CONDOMINIUM OFFERING PLAN

For the sale of Condominium Units in

TIFFANY TOWER CONDOMINIUMS

Located at

20 TIFFANY PLACE
BROOKLYN, NEW YORK 11231
KINGS COUNTY

TOTAL OFFERING- 13 Residential Units	$11,724,550.00
12 Parking Spaces	560,000.00
(The Commercial Space is not offered and is being retained by Sponsor.)	
TOTAL	**$12,284,550.00**

Sponsor:
TIFFANY PARTNERS, LLC.
125 Linwood Street
Staten Island, New York 10305

Selling Agent:
THE CORCORAN GROUP REAL ESTATE
124 Montague Street
Brooklyn, New York 11201

Name and address of Sponsor's Attorney:

SCHWARTZ & ASSOCIATES, P.C.
3607 Quentin Road
Brooklyn, New York 11234
(718) 336-6677

THE APPROXIMATE DATE OF THE FIRST OFFERING TO THE PUBLIC IS MAY 19, 2006. THE OFFERING PLAN MAY NOT BE USED AFTER MAY 18, 2007. THE TERM MAY BE EXTENDED BY AN AMENDMENT TO THE OFFERING PLAN.

SEE PAGE 1 FOR SPECIAL RISKS TO PURCHASERS.

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

Tiffany Tower
Condominiums

All illustrations are artist's renderings.

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SPECIAL RISKS

1. The Board of Managers. The Sponsor has retained control over certain expenditures and fiscal actions of the Board of Managers so long as the Sponsor or its designee shall continue to own Units interest, or until two (2) years after the date of the closing of title to the first Unit, whichever shall first occur. In addition, the Sponsor will have voting control of the Board of Managers until the earliest of (a) one (1) year from the date of the closing of title to the first Unit or (b) one (1) year from the date of conveyance of title to fifty-one (51%) percent of the Residential Units. For further details, see Section XVIII of the Plan.

2. Sponsor Control. As long as the Sponsor or its designee shall continue to own Units representing twenty five (25%) percent or more in common interest, but in no event later than two (2) years after the date of the conveyance of title to the first Unit, the Board of Managers may not, without the Sponsor's prior written consent, (i) make any additions, alterations or improvements to the Common Elements or to any Unit costing cumulatively more than twenty (20%) percent of the Condominium's prior year's operating budget, the foregoing not to include necessary repairs, creation of, addition to or replacement of all or part of a reserve, contingencies provided in Schedule B; (ii) hire any employee in addition to the employees referred to in the Plan; (iii) enter into any contracts not in existence on the date the Plan is declared effective; or (iv) borrow money on behalf of the Condominium.

3. Commercial Space. The Seller reserves its right to retain the commercial space and rent same as provided herein.

4. Structural Changes. The provisions of the Declaration and By-Laws which require written consent of the Board of Managers prior to a Unit Owner making an alteration that would impair the structural soundness of the Building does not apply to the Sponsor.

5. Payment of Certain Closing Cost. Pursuant to Section 11-2104 of the New York City Administrative Code and Section 1404(a) of the New York Tax Law, the New York City real property transfer tax and the New York State real estate transfer tax would be (in the absence of any provision, such as is provided in this Plan, for the Purchaser to pay such tax) the obligation of the seller in connection with the transfer by the seller of the Unit to a purchaser, although such purchaser is liable for such tax if the seller fails to pay it. While the New York City and New York State transfer taxes are customarily paid for by the seller in condominium unit transactions, the burden of paying those taxes may be modified by contract. As is common in many other condominium developments in New York State, the Purchase Agreement provides that the Purchaser of a Unit will be required to pay these transfer taxes at the closing. New York State also imposes a so-called "mansion tax" on the purchase of residential condominium units with a purchase price of $1,000,000.00 or more. Both New York State and New York City have taken the position that where a Purchaser pays either or both the New York State and New York City transfer taxes, such payment constitutes additional consideration to the seller and must be considered in

computing the amount of the tax and the applicability of the mansion tax. The closing costs include a fee of $900.00 to the Sponsor for reimbursement of costs in obtaining partial tax exemption benefits pursuant to Section 421 (a) of the New York State Real Property Tax Law. The Sponsor will not collect the above reimbursement of costs until it has obtained a preliminary certificate of eligibility for Section 421 (a) benefits from the Department of Housing, Preservation and Development of the City of the City of New York ("HPD") and the Purchase Agreement provides that the purchase of each Residential Unit will pay the sum of $750.00 for the property survey; $600.00 for the Water Meter installation.

6. Sponsor's Remedies on Purchaser's Default Under the Purchase Agreement; 30-day "Time of the Essence' For Purchaser to Cure Default. Any Purchaser who defaults under his Purchase Agreement must be given written notice and the opportunity to cure such default within thirty (30) days from the sending of the default notice. If a defaulting Purchaser does not remedy the default within such thirty (30) day grace period, with **TIME BEING OF THE ESSENCE**, (that is, by the end of such thirty (30) day period, with no extensions of time being afforded to the Purchaser) Sponsor will have the right to cancel such defaulting Purchaser's Purchase Agreement and retain as liquidated damages the Downpayment, together with any interest earned thereon. Purchaser and Sponsor will thereupon be relieved of all further liabilities and obligations thereunder and under the Plan. If the Purchase Agreement is canceled, Sponsor has the right to sell the Unit to others as if the Purchase Agreement had never been made, without accounting to the Purchaser for the proceeds of such sale. See the Section of the Plan entitled "**Closing of Title to Units and Terms of Sale.**"

7. Limit on Federal Insurance of Downpayments. If a Purchaser makes a deposit for the downpayment in excess of $100,000.00 for the purchase of a Unit, or if the amount of such individual's other deposits at the bank in which downpayments are deposited and such deposit for the downpayment exceed $100,000.00, the aggregate of such deposit for the downpayment and all other such deposits (i.e.,personal deposits) will generally not be federally insured in excess of $100,000.00. All funds received by Sponsor for upgrades or extras must be placed in the escrow account. However, purchasers should note as a Special Risk that such funds may be released from the escrow account by the Escrow Agent as long as the Sponsor uses the funds for such upgrades or extras. As a result, if a purchaser is entitled to rescission, the purchaser will not receive a refund of any funds used for upgrades or extras. Please see "**Procedure to Purchase.**"

8. Downpayment to be Fifteen Percent of Purchase Price of the Unit. The Downpayment under each Purchase Agreement will be fifteen (15%) percent of the Purchase Price of the Unit. If a Purchaser defaults on his obligations under the Purchase

Agreement and fails to cure such default within thirty (30) days following written notice, Sponsor will be entitled to retain the full Downpayment of fifteen (15%) percent of the Purchase Price together with the interest earned thereon, as and for liquidated damages. See **"Procedure to Purchase."**

9. No Financing Contingency. The obligation of a Purchaser who executes and delivers a Purchase Agreement to consummate his purchase of a Unit is not conditioned upon the Purchaser obtaining financing. Accordingly, Purchasers are advised to inquire about availability of financing prior to executing a Purchase Agreement for a Unit. A Purchaser who obtains a financing commitment should understand that such commitment may expire or lapse or that its terms may change prior to the Closing Date unless such commitment is extended. If a Purchaser's financing commitment lapses or expires or is changed prior to the Closing Date, it will not affect the Purchaser's obligation to consummate the purchase of the Unit in accordance with the provisions of his Purchase Agreement. See **"Procedure to Purchase."**

10. In addition to the Condominium Units and the Commercial Space, there are twelve (12) outdoor parking spaces. While the twelve (12) parking spaces are to be offered for sale to Unit Owners, the Sponsor shall retain any unsold parking spaces and lease them to Unit Owners or the general public.

11. The square footage in Schedule A (page 17) does not represent the useable space in each Unit.

12. Real Estate taxes have been based on information received by Ben Rottenstein Associates, Inc. by letter dated August 16, 2005. The real estate taxes analysis appearing in Schedule A assumes taht the assessed value of the Building upon completion of construction (anticipated to be June 2006) and during the first year of condominium operation will be $1,575,000.00 and that the building will receive full tax exemption benefits pursuant to section 421 of the NYS Real Property Tax Law. Purchasers are purchasing a Unit with no guarantee of obtaining such tax benefits.

13. The Sponsor will pay all common charges, special assessments , and real estate taxes with respect to unsold Units. Sponsor represents that it has the financial resources to meet its obligations with respect to unsold units and will pay such obligations using cash on hand or additional capital contributions from each of the Sponsor's members if necessary to met its obligations. No bond or other security has been posted to secure Sponsor's obligations.

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TIFFANY TOWERS CONDOMINIUM
PLAN OF CONDOMINIUM OWNERSHIP

I. INTRODUCTION

Tiffany Partners, L.L.C., a New York limited liability corporation (the "Sponsor" or "Developer"), pursuant to this Offering Plan (the "Plan") is offering for sale thirteen (13) residential condominium units (the "Residential Units"), one (1) commercial unit (the "Commercial") and twelve (12) parking spaces (the "Parking Spaces"), being constructed on the east side of Tiffany Place between DeGraw Street and Kane Street in the Columbia Heights section of Brooklyn, New York (the "Property"), as a condominium to be known as Tiffany Tower Condominiums. (The Residential Units and Commercial Unit are collectively referred to as the "Units".) The purpose of the Plan is to set forth all the material terms of the offer for the benefit of prospective purchasers. The Plan may be amended from time to time when an amendment is filed with the New York State Department of Law. The amendments will be served on all offerees as defined in Section 20.1(d). The land and all improvements to be erected thereon are herein after referred to as the "Condominium".

Tiffany Towers Condominium is subject to and complies with the New York Condominium Act or the law regulating condominiums in the State of New York where the property is located.

The Sponsor acquired title to the Property in fee simple from the then present owner, PEDRO ROLAND ORTIZ, on April 8, 2004. The Property, is presently encumbered by a mortgage held by Brooklyn Federal Savings Bank. While the Sponsor reserves the right to place one or more additional mortgages on the Property, the Sponsor will be obligated to satisfy or release a Unit and its appurtenant interest in the Common Elements from all mortgage liens, other than any purchase money mortgage taken by the purchaser, before closing of title to the Unit.

A Declaration submitting the Property to Article 9-b of the Real Property Law of the State of New York (hereinafter referred to as the "Condominium Act") and By-Laws will be recorded prior to conveyance of title to the first Unit by the Sponsor. The Declaration and By-Laws will be substantially similar to those set forth in this Offering Plan and will not be changed so as to adversely affect the purchaser. This offering Plan and the accompanying documentation should be carefully studied by prospective purchasers and their attorneys prior to the purchase of a Unit.

The prices for the Units are set forth in Schedule A. THESE PRICES HAVE BEEN SET BY THE SPONSOR ALONE AND ARE NOT SUBJECT TO REVIEW OR APPROVAL BY THE DEPARTMENT OF LAW OR ANY OTHER GOVERNMENTAL AGENCY.

Parts I and II of the Offering Plan together with Parts A, B, C and D of the Exhibits constitute the entire offering by the Sponsor Exhibit D also constitutes the entire offering and will be available for inspection by prospective purchasers. Copies of the Plan and Parts A, B, C and D of the Exhibits will be available for inspection by prospective purchasers without charge and for copying at a reasonable charge to prospective purchasers and their attorneys at the condominium site whenever the on site sales office is open and at the office of the selling agent, the Sponsor's attorney and the Office of the Attorney General at the Department of Law, 120 Broadway, New York, New York.

As in the ownership of a private one-family home, the purchaser of a Unit (the "Unit Owner") owns his Unit in fee simple absolute and is entitled to exclusive possession of his Unit. Each purchaser will also own an undivided interest in and right to use the Common Elements and an exclusive right to use the Limited Common Elements that pertain to his Unit. See Article Fifth of the Declaration as to what constitutes the Limited Common Elements. All Unit Owners will own in common all exterior walls, roofs, walks, and all of the land and improvements located outside of the Units.

The Condominium will consist of thirteen (13) Residential Units (which will be Internet, cable, intercom and satellite ready), one (1) Commercial Unit and twelve (12) outdoor Parking Spaces. Each parking space will be Individually Owned not a Common Element, the use of which is irrevocably restricted to the owner of the Parking Spaces. The twelve (12) outdoor Parking Spaces are being offered on a first come, first served basis to purchasers of Residential Units. The Sponsor may retain unsold spaces and lease them to Unit Owners or the general public.

The Building Plans prepared by N2 Design Group, Registered Architects, and filed with the City of New York will not be changed so as to materially adversely affect the purchaser. The Condominium will comply with all statutes and regulations applicable to condominiums in the State of New York. Construction of the Units has commenced and closings to the Units are expected to commence by approximately May 2006 barring any strikes, acts of God or other unforseen delays beyond the reasonable control of the Sponsor. No asbestos will be used in the construction of the Buildings.

Each Unit Owner is obligated to comply with the declaration, the By-Laws, Rules and Regulations and any other requirements of the Board of Managers.

The Unit basically includes the sheetrock and air space between the sheetrock of the Unit. For a detailed description of the Unit to be conveyed.

Title to each Unit also gives the Unit Owner the right to exclusive use of any balcony, porch or terrace on which the Unit opens.

The Common Elements include without limitation the external walls, space between floors and the roofs of the Buildings, the meter and utility rooms, vestibules, area ways, hallways, lobby, gas room, electrical room, compactor room, water service room, parking garage, front ramp, steps in exterior appurtences, ventilation shafts, boiler room, interior and exterior staircases, rear yard, driveway, parapets, chimneys, as well as all of the land, walks and garden areas.

A Unit Owner is required to pay monthly Common Charges assessed by the Board of Managers for the operation and maintenance of the Condominium pursuant to RPL Sections 339 (i) and (m) of the New York Condominium Act. Common Charges are levied in proportion to the interest in the Common Elements appurtenant to each Unit. Percentage of common interest is based on the Sponsor's analysis of the floor space and the additional factors of relative value to other space in the Condominium, uniqueness of the Unit, the availability of Common Elements for exclusive or shared use, and the overall dimensions of the particular Unit pursuant to Real Property Law 339 (I) (1) (iv). Common Charges have been estimated by the Sponsor and include fire and liability insurance for the Buildings and Common Elements, landscape maintenance and maintenance and operation of the Common Elements. Common Charges exclude repair and decoration to the inside of a Unit, electricity and gas for each Unit, and insurance for personal belongings.

Other than as set forth herein, there are no restrictions upon ownership of a Unit. Occupancy of a Residential Unit, however, may only be for residential purposes or home occupational use, as permitted by law. The outdoor parking spaces can only be used for the parking and storage of automobiles. They may not be used for the parking or storage of boats, trailers, campers, buses, trucks or commercial vehicles. A Residential Unit can be sold or leased by a Unit Owner, provided that he is not in arrears in the payment of Common Charges (except where payment of such unpaid Common Charges is paid by the grantee or provided for out of the proceeds of the sale). Outdoor Parking Spaces can only be sold or leased to purchasers or owners of Residential Units, except that a Residential Unit Owner can lease his outdoor Parking Space, if any, to the lessee of

his Residential Unit. The sale or rental of a Residential Unit is subject to a right of first refusal in favor of the Board of Managers. A purchaser is free to make a gift of his Unit to anyone during his lifetime or to devise his Unit by will, or to have it pass by intestacy without any restriction. No Unit can be sold without a simultaneous sale of the undivided interest in the Common Elements appurtenant to such Unit. No Residential Unit can be sold without a simultaneous sale of the Unit Owner's outdoor Parking Space, if any.

The Unit Owner may mortgage his Unit at any time after he acquires title to the Unit in whatever amount and under whatever terms he can obtain, provided that the mortgage loan can only be taken from a bank, savings and loan association, life insurance company, pension fund, trust company or other institutional lender. Any Unit Owner may, however, upon the resale of his Unit, grant a purchase money mortgage to a purchaser of his Unit. A Unit Owner may mortgage his Unit only if all arrears for Common Charges, if any, are provided for at the closing of the mortgage.

Primary responsibility for operating the Condominium rests with the Board of Managers who are elected by the Unit Owners. For information concerning Sponsor's initial control of the Board of Managers, see Section XVIII of the Plan.

Each Unit Owner, upon obtaining title, will automatically have one vote at all meetings of the Unit Owners for each of the Residential Units owned by him.

The Units may be purchased for all cash, or may be purchased partly for cash and the balance of the purchase price financed by mortgage loan. The Sponsor makes no representation as to the availability or cost of any financing that may be required by a purchaser, and the Sponsor will provide none. If a purchaser of a Unit requires mortgage financing, the Purchase Agreement will be conditional upon such purchaser obtaining a commitment from a lending institution of his own choosing. See Section XI of the Plan for details regarding the financing contingency. Any mortgage lien given by a purchaser to a lender will be governed by the New York State Condominium Act. No Unit is subject to the lien of a mortgage on any other Unit.

Each unit will be individually metered for electricity, and each Unit Owner will be responsible for the cost of electricity consumed in his Unit including the cost of electricity for providing air-conditioning to the Unit. The cost of electricity consumed in and for the Common Elements will be a Common Expense. The cost of gas consumption will be a Common Expense. The cost of heat and hot water consumed in the Units and in the Common Elements shall be a Common Expense. Water charges and sewer rents are included as part of the Common Expenses and will continue to be treated as Common Expenses unless and to the extent separately assessed to Unit Owners by the local authority or unless and to the extent a Unit is separately metered for water.

In the opinion of counsel to the Sponsor, under present income tax laws, a Residential Unit Owner, substantially like a homeowner, may deduct from his income for federal, New York State and New York City resident income tax purposes, the real estate taxes paid with respect to his Residential Unit and any outdoor Parking Space Unit owned by such Residential Owner, and the interest paid on the mortgage, if any, on his Residential Unit and such Parking Space Unit, if any, but subject to the conditions and restrictions discussed in "**Counsel's Tax Opinion**." For the most part a Residential Unit Owner may only deduct interest on debt incurred to acquire his principal residence or designated secondary residence subject to certain limitations (See "**Counsel's Tax Opinion**.")

The Condominium shall maintain fire insurance policies insuring the Building (but not including appliances or any furniture, furnishings or other personal property in the Unit) covering the interests of the Condominium, all the Unit Owners and their mortgages as their respective interests may appear, in an amount equal to at least eighty (80%) percent of the full replacement value of the Building's exclusive of excavation and foundations and deduction for depreciation. Each Unit Owner is responsible for insuring the interior of his Unit and the contents thereof, including appliances, furniture, furnishings, or other personal property within the Unit. In addition, a Unit owner may desire to obtain insurance covering his liability to others for personal injury or property damage occurring within or to his Unit.

There are no restrictions on who may purchase a Unit in the Condominium except that this offer is made only to persons over eighteen (18) years of age.

No contracts or agreements have been entered into and no deposits or advances of funds accepted as of the date the Plan is accepted for filing. All of the Units in the Plan are vacant.

THE PURCHASE OF A CONDOMINIUM UNIT HAS MANY SIGNIFICANT LEGAL AND FINANCIAL CONSEQUENCES. THE ATTORNEY GENERAL STRONGLY URGES YOU TO READ THIS OFFERING PLAN CAREFULLY AND TO CONSULT WITH AN ATTORNEY BEFORE SIGNING A PURCHASE AGREEMENT TO PURCHASE A CONDOMINIUM.

II. DEFINITIONS

The following words as hereinafter referred to shall be defined as follows:

1. "Condominium" Tiffany Tower Condominiums which is composed of the Unit Owners.

2. "Units" As used herein is equivalent to the term "Units" as used in Article 9-B of the Real Property Law.

3. "Building" A number of Units all of which are constructed under a continuos roof.

4. "Unit Owner" The owner of each Unit in the Condominium.

5. "Common Elements" The Common Elements of the Condominium will consist of all of the Condominium, except the Units, including, but without limitation, entrances, staircases, outside walls and the roofs of the Buildings, the land and improvements (other than the Units) comprising the Condominium (including the land under the Units and under the improvements), all utility or other pipes and material located outside of the Units, lobby, parking garage, meter rooms, utility rooms, grass areas, walks, driveways and yards.

6. "Limited Common Elements" The portions of the Common Elements that are irrevocably restricted in use to specified Unit Owners.

7. "Common Interest" The proportionate, undivided interest each Unit Owner has in the Common Elements.

8. "Common Charges" Each Unit's proportionate share of the common expenses in accordance with its common interest.

9. "Common Expense" (a) Expenses of operation of the Property, and (b) All sums designated common expenses by or pursuant to the provisions of the Condominium Act, the Declaration of the By-Laws.

10. "Declaration" The instrument by which the Property is submitted to the provisions of the Condominium Act, and such instrument as from time to time amended, consistent with the provisions of the Condominium Act and of the By-Laws.

11. "Board of Managers" The governing body of the Condominium responsible for its affairs.

12. "Property" The land, Buildings and improvements located at 20 Tiffany Place, Brooklyn, New York.

III. DESCRIPTION OF PROPERTY AND IMPROVEMENTS

Locations, Acreage and Zoning

The Tiffany Tower Condominiums are located on the east side of Tiffany Place between DeGraw Street and Kane Street in the Columbia Heights section of Brooklyn, New York. The immediate area is zoned R-6 which permits the construction of the Condominium. The Condominium will consist of thirteen (13) Residential Units, one (1) Commercial Unit and twelve (12) outdoor Parking Spaces built on a total lot of approximately 7,313 square feet.

Topographical Features

The site consists of relatively flat land.

Improvements - General Description

The Condominium will consist of thirteen (13) Residential Units, one (1) commercial unit and twelve (12) outdoor Parking Spaces. There are three (3) different unit types. On the first floor is the commercial unit of 1,014 square feet, 641 square feet of common space and twelve (12) outdoor parking spaces. The second floor will have two (2) units 1,042 square feet and 998 square feet respectively and two additional units on the third floor of 1,042 square feet and 998 square feet respectively, two residential units on each of floors four through seven of 1,078 square feet and 1,005 square feet respectively. The eighth and ninth floors consist of a penthouse duplex with 1,177 square feet on the eighth floor and 1,048 square feet on the ninth floor.

The Sponsor will provide refrigerators, washing machines, dryers, dishwashers, and microwaves. The Sponsor will provide hookups for said appliances as required by the New York City Building Code.

The Building also contains a gas room, electrical room, compactor room and water service room on the ground floor. Such utility rooms and meter rooms are Common Elements.

The Building Plans have been filed with the Building Department of the City of New York and are available for inspection at the office of the Sponsor.

The Units, Building, driveway, parking spaces and all other improvements will comply with all applicable rules, regulations, laws and other requirements of all

governmental authorities having jurisdiction thereof, including those governing zoning and construction, and the Sponsor and all other persons engaged by the Sponsor in connection with this Plan have complied with and will comply with all applicable laws, rules and regulations and other governmental requirements pertaining thereto. Construction of the Condominium will comply with the Building Code of the City of New York. The construction of the Building shall be deemed fully completed in accordance with the Plans and Specifications when (a) a temporary or permanent Certificate of Occupancy for such Building shall have been issued by the Department of Buildings of the City of New York, and (b) the Sponsor's architect or engineer shall have certified that such Building has been substantially completed in accordance with the Plans and Specifications expect for (i) work in the Building customarily left incomplete until after occupancy and (ii) punch lists items. Issuance of a temporary or permanent Certificate of Occupancy and the certification of the Sponsor's architect or engineer shall be deemed and considered conclusive evidence that the improvements have been completed in accordance with the Plans and Specifications without prejudice however to any rights which the Condominium may have under the Sponsor's obligation to cause defects in construction or materials to be corrected as may hereinafter be set forth in this Plan. Landscaping for the Condominium will be completed before the closing of title to the last Unit or within two (2) years after the conveyance of title to the first Unit, whichever is earlier.

Legal Description of Unit

The Unit Owner will obtain fee title to the Unit. A Unit basically includes the sheetrock forming the walls and ceiling of the Unit and the concrete or wood forming the floor of the Unit, as well as all of the air space enclosed therein. For a detailed description of the Unit to be conveyed, see Schedule H, Article Third.

Legal Description of Limited Common Elements

Each Residential Unit on the second floor has a terrace and at floors three (3) through seven (7) the Units have a balcony appurtenant to it for the exclusive use of the Units Owner accessible to the Unit Owner from the inside of the Unit. These terraces and balconies range in size between 49 square feet to 62 square feet and are constructed of sealed concrete with a painted steel rail 42 inches high along the perimeter.

Legal Description of Common Elements

The Common Elements include the entranceways, lobby, hallways, staircases, external wall and the roof underlayments of the Buildings as well as all of the

land, walks, yards, patio areas, utility rooms, meter rooms, lobby, parking garage and porches.

Legal Description of Commercial Unit

The property will have one Commercial Unit consisting of 1074 square feet on the ground level which the Sponsor elects to retain. The proposed use of the Commercial Unit will be for professional offices, insurance offices, fitness center, day spa, chiropractic offices, etc.

Construction Data for Units and Common Elements

The Units and Common Elements will be constructioned substantially in the manner set forth in the Building Plans drawn by N2 Design Group, registered Architects, and filed with the City of New York and any amendments thereto, which Plans will not be changed so as to materially adversely affect the Unit Owners. For a detailed description see Schedule D in Part II of the Plan. The Sponsor anticipates that construction of the Condominium will be completed by approximately May 2006 barring any strikes, acts of God or other unforeseen delays beyond the reasonable control of the Sponsor.

Easements

Each Unit owner will have an easement in common with all other Unit Owners for the use, maintenance and repair of all pipes, wires, conduits and public utility line located in the Common Elements or located in other Units and servicing his Unit. Further, each Unit Owner will have an easement for the continuance of any encroachment by his Unit on any adjoining Unit or Common Element now existing or which may come into existence hereafter as a result of the settling of the Units or repair or alteration of the Unit by the Board of Mangers, after damage by fire or other casualty or as a result of condemnation or eminent domain proceeding, or by reason of an alteration made by the Board to the Common Elements so that any such encroachment may remain undistributed so long as the Unit stands. Each Unit will be subject to such encroachments and easements in favor of all other Units. The Board of Managers, its agents and employees shall have a right of access to the Units and the Common Elements (irrespective of the restricted nature of such Common Elements) to inspect, maintain or repair the Common Elements or to make repairs to the Unit to prevent damage to the Common Elements or any other Unit.

Allocation of Common Interest

The common interest of the Condominium establishes the Unit Owner's percentage of ownership in the Common Elements and percentage of liability for the payment of Common Charges. Each Unit Owner has the percentage of common interest in the Condominium set forth on Schedule A. Such allocation has been made by the Sponsor pursuant to Real Property Law 339 (I) (l) (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.

IV. LOCATION AND AREA INFORMATION

Location

The condominium is located on the east side of Tiffany Place between DeGraw Street and Kane Street in the Columbia Heights Section of Brooklyn, New York.

Municipal Services and Recreation

The New York City Transit Authorization provides local bus service, which is available within two blocks of the Condominium and which connects with subways to Manhattan. The Property is also served by private express bus services to Manhattan which stops within one mile of the condominium.

Shopping Facilities

Several convenience stores are located nearby on Columbia Street as well as numerous restaurants, bakeries and cafes.

Water and Sewage

Water and sewer service will be supplied by New York City and will be a common expense of the Condominium, however, each individual Unit shall be separately metered for its water usage and such costs billed to the Unit Owner by the City of New York.

Refuse Removal

Unit Owners will deposit trash into the trash chute in the common hallways.

It will be the responsibility of each Unit Owner to package the trash into manageable sizes, place the trash into the chute where it will be collected by building maintenance and prepared for removal, which will be provided by the New York City Department of Sanitation.

Snow Removal

Snow removal for the Common Elements of the Condominium will be the responsibility of the Board of Managers and will be a common expense to the Condominium.

Medical, Education and Religious Facilities

Numerous yeshivas, public schools and parochial schools on the elementary, junior high school and high school levels are located within walking distance of the Condominium.

There are houses of worship of most faiths in the vicinity of the Property.

Long Island College Hospital is within approximately two miles of the property and is the nearest major medical facility. Numerous private physicians and dentists have offices in the area surrounding the Condominium.

Zoning

The Property is presently zoned R-6 which permits the construction of the Condominium as of right. R-6 zoning is a residential zoning permitting the construction of apartments and community facilities (which includes but is not limited to Colleges and Universities, dormitories, libraries, museums, art galleries, nursing homes and health related facilities). The property does not have a landmark designation and the condominium development does not require any special approvals. Adjoining properties also consist of residential multi-family dwellings and condominiums; none of the adjoining areas are undeveloped.

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Tiffany Tower Condominium
SCHEDULE A
Offering Prices and Related Information

First year of Condominium Operation
Beginning July 1, 2006 and Ending June 30, 2007

(1) Unit No.	(2) Net Area Square Feet	(3) Percentage of Common Interest	(4) Percentage of Common Interest Residential Only	(5) Offering Price	(6) Projected Monthly Common Charges	(7A) Projected Monthly Real Estate Taxes With Section 421(a) Benefits	(7B) Projected Monthly Real Estate Taxes Without Section 421(a) Benefits	(8A) Projected Monthly Total Carrying Charges With Section 421(a) Benefits	(8B) Projected Monthly Total Carrying Charges Without Section 421(a) Benefits	(9A) Projected Annual Real Estate Taxes With Section 421(a) Benefits	(9B) Projected Annual Real Estate Taxes Without Section 421(a) Benefits
2S	1,188	6.961%	7.476%	739,850	658	0	1,137	658	1,796	0	13,649
2N	1,146	6.713%	7.210%	712,000	635	0	1,097	635	1,732	0	13,164
3S	1,062	6.220%	6.681%	713,150	588	0	1,016	588	1,605	0	12,197
3N	1,015	5.948%	6.389%	682,225	562	0	972	562	1,534	0	11,664
4S	1,097	6.427%	6.903%	765,400	608	0	1,050	608	1,658	0	12,603
4N	1,027	6.016%	6.461%	715,900	569	0	983	569	1,552	0	11,796
5S	1,097	6.427%	6.903%	820,650	608	0	1,050	608	1,658	0	12,603
5N	1,027	6.016%	6.461%	767,700	569	0	983	569	1,552	0	11,796
6S	1,097	6.427%	6.903%	875,900	608	0	1,050	608	1,658	0	12,603
6N	1,027	6.016%	6.461%	819,500	569	0	983	569	1,552	0	11,796
7S	1,097	6.427%	6.903%	931,150	608	0	1,050	608	1,658	0	12,603
7N	1,027	6.016%	6.461%	871,300	569	0	983	569	1,552	0	11,796
Penthouse	2,588	15.164%	16.287%	2,309,825	1,434	0	2,478	1,434	3,912	0	29,735
Parking (1A)	1,970	2.328%	2.500%	540,000	220	0	380	220	601	0	4,565
Total Residential	17,463	93.107%	100.000%	12,264,550	8,804	0	15,214	8,804	24,018	0	182,571
Total Commercial	1,147	6.893%		---	367	0	1,126	367	1,493	0	13,516
GRAND TOTAL	18,610	100.000%		12,264,550	9,171	0	16,341	9,171	25,511	0	196,088

Tiffany Tower Condominium
SCHEDULE A
Offering Prices and Related Information

First year of Condominium Operation
Beginning July 1, 2006 and Ending June 30, 2007

(1) Unit No.	(2) Net Area Square Feet	(3) Percentage of Common Interest	(4) Percentage of Common Interest Residential Only	(5) Offering Price	(6) Projected Monthly Common Charges	(7A) Projected Monthly Real Estate Taxes With Section 421(a) Benefits	(7B) Projected Monthly Real Estate Taxes Without Section 421(a) Benefits	(8A) Projected Monthly Total Carrying Charges With Section 421(a) Benefits	(8B) Projected Monthly Total Carrying Charges Without Section 421(a) Benefits	(9A) Projected Annual Real Estate Taxes With Section 421(a) Benefits	(9B) Projected Annual Real Estate Taxes Without Section 421(a) Benefits
PARKING (1A)											
Parking Space #1	156	0.194%	0.208%	45,000	18	0	32	18	50	0	380
Parking Space #2	156	0.194%	0.208%	45,000	18	0	32	18	50	0	380
Parking Space #3	156	0.194%	0.208%	45,000	18	0	32	18	50	0	380
Parking Space #4	156	0.194%	0.208%	45,000	18	0	32	18	50	0	380
Parking Space #5	156	0.194%	0.208%	45,000	18	0	32	18	50	0	380
Parking Space #6	156	0.194%	0.208%	45,000	18	0	32	18	50	0	380
Parking Space #7	156	0.194%	0.208%	45,000	18	0	32	18	50	0	380
Parking Space #8	156	0.194%	0.208%	45,000	18	0	32	18	50	0	380
Parking Space #9	156	0.194%	0.208%	45,000	18	0	32	18	50	0	380
Parking Space #10	156	0.194%	0.208%	45,000	18	0	32	18	50	0	380
Parking Space #11	156	0.194%	0.208%	45,000	18	0	32	18	50	0	380
Parking Space #12	254	0.194%	0.208%	45,000	18	0	32	18	50	0	380
Total Parking	1,970	2.328%	2.500%	540,000	220	0	380	220	601	0	4,565

FOOTNOTES TO SCHEDULE A

1. Units having a solitary letter designation are Parking Spaces. The owner of each Parking Space has the exclusive use of that parking space. Each parking space measures approximately 156 square feet, 254 H.C. square feet.

2. The square footages of the Residential Units are approximate net square footages and only include habitable areas within the Units and does not represent the useable space in each Unit (see Special Risks No. 11 on page 3 herein). The square footage of each Units on floors three (3) through seven (7) include a balcony appurtenant to each individual Unit which ranges in size from 49 square feet to 62 square feet and is a Limited Common Element. The Residential Units on the second floor have a terrace of the same size range which is appurtenant to the individual Unit and is a Limited Common Elements. They do not include halls, stairways or any other Common Elements. Floor plans are included in the plan in Part II.

3. Percentage of common interest has been calculated in accordance with Section 339 (I) (l) (iv) of the Real Property Law on the basis of floor space, subject to the location of such space and the additional factors of relative value to other space in the Condominium, the uniqueness of the Unit, the availability of Common Elements for exclusive or shared use, and the overall dimensions of the particular Unit.

4. No change in the sales price will be made other then pursuant to a duly filed amendment, except that the Sponsor reserves the right to decrease the sales prices below the Offering Plan prices without filing an amendment to the Plan at any time during the Offering where a reduction in sales price does not constitute a general offering, but is rather the result of an individually negotiated purchase. See Section XII at page 32 herein for changes in prices. At closing the Sponsor will collect $500.00 from each purchaser of a Residential Unit to be paid to the Condominium as initial Working Capital. See Section XIII of the Plan for the other estimated closing costs and adjustments, which must be borne by purchasers in addition to the sale prices set forth herein. Such closing costs include a fee of 3/10 of 1% of the Total Purchase Price to the Sponsor for reimbursement of costs in obtaining partial tax exemption benefits pursuant to Section 421 (a) of the New York State Real Property Tax Law.

5. Common Charges have been estimated by the Sponsor and include fire and liability insurance for the Building and Common Elements, New York City water

and sewer charges, the cost of electricity and gas consumed in the Common Elements and maintenance and operation of the Common Elements. Common Charges exclude repair and decoration to the inside of a Unit, the cost of separately metered gas, electricity, hot water, heat air conditioning and cable television service in the Units, the cost of maintaining portions of the Common Elements limited in use to a Unit and insurance for personal belongings and personal injury or property damage as a result of occurrences to a Unit. See Schedule B-1 for estimated heating and electrical costs for each Unit.

6. Real estate taxes have been estimated based upon information received from Ben Rottenstein Associates, Inc., a licensed Real Estate Tax Consultant, by letter dated August 16, 2005. The analysis assumes that during the first year a Condominium operation real estate taxes will be based upon the assessed valuations of the building estimated to be $1,575,000.00 and $12.45 per $100 of assessed valuation for the Parking Units. The figures in Column A are also based upon the assumption that commencing on June 1, 2006 all the Residential Units will receive partial tax exemption benefits pursuant to Section 421(a) of the New York State Real Property Tax Law. The anticipated date of the completion of construction is June 1, 2006.

7. Monthly mortgage payments payable by a purchaser to a lending institution where the purchaser elects to finance a portion of the purchase price are not included in the monthly carrying charges.

8. No change in the sales price will be made other than pursuant to a duly filed amendment, except that Sponsor reserves the right to decrease the sales prices below the Offering Plan prices without filing an amendment to the Plan at any time during the Offering where a reduction in sales prices does not constitute a general offering, but is rather the result of an individually negotiated purchase. At closing the Sponsor will collect $500.00 from each purchaser of a Residential Unit to be paid to the Condominium as initial Working Capital. See Section XVI of the Plan for the other estimated closing costs and adjustments, which must be borne by the purchasers in addition to the sale prices set forth herein. Such closing costs include a fee of 3/10 of 1%of the Total Purchase Price to the Sponsor for reimbursement of costs in obtaining partial tax exemption benefits pursuant to Section 421(a) of the New York State Real Property Tax Law.

9. Common Charges have been estimated by the Sponsor and include fire and liability insurance for the Building and Common Elements, New York City water and sewer charges, the cost of electricity consumed in the Common Elements and

maintenance and operation of the Common Elements. Common Charges exclude repaid and decoration to the inside of a Unit, the cost of gas and electricity consumed in the Units, the cost of maintaining portions of the Common Elements limited in use to a Unit and insurance for personal belongings and personal injury or property damage as a result of occurrences to a Unit. The square footage in Schedule A does not represent the useable space in each Unit. Each Residential Unit has a terrace, which is a Limited Common Element.

10. Percentage of Common Interest has been calculated in accordance with Section 339(i)(l)(ii) of the New York State Real Property Law based on the approximate proportion that the floor area of the unit at the date of the declaration bears to the ten aggregate floor area of all the units, but such proportion shall reflect the substantially exclusive advantages enjoyed by one or more but not all Units in a part or part of the Common Elements. Because the balconies need less upkeep, are not heated and require less insurance for replacement cost per square foot, 35% of its square footage had been included in the Net Area Square Feet. Similarly, the Percentage of Common Interest for the outdoor Parking Spaces was limited to 2.5% of the Residential Common Interest (2.328% of Total Common Interest). The Interest of each outdoor Parking Space is allocated in equal amounts per unit.

11. Real estate taxes have been estimated based upon information received from Ben Rottenstein Associates, Inc. by letter dated August 16, 2005. The analysis assumes that during the first year of Condominium operation real estate taxes will be based upon the assessed valuation of the Building. The figures in Schedule A are also based upon the assumption that commencing on June 2006 all the Units will receive full tax exemption benefits pursuant to Section 421(a) of the New York State Real Property Tax Law. Section XII at page 32 of the plan discusses changes in prices.

12. Monthly mortgage payments payable by a purchaser to a lending institution where the purchaser elects to finance a portion of the purchase price are not included in the monthly carrying charges.

13. Ben Rottenstein Associates, Inc. estimates that the assessed value of the property upon completion of construction in June 2006 will be approximately $1,575,000.00. No warranty can be made that HPD or the New York City Bureau of Real Property Assessment, or any other agency with jurisdiction will approve the Sponsor's application for Section 421-a tax benefits.

VI. SCHEDULE B
PROJECTED BUDGET FOR THE FIRST YEAR OF CONDOMINIUM OPERATION
Beginning July 1, 2006

INCOME (1):	Total	Residential	Commercial Unit
Common Charges	110,050	105,645	4,405
TOTAL INCOME:	110,050	105,645	4,405

PROJECTED EXPENSES:	Total	Residential	Commercial Unit
Labor (2)	13,700	13,000	700
Utilities (electric and gas) (3)	15,950	15,950	0
Water Charges/Sewer Rents (4)	6,550	6,225	325
Repairs, Maintenance, Supplies (5)	6,000	5,700	300
Service Contracts (6)	10,200	10,000	200
Insurance (7)	24,300	23,085	1,215
Management Fees (8)	15,000	14,250	750
Legal and Accounting Fees (9)	7,500	7,125	375
Other (10)	850	810	40
Contingency (11)	10,000	9,500	500
TOTAL EXPENSES:	110,050	105,645	4,405

In the event the estimated first year differs from the actual commencement of the budget year by six (6) months or more, the Sponsor will amend the Plan to include a revised budget. If the commencement of condominium operation is delayed by twelve (12) months or more or if any amended budget exceeds this budget by twenty-five (25%) percent or more the Sponsor must offer all purchasers the right to rescind, with interest, if any, earned thereon and a reasonable period of time that is not less than fifteen (15) days after the date of presentation to exercise its right to rescind. Sponsor will return the rescinding purchaser's contract deposit together with interest earned, if any, within five (5) days of Sponsor's attorney receipt of such desire to rescind.

SEE FOOTNOTES AT THE END OF THIS SCHEDULE B.

FOOTNOTES TO SCHEDULE B

(1) Total Income: **$110,050.00**

Residential:	**105,645.00**
Commercial Unit:	**4,405.00**

These estimates of operating expenses and income have been made by the Sponsor based upon the operation of comparable developments in the immediate area. It cannot be construed as an assurance of the final expenses and is merely based upon information available at this time. The common charges payable by the owner of the Commercial Unit are based upon its square footage and are sufficient to cover the expenses attributable to this Unit.

(2) Labor: **$ 13,700.00**

Residential:	**13,000.00**
Commercial Unit:	**700.00**

The projected labor expense is based on the projected staff, of one part-time (15 hour per week) superintendent and includes estimates of the wages, payroll taxes, insurance and any other benefits payable.

The projected staff will be a non-union employee and the projected wages meet current minimum wages laws. The level of staffing complies with all current applicable labor laws.

Category of Employee (and number of such Employees)	Projected Base Weekly Wages for the Period Covered by Schedule B
1 part-time (15 hours/week) Non-resident Superintendent	$225.00

Estimates payroll taxes, insurance and any other benefits based on such estimates wages are computed as follows:

Item	**Percentage of Wages/Method of Calculation (Rates are based on rates in effect as of approximately 5/05)**	**Annual Amount**
FICA- Social Security	(6.2% of each employee's taxable gross income)	$739.00

FICA- Medicare	(1.45% of each employee's wages)	173.00
State Unemployment Insurance	2.5% of first $8,500.00 of employee's wages	213.00
Federal Unemployment Insurance	0.8% of the first $7,000.00 of each employee's wages	56.00
Disability Insurance	Based on current cost of $0.60 per week per employee	38.00
Workers Compensation	4.46% of each employee's wages	485.00
TOTAL		**$1,704.00**

Of this total, approximately five (5%) percent of the superintendent's compensation is allocated to the Community Facility Unit. The Community Facility Unit does not use the common areas of the building (including the lobby), so this share of the superintendent's time takes into account the cleaning and snow clearing of the sidewalk in front of its entrance, removal of trash, and changing exterior light bulbs and other minor repairs.

(3) Utilities (Electricity and Gas) $ 15,950.00

Residential	**15,950.00**
Commercial Space	**0.00**

The projection for electricity is based up a projection dated November 9, 2005 provided by Kristine Haag, President, Insite East, LLC, 13 Greene Avenue, Brooklyn, New York 11238. It assumes a cost of electricity of $.2035 per kilowatt/hour for average yearly usage, which is 10% higher than the current rate. With an estimated consumption of 70,722.4 kilowatt/hour, the cost is approximately $14,400.00 for this item. Adding in 3% for inflation, the budget for this item is $15,000.00. This includes the cost of electricity in the common areas only, including lighting of all corridors and other common areas, common area heating, ventilation and exhaust, elevator, compactor and domestic water booster pump. The projection does not include the cost of electricity for each Unit, which shall be individually metered and billed directly to each Unit Owner.

The Commercial Space Unit is metered for electricity separately.

The only common element using natural gas is a furnace to supply heat to the lobby. All other equipment using gas is metered to individual units. In a letter dated April 18, 2006, by Kristine Hagg, President, Insite East, LLC, 13 Greene Avenue, Brooklyn, New York 11238, estimates that Keyspan will charge an average of $1.75 per therm and consumption will be 527.3 therms. Thus the average annual cost is $950.00, which includes a three (3%) percent increase.

The Commercial Space Unit has its own entrance and therefore does not carry any of the cost to heat the lobby.

(4)	**Water Charges and Sewer Rents:**	**$ 6,550.00**
	Residential:	**6,225.00**
	Commercial Unit:	**325.00**

Water and sewer consumption is estimated at 148,082 cubic feet. The combined water and sewer rate in the City of New York is $4.27 per 100 cubic feet of water. The budget for this item is $6,550.00, which includes an increase of approximately three (3%) percent. The estimate is based on a projection dated October 12, 2005 by Kristine Hagg, President, Insite East, LLC, 13 Greene Avenue, Brooklyn, New York 11238.

The five (5%) percent allocation to the Commercial Space Unit for water charges and sewer rents is approximately $325.00.

(5)	**Repairs and Maintenance**	**$ 6,000.00**
	Residential:	**5,700.00**
	Commercial Unit:	**300.00**

This estimate is provided by Advanced Management Services based on its experience managing similar properties. It does not included repairs to, maintenance of, or supplies for individual Units and Limited Common Elements. Each Unit Owner is responsible for repairs to, maintenance of and supplies for his Unit and those Common Elements irrevocably restricted to his use. The estimate includes landscaping, snow removal and maintenance of and repairs to all Common Elements of the Property, except those portions of the Common Elements which are for the irrevocable restricted use of certain Unit Owners, with an allowance for a three (3%) percent increase in prices.

The Commercial Space Unit is responsible for five (5%) percent of this cost, or $300.00.

(6) Service Contracts **$ 10,200.00**

Residential:	**10,000.00**
Commercial Unit:	**200.00**

Service Provider	**Projected Annual Cost for the First Year of Condominium Operation**
Elevator Maintenance	$ 3,420.00
Sprinkler Inspection/Testing	$ 575.00
HVAC	$ 2,060.00
Parking Entrance Door/Remotes	$ 2,680.00
*Exterminating	$ 1,150.00
Total	**$ 9,855.00**

* Covers Common Elements and Units upon Owners' request.

Elevator Maintenance will be provided by Al'An Elevator Corporation, 2368 Westchester Avenue, Bronx, New York, at their estimated cost of $3,420.00. GEM Air Conditioning Inc. of 235 Nassau Boulevard, Garden City South, New York 11530 estimates $1,900.00 plus tax for air conditioning and heating services. Action Sprinkler Systems, 20 West 22nd Street, New York, New York, will provide licensed labor, materials and equipment to conduct monthly inspections at a cost of $575.00 per year. Reggio Door Co., Inc. 2226 Schenectady Avenue, Brooklyn, New York has provided a quote of $2,680.00 which includes $1,625.00 for service to cover all repairs to the door and operator and a rental fee of $81.00 per year for the rental of each of 12 remote control transmitters. Excel Pest Management, Inc. of 349 14th Street, Brooklyn, New York estimates the cost of pest control to be $70.00 per month plus twice yearly compactor dusting, , for a total of $1,150.00 per year. Allowing for a three (3%) percent increase due to inflation, the total is $10,200.00. The Condominium has not entered into any contract with any service provider.

The Commercial Space Unit does not use the elevator or the parking lot so those charges are not allocated to its budget. Five (5%) percent of the cost of the remaining service contracts is approximately $200.00.

(7)	**Insurance**	**$ 24,300.00**
	Residential:	**23,085.00**
	Commercial Unit:	**1,215.00**

The budgeted figure for insurance is based upon an estimate provided by Salerno Brokerage Corp., 117 Oak Drive, Syosset, New York 11791-4625 based upon standard New York insurance forms for the following coverages: (a) "all risk" fire and extended coverage on the Buildings in the amount of $600,00.00 (replacement cost) with a deductible of $5,000.00 per occurrence ($25,000.00 for flood and earthquakes) (b) comprehensive general liability coverage in the amount of $1,000,000.00/$2,000,000.00 aggregate covering bodily injury and property damage; and (c) officers and directors liability in the amount of $1,000,000.00. The estimate of $24,300.00 is based upon premiums in effect in September 2005, plus three (3%) percent. In the opinion of the insurance broker, these coverages are sufficient to meet the eighty (80%) percent co-insurance requirement and to replace the Buildings in the event of a total loss. Such coverages are also sufficient to satisfy the insurance requirements in the By-Laws and by application replaces the co-insurance clause on the policy. There will not be any penalty for co-insurance or under insurance. The budget for insurance provides for and the condominium will have public liability insurance at closing. The insurance carrier who will write the policy is rated by A.M. Best Company as "A"+12 Excellent.

Unit Owners are included as additional insureds, however, they will be required by the carrier to name the Condominium as additional insured on their policies. A cancellation for any reason will be given to the Condominium Board of Managers as they will be the first named insured entitled to receive such notice. Waiver of invalid insurance will be noted on the form as "Unintentional Errors & Omissions."

This estimate does not include water damage legal liability or umbrella excess liability which may be obtained at additional costs.

No coverage is provided for such risks as loss of rents and fire and casualty losses to the contents of each individual Unit, nor does the coverage take into account any future replacements or additions to either the Units of the fixtures and improvements contained therein. In addition, no liability coverage for an individual Unit Owner is included in the coverage provided above. Prospective purchasers should consult their attorney or insurance agent to determine the advisability of obtaining insurance for their own risk of liability for their own risk of liability and fire and casualty losses.

The area occupied by the Community Facility Unit is five (5%) percent of the building. Based on this ratio, its share of insurance costs is $1,215.00.

(8)	**Management Fees**	**$ 15,000.00**
	Residential:	**14,250.00**
	Commercial Unit:	**750.00**

One month prior to the first closing of title to a Unit, the Condominium will enter into a one (1) year management contract with Advanced Management Services (the "Managing Agent"), having offices at 26 Court Street, Brooklyn, New York 11242.

The Managing Agent's fee has been fixed by the management agreement entered into by the Condominium on September 16, 2005. The Managing Agent's fee is within the current industry standard range of management fees for condominium buildings of similar size and nature as the Building. The agreement will be for an initial period of one (1) year and will provide that the Managing Agent will receive equal monthly payments of $1,667.00, during such initial one year term (which fee is exclusive of out-of-pocket reimbursements) plus certain additional fees applicable to processing of applications for waiver of the Condominium's right of refusal on sales or leasing and other fees for special services that may be requested by the Condominium Board (such as the Managing Agent acting as a sales broker or leasing broker) as set forth in "Managing Agreement, Contract and Leases." The cost of this budget item will be borne by all Unit Owners in accordance with the respective Common Interests of their respective Units. The Commercial Space Unit's five (5%) percent share of this budgeted line item is $750.00. See "**Management Agreement, Contracts and Leases**" for a summary of the provisions of the management agreement between the Managing Agent and the Condominium.

(9)	**Legal Fees and Audit Fees**	**$ 7,500.00**
	Residential:	**7,125.00**
	Commercial Unit:	**375.00**

An estimated $2,500.00 in auditing fees is included in the budget, based on a letter from Daszkowski & Co. CPA, P.C., 1303 Clove Road, Staten Island, New York dated September 20, 2005. Daszkowski and Co. Will prepare the yearly certified financial statements for the Condominium.

Miscellaneous legal expenses of $5,000.00 are estimates in he event the Condominium Board of Managers decides to retain counsel. The budgeted figure does not reflect

extraordinary expenses or costs incurred to conduct litigation on behalf of the Condominium.

The Commercial Space Unit's share of these costs, at five (5%) percent, is $375.00.

(10) Other	**$**	**850.00**
Residential:		**810.00**
Commercial Unit:		**40.00**

The budgeted figure represents the estimated cost of certain miscellaneous operational expenses not provided for in other budgeted items as follows:

Item	**Estimated Cost**
Pagers	$600.00
Condominium Association Dues and Subscriptions	$250.00
Total	**$850.00**

The cost of a pager for the superintendent and the dues for membership is RSA and the Metropolitan Council of Commercial and Condominiums are based on an estimate provided by the Sponsor by Advanced Management Services in September 2005, plus three (3%) percent.

The Commercial Spaces Unit's share of there costs at five (5%) percent is approximately $40.00.

(11) Contingency	**$**	**10,000.00**
Residential:		**9,500.00**
Commercial Unit:		**500.00**

This working capital fund may be applied at the discretion of the Board of Managers toward unforseen expenses and for other appropriate Condominium purposes. No representation is made that this amount will be adequate to cover all such expenses.

The Commercial Unit's share of the contingency is $500.00, or five (5%) percent of the total.

Tiffany Towers Condominium
VII. SCHEDULE B-1

Unit	Estimated Annual Electric Cost	Estimates Annual Gas Cost
Community Space	$3,919.00 (electric heat)	$ 123.00 (hot water)
2L	420.00	1,915.00
2R	426.00	2,082.00
3L	426.00	1,915.00
3R	460.00	2,082.00
4L	420.00	1,915.00
4R	460.00	2,381.00
5L	420.00	1,915.00
5R	460.00	2,381.00
6L	420.00	1,915.00
6R	460.00	2,381.00
7L	420.00	1,915.00
7R	460.00	2,381.00
Penthouse	778.00	3,314.00

FOOTNOTES TO SCHEDULE B-1

1. The estimate for the cost of electricity and natural gas is based on a projection provided by Bendix Consulting Engineers. Gas consumption is for heating, hot water, clothes dryer and cooking. Each Unit will have its own gas-fired hot water boiler and heating unit with baseboard radiators. The estimate is based upon a cost of gas of $1.75 per therm, including taxes and fuel adjustments. Electricity consumption is for lighting, small appliances, dishwasher, washing machines and air conditioning. For the electric consumption, the estimated average cost of electricity of $.2035 per kilowatt/hour average yearly residential usage including taxes and fuel adjustments. No provision has been made for inflation.

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

Although the Sponsor is under the obligation to provide accurate information to prospective purchasers, factors beyond its control may substantially effect the cost of heating after the purchase of a Unit or in subsequent years. The Sponsor represents, however, that it has followed the plans and specifications provided by the manufacturer of the heating system together with the recommendation of the utility company and other experts to enable these items of equipment to operate at optimum efficiency at the lowest cost. Further, the Sponsor represents that it has not been induced to select the heating system described herein on the basis of any financial inducement other than the price of the system made to it by the manufacturer or distributor of the system or by the supplier of energy to be used in connection therewith or by any of their agents or employees.

VIII. COMPLIANCE WITH REAL PROPERTY LAW SECTION 339 (i)

OPINION OF LICENSED REAL ESTATE BROKER RE: COMPLIANCE WITH REAL PROPERTY LAW SECTION 339-I (SEE ATTACHMENT)

IX. COMMERCIAL UNIT(S)

Tiffany Towers Condominium will have one (1) commercial unit located on the ground level of the building. The commercial unit will be 1074 square feet. The Sponsor is electing to retain the commercial space at the time of the Offering Plan submission.

The proposed use of the commercial unit will be for professional offices (i.e. Medical Offices, Dental Offices, Architectural Offices, Real Estate Offices, Insurance Offices, Fitness Center, Day Spa, Chiropractor Offices, etc.) The Sponsor/Owner reserves the right to subdivide the commercial space.

The common charges will be based on thirteen (13%) precent, please refer to schedule B, B-1 and C-1. The Common Charges payable by the commercial unit owner are sufficient to cover the expenses fairly attributable to such Unit.

The commercial unit owner shall have the same access as the residential unit owners as prescribed in the By-Laws.

Commercial unit owner(s) is responsible to retain the services of a private company to remove its refuse or that of its sub-tenant, as there will be no special allocations. The resolution of disputes between the commercial unit owner(s) and the Board of Managers will be governed the same as a residential unit. All dispute resolutions will be in compliance with the By-Laws and governed by the Board of Managers or its designate.

AMS
ADVANCED MANAGEMENT SERVICES

26 Court Street, Suite 804
Brooklyn, New York 11242
Phone: (718) 852-5310
Facsimile: (718) 852-5312

April 20, 2006

State of New York Department of Law
Real Estate Financing Bureau
120 Broadway, 23rd Floor
New York, NY 10271

RE: Tiffany Tower Condominiums
20 Tiffany Place
Brooklyn, NY (the "Premises")

LETTER PURSUANT TO RPL 339(i)

The Sponsor of the Condominium Offering Plan for the above referenced Premises retained the undersigned to act as managing agent of the property and to prepare and review Schedule "B", (the "Schedule") which includes projections of common charges payable by the owners of the residential and commercial units therein.

Undersigned or undersigned's principal(s) have managed or operated cooperatives or condominiums or rental properties for at least 18 years.

The percentage interest of each unit (both residential and commercial) was determined by calculating the approximate proportion that the floor area of the unit bears to the aggregate floor area of all the units in accordance with Real Property Law Section 339-i (l)(ii).

Undersigned has reviewed the Schedule B and investigated the facts set forth in the Schedule and the facts underlying them with due diligence in order to form a basis for this certification. Undersigned has also relied on undersigned's experience in managing residential buildings.

Undersigned certifies that the projections in Schedule B for common charges payable by the owners of the residential and commercial units were calculated by our office and appear reasonable and adequate under existing circumstances to meet the anticipated operating expenses fairly attributable to such residential and commercial units for the projected first year of condominium operation.

Undersigned further certifies that undersigned is not owned or controlled by the Sponsor nor do our offices nor any personnel have a beneficial interest in the Sponsor nor in the profitability of the project. Undersigned understands that a copy of this certification is intended to be incorporated into the Offering Plan. This statement is not intended as a guarantee or warranty of the income and expenses for the first year of condominium operation. This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made.

Undersigned certifies that the Schedule:

(i) sets forth in detail the projected income and expense for the first year of condominium operation;

(ii) affords potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the first year of condominium operation;

(iii) does not omit any material fact;

(iv) does not contain any untrue statement of a material fact;

(v) does not contain any fraud, deception, concealment, or suppression;

(vi) does not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;

(vii) does not contain any representation or statement which is false, where undersigned:

(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. Undersigned understands that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

ADVANCED MANAGEMENT SERVICES

By: Robert Alper
Robert Alper, Vice President

Sworn to before me this 20th day of April, 2006

Brenda Y England
Notary Public

BRENDA Y ENGLAND
Commissioner of Deeds
City of New York No. 2-9169
Certificate Filed in Kings County
Commission Expires Nov. 1, ~~10~~ 2006

The commercial unit owner(s) are obligated to remove its own refuse or that of its sub-tenant; the commercial unit owner(s) is also responsible to maintain control of its patrons so as not to disturb the residential unit owner(s).

X. INTERIM LEASES

Sponsor is not currently offering to enter into an interim lease with any Residential Purchaser. The Sponsor shall not offer to lease vacant Residential Units to Purchasers unless Sponsor amends Plans to disclose the rights and obligations of such Purchasers. However, the Sponsor does intend to retain the commercial space for lease. Refer to "Special Risks" and "Commercial Unit(s)."

XI. CONSTRUCTION AND PERMANENT FINANCING BY SPONSOR

The Sponsor, Tiffany Partners, LLC., has acquired title to the Property on April 8, 2004. The Property is presently encumbered by a first mortgage and construction financing held by Brooklyn Federal Savings Bank. While the Sponsor reserves the right to have one or more additional mortgages placed upon the Property, it is obligated to satisfy or release a Unit from any mortgage encumbering the Condominium before the closing of title to such Unit.

The Sponsor has not secured a commitment from any lending institution for permanent financing. A purchaser who requires financing must make his own arrangements with a lender of his own choosing to finance the purchase of a Unit. All expenses and costs in obtaining such financing are to be borne by the purchaser and are not included in the purchase price of a Unit. NO REPRESENTATION IS MADE BY THE SPONSOR AS TO THE AVAILABILITY OR COST OF SUCH FINANCING. THE SPONSOR WILL HAVE NO LIABILITY OR RESPONSIBILITY TO ANY APPLICANT IF HIS APPLICATION FOR FINANCING IF NOT ACCEPTED, EXCEPT TO RETURN THE DOWN PAYMENT WITH INTEREST, IF ANY, PROVIDED THE PURCHASE AGREEMENT WAS CONDITIONED UPON OBTAINING SUCH FINANCING. The closing of title to a Unit where the purchaser has obtained financing will take place simultaneously with the closing of the mortgage loan and the proceeds will be applied toward the then balance of the purchase price.

XII. CHANGES IN PRICES OF UNITS

Unless all purchasers consent, the Sponsor will not make any material change in the size or number of Units, their respective percentages of common interest nor any material change in the amount or quality of Common Elements except by duly filed

amendment to the Plan. Furthermore, if the Declaration of Condominium was filed prior to such change, it will be amended to reflect such change provided all Unit owners directly affected by such change consent to the amendment.

No change in the size or layout of a Unit, its percentage of common interest or in the amount or quality of Common Elements directly affecting or servicing a Unit will be made where a Purchase Agreement has been executed and delivered to the Sponsor for that Unit and where the purchaser is not in default under the terms of the Agreement unless such purchaser consents to such change.

The prices for these condominium interests may be changed from those set forth in this Offering Plan so that purchasers may pay different prices for similar interests. No such change will be made other than pursuant to a duly filed amendment, except that the Sponsor reserves the right to decrease the sales prices below the offering Plan prices without filing an amendment to the Plan at any time during the offering where a reduction in sales prices does not constitute a general offering but is rather the result of an individually negotiated Unit purchase.

Although the Sponsor intends to use the materials, fixtures, appliances and equipment described herein and in the building plans, the Sponsor reserves the right to substitute materials, fixtures, appliances and equipment of substantially equal quality for any of those set forth provided they are in accordance with the requirements of the City of New York.

XIII. PROCEDURE TO PURCHASE

The Sponsor hereby offers for sale the Units to be constructed in the Condominium for residential occupancy and commercial space in accordance with applicable municipal zoning regulations. Occupancy of a Residential Unit or a portion of a Residential Unit by a lessee or lessees of the Unit Owner for residential purposes shall be deemed in accordance with residential occupancy.

The sales prices at which the Units are being offered are shown in detail in Schedule A. The Sponsor reserves the right to change the sales prices. Any such change will not affect the common interest of the Unit. However, some purchasers may pay less or more for the same model Unit.

Any person may accept the Sponsor's offer to sell the Units by entering into a Purchase Agreement with the Sponsor. The Agreement provides that the purchaser will purchase from the Sponsor a designated Unit in Tiffany Tower Condominiums described

in the Declaration creating such Condominium. Purchasers will be afforded a minimum of three (3) business days to review the Offering Plan and all filed amendments prior to executing a Purchase Agreement. Any conflict between the Offering Plan and the Purchase Agreement shall be resolved in favor of the Offering Plan. Upon signing the Purchase Agreement the purchaser will make a down payment of not more than ten (10%) percent of the total price of his Unit plus the cost of special work and upgrades ordered by the purchaser to be paid in full at the time of the contract signing. At the closing, upon full payment of the purchase price in cash or by mortgage, the purchaser will receive a bargain and sale deed with covenant against grantor's acts containing the provisions set forth in Section 13 Subdivision 5 of the Lien Law, which will convey (i) good and marketable title of fee ownership in the Unit, and (ii) such percentage of common interest in the Common Elements as is set forth on Schedule A, free and clear of all liens and encumbrances other than those set forth in Section XII of the Plan. The Purchase Agreement may be modified with the consent of the purchaser and the Sponsor in a manner not inconsistent with law, subject to the terms of this Offering Plan. Once a purchaser has executed a Purchase Agreement, the Sponsor must either accept the Purchase Agreement and return a fully executed counterpart within twenty (20) days to the purchaser or reject the Purchase Agreement and refund the deposit monies.

Contract Deposit And Escrowed Funds

The Sponsor will hold all monies received directly or through its agents or employees in trust in an interest earning escrow account until the closing of title to a particular Unit.

All funds received by the Sponsor will be handled in accordance with the provisions of Section 352-h and 352-e(2)(b) of the General Business Law and Section 71-a(3) of the Lien Law and shall be employed by Sponsor only in connection with the consummation of the Plan. Section 71-a(3) of the Lien Law requires that, the deposit funds be placed in an interest bearing escrow account in a bank, trust company, savings bank, or state or federal savings and loan association located in New York. Said monies must be deposited within five (5) business days of entering into the Agreement. The Sponsor must advise the purchaser in writing within ten (10) business days after the deposit has been made. Such deposit, together with the interest accumulated thereon, shall remain the property of the purchaser until consummation of the Plan or until the Sponsor is entitled to such funds pursuant to the terms of the Purchase Agreement and the Offering Plan.

Within ten (10) business days after tender of the deposit submitted with the Purchase Agreement, the escrow agent shall notify the purchaser that such funds have

been deposited in the bank indicated in the Offering Plan, and shall provide the account number and the initial interest rate. If the purchaser does not receive notice of such deposit within fifteen (15) business days after tender of the deposit, he or she may cancel the purchase and rescind within ninety (90) days after tender of the deposit, or may apply to the Attorney General for relief. Rescission may not be afforded where proof satisfactory to the Attorney General is submitted establishing that the escrowed funds were timely deposited in accordance with these regulations and requisite notice was timely mailed to the purchaser.

Upon receipt of a contract deposit, such funds will be held in a special account entitled "Tiffany Tower Condominiums Escrow Account" at HSBC 2145 Ralph Avenue, Brooklyn, New York. The signature of Mark S. Schwartz, Esq., 3607 Quentin Road, Brooklyn, New York 11234, as attorney for the Sponsor will be required to withdraw any of such funds. Such funds will be payable to the Sponsor upon the closing of title to the Unit covered by the Purchase Agreement. Interest, if any, earned on such funds will be turned over or assigned to the purchaser at the closing. Sponsor must make a written demand for payment of the balance of the purchase price at least thirty (30) days before forfeiture of the purchaser's contract deposit may be declared. In the event of a default by the purchaser under such Purchase Agreement, which default continues for thirty (30) days after written notice of such default from the Sponsor to the purchaser, the down payment ten (10%) percent of the purchase price plus the actual cost of any special work or upgrades ordered may be released to the Sponsor from such account as liquidated damages and thereafter neither party shall have any rights or obligations against or to the other. If the Sponsor cannot convey title to the Unit by reason other than the default of the purchaser, all monies advanced by the purchaser hereunder shall be returned to the purchaser, together with all interest, if any, earned thereon.

The deposit money may also be withdrawn if the purchaser rescinds the Purchase Agreement or upon mutual written consent between the purchaser and the Sponsor.

The requirements and procedures for the release of the escrowed funds are as follows:

A. The escrow agent shall hold the funds in escrow until otherwise directed in:

(1) a writing signed by both Sponsor and purchaser; or

(2) a determination of the Attorney General pursuant to subparagraph (viii) of this paragraph; or

(3) a judgment or order of a Court of competent jurisdiction, or until released pursuant to clause (c) of this subparagraph.

B. The 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 an amendment to the plan; or

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

C. If there is no written agreement between the parties to release the escrowed funds, the escrow agent shall not pay the funds to the Sponsor until the escrow agent has given the purchaser written notice of not fewer than ten (10) business days. Thereafter, the funds may be paid to the sponsor unless the purchaser has already made application to the Department of Law pursuant to the dispute resolution provisions contained in there regulations and has so notified the escrow agent in accordance with such provisions.

In the event of a dispute, the Sponsor shall apply and the purchaser or the escrow agent holding the downpayments in escrow may apply to the Attorney General for a determination on the disposition of the downpayment and any interest earned thereon and shall serve a copy on all parties to the transaction by mail. Pending the determination of the Attorney General to grant or deny the application for the release of the escrowed funds, the Sponsor, the purchaser and the escrow agent shall be bound by any interim directive issued by the Attorney General. In no event shall the escrow agent release funds in dispute, other than a payment of such funds into Court, until such dispute is finally resolved either by determination of the Attorney General or by order of judgment of a Court of competent jurisdiction or by written agreement of the Sponsor and the purchaser.

In the event of a failure by the Sponsor to convey title as set forth herein to any Unit on or before six (6) months after the date of delivery of title set forth in the respective Purchase Agreement, except for unforeseen events not within the control of the Sponsor, such as acts of God, strikes, moratoria on necessary supplies or other such

events, in which event the above period shall be nine (9) months, the purchaser will have the option to cancel the Agreement and to have all monies refunded by the Sponsor, with interest, if any.

After the Plan had been declared effective, Sponsor must give notice of closing no less than thirty (30) days before the date set for the closing of the Unit.

A date for the closing of title will be set by the Sponsor in accordance with the Purchase Agreement upon at least thirty (30) days written notice to the purchaser. Said notice will also include notice of the purchaser's obligation to pay the balance of the purchase price and the date when the first month's common charges are due.

The risk of loss or damage to the Unit by fire or any other cause until the delivery of the deed or until the purchaser takes actual possession of the Unit pursuant to written agreement is assumed by the Sponsor. The Purchase Agreement is not contingent upon the purchaser obtaining adequate financing. The Purchase Agreement requires the purchaser to furnish, deliver and/or execute all required documents to obtain such financing if so desired.

Purchasers should be aware that a mortgage commitment may expire prior to closing. In the event that the lending institution cancels or does not extend an expired firm commitment prior to the closing of title through no fault of the purchaser, the Sponsor will refund all downpayment monies to purchaser with interest, if any, or Sponsor may at its option attempt to secure alternate financing within thirty (30) days on the same terms and conditions, with interest at the then prevailing rates.

Any monies paid for upgrades in individual Units shall not be refundable.

Sponsor anticipates the first closing of a Unit to occur in June 2006, however, if the date of the first closing is delayed by Sponsor for twelve (12) months or more, Sponsor shall offer purchasers the option of rescinding the contract and receiving the return of their contract deposit together with interest earned thereon.

All purchasers shall be required to provide a fully executed Power of Attorney to the Condominium Board of Managers to the Sponsor's attorney not less than five (5) days prior to the date of closing. Failure to comply with this requirement may delay the closing and cause Purchaser to incur an adjournment fee of $250.00 payable to the Sponsor together with any costs or penalties imposed upon Purchaser by its lender, if any, for such adjournment of the closing.

This Offering Plan and the Purchase Agreement contained herein do not contain and will not be modified to contain any provision waiving purchaser's rights or abrogating Sponsor's obligations under Article 23-A of the General Business Law.

Sponsor will not permit the transfer of Purchase Agreement to other prospective purchasers but shall permit the assignment of a Purchaser Agreement from an individual into a corporation or limited liability company in which that individual is a 51% shareholder or member. Such request shall be made in writing and delivered to Sponsor's attorney not more than thirty (30) days after Purchaser's receipt of a fully executed Purchase Agreement. Sponsor shall retain the right to refuse its consent to such assignment for any reason whatsoever but Sponsor's consent shall be withheld in the event that such assignment would interfere with the residential use of the Unit.

XIV. EFFECTIVE DATE OF THE PLAN

The Sponsor's offer to sell the Units is contingent upon the Plan being declared effective and no closing to a Unit will be held until the Plan is declared effective. This Offering Plan will become effective on any date determined by the Sponsor by the giving of written notice of such effectiveness to purchasers. The Plan will become effective by the personal service of notice on every purchaser or commencement by mail stating that the Plan has been declared effective and such notice shall state the specific date which the Plan was declared effective. The Sponsor will within five (5) business days of said notice disclose the Plan's effectiveness by filing an amendment to this Plan and will thereafter file an affidavit of service of the notice on all purchasers.

The Sponsor may not declare the Plan effective or record the Declaration until it has accepted Purchase Agreements from bonafide purchasers including investors for at least two (2) Residential Units representing a minimum of fifteen (15%) percent in number of all the Residential Units not including outdoor Parking Spaces. Further, the Sponsor has the option not to close title to any Unit if (i) less than eighty (80%) percent in number of Residential Units offered hereby have been sold within eighteen (18) months after the date of this Offering Plan, (ii) the Sponsor has not declared the Plan effective, and (iii) the Declaration has not yet been recorded. In the event that the Sponsor exercises such option, it shall forthwith return to the purchaser all monies paid with interest, if any, within twenty (20) days of the abandonment of the Plan. When Purchase Agreements for eighty (80%) percent of the Residential Units have been accepted, the Sponsor must declare the Plan effective. Once the Sponsor has declared the Plan effective, the Sponsor reserves the right to abandon the Plan at any time prior to the first closing of title to a Unit for any defect in title which cannot be cured without litigation or cannot be cured for less than $61,423.00, or for substantial damage or

destruction of the Building by fire or other casualty which cannot be repaired for less than $61,423.00 (as estimated by the insurance adjuster retained by the Sponsor) or the taking of any material portion of the Property by condemnation or eminent domain. The stated dollar amount of $61,423.00 relied upon as a basis for abandonment of the Plan after it was declared effective must exclude any attorney's fees or any such title defects or determination of any authority or regulatory association which exists on the date of presentation of the Plan and are either known to Sponsor or are a matter of public record. The Sponsor will declare the Plan effective prior to the closing of title to the first Unit. In the event that the Sponsor abandons the Plan, it shall promptly file an amendment to the Plan confirming the abandonment or file a notice of abandonment on a form required by the Department of Law. In the event of abandonment Sponsor must file both an amendment to the Plan and a form RS-3 with the Department of Law. If Sponsor does not record the Declaration within eighteen (18) months of the date of this Offering Plan, all monies advanced by purchasers will be returned to them within twenty (20) days of the abandonment of the Plan.

The plan will not be declared effective based on Purchaser Agreements that are signed by purchasers who have been granted a right of rescission that has not yet expired or been waived; or if the purchaser was not afforded the protections required by Section 20.3(o)(10) of Part 20 of Title 13 NYCRR; or with any purchaser who is the Sponsor, the selling agent, or the managing agent or is a principal of the Sponsor, the selling agent or the managing agent or is related to the Sponsor, the selling agent, or the managing agent or to any principal of the Sponsor or the selling agent or the managing agent by blood, marriage or adoption or as a business associate, an employee, a shareholder or a limited partner; except that such a purchaser other than the Sponsor or a principal of the Sponsor may be included in the Sponsor has submitted proof satisfactory to the Department of Law establishing that the purchaser is bona fide.

The Sponsor anticipates that any commitment it might obtain from a financial institution for construction and permanent financing may require that executed Purchase Agreements for a greater number of Units than are required to declare the Plan effective be obtained before funds may be drawn down for construction or permanent financing. Accordingly, the Sponsor may be unable to declare the Plan effective until Purchase Agreements covering at least that percentage of the Units required by the financial institution have been executed. As soon as a commitment has been obtained, the Sponsor will disclose the terms and conditions of such financing by duly filed amendment to the Plan.

XV. TERMS OF SALE AND CLOSING OF TITLE TO UNITS

A date of the closing of title will be set by the Sponsor in accordance with the Purchase Agreement upon at least fifteen (15) days written notice to the purchaser. Said notice will also include notice of obligation to pay the balance of the purchase price and the date when the purchaser will be required to commence payment of the first month's common charges. On the closing date fee title to the Unit will be conveyed to the purchaser together with the Units undivided interest in the Common Elements. The closings of title to the first Units are expected to commence in June 2006. Such closings, however, will only take place after or simultaneously with the happening of the following events:

1. The issuance of a temporary or permanent Certificate of Occupancy for the Unit or Building in which the Unit is located and any other necessary permits.

2. The Declaration, By-Laws, floor plans and engineers and tax authority certification required by Section 339-p of Article 9-B of the Real Property Law of the State of New York shall be recorded or filed as required by law.

3. The Unit and its undivided interest in the Common Elements shall not be subject to the lien of any mortgage at the time of closing except any mortgage requested by the purchaser at the time of closing representing a purchase money mortgage or mortgages taken by the purchaser.

4. The purchaser having received at least thirty (30) days written notice of the closing and having had an opportunity to inspect the Unit and other property subject to the Declaration. After the plan is declared effective the Sponsor will fix dates for closing title to all units for which Purchase Agreements have been executed by serving notice on each purchaser stating the date of the first closing and setting such purchaser's closing date. Such notice will be served in compliance with Section 20.1(d)(l) if Part 20 of Title 13 NYCRR no less than thirty (30) days before the date set for the closing of the units.

5. The filing of an amendment to the Offering Plan disclosing that the Plan has been declared effective pursuant to the terms of Section XI of the Plan and that the Units to be closed have been constructed in accordance with the plans and specifications filed with the office of the Register of the City of New York, Kings County, and that the Sponsor has or will promptly comply with the requirements of paragraphs 1 through 7 hereof.

6. The delivery to the Unit Owner of a Bargain and Sale Deed with covenants against grantor's acts in the form set forth in Schedule G.

6a. The risk of loss or damage to the Unit by fire or any other cause until the delivery of the deed or until the purchaser takes actual possession of the Unit pursuant to written agreement executed at the closing, if any, is assumed by the Sponsor. In the event that there is 60% or less destruction to the Unit, Sponsor shall make all necessary repairs and alterations restoring the Unit to its finished condition within a reasonable period of time providing written notice to the purchaser within fourteen (14) days of such destruction. In such event, Purchaser's deadlines under the terms of the Purchase Agreement shall be tolled until such restoration has been completed and purchaser shall not be prejudiced in any way, however, purchaser shall be responsible to its lender's fees for extension of the mortgage commitment or any change in the lender's interest rate. In the event that the Unit shall suffer loss or damage in excess of 60%, the Sponsor shall decide, in its sole discretion, whether to restore the Units or to rescind the Purchase Agreement and return purchaser's contract deposit together with interest thereon. Sponsor shall provide written notice to the Purchaser of its decision within fourteen (14) days of such destruction. In the event of such rescission, neither party shall have any further recourse against the other. No diminution in the purchaser price or other abatement shall be claimed or allowed for inconvenience or discomfort from the making or repairs or restoration of the Unit. In such event the Sponsor shall not be liable for failure to close due to the fact that the premises being restored is not ready for occupancy.

6b. With the exception of the "model unit," if any, all personal property of the Sponsor located within the Unit or the Common Elements on the date the Purchase Agreement is fully executed shall be included in the conveyance to the purchaser unless excepted in the Offering Plan.

7. Purchaser shall receive any manufacturer's warranty certificates with respect to equipment and appliances installed in the Unit and Sponsor shall assign any warranties with respect to equipment and appliances installed in Common Elements to the Board of Managers.

8. The purchaser shall execute an instrument in the form annexed to the Purchase Agreement designating the Board of Managers as his attorneys-in-fact, coupled with an interest for the sole purpose of managing, selling, mortgaging, leasing, voting or otherwise dealing with any Units acquired by the Board of Managers in accordance with any of the provisions of the By-Laws.

9. The Purchaser may use any title company of its choosing, however, Vintage Abstract Corp., 2124 Flatbush Avenue, Brooklyn, New York 11234, (718)377-0200, a title insurance company licensed to do business in New York State and has been the title company of record throughout the construction process and has the title report materials

ready for expeditious distribution. Regardless of which title company a Purchaser may select, Sponsor remains obligated to convey title to each Unit and its appurtenant interest in the Common Elements free and clear of all liens and encumbrances except those set forth below, and subject to the provisions of the Declaration and By-Laws and any mortgage executed by the purchaser and that the Condominium was validly formed pursuant to Article 9-B of the Real Property Law.

The Unit Owner, at his option, may purchase title insurance covering his interest in the Unit. See Section XIII of the Plan for the cost of such insurance. Title to the Unit will be subject to the following:

1. Any state of facts which an accurate survey of the Unit would show provided such state of facts would not render title unmarketable;

2. Any sewer, water, gas, electric, drainage, telephone, cable television or other utility easements or consents granted or to be granted hereafter;

3. All of the terms, covenants and conditions of the Declaration, the By-Laws and the Building Plans as they are subsequently filed or recorded and the Offering Plan and any amendment thereto;

4. All easements set forth in the By-Laws and Declaration as they are subsequently recorded and in the Offering Plan and Purchase Agreement including:

(a) Easements in favor of the Owners of other Units to use the pipes, wires, conduits, cable television, and public utility lines located in the Common Elements or in the Unit itself servicing such other Units and/or the Common Elements;

(b) Easements in favor of the Board of Managers, its agents, contractors or employees to have a right of access to the Unit and to the Common Elements to inspect, maintain or repair or to make repairs to the Unit to prevent damage to the Common Elements or any other Units, to make repairs to the Common Elements, to any wires, pipes, conduits or cable television system servicing any of the Units or to make repairs to any other Unit;

(c) Easements in favor of these Units having restricted use to portions of the Common Elements;

(d) Easements for the continuance of encroachments on the Unit and on the Common Elements by other Units or portions of the Common Elements, now existing by reason of the construction of the Units, or hereafter occurring by reason of the settling or shifting of the Units, or by reason of the repair and/or restoration by the Board of Managers of the Units or such other Units or such Common Elements, after damage by fire or other casualty or after taking in condemnation or eminent domain proceedings, or by reason of an alteration to the Common Elements made by the Board of Managers, so that any such encroachments may remain as long as the Units stand.

(e) A 31.5 foot by 52'9" inches wide easement at the rear of the yard contiguous to the southerly portion of the Property for Parking Space Owners and their guests and invitees.

The Sponsor has been advised by its Counsel that in Counsel's opinion, none of the exceptions to title hereinabove set forth are contrary to the terms of the Purchase Agreement nor do they interfere with the quiet use and enjoyment of the purchaser's Unit as represented in this Offering Plan. However, the underlying documents concerning the exceptions will be available to a purchaser's attorney for inspection at the office of the Sponsor both prior to and following the execution of the Purchase Agreement.

XVI. UNIT CLOSING COSTS AND ADJUSTMENTS

The estimated closing costs and expenses to be borne by each purchaser are as follows:

(a) Fee title insurance charges, in accordance with the schedule of rates set by a title company and filed with the New York State Department of Insurance are as follows:

Unit Price	Assuming Purchaser's 20 % Deposit	Cost of Owner's Title Insurance Policy	Cost to Owner for Lender's Mortgage Insurance Policy
$ 739,850.00	$ 591,880.00	$ 3,473.00	$ 725.00
712,000.00	569,600.00	3,361.00	703.00
713,150.00	570,520.00	3,369.00	704.00
682,225.00	545,780.00	3,246.00	679.00
785,400.00	628,320.00	3,656.00	761.00
715,900.00	572,720.00	3,377.00	706.00
820,650.00	756,520.00	3,795.00	897.00
767,700.00	614,160.00	3,584.00	747.00
875,900.00	700,720.00	4,014.00	833.00
819,500.00	655,600.00	3,791.00	788.00
931,150.00	744,920.00	4,237.00	876.00
871.300.00	697,040.00	3,998.00	830.00
2,309,825.00	1,847,860.00	9,302.00	1,906.00

(b) Fee for recording the deed covering the Unit is approximately $200.00 and the recording charge for the power of attorney in favor of the Board of Managers of approximately $90.00, the New York State transfer tax of $4.00 per $1,000.00 or fractional portion thereof of the gross consideration less (where the gross consideration is less than $500,000.00) any pre-existing, continuing and unassigned mortgage liens, and the New York City transfer tax of 1% of the purchase price. WHILE THE NEW YORK STATE AND NEW YORK CITY TRANSFER TAXES ARE CUSTOMARILY PAID FOR BY THE SELLER IN SINGLE FAMILY HOME TRANSACTIONS, THE BURDEN OF PAYING SUCH TAXES MAY BE MODIFIED BY CONTRACT. AS IS COMMON WITH MANY OTHER CONDOMINIUM DEVELOPMENTS IN NEW YORK STATE, THE PURCHASE AGREEMENT PROVIDES THAT THE PURCHASER OF A UNIT WILL BE REQUIRED TO PAY THESE TRANSFER TAXES AT THE CLOSING.

(c) In the event the purchaser shall obtain a purchase money first mortgage from a lending institution he will customarily pay at the closing of title the following costs (on the basis of a $100,000.00 mortgage): (i) mortgage recording tax in the amount of 1% of the amount of the mortgage up to $10,000.00 and 1-1/4% of the amount of the mortgage over $10,000.00 ($1,225.00); (ii) the premium for the mortgage title insurance policy set by the title company in accordance with the schedule of rates filed with the New York State Department of Insurance; (iii) mortgage recording fees of approximately $200.00; and (iv) the lending institutions attorney's fees pertaining to the mortgage. The mortgage recording tax will be paid on the full amount of the mortgage taken and/or assumed by the purchaser and a portion of the mortgage recording tax set forth under subparagraph (i), to be computed in accordance with Section 339-ee, subsection 2, of the New York Condominium Act, or in accordance with the partial exemption available pursuant to Section 255 of the New York State Tax Law, shall be paid to the Sponsor in reimbursement of mortgage recording taxes which the Sponsor and its predecessors in interest will have previously paid in connection with construction and other blanket mortgages on the Condominium. The Sponsor makes no representation as to what additional closing costs may be charged by a particular lender.

(d) A charge of $600.00 covering survey fees.

(e) To the extent that the Purchaser is entitled to any credit against the mortgage recording tax by reason of any prior mortgage against the Unit of the property, Purchaser shall pay to the seller the amount of such mortgage tax credit at closing.

(f) Water meter installation $600.00.

(g) Closing fee to Sponsor's attorney $950.00

(h) 3/10 of 1% of the purchase price for 421a tax exemption benefits.

(i) The Sponsor is unable to estimate the total closing costs and expenses to be borne by each purchaser, since each purchaser will be responsible for any expenses and costs that may be charged by the lending institution which he may choose, if any. The expenses and costs of obtaining a mortgage may include an origination fee from said lending institution for placing a mortgage commitment, attorney's fees, appraisal and credit fees.

In addition, the purchaser will have to furnish the lending institution with a policy of title insurance, insuring the mortgage, and will be responsible for the recording fees and payment of mortgage taxes and transfer taxes.

(j) Each purchaser of a Residential Unit shall contribute $500.00 as initial Working Capital, to be used by the Board of Managers of the Condominium. The initial Working Capital Fund will be used to pay for insurance premiums and other items in the budget which will be payable prior to the time that sufficient monthly Common Charges and assessments have accrued to pay these items. While the Sponsor is in control of the Board of Managers of the Condominium, the Working Capital Fund will not be used to reduce the Common Charges. If any portion of the Working Capital Fund is used during this period, such amounts will be repaid to such Fund out of Common Charges collected and the entire balance of such Fund will be turned over intact to the new Board at such time as the Sponsor turns over control of such Board.

(k) Each purchaser shall pay to the Sponsor 3/10 of 1% of the Total Purchase Price for reimbursement of the Sponsor's cost in obtaining partial tax exemption benefits pursuant to Section 421(a) of the New York State Real Property Tax Law. The Sponsor will not collect the above reimbursement of costs until it has obtained a preliminary certificate of eligibility for Section 421(a) benefits from HPD.

To insure that the Board will eventually collect the initial working Capital contributions on all Units in the Condominium, at the time the Sponsor turns over control of the Board, it will deposit the contributions discussed in paragraph (f) above for each remaining untitled Residential Unit in an escrow account which will specifically indicate that the funds are being held for the benefit of the Board. As the Sponsor conveys titles to the remaining unsold Residential Units, it will collect $500.00 as an initial Working Capital contribution from the purchasers of such Units. Upon turning over such contributions to the Board, the Sponsor will be entitled to withdraw comparable sums from the escrow account.

All real estate taxes and any Common Charges assessed during the month in which title closes or established as a reserve shall be adjusted as of the closing date based upon the last bill rendered for such taxes or charges. If a Unit has not been separately assessed on the closing date for the then current fiscal tax year, the apportionment of taxes shall be based upon the assessment of the Condominium and the percentage interest

in the Common Elements appurtenant to the Unit. In such event, the Sponsor will place in escrow an amount equal to the unpaid real estate taxes which will be levied against the parcel for the six month period following the first closing or until the Units are separately assessed, whichever is shorter. The Sponsor will pay the real estate taxes from the escrow account when taxes are due and payable and is entitled to reimbursement from Unit Owners.

In addition, should the purchaser elect to obtain a purchase money mortgage, he may be required by the lending institution to deposit monthly with the lending institution commencing with the closing date a reserve for the payment of real estate taxes. The amount of the deposit is usually a multiple of the estimated monthly real estate taxes and will vary in accordance with the date of closing of title to a particular Unit.

Each purchaser shall be responsible for the payment of fees of his own attorney. The mortgage and fee title policy premiums, the recording charges and the mortgage and transfer set forth above are those in effect as of the date of this Offering Plan. If said premiums, charges or rates are subsequently revised by the title company, the State of New York or the City of New York, each purchaser shall be required to pay the title policy premiums and recording charges in effect as of the date of the closing of title to his Unit.

The Sponsor anticipates that the only items which will be apportioned at the closing of title to Units will be real estate taxes and Common Charges, if they have been declared due and payable by the Board of Managers of the Condominium. The adjustments will be made as of 11:59 P.M. on the day preceding the closing date. In the event there are any other items which are to be apportioned at closing, the Sponsor will advise the purchaser in writing of such items at least fifteen (15) days before the closing.

The approximate closing costs payable by the Purchaser for a typical Unit closing $715,900.00 are as follows:

Fee Insurance Premium	$ 3,377.00
Mortgage Insurance Premium	453.00*
Market Value Rider	337.00
Endorsements	150.00
Departmental Searches	375.00
Bankruptcy Search	150.00
Patriot Search	100.00
Mortgage Tax	5,848.50*

Record Deed	200.00
Record Mortgage	250.00
Record Power of Attorney	90.00
NYS Transfer Tax (1.05%)	7,516.95
NYC Transfer Tax (1.425%)	10,201.58
Real Estate Taxes	24.00
Escrow Service Charge	50.00
Closer Attendance Fee	150.00
Working Capital Fund	500.00
Survey Fees	750.00
Water Meter Installation	600.00
Tax Exemption/Abatement	2,147.70
Sponsor's Attorney's Fee	950.00**
Record 255 Affidavits	200.00
Approximate Closing Costs	$34,420.73***

* Assumes a mortgage of $334,200.00

** Does not include Purchaser's attorney's fees

*** Does not include any lender's charge or fees, nor the costs of homeowner's insurance for interior or Purchaser's Unit, nor any outdoor parking space costs, nor costs for upgrades or extras

XVII. RIGHTS AND OBLIGATIONS OF THE SPONSOR

No bond or other security has been furnished to secure performance of the following obligations. All obligations pertaining to the Common Elements shall be enforceable only by the Board of Managers on behalf of the Unit Owners and not by the individual Unit Owners. During the time the principals of the Sponsor control the Board, it is within their sole power to enforce the obligations of the Sponsor pertaining to the Common Elements and, therefore, Sponsor agrees that during such period it will in its capacity as the Board of Managers, enforce such obligations when required to do so by a resolution duly passed by a majority of the Unit Owners, excluding Sponsor, at a special meeting of the Unit Owners called for such purpose. Upon the conveyance of title to the first Unit, the Sponsor will deliver a letter to the Board of Managers obligating Sponsor to perform the following obligations:

1. The Sponsor will be obligated to pay off and otherwise comply with the terms of any mortgage on the Property. After the recording of the Declaration and before the closing of title to the first Unit, such mortgage will be satisfied, or subdivided,

extended and consolidated with the individual permanent mortgages which will be placed on the Units of those purchasers obtaining purchase money mortgages. In addition, before the closing of title to the first Unit, all liens affecting the Condominium shall be paid and satisfied on the Unit being conveyed and its appurtenant common interest shall be released therefrom by partial release duly recorded.

2. The Sponsor will pay all Common Charges, special assessments, and real estate taxes with respect to unsold Units. Sponsor represents that it has the financial resources to meet its obligations with respect to unsold units and will pay such obligations using cash on hand or additional capital contributions from each of Sponsor's members if necessary to meet its obligations. No bond or other security has been furnished to secure Sponsor's obligations.

3. The Sponsor will obtain a temporary or permanent Certificate of Occupancy and any other certificate or permit required by law for the Unit or the Building in which the Unit is located, and will, at its own cost, perform any work and supply any materials necessary to obtain a permanent Certificate of Occupancy and all other certificates or permits covering electrical work from the Department of Water Supply, Gas and Electric.

4. If a permanent Certificate of Occupancy for a Unit has not been issued as of the date of closing of title to such Unit, the Sponsor will continue to hold all monies previously deposited and being held in escrow pursuant to Section 352-e(2)(b) of the General Business Law until a permanent Certificate of Occupancy is issued or until the Sponsor secures a certification from an architect or engineer that a lesser sum is needed to complete the work needed to obtain the permanent Certificate of Occupancy. Such certification must be based upon the report of the inspector responsible for the issuance of the temporary Certificate of Occupancy. Alternatively, the Sponsor may deposit with an escrow agent an unconditional, irrevocable letter of credit or post a surety bond in the amount certified by the Sponsor's engineer or architect. In such event, the Sponsor will disclose said fact by means of a duly filed amendment to the Offering Plan.

5. If the first closing takes place before the issuance of a permanent certificate of occupancy, Sponsor shall maintain all deposits in escrow pursuant to General Business Law § 352-e(2-b) unless Sponsor's engineer, architect or other qualified expert certifies that a lesser amount will be needed to complete the work needed to obtain a permanent certificate of occupancy. In such event, the sum exceeding the amount so certified by the Sponsor's engineer, architect or other qualified expert may be released from the special escrow account.

6. The Sponsor will pay all contractors, subcontractors and materialmen and all others involved in the construction of the Condominium for work performed and fixtures, material and equipment supplied or installed in the construction of the Condominium and will cause all mechanic's liens arising out of the construction of the Condominium or the furnishing or installation of fixtures or equipment, to be discharged promptly or bonded.

7. The Sponsor will pay all expenses incurred prior to the establishment of the Condominium, and will bear and pay all costs and expenses incurred in connection with the creation of the Condominium whenever such costs or expenses are incurred or in connection with the sale of all of the Units held or owned by the Sponsor and will promptly pay all selling expenses including, but not limited to, advertising and printing costs, architect fees, and costs of filing this Offering Plan and amendments thereto.

8. The Sponsor will diligently, expeditiously and at its own cost, complete construction of the Condominium substantially in accordance with the plans and specifications described herein and will diligently perform all of its obligations set forth in this Offering Plan and will deliver to the Board of Managers a copy of "as built" plans filed with the recording of the Declaration or any amendment thereto. The delivery of filed floor plans will take place upon the completion of construction of the Condominium or upon the turnover of the Board of Managers to Unit Owners independent of the Sponsor, whichever occurs later.

9. Notwithstanding the foregoing, the Sponsor reserves the right to change the size, number, interior layout and location of any Unit and other improvements or Common Elements, provided such changes do not change or adversely affect the value or percentage of common interest of any Unit to which title has closed or for which a Purchase Agreement has been executed and is in effect unless all affected Unit Owners consent in writing to such a change and all affected purchasers are given the right to rescind their Purchase Agreements and to receive the return of their down payments together with interest thereon, if any. No such change will be made other than pursuant to a duly filed amendment to the Offering Plan and to the Declaration in the event the Declaration was recorded prior to such change. Sponsor will not substitute equipment or material of a lesser quality or design.

10. The Sponsor has no obligation to defend any suits arising out of any acts or omissions occurring prior to the recording of the Declaration except claims arising out of the acts, omissions or representations of the Sponsor.

11. The Sponsor will make periodic visits to the Property at reasonable intervals to correct any defects in the construction of a Unit or the Common Elements, or in the installation or operation of any mechanical equipment therein, due to improper workmanship or material substantially at variance with this Offering Plan provided and on condition that (a) in the case of a Unit, it is notified in writing of such defect(s) within one (1) year from the closing of title to or first leasing of such Unit; or (b) in the case of Common Elements, the Sponsor is notified of or becomes aware of such defect(s) within fourteen (14) months from the date of substantial completion of the defective portion(s) of the Common Elements or the date of closing of title of the first Unit to a bona fide Purchaser, whichever is later, as the case may be. With respect to the Common Elements other than the Common Elements forming the Building, the Sponsor will give written notice to the Board of Managers when such Common Elements or a portion thereof has been substantially completed. Such notice will not be binding upon either party with respect to the determination as to whether such portion(s) of the Common Elements have been substantially completed. Within sixty (60) days of the closing of title to the first Unit, a Unit Owner who is independent of the Sponsor will be elected to the first Board of Managers by a majority of the then Unit Owners other than Sponsor. Every three (3) months the Sponsor shall send a written notice to the entire Board stating whether or not it has been notified or has otherwise become aware of any defect in the Common Elements and shall itemize all such defects. The quality of construction shall be comparable to local standards customary in the particular trade and in accordance with the plans and specifications. The Sponsor makes no warranties as to appliances, except that it will deliver to each purchaser, the manufacturer's warranties thereon as set forth in paragraph 12 below. In no event shall the Sponsor be responsible for the partial or total death of any trees, shrubs, bushes or other landscape improvements, nail pops, ridging, lumber shrinkage, normal settlement or any consequential damage resulting therefrom, water problems caused by ice dams, normal plumbing and heating noises, carpet stretching, damage to walkways or other concrete areas caused by the application of salt or deicers, normal settlement cracks on concrete foundations, balconies, terraces, sidewalks and other flat work, basement leaks resulting from extraordinary acts of God or alterations of landscaping or grading (whether performed by the Condominium or a Unit Owner), leakage resulting from ice dams forming on roofs, spalling or flaking of concrete surfaces if ice melting compounds have been used, scuffing of kitchen cabinets or vanity surfaces, variations of wood grain or staining of kitchen cabinets or vanities or minor chips to Granite tops, edges and surfaces. Subsequent to the conveyance of title to a Unit, the Sponsor shall not be responsible for paint touch-ups, repair of dented appliances, porcelain or Granite chips and scratches in tubs, vanities or

countertops. The Sponsor has no obligation to make any repair to the Units or the Common Elements except as expressly set forth in the Offering Plan. Nothing contained herein shall be construed to render the Sponsor liable for consequential damages (whether based on negligence, or breach of contract, warranty, or otherwise), it being intended that the Sponsor's sole obligations pursuant to this Section of the Plan shall be to repair or replace (at the Sponsor's option) any defective item of construction (whether arising as a result of substantial defects in material or improper workmanship) subject to the terms and conditions (and within the time limits) set forth in this section of the Plan.

12. The Sponsor will deliver to the purchaser and/or the Board of Managers upon the recording of the Declaration all manufacturers' and subcontractors' heating, plumbing, roofing and appliance warranties relating to the purchaser's Unit or the Common Elements, respectively, if any, to the extent made by such manufacturers and subcontractors and to the extent such warranties are assignable.

13. Until (i) eleven (11) months after the transfer of control of the Board, or (ii) eleven (11) months after the closing of title to the last Unit, whichever is sooner, provided the Condominium is completed, the Sponsor will not voluntarily assign, transfer or sell its interest in the real estate, comprising Tiffany Tower Condominiums which is the subject of this offering, except in accordance with this Offering Plan, and the principals of the Sponsor will not voluntarily reduce by more than 49% their equity interests or their voting rights in the Sponsor. Further, during such period the principals of the Sponsor shall not voluntarily liquidate or dissolve the Sponsor or make any distribution of assets of the Sponsor except for the payment of any expenses (including salaries, fees and other expenses) and repayment or reduction of the obligations of the Sponsor pertaining directly or indirectly to this offering.

14. In the event of the dissolution or liquidation of the Sponsor or the transfer of ten (10) or more Units or twenty (20%) percent or more of the total number of Units in the Condominium, whichever is less, the principals of the Sponsor will provide financially responsible entities or individuals who will assume the status and all of the obligations of the Sponsor for those Units under the Offering Plan, applicable laws or regulations.

This paragraph 13 and 14 shall in no way be deemed as a limitation of any of the Sponsor's liabilities or of any of the rights and remedies of the Unit owners pursuant to law.

15. In accordance with Section 339-p of the Real Property Law, a registered architect or licensed professional engineer shall certify within reasonable tolerances that the floor plans filed with the recording of the Declaration are an accurate copy of portions of the plans of the Building as filed with and approved by the municipal or other governmental subdivision having jurisdiction over the issuance of permits for the construction of the Building. In addition, an architect or professional engineer shall make at least one inspection at the following stages of the development: at foundation and exterior piping stage; at rough carpentry and masonry work stage; at electrical, plumbing and heating stage; and at completion of roadways, walkways and landscaping stage, to verify that the Condominium is being constructed in accordance with such plans. The reports of such inspection shall be available at such architect's or professional engineer's office for examination by the Board of Managers of the Condominium for a period six (6) years from the date of this Plan.

16. The Sponsor will procure, on behalf of and at the expense of the Condominium, the insurance policy or policies set forth in the footnotes to Schedule B of the Offering Plan.

The Sponsor reserves the easements, licenses, rights and privileges of a right-of-way in, through, over, under, and across the Common Elements of the Condominium for the purpose of completing construction and sale of Units and facilities in the Condominium and, towards this end, reserves the right to grant and reserve easements and rights-of-way in, through, under, over and across the Common Elements for the installation, maintenance and inspection of lines and appurtenances for public or private water, sewer, drainage, cable television, and other utilities and for any other materials or services necessary for the completion of the work. The Sponsor also reserves the right to connect with and make use of the utility lines, wires, pipes, conduits, cable television, sewers and drainage lines which may from time to time be in or along the streets and roads or other areas of the Common Elements. The Sponsor will be obligated to pay for the cost of any utilities it uses as a result of its use of the easements, licenses, rights, and privileges of a right-of-way. Finally, the Sponsor reserves the right to continue to use the Common Elements, any facilities, sales offices, model Units, signs, and parking spaces located on the Common Elements, in its efforts to market Units constructed in the Condominium. The Sponsor will be obligated to repair any damages to the common property caused as a result of its use of the easements, licenses, rights and privileges of a right-of-way to complete the Condominium within a reasonable period of time after completion of the Condominium.

Sponsor has obtained all necessary construction financing from Brooklyn Federal Savings Bank having offices at 81 Court Street, 3rd Floor, Brooklyn, New York and the funding for same have already taken place. Brooklyn Federal Savings Bank shall provide a Unit by Unit release from the construction mortgages as each Unit is sold and the closing takes place to the Purchaser.

No bond or security other than those required by part 20 of title 13 NYCRR has been furnished to secure Sponsor's obligations including Sponsor's obligation to complete construction of the Condominium.

Sponsor shall retain a right of access to complete construction of each Unit in the event that such access shall be necessary after closing. Sponsor's right of access shall also include the need to repair any damages or complete any punch list provided to Sponsor by Purchaser at the closing. Sponsor shall make all necessary arrangements with Purchaser to exercise its right of access at Purchaser's convenience, scheduling such repairs on a Unit by Unit basis with each Purchaser.

Sponsor shall provide Purchaser with all warranties for appliances as provided by the manufacturer at the time of closing. Prior to closing such warranties shall be available for inspection at the office of the selling agent. Additionally, Sponsor shall provide a limited warranty (a copy of same appears in the Offering Plan within Schedule E and shall be annexed as a rider to the Purchase Agreement for each Purchaser). The full text of such limited warranty appears herein. The highlights of such limited warranty are as follows:

a. The limited warranty excludes and precludes all consequential, incidental, special, and indirect damages.

b. The Sponsor's limited warranty is in lieu of and replaces all other warranties on the construction and sale of a Condominium Unit and its components, both expressed and implied including any warranties of merchantability or fitness for a particular purpose.

c. The Sponsor shall warrant for one year from the date the Purchaser shall occupy the Unit or the date of delivery of the deed, whichever shall occur first in time. Defective workmanship by the seller, its agent, employee or subcontractor, defective materials furnished by the seller, its agent, employee or subcontractor; defective design provides by sellers' architect, engineer, surveyor or other design professional; and defective installation of appliances sold as part of

the Unit by seller, its agent, employee, or subcontractor, however, the seller shall not be responsible for defects in any work or materials ordered directly by Purchaser from seller's subcontractors or suppliers.

d. Seller shall provide Purchaser with a two (2) year warranty for the plumbing, electrical, heating, cooling and ventilation systems of the Unit which have been installed by the seller, its agent, employees, or subcontractors which seller warrants to be free from latent defects resulting from defective installation by the seller its agents, employees, subcontractor.

e. Seller shall provide Purchaser with a six (6) year warranty against structural defects as set forth in the Limited Warranty herein.

XVIII. CONTROL BY THE SPONSOR

The Sponsor, as owner of unsold Units, will have voting control of the Board of Managers until two (2) years from the date of the closing of title to the first Unit or one (1) year from the date of conveyance of title to fifty-one (51%) percent of the Residential Units, whichever is sooner. The Sponsor, during this indeterminate period, thus will have control of maintenance, facilities and services to be provided and will determine the Common Charges to be paid by all Unit Owners, including the Sponsor and the enforcement of the Sponsor's obligations. However, during such control period, the Sponsor will not increase or decrease the services set forth in the Estimate of Income and Expenses (Schedule B) and this Offering Plan without the consent of a majority of all Unit Owners (other than Sponsor voting as a Unit Owner) present at duly called meeting of the Unit Owners.

In addition, as long as the Sponsor or its designee shall continue to own Units representing twenty five (25%) percent or more in common interest, but in no event later than four (4) years after the date of the conveyance of title to the first Unit, the Board of Managers may not, without the Sponsor's prior written consent, (i) make any additions, alterations or improvements to the Common Elements or to any Unit costing cumulatively more than twenty (20%) percent of the Condominium's prior year operating budget, the foregoing not to include necessary repairs and maintenance work; (ii) assess any Common Charges for the creation of, addition to or replacement of all or part of a reserve, contingency or surplus fund in excess of the reserve for contingencies provided in Schedule B; (iii) hire any employee in addition to the employees referred to in the Plan; (iv) enter into any contracts not in existence on the date the Plan is declared effective; or (v) borrow money on behalf of the Condominium.

The first Board of Managers of the Condominium will consist of principals and employees of the Sponsor. Within sixty (60) days of the closing of title to the first Unit, a Unit Owner who is independent of the Sponsor will be elected to the Board of Managers by a majority of the then Unit Owners other than the Sponsor to serve on the Board until the first Board of Managers resigns. Within thirty (30) days after the earlier of two (2) years after the conveyance of title to the first Unit, or one year after the closing of title to fifty-one (51%) percent of the Residential Units, the Sponsor will call the first annual meeting of the Unit Owners at which time a new Board of Managers will be elected. Upon the election of the new Board, the members of the first Board will resign. The Sponsor will not vote for the election of the new Board, but will continue to vote its interest on other matters coming before the Unit Owners. Notwithstanding the foregoing, the Sponsor will have the right to designate at least forty (40%) percent of the Board so long as it owns more than thirty-five (35%) percent of the Residential Units in number, twenty (20%) percent of the Board as long as it owns less than thirty-five (35%) percent but more than ten (10%) percent of the Residential Units in number and one (1) member of the Board so long as it owns at least one Residential Unit.

Sponsor may not exercise veto power over expenses described in Schedule B, or over expenses required to comply with applicable laws or regulations; or to remedy any notice of violations; or to remedy any work order by an insurer.

Any member of the Condominium Board of Managers may be removed with or without cause by a Majority in Common Interest of the Unit Owners, except that if such member was elected by or is a designee of the Declarant or any of its designees, such member may not be removed other than for cause except by the written consent of the Declarant or its designees, as the case may be. Any member of the Condominium Board of Managers whose removal has been proposed by the Unit Owner shall be given an opportunity to be heard at the meeting.

No member of the Condominium Board of Managers or any officer of the Condominium shall have any personal liability with respect to (1) any contact, act or omission of the Condominium Board of Managers (except with respect to the Unit Owners as provided below) or any managing agent, manager or office in connection with the affairs or operations of the Condominium (except in their capacities as Unit Owners) and the liability of any Unit Owner with respect thereto shall be limited as hereinafter set forth, or (2) any mistake of judgment, negligence or otherwise except with respect to the Unit Owners for such member's own individual willful misconduct or bad faith. Every contract made by the Condominium Board of Managers or by any managing agent, manager or office thereof shall state that it is made by such Condominium Board of Managers, managing agent, manager or office as agent for all Unit Owners, that such

members of the Condominium Board of Managers or managing agent, manager or officer shall have no personal liability thereon (except in their capacities as Unit Owners).

The detailed provisions for the management of the Condominium are set forth in the By-Laws which may be found at Part II of the Plan. The By-Laws contain provisions, among others, dealing with the election of the Board of Managers, and Condominium officers, powers of the Board of Managers, voting rights of Unit Owners, assessment of Common Charges, foreclosure of liens for non-payment of Common Charges, management of the Condominium and the use of the Units. The By-Laws provide that the Condominium shall be governed by the Board of Managers, but that the Board of Managers shall have the right to designate committees or a Managing Agent to carry out such function.

XIX. RIGHTS AND OBLIGATIONS OF UNIT OWNERS

Sale or Lease of Units

Units can be sold or leased by a Unit Owner including notification to the Board of Managers, provided that he is not in arrears in the payment of Common Charges (except where the payment of such unpaid Common Charges is paid by the grantee or provided for out of the proceeds of the sale), and provided further that the sale or lease of a Parking Space may only be made to an owner or purchaser of a Residential Unit. No Residential Unit can be sold or leased unless it is first offered to the Condominium under the same terms and conditions as have been offered by the prospective purchaser or lessee. See Article XI, Section 1 of the By-Laws. A purchaser is free to make a gift of his Unit to anyone during his lifetime or to devise his Unit by will, or to have it pass by intestacy without any restriction provided, however, that such new Unit Owner shall be bound by and his Unit shall be subject to the foregoing restrictions. No Unit can be sold without a simultaneous sale of the undivided interest in the Common Elements. No Residential Unit can be sold without a simultaneous sale of the Unit Owner's Parking Space, if any.

The Sponsor or any mortgagee acquiring title to a Unit by foreclosure will not be subject to the foregoing restrictions. Further, the Sponsor may rent a Unit to the purchaser of said Unit if the purchaser so desires prior to the conveyance of title to said Unit.

Restrictions on Occupancy and Use

There is no restriction upon ownership of a Unit. Occupancy of a

Residential Unit, however, may only be for residential or home occupational purposes in accordance with the applicable zoning regulations of the municipality having jurisdiction over the Condominium. Notwithstanding the foregoing, the Sponsor may, without permission of the Board of Managers, retain ownership of one or more Units for use as models or sales and/or promotional offices in connection with the sale or rental of Units. Parking Spaces may be used only for the parking and storage of automobiles.

The By-Laws of the Condominium contain the following use restrictions: No immoral, improper, offensive or unlawful use shall be made of the Property nor any part thereof and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. Unit Owners, their families, employees, guests and pets shall not use or permit the use of the Units and Common Elements in any manner that would be illegal, disturbing or a nuisance to other Unit Owners. No resident shall put any advertisement or poster of any kind in or on the Condominium without the consent of the Board of Managers. It is prohibited to hang garments, rugs, etc. from the windows or balconies or terraces or from the Building or to string clothes lines on or over the Common Elements or to use any of the Common Elements for storage unless specifically designed for this purpose. No Unit Owner shall paint the exterior surfaces of the windows, walls or doors opening out of his Unit. The interior roadways or parking areas of the Condominium shall not be used for storage or long term parking of any boat, trailer, camper, bus, truck or commercial vehicle. Any such parking shall be subject, in addition, to any restriction due to zoning or local ordinance requirements. See Schedule I, Article VIII for complete details.

Mortgage of Units by Unit Owners

A Unit Owner may mortgage his Unit at any time after he acquires title to the Unit in whatever amount and under whatever terms he can obtain, provided that the mortgage can only be taken from a bank, savings and loan association, life insurance company, pension fund, trust company or other institutional lender. Any Unit Owner may, however, upon the resale of his Unit, grant a purchase money mortgage to a purchaser of his Unit. A Unit Owner may mortgage his Unit only if all arrears for Common Charges, if any, are provided for at the closing of the mortgage.

Common Charges, Assessment and Collection

The Board of Managers will prepare and furnish its budget to the Unit Owners and their mortgagees annually. Based upon such budget and any modification thereof approved by the Board of Managers, the Unit Owners will be charged for the cost of the operation of the Condominium in accordance with their interest in the Common

Elements. Any special assessments will be charged to the Unit Owners in accordance with their interest in the Common Elements. The charges assessed by the Board of Managers ("Common Charges"), in addition to the cost of repairing and maintaining the Common Elements, management charges, charges for water and electricity consumed in the Common Elements and other normal operational costs, may include, in the discretion of the Board of Managers, reserves, Working Capital and other sums necessary to carry on the affairs of the Condominium.

The estimates of Condominium expenditures in Schedules B and B-1 were made by the Sponsor and passed upon by N2 Design Group, Registered Architect. Although the Sponsor is of the opinion that such estimates are accurate and reasonable, they are not intended and cannot be construed as an assurance of the actual expenses and are merely based upon information available at this time. Actual costs may be lesser or greater than as set forth herein.

It is presently anticipated that the Common Charges are to be used primarily to pay for fire and other casualty insurance on the Building and the Common Elements, public liability and property damage insurance as set forth in Schedule B to this Plan, maintenance of the Common Elements and operations of the Condominium. The Common Charges do not include maintenance, repairs or decoration of the interior of the Units or portions thereof, payments required pursuant to the terms of Unit Owner's mortgages or real estate taxes covering the individual Units.

The Common Charges which will be collected monthly by the Board of Managers and other costs of maintenance of the Units are set forth on Schedule A. However, additional services which the Unit Owners may desire or other factors can increase these charges. The Board of Managers will commence the collection of Common Charges upon the closing of title to the first Unit in an amount no greater than as set forth herein and only in such amount as will be necessary to carry out the duties of the Board of Managers as set forth in this Offering Plan and such Common Charges shall be paid by the Unit Owners and the Sponsor as owner of the unsold Units in accordance with the common interest set forth herein. The Common Charges will be placed in an account in the name of the Board of Managers in HSBC 2145 Ralph Avenue, Brooklyn, New York 11234 or any other bank designated by the Board of Managers.

Where a Unit is damaged by casualty and the proceeds of insurance are not sufficient to cover the repair of the damage, the amount necessary to restore the Unit over and above the proceeds from any fire insurance on the Units will be a common charge to all Unit Owners. In order to protect the Unit Owners against the possibility of such common charges, the Board of Managers determines the amount of blanket casualty

insurance covering all Units (the cost of such insurance is part of the common charges) and reviews the amount of such coverage annually.

The Sponsor shall be liable for the monthly Common Charges of all Units, title to which have not been transferred to bona fide purchasers, commencing with the closing of title to the first Unit.

Liens for the Non-Payment of Common Charges

Under the Real Property Law of the State of New York, the Board of Managers shall have a lien against each Unit for its unpaid Common Charges and legal interest thereon prior to all other liens except liens for the payment of taxes and all sums unpaid on a first mortgage of record. The lien shall continue in force even after resale of a Unit except that the Board shall, in accordance with the Declaration, release the lien and right to collect unpaid Common Charges against any purchaser of a Unit where such purchase arises out of a foreclosure of a first institutional mortgage when the Board of Managers has been made a party to the foreclosure action. The Board of Managers may foreclose the lien in the same manner as a mortgage on real property and in doing so shall be entitled to recover all costs incurred including reasonable attorney's fees. The liability of each Unit Owner for the payment of Common Charges thereafter assessed against his Unit shall terminate upon a sale, transfer or conveyance of such Unit in accordance with the provisions of the Condominium Declaration and By-Laws. Further, any Unit Owner may convey his Unit to the Board of Managers or its nominee, on behalf of all other Unit Owners, without any compensation and in accordance with the Declaration and By-Laws, and in such event he shall be exempt from any Common Charges thereafter assessed, but not relieved of his obligation to pay his mortgage. However a Unit Owner may not exempt himself from liability for his Common Charges by waiver of the use or enjoyment of any of the Common Elements or by abandonment of his Unit. Upon a resale, the purchaser of a Unit shall be liable for the payment of unpaid Common Charges assessed against such Unit prior to the acquisition of such Unit by the purchaser, except that a mortgagee who acquires title to a Unit or a purchaser at a foreclosure sale shall not be liable and the Unit shall not be subject to a lien for the payment of Common Charges assessed prior to the acquisition of title to such Unit by the mortgagee or purchaser at a foreclosure sale. In such event and in the event of a foreclosure by the Board of Managers of its lien on any Unit for unpaid Common Charges where the proceeds of the foreclosure sale are not sufficient for the payment of such unpaid Common Charges, the unpaid balance shall be charged to all Unit Owners as a common expense.

Repairs, Alterations and Improvements to Units

The Unit Owner can make any interior alterations or improvements to the Unit he desires without obtaining the consent of the Condominium so long as such alterations or improvements do not affect the Building in which his Unit is located or any other Common Element. Repairs to Common Elements shall be the responsibility of the Board of Managers and the cost of such repairs shall be a common expense. In the event such alterations or improvements affect the structural soundness of the Buildings, the Unit Owner must first obtain the written consent of the Board of Managers.

All maintenance to the Units including electrical repairs, plumbing stoppages, window cleaning, painting, repairs and replacements to the Units, including windows and doors abutting a Unit and repairs to pipes, wires and conduits located within and servicing the same Unit shall be made by the respective Unit Owners at their own expense. Each Unit Owner will also be responsible for the maintenance of portions of the Common Elements irrevocably restricted to his use, except for structural repairs thereto. The Board of Managers will be responsible for the maintenance and repair of the exterior parking spaces.

In the event that the Unit Owner fails to make any repair or creates any condition which affects the Building in which his Unit is located, the Common Elements or any other Unit, the Board of Managers may, upon notice given in accordance with the provisions of the By-Laws, make such repair or correct such condition and charge the Unit Owner for the cost of such service. In the event it becomes necessary for the Board of Managers to bring any lawsuit or other proceeding to enforce its right to make such repair or correct such condition or to collect any sum due on account thereof, the Board of Managers shall also be entitled to collect reasonable attorney's fees in connection with such suit or proceeding.

Insurance

The Board of Managers shall obtain and maintain, to the extent obtainable, fire insurance with extended coverage, water damage, vandalism and malicious mischief endorsements insuring the Building, including all of the Units and the bathroom, kitchen and laundry equipment initially installed therein by the Sponsor, (but not including furniture, furnishings or other personal property supplied by or installed by Unit Owners) together with all heating and air conditioning equipment and other service machinery contained therein, covering the interest of the Condominium, the Board of Managers and all Unit Owners and their mortgagees, as such interest may appear, in an amount equal to at least eighty (80%) percent of the full replacement value of the Buildings. Each of such

policies shall contain a New York Standard Mortgagee clause in favor of each mortgagee of a Unit which shall provide that the loss, if any, thereunder shall be payable to such mortgagee as its interest may appear, subject, however, to the loss payment provisions in favor of the Board of Managers and the Insurance Trustee hereinafter set forth; and such other insurance as the Board of Managers may determine.

In addition to the insurance set forth herein, the purchaser may desire to insure his personal effects and the interior of the Unit itself for fire and liability. Such insurance, if taken by the purchaser, will be payable by the purchaser directly.

If by reason of the use of a Parking Space, the insurance premium for the Condominium is increased, the owner of such Parking Space will be personally liable for the amount of such increase.

The proceeds of all policies of physical damage insurance carried by the Board shall be payable to the Board of Managers in the event of a loss amounting to $50,000.00 or less, and to the Insurance Trustee if the loss shall amount to more than $50,000.00 to be applied for the purpose of repairing, restoring or rebuilding the Building unless otherwise determined by the Unit Owners, as hereinafter set forth.

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

The amount of fire insurance to be maintained on the Condominium upon the transfer of title to all Units and until the first meeting of the Board of Managers following the first annual meeting of the Unit Owners will be in the amount of at least $6,000,000.00. The Board of Managers shall review the amount of fire insurance annually.

A New York bank or trust company designated by the Board of Managers shall be the Insurance Trustee. In the event that the Insurance Trustee shall resign or not qualify, the new Insurance Trustee shall also be a bank or trust company in the State of New York designated by the Board of Managers. The Insurance Trustee shall hold all

proceeds of insurance policies in accordance with Section 254.4 of the Real Property Law.

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

The public liability insurance policy to be maintained until the first meeting of the Board of Managers following the first annual meeting of the Unit Owners will be a limit of $1,000,000.00/$2,000,000.00 aggregate covering all claims for bodily injury and property damage arising out of any one occurrence in the Common Elements.

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

THE CONDOMINIUM INSURANCE COVERAGE DOES NOT COVER FIRE AND LIABILITY INSURANCE FOR THE PURCHASER'S PERSONAL EFFECTS AND INTERIOR OF THE UNIT. PURCHASERS ARE ADVISED TO SECURE SUCH COVERAGE.

The Board will arrange for repair of the Units in the event of a casualty loss. In the event the insurance proceeds are not sufficient to cover the cost of repairs to the Units, the balance of the cost of such repairs will be assessed against all Unit Owners. For further provisions regarding repair or reconstruction of Units, after fire or casualty and condemnation provisions see Article VII and XII of the By-Laws. In the event of a casualty loss, the Unit Owner will continue to pay the Common Charges on his Unit.

Although there is no requirement for annual appraisals to ascertain whether the insurance coverage is adequate, such appraisals are required prior to renewal of any fire policy. See Schedule B for the estimated insurance costs of the Condominium.

Access by Board of Mangers

The Board of Managers and its agents, employees and contractors shall have a right of access to any Unit and to all portions of the Common Elements for the purpose of carrying out any of its obligations under the Declaration and By-Laws.

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

Ownership of a Unit in the Condominium subjects the Unit Owner to compliance with the provisions of the Declaration and By-Laws as well as any rules and regulations contained in the Declaration or By-Laws or established by the Condominium in accordance therewith. The rules and regulations set forth in the Declaration and By-Laws can be found in Part II of the Plan Schedule H, Article Seventeenth and Schedule I, Article VIII. The Board of Managers can institute legal actions to enforce compliance with the provisions of the Declaration and By-Laws as well as the rules and regulations established therewith.

The provision of the Declaration and By-Laws that requires written consent of the Board of Managers prior to a Unit Owner making an alteration that would impair the structural soundness of the Building in which the Unit is located and does not apply to the Sponsor.

The provision of the By-Laws which requires members of the Board of Managers to be Unit Owners will not apply to the first Board of Managers or any member appointed by the Sponsor.

Other Liens

At the time of the closing of a Unit, there will be no other liens or encumbrances on the Unit or Common Elements other than the lien for non-payment of Common Charges, the lien of a first mortgage which arises if the purchaser obtains a first mortgage on his Unit and the liens and encumbrances set forth in Section XII of the Plan.

XX. RIGHTS AND OBLIGATIONS OF BOARD OF MANAGERS AND SUMMARY OF DECLARATION AND BY-LAWS

The form of the By-Laws and the Declaration of Condominium referred to in the Offering Plan appear in Part II as Schedules I and H.

The following is a summary of certain provisions of the By-Laws and Declaration.

Board of Managers

The affairs of the Condominium shall be governed by a Board of Managers (the "Board"). All members of the Board shall serve without compensation. The first Board shall consist of three (3) Managers designated by the Sponsor. It is anticipated that they shall be the following members of the Sponsor: Richard Cardinale, Angelo Bracco and Anthony Cardinale, each or whom has been actively involved in the day to day operations of the construction of the project and has personally invested funds in the development of the building and the formation of Tiffany Partners, LLC. And are active members thereof. At the first annual meeting of Unit Owners, five (5) Managers shall be elected by the Unit Owners for staggered terms. See Schedule I, Article III.

Every Unit Owner shall be entitled to cast one vote on each ballot for each Residential Unit he owns. All Managers other than those elected at the first annual meeting of Unit Owners and designees or nominees of the Sponsor shall be Unit Owners. See Schedule I, Article III, Section 1 as to the Sponsor's initial control of the Board. At the expiration of the initial term of office of each respective Manager, his successor shall be elected to serve a term of three (3) years. Elections are to be held annually. To insure the Sponsor minimum representation on the Board after it turns over control of the Board to the Unit Owners, the Sponsor shall have the right to designate forty (40%) percent of the members of the Board so long as it owns thirty-five (35%) percent or more of the Units in number, and twenty (20%) percent of the members of the Board so long as the Sponsor continues to own less than thirty-five (35%) percent but more than ten (10%) percent of the Units and one member so long as it owns one Unit.

Removal of Members of the Board of Managers

Managers may be removed for cause by an affirmative vote of a majority of the Unit Owners. No manager other than a member of the first Board of Managers or Sponsor's designees or nominees shall continue to serve on the Board if, during his term of office, he shall cease to be a Unit Owner.

Powers and Duties of Board of Managers

The property and business of the Condominium shall be managed by its Board of Managers. The powers of the Board of Managers include, but are not limited to, the following items:

1. To determine and levy monthly assessments ("Common Charges") to cover the cost of common expenses, payable in advance;

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

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

4. To enter into and upon the Units when necessary and at as little inconvenience to the Unit Owners as possible in order to maintain, care and preserve the Property;

5. To insure and keep insured the Common Elements and Buildings;

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

7. To make reasonable rules and regulations;

8. To employ and terminate the employment of employees and independent contractors and to purchase supplies and equipment, to enter into contracts, and generally to have the powers of a manager in connection with the matters hereinabove set forth;

9. To bring and defend actions by or against more than one Unit Owner and pertinent to the operation of the Condominium and to levy special assessments to pay for the cost of such litigation;

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

11. To make additions, alterations, or improvements to the Common Elements of the Condominium, the cost of which addition, alteration, or improvement does not exceed $5,000.00. The Board of Managers may make additions, alterations or improvements to the Common Elements costing in excess of $5,000.00 only with the approval of a majority of the Unit Owners. While the Sponsor is in control of the Board of Managers, the

Board may make additions, alterations, or improvements to the Common Elements costing in excess of $5,000.00 or enter into service or maintenance contracts the duration of which will extend more than one year after the Sponsor loses control of the Board of Managers, only with the approval of a majority of the Unit Owners, excluding the Sponsor, voting at a duly held meeting of the Unit Owners. In addition, the Sponsor must give its written approval pursuant to the requirements contained in Section XV of the Plan. See Section XV of the Plan as to the length of the Sponsor's control.

Nothing contained herein shall limit the right of the Board of Managers to repair or replace the Common Elements as necessary;

12. To borrow money on behalf of the Condominium when required in connection with the operation, care, upkeep and maintenance of the Common Elements, provided, however, that (i) the consent of at least sixty-six and two-thirds (66-2/3%) percent in number of all Unit Owners, obtained at a meeting duly called and held for such purpose in accordance with the provisions of these By-Laws, shall be required for the borrowing of any sum in excess of $25,000.00 and (ii) no lien to secure repayment of any sum borrowed may be created on any Unit or its appurtenant interest in the Common Elements without the written consent of the Owners of said Unit; and

13. Since each Unit is separately assessed for real estate tax purposes, each Unit Owner must institute his own proceeding to review real estate tax assessments against such Unit. However, the Board of Managers may institute such proceeding on their behalf with the consent of all Unit Owners.

Liability of Board of Managers and Unit Owners

In order to limit the liability of the Unit Owners, any contract, agreement or commitment made by the Board of Managers or the Officers of the Condominium shall state that it is made by the Board of Managers as agent for the Unit Owners as a group only and that no member of the Board of Managers or officer of the Condominium or individual Unit Owner shall be liable for such contract, agreement or commitment except that every Unit Owner shall be liable to the extent that his proportionate interest in the Common Elements bears to the total liability under such commitment. The Board of

Managers and Officers of the Condominium shall have no liability to the Unit Owners in the management of the Condominium except for wilful misconduct or bad faith and the Unit Owners shall severally indemnify all members of the Board of Managers against any liabilities or claims arising from acts taken by a member of the Board of Managers in accordance with his duties except acts of willful misconduct or acts made in bad faith. Such several liability of the Unit Owners shall, however, be limited to the extent that his proportionate interest in the Common Elements bears to the total liability of the members of the Board of Managers, or officers of the Condominium.

Officers

The officers of the Condominium shall be chosen by the Board of Managers and shall be a president, a vice president, a secretary and a treasurer. The Board of Managers may also choose one or more assistant secretaries and assistant treasurers and such other officers as in their judgment may be necessary. All officers must be Unit Owners or members of the Board of Managers. One person may hold not more than two (2) offices at the same time, except that the President and Secretary shall not be the same person.

The President shall be the chief executive officer of the Condominium, shall preside at all meetings, shall have general and active management of the business of the Condominium and shall see that all orders and resolutions of the Board are carried into effect.

The Vice President shall take the place of the President and perform his duties whenever the President is unable to do so.

The Secretary shall record all votes and the minutes of all proceedings in a book.

The Treasurer shall have the custody of the Condominium funds and securities and shall keep full and accurate chronological accounts of receipts and disbursements in books belonging to the Condominium including the vouchers for such disbursements, and shall deposit all monies and other valuable effects in the name and to the credit of the Condominium in such depositories as may be designated by the Board of Managers. The Treasurer shall disburse the funds of the Condominium, and shall keep detailed financial records and books of account of the Condominium. Such books of account shall include a separate account for each Unit which, among other things, shall contain the amount of each assessment of Common Charges against such Unit, the date when due, the amounts paid thereon and the balance remaining unpaid.

Repairs, Alterations and Improvements to Common Elements

All maintenance, repairs and replacements to the Common Elements of the Property, including but not limited to exterior walls of the Buildings, roof and roof members as well as all maintenance, repairs and replacements to any pipes, wires, conduits and public utility lines, any portion of which is located in one Unit and services another Unit or more than one Unit or so much of any pipes, wires, conduits and public utility lines as are located in the Common Elements but serve one or more Units shall be made by the Board of Managers and the cost thereof shall be a common expense. All normal (non-structural) maintenance of Limited Common Elements other than the exterior parking spaces is the responsibility of the Unit Owner to whom such Common Element is limited in use. All repairs to the exterior of any door, fence, building, open area or other generally visible portion of the Condominium must conform with the style and colors initially installed by the Sponsor. The Board of Managers shall repair all plumbing stoppages and electrical repairs occurring in the Common Elements. The Board of Managers shall have a right of access to any Unit and to all portions of the Common Elements for the purpose of carrying out any of its obligations under this Offering Plan, the By-Laws or the Declaration of the Condominium.

Restoration or Reconstruction After Fire or Other Casualty

In the event of damage to or destruction of any of the Buildings as a result of fire or other casualty, the Board of Managers shall arrange for the prompt repair and restoration of the Building or Buildings and the Board of Managers or the Insurance Trustee shall disburse the proceeds of all insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments. Any cost of such repair and restoration in excess of the insurance proceeds shall constitute a common expense and the Board of Managers may assess all the Unit owners for such deficit as part of the Common Charges.

If seventy-five (75%) percent or more of the Units are destroyed or substantially damaged and seventy-five (75%) percent or more of the Unit Owners do not resolve to proceed with repair or restoration, the property comprising the Condominium shall be subject to an action for partition at the suit of any Unit Owner or lienor, as if owned in common in which event the net proceeds of sale, together with the net proceeds of insurance policies shall be divided by the Board of Managers or the Insurance Trustee, as the case may be, among all the Unit Owners in proportion to their respective common interests, after first paying out of the share of each Unit Owner the amount of any unpaid liens on his Unit, in the order of the priority of such liens.

Insurance

As described in detail in Section XVI of the Plan, the Board of Managers shall obtain and maintain, to the extent obtainable, fire insurance with extended coverage, water damage, vandalism and malicious mischief endorsements insuring the Buildings, including all of the Units and the bathroom, kitchen and laundry equipment initially installed therein by the Sponsor (but not including furniture, furnishings, or other personal property supplied or installed by Unit Owners), together with all air conditioning and heating equipment and other service machinery contained therein, covering the interest of the Condominium, the Board of Managers and all Unit Owners and their mortgagees, as their interests may appear, in an amount equal to at least eighty (80%) percent of the full replacement value of the Building. Each of such policies shall contain a New York Standard Mortgagee clause in favor of each mortgagee of a Unit which shall be payable to such mortgagee as its interest may appear, subject, however, to the. loss payment provisions in favor of the Board of Managers and the Insurance Trustee hereinafter set forth; and such other insurance as the Board of Managers may determine.

Reports to Unit Owners

All Unit Owners will receive within three (3) months of the end of each fiscal year, copies of an annual report of the Condominium including a balance sheet and profit and loss statement verified by an independent public accountant, a statement regarding any taxable income attributable to the Unit Owners, and a notice of the holding of the annual Unit Owners meeting. All Unit Owners shall be entitled to examine the books and records of the Condominium on reasonable notice to the Board but not more often than once a month.

Amendments

The Declaration may be amended upon a vote of eighty (80%) percent of the Unit Owners in number and common interest held at a duly called meeting of the Unit Owners, provided however, that:

(i) No amendment shall alter the percentage interest in the Common Elements appurtenant to any Unit or alter any rights or obligations respecting portions of the Common Elements irrevocably restricted in use to the owners of any Units without the consent of one hundred (100%) percent of the affected Unit Owners and the first mortgagees, if any, of the same Units, which consents shall be expressed on the instrument of amendment.

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

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

The By-Laws may be amended at any duly called Unit Owners meeting; provided: (1) that the notice of the meeting shall contain a full statement of the proposed amendment; (2) that the amendment shall be approved by eighty (80%) percent of the Unit Owners in number and common interest; and (3) said amendment shall be set forth in a duly recorded amendment to the Declaration. However, no amendment will affect or impair the validity or priority of the Unit Owners interest and the interests of holders of a mortgage encumbering a Unit or Units.

Units Acquired by the Board of Managers

All Units which are acquired by the Board of Managers, or its designee, shall be held by it on behalf of all Unit Owners whose respective interests shall be in proportion to the common interest to such Unit Owners and the votes appurtenant to such Units shall be cast by the Board of Managers or its designee at all meetings of the Unit Owners, except that the Board will not vote in any election of members of the Board.

Termination of Condominium

This Property shall not be withdrawn from the provisions of Article 9-B of the Real Property Law unless at least eighty (80%) percent of the Unit Owners in number and in common interest and the first mortgagees, if any, of these same Units agree to the withdrawal of this property from the provisions of such Article. The Sponsor or its nominee will not cast any of its votes for withdrawal, unless eighty (80%) percent of Unit Owners other than Sponsor so vote.

Covenant Against Partition of Common Elements

The Common Elements are not subject to partition nor are they severable from the Units except in accordance with the Real Property Law.

Reserves

The Condominium has the right to accumulate reserves for capital replacements or other general repairs of the Condominium. However, the Condominium will be taxed on any excess of income over expenses from unrelated sources. Examples of unrelated source income includes interest earned on reserve or other invested funds.

Easements

Each Unit Owner will have an easement in common with all other Unit Owners for the use, maintenance and repair of all pipes, wires, conduits and public utility lines located in the Common Elements or located in other Units and servicing his Unit. Further, each Unit Owner will have an easement for the continuance of any encroachment by his Unit on any adjoining Unit or Common Element now existing or which may come into existence hereafter as a result of the settling of the Units or repair or alteration of the Unit by the Board of Managers, after damage by fire or other casualty or as a result of condemnation or eminent domain proceedings, or by reason of an alteration made by the Board to the Common Elements so that any such encroachment may remain undisturbed so long as the Unit stands. Each Unit will be subject to such encroachments and easements in favor of all other Units. The Board of Managers, its agents and employees shall have a right of access to the Units and to the Common Elements (irrespective of the restricted nature of such Common Element) to inspect, maintain or repair the Common Elements or any pipe, wire, or conduit therein or to make repairs to the Unit to prevent damage to the Common Elements or any other Unit.

Allocation of Common Interest

The common interest of the Condominium establishes the Unit Owners percentage of ownership in the Common Elements and percentage of liability for the payment of Common Charges. Each Unit Owner has the percentage of common interest in the Condominium set forth on Schedule A. Such allocation 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.

The percentage of the undivided interest in the Common Elements shall not be changed except with the consent of all of the Unit Owners affected and expressed in a duly recorded amendment to the Declaration.

Copies of both the Declaration and By-Laws are contained in Part II of the Offering Plan.

Management Services

Prior to the first closing of title to a Unit, the Board of Managers will enter into an agreement with Advanced Management Services (hereinafter the "Managing Agent") to manage the Condominium for one (1) years at an annual fee of $15,000.00, payable in monthly installments, plus customary fees for minor services. The Management Agreement (the "Agreement") may be cancelled by either party after the first year for cause. Upon the Board of Managers electing to terminate the Agreement for cause, the Managing Agent will be given thirty (30) days to rectify the basis for the Board's action to the Board's satisfaction, which may not be unreasonably withheld. If the Managing Agent fails to rectify the basis for said action by the Board within thirty (30) days, the Management Agreement will terminate within sixty (60) days thereafter.

The duties and services to be rendered by the Managing Agent include, among other:

1. Bill and collect Common Charges and if authorized by the Board of Managers, to demand and sue for any Common Charges that may be outstanding by a Unit Owner.

2. Cause the Condominium to be maintained, repaired or altered as may be advisable or necessary.

3. Engage and pay all help or employees which the Managing Agent may deem necessary to operate and maintain the premises.

4. Purchase all supplies and equipment, provide all service necessary and to obtain and pay for insurance etc., as the Board of Managers may direct.

5. Maintain the Condominium books and prepare an annual report of the Condominium, including a balance sheet and profit and loss statement verified by an independent certified accountant.

6. Furnish monthly reports of receipts and disbursements to the President and Treasurer of the Condominium.

All expenses incurred by the Managing Agent in performance of his duties shall be paid by the Unit Owners as a common expense. The Unit Owners will also indemnify the Managing Agent against any liability for acts performed by him pursuant to the Agreement or the instruction of the Board of Managers or for injury to person or property not resulting from the Agents gross negligence or wilful failure to comply with

its obligations under the Management Agreement.

The Managing Agent's responsibility for supervising repairs and alterations to the Common Elements is limited to those routine repairs and incidental alterations required in the course of the ordinary maintenance and care of the Common Elements. Non-emergency repairs and alterations involving an expenditure in excess of $1,500.00 for any one item will be made only with the prior approval of the Board of Managers.

XXI. TAX DEDUCTIONS TO UNIT OWNERS AND TAX STATUS OF THE CONDOMINIUM

The Sponsor has been advised by its counsel, Schwartz & Associates, P.C., that each Unit Owner will be entitled under present law to a deduction for Federal, New York State and New York City income tax purposes for the real estate taxes paid by him covering his Unit. Further each Unit Owner whose Unit is either his principal residence or the one other residence that he selects pursuant to Section 163(h)(5)(A)(i) (II) of the Internal Revenue Code of 1986 will be entitled under present law to a deduction for Federal, New York State and New York City income tax purposes for the interest paid by him on any mortgage covering his Unit. See Counsel's Tax Opinion annexed hereto as Schedule J. The Sponsor has been advised by its counsel that the Condominium will be eligible to be treated as a tax exempt organization under Section 528 of the Internal Revenue Code provided that it satisfies certain income and expenditure requirements which are set forth in Counsel's Tax Opinion. If the Condominium is so eligible, it will be exempt from Federal, New York State and New York City income taxes. However, the Condominium will be taxed on any excess of income over expenses from unrelated sources. Examples of unrelated source income include interest earned on reserve and other invested funds, income from concessions and income from dues or fees received from persons other than the Unit Owners. If the Condominium is required to pay taxes, the amount thereof will be levied as an additional common charge.

Real Estate Taxes Partial Tax Exemption Program

The Sponsor has filed an application for eligibility for tax exemption under Section 421(a) of the New York State Real Property Tax Law. This section of the law, which is administered by HPD, provides for a twenty-five (25) year partial tax exemption program applicable to multiple dwellings constructed in New York City under certain limiting conditions. The Sponsor will apply to HPD for a preliminary certificate of eligibility for such tax exemption benefits. If required by HPD, a final exemption will be applied for by the Sponsor at least sixty (60) days prior to initial occupancy of a Residential Unit. The Sponsor will in any event file all necessary papers to secure final approval.

The Sponsor will keep all records required by HPD and will make them available to HPD whenever requested to do so. Purchasers should be advised that HPD routinely conducts audits, the result of which can be either the reduction or revocation of benefits if proper documentation is not provided. Upon the closing of title to the first Unit, the Sponsor will make all 421(a) documents available to the Board of Managers for inspection and copying for the life of the benefits. The Sponsor will timely file all applications and timely comply with all procedures required to properly process and maintain the 421(a) benefits.

The Section 421(a) tax exemption program provides that while the taxes on the Property may not be less than those assessed in prior years, real estate taxes on Residential Units in newly constructed buildings are exempted 100% for eleven (11) years (plus the period of construction), 80% for the next year, 60% for the next year, 40% for the next year, and 20% for the last year of a fifteen (15) year period. After the end of the fifteen (15) year period, the Residential Units will be subject to regular real estate taxes in accordance with the rates then in effect in the City of New York.

The estimate of real estate taxes set forth in Schedule A is based upon twelve (12) months during the 2003/2004 tax year. The estimated assessed valuation of the Units for 2006/2007 is set forth in footnote #4 to Schedule A. The projected assessed valuation of the project for the 2006/2007 tax year is $1,575,000.00 upon completion of construction, per a letter dated August 16, 2005 from Ben Rottenstein Associates, Inc. Such projection coincides with the commencement of condominium operation. The projected tax rate for 2006/2007 is $12.216 per $100.00 of assessed valuation for the Residential Units and $12.216 per $100.00 of assessed valuation for the Parking Spaces. The real estate taxes for each Unit for the twelve (12) months in the 2004/2005 tax year were calculated by multiplying the estimated assessed valuation of such Unit by the applicable projected tax rate.

The estimate of real estate taxes for the Residential Units set forth in Column 6A of Schedule A assumes that one hundred (100%) percent of the value of the improvements to the residential portion of the Property will be exempt from taxation under Section 421(a) of the Real Property Tax Law. Although in the Sponsor's opinion this method of calculating the real estate taxes applicable to each Unit is reasonable, there can be no assurance that final exemption will be granted or that this method of calculation of real estate taxes applicable to each Unit will be the final method used by the New York City taxing authority in establishing the real estate tax assessment for each Unit.

Since the New York State Condominium Act provides that real estate taxes will be separately assessed against each individual Unit Owner, the result of the tax exemption program will be to give each individual Residential Unit Owner the full benefit of the tax exemption program.

The effect of the Section 421(a) tax exemption program can be illustrated by the following example. Assuming that the city of New York assessed Unit 3R at $400,000.00 when fully constructed, the real estate taxes payable on the Unit for the full 2006-2007 fiscal tax year without the benefit of the tax exemption program would amount to approximately $498.00 based upon the applicable tax rate of $12.45 per $100.00 assessed valuation. Under the tax exemption program, however, assuming that the $12.45 per $100.00 tax rate remained constant, the taxes would amount to approximately $0.00 during each of the first twenty-one (21) years when 100% abatement was available, approximately $99.86 during the twelfth year when 80% abatement was available and approximately $398.14 during the twenty-second (22nd) year when 20% abatement was available. Prospective purchasers are cautioned that the foregoing example is offered solely to illustrate how the Section 421(a) tax exemption program functions. The Sponsor anticipates that the real estate tax rate will increase in future years rather than remain constant as assumed in the example. In addition, prospective purchasers are advised that the City of New York has not yet actually assessed the Units in the Condominium. The estimates of projected real estate taxes in this Offering Plan have been prepared by the Sponsor and cannot be construed as an assurance of the final tax costs, but are merely estimates based upon information available to the Sponsor at this time.

In the opinion of Norman Parnass, Chief Executive Officer of Ben Rottenstein Associates, Inc., Real Estate Tax Consultants (see "Real Estate Tax Exemption Opinion" in Part II), assuming certain qualifications (such as the parcel on which the Building is situated satisfying site eligibility requirements, the parcel not having been mapped as a public park or utilized as a private park for ten or more consecutive years prior to October 1, 1971, construction complying with the requirements and obligations set forth in Section 421-a of the New York Real Property Tax Law, including amendments by the local legislative body and the rules and regulations promulgated pursuant thereto) are met, the Buildings will be eligible for a partial real estate tax exemption during construction and for a period of 15 years following completion of construction, pursuant to 421-a. (The Real Estate Tax Exemption Opinion in Part II provides additional details as to the eligibility requirements for 421-a.) Under this law, as presently interpreted by the New York City Department of Finance and as implemented and supervised by the Department of Housings, Preservation and Development ("HPD"), the exemption applies only to the "increase" in a property's assessed valuation above the assessment in the tax year prior to commencement of construction. The following amounts of the "increased" assessment are exempt from taxes during this 15 year period:

Fiscal Tax Year (July 1 to June 30)	Percentage of Increased Assessment Exempt from Taxes
First through Twenty First tax years-	100%
Twenty Second tax year-	80%
Twenty Third tax year-	60%
Twenty Fourth tax year-	40%
Twenty Fifth tax year-	20%
Twenty Sixth year-	0%

XXII. WORKING CAPITAL FUND AND RESERVE FUND

At closing the Sponsor will collect $500.00 from each purchaser of a Residential Unit to be paid to the Condominium as initial Working Capital. While Sponsor is in control of the Board of Managers the Working Capital Fund will not be used to reduce the Common Charges. If any portion of the Working Capital Fund is used during this period to pay for items in the budget set forth as Schedule B, such amounts will be repaid to such fund out of Common Charges collected.

The working capital fund will be established at HSBC, 2145 Ralph Avenue, Brooklyn, New York 11234 upon the closing of the first Unit. Monies collected from each Purchaser at closing for the working capital will be promptly deposited in this account.

No representation is made that the repairs and maintenance Reserve Fund will be adequate to cover current or future expenses including repairs or replacements of Common Elements. If additional funds are required over and above the Reserve Fund, it may be necessary to increase the Common Charges payable by the Unit Owners or to collect a special assessment from each Unit Owner.

Neither the Department of Law nor any other Governmental Agency has passed upon the adequacy of the Reserve Fund.

XXIII. MANAGEMENT AGREEMENT, CONTRACTS AND LEASE

Summarized below are the terms of the management agreement and all of the contracts and leases made or to be made by the Sponsor or the Condominium on or after the Closing Date and which are not disclosed elsewhere in this Plan.

Management Agreements

Prior to the first Closing Date, the Board of Managers on behalf of the Condominium will enter into an agreement with Advanced Management Services, having offices at 26 Court Street, Suite 804, Brooklyn, New York 11242 to act as Managing Agent of the Property for a period of one (1) year from the Closing Date. At the present time the Sponsor on behalf of Tiffany Tower Condominiums and its Board of Managers have entered into an agreement with such Managing Agent prior to Closing Date under the Plan. For its services, the Managing Agent will receive from the Condominium annual compensation of $15,000.00, payable in equal monthly installments. If engaged to do so by either the Sponsor or the Board of Managers, the Managing Agent will receive additional compensation for the supervision of any work performed by the contractors selected by the Board of Managers to make repairs to the Common Elements, as needed. The managing agreement may be canceled by either party after the first year for cause. In addition, the Sponsor and/or the Board of Managers may each cancel the management agreement without cause during the first thirty (30) days following the first anniversary of the Closing Date.

The services to be rendered to the Condominium by the Managing Agent will include: (a) billing and collecting Common Charges, rent and other charges; (b) hiring and discharging employees; (c) making periodic inspections of the Property and supervising repairs, services, maintenance, alterations and improvements; (d) purchasing supplies for the Building; (e) maintaining the corporate books and attending Board of Managers and Unit Owners' meetings; (f) verifying and paying bills received for services, work and supplies and paying taxes; (g) maintaining payroll records and filing withholding tax statements for Building employees; (h) furnishing monthly statements of receipts and disbursements to the President and Treasurer of the Condominium; (i) preparing and submitting annually to the Board of Managers an operating budget of the anticipated receipts and expenses for the ensuing year; (j) sending notices, preparing agenda, attending meetings and preparing minutes; (k) landscaping and snow removals; (l) exterminating; (m) maintenance and repair of the Common Elements; and (n) generally doing all things reasonably deemed necessary or desirable to the Condominium Board of the Condominium for the proper management of the Buildings.

The Managing Agent will obtain the consent of the Board of Managers prior to making any alteration or request involving an unanticipated expenditure in excess of Three Thousand Dollars ($3,000.00) or entering into any service contract with any subcontractor for a term in excess of two years requiring any regular annual payment in excess of Three Thousand Dollars ($3,000.00). The Management Agreement entered into by the Tiffany Towers Homeowners Association will contain a comparable provision.

The Managing Agent will prepare the Condominiums's annual certified financial statement. Such statement will be prepared by Daszkowski and Co,CPA, P.C., 1303 Clove Road, Staten Island, New York an independent certified public accountant employed by the Condominium at its own cost and expense.

The Condominium will reimburse the Managing Agent on demand for any sums advanced by the Managing Agent for the Condominium's account in payment of any obligation or necessary expense connected with the maintenance or operation of the Building or otherwise. The Condominium shall indemnify and hold the Managing Agent harmless from and against any liability, damages, claims, costs and expenses (including reasonable attorney's fees) arising out of any (i) injury to any person or property in, about or in connection with the Property, from any cause whatsoever, unless such injury is caused by the Managing Agent's own negligence or failure to comply with its obligations under the management agreement and (ii) acts properly performed by the Managing Agent pursuant to the management agreement or the instructions of the Condominium Board.

If the Sponsor or the Board of Managers so elects, the Managing Agent may be bonded at all times during the term of the management agreement under the fidelity bond in favor of thc Condominium or the Tiffany Towers Condominium Homeowners Association. The cost of the bond will be borne by the Condominium or the HOA.

The Managing Agent will perform substantially similar services for the Tiffany Towers Condominium Homeowners Association and will oversee the management of the HOA Properties (including those portions of any Off-Site Improvements and any Lot situated in the Development Area which the Tiffany Towers Condominium Homeowners Association is required to maintain pursuant to the Development Declaration or any easement).

XXIV. IDENTITY OF PARTIES

Sponsor and Selling Agent

The Sponsor of the Offering Plan is Tiffany Partners, LLC, a New York Limited Liability whose members are Richard Cardinale, Angelo Bracco, Anthony Cardinale and Gregg Barbagallo, each of whom maintain their offices at 125 Linwood Avenue, Staten Island, New York 10305. Tiffany Partners, LLC. has principals, Richard Cardinale, Gregg Barbagallo, Angelo Bracco and Anthony Cardinale. While neither the Sponsor nor any of the Sponsor's members have had prior experience with the building of a Condominium, each of them are deeply committed to the success of Tiffany Tower Condominiums. None of the members have any prior felony convictions, bankruptcies, judgments, convictions or injunctions against him.

The Selling Agent is Tom Le of The Corcoran Group, 124 Montague Street, Brooklyn, New York 11201, (718) 852-9050. The Corcoran Group Brooklyn has more that 20 years of experience as a licensed real estate broker and has been involved with marketing more than 20 new development projects in the Brooklyn area. The following is a list of projects where Corcoran has acted as the exclusive selling agent:

The Westcott - 25 Bergen Street, Brooklyn, New York
Newswalk - 700 Pacific Street, Brooklyn, New York
The Huntington - 162 Huntington, Brooklyn, New York
The Arches - 101 Warren Street, Brooklyn, New York
The Gretsch Building - 60 Broadway, Brooklyn, New York
Park Slope Terrace - 675 Sackett Street, Brooklyn, New York
307 Grand Avenue - 307 Grand Avenue, Brooklyn, New York
Prospect Condos - 279 Prospect Avenue, Brooklyn, New York
Union Garden Condominium - 219-221 Union Street, Brooklyn, New York
The Atlantic - 100 Atlantic Avenue, Brooklyn, New York
53 Boerum Place - 53 Boerum Place, Brooklyn, New York
Bridgefront - 67 Front Street, Brooklyn, New York
The Bridges - 79 Bridge Street, Brooklyn, New York
Smith Gray Building - 138 Broadway, Brooklyn, New York
The Chocolate Factory - 689 Myrtle Avenue, Brooklyn, New York
Graham Condominiums - 320 Washington Street, Brooklyn, New York
The Martin - 156 Sackett Street, Brooklyn, New York
Prospect Gardens - 249 and 251 16th Street, Brooklyn, New York
35 South Elliot Place - 35 South Elliot Place, Brooklyn, New York
City View Gardens Condominium - 306, 310 and 316 2nd Street and 305 3rd Street, Brooklyn, New York

238A-240 Franklin Avenue - 238A-240 Franklin Avenue, Brooklyn, New York
Beacon Tower - 85 Adams Street, Brooklyn, New York
River Front - 57 Front Street, Brooklyn, New York

Sponsor's Budget Consultant

Denise Mitchell, of Advanced Management Services, 26 Court Street, Suite 804, Brooklyn, New York 11242 has been retained by the Sponsor as a consultant with respect to the preparation of Schedules B and B-1. Ms. Mitchell has extensive experience in all facets of the real estate field.

Counsel to Sponsor

Mark S. Schwartz, Esq. of Schwartz & Associates, P.C., of 3607 Quentin Road, Brooklyn, New York 11234, is Counsel for the Sponsor and has prepared the Offering Plan. Schwartz & Associates, P.C., has been selected by the Sponsor to represent the Condominium in connection with all legal matters incident to the operation and management of the Condominium. No legal fee will be charged for such representation except for work actually performed after the formation of the Condominium. The Condominium can at any time choose to select different attorneys to represent it.

All legal matters in connection with the establishment of the Condominium, the Counsel's Tax Opinion contained herein and the preparation of this Offering Plan have been passed upon for the Sponsor by Schwartz & Associates, P.C.

The Sponsor has retained Schwartz & Associates, P.C., of 3607 Quentin Road, Brooklyn, New York 11234, as real estate tax counsel to pass upon all matters relating to the obtaining of 421(a) real estate tax exemption benefits in conjunction with Ben Rottenstein Associates Inc. Real Estate Tax Consultants.

Managing Agent

The Managing Agent for one (1) year after the first closing of title to a Unit will be Advanced Management Services. Advanced Management Services is presently the Managing Agent for numerous condominium developments throughout the New York metropolitan area, including but not limited to the following properties in Brooklyn:

225 Lincoln Place, Brooklyn, New York
One Tiffany Place, Brooklyn, New York
60 Plaza Street, Brooklyn, New York
800 Cortelyou Road, Brooklyn, New York

Insurance Consultant

The estimated insurance rates have been passed upon by Salerno Brokerage Co., Inc., 117 Oak Drive, Syosset, New York 11791-4625. The aforementioned estimates have been included in this Offering Plan in reliance upon the opinion of said agency and upon its authority as an expert, but the Sponsor has no knowledge that these estimates are not correct.

XXV. REPORTS TO UNIT OWNERS

It is the obligation of the Condominium Board to give all Unit Owners annually:

1. A financial statement of the Condominium prepared by a certified public accountant or public accountant. Such statement shall be a certified statement while Sponsor is in control of the Condominium Board of Managers;

2. Prior annual notice of the annual Unit Owner's meetings; and

3. A copy of the proposed annual budget of the Condominium by thirty (30) days prior to the date set for adoption thereof be the Condominium Board and the Board of Managers, respectively. While Sponsor is in control of the Condominium Board such budget shall be certified to be adequate in accordance with Section 20.4(d) of the applicable regulations of the Department of Law.

XXVI. DOCUMENTS ON FILE

Sponsor agrees that copies of this Plan and all exhibits and documents referred to herein shall be on file and available for inspection by prospective Purchasers and by any person who shall have purchased a Unit under this Plan or participated in the offering of such Units, at the office of the Sponsor, and shall remain available for such inspection for a period of six (6) from the date the Condominium Declaration is recorded. Sponsor shall deliver to the Condominium Board a copy of the filed Floor Plans and the filed Condominium Declaration at the time of the closing of the first Unit.

XXVII. GENERAL

Pending Litigation

At the date of this Offering Plan, there is no litigation or administration proceedings pending against the Condominium or the Sponsor or any other party which

would affect their ability to perform their obligations relating to this offering, or which would in any way affect this offering.

Prior Offerings

This Property has not been the subject of any prior public offerings.

Non-Discrimination

In accordance with the provisions of the laws of the State of New York, the Sponsor represents that it will not discriminate against any person because of his or her race, creed, sex, color, disability, marital status, national origin or ancestry in the sale of Units under this Plan.

Amendment of Plan

The Plan may be amended at any time and from time to time provided that, if the amendment is a material and substantial modification of the Plan which adversely affects purchasers, then anyone who has theretofore executed a Purchase Agreement shall be given not less than fifteen (15) days after a copy of the duly filed amendment is mailed or otherwise delivered to them by written notice to the Sponsor to cancel the Purchase Agreement and to obtain a refund, in full, of the down payment made therewith with interest, if any. No person has been authorized to make any representation which is not expressly contained herein. This Plan may not be changed or modified orally.

Plan as Fair Summary

This Plan contains a fair summary of the material provisions of the various documents referred to herein. Statements made as to the provisions of such documents are qualified in all respects by the contents of such documents.

No person has been authorized to make any representations which is not contained herein. Information, data or representations not contained herein or in the documents and exhibits referred to herein must not be relied upon. This Plan may not be changed or modified orally.

The documents and reports contained in Part II of this Plan are an integral part of the Plan and should be considered carefully by prospective Purchasers. Merely reviewing the summaries of documents set forth in Part I of the Plan is no substitute for a careful review of the actual documents, some of which are set forth in Part II of the Plan and others of which are available for inspection by all prospective Purchasers at the office

of the Sponsor. Therefore, prospective purchasers and their attorneys and other, financial advisors should read the entire Plan, which consists of Part I and Part II, and should review all documents in connection with the Plan.

XXVIII. SPONSOR'S STATEMENT OF SPECIFICATIONS OR BUILDING CONDITION

Sponsor adopts the Architect, and the Description of Property and Specifications prepared by William, Leavy of Narofsky Architecture and Design contained in Part II of the Plan. Sponsor has no knowledge of any material defects or need for major repairs to the property except as set forth in the Description of Property and Building Conditions.

Sponsor anticipates that the construction of the Buildings will be covered by a temporary or permanent certificate of occupancy on or before the Closing Date, as more fully described in "**Rights and Obligations of Sponsor.**"

Tiffany Partners, L.L.C.

_____

Richard Cardinale, Pres.

Dated: _____

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Part II - Site Plans

SCHEDULE C

Tiffany Place Condominiums

20 Tiffany Place, Brooklyn NY 11231

Architect:
Narofsky Architecture & Design
4 West 22nd Street
5th Floor
New York, NY 10010
T: 212 675 2374
F: 212 675 2375
E: william@narofsky.com
Contact: William Leavy

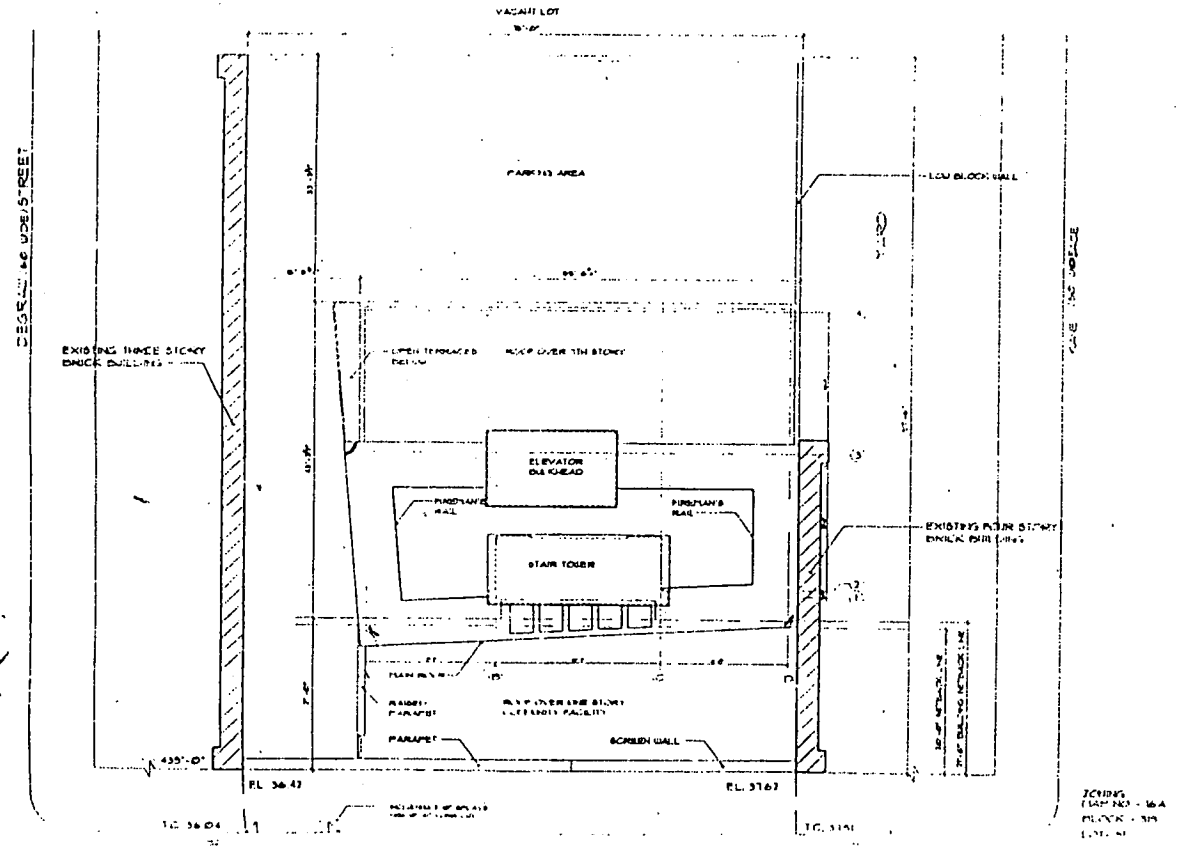
Structural Engineer:
Berzak Gold
121 West 19th Street
New York, NY 10011
T: 518.944 5430
F: 518.944 5431
E: sgold@berzakgold.com
Contact: Stuart Gold

MEP Engineer:
MKB Engineering
519 Eighth Avenue, 20th Fl
New York, NY 10018
T: 212 272 3731
F: 212 273 3732
E: mbendix@bendixengineering.com
Contact: Mathew Bendix

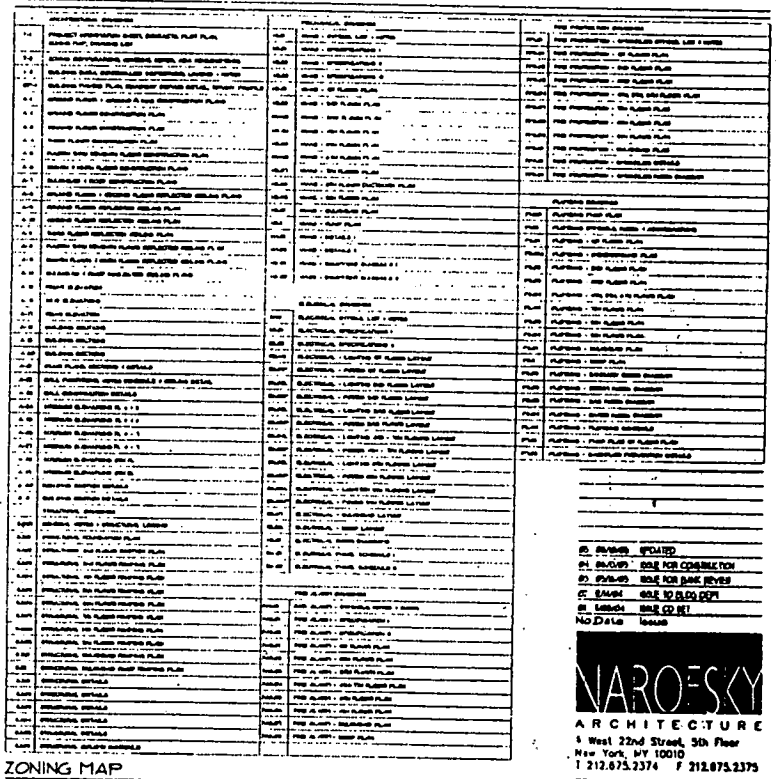
Code Consultant / Expeditor:
Berzak Gold
121 West 19th Street
New York, NY 10011
T: 516 944 5430
F: 518.944 5431
E: sgold@berzakgold.com
Contact: Stuart Gold

Contractor:
Matthews Development Corp
114 Fulton Street, Suite 2 E
New York, NY 10038
T: 212 608 0160
F: 212 608 0713
E: SAgosta@CrossNY.com
Contact: Sal Agosta

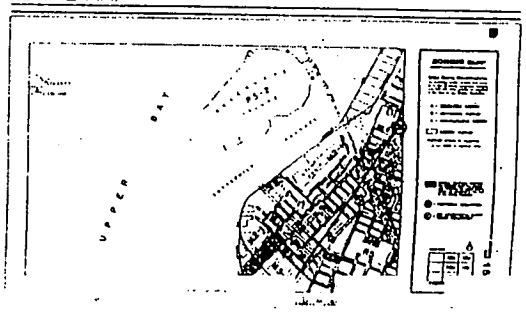
PLOT PLAN - SCALE 1/8" = 1'-0"



SCHEDULE OF DRAWINGS



ZONING MAP



No	Date	Issue
05	05/06/05	UPDATED
04	05/02/05	ISSUE FOR CONSTRUCTION
03	03/08/05	ISSUE FOR BANK REVIEW
02	02/04/04	ISSUE TO BLDG DEPT
01	12/08/04	ISSUE CO SET

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:
Plot Plan
Drawing List
Zoning Map

Job No. Drawing Number
Scale AS NOTED

ZONING COMPUTATIONS

ZONING DISTRICT___R6 MAP NO.___16A
LOT AREA _____7,313 SQ. FT.
23-142 HT. FACTOR = FLOOR AREA / LOT COVERAGE =
16,260 / 2,360 = 6.89 = 7
23-142 MAX. ALLOWED F.A.R. HT. FACTOR OF 7 = 2.23
MAX. ALLOWED F.A.R. = 7,313 X 2.23 = 16,300.99 SQ. FT.
24-11 MAX. ALLOWED F.A.R. FOR COMM. FAC. = 4.80
MAX. F.A.R. ALLOWED FOR COMM. FAC. = 7,313 X 4.80 = 35,102.40 SQ. FT.

Z.R. SECT.		DIMENSIONS	DEDUCTIONS	TOTAL
23-142	FLOOR			
	FIRST FL.	0000 SQ. FT.	- 00 SQ. FT. =	0000 SQ. FT.
	SECOND FL.	2,405 SQ. FT.	- 88 SQ. FT. =	2,317 SQ. FT.
	THIRD FL.	2,405 SQ. FT.	- 88 SQ. FT. =	2,317 SQ. FT.
	FOURTH FL.	2458 SQ. FT.	- 77 SQ. FT. =	2,381 SQ. FT.
	FIFTH FL.	2458 SQ. FT.	- 77 SQ. FT. =	2,381 SQ. FT.
	SIXTH FL.	2458 SQ. FT.	- 77 SQ. FT. =	2,381 SQ. FT.
	SEVENTH FL.	2458 SQ. FT.	- 77 SQ. FT. =	2,381 SQ. FT.
	EIGHTH FL.	1,318 SQ. FT.	- 25 SQ. FT. =	1293 SQ. FT.
	NINTH FL.	580 SQ. FT.	- 81 SQ. FT. =	625 SQ. FT.
	TOTAL			16,260 SQ. FT.

23-142 PROPOSE F.A.R. RESIDENTIAL = 16,260 < 16,300.99 OK
MINIMUM REQUIRED O.S.R. = 30.0
OPEN SPACE = 7,313 - 2,360 = 4,953 SQ. FT.
PROPOSE O.S.R. = 4,953 X 100 / 16,260 = 30.5 OK
24-11 PROPOSED F.A.R. FOR COMM. FAC. = 7313 / 7313 = 1 < 4.80 OK
MAX. LOT COVERAGE FOR COMM. FAC. = 65 %
MAX. ALLOWED LOT COVERAGE FOR COMM. FAC. = 34,788 X 0.65 = 22,593
PROPOSED LOT COVERAGE FOR COMM. FAC. = 1,147 < 22,593 OK
24-167 MAX. F.A.R. FOR COMM. FAC. IF BUILDING IS OVER 2.50 = 10
PROPOSED F.A.R. OF BUILDING = 23,688 / 7,313 = 3.24 < 4.80 OK
23-22 FACTOR FOR DETERMINING MAX. NO. OF DWELLING UNITS = 680
NO. OF DWELLING UNITS ALLOWED = 7,313 X 2.23 / 680 = 24.018
PROPOSED NO. OF DWELLING UNITS = 13 < 24 OK

23-32	LOT AREA =	1,700	7,313
	WIDTH	18'-0"	75'-0"
23-45	FRONT YARDS	N/R	32'-0"
23-462(C)	SIDE YARD	N/R	2 @ 8'-0" EACH
23-47	REAR YARD	30'-0"	30'-0"
23-631	HEIGHT + SETBACK	6 STORIES OR 60'-0"	60'-0"
23-631	INITIAL SETBACK = 20'-0" AND 2.7 V TO 1 H		
25-23	PARKING	70% OF DWELLING UNITS	
	PROPOSED NO. OF D.U. = 13 X 70% = 10 PARKING SPACES		
	NUMBER OF PARKING SPACES PROVIDED = 0		
25-31	REQUIRED PARKING FOR MEDICAL OFFICES = 1 PER 200 SQ. FT.		
	PROPOSED FLOOR AREA FOR MEDICAL OFFICES = 7,313 / 200 = 5		
	TOTAL NUMBER OF SPACES REQUIRED = 5 PARKING SPACES		
	TOTAL NUMBER OF SPACES PROVIDED = 0 AS PER		
	PROPOSED AREA REQUIRED FOR PARKING = 300 X 44 = 13,200 SQ. FT.		
	MAX. 50% OF REQUIRED OPEN SPACE ALLOWED FOR PARKING		
	REQUIRED OPEN SPACE = 31 X 10,031 / 100 = 21,210 SQ. FT.		
	MIN. OPEN SPACE TO BE PROVIDED = 21,210 / 2 = 11,060 SQ. FT.		
	ACTUAL OPEN SPACE PROVIDED = 11,345 SQ. FT. > 11,060 OK		
23-13	BALCONIES		
	NO BALCONIES PROJECT INTO OPEN SPACE OR SETBACKS		

GENERAL NOTES

A. GENERAL NOTES

1. APPLICABLE CODES, ORDINANCES, AND REGULATIONS

a. All work shall comply with the rules, local law, and regulations of the city, state and federal governmental agencies having jurisdiction.

b. All work shall comply with all ADA and Local Law as an accessibility requirement as stipulated by federal law and New York City Building Codes.

2. FILING

a. All Architectural and Engineering plans shall be filed with the New York City Department of Building by the Owner or the Owner's Expediter. The General Contractor shall obtain all applicable Alteration Type 1, 2, or 3 Permits from the N.Y.C. Dept. of Buildings. The General Contractor shall also obtain all inspections and sign-offs as required by the N.Y.C. Dept. of Buildings to include, but not limited to:

1) Inspections and sign-offs required for all work, including removal of mechanical equipment and piping work.

2) Electrical and Mechanical Certificates issued by:
a. Department of Environmental Protection
b. Board of Fire Underwriters
c. Bureau of Electrical Control, Dept. of Buildings
d. Any other agencies having jurisdiction

b. Copies of all Certificates of Approval and all Permits must be submitted to the Owner prior to the completion date of work.

c. General Contractor shall be responsible for all inspection costs and fees, including any consultant inspections required for project.

3. CONTRACTOR'S INSURANCE

a. General Contractor and/or subcontractors shall furnish to the owner Certificate of Workmen's Compensation Insurance, Certificate of Compliance with N.Y.S. Disability Benefits Law, and Certificate of Comprehensive Liability and Property Damage Insurance (or an insurance binder, issued by an insurance carrier approved by owner) covering all labor employed in the execution of the alteration, including labor employed by all subcontractors, in the following minimum limits:

Bodily Injury Insurance
$ [illegible] per Single Claim
$ [illegible] per Aggregate Claim

Property Damage
$ [illegible] per Single Claim
$ [illegible] per Aggregate Claim

4. SCHEDULING OF WORK

a. The General Contractor shall submit a bar graph type schedule of construction, indicating all construction trades involved in the project, the starting dates, the anticipated weekly progress and the completion date.

b. The General Contractor shall indicate to the tenants of the proposed dates and hours during which the alteration shall be performed and the proposed dates and hours during which the work is also shall be required. Coordinating and scheduling of elevators and other hoisting facilities for handling of materials shall be the responsibility of the General Contractor.

c. General Contractor shall comply with rules of the building and the established methods of handling materials, equipment and debris.

d. The General Contractor shall provide on-site field supervision as required to coordinate all trades, have the professional supervision of all work, and to maintain the construction schedule. General Contractor shall keep complete, current field sets of all Hanofsky A / D and Engineer's drawings on site for reference. General Contractor shall schedule site meetings with all trades on a weekly basis, or as required to maintain project coordination and progress.

5. PROTECTION

a. The General Contractor shall provide protection for all access areas to reduce possibility of damage. Contractor shall be responsible for public corridors, elevators, lobbies, and that are used by him, and shall repair any damage which occurs as a result of his work.

b. The General Contractor shall protect all A/C vents and connections to prevent dust and debris from entering building mechanical system.

6. CLEANING UP

The General Contractor shall keep the premises free from the accumulation of waste materials and rubbish and shall regularly remove debris. Premises are to be left broom clean at the end of each day. General Contractor will remove any debris resulting from carpet or flooring installation by others.

7. EXISTING CONDITIONS

a. The Contractor shall inform himself of the conditions under which the work is to be performed, the difficulties which may be encountered, and all other related issues surrounding the contracted work. Where existing conditions conflict with the drawings or specifications, Contractor shall advise Hanofsky A / D and resolve condition before starting construction.

b. Hanofsky A / D and the Engineer's reserve the right to adjust plans and specifications, at Owner's approval, to meet structural requirements and unforeseen field conditions that may emerge during the final layout and construction phases.

8. MECHANICAL EQUIPMENT

Verification of existing capacities in relationship to the future needs is the responsibility of the Tenant's mechanical engineer. [illegible]

9. SUPPLY & INSTALLATION OF EQUIPMENT

Except where specifically noted, the Contractor is not to furnish, install, connect or otherwise start the mechanical equipment and installation of all appliances, fixtures and devices as instructed.

10. TENANT'S VERIFICATION OF ALL FIELD CONDITIONS

All dimensions and notes given for furniture, equipment, carpet fitting and layout shall be verified against field as built conditions and not scaled from plans or taken from plan dimensions.

11. BUILDING CONTACT

Company: Tiffany Partners
Address: 2393 East 66 Street, Brooklyn, NY 1123
Attention: Tony Cardinale
Fax no.: 917 621 7601

12. CONTRACTOR'S PROPOSAL OF COST

a. The General Contractor's proposal shall indicate a total project cost and a cost breakdown for all applicable trades as follows:

1) Supervision, Cleaning + Protection
2) Demolition
3) Drywall
4) Hardware
5) Acoustic Panel
6) Glass
7) Rough Carpentry
8) Painting
9) HVAC
10) Plumbing
11) Electrical Work
12) Light + Acoustic Ceiling
13) Millwork
14) Fine Finish Carpentry
15) Tiling
16) Flooring + Painting
17) Carpet
18) Overhead + Profit

b. General Contractor shall advise Hanofsky A / D of any requested deviations prior to submission of project costs, and shall clearly indicate any such deviations in final proposal. Contractor shall also clearly indicate any proposed substitutions to the project, describe the change and itemize any additional cost or credit.

c. Bid-Contractor's proposal must be reviewed by Hanofsky A / D and approved by Owner prior to commencement of work. Proposals should be submitted to Hanofsky A / D or CO.

d. General Contractor shall provide alternate pricing per Section 21.01 and of General Specifications.

13. CHANGE ORDERS

General Contractor shall properly submit separate Change Orders for any addition to or reduction of contracted work. All Change Orders shall be reviewed by Hanofsky A / D and approved by Tenant before Contractor proceeds with work.

B. DRAWINGS & PROCEDURES

1. OWNERSHIP OF DRAWINGS

All drawings and specifications are the property of Hanofsky A / D and the use of them is restricted only for the project specified. No plan, design or idea reflected in these drawings may be used for any other purpose without the written consent of Hanofsky A / D.

2. DRAWINGS & INSTRUCTIONS

All work is to be performed by the General Contractor unless otherwise noted. Should the General Contractor find any discrepancies, omissions, ambiguities or conflicts in any of the contract drawings, or be in any doubt as to their meaning, he must bring such matter to the attention of Hanofsky A / D before the start of construction.

3. DIMENSIONS & LAYOUT

a. All dimensions are to the finished face of partitions and door openings, unless otherwise noted. Written dimensions take precedence over scaled dimensions.

b. Contractor shall advise Hanofsky A / D when floor drawings for drywall partitions have been laid, and layout shall be approved for conformance to design before Contractor shall proceed with partition construction.

4. SHOP DRAWINGS

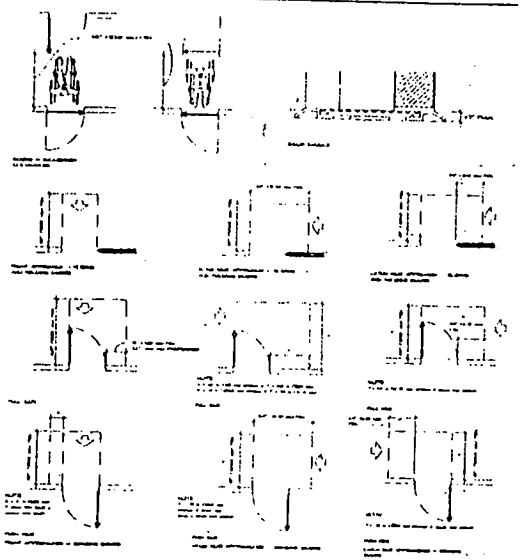
a. The Contractor shall field check all conditions and submit (3) copies of all shop drawings and schedules required for work of various trades. All shop drawings shall be reviewed and approved by General Contractor prior to their issue, and all such reviews shall be performed with reasonable promptness. All shop drawing and schedule reviews by Hanofsky A / D are for conformance to the contract documents only.

b. The Contractor shall make any corrections indicated by Hanofsky A / D, resubmit (3) corrected copies of each drawing and distribute approved final copies as required. Hanofsky A / D approval of shop drawings or schedules shall not relieve the Contractor from responsibility for deviation from drawings or specifications unless written approval for such deviation has been made by Hanofsky A / D. Contractor shall have final responsibility for any errors or omissions in shop drawings, fabrication, and actual construction.

5. MECHANICAL FABRICATION DRAWINGS

All fabrication drawings prepared by Mechanical Contractor or his subcontractor for Mechanical Engineer and Hanofsky A / D for approval before proceeding with work. Hanofsky A / D approval is for conformance to design intent only. All HVAC work shall be in accordance with the N.Y.C. Building Code and the National Association of Fire Underwriter's requirements.

ADA REQUIREMENTS



REQUIRED CONTROLLED INSPECTIONS

BORING / TEST PITS	27-1220
SUBGRADE	27-725
CONTROLLED FILL	27-619 (a)
EPI DRAG	27-616
HIGH STRENGTH BOLTS	TABLE 10-1
PINE STOPS	27-345
ENGINEER / INSTALLER VENTILATION CERTIFICATE	27-715
STRUCTURAL STABILITY	R 1 REG 10/06/92
EPOXY ON FIREPROOFING	27-324
MASONRY UNITS	RS 10-5 32
ALL CONCRETE	27-6103
CONCRETE DESIGN MIX	27-6108
CONCRETE TEST CYLINDERS	27-6101a

04 09/09/05	UPDATED
03 09/01/05	ISSUE FOR CONSTRUCTION
02 07/15/05	ISSUE FOR BANK REVIEW
01 [illegible]	ISSUE FOR BID
No. Date	Issue

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

Zoning Computations
General Notes
ADA Requirements

Job No.: Drawing Number:

T-2

LEGEND

EXIT DENOTES ILLUMINATED EXIT SIGN.

SMOKE DETECTOR NOTES

1. EACH DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE SMOKE DETECTOR DEVICE RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERIES IN THE CIRCUITS OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH SWITCH AS PER SEC. C26-1106.3. EACH SMOKE DETECTOR SHALL BE EITHER OF THE IONIZATION-CHAMBER TYPE OR THE PHOTOELECTRIC TYPE AS PER SEC. C26-1106.3.

2. ALL SMOKE DETECTORS MUST BE INSTALLED WITHIN 9'-0" OF THE ENTRANCE TO ANY BEDROOM. THEY SHALL BE CEILING MOUNTED AND INDICATED ON THIS PLAN.

3. HOWEVER, DWELLING UNITS IN EXISTING BUILDINGS ONLY, IN THE ALTERNATIVE, BE EQUIPPED WITH BATTERY OPERATED SMOKE DETECTING DEVICES.

DEPARTMENT OF BUILDINS NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
4. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL OBTAIN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL LOADS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
7. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.)
8. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, AND SHALL ARRANGE FOR ANY CERTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
9. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
10. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
11. THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL APPLY FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS AS REQUIRED.

BUILDING DATA

BLOCK 315	TAX NO. ..... 16 A
LOT 51	ZONING DIST. R6
BUILDING NO. 20	USE GROUP. 1, 2, 3, 4
OCCUP. CL. ..... R, E, G	CONSTR. CL. IC

M.D.L. NOTES

MULTIPLE DWELLING AND HOUSING MAINTENANCE CODE NOTE

1. ALL WORK SHALL COMPLY WITH MULTIPLE DWELLING AND HOUSING MAINTENANCE CODES
2. REGISTRATION STATEMENT SHALL BE FILED WITH MULTIPLE DWELLING DIVISION. REGISTRATION IDENTIFICATION SIGN CONTAINING CASE LAW, SERIAL NUMBER SHALL BE POSTED
3. SIGN OVER ENTRANCE.
4. SHALL BE EQUIPPED WITH APPROVED TYPE SELF CLOSING AND SELF LOCKING DOORS PROVIDE HEAVY DUTY LOCK SET WITH ANSI/ANSI LATCH BOLTS.
5. SHALL BE EQUIPPED WITH AN APPROVED TYPE INTERCOMMUNICATION SYSTEM LOCATED AT THE MAIN ENTRANCE DOORS.
6. PROVIDE AN APPROVED TYPE MAIL RECEPTACLE OR ANY DEVICE OR PERMITS DELIVERIES TO THE DWELLING.
7. PROVIDE MINIMUM 6 SQ. FT. OF GLASS AREA ON DOOR.
8. SIGN AND BUZZER REQUIRED.
9. STREET NUMBERS SHALL BE POSTED AND MAINTAINED IN FRONT OF THE DWELLING IN ACCORDANCE WITH THE ADMINISTRATIVE CODE.
10. FLOOR NUMBERS SHALL BE PROVIDED AND MAINTAINED IN PUBLIC HALLWAYS, STAIRS AND ELEVATORS.
11. APARTMENT NUMBERS SHALL BE PROVIDED AND MAINTAINED ON BOTTOM PANEL OF EACH DWELLING UNIT.
12. STAIRS
13. PROVIDE TWO HOUR RATED ENCLOSURE FOR STAIR.
14. ENTRANCE DOOR.
15. PROVIDE HEAVY DUTY LATCH SET WITH DEAD BOLT.
16. PROVIDE PEEPHOLE AT APPROVED LOCATION.
17. DOOR TO BE SIX HOUR "C" LABELED.
18. LIGHTING AND VENTILATION
19. WINDOWS IN ALL ROOMS EXCEPT BATHROOMS AND KITCHENETTES SHALL CONTAIN AN AREA NOT LESS THAN 1/8 OF THE ROOM AREA AND MINIMUM 8 SQ. FT. AND SHALL BE OPERABLE.
20. IN LIEU OF A WINDOW MECHANICAL VENTILATION THAT IS INSTALLED IN A BATHROOM OR KITCHENETTE TO GIVE A MINIMUM 4 AIR CHANGES PER HOUR OR BE OPEN TO BATHROOMS AND AND 4 AIR CHANGES PER HOUR FOR A KITCHENETTE.
21. KITCHENS AND KITCHENETTES:
22. SHALL BE EQUIPPED AND ARTIFICIAL LIGHTING.
23. CEILINGS AND WALLS SHALL BE FIRE RETARDED WITH MATERIALS HAVING A ONE HOUR FIRE RATING.
24. PROVIDE APPROVED TYPE OF REGISTER AND FIRE DAMPER.

ALL NEW BASH BASINS AND BATHROOMS COMPARTMENTS ARE TO HAVE CERAMIC TILE FLOORS AND A 6" BASE WITH BASE OVER AN APPROVED TYPE DRAINAGE PANEL.

PARTITIONS OF BATHROOMS AND/OR LAVATORIES ARE TO COMPLY WITH WALL ART & TUB TILE ENCLOSURE TO BE TYP. 6'-0" HIGH.

INTERIOR WALLS AND CEILINGS, UNLESS OTHERWISE NOTED, ARE TO BE FINISHED WITH 1/2" GYPSUM WALLBOARD, LAID UP AS PER MANUFACTURER'S SPECS. ALL WALLS FACING BATHROOMS, TOILETS AND BATHROOMS COMPARTMENTS, ARE TO BE FINISHED WITH WATER RESISTANT GYPSUM WALLBOARD FROM FLOOR TO CEILING.

WHERE NON-COMBUSTIBLE PIPES AND CONDUITS PASS THROUGH RATED CONSTRUCTION, THE NET AREA OF SUCH OPENINGS MAY NOT EXCEED 36 SQUARE INCHES IN ANY ONE SQUARE FOOT OF WALL OR FLOOR AREA. THE SPACE BETWEEN THE PIPE AND ITS SLEEVE OR OPENING MAY NOT EXCEED 1/2" AND WILL BE PACKED SOLID WITH NON-COMBUSTIBLE MATERIAL SUCH AS MINERAL WOOL, OR MINERAL LIME AS PER SECT. 26-1104.2.

WHERE EXISTING RATED CONSTRUCTION IS DAMAGED OR REMOVED, PATCH OR REPLACE WITH SOUND, OR BETTER RATED CONSTRUCTION.

CURB CUT NOTES

ADAPTABILITY NOTES

HANDICAP ADAPTABLE NOTES

GENERAL NOTES

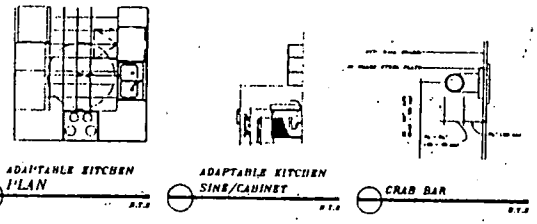
1. ALL SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH ANSI 4.5.
2. CARPETING SHALL BE SECURELY ATTACHED AND HAVE A LEVEL LOOP, LEVEL CUT PILE, THICK PILE HEIGHT SHALL BE 1/2", ANSI 4.5.3.
3. CURB RAMPS SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB. ANSI 4.7. SLOPES OF CURB RAMPS SHALL BE 8% EXCLUSIVE OF FLARED SIDES.
4. WINDOWS REQUIRING PUSHING, PULLING OR LIFTING TO OPEN SHALL REQUIRE NO MORE THAN 5 LBS/FT. TO OPEN OR CLOSE AS PER ANSI 4.6. WINDOW HARDWARE SHALL COMPLY WITH ANSI 4.6.
5. DOORS MIN. 32" WIDTH WITHIN APARTMENTS AND FOR BATHROOMS MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH DOOR AT 90 DEGREES, AND 36" FOR EXTERIOR DOORS. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE LEVELED WITH A MAX. SLOPE OF 1:2.
6. DOOR HARDWARE SHALL NOT EXCEED 48" IN HEIGHT FOR FORWARD REACH AND 54" FOR SIDE REACH AS PER ANSI 4.6.
7. EMERGENCY WARNING DEVICES SHALL BE CAPABLE OF BEING CONVERTED TO AUDIBLE AND VISUAL INDICATORS AS PER ANSI 4.28. STROBES SHALL BE PROVIDED AND LOCATED TO MAXIMIZE VISIBILITY. SMOKE DETECTORS SHALL BE CAPABLE OF PROVIDING LINE VOLTAGE CONTACT TERMINALS TO ENTERPRISE TYPE STROBES.
8. THE HEIGHT OF ELECTRIC RECEPTACLES SHALL BE NO LESS THAN 9" ABOVE THE FLOOR.

KITCHENS

1. A CLEAR 5FT OF 36" FOR EACH KITCHEN AREA SHALL BE PROVIDED AND CONSTRUCTED SO THAT EACH COUNTER CAN BE LOWERED TO A MIN. HEIGHT OF 30" WHEN CABINETS BELOW SHALL BE REMOVABLE.
2. ROUGH-IN PLUMBING SHALL BE INSTALLED TO ACCOMODATE THE LOWEST PORTION OF THE COUNTER TOPS AND SINK.
3. FINISH FLOORING SHALL BE INSTALLED TO THE WALL BENEATH THE COUNTER TOPS THAT HAVE REMOVABLE CABINETS.
4. KITCHEN APPLIANCES SHALL COMPLY WITH ANSI 4.32.3.
5. OVENS SHALL BE OF THE SELF-CLEANING TYPE, WALL MOUNTED OR BE LOCATED ADJACENT TO AN ADAPTABLE COUNTER UNIT.
6. DISHWASHING EQUIPMENT SHALL BE AVAILABLE EITHER BE INSTALLED OR BE ADAPTABLE TO MEET SUPPLY & DRAIN REQUIREMENTS.
7. A MINIMUM OF 5 SQ. FT. OF STORAGE SPACE SHALL BE PROVIDED THAT IS AT LEAST 15" IN DEPTH AND IS NOT MORE THAN 84" ABOVE THE FLOOR.
8. KITCHEN STORAGE SHALL COMPLY WITH ANSI 4.25 MINIMUM HEIGHT SHALL BE 48" IN PLAN AT LEAST ONE SHELF OF ALL CABINETS AND STORAGE SHELVES MOUNTED ABOVE 51" IN COUNTERS DOOR HANDLES SHALL COMPLY WITH ANSI 4.25.3.3.

BATHROOMS

1. ABOVE ALL FIXTURES IN AN ADAPTABLE APARTMENT GRAB BARS ARE TO BE PROVIDED AS SHOWN IN THE DRAWING BELOW.
2. GRAB BARS ARE TO BE REINFORCED WITH A 20 GAUGE STEEL PLATE ATTACHED TO STUDS ONLY.



HOUSING MAINTENANCE CODE NOTES.

1. ENTRANCE DOORS TO EACH TENANT-OCCUPIED UNIT SHALL BE PROVIDED WITH PEEPHOLE AS PER SEC. D26-3.05 MPC, 4 LOCKSETS AS PER D26-3.04 MPC.
2. LIGHTING / VENTILATION OF LIVING ROOMS SHALL COMPLY WITH SEC. D26-3.01 MPC FOR TUNNEL RATE OR MORE.
3. ALL BATHROOM FLOORS SHALL BE MADE WATERPROOF WITH MATERIAL APPROVED BY THE DEPARTMENT AS WATERPROOFING MATERIAL TO RAISED 6IN INCHES ABOVE THE FLOOR, PARTICULARLY AT WALL & BASE AS PER SEC. D26-3.06 MPC.
4. IN THE KITCHEN AREAS, ALL COMBUSTIBLE MATERIALS PERIODICALLY INCINERATED WITHIN ONE FOOT OF COOKING APPARATUS SHALL BE FIRE RETARDED OR COVERED WITH 26 GAUGE SHEET METAL. THERE SHALL BE AT LEAST TWO FEET CLEAR SPACE ABOVE ANY EXPOSED COOKING SURFACES. KITCHEN WALLS + CEILINGS SHALL BE FIRE RETARDED ALL AS PER SEC. D26-3.05 MPC.
5. LICENSE TO PLY REGISTRATION AS PER ARTICLE 4 MPC.
6. PREMISES TO COMPLY WITH THE FOLLOWING ARTICLES OF HOUSING MAINTENANCE CODE:

ARTICLE 11 MPC HEAT AND HOT WATER.
ARTICLE 12 MPC GAS APPLIANCES.
ARTICLE 13 MPC ARTIFICIAL LIGHTING.
ARTICLE 23 MPC PROTECTIVE DEVICES AND FIRE PROTECTION.
ARTICLE 21 MPC PROPELLING RODS, STAIRWELLS AND FACILITIES.
ARTICLE 22 MPC SANITARY FACILITIES.
ARTICLE 25 MPC KITCHENS.

7. THE PREMISES SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF HOUSING MAINTENANCE CODE, TITLE D26, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

D26-1.01 DUTIES OF THE OWNER
D26-1.02 AS DUTIES OF THE TENANT.
D26-3.01 CLEANING OF INTERIOR DWELLING UNITS.
D26-1.02 PAINTING OF INTERIOR PREMISES.
D26-1.03 RODENT AND INSECT EXTERMINATION.
D26-1.04 SEGREGATION OF GARBAGE.
D26-1.05 RECEPTACLES FOR GARBAGE MATTER.
D26-1.06 COLLECTION OF GARBAGE MATTER FROM DWELLING UNITS.
D26-1.07 WATER SUPPLY TO BUILDING.
D26-1.08 WATER SUPPLY TO INDIVIDUAL UNITS AND FIXTURES.
D26-1.09 MAINTENANCE OF SEWER CONNECTIONS AND PLUMBING FIXTURES.
D26-1.10 DRAINAGE OF ROOFS AND COURT YARDS.
D26-1.11 PROPER TO MAINTAIN TO BE MAINTAINED.
D26-1.12 SELF INSPECTION OF CENTRAL HEATING PLANT.
D26-1.13 SUPPLY OF HOT WATER WHEN REQUIRED.
D26-1.14 GAS PIPE SIZE OR ELECTRIC HEATING.
D26-1.15 [illegible] (INSPECTION) (ANNUAL)
(TIME AND) (TO ENABLE)
(TO ENABLE)

#4	REVISED UPDATED
#3	ISSUED FOR CONSTRUCTION
#2	ISSUED FOR BANK REVIEW
#1	ISSUED FOR BID SET
NO.	DATE ISSUE

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

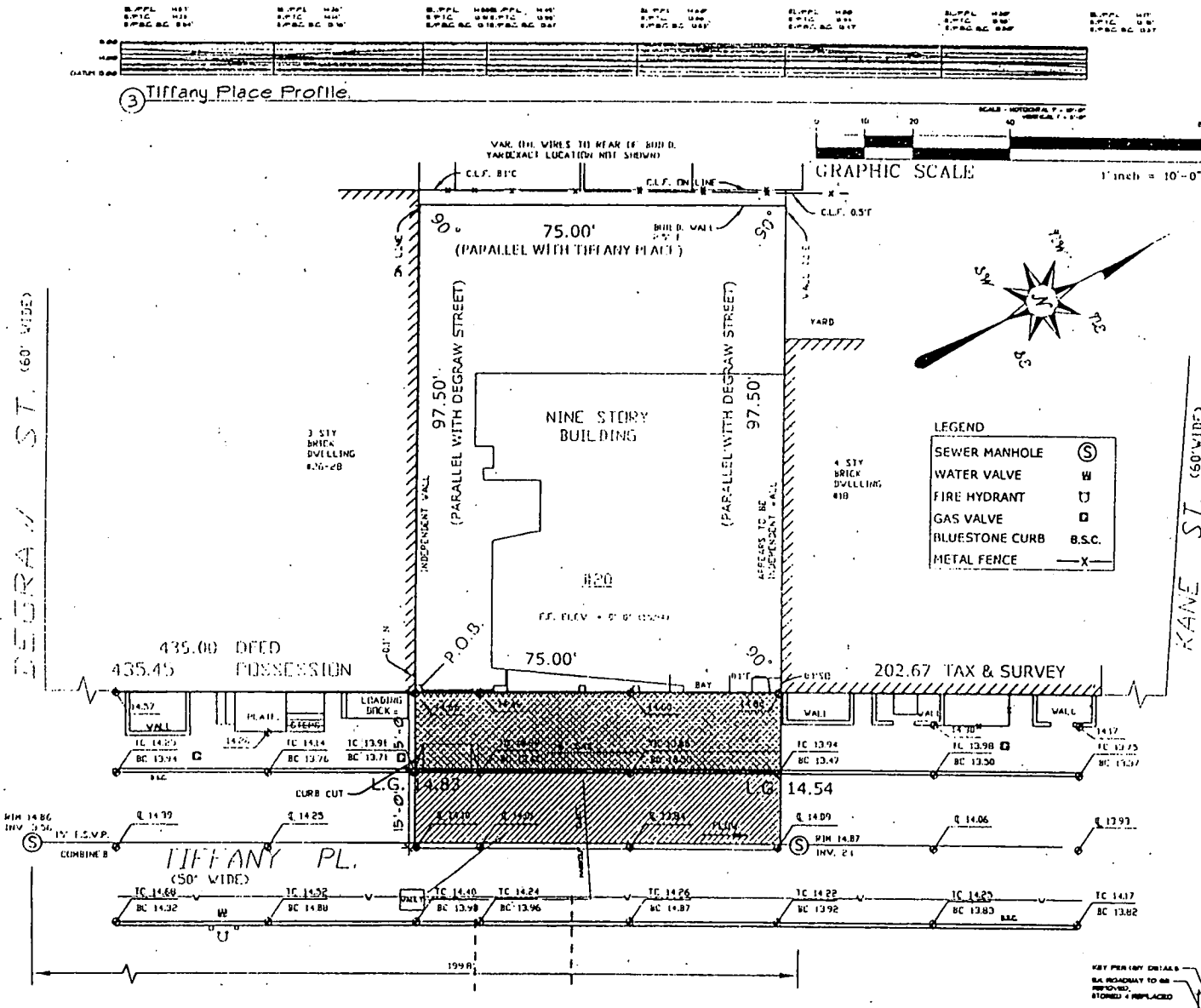
Building Data, Controlled Inspections, Legend & Notes

Job No.: Drawing Number:

Scale: AS NOTED

By:

T-3



GENERAL REQUIREMENTS

1. ALL DESIGN, MATERIALS, CONSTRUCTION METHODS + WORKMANSHIP SHALL COMPLY WITH THE FOLLOWING PUBLICATIONS OF THE BUREAU OF HIGHWAYS: STANDARD SPECIFICATIONS, STANDARD DETAILS OF CONSTRUCTION, RULES OF THE BUREAU OF HIGHWAY OPERATIONS, GUIDELINES FOR THE DESIGN OF INFRASTRUCTURE DEVELOPMENTS.
2. ALL NEW STANDARD MATERIALS + CONSTRUCTION PROCEDURES SHALL BE SPECIFICALLY APPROVED IN WRITING BY THE DOT.
3. ANY WORK NOT COMPLYING WITH THE REQUIREMENTS OF THE DOT SHALL BE REMOVED AND REPLACED.
4. THIS PLAN SHALL BE VALID FOR THE ISSUANCE OF CONSTRUCTION PERMITS FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL OR SELF-CERTIFICATION, AS APPLICABLE.
5. ALL SIDEWALKS AND STREET AREAS CONSTRUCTED UNDER THIS PLAN SHALL REMAIN OPEN TO THE PUBLIC AT ALL TIMES.

BALANCE OF PERMITS

6. NO SIDEWALK, CURB OR ROADWAY WORK SHALL BE DONE WITHOUT A PERMIT FROM THE BOROUGH HIGHWAY SUPERINTENDENT. APPLICATION SHALL BE MADE THREE DAYS BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL HAVE ALL REQUIRED INSURANCE COVERAGE ON FILE.
7. NO WORK ON DRAINAGE STRUCTURES SHALL BE DONE WITHOUT A PERMIT FROM THE BOROUGH OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
8. ANY VAULT WORK AT THE SITE SHALL BE DONE AS PER THE APPLICABLE RULES OF THE DOT AND THE DEPARTMENT OF BUILDINGS.

CONSTRUCTION ACTIVITY

9. A CONSTRUCTION PLAN ENSURING MAINTENANCE AND PROTECTION OF TRAFFIC, INCLUDING PLACEMENT OF SIDEWALK BRIDGES, BARRIERS AND SIGNAGE, SHALL BE SUBMITTED TO THE BOROUGH HIGHWAY OFFICE BEFORE CONSTRUCTION BEGINS.
10. NO SIDEWALK SHALL BE CLOSED WITHOUT A PERMIT. PEDESTRIAN AND TRAFFIC SAFETY SHALL BE PROTECTED AT ALL TIMES. ROADWAY CLOSINGS SHALL BE AS DIRECTED.
11. THE SITE SHALL BE MAINTAINED IN A CLEAN AND SAFE CONDITION.

FINAL INSPECTION

12. PERMITS SHALL BE PRESENTED FROM ALL PUBLIC AGENCIES AND UTILITIES HAVING OWNERSHIP OF STRUCTURES RELOCATED OR REMOVED DURING CONSTRUCTION.
13. ALL PAVEMENT MARKINGS INCLUDING THERMOPLASTIC LANE DIVIDERS, REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN KIND TO THE BUREAU OF TRAFFIC OPERATIONS STDS.
14. ALL EXISTING CATCH BASINS ON SITE SHALL BE CLEANED AND MADE OPERABLE.
15. ALL DAMAGE CAUSED BY CONSTRUCTION ON THIS PROJECT OUTSIDE THE PROJECT LIMITS SHALL BE REPAIRED AS DIRECTED.
16. THE ROADWAY SHALL BE PAVED TO THE REQUIREMENTS OF THE DOT AND AS DIRECTED.

List of Estimated Quantities — Amounts

Description	Amounts
-New concrete curb	78 Lin. Ft.
-New concrete sidewalk	638 Sq. Ft.
-Sq. roadway to be removed, stored + replaced	25 Sq. Yds.
-New trees in tree pits	: Each
-New catch basin	: Each
-New U.G.I.P. connection	: Lin. Ft.
-New manholes	: Each

List of Standards

6" Faced Conc. Curb	H-1010
Pedestrian Ramp	H-1020, H-1021
Drop Curb	H-1030, H-1031
Curve #18 Curb	H-1040
4" Thick Conc. Sidewalk	H-1045
7" Thick Conc. Sidewalk	H-1046 Type 1, H-1046 Type 2
Trees in Tree Pits	H-1048

NOTE: THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND USING THE LATEST DEPARTMENT OF TRANSPORTATION CONSTRUCTION DETAILS AND SPECIFICATIONS.

Legend

B.C.	Back of Curb
B.S.C.	Bluestone Curb
F.C.	Face of Curb
F.G.	Finished Grade
F.L.	Flow Line
T.C.	Top of Curb

NEW YORK CITY DEPARTMENT OF TRANSPORTATION

BUILDING PAVEMENT PLAN

PROJECT DATA:

BLOCK: 935 LOT: 35
BOROUGH: BROOKLYN BOROUGH MAP: 12-A

DOT ENGINEERING APPROVED DATE

DOT APPROVAL

PROPOSED AND EXISTING WORK SHOWN HEREIN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE RULES AND REQUIREMENTS BY:

POST SCRIPT DATE

APPROVAL FOR BALANCE OF WORK PERMITS GRANTED BY:

CAISSON/FOUNDATION DATE
PAVEMENT SECTION

04	05/04/05	UPDATED
03	05/04/05	ISSUE FOR CONSTRUCTION
02	05/04/05	ISSUE FOR BANK REVIEW
01	10/04/04	ISSUE CD SET
No	Date	Issue

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2375 F 212.675.2375

Project Title

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

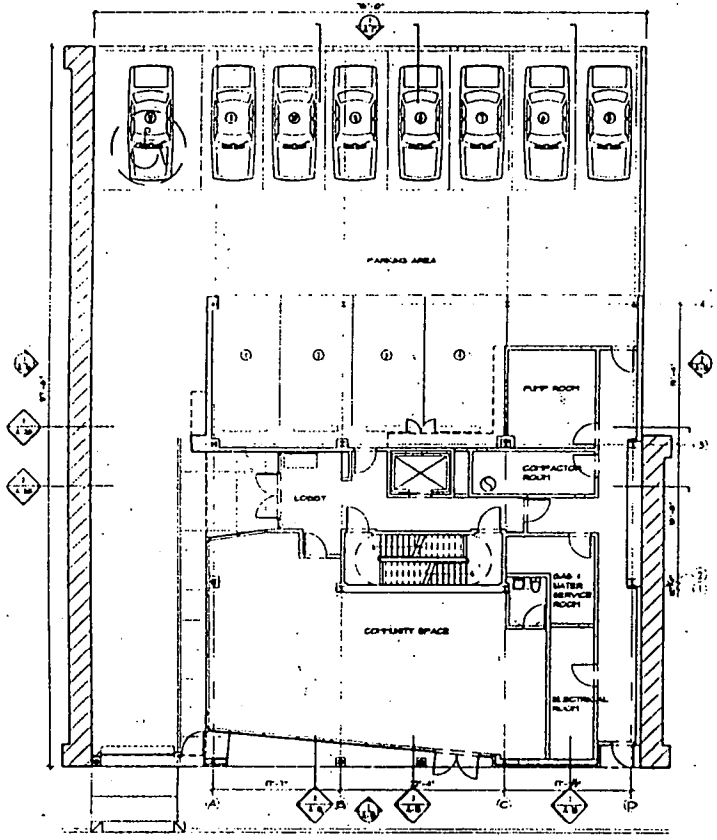
Drawing Title

Paver Plan
Roadway Repair Detail
Tiffany Place Profile

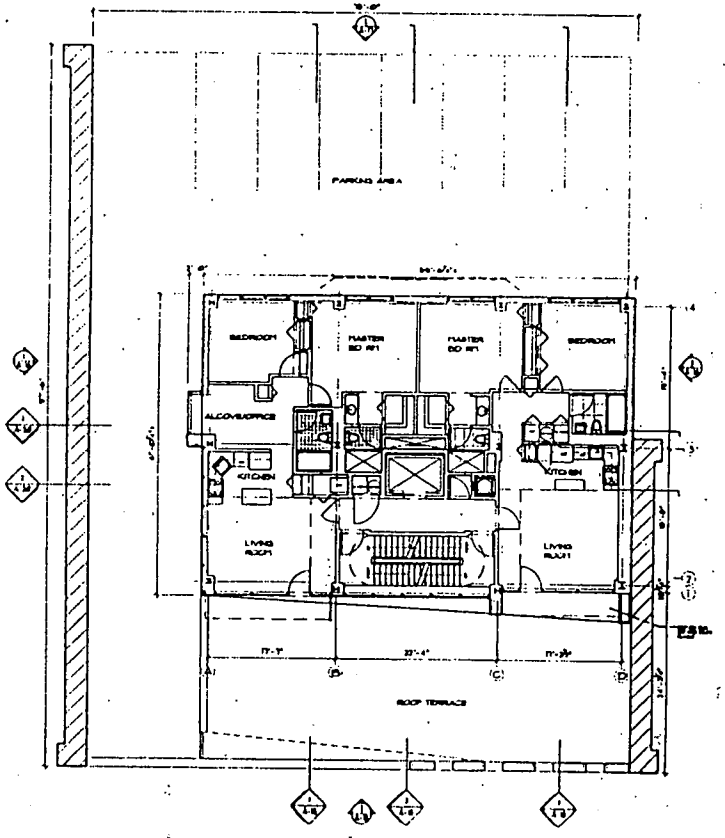
Job No. Drawing Number

Scale: AS NOTED By: Date:

BP-1



(1) Ground Floor Construction Plan
Scale: 1/8" = 1'-0"



(2) Second Floor Construction Plan
Scale: 1/8" = 1'-0"

PROJECT NORTH

General Notes

1. ALL DOORS-JAMBS TO BE 3" FROM WALL, UON
2. ALL TUB & SHOWER ENCLOSURES TO BE DURAROCK, ALL BATHROOM WALLS TO BE GREEN BOARD

No.	Date	Issue
04	06/16/05	UPDATED
03	05/04/05	ISSUE FOR CONSTRUCTION
02	05/16/05	ISSUE FOR BANK REVIEW
01	1/03/04	ISSUE CD SET

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

Project Title

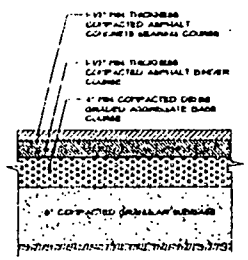
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title

Ground Floor Construction Plan
Second Floor Construction Plan

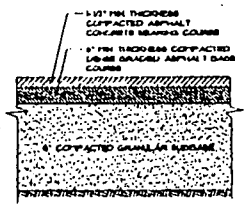
Job No.
Drawing Number

A-1



NOTE:
GRANULAR SUBBASE CAN BE NATIVE MATERIAL, IF PERMITTED BY ENGINEER. IF NATIVE MATERIAL IS NOT ACCEPTABLE, CONTRACTOR MAY IMPORT SELECT MATERIAL, OR MIX WITH SUITABLE ON-SITE MATERIALS, AS APPROVED BY THE ARCHITECT

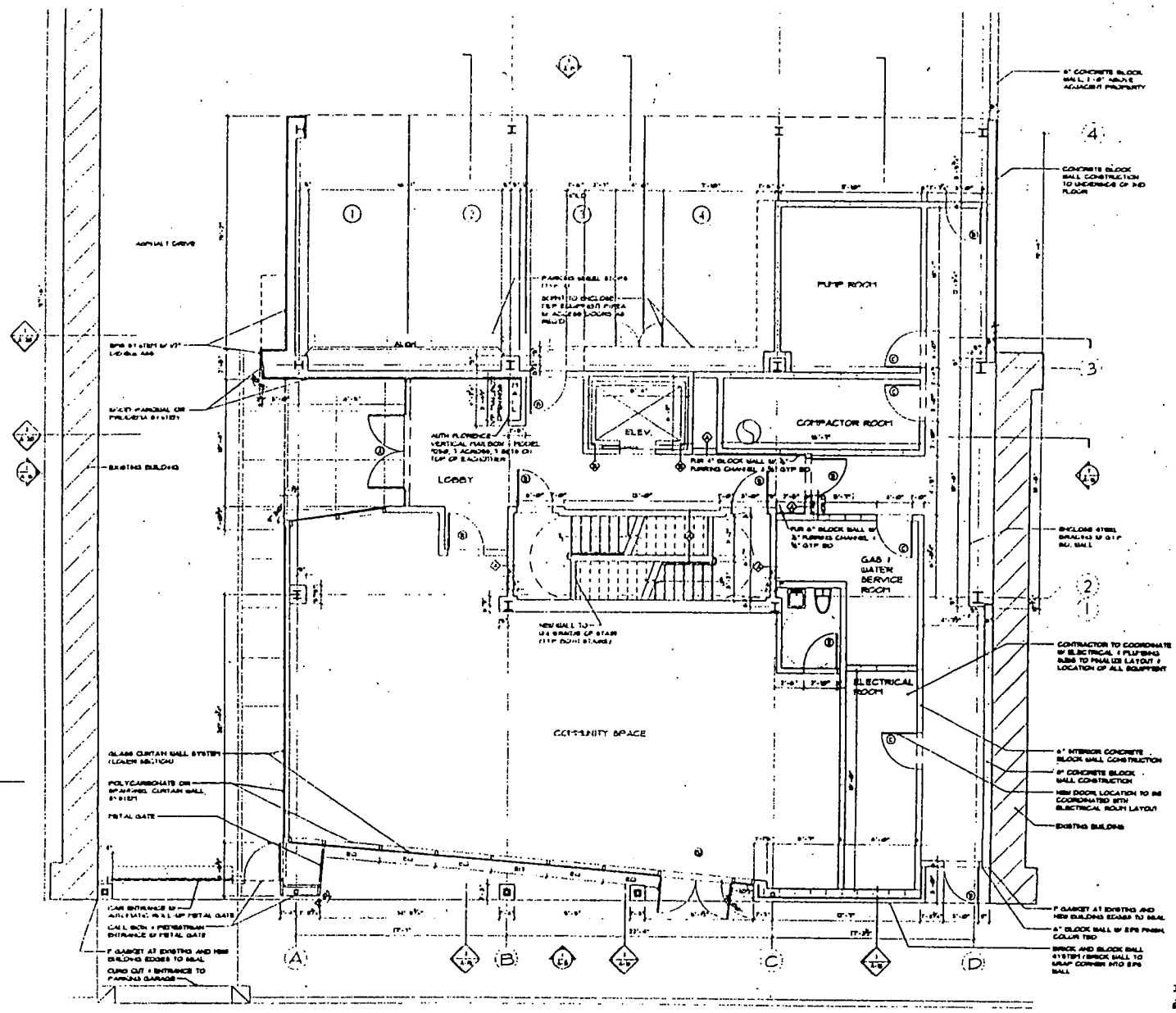
ALTERNATE PAVEMENT SECTION



NOTE:
GRANULAR SUBBASE CAN BE NATIVE MATERIAL, IF PERMITTED BY ENGINEER. IF NATIVE MATERIAL IS NOT ACCEPTABLE, CONTRACTOR MAY IMPORT SELECT MATERIAL, OR MIX WITH SUITABLE ON-SITE MATERIALS, AS APPROVED BY THE ARCHITECT

STANDARD PAVEMENT SECTION

2 PARKING LOT PAVEMENT SECTIONS
Scale - NTS



Ground Floor Construction Plan

General Notes

1. ALL DOORS SHALL TO BE 3" FROM WALL, UON
2. ALL TUB & SHOWER ENCLOSURES TO BE DURAROCK, ALL BATHROOM WALLS TO BE GREEN BOARD
3. CONTRACTOR TO PROVIDE BLOCKING AT ALL BATHROOMS FOR GRAB BARS

No.	Date	Issue
05	06/08/05	UPDATED
04	06/08/05	ISSUE FOR CONSTRUCTION
03	05/06/05	ISSUE FOR BANK REVIEW
02	2/14/04	ISSUE TO BLDG DEPT
01	1/08/04	ISSUE CD SET

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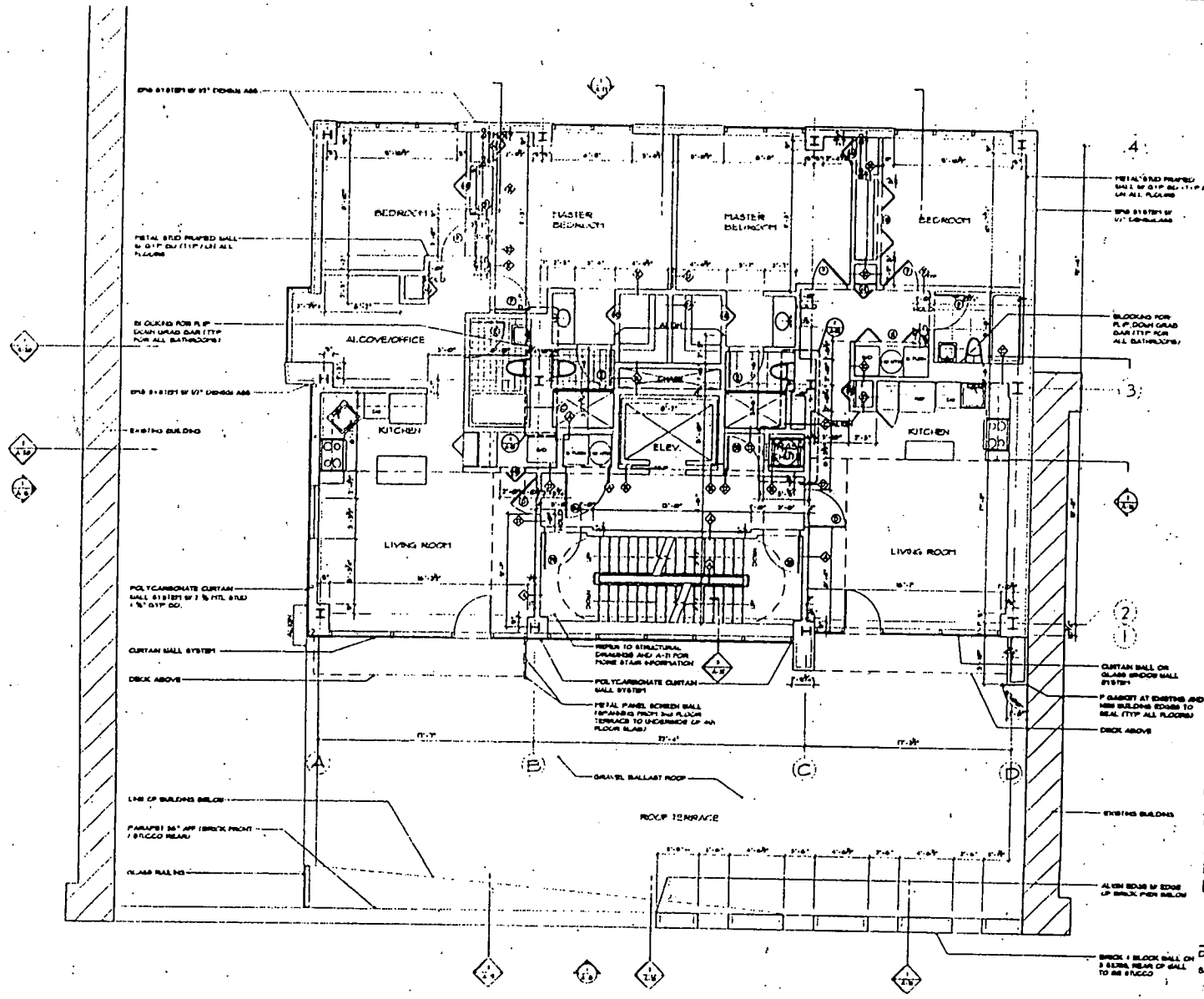
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

Project Title:
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:
Ground Floor Construction Plan

Job No. Drawing Number
Scale

A-2



Second Floor Construction Plan

General Notes

1. ALL DOORS ARRIVE TO BE 3" FROM WALL, UCM
2. ALL TUB & SHOWER ENCLOSURES TO BE DURAROCK, ALL BATHROOM WALLS TO BE GREEN BOARD

No.	Date	Issue
05	09/08/05	UPDATED
04	09/08/05	ISSUE FOR CONSTRUCTION
03	07/08/05	ISSUE FOR BANK REVIEW
02	2/4/05	ISSUE TO BLDG DEPT
01	10/30/04	ISSUE CD SET

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

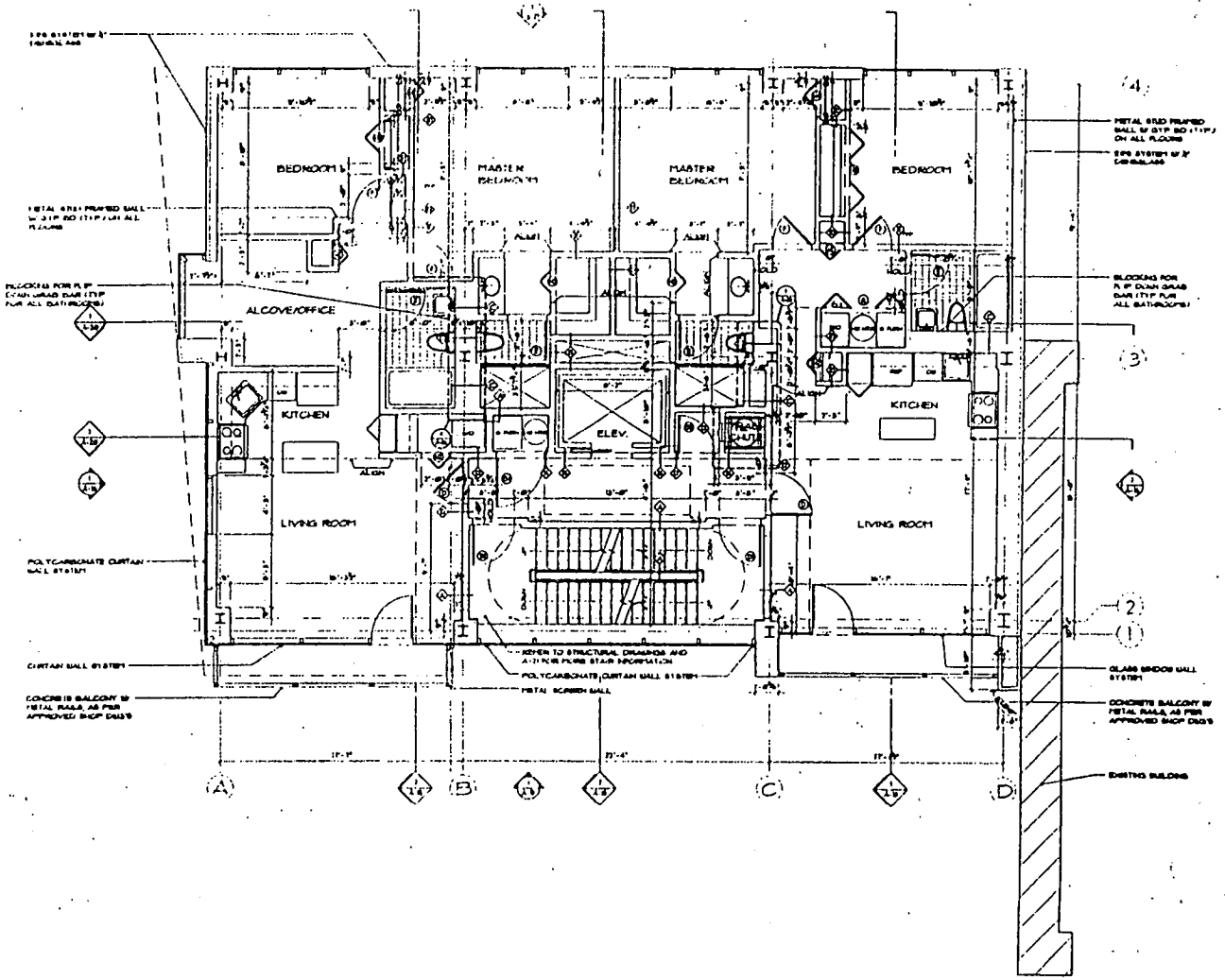
Drawing Title:

Second Floor Construction Plan

Job No.

Drawing Number

A.3



1 Third Floor Construction Plan

General Notes

1. ALL DOORSLAPPES TO BE 3" FROM WALL, UON
2. ALL TUB & SHOWER ENCLOSURES TO BE DURABLE, ALL BATHROOM WALLS TO BE GREEN BOARD

No.	Date	Issue
01	05/16/05	UPDATED
04	04/15/05	ISSUE FOR CONSTRUCTION
03	03/16/05	ISSUE FOR BANK REVIEW
02	2/14/04	ISSUE TO BLDG DEPT
01	10/16/04	ISSUE TO SET

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
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Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

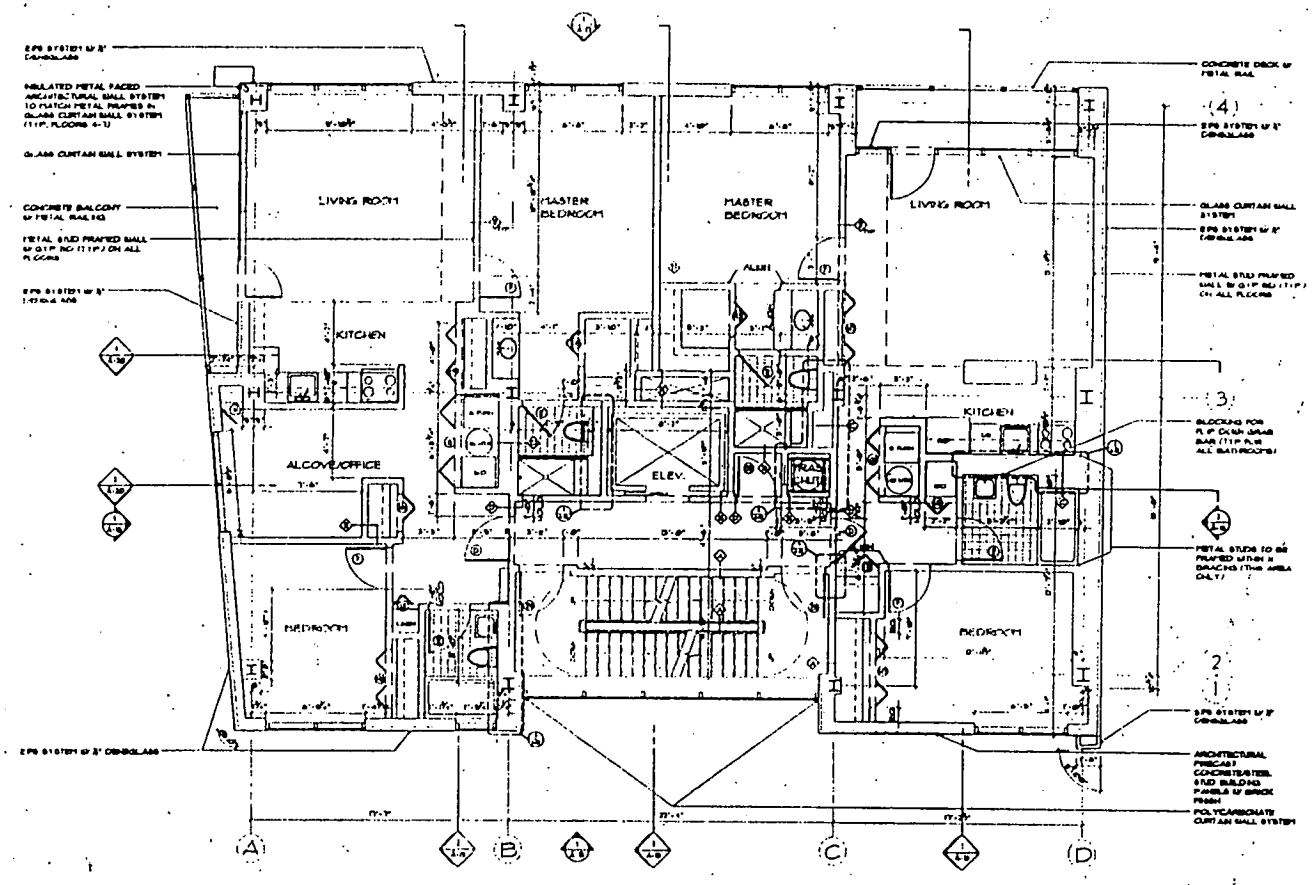
Drawing Title:

Third Floor Construction Plan

Job No.

Drawing Number:

A-4



1 Fourth thru Seventh Floor Construction Plan
Scale: 1/4" = 1'-0"

General Notes

1. ALL DOORS JAMBS TO BE 3" FROM WALL, UON
2. ALL TUB & SHOWER ENCLOSURES TO BE DURAROCK, ALL BATHROOM WALLS TO BE GREEN BOARD

No.	Date	Issue
5	[illegible]	UPDATED
4	[illegible]	ISSUE FOR CONSTRUCTION
3	[illegible]	ISSUE FOR BANK REVIEW
2	[illegible]	ISSUE TO BLDG DEPT
1	[illegible]	ISSUE CD SET

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ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

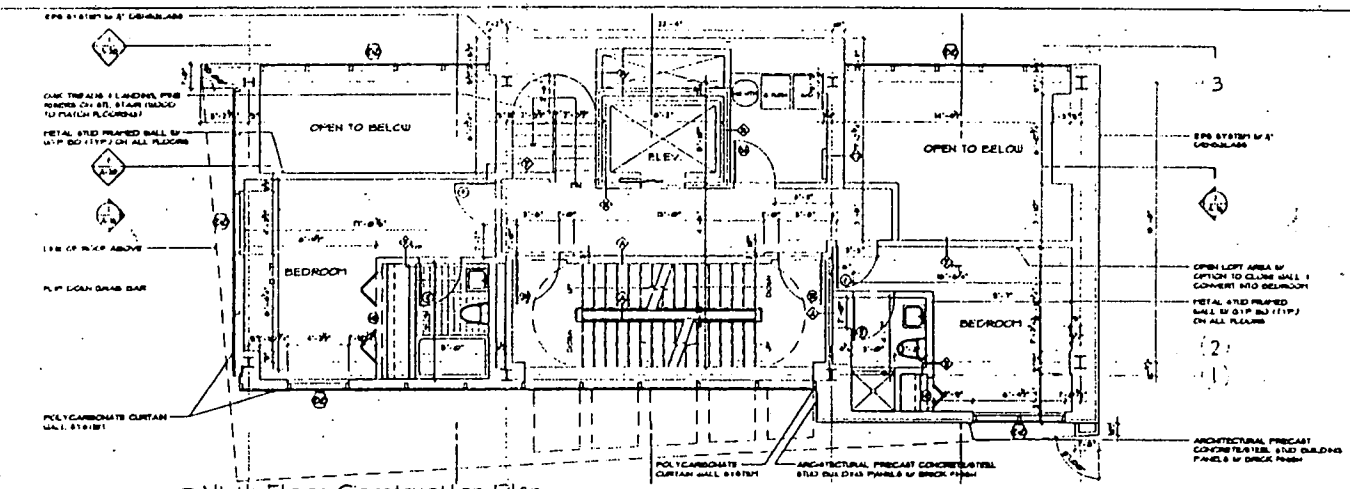
Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

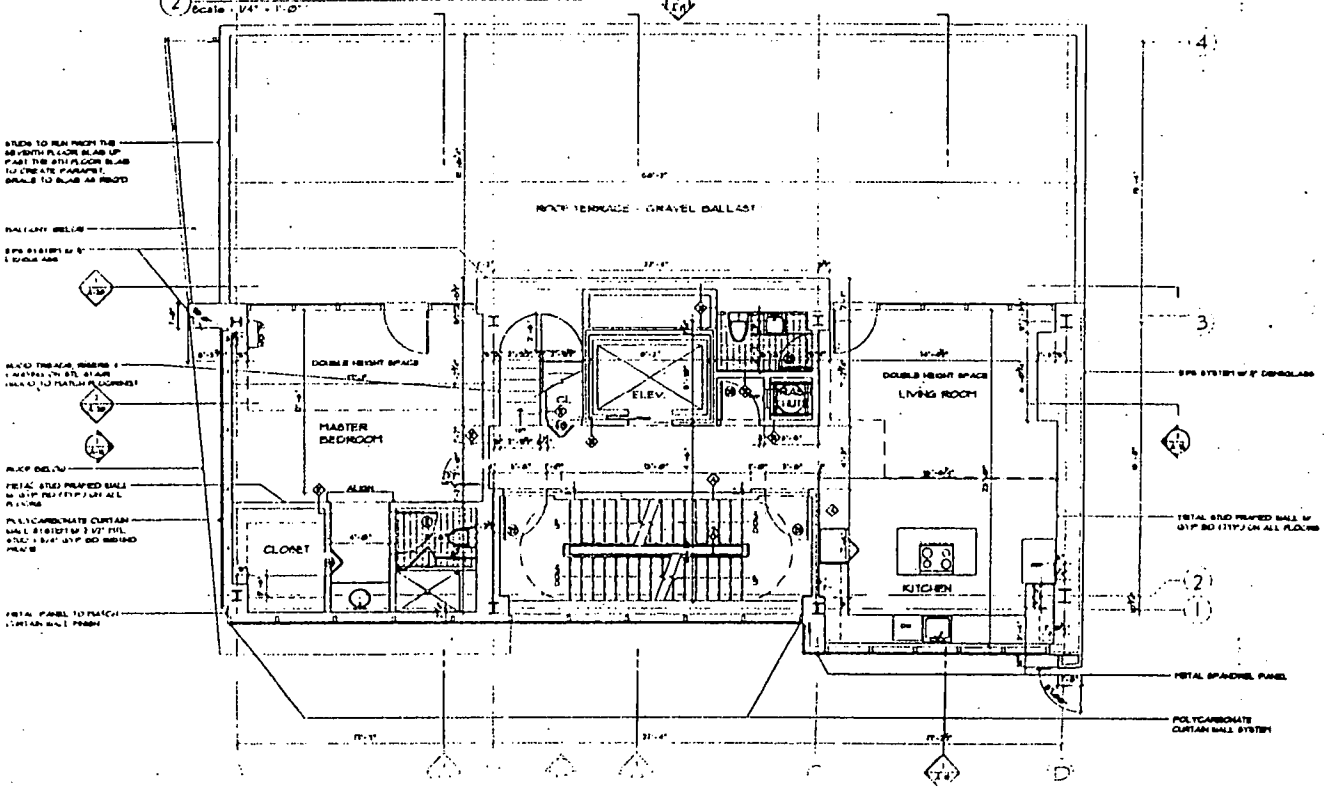
Drawing Title:
Fourth thru Seventh Floor Construction Plan

Job No. Drawing Number
Scale

1-5



2 Ninth Floor Construction Plan
Scale: 1/4" = 1'-0"



General Notes

1. ALL DOORS JAMBS TO BE 6" FROM WALL, UON
2. ALL TUB & SHOWER ENCLOSURES TO BE DURAROCK, ALL BATHROOM WALLS TO BE GREEN BOARD

No.	Date	Issue
05	06/08/05	UPDATED
04	06/08/05	ISSUE FOR CONSTRUCTION
03	05/06/05	ISSUE FOR BANK REVIEW
02	04/11/05	REVISED AS PER DOB COMMENTS
01	04/08/04	ISSUE TO SET

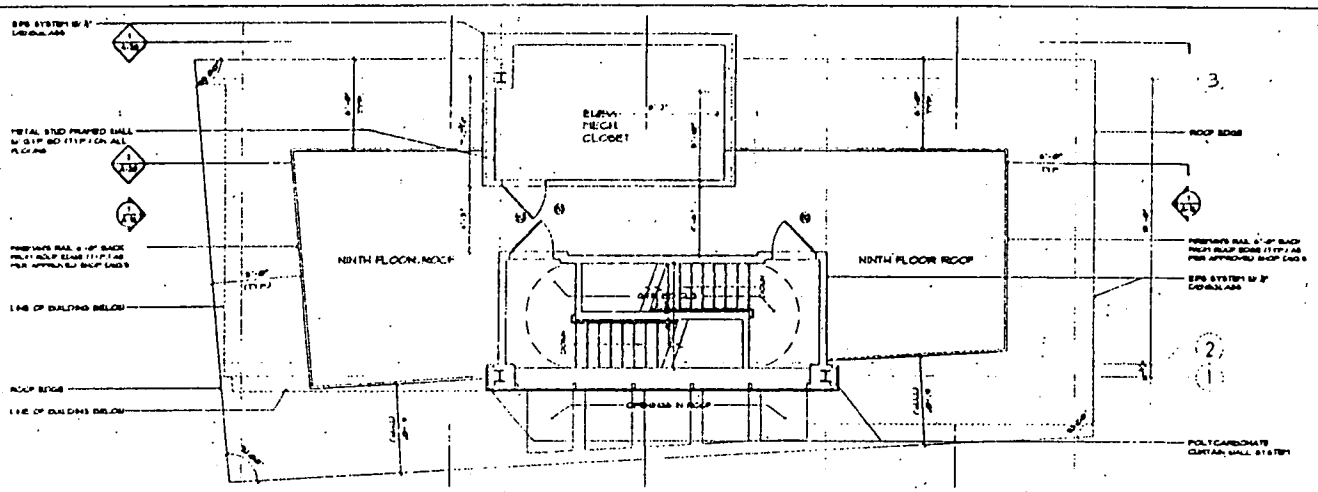
NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 | F 212.675.2375

Project Title:

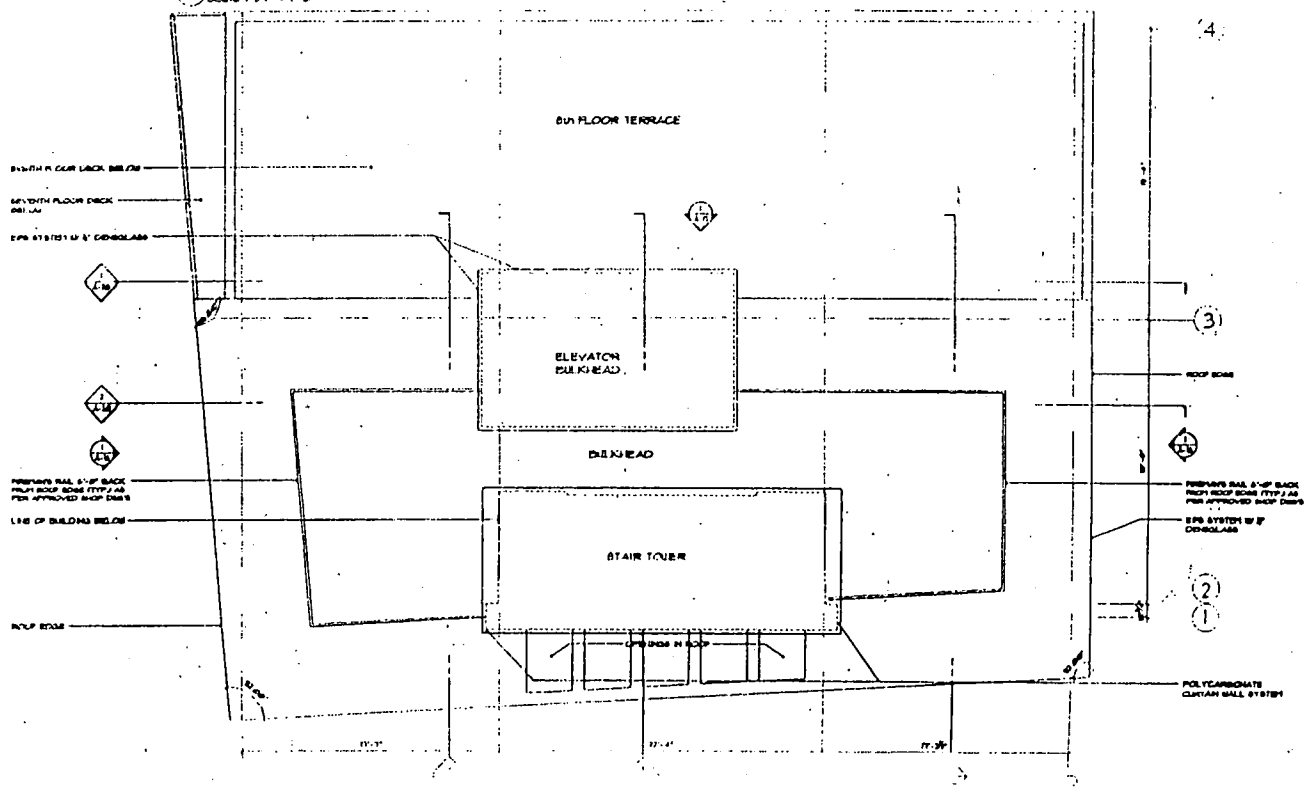
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:
Eighth Floor & Ninth Floor Construction Plans

Job No.
Drawing Number:
A-6



1 Bulkhead Construction Plan
Scale: 1/4" = 1'-0"



PROJECT NORTH

General Notes

1. ALL DOOR JAMBS TO BE 5" FROM WALL

No	Date	Issue
05	[illegible]	UPDATED
04	[illegible]	ISSUE FOR CONSTRUCTION
03	[illegible]	ISSUE FOR BANK REVIEW
02	[illegible]	REVISED AS PER DOB COMMENTS
01	[illegible]	ISSUE CD SET

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4 West 22nd Street, 5th Floor
New York, NY 10010
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Project Title:

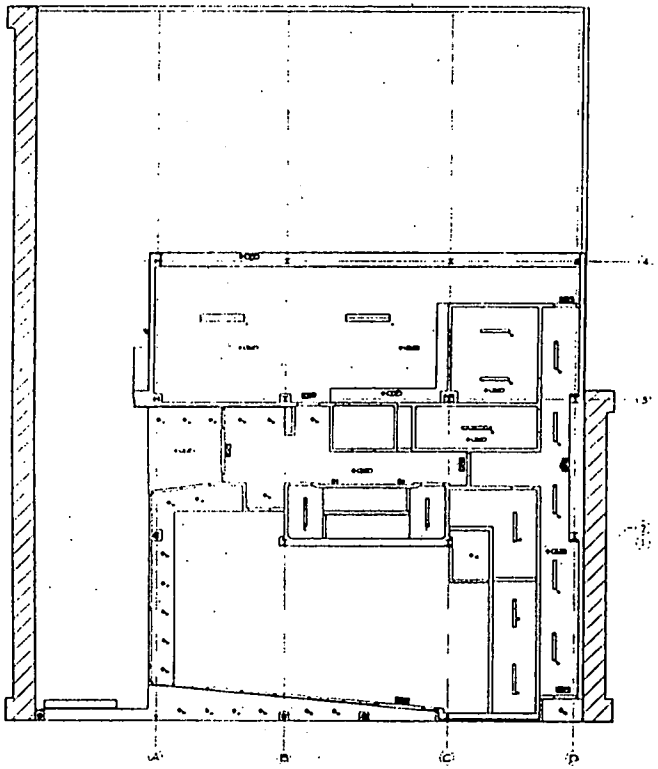
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

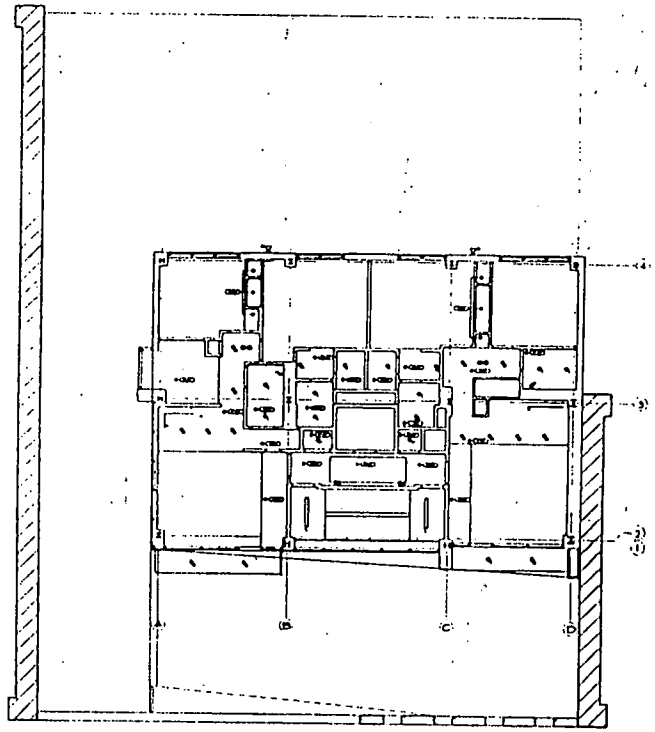
Bulkhead Construction Plan
Roof Construction Plan

Job No. Drawing Number
Scale

A-7



1 Ground Floor Reflected Ceiling Plan
Scale : 1/8" = 1'-0"



2 Second Floor Reflected Ceiling Plan
Scale : 1/8" = 1'-0"

General Notes

1. ALL BEDROOM + LIVING ROOM CEILING HEIGHTS TO BE 8'-0" [illegible]
2. ALL CEILINGS TO BE STP. BD.

No.	Date	Issue
03	[illegible]	UPDATED
04	[illegible]	ISSUE 1OR CONSTRUCTION
05	[illegible]	ISSUE 1OR BANK REVIEW
02	[illegible]	REVISED AS PER DOB COMMENT
01	[illegible]	ISSUE 4ID SET

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ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

Project Title:

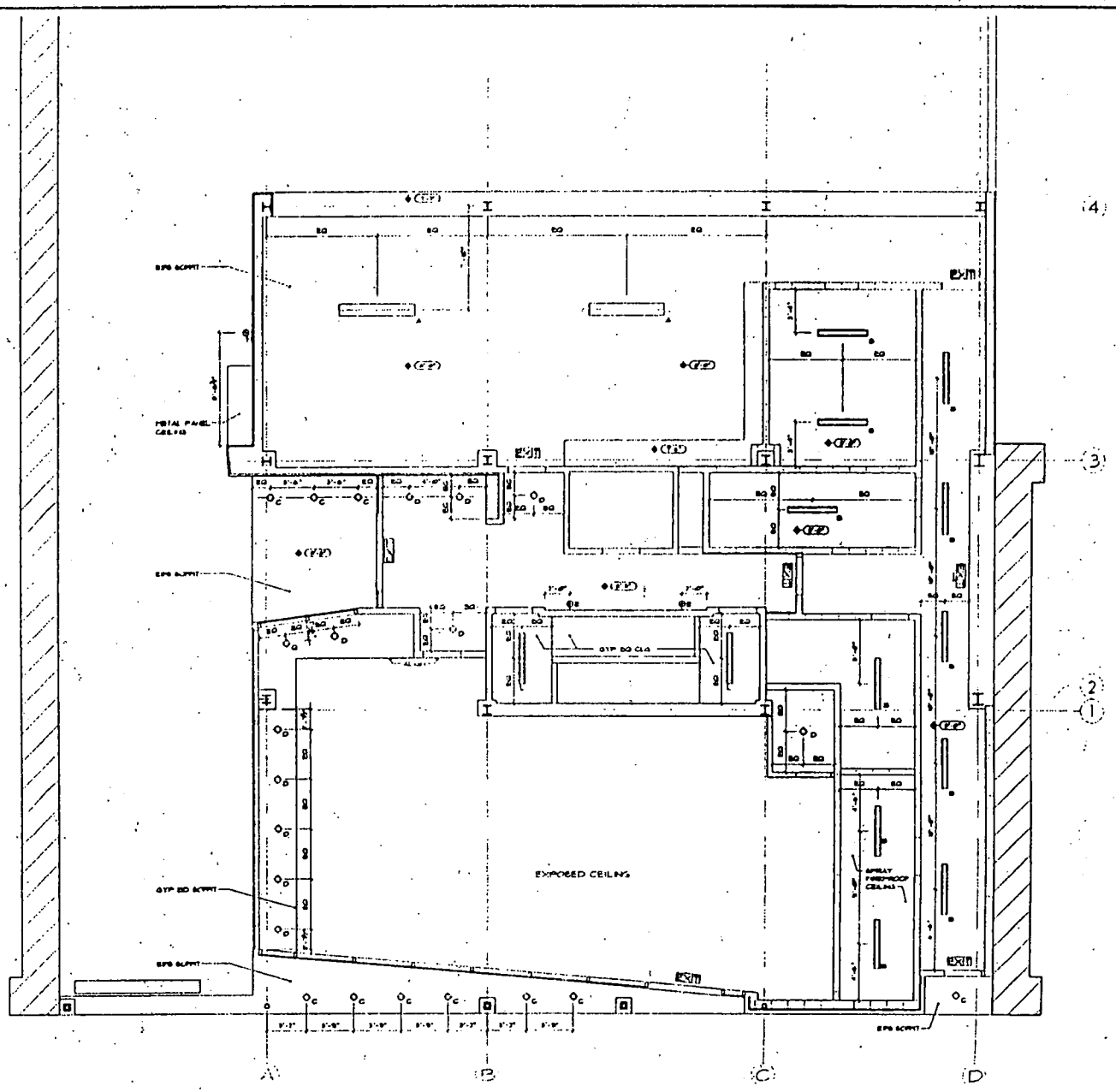
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

Ground Floor Reflected Ceiling Plan
Second Floor Reflected Ceiling Plan

Job No. [illegible] Drawing Number
Scale 1/8" = 1'-0"
By [illegible]

A-8



General Notes

1. ALL CEILINGS TO BE GYP BD (UON)

No.	Date	Issue
05	[illegible]	UPDATED
04	[illegible]	ISSUE FOR CONSTRUCTION
03	[illegible]	ISSUE FOR BANK REVIEW
02	[illegible]	ISSUE TO BLDG DEPT
01	[illegible]	ISSUE CD SET

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Project Title:

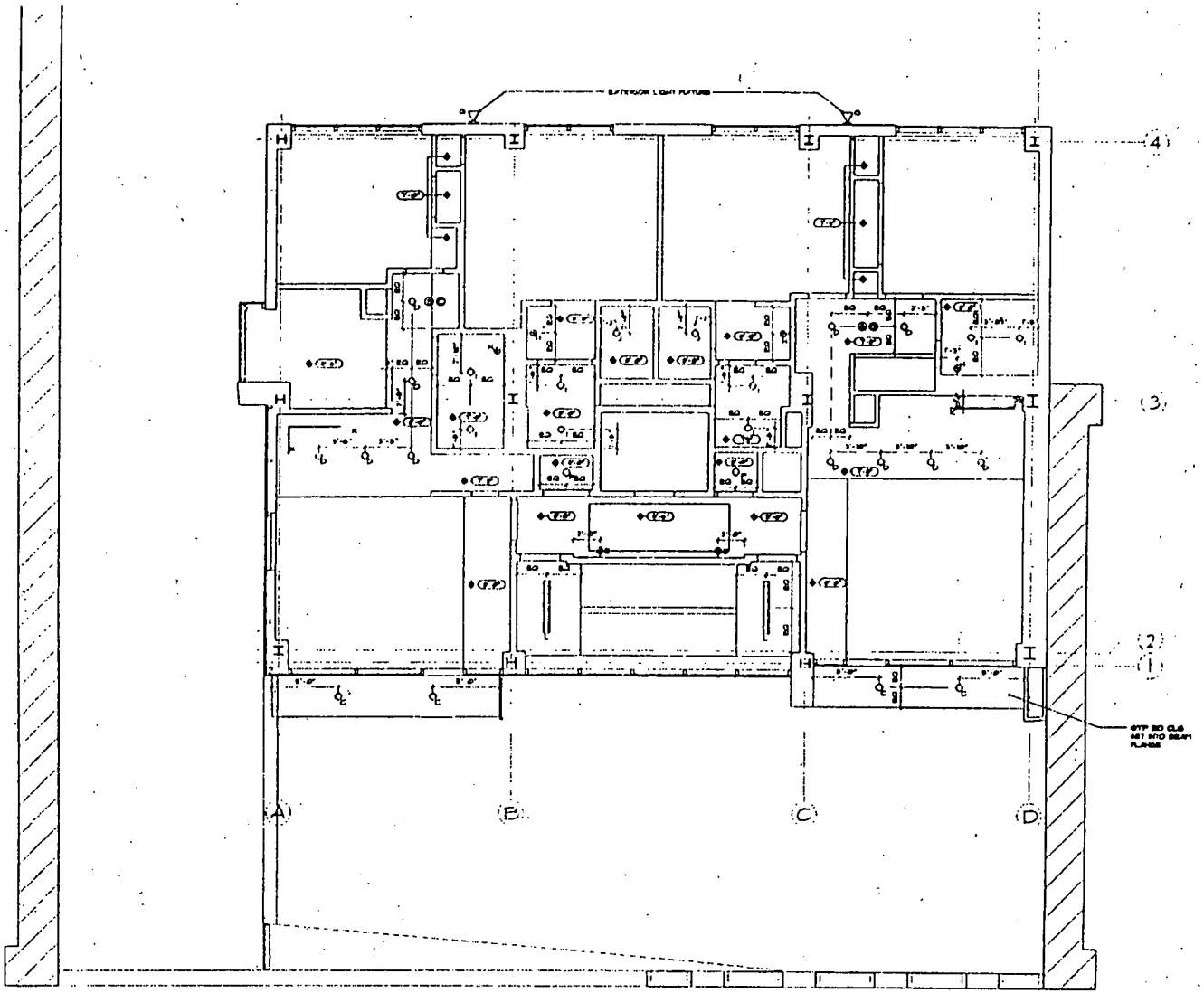
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

Ground Floor Reflected Ceiling Plan

Job No. Drawing Number

A-9



Second Floor Reflected Ceiling Plan

General Notes

1. ALL BEDROOM AND LIVING ROOM CEILING HEIGHTS TO BE 8'-0" MIN.
2. ALL CEILINGS TO BE GYP. BD.

No.	Date	Issue
05	[illegible]	UPDATED
04	[illegible]	ISSUE FOR CONSTRUCTION
03	[illegible]	ISSUE FOR BANK REVIEW
02	[illegible]	ISSUE TO BLDG DEPT
01	[illegible]	ISSUE CD SET

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

Project Title:

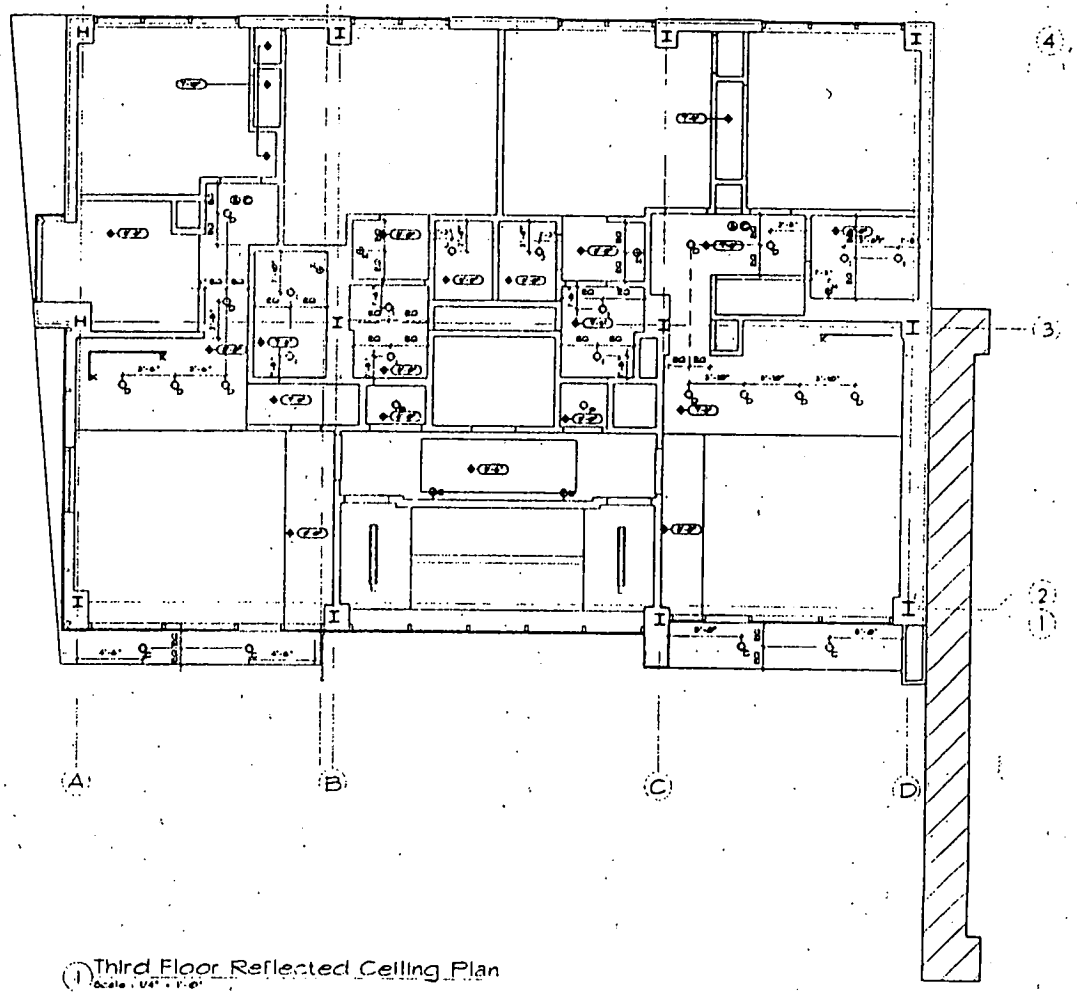
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

Second Floor Reflected Ceiling Plan

Job No.: Drawing Number:

A-10



1 Third Floor Reflected Ceiling Plan
Scale : 1/4" = 1'-0"

PROJECT NORTH

General Notes

1. ALL BEDROOM AND LIVING ROOM CEILING HEIGHTS TO BE 8'-0" U.O.N.
2. ALL CEILINGS TO BE STP. BD.

No.	Date	Issue
05	[illegible]	UPDATED
04	[illegible]	[illegible] FOR CONSTRUCTION
03	[illegible]	[illegible] FOR [illegible] REVIEW
02	[illegible]	[illegible] TO BLDG DEPT
01	[illegible]	[illegible] CD SET

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

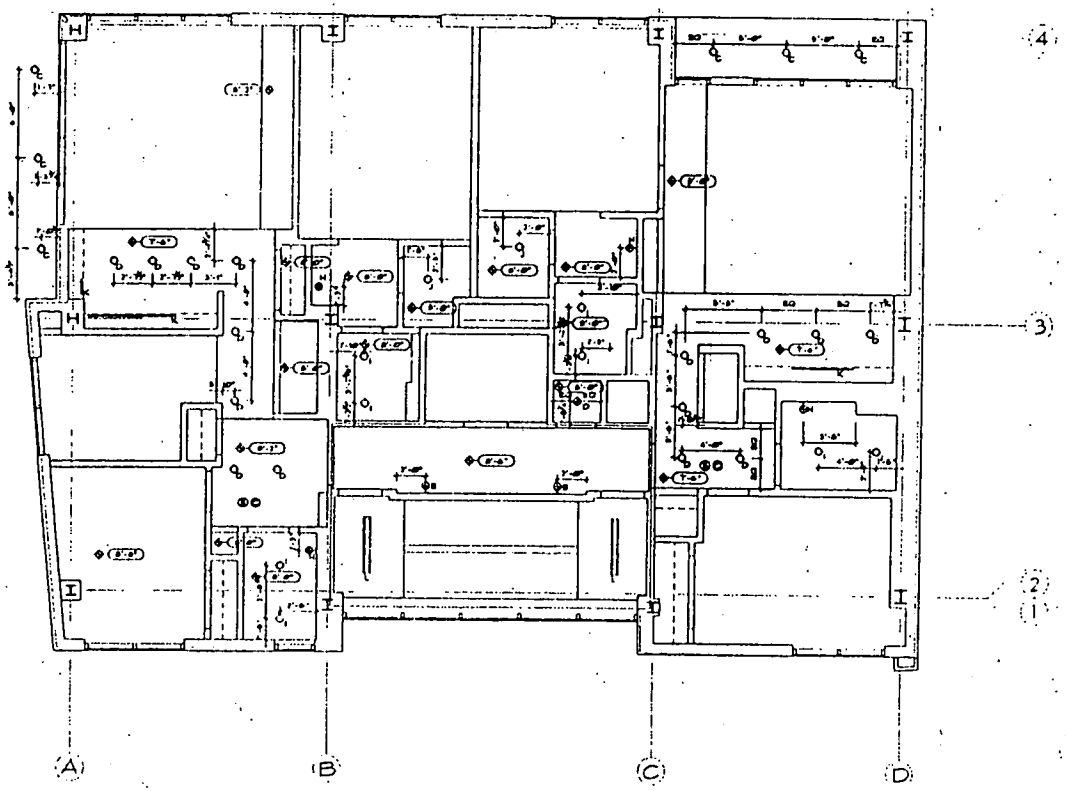
Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

Third Floor Reflected Ceiling Plan

Job No.: [illegible]
Drawing Number: A 11
Scale: [illegible]



1 Fourth thru Seventh Floor Reflected Ceiling Plan
Scale : 1/4" = 1'-0"

General Notes

1. ALL BEDROOM AND LIVING ROOM CEILING HEIGHTS TO BE 8'-0" (LOW)
2. ALL CEILINGS TO BE GYP. BD.

No.	Date	Issue
05	[illegible]	UPDATED
04	[illegible]	ISSUE FOR CONSTRUCTION
03	[illegible]	ISSUE FOR BANK REVIEW
02	[illegible]	ISSUE TO BLDG DEPT
01	[illegible]	ISSUE TO DEPT

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ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

Project Title:

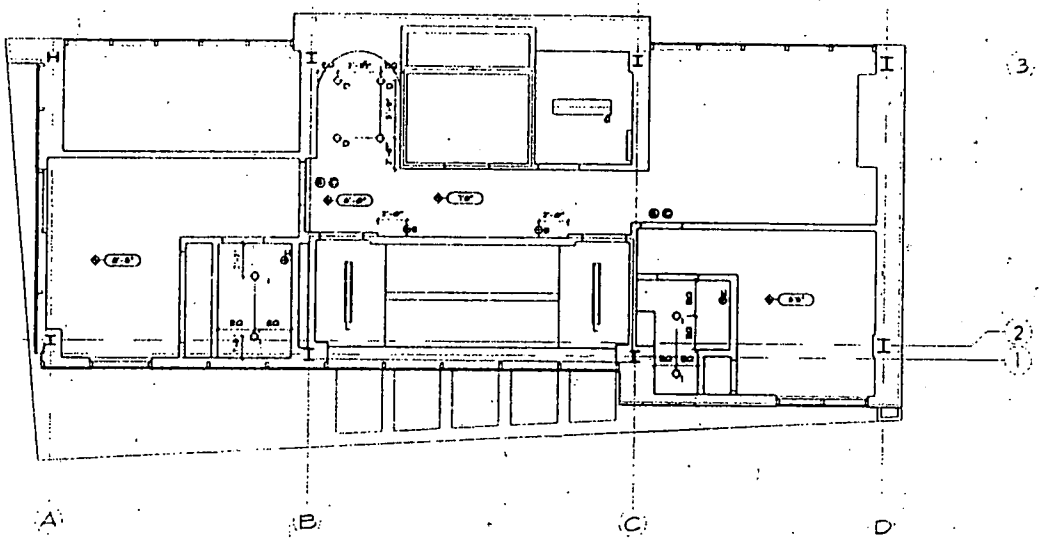
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

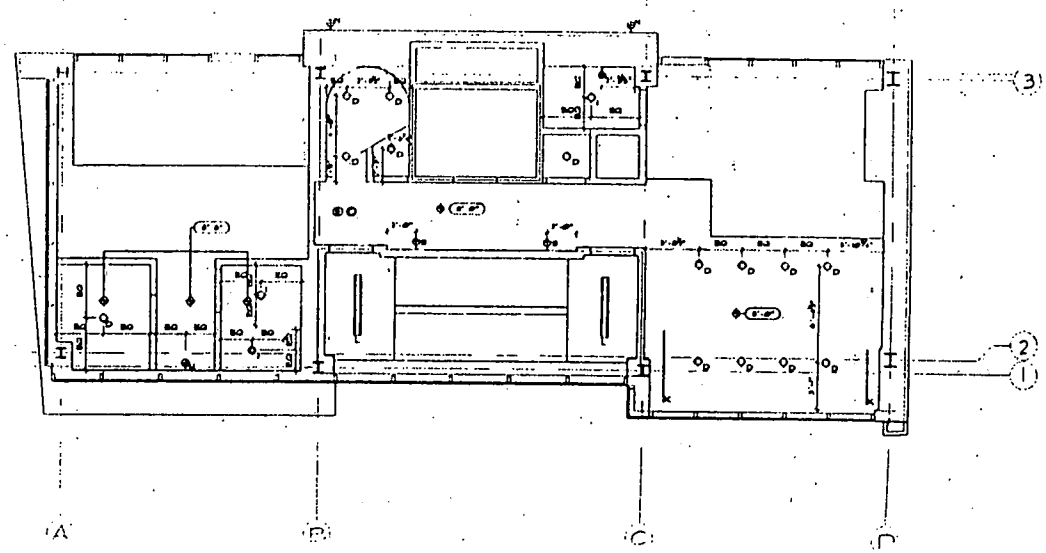
Fourth thru Seventh Floor
Reflected Ceiling Plan

Job No.
Drawing Number
Scale
By
Date

A-12



2 Ninth Floor Reflected Ceiling Plan
Scale: 1/4" = 1'-0"



PROJECT NORTH

General Notes

1. ALL BEDROOM AND LIVING ROOM CEILING HEIGHTS TO BE 8'-0" U.O.N.
2. ALL CEILINGS TO BE GYP. BD.

No.	Date	Issue
05	08/10/05	UPDATED
04	06/15/05	ISSUE FOR CONSTRUCTION
03	05/06/05	ISSUE FOR BANK REVIEW
02	04/15/05	REVISED AS PER DOD COMMENTS
01	03/08/05	ISSUE CD SET

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

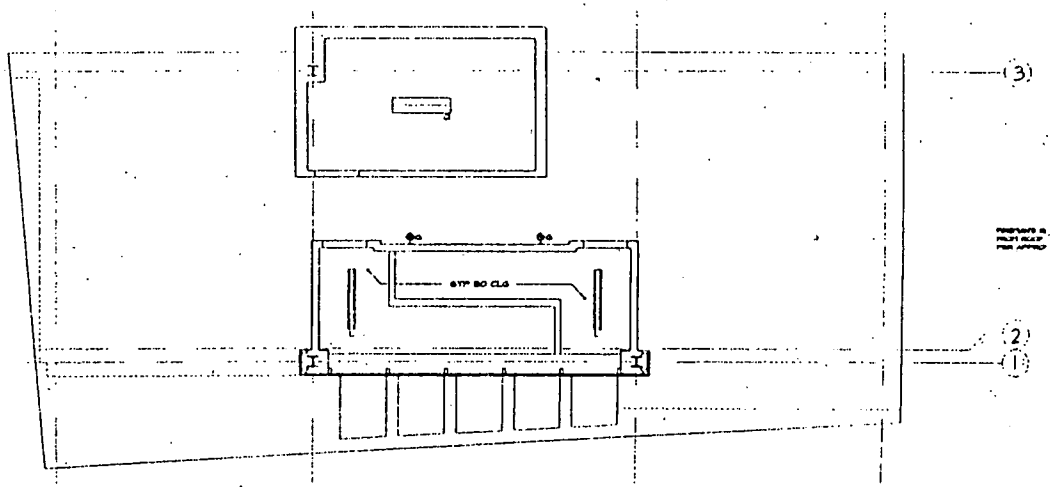
Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:
Eighth Floor & Ninth Floor
Reflected Ceiling Plans

Job No.
Drawing Number
Scale
A 13

(IT) A-16



General Notes

1. ALL CEILINGS TO BE GYP. BD.

No.	Date	Issue
05	[illegible]	UPDATED
04	[illegible]	INSPECTOR CONSTRUCTION
03	[illegible]	INSPECTOR DUNK REVIEW
02	[illegible]	REVISED AS PER DOB COMMENTS
01	[illegible]	[illegible] SET

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 11010
T 212.675.2374 F 212.675.2375

Project Title

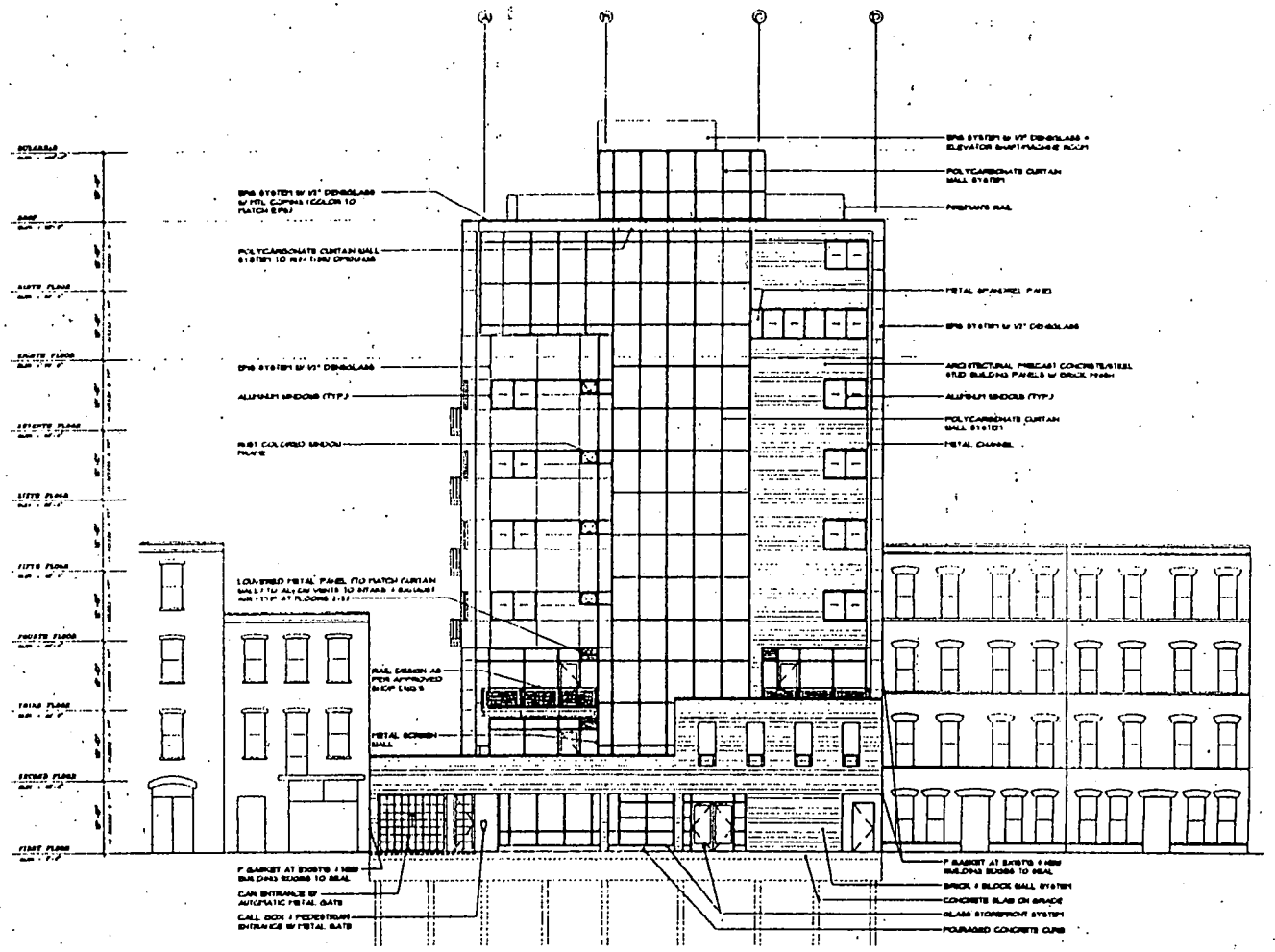
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title

Bulkhead Reflected Ceiling Plan
Roof Reflected Ceiling Plan

Job No. Drawing Number

A-14



1 Front Elevation

No.	Date	Issue
05	[illegible]	UPDATED
04	[illegible]	ISSUE FOR CONSTRUCTION
03	[illegible]	ISSUE FOR BANK REVIEW
02	[illegible]	REVISED AS PER DOB COMMENTS
01	[illegible]	ISSUE CO SET

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

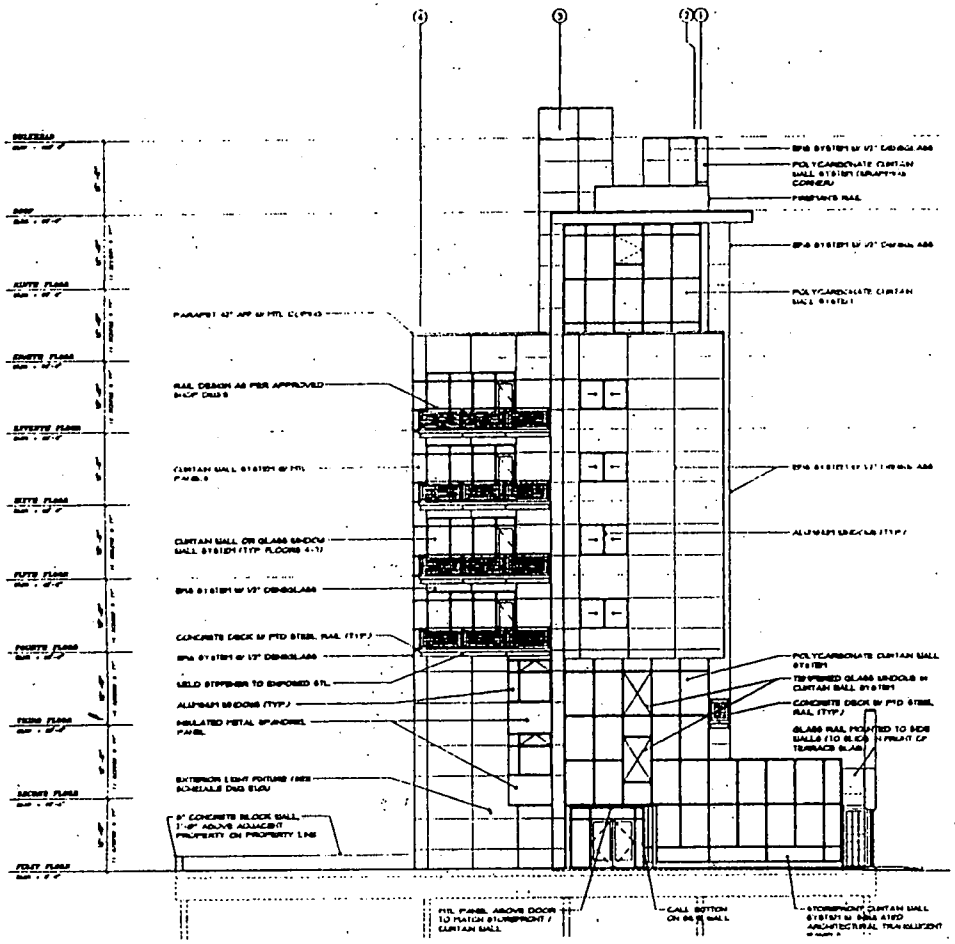
Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

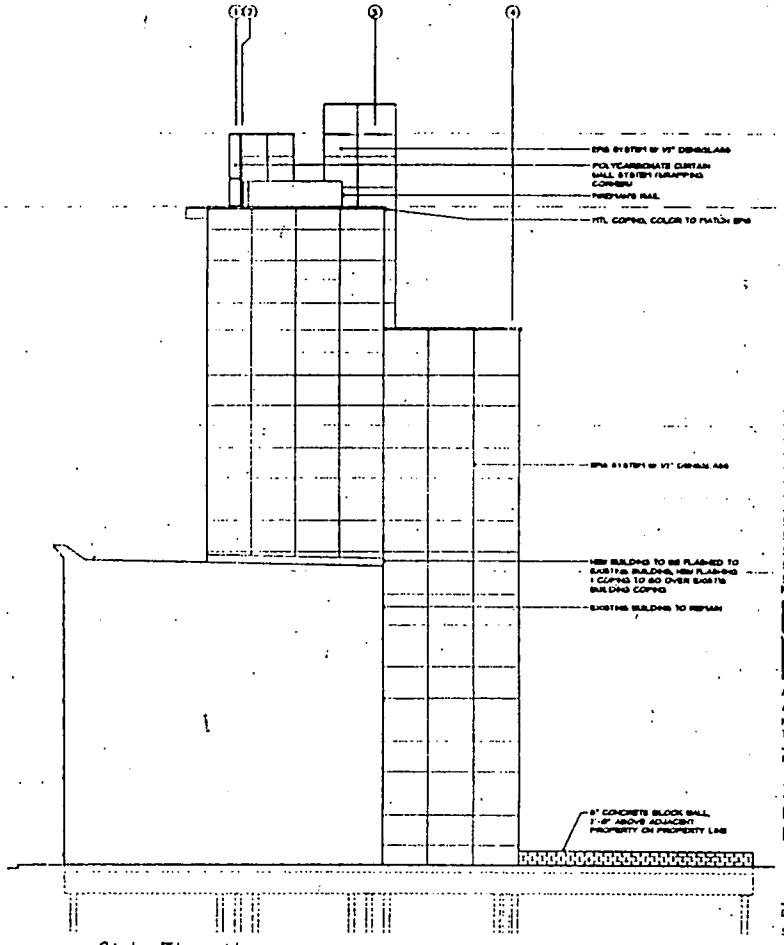
Drawing Title:
Front Elevation

Job No.
Drawing Number
Scale
By

A-15



1 Side Elevation
Scale : 1/8" = 1'-0"



2 Side Elevation
Scale : 1/8" = 1'-0"

No.	Date	Issue
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

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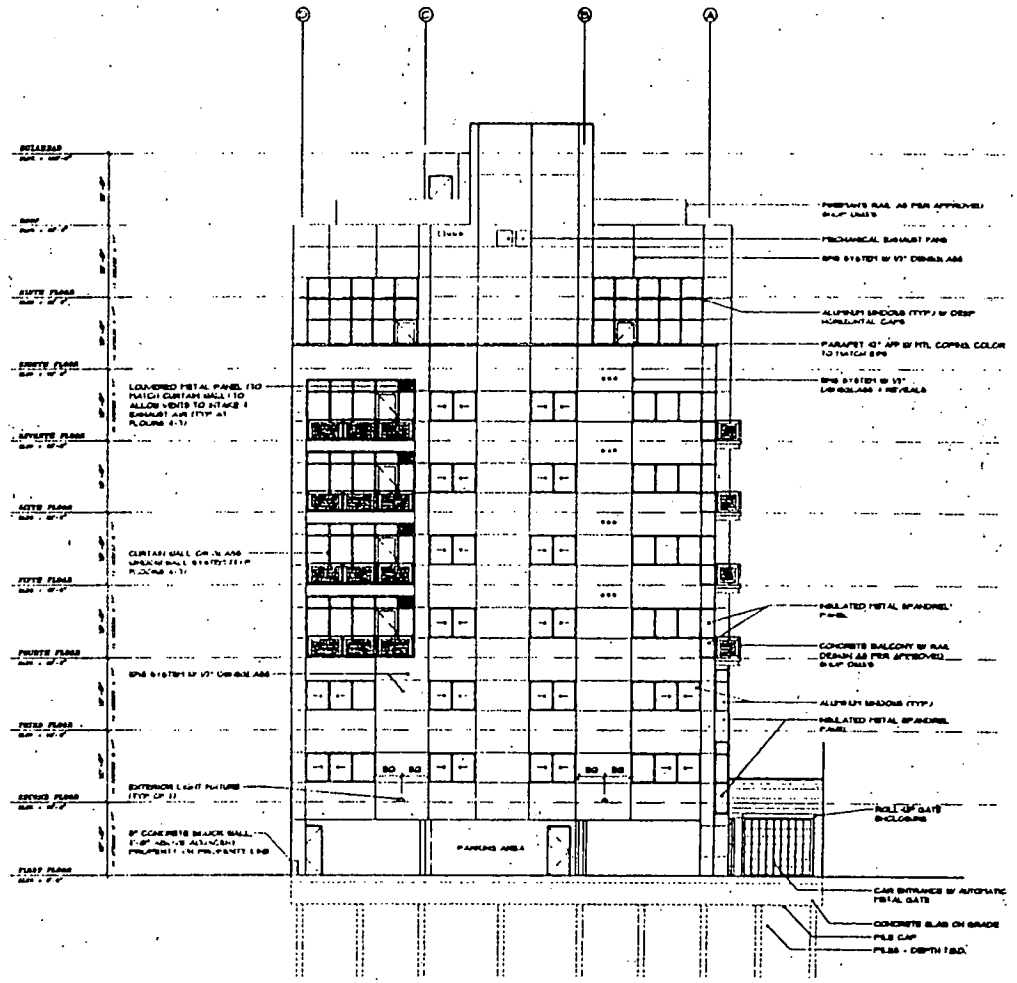
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

Project Title:
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:
Side Elevation

Job No.
Drawing Number
A-16



Rear Elevation

No.	Date	Issue
[illegible]	[illegible]	UPDATE
[illegible]	[illegible]	ISSUE FOR CONSTRUCTION
[illegible]	[illegible]	ISSUE FOR BANK REVIEW
[illegible]	[illegible]	REVISED AS PER DOB COMMENTS
[illegible]	[illegible]	ISSUE CD SET

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

Project Title

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

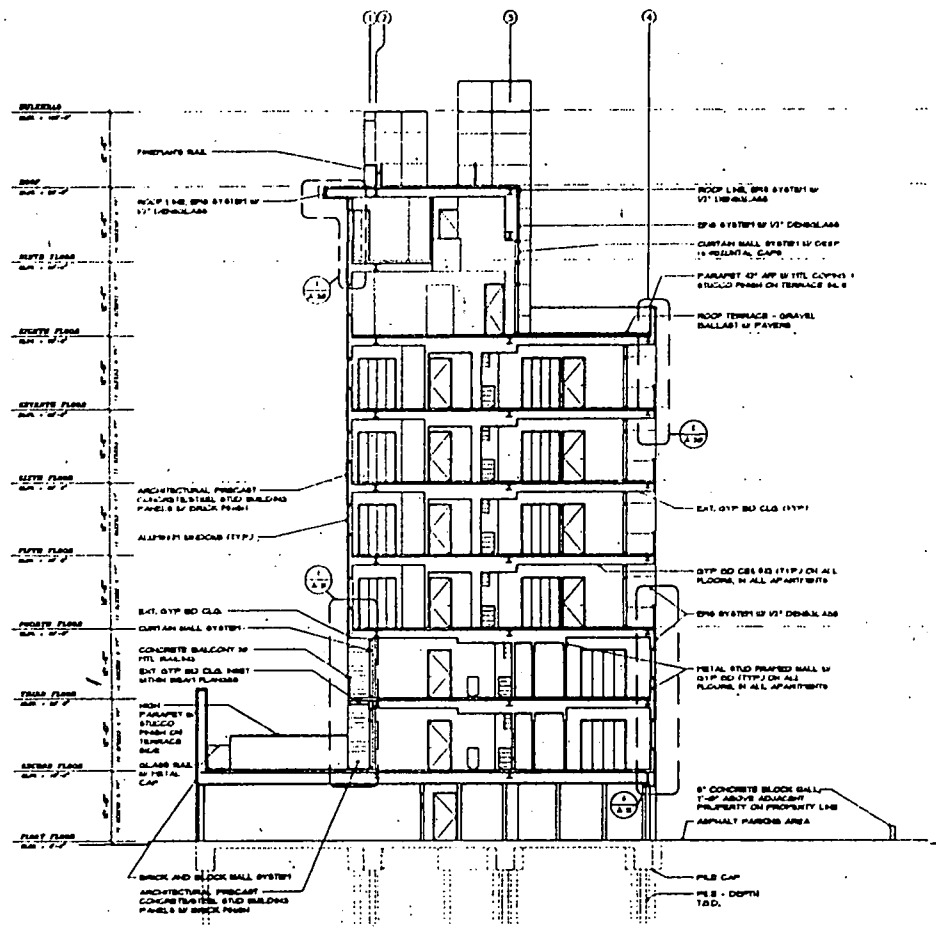
Drawing Title

Rear Elevation

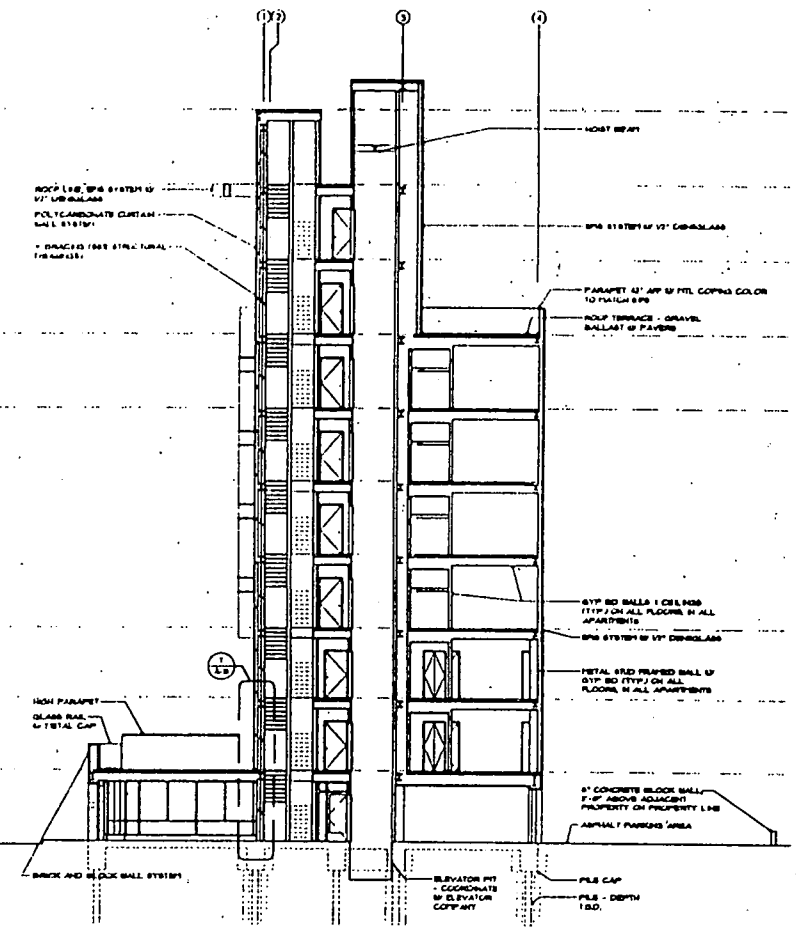
Job No. Drawing Number

A-17

(II) A-2



1 Section



2 Section

No	Date	Issue
05	05/15/05	UPDATED
04	05/13/05	ISSUE FOR CONSTRUCTION
03	05/06/05	ISSUE FOR BANK REVIEW
02	04/11/05	REVISED AS PER DOB COMMENTS
01	3/28/04	ISSUE TO SET

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

Project Title

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title

Building Sections

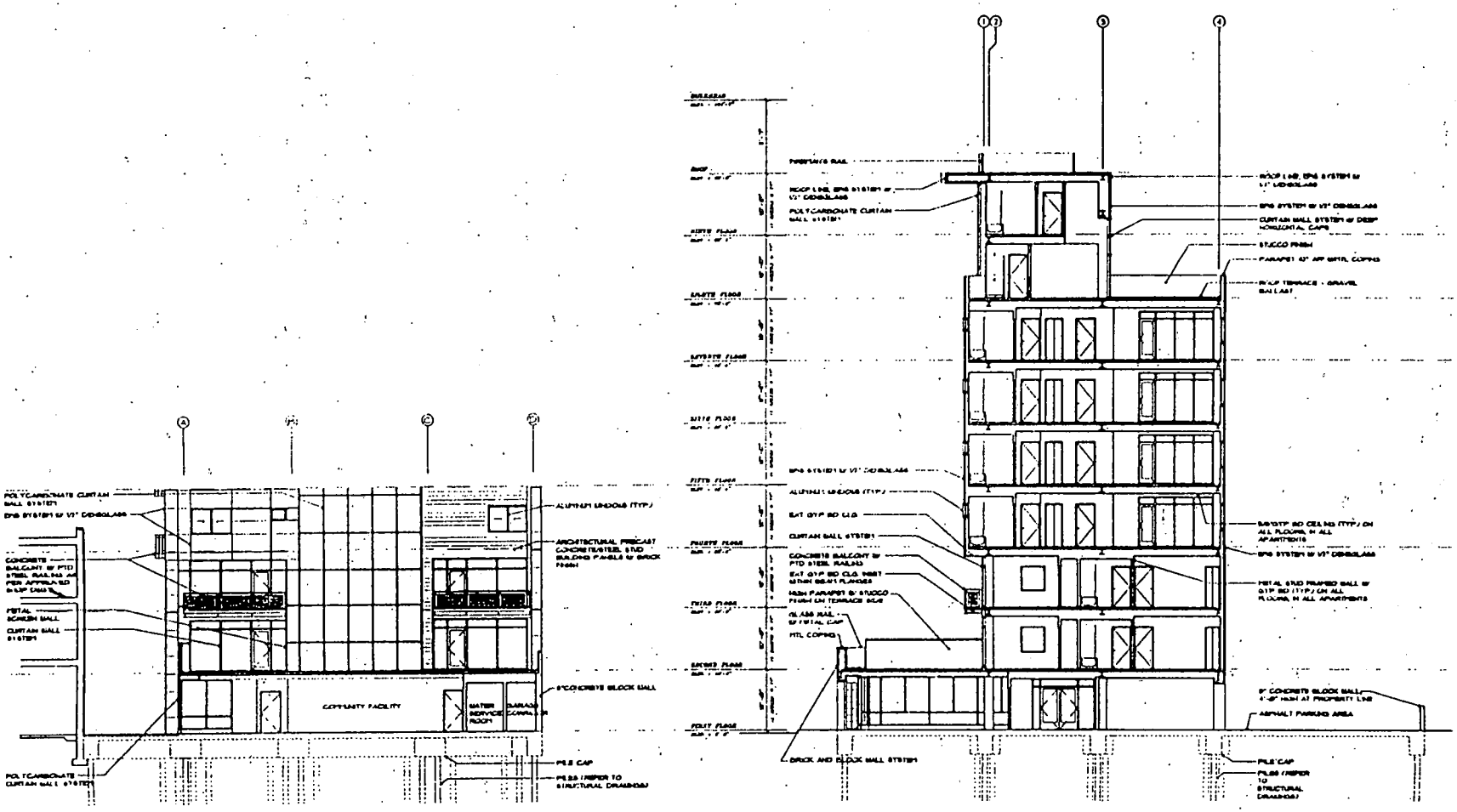
Job No. Drawing Number

Scale

By

Date

A-18



Section / Elevation

Section

No.	Date	Issue
05	08/10/05	UPDATED
04	06/04/05	ISSUE FOR CONSTRUCTION
03	05/04/05	ISSUE FOR BANK REVIEW
02	04/14/05	REVISED AS PER DOB COMMENTS
01	10/08/04	ISSUE CD SET

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

Project Title

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

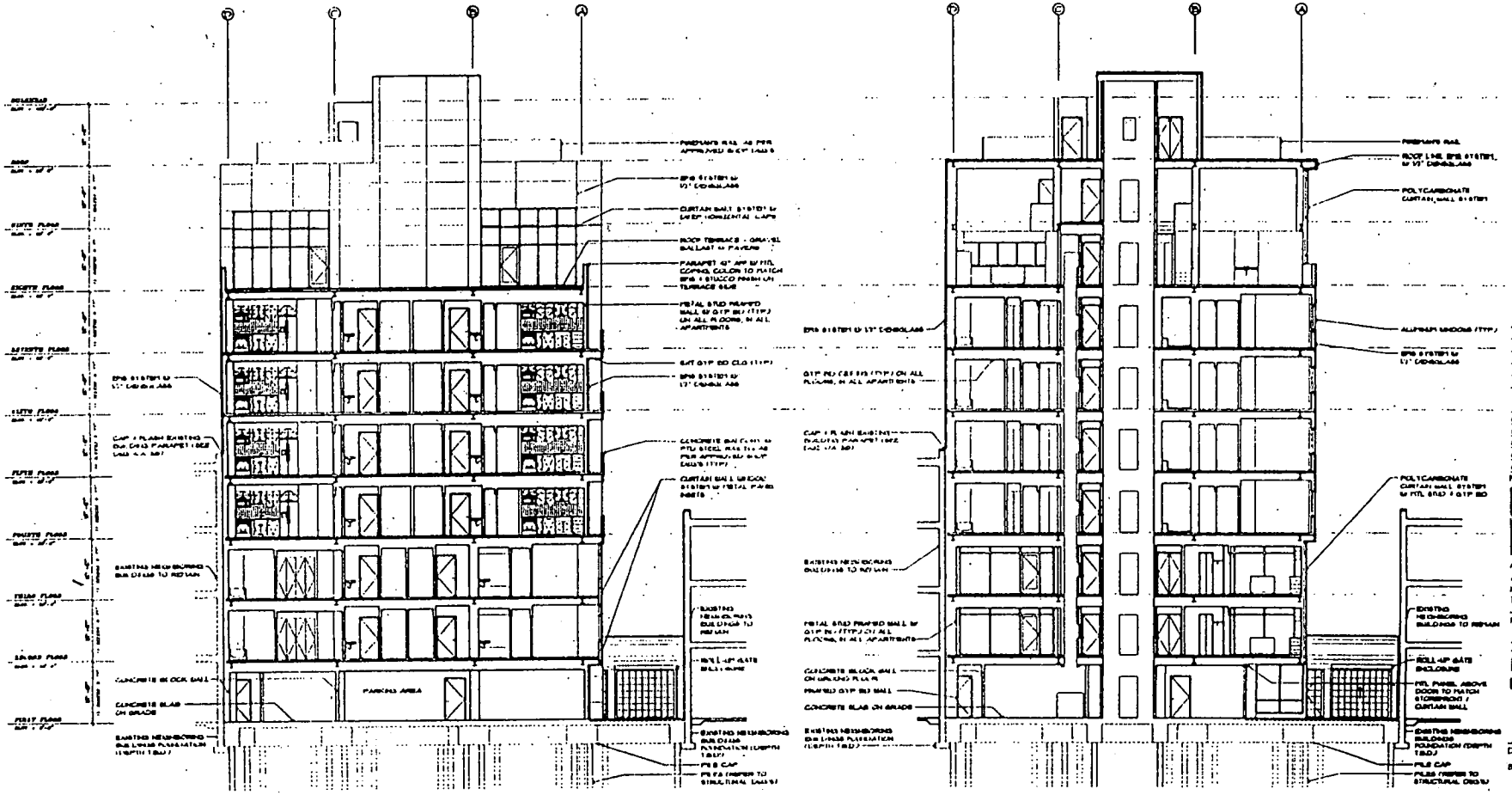
Drawing Title

Building Sections

Job No. Drawing Number

Scale

A-19



Section

Section

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ARCHITECTURE
4 West 22nd Street, 5th Floor
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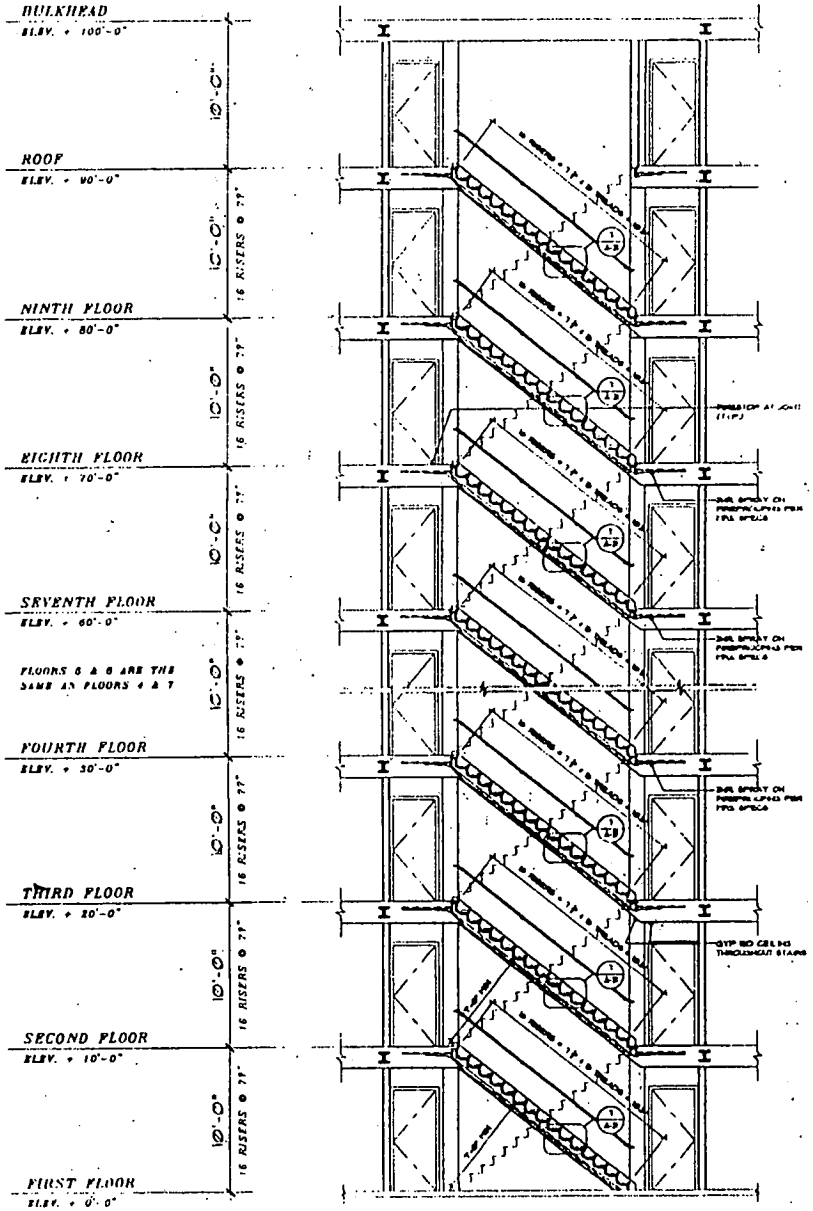
Project Title:

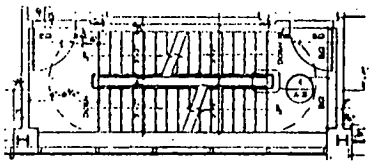
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

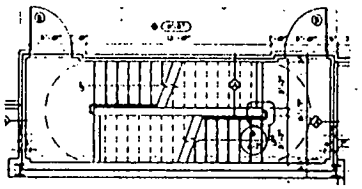
Building Sections

A-20

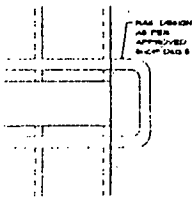




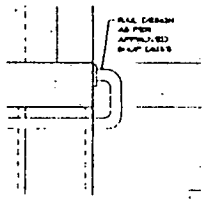
(2) Stair Enclosure Typ.
Scale : 1/4" = 1'-0"



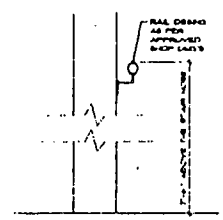
(3) Stair Enclosure @ Ground Fl.
Scale : 1/4" = 1'-0"



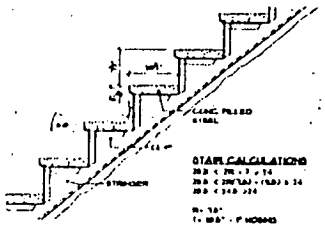
(4) Handrail Wrapping
Scale : 1 1/2" = 1'-0"



(5) Handrail End Wrap
Scale : 1 1/2" = 1'-0"



(6) Handrail Section Typ.
Scale : 1 1/2" = 1'-0"



(7) Stair Detail
Scale : 1" = 1'-0"

General Notes

1. ALL STEEL IN STAIR TOWER TO BE PAINTED COLOR TBD
2. CONCRETE TREADS & LANDINGS TO BE SPLOTTED FINISH

No.	Date	Issue
03	[illegible]	[illegible]
04	[illegible]	[illegible] FOR CONSTRUCTION
05	[illegible]	[illegible] FOR BANK REVIEW
07	[illegible]	REVISED AS PER DOB COMMENTS
01	[illegible]	[illegible] CD SET

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
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Project Title

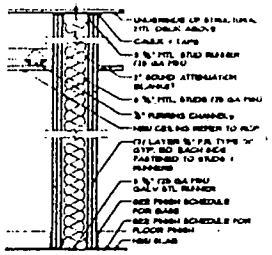
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title
Stair Plan, Section & Detail

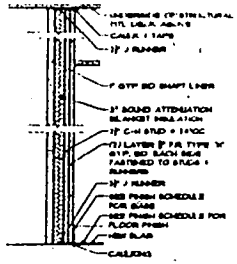
Job No.
Drawing Number
Scale
By

A-21

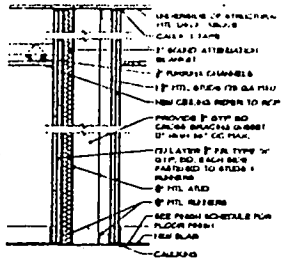
(II) A-2



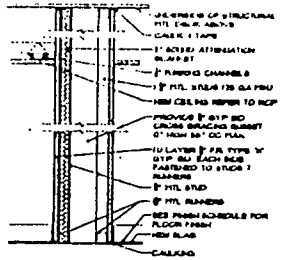
A Wall Partition 'A'
Scale : 1 1/2" = 1'-0"
3 HR RATED WALL - UL# U419



B Wall Partition 'B'
Scale : 1 1/2" = 1'-0"
2 HR RATED WALL - UL# U465

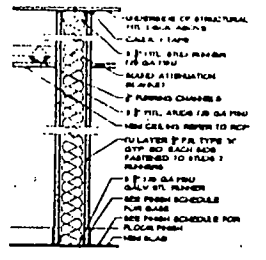


C Wall Partition 'C'
Scale : 1 1/2" = 1'-0"
2 HR RATED WALL - UL# U419

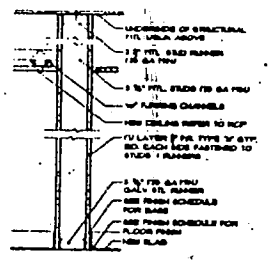


C1 Wall Partition 'C1'
Scale : 1 1/2" = 1'-0"
1 HR RATED WALL - UL# U419

C2 Wall Partition 'C2'
Non-Rated



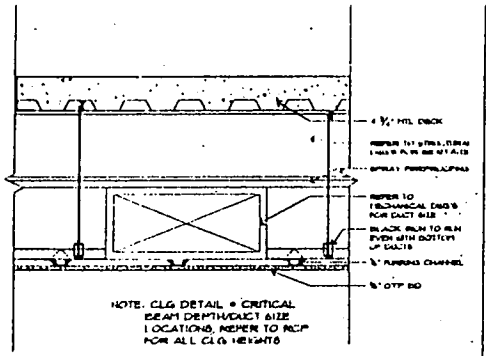
D Wall Partition 'D'
Scale : 1 1/2" = 1'-0"
1 HR RATED WALL - UL# U419



E Wall Partition 'E'
Scale : 1 1/2" = 1'-0"

E1 Wall Partition 'E1'
3 1/2" 25 GA HNU GALV STL STUD

E2 Wall Partition 'E2'
6" 25 GA HNU GALV STL STUD



NOTE: CLG DETAIL + CRITICAL BEAM DEPTH/DUCT SIZE LOCATIONS, REFER TO RCP FOR ALL CLG HEIGHTS

CEILING DETAIL
Scale : 1 1/2" = 1'-0"

TIFFANY PLACE DOOR SCHEDULE

TYPE	A	B B1 B2 B3 B4	C	D	E E1	F	G G1	H H1 H2 H3 H4 H5 H6 H7 H8 H9
SIZE	1 3'-0" x 8'-0" x 1 3/4"	1 3'-0" x 8'-0" x 1 3/4" 2 3'-0" x 8'-0" x 1 3/4" 3 3'-0" x 8'-0" x 1 3/4" 4 (T) 3'-0" x 8'-0" x 1 3/4" 5 3'-6" x 8'-0" x 1 3/4" 6 3'-0" x 8'-0" x 1 3/4" 7 3'-0" x 8'-0" x 1 3/4"	1 3'-0" x 8'-0" x 1 3/4"	1 3'-0" x 8'-0" x 1 3/4"	1 3'-0" x 8'-0" x 1 3/4" 2 3'-6" x 8'-0" x 1 3/4"	1 3'-0" x 8'-0" x 1 3/4"	1 (2) 3'-0" x 8'-0" x 1 3/4" 2 (2) 3'-6" x 8'-0" x 1 3/4"	1 3'-0" x 8'-0" x 1 3/4" 2 3'-0" x 8'-0" x 1 3/4" 3 3'-0" x 8'-0" x 1 3/4" 4 3'-0" x 8'-0" x 1 3/4" 5 3'-0" x 8'-0" x 1 3/4" 6 3'-0" x 8'-0" x 1 3/4" 7 3'-0" x 8'-0" x 1 3/4" 8 3'-0" x 8'-0" x 1 3/4" 9 3'-0" x 8'-0" x 1 3/4" 10 3'-0" x 8'-0" x 1 3/4" 11 3'-0" x 8'-0" x 1 3/4"
STYLE		FLUSH	FLUSH	FLUSH	FLUSH	FLUSH	FLUSH	FLUSH
MATERIAL		HOLLOW METAL	HOLLOW METAL	HOLLOW METAL	SOLID CORE WOOD	SOLID CORE WOOD	SOLID CORE WOOD	SOLID CORE WOOD
FINISH		PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED
FRAME		HOLLOW METAL	HOLLOW METAL	HOLLOW METAL	PAINTED WOOD	HOLLOW METAL	PAINTED WOOD	PAINTED WOOD
TRANSITION		1 CONC / CONC. 2 CPT / CONC. 3 3 ROOFING / CONC. 4 4 4 CPT / VCT	CONCRETE / CONCRETE	CPT TILE / WOOD	WOOD / TILE	WOOD / WOOD	WOOD / WOOD	WOOD / WOOD
SADDLE		METAL	METAL	WOOD	STONE	NONE	NONE	NONE
HARDWARE LATCH		1 2 3 4 5 6 7	6	6	6 8	7		
HARDWARE LOCK			6	6	7 8	7		
HARDWARE HINGE		1 2 3 4 5 6 7 8	6	6	7 8	7	4 6	1 2 3 4 5 6 7 8 9 10 11
HARDWARE DOOR STOP		1 2 3 4 5 WALL MTD.	7 WALL MTD.	5 FLOOR MTD.	1 3 WALL MTD.	7 WALL MTD.		
LOCATION	LOBBY	1 GROUND FLOOR 3 4 5 6 FLOORS 2 - 5 3 4 ROOF	BASEMENT FLOOR	FLOORS 2 - 5 APT ENTRY DOORS	FLOORS 2 - 5 BATHROOM DOORS	FLOORS 2 - 5 BEDROOM ENTRY DOORS	FLOORS 2 - 5 MECHANICAL CLOSETS	FLOORS 2 - 5 CLOSETS
REMARKS	INCLUDED IN EXTERIOR WINDOW SYSTEM	1 TO HAVE AN ALARM ALL 3 SWING DOORS TO HAVE PUSH BAR EXIT DEVICE	GAS SERVICE ROOM DOOR TO HAVE VENT	ALL APARTMENT ENTRY DOORS TO RECEIVE SPECIAL LOCKS ALL APARTMENT ENTRY DOORS TO RECEIVE DOOR VIEWER				

NOTES: 1 ALL HOLLOW METAL DOORS TO BE 16 GAUGE UNLESS OTHERWISE NOTED ON SCHEDULE
2 ALL HOLLOW METAL FRAMES TO BE AS PER LOCAL MUNICIPAL CODES
3 ALL DOORS TO BE PAINTED UNLESS OTHERWISE NOTED ON SCHEDULE
4 ALL DOORS TO BE PROVIDED WITH WEATHERSTRIPPING AND SOUND SEALS
5 ALL DOORS TO BE PROVIDED WITH DOOR SWEEPS

No	Date	Issue
03	06/06/05	UPDATED
04	06/24/05	ISSUE FOR CONSTRUCTION
05	07/01/05	ISSUE FOR DHPC REVIEW
06	09/12/05	REVISED AS PER DOB COMMENTS
07	10/06/05	ISSUED SET
No	Date	Issue

NAROFSKY
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Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

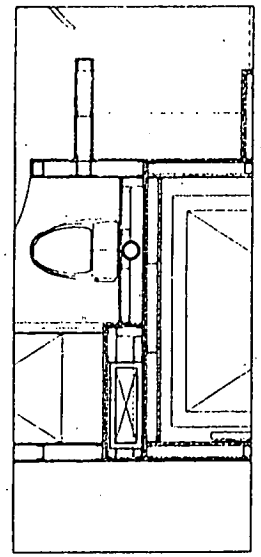
Wall Partitions, Door Schedule & Ceiling Detail

Job No. | Drawing Number

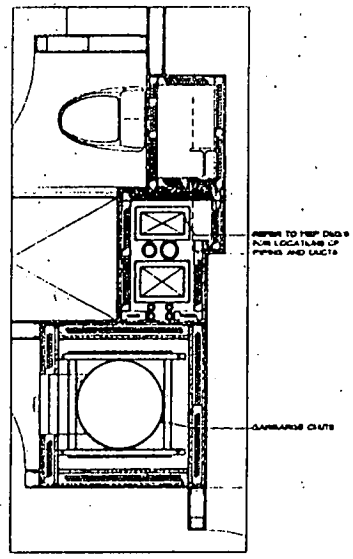
Scale: 1/4" = 1'-0"

Date:

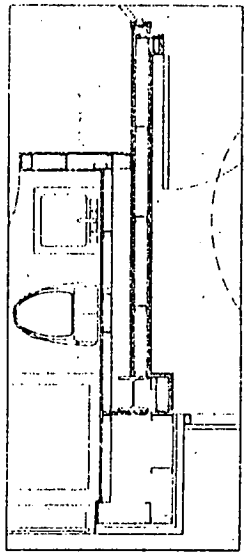
A-22



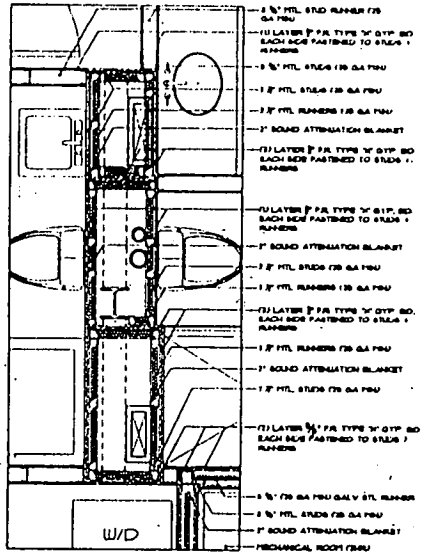
1 Detail
Scale : 3/4" = 1'-0"



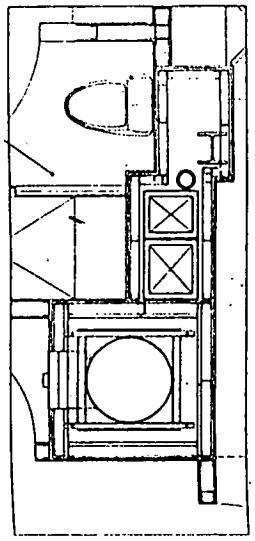
2 Detail
Scale : 3/4" = 1'-0"

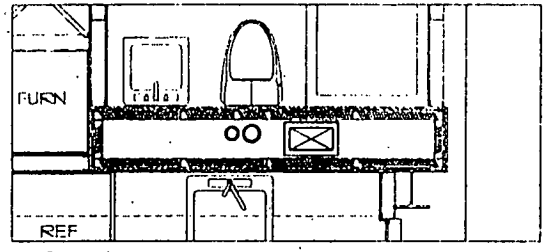


3 Detail
Scale : 3/4" = 1'-0"

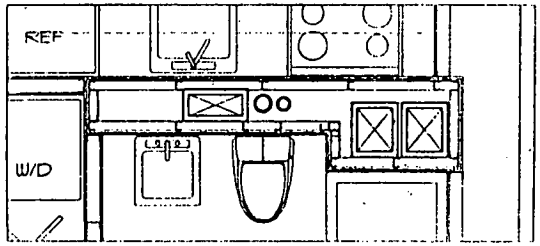


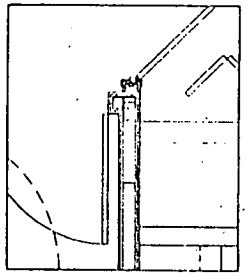
4 Detail
Scale : 3/4" = 1'-0"



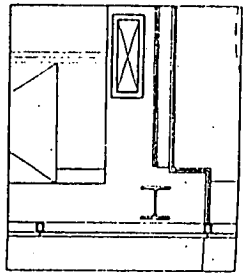


1 Detail
Scale : 1/4" = 1'-0"





7 Detail
Scale : 3/4" = 1'-0"



etal

General Notes

1. NOTES TYPICAL FOR ALL DETAILS THIS SHEET

No	Date	Issue
04	[illegible]	UPDATED
03	[illegible]	ISSUE FOR CONSTRUCTION
02	[illegible]	ISSUE FOR BANK REVIEW
01	[illegible]	ISSUE CD SET

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
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Project Title:

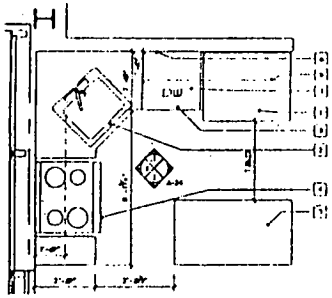
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

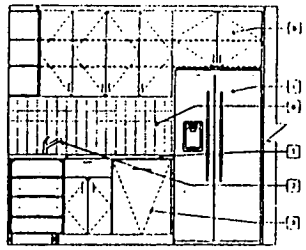
Wall Construction Details

Job No.: Drawing Number:
Scale: AS NOTED
By:

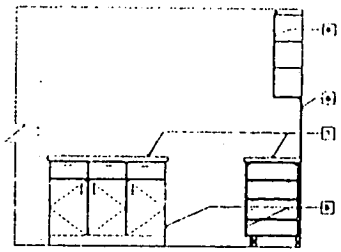
A-23



(A) Kitchen 2-3 South
Scale : 1/2" = 1'-0"



(1) Elevation
Scale : 1/2" = 1'-0"



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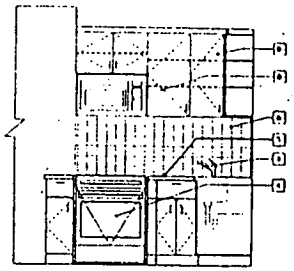
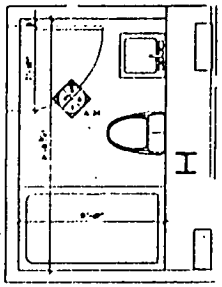
Scale : 1/2" = 1'-0"



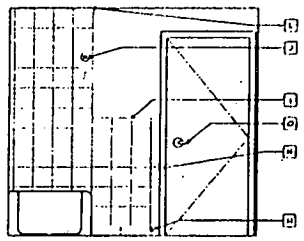
(3) Elevation
Scale : 1/2" = 1'-0"

General Notes

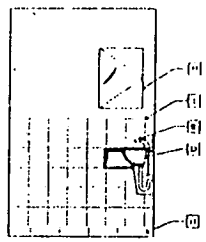
1. SUPPLY BLOCKING FOR FLIP DOWN GRAB BAR (TYP. ALL BATHROOMS)



(B) Bathroom 2-3 South
Scale : 1/2" = 1'-0"



(4) Elevation
Scale : 1/2" = 1'-0"



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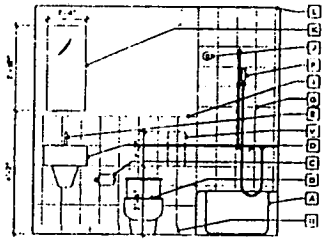
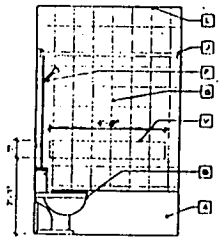
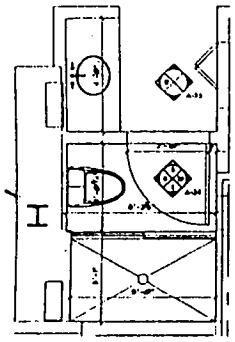
Scale : 1/2" = 1'-0"



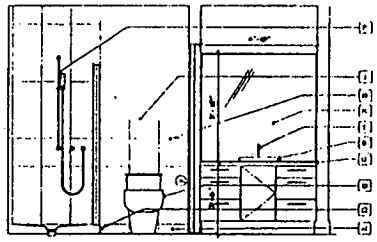
(6) Elevation
Scale : 1/2" = 1'-0"



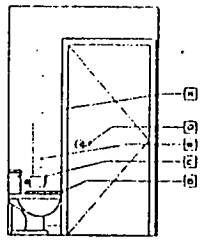
(7) Elevation
Scale : 1/2" = 1'-0"



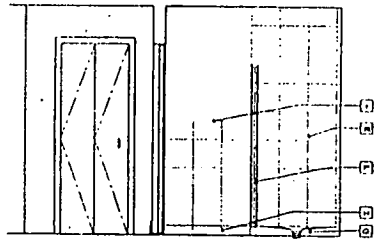
(C) Bathroom 2-3 South
Scale : 1/2" = 1'-0"



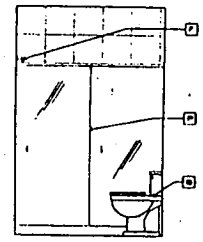
(8) Elevation
Scale : 1/2" = 1'-0"



(9) Elevation
Scale : 1/2" = 1'-0"



(10) Elevation
Scale : 1/2" = 1'-0"



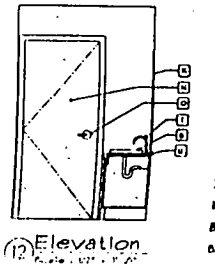
(11) Elevation
Scale : 1/2" = 1'-0"

FLOOR 2 & 3 BATHROOM LEGEND

- A — BATH TUB, SEE ARCHITECT FOR SPECIFICATIONS
- B — TOILET, SEE ARCHITECT FOR SPECIFICATIONS
- C — TOILET PAPER HOLDER
- D — WALL HUNG SINK, SEE ARCHITECT FOR SPECIFICATIONS
- E — SINK FAUCET, SEE ARCHITECT FOR SPECIFICATIONS
- F — SHOWER CONTROL, SEE ARCHITECT FOR SPECIFICATIONS
- G — 6" X 6" CERAMIC TILE FOR WALLS 1 FLOOR BY STONE, BASES 6"
- H — 4" TILE BASE
- I — 4" BACKSPLASH BY TILE CAP
- J — CHROME CURTAIN ROD
- K — FRAMELESS MIRROR, SEE ARCHITECT FOR SPECIFICATIONS
- L — FULL HEIGHT 6" X 6" CERAMIC TILE IN SHOWER
- M — FRAMELESS FRAMELESS SHOWER ENCLOSURE
- N — 1 1/2" DOOR HOLD-BACK
- O — BRUSHED CHROME LEVER HANDLE DOOR HARDWARE
- P — 3-PIECE FRAMELESS GLASS SHOWER ENCLOSURE
- Q — SHOWER BASE, SEE ARCHITECT FOR SPECIFICATIONS
- R — 12" X 24" LIMESTONE FOR SLATE SILLS IN BATHROOMS
- S — TOILET, SEE ARCHITECT FOR SPECIFICATIONS
- T — SINK, SEE ARCHITECT FOR SPECIFICATIONS
- U — WOOD VANITY WITH STONE GLASS TOP
- V — PROVIDE BLOCKING + TUB + TOILET FOR ADA + ALL BATHROOM LOCATIONS

FLOOR 2 & 3 KITCHEN LEGEND

- 1 — GE 18 CU FT. 61 AMS 836 SIDE BY SIDE REFRIGERATOR (GSH25JMMBB) OR 21.1 CU FT. 61 AMS 836 SIDE BY SIDE REFRIGERATOR (GSC25LMMBB) - KITCHEN ISLAND CABINETRY LOCATION TO BE COORDINATED W/ THE SELECTED REFRIGERATOR
- 2 — KITCHEN FAUCET, SEE ARCHITECT FOR SPECIFICATIONS
- 3 — GE TRITON XL BUILD-IN DISHWASHER (GSD3460J BBB) OR PROFILE ALLY INTEGRATED (BALT-IN DISHWASHER FOR (PDW9800BB)
- 4 — GE STAINLESS STEEL PROFILE FREESTANDING GAS 5 BURNER SLIDE IN RANGE W/ WARMING DRAWER (JGBS66REBB)
- 5 — FLUSH CHERRY CABINETS (ALT - UPPER CABINETS W/ GLASS INSERTS 1 ADJUSTABLE SHELVES)
- 6 — 4"X4" GLASS TILE BACKSPLASH
- 7 — 3/4" GRANITE COUNTER TOP W/ STRAIGHT EDGE AND EDGE
- 8 — TOE KICK 4 1/2" DEEP, SEE ARCHITECT FOR SPECIFICATIONS



(12) Elevation
Scale : 1/2" = 1'-0"

No	Date	Issue
1	(illegible)	UPDATED
2	(illegible)	BULK FOR CONSTRUCTION
3	(illegible)	BULK FOR BANK REVIEW

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.575.2378 F 212.575.2375

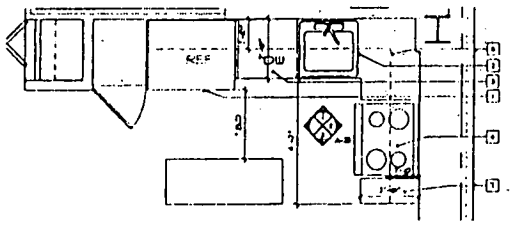
Project Title

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

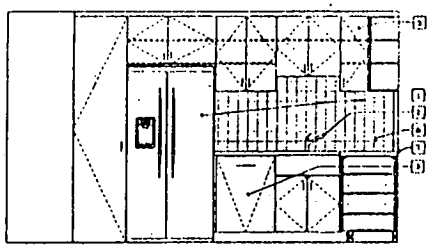
Drawing Title
Interior Elevation
Floors 2 & 3

Job No. — Drawing Number
Date: 20
Scale: 1/2" = 1'-0"
By:
Date:

A-24



(A) Kitchen 2-3 North
Scale: 1/2" = 1'-0"



(1) Elevation
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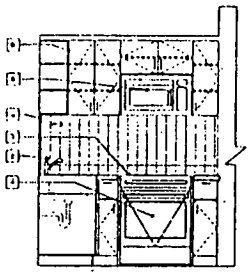

(2) Elevation
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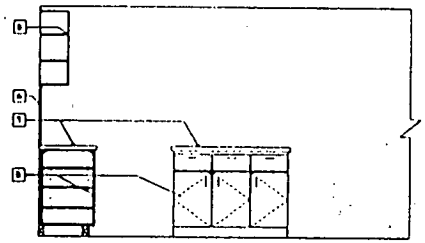
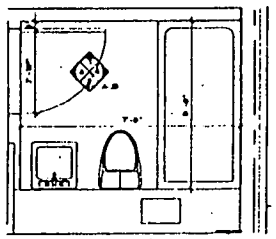


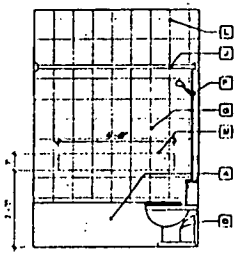
(3) Elevation
Scale: 1/2" = 1'-0"

General Notes

1. SUPPLY BLOCKING FOR FLIP DOWN GRAB BAR (TYP. ALL BATHROOMS)



(B) Bathroom 2-3 North
Scale: 1/2" = 1'-0"



(4) Elevation
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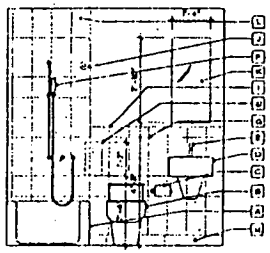
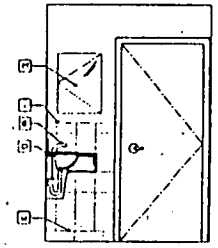


(5) Elevation
Scale: 1/2" = 1'-0"



(6) Elevation
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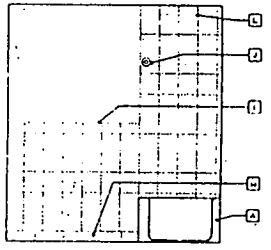
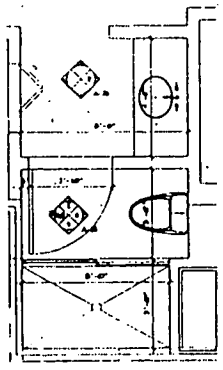
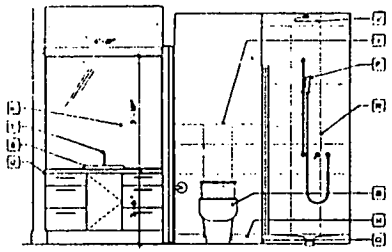


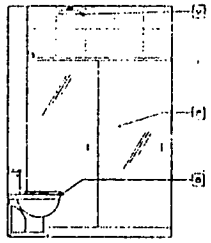
(7) Elevation
Scale: 1/2" = 1'-0"



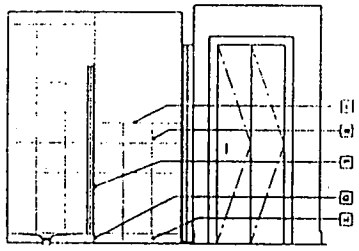
(C) Bathroom 2-4 North
Scale: 1/2" = 1'-0"



(8) Elevation
Scale: 1/2" = 1'-0"



(9) Elevation
Scale: 1/2" = 1'-0"



(10) Elevation
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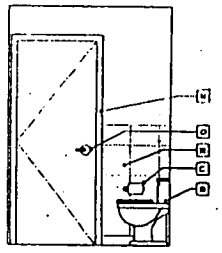


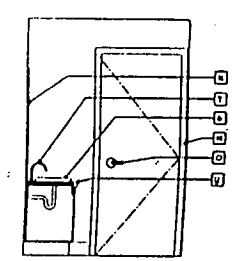
(11) Elevation
Scale: 1/2" = 1'-0"

FLOORS 2-3 BATHROOM LEGEND:

- [A] BATH TUB, SEE ARCHITECT FOR SPECIFICATIONS
- [B] TOILET, SEE ARCHITECT FOR SPECIFICATIONS
- [C] TOILET PAPER HOLDER
- [D] WALL HUNG SINK, SEE ARCHITECT FOR SPECIFICATIONS
- [E] SINK FAUCET, SEE ARCHITECT FOR SPECIFICATIONS
- [F] SHOWER CONTROL, SEE ARCHITECT FOR SPECIFICATIONS
- [G] 6" X 6" CERAMIC TILE FOR WALLS & FLOOR W/ STONE SADDLE
- [H] 4" TILE BASE
- [I] 6" BASEBOOT W/ TILE CAP
- [J] CHROME CURTAIN ROD
- [K] FRAMELESS MIRROR, SEE ARCHITECT FOR SPECIFICATIONS
- [L] [illegible] 6" X 6" CERAMIC TILE
- [M] FRAMELESS MIRROR RECESSED MEDICINE CABINET (1'-6" X 2'-0")
- [N] 1 1/2" DOOR HOLDINGS
- [O] BRUSHED CHROME LEVER TAKE DOOR SCHEDULE
- [P] 2-PIECE FRAMELESS GLASS SHOWER ENCLOSURE
- [Q] SHOWER BASE, SEE ARCHITECT FOR SPECIFICATIONS
- [R] 0" X 0" LIMESTONE OR SLATE SADDLES, FLOORS & WALLS (ALTERNATE 6" X 6")
- [S] TOILET, SEE ARCHITECT FOR SPECIFICATIONS
- [T] SINK, SEE ARCHITECT FOR SPECIFICATION
- [U] WOOD VANITY WITH STONE SLAB TOP
- [V] PROVIDE BLOCKING & TUB & TOILET FOR ADA & ALL BATHROOM LOCATIONS

FLOORS 2-3 KITCHEN LEGEND:

- [1] GE 70 CU FT STAINLESS SIDE BY SIDE REFRIGERATOR (MODEL [illegible]) OR 21.1 CU FT STAINLESS SIDE BY SIDE REFRIGERATOR (MODEL [illegible]) - KITCHEN [illegible] CABINETRY LOCATION TO BE COORDINATED W/ SELECTED REFRIGERATOR
- [2] KITCHEN FAUCET, SEE ARCHITECT FOR SPECIFICATIONS
- [3] GE TRITRON XL BUILD-IN DISHWASHER (DISCHARGE) OR PROPLE FULLY INTEGRATED BUILT-IN DISHWASHER (PDW[illegible])
- [4] GE STAINLESS STEEL PROFILE FREESTANDING SELF CLEANING GAS RANGE W/ MARTING DRAWER (CUSTOMER)
- [5] FLUSH CHERRY CABINETS (ALL UPPER CABINETS W/ GLASS INSERTS & ADJUSTABLE SHELVES)
- [6] 4"x4" GLASS TILE BACKSPLASH
- [7] 3/4" GRANITE COUNTER TOP W/ STRAIGHT POLISHED EDGE
- [8] GE STAINLESS STEEL SPACEMAKER OVER THE RANGE [illegible]



[illegible] ation

No.	Date	Issue
#1	[illegible]	UPDATED
#2	[illegible]	ISSUE FOR CONSTRUCTION
#3	[illegible]	ISSUE FOR BANK REVIEW

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
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Project Title:

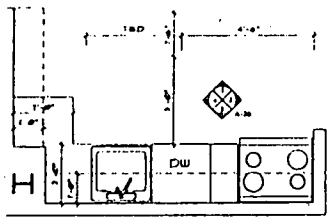
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:
Interior Elevations
Floors 2 & 3

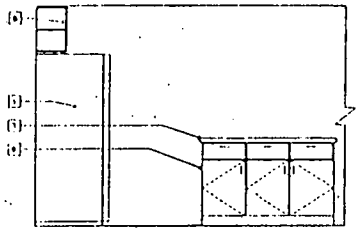
Job No. | Drawing Number
Scale: 1/2" = 1'-0"
By: [illegible]

A-25

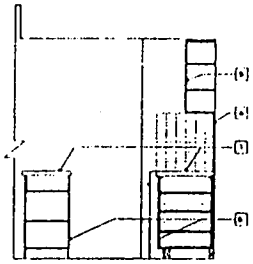
(T) A-27



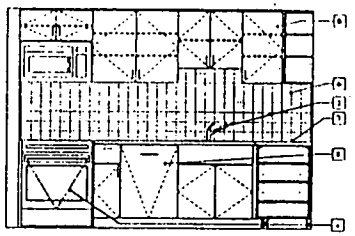
A Kitchen 4-7 South
Scale : 1/2" = 1'-0"



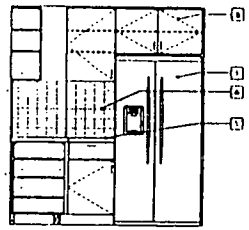
1 Elevation
Scale : 1/2" = 1'-0"



2 Elevation
Scale : 1/2" = 1'-0"



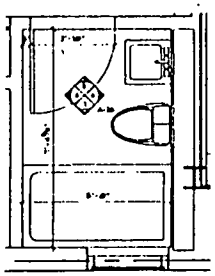
3 Elevation
Scale : 1/2" = 1'-0"



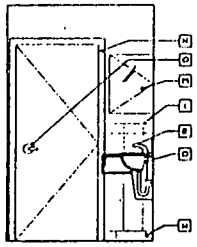
4 Elevation
Scale : 1/2" = 1'-0"

General Notes

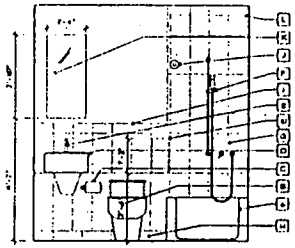
1. SUPPLY BLOCKING FOR FLIP DOWN GRAB BAR, TYP. ALL BATHROOMS



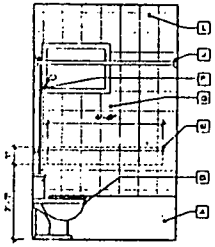
B Bathroom 4-7 South
Scale : 1/2" = 1'-0"



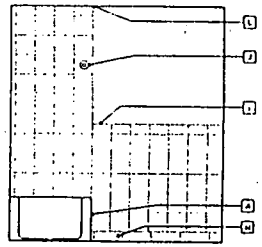
5 Elevation
Scale : 1/2" = 1'-0"



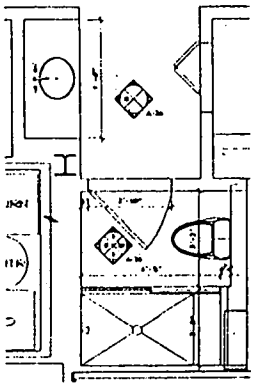
6 Elevation
Scale : 1/2" = 1'-0"



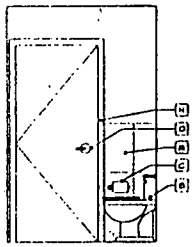
7 Elevation
Scale : 1/2" = 1'-0"



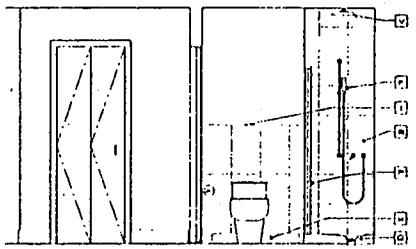
8 Elevation
Scale : 1/2" = 1'-0"



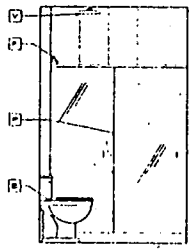
C Bathroom 4-7 South
Scale : 1/2" = 1'-0"



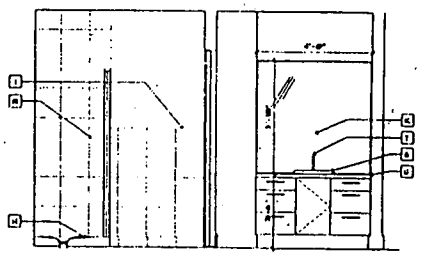
9 Elevation
Scale : 1/2" = 1'-0"



10 Elevation
Scale : 1/2" = 1'-0"



11 Elevation
Scale : 1/2" = 1'-0"



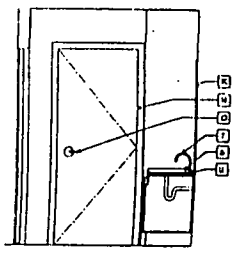
12 Elevation
Scale : 1/2" = 1'-0"

FLOORS 1-3 BATHROOM LEGEND:

- A BATH TUB, SEE ARCHITECT FOR SPECIFICATIONS
- B TOILET, SEE ARCHITECT FOR SPECIFICATIONS
- C TOILET PAPER HOLDER
- D WALL HUNG SINK, SEE ARCHITECT FOR SPECIFICATIONS
- E SINK FAUCET, SEE ARCHITECT FOR SPECIFICATIONS
- F SHOWER CONTROL, SEE ARCHITECT FOR SPECIFICATIONS
- G 8" X 8" CERAMIC TILE FOR WALLS 1 FLOOR W/ 4" DIA. BASKET
- H 4½" TILE BASE
- I 4" MANICOT W/ TILE CAP
- J CHROME CURTAIN ROD
- K FRAMELESS MIRROR, SEE ARCHITECT FOR SPECIFICATIONS
- L TILE WAINSCOT 4'-0" X 4'-0" CERAMIC TILE
- M FRAMELESS FRAMELESS RECESSED MEDICINE CABINET (1'-0" X 1'-0" X 1'-0")
- N 1 1/2" DOOR FOLDING
- O BRUSHED CHROME LEVER (SEE DOOR SCHEDULE)
- P 1-PIECE FRAMELESS GLASS SHOWER ENCLOSURE
- Q SHOWER BASE, SEE ARCHITECT FOR SPECIFICATIONS
- R 6" X 6" LIMESTONE OR SLATE BASES EA. FLOORS 1 WALLS (ALTERNATE 8" X 8")
- S TOILET, SEE ARCHITECT FOR SPECIFICATIONS
- T SINK, SEE ARCHITECT FOR SPECIFICATIONS
- U WOOD VANITY WITH STONE SLAB TOP
- V PROVIDE BLOCKING @ TUB & TOILET FOR ADA & ALL BATHROOMS LOCATIONS

FLOORS 2-3 KITCHEN LEGEND:

- 1 (SEE IN CU FT) STAINLESS SIDE BY SIDE REFRIGERATOR (36"-36"WIDE) OR 21.1 CU FT STAINLESS 24"D 84" SIDE REFRIGERATOR (36"W DRIVE) - KITCHEN ISLAND 1 CABINETRY LOCATION TO BE COORDINATED W/ SELECTED REFRIGERATOR
- 2 KITCHEN FAUCET, SEE ARCHITECT FOR SPECIFICATIONS
- 3 GE TRITRON XL BUILT-IN DISHWASHER (24"D-24"WIDE) OR PROFILE FULLY INTEGRATED BUILT-IN DISHWASHER (24"WIDE)
- 4 GE STAINLESS STEEL PROFILE PREMIUM HEAVY DUTY SELF CLEANING GAS RANGE 30" WIDE W/ DRAWER (30"WIDE)
- 5 FLUSH CHERRY CABINETS (ALT - UPPER CABINETS W/ GLASS INSERTS & ADJUSTABLE SHELVES)
- 6 4"X4" GLASS TILE BACKSPLASH
- 7 3/4" GRANITE COUNTER TOP W/ STRAIGHT POLISHED EDGE
- 8 UNDERMOUNT STAINLESS STEEL SINK W/ TOILET FOR ADA & ALL BATHROOMS LOCATIONS



13 Elevation
Scale : 1/2" = 1'-0"

No	Date	Issue
1	04/08/05	UPDATED
2	04/01/05	ISSUE FOR CONSTRUCTION
3	03/01/05	ISSUE FOR BANK REVIEW

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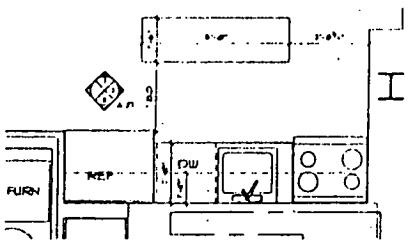
Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

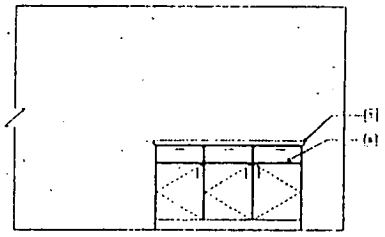
Drawing Title:
Interior Elevations
Floors 4-7

Job No.: Drawing Number:
Scale: 1/2" = 1'-0"
Date:

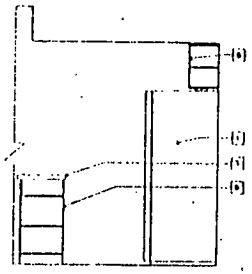
A-26



(A) Kitchen 4-7 North
Scale: 1/2" = 1'-0"



(1) Elevation
Scale: 1/2" = 1'-0"



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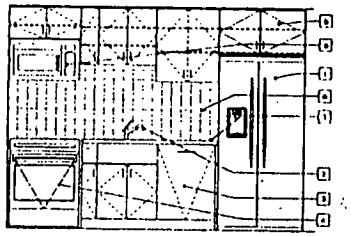
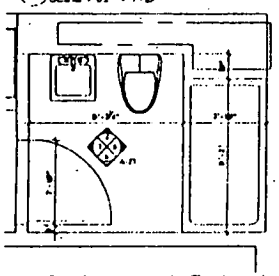
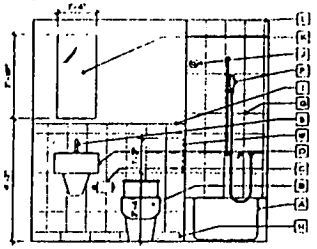


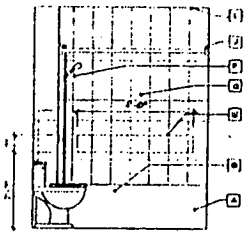
(3) Elevation
Scale: 1/2" = 1'-0"



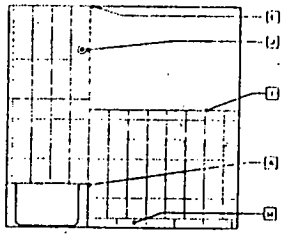
(B) Bathroom 4-7 North
Scale: 1/2" = 1'-0"



(4) Elevation
Scale: 1/2" = 1'-0"



(5) Elevation
Scale: 1/2" = 1'-0"



(6) Elevation
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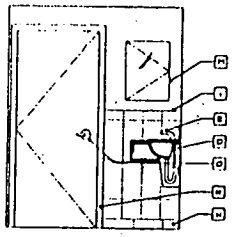
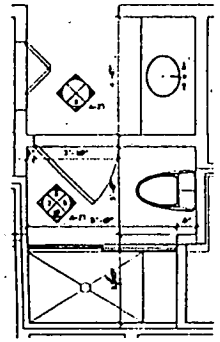
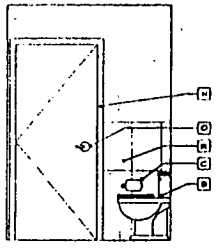


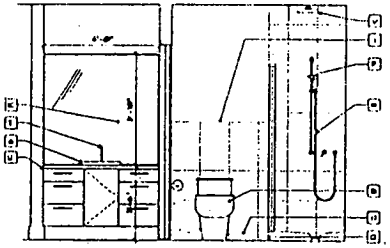
(7) Elevation
Scale: 1/2" = 1'-0"



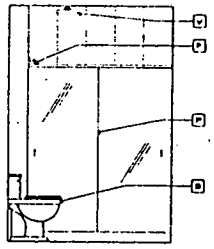
(C) Bathroom 4-7 North
Scale: 1/2" = 1'-0"



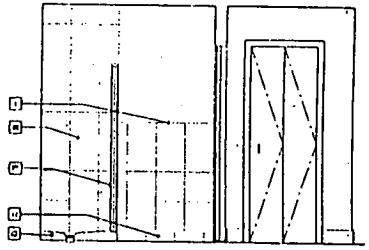
(8) Elevation
Scale: 1/2" = 1'-0"



(9) Elevation
Scale: 1/2" = 1'-0"



(10) Elevation
Scale: 1/2" = 1'-0"



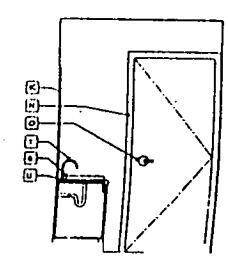
(11) Elevation
Scale: 1/2" = 1'-0"

FLOORS 2-3 BATHROOM LEGEND:

- [A] BATH TUB, SEE ARCHITECT FOR SPECIFICATIONS
- [B] TOILET, SEE ARCHITECT FOR SPECIFICATIONS
- [C] TOILET PAPER HOLDER
- [D] WALL HUNG SINK, SEE ARCHITECT FOR SPECIFICATIONS
- [E] SINK FAUCET, SEE ARCHITECT FOR SPECIFICATIONS
- [F] SHOWER CONTROL, SEE ARCHITECT FOR SPECIFICATIONS
- [G] 6" X 6" CERAMIC TILE FOR WALLS & FLOOR W/ STONE SADDLE
- [H] 4" TILE BASE
- [I] 4" MANSCOT W/ TILE CAP
- [J] CHROME CURTAIN ROD
- [K] FRAPIE 555 MIRROR, SEE ARCHITECT FOR SPECIFICATIONS
- [L] FRAPIE 555 FIRROWED RECESSED MEDICINE CABINET (1'-6" X 2'-0")
- [M] 3 1/2" DOOR PULLDINGS
- [N] BRUSHED CHROME LEVER (SEE DOOR SCHEDULE)
- [P] 3-PIECE FRAPIELESS GLASS SHOWER ENCLOSURE
- [Q] SHOWER BASE, SEE ARCHITECT FOR SPECIFICATIONS
- [R] 6" X 6" LIMESTONE OR SLATE SADDLES, FLOORS & WALLS (ALTERNATE 6" X 6")
- [S] TOILET, SEE ARCHITECT FOR SPECIFICATIONS
- [T] SINK, SEE ARCHITECT FOR SPECIFICATIONS
- [U] WOOD VANITY WITH STONE SLAB TOP
- [V] PROVIDE BLOCKING @ TUB & TOILET FOR AUX & ALL DATUM

FLOORS 2-3 KITCHEN LEGEND:

- [1] GE 18 CU FT. STAINLESS SIDE BY SIDE REFRIGERATOR (GSS[illegible]) OR 21 CU FT STAINLESS SIDE BY SIDE REFRIGERATOR (GSS[illegible]) - KITCHEN ISLAND & CABINETRY LOCATION TO BE COORDINATED W/ SELECTED REFRIGERATOR
- [2] KITCHEN FAUCET, SEE ARCHITECT FOR SPECIFICATIONS
- [3] GE TRITRON XL BUILT-IN DISHWASHER (GSD[illegible]) OR PROFILE FULLY INTEGRATED BUILT-IN DISHWASHER (PDW[illegible])
- [4] GE STAINLESS STEEL PROFILE PRESTANDING SELF CLEANING GAS RANGE W/ WARMING DRAWER (AXS[illegible])
- [5] FLUSH CHERRY CABINETS (AT 1" UPPER CABINETS W/ GLASS INSERTS & ADJUSTABLE SHELVES)
- [6] 4"x4" GLASS TILE BACKSPLASH
- [7] 5/4" GRANITE COUNTER TOP W/ STRAIGHT POLISHED EDGE
- [8] [illegible]



General Notes

1. SUPPLY BLOCKING FOR FLIP DOWN GRAB BAR (TYP. ALL BATHROOMS)

No.	Date	Issue
03	[illegible]	UPDATED
02	[illegible]	ISSUE FOR CONSTRUCTION
01	[illegible]	ISSUE FOR BANK REVIEW

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

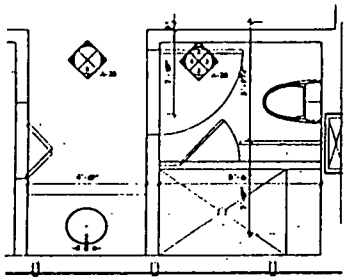
Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

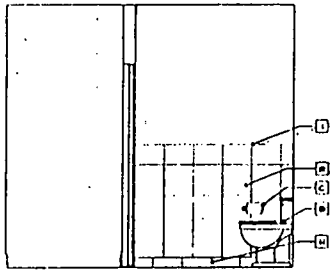
Drawing Title:
Interior Elevations
Floors 4-7

Job No.: Drawing Number:
Scale: 1/2" = 1'-0"

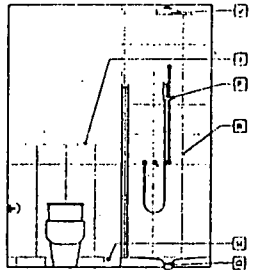
A 27



(A) Bathroom 8th Floor
Scale : 1/2" = 1'-0"



(1) Elevation
Scale : 1/2" = 1'-0"



(2) Elevation
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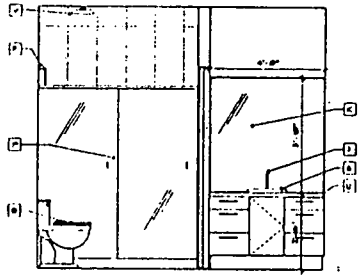
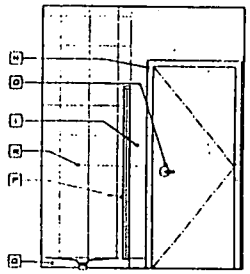
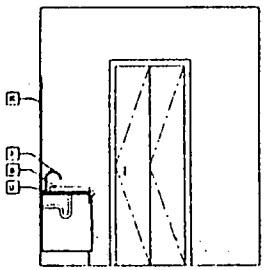


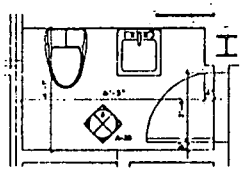
(3) Elevation
Scale : 1/2" = 1'-0"



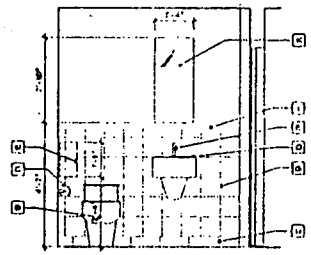
(4) Elevation
Scale : 1/2" = 1'-0"



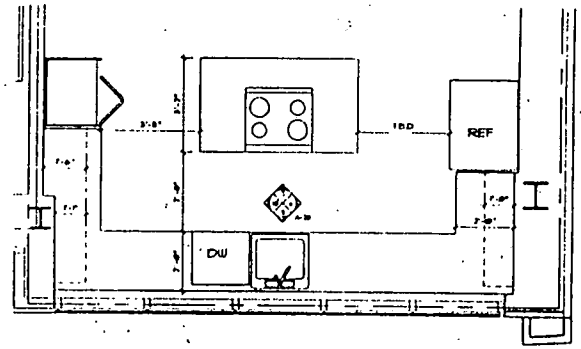
(5) Elevation
Scale : 1/2" = 1'-0"



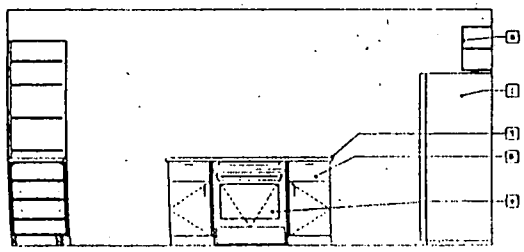
(B) Bathroom 8th Floor
Scale : 1/2" = 1'-0"

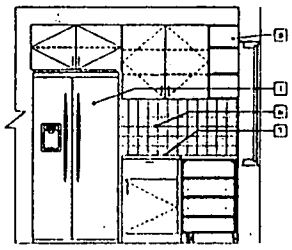


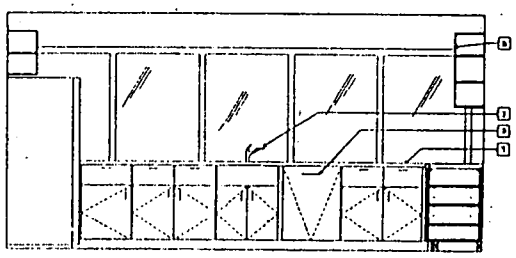
(6) Elevation
Scale : 1/2" = 1'-0"

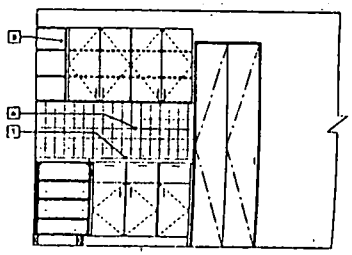


(C) Kitchen 8th Floor
Scale : 1/2" = 1'-0"









Elevation

General Notes

1. SUPPLY BLOCKING FOR FLIP DOWN GRAB BARS TYP. ALL BATHROOMS

No. Date Issue

NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

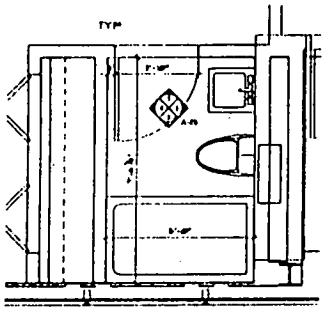
Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

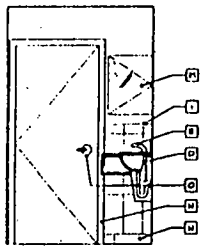
Drawing Title:
Interior Elevations
8th Floor

Job No. Drawing Number
Scale
By

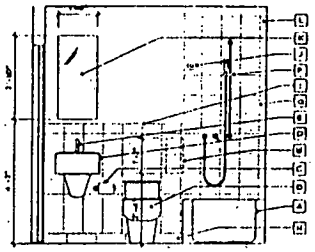
A-28



(A) Bathroom 9th Floor
Scale : 1/2" = 1'-0"



(1) Elevation
Scale : 1/2" = 1'-0"



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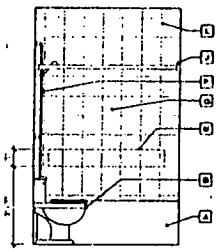
Scale : 1/2" = 1'-0"



(3) Elevation
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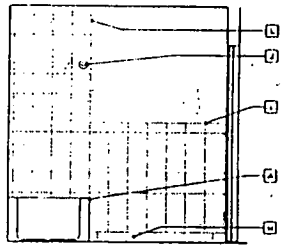
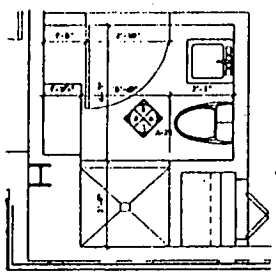
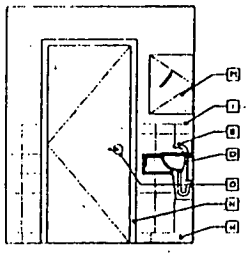


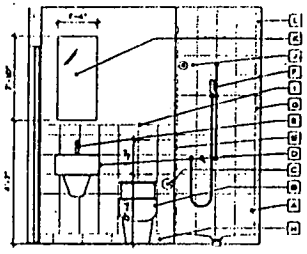
(4) Elevation
Scale : 1/2" = 1'-0"



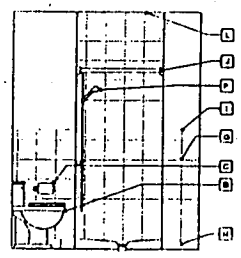
(B) Bathroom 9th Floor
Scale : 1/2" = 1'-0"



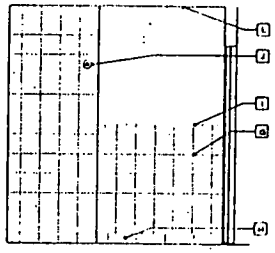
(5) Elevation
Scale : 1/2" = 1'-0"



(6) Elevation
Scale : 1/2" = 1'-0"



(7) Elevation
Scale : 1/2" = 1'-0"



(8) Elevation
Scale : 1/2" = 1'-0"

FLOORS 1-3 BATHROOM LEGEND:

- A — BATH TUB, SEE ARCHITECT FOR SPECIFICATIONS
- B — TOILET, SEE ARCHITECT FOR SPECIFICATIONS
- C — TOILET PAPER HOLDER
- D — BALL HUNG SINK, SEE ARCHITECT FOR SPECIFICATIONS
- E — SINK FAUCET, SEE ARCHITECT FOR SPECIFICATIONS
- F — SHOWER CONTROL, SEE ARCHITECT FOR SPECIFICATIONS
- G — 6" X 6" CERAMIC TILE FOR WALLS & FLOOR W/ STONE SADDLE
- H — 4" TILE BASE
- I — 4" BANNOCK W/ TILE CAP
- J — CHROME CURTAIN ROD
- K — FRAMELESS MIRROR, SEE ARCHITECT FOR SPECIFICATIONS
- L — FULL HEIGHT 6" X 6" CERAMIC TILE IN SHOWER
- M — FRAMELESS MIRRORED RECESSED MEDICINE CABINET (1'-6" X 2'-0")
- N — 2 1/2" DOOR HOLDINGS
- O — BRUSHED CHROME LEVER (SEE DOOR SCHEDULE)
- P — 2-PIECE FRAMELESS GLASS SHOWER ENCLOSURE
- Q — SHOWER BASE, SEE ARCHITECT FOR SPECIFICATIONS
- R — 6" X 6" LIMESTONE OR SLATE SADDLES, FLOORS & WALLS (ALTERNATE 6" X 6")
- S — TOILET, SEE ARCHITECT FOR SPECIFICATIONS
- T — SINK, SEE ARCHITECT FOR SPECIFICATIONS
- U — WOOD VANITY WITH STONE SLAB TOP
- V — PROVIDE BLOCKING + TUB & TOILET FOR ADA + ALL BATHROOM LOCATIONS

FLOORS 1-3 KITCHEN LEGEND:

- 1 — GE 20 CU FT, STAINLESS SIDE BY SIDE REFRIGERATOR (GSC20JSSSS) OR 22.1 CU FT, STAINLESS SIDE BY SIDE REFRIGERATOR (GSC21JSSSS) - KITCHEN ISLAND & CABINETRY LOCATION TO BE COORDINATED W/ SELECTED REFRIGERATOR
- 2 — KITCHEN FAUCET, SEE ARCHITECT FOR SPECIFICATIONS
- 3 — GE TRITRON 34, BUILD-IN DISHWASHER (GSD6-6-6-SSS) OR PROFILE FULLY INTEGRATED BUILT-IN DISHWASHER (PDW5JSSJSS)
- 4 — GE STAINLESS STEEL PROFILE PRESTANDING SELF CLEANING GAS RANGE W/ BARRING DRAWER (JGBS20SSSS)
- 5 — PLUM CHERRY CABINETS (ALT- UPPER CABINETS W/ GLASS INSERTS + ADJUSTABLE SHELVES)
- 6 — 4"x4" GLASS TILE BACKSPLASH
- 7 — 3/4" GRANITE COUNTER TOP W/ STRAIGHT POLISHED EDGE
- 8 — GE STAINLESS STEEL SPACEMAKER OVER THE RANGE MICROWAVE OVEN (JVM2000SJ)

General Notes

1. SUPPLY BLOCKING FOR FLIP DOWN GRAB BAR (TYP. ALL BATHROOMS)

No.	Date	Issue
1	08/08/05	UPDATED
2	08/08/05	ISSUE FOR CONSTRUCTION
3	08/08/05	ISSUE FOR BANK REVIEW

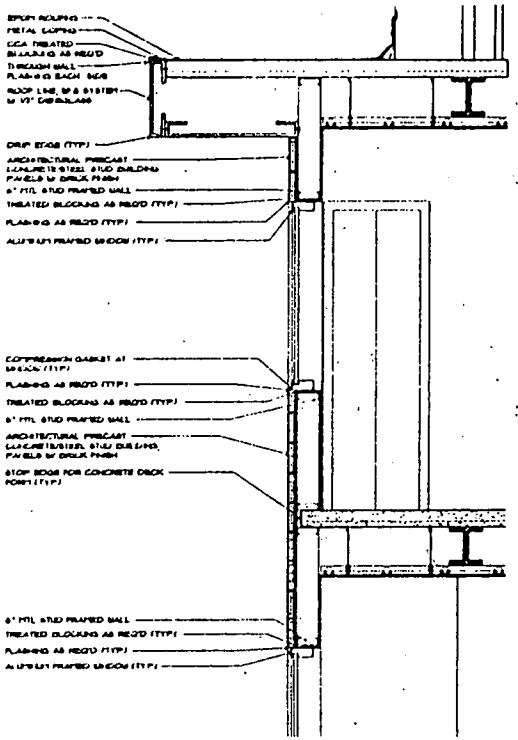
NAROFSKY
ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

Project Title:

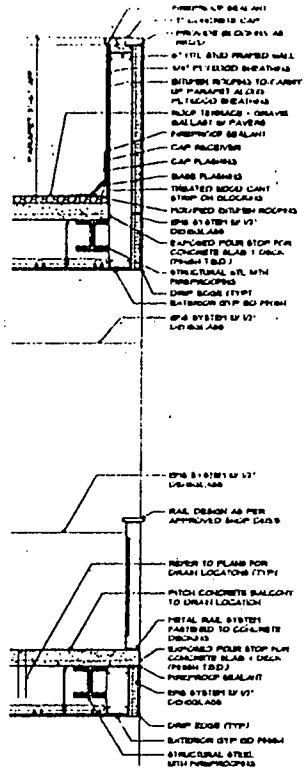
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:
Interior Elevations
9th Floor

Job No.: 200
Drawing Number: A-29
Scale: 1/2" = 1'-0"



1 Detail
Scale 3/4" = 1'-0"



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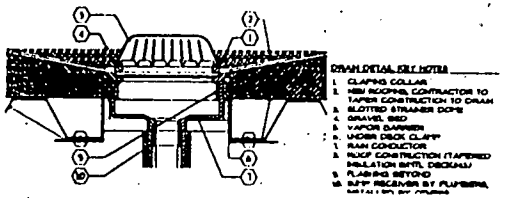
Scale 3/4" = 1'-0"



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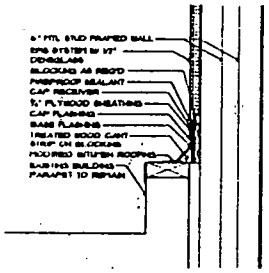
Scale 3/4" = 1'-0"



4 Detail
Scale 3/4" = 1'-0"

No. Date Issue

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ARCHITECTURE
4 West 22nd Street, 5th Floor
New York, NY 10010
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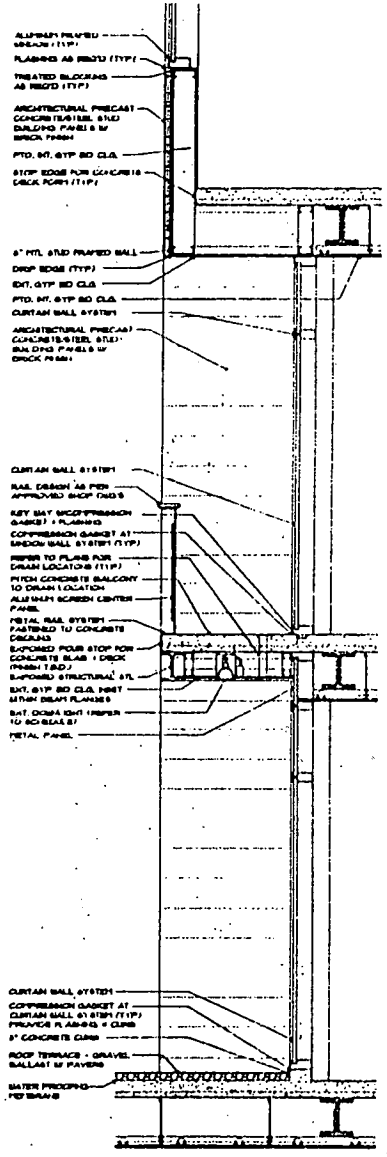
Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

Building Section Details

A-30



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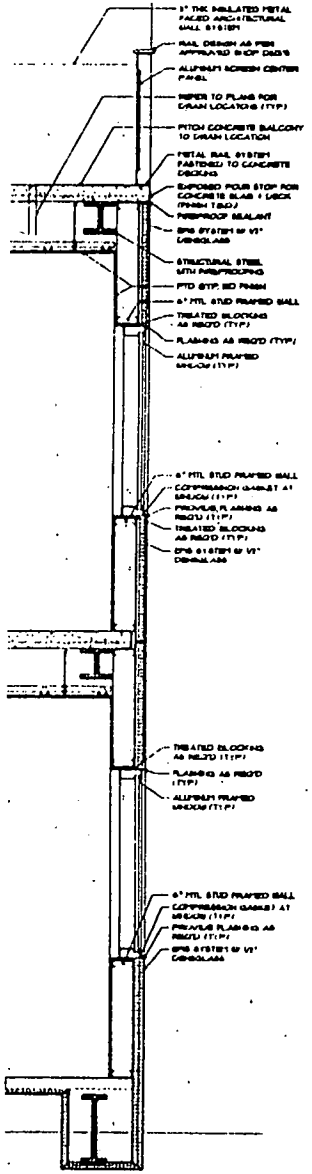

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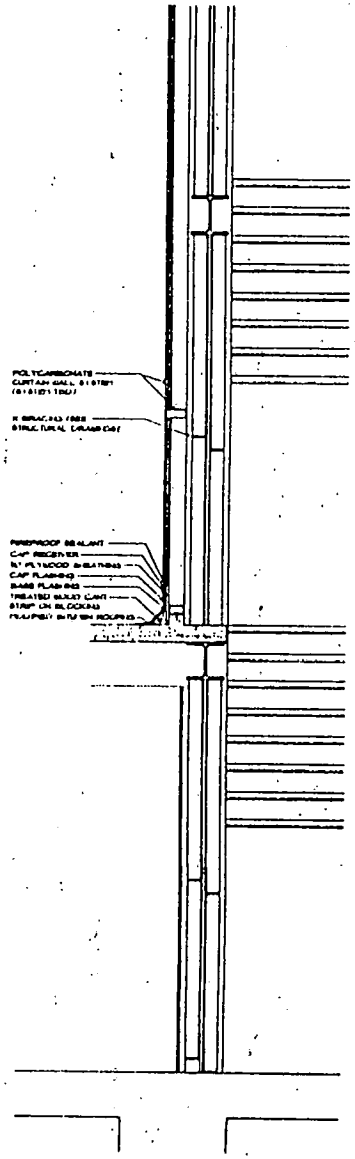

3 Detail

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Nine Story Building

Drawing Title
Building Section Details

A 91

GENERAL STRUCTURAL NOTES:

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO STEEL FABRICATION.
2. SHOP DRAWINGS FOR ALL STEEL AND DECKING SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO ERECTION.
3. SHOP DRAWINGS FOR ALL CONCRETE AND REINFORCING SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
4. SHOP DRAWING FOR ALL SHORING REQUIRED BY CONTRACTOR AS MEANS & METHODS SHALL BE DESIGNED, SIGNED AND SEALED BY ENGINEER LICENSED IN THE STATE OF NEW YORK AND MUST BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL.
5. COORDINATE ALL DIMENSIONS AND CONDITIONS WITH ARCHITECTURAL PLANS.
6. ANY FRAMING SET HIGHER OR LOWER THAN THE TYPICAL FLOOR TOP OF STEEL ELEVATION IS INDICATED (+/- X'-X"), WITH TYPICAL TOP OF STEEL BEING DATUM ELEVATION.
7. ALL SLABS SHALL HAVE CONTROL JOINTS AS SHOWN IN DETAIL 5/S-503
8. FOR COLUMN INFORMATION REFER TO COLUMN SCHEDULE S-501. FOR TYPICAL COLUMN SPLICE SEE DETAIL 12/S-503.
9. FOR TYPICAL OPENING IN SLAB UP TO 1'-0" x 1'-0", SEE DETAIL 14/S-503
10. NUMBER OF SHEAR STUDS PER BEAM INDICATED BY (#) IF NO STUD IS INDICATED NO STUD IS REQUIRED.
11. DESIGN REACTION NOTED AT EACH BEAM END. IF NO REACTION IS NOTED USE 10K.
12. FOR TYPICAL ANGLE FRAME DETAIL AT MECH OPENING SEE DETAIL 11/S-503

FOUNDATION PILE NOTES:

1. ALL PILES SHALL BE 10" OUTER DIAMETER STEEL PIPE PILES WITH 3/8" WALL THICKNESS FILLED WITH BUOYANCY CONCRETE TO DEVELOP 80 TON/PILE DESIGN CAPACITY.
2. PILE LOAD TESTS SHALL BE IN ACCORDANCE WITH NYC BUILDING CODE.
3. PILES SHALL BE DRIVEN WITH NO BATTER
4. PILES SHALL BE DRIVEN TO THE TOLERANCES AND REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE. ALL REQUIRED PLANS AND SUBMISSIONS SHALL BE COMPLETED PRIOR TO START OF CONSTRUCTION.
5. PILE DRIVING CONTRACTOR SHALL SUBMIT TO THE ENGINEER DETAILED BORING LOGS OF LOAD TESTED PILES PRIOR TO START OF CONSTRUCTION. ENGINEER TO MONITOR PILE DRIVING AT HIS DISCRETION. FULL AND DETAILED PILE BORING LOGS SHALL BE PROVIDED TO THE ENGINEER.
6. UTMOST CARE SHALL BE TAKEN TO PROTECT EXISTING STRUCTURES, SERVICES AND UTILITIES DURING PILE DRIVING OPERATIONS, INCLUDING BUT NOT LIMITED TO EXISTING BUILDING AND EXISTING UNDERGROUND UTILITIES.
7. ENGINEER RECOMMENDS TEMPORARILY SUPPORTING EXISTING BUILDING STRUCTURES DURING DRIVING OF PILES - WITHIN A 25'-0" RANGE OF THE STRUCTURE AS REQUIRED
8. CONTRACTOR IS TO SUBMIT SHORING PLANS SIGNED AND SEALED BY A NYS LICENSED PROFESSIONAL ENGINEER PRIOR TO ANY DEMOLITION OR PRODUCTION PILE INSTALLATION.

CONCRETE:

1. ALL CONCRETE SHALL CONFORM TO ACI STANDARDS.
2. ALL CONCRETE SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH f'c = 4000 psi AT 28 DAY STRENGTH
3. ALL STEEL REINFORCEMENT BARS SHALL BE GRADE 60
4. LATERAL REINFORCEMENT SHALL BE PLACED AT EVERY THIRD BLOCK COURSE
5. ALL WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO ASTM A185.
6. MORTAR SHALL CONFORM TO TYPE S

STEEL:

1. ALL STEEL SHALL CONFORM TO AISC STANDARDS
2. ALL STEEL SHALL CONFORM TO ASTM A992, Fy = 50K ksi
3. ALL STEEL DECKING SHALL CONFORM TO SDI STANDARDS
4. ALL STEEL DECKING SHALL BE 18 GAUGE GALVANIZED COATED
5. ALL ANCHOR BOLTS SHALL BE 3/4" DIA MINIMUM AND CONFORM TO ASTM A 307 - UON
6. ALL CONNECTION BOLTS SHALL BE 3/4" DIA MINIMUM AND CONFORM TO ASTM A 325 - UON
7. ALL NUTS SHALL CONFORM TO ASTM A 563
8. ALL WASHERS SHALL CONFORM TO ASTM F436.
9. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF AWS/ANSI D 1.1-98.
10. ALL WELDING ELECTRODES SHALL CONFORM TO E-70xx.
11. ALL WELDING (SHOP & FIELD) SHALL BE PERFORMED BY NYS CERTIFIED WELDERS.
12. STEEL SUPPLIER SHALL PROVIDE MILL CERTIFICATES TO CONSTRUCTION MANAGER - CONSTRUCTION MANAGER SHALL PROVIDE MILL CERTIFICATES TO LOCAL BUILDING DEPARTMENT.

STRUCTURAL LEGEND:

- (A) — COLUMN GRID TAG
- (A/S-101) — SECTION CUT DRAWING NUMBER / DRAWING LOCATION
- (A/S-101) — DETAIL DRAWING NUMBER / DRAWING LOCATION
- (+/- 0'-0") — ELEVATION INDICATOR
- (1) — ELEVATION CHANGE
- ▶ — MOMENT CONNECTION
- (A) — WORK POINT
- ℄ — CENTERLINE MARK
- JL — DOUBLE ANGLE STEEL
- FIELD MARKER - DECA ETC.
- FIELD ARROW POINT
- BEAM OR JOIST PENETRATION

ABBREVIATIONS:

EA = EACH FACE
BS = BOTH SIDES
NS = NEAR SIDE
FS = FAR SIDE

LOAD SCHEDULE

LOAD SCHEDULE - TABLE # 1

USE OR LOAD #	DEAD LOAD PSF	LIVE LOAD PSF - IN APARTMENTS	LIVE LOAD PSF - IN PUBLIC AREAS	LIVE LOAD PSF - ON ROOF DECKS
ROOF DN	50	30	100	100
11th FLOOR	50	40	100	100
10th FLOOR	80	40	100	100
9th FLOOR	80	40	100	100
8th FLOOR	80	40	100	100
7th FLOOR	80	40	100	100
6th FLOOR	80	40	100	100
5th FLOOR	80	40	100	100
4th FLOOR	80	40	100	100
3rd FLOOR	80	40	100	100
2nd FLOOR	80	40	100	100
SLAB ON GRADE	100	100	100	100

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No.	Date	Issue
6	06.13.05	ISSUE FOR CONSTRUCTION
5	05.16.05	ISSUE FOR DOB REVIEW
	1.24.05	REVISION #4
4	12.23.04	REVISION #3
3	12.06.04	REVISION #2
2	11.08.04	ISSUE CD SET
1	11.01.04	ISSUE PRELIMINARY FOUNDATION

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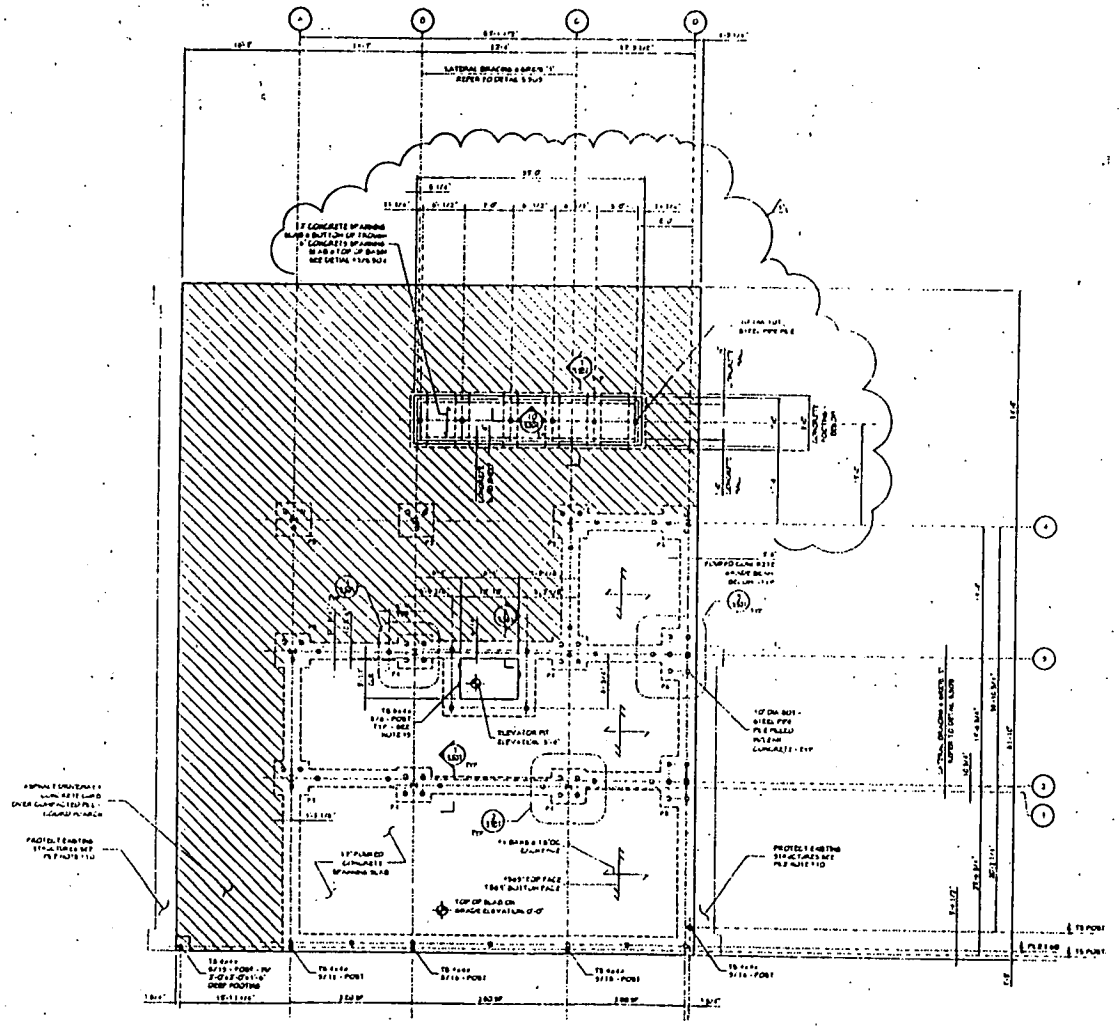
Drawing Title

GENERAL NOTES & STRUCTURAL LEGEND

Drawing Number

S.001



NOTE:

1. SLOPE AND DRAIN EXTERIOR SLAB PER ARCHITECT
2. TYPICAL TOP OF GRADE BEAM ELEVATION - 5.0 SEE EL. - 1'-0" - NOTE
3. FOR TYPICAL CONTROL JOINT - SEE DETAIL 10/S.502
4. MAINTAIN BOND BREAKER BETWEEN NEW AND EXISTING AD JACENT FOUNDATIONS
5. LOCATE 15 MAX/SIZE PUSTS PER ELEVATOR MANUFACTURER FOR DETAIL SEE No. 5.501 SH

STRUCTURAL FOUNDATION PLAN

BERZAK·GOLD P.C.

No.	Date	Issue
7	08.26.05	REVISION #5
6	06.13.05	ISSUE FOR CONSTRUCTION
5	05.16.05	ISSUE FOR BANK REVIEW
	4.29.05	REVISION #1
4	12.23.04	REVISION #2
3	12.08.04	REVISION #1
2	11.08.04	ISSUE CD SET
1	11.01.04	ISSUE PRELIMINARY FOUNDATION

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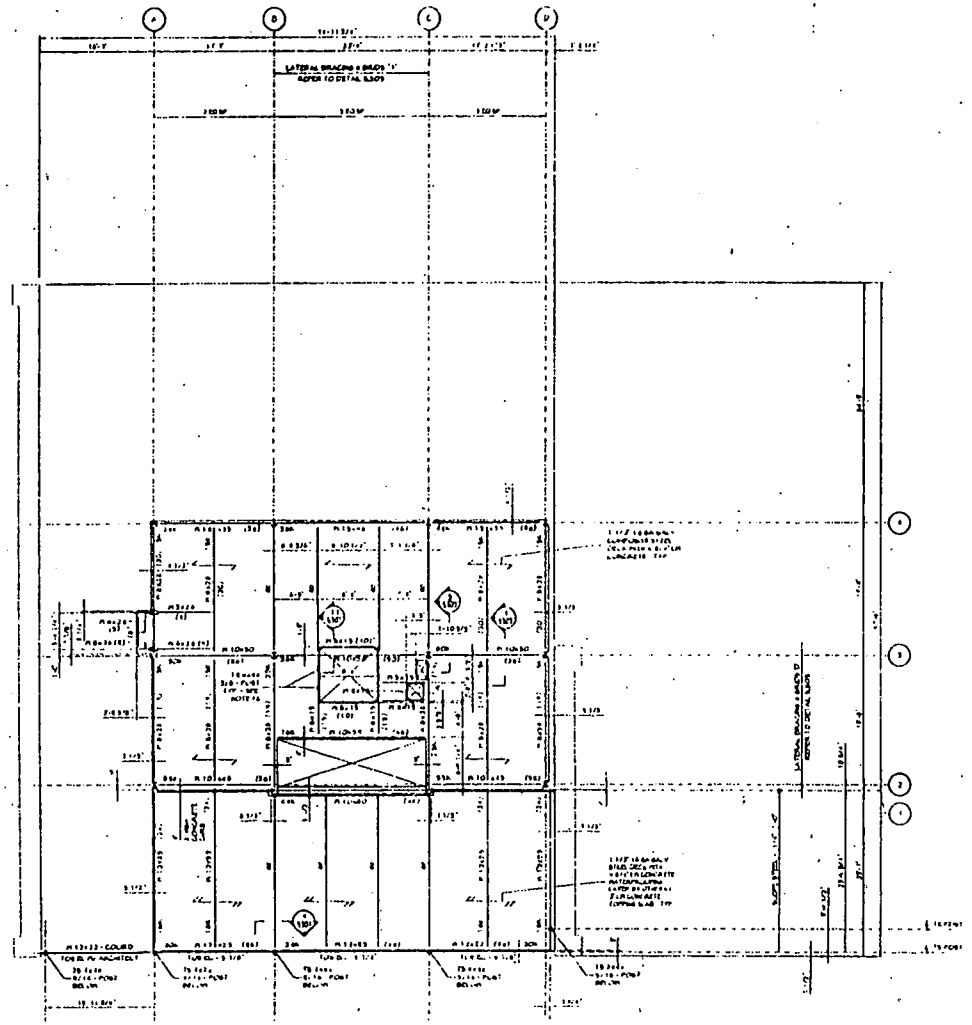
STRUCTURAL
FOUNDATION PLAN

S201

(II) 14-3



SECOND FLOOR FRAMING PLAN

BERZAK-GOULD

No.	Date	Issue
6	06.13.05	ISSUE FOR CONSTRUCTION
5	05.15.05	ISSUE FOR BANK REVIEW
4	04.20.05	REVISION 4
3	12.23.04	REVISION 3
2	12.08.04	REVISION 2
1	11.08.04	ISSUE CD SET
0	11.01.04	ISSUE PRELIMINARY FOUNDATION

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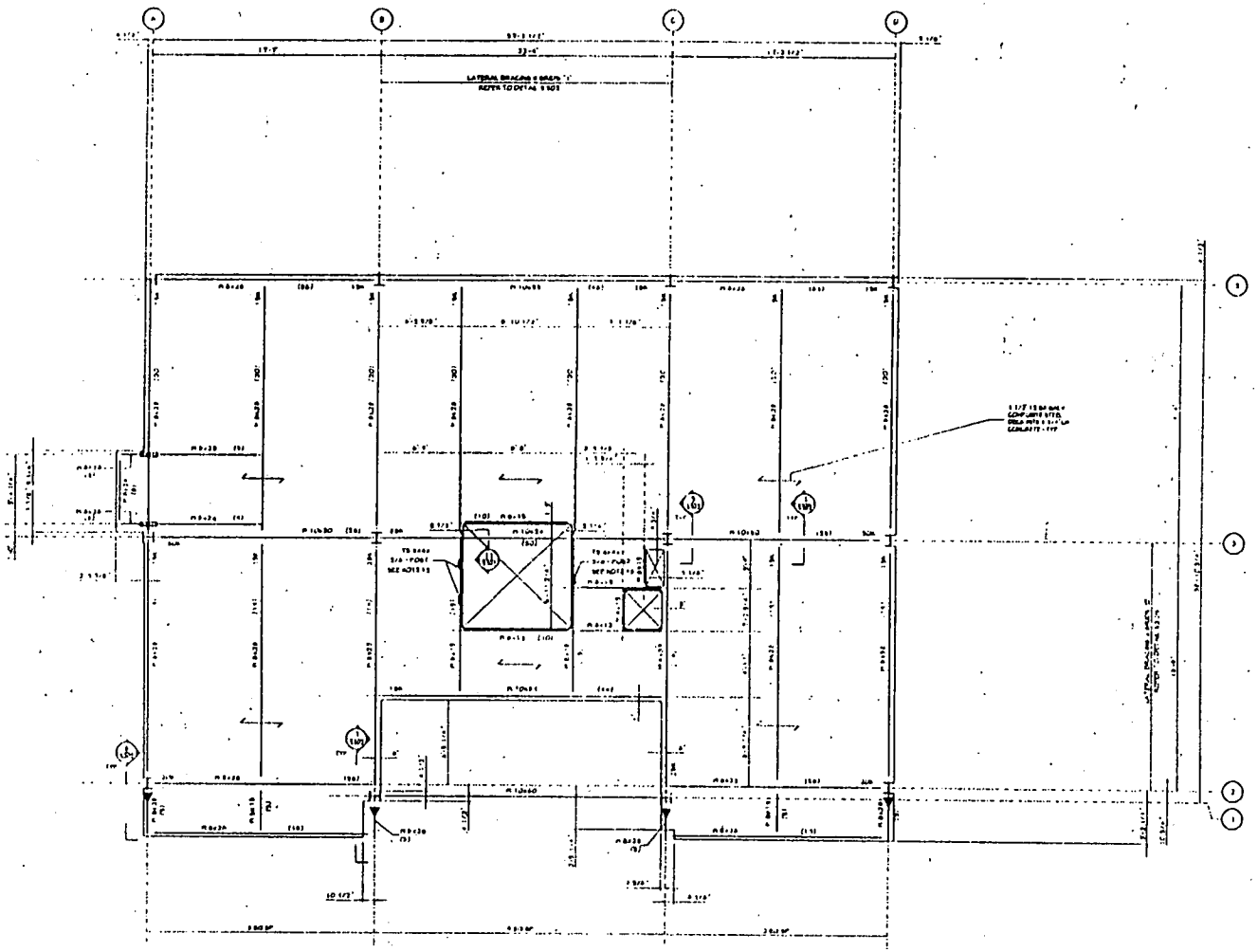
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title
STRUCTURAL
2nd FLOOR
FRAMING PLAN

S.202



NOTE

1. TOP OF STEEL ELEVATION 1 1/4" = 60 FOR NOTED ELEVATION ABOVE OR BELOW INTER.
2. GEOGRAPHIC AND STRUCTURAL DIMENSIONS WITH ARCHITECTURAL DRAWINGS
3. SEE NOTE 3 ON SHEET 5.201 FOR ELEVATOR MANUFACTURER FOR LOCATION SEE NOTE 3.

(1) 3rd FLOOR FRAMING PLAN

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Structural Engineering

No.	Date	Issue
6	06.13.05	ISSUE FOR CONSTRUCTION
5	05.16.05	ISSUE FOR BANK REVIEW
	4.29.05	REVISION #4
4	12.23.04	REVISION #2
3	12.08.04	REVISION #1
2	11.08.04	ISSUE CD SET
1	11.01.04	ISSUE PRELIMINARY FOUNDATION

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20 Tiffany Place
Brooklyn, NY 11231
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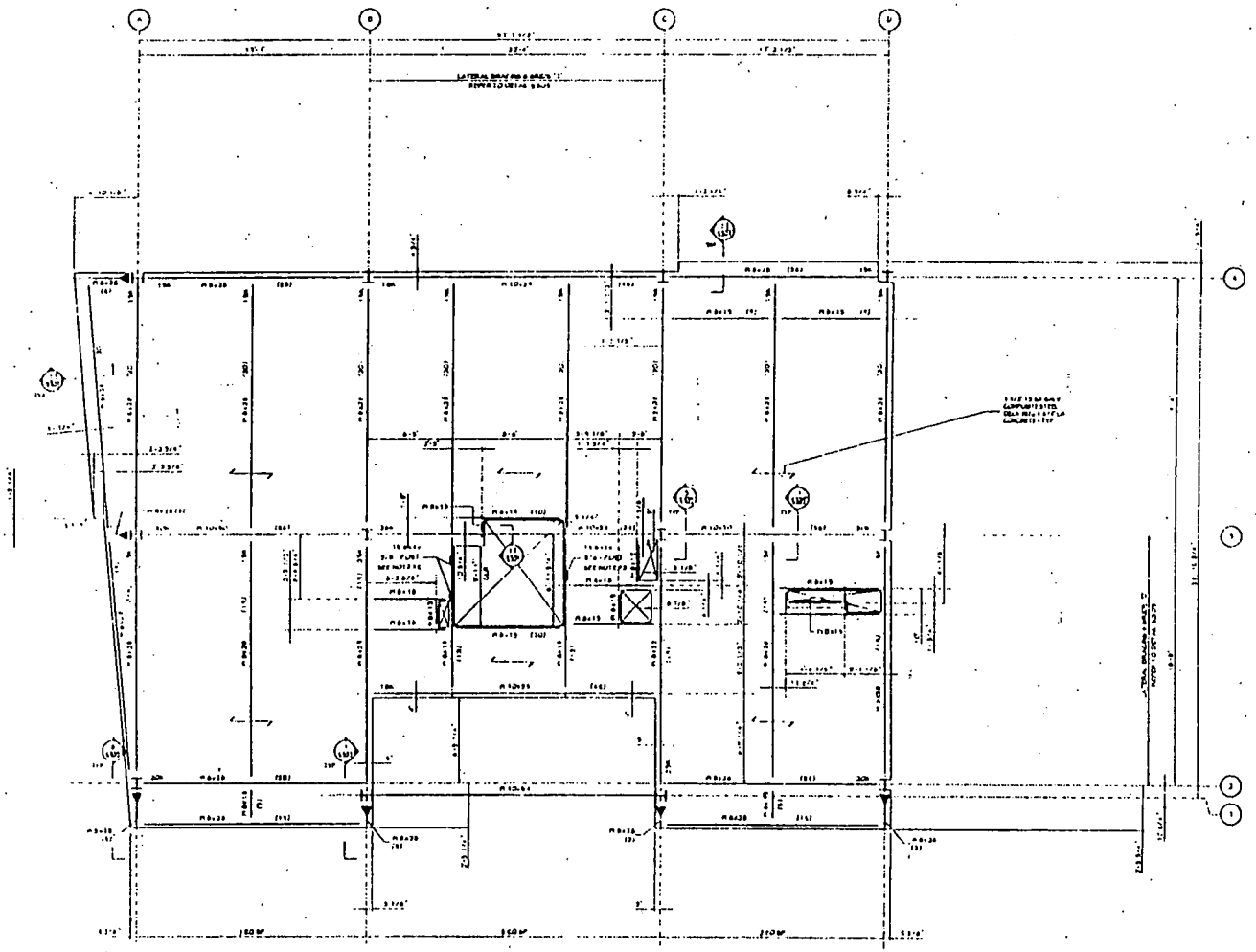
Drawing Title
STRUCTURAL
3rd FLOOR
FRAMING PLAN

Drawing Number
S.203

(II) A-3



4th FLOOR FRAMING PLAN

BERZAK-GCLD P.C.

No.	Date	Issue
6	06.11.05	ISSUE FOR CONSTRUCTION
5	05.26.05	ISSUE FOR BANK REVIEW
4	4.29.05	REVISION 4
3	12.23.04	REVISION 3
2	12.08.04	REVISION 2
1	11.04.04	ISSUE CD SET
0	11.01.04	ISSUE PRELIMINARY FOUNDATION

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20 Tiffany Place
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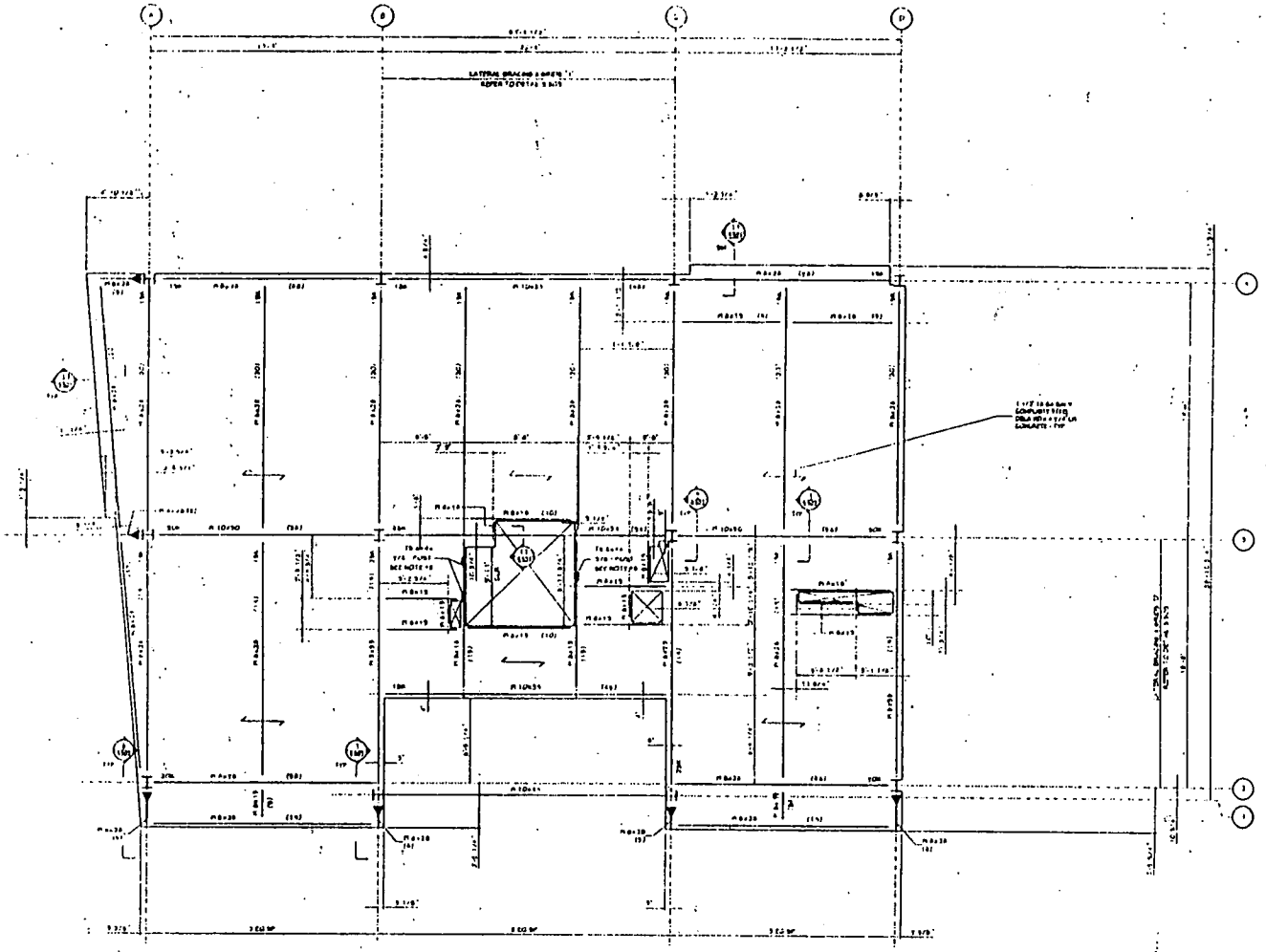
Drawing Title
STRUCTURAL
4th FLOOR
FRAMING PLAN

S.204



5th FLOOR FRAMING PLAN

BERZAK·GOLD P.C.

No.	Date	Issue
6	06.13.05	ISSUE FOR CONSTRUCTION
5	05.16.05	ISSUE FOR BANK REVIEW
4	4.29.05	REVISION #4
3	12.23.04	REVISION #3
2	12.06.04	REVISION #2
1	11.08.01	ISSUE CD SET
	11.01.04	ISSUE PRELIMINARY FOUNDATION

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20 Tiffany Place
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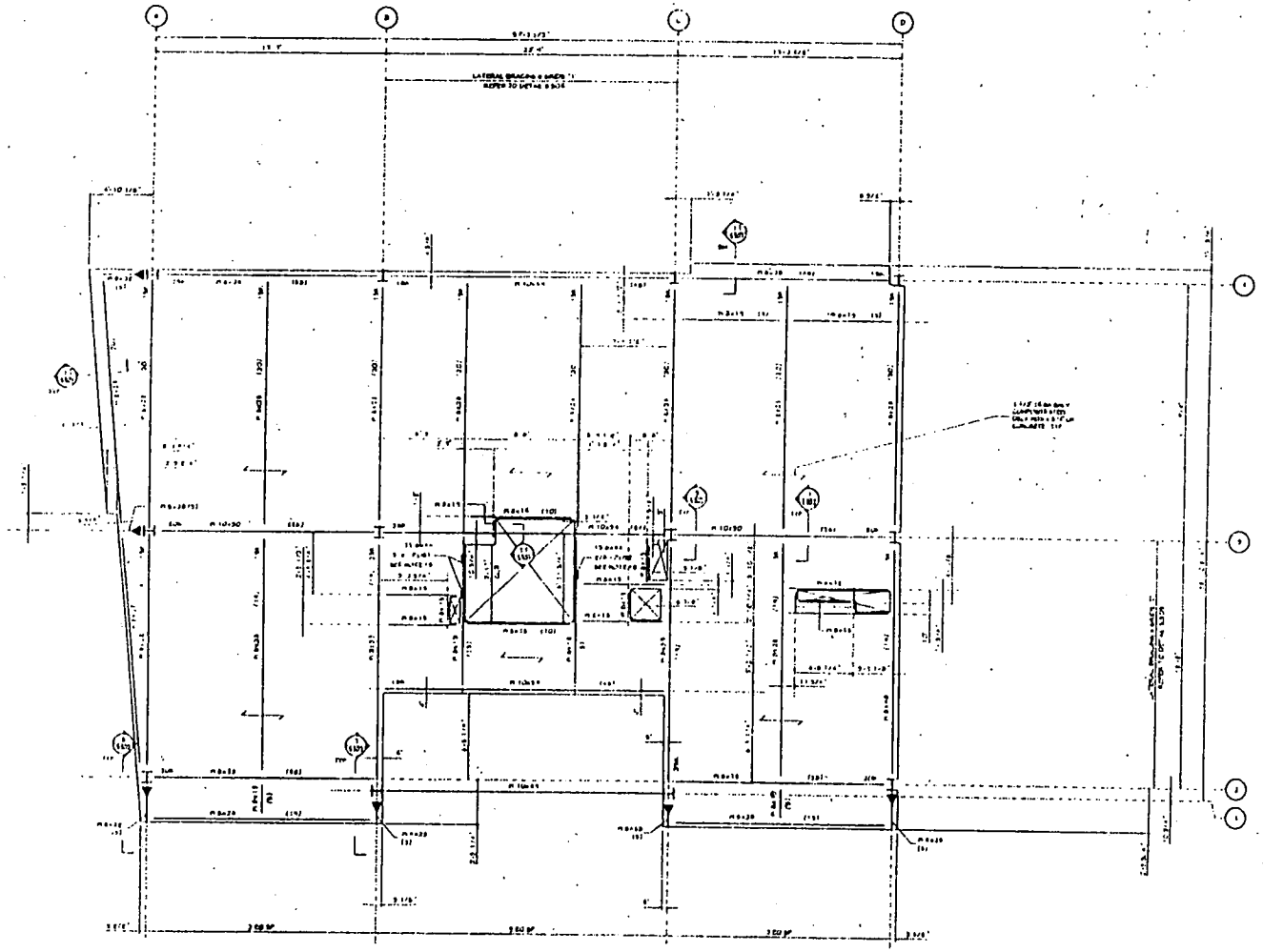
Drawing Title
STRUCTURAL
5th FLOOR
FRAMING PLAN

Drawing Number
S.205



6TH FLOOR FRAMING PLAN

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6	06.13.05 ISSUE FOR CONSTRUCTION
5	05.16.05 ISSUE FOR BANK REVIEW
4	4.29.05 REVISION #4
3	12.23.04 REVISION #3
2	12.08.04 REVISION #2
1	11.08.04 ISSUE CD SET
0	11.01.04 ISSUE PRELIMINARY FOUNDATION

No. Date Issue

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Project Title

20 Tiffany Place
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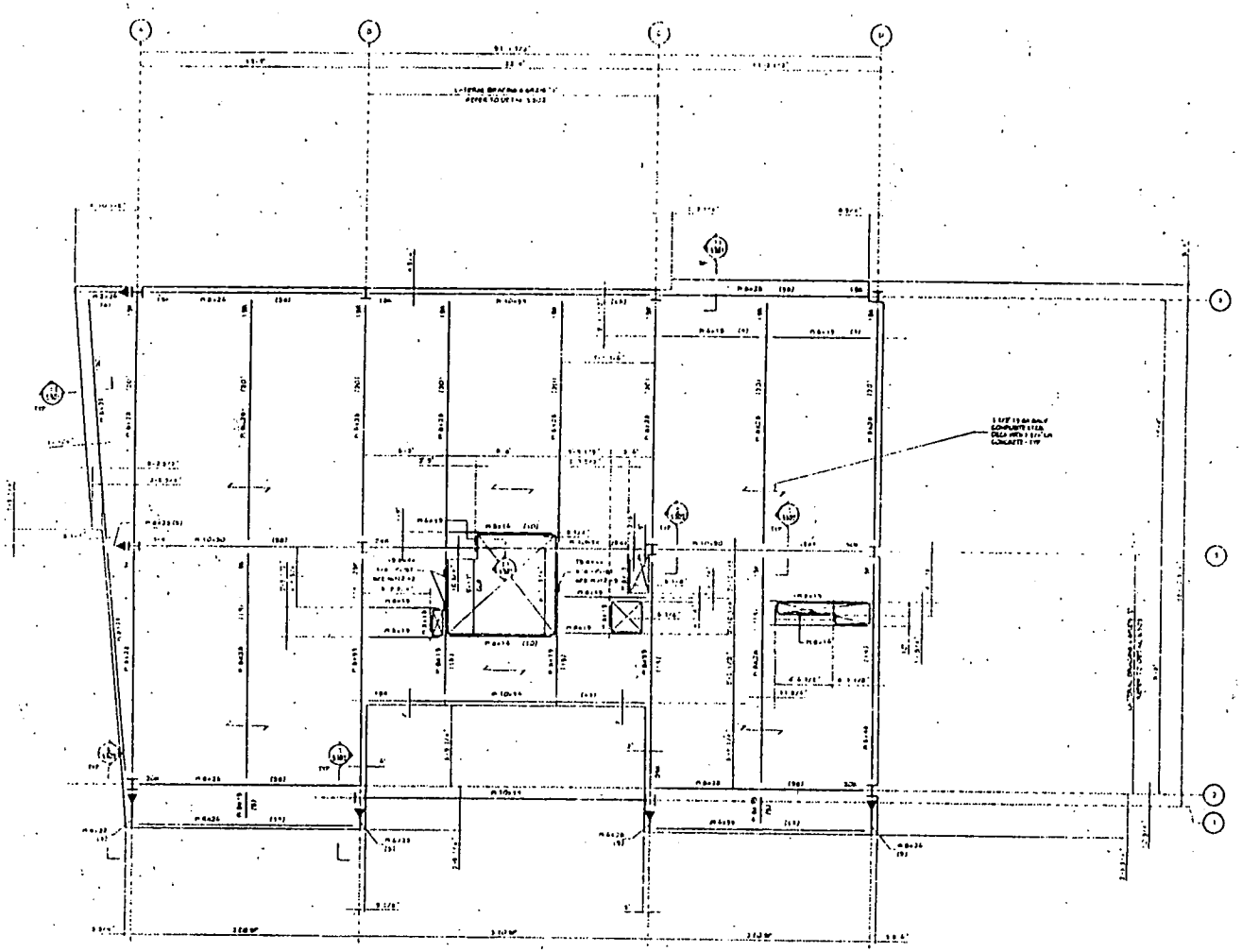
Drawing Title

STRUCTURAL
6th FLOOR
FRAMING PLAN

Drawing Number

S.206



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structural engineering

No.	Date	Issue
6	06.13.05	ISSUE FOR CONSTRUCTION
5	05.16.05	ISSUE FOR BANK REVIEW
4	4.29.05	REVISION 4
3	12.13.04	REVISION 3
2	12.06.04	REVISION 2
1	11.08.04	ISSUE CD SET
0	11.01.04	ISSUE PRELIMINARY FOUNDATION

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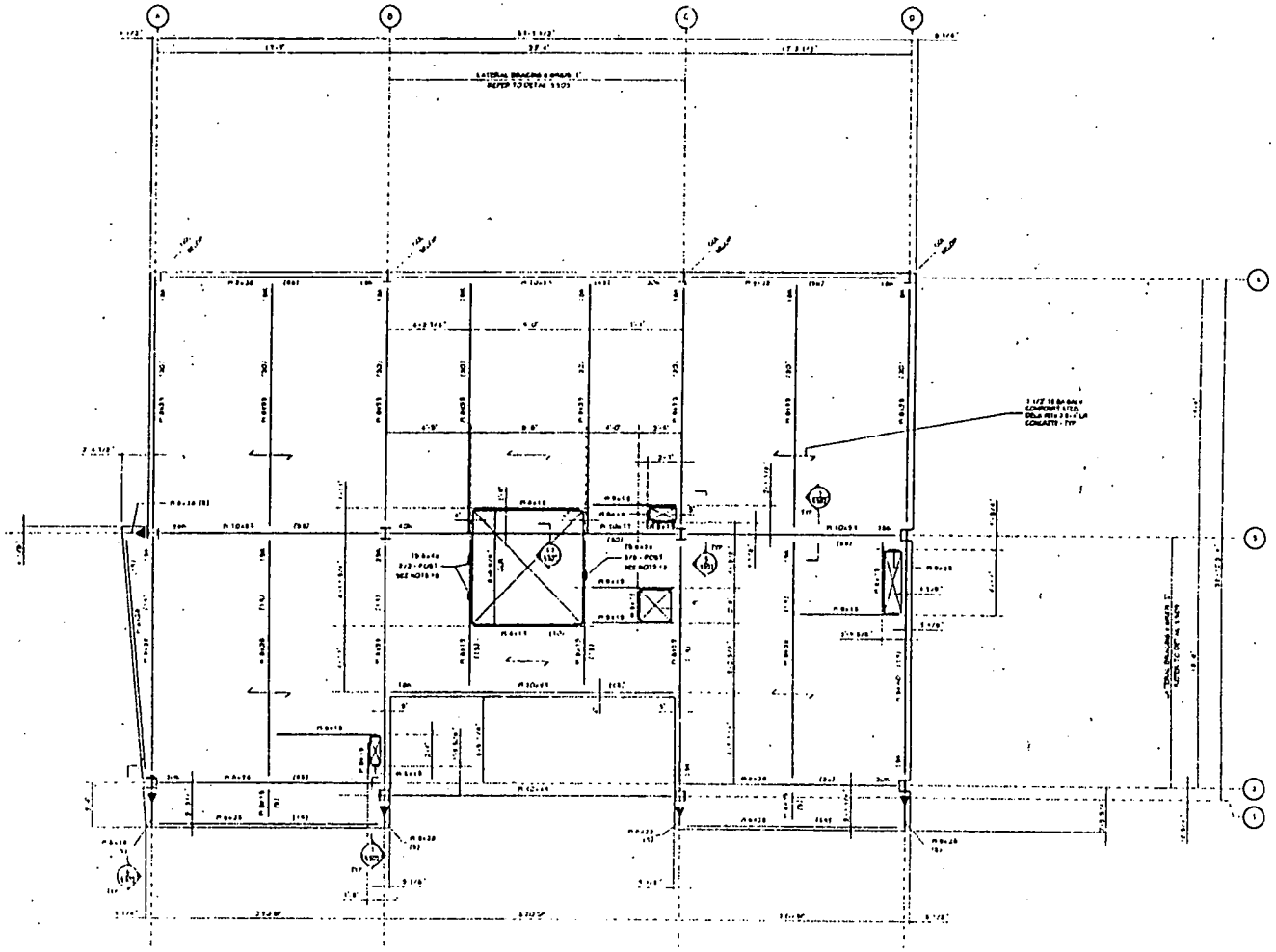
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title
STRUCTURAL
7th FLOOR
FRAMING PLAN

S207



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5	06.13.05	ISSUE FOR CONSTRUCTION
3	05.16.05	ISSUE FOR BSMT REVIEW
2	4.29.05	REVISION #4
1	12.23.04	REVISION #3
5	12.08.04	REVISION #2
4	11.08.04	ISSUE CD SET
3	11.01.04	ISSUE PRELIMINARY FOUNDATION
No.	Date	Issue

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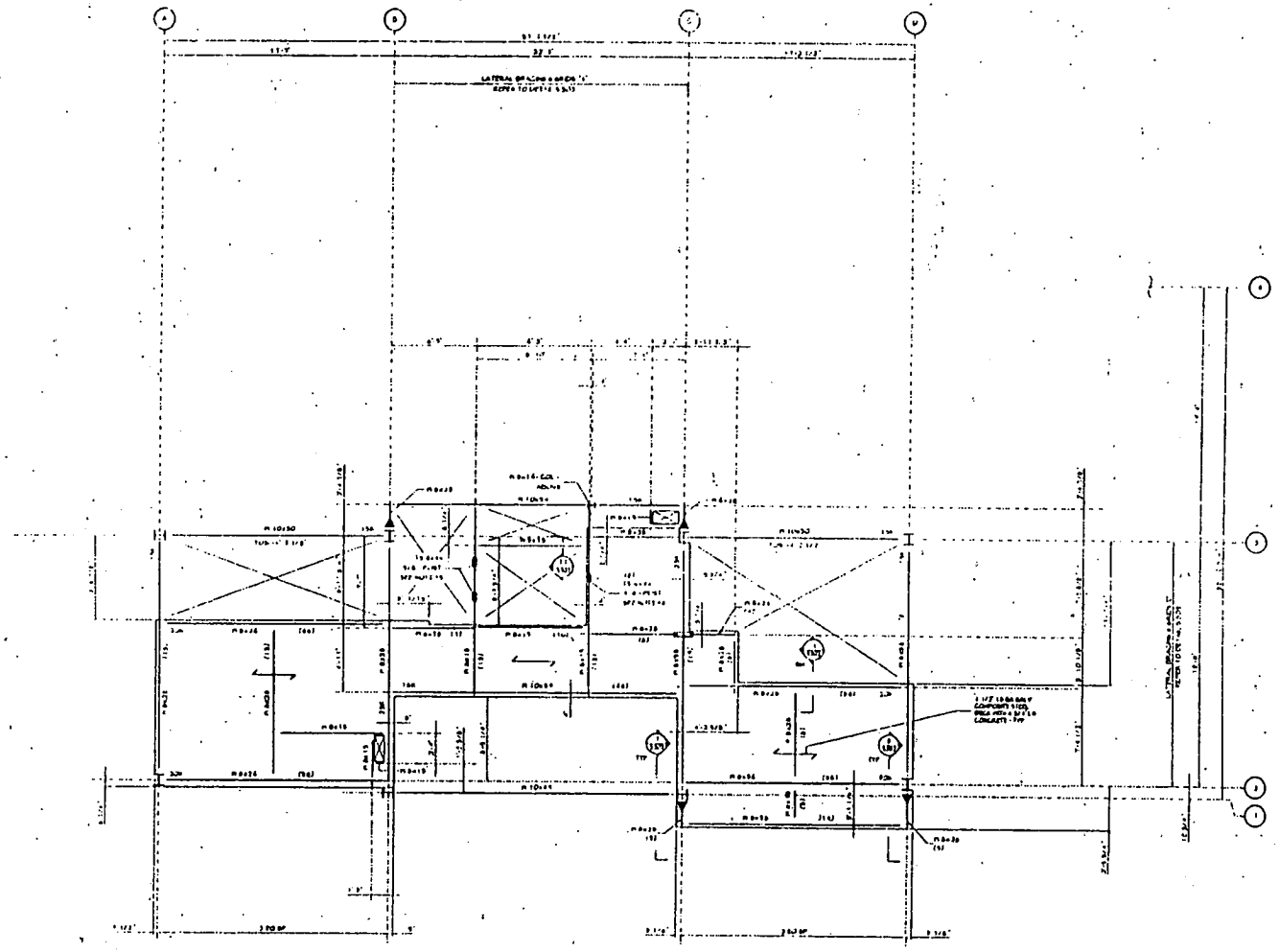
Project Title
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title
STRUCTURAL
8th FLOOR
FRAMING PLAN

Drawing Number
S.208



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structural engineering

No.	Date	Issue
6	06.13.05	ISSUE FOR CONSTRUCTION
5	05.16.05	ISSUE FOR DOB REVIEW
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3	12.23.04	REVISION #3
2	12.08.04	REVISION #2
1	11.08.04	ISSUE CD SET
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Project Title
20 Tiffany Place
Brooklyn, NY 11231
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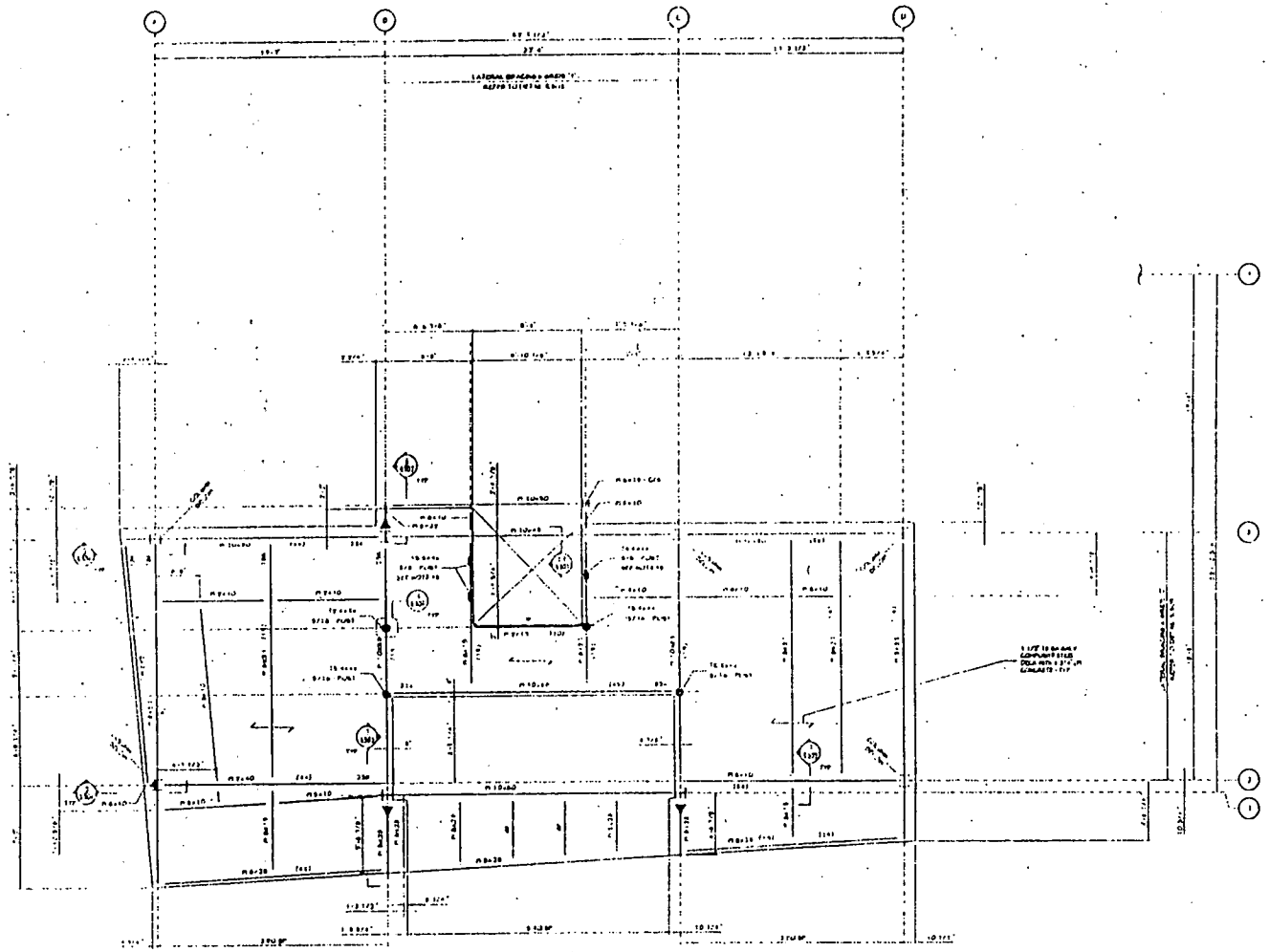
Drawing Title
STRUCTURAL
9th FLOOR
FRAMING PLAN

Drawing Number
S.209

Z-4 (II)



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No.	Date	Issue
6	06.13.05	ISSUE FOR CONSTRUCTION
5	05.16.05	ISSUE FOR BANK REVIEW
	4.29.05	REVISION #4
4	12.23.04	REVISION #2
3	12.00.04	REVISION #1
2	11.00.04	ISSUE CD SET
1	11.01.04	ISSUE PRELIMINARY FOUNDATION

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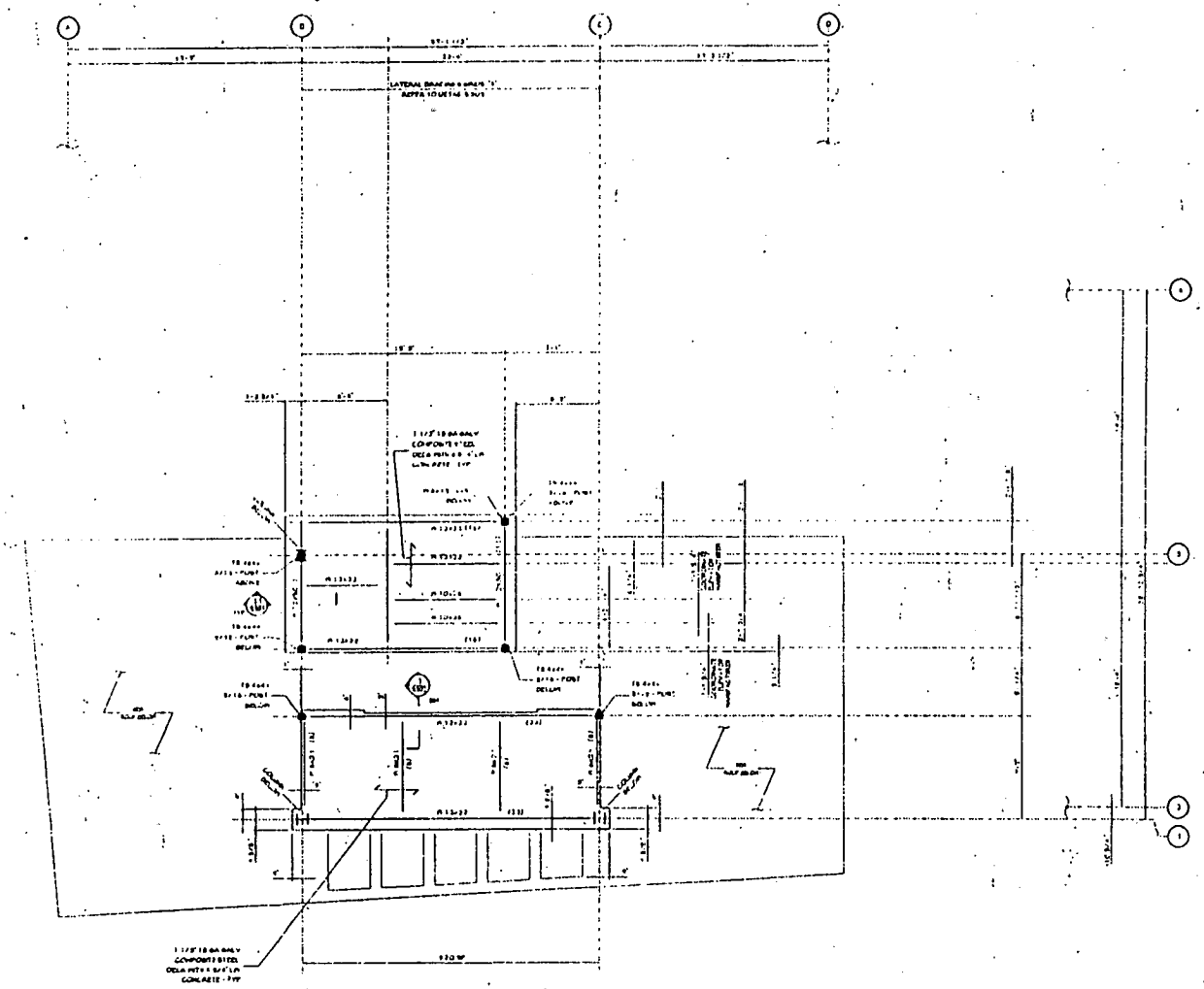
Project Title

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title
STRUCTURAL
BULKHEAD
FRAMING PLAN

Drawing number
S210

(II) A-



NOTE

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

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No.	Date	Issue
6	06.13.05	ISSUE FOR CONSTRUCTION
5	05.16.05	ISSUE FOR BANK REVIEW
	4.29.05	REVISION #4
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3	12.08.04	REVISION #1
2	11.08.04	ISSUE CD SET
1	11.01.04	ISSUE PRELIMINARY FOUNDATION

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Project Title

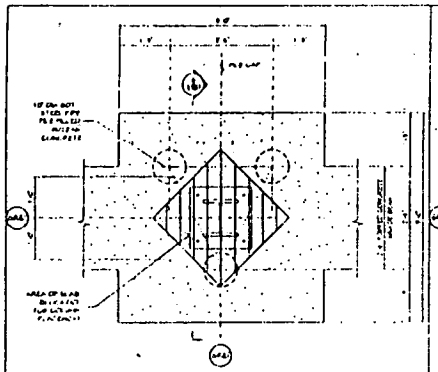
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title

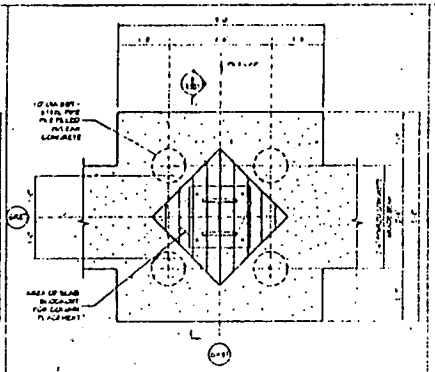
STRUCTURAL
BULKHEAD ROOF
FRAMING PLAN

5.211

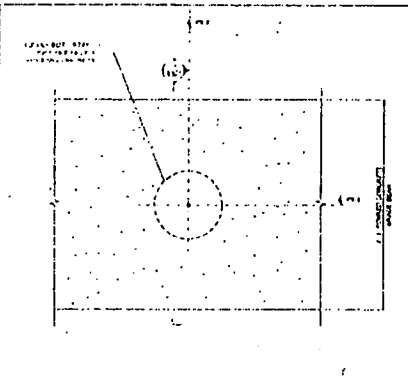
(II) A-4



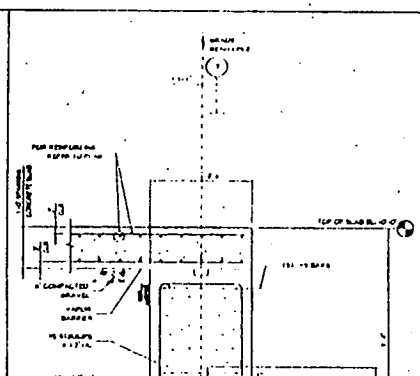
1 INTERIOR P3 - PILE CAP PLAN



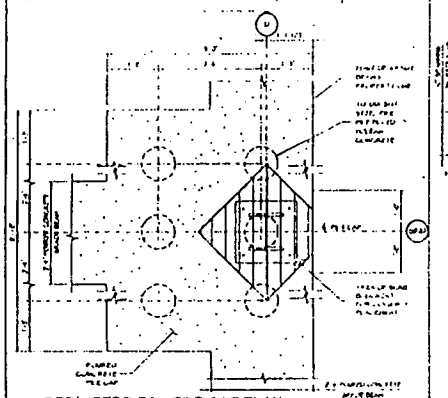
2 INTERIOR P4 - PILE CAP PLAN



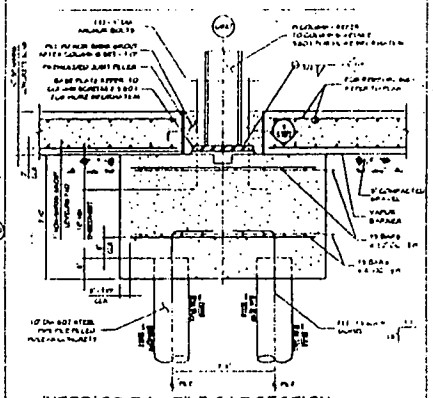
3 TYPICAL GRADE BEAM PLAN



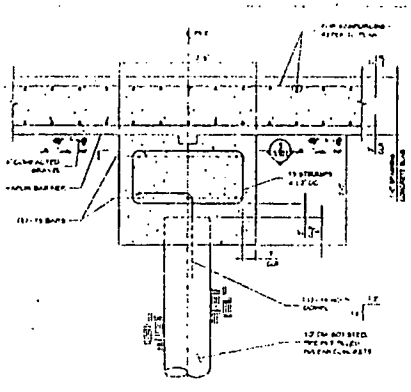
4 TYPICAL ELEVATOR PIT SECTION



5 PERIMETER P6 - PILE CAP PLAN



6 INTERIOR P4 - PILE CAP SECTION



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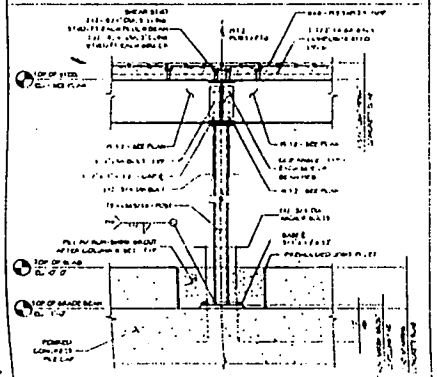
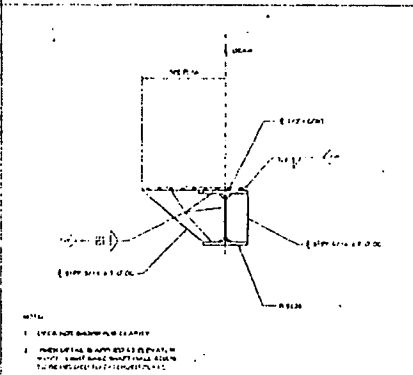
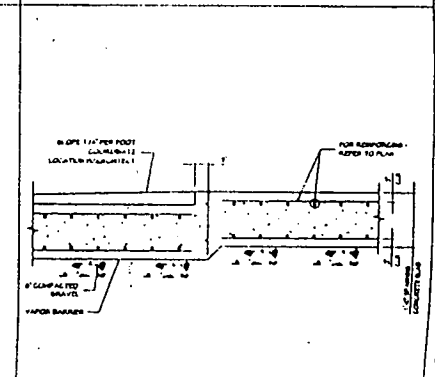


8 SECTION POST



9 DETAIL



10 DETAIL

BERZAK·GOED P.C.

1	06.13.95	ISSUE FOR CONSTRUCTION
1	05.16.95	ISSUE FOR BSMK REVIEW
1	4.24.95	REVISION #4
1	12.23.94	REVISION #3
1	12.06.94	REVISION #2
2	11.06.94	ISSUE CD SET
1	11.01.94	ISSUE PRELIMINARY FOUNDATION
No.	Date	Issue

NAROESKY

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4 West 22nd Street/5th Floor
New York, NY 10010
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Project Title

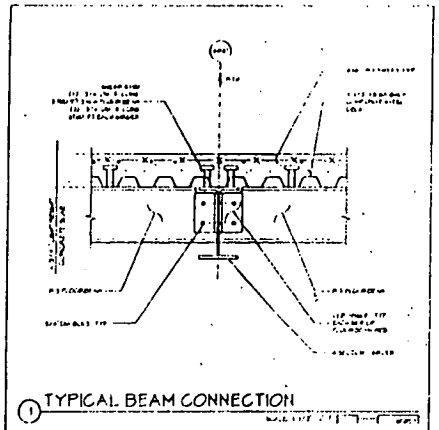
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title

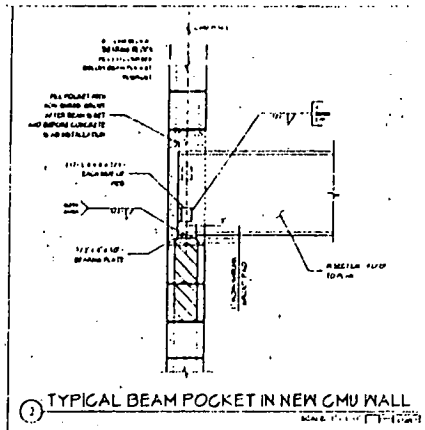
STRUCTURAL
DETAILS

S.301

H (11)



1 TYPICAL BEAM CONNECTION



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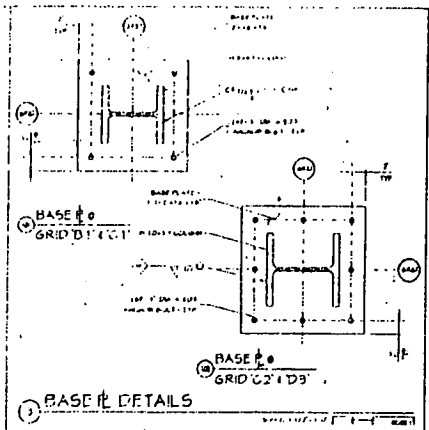
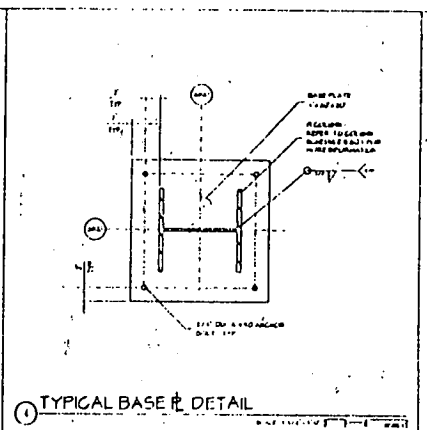
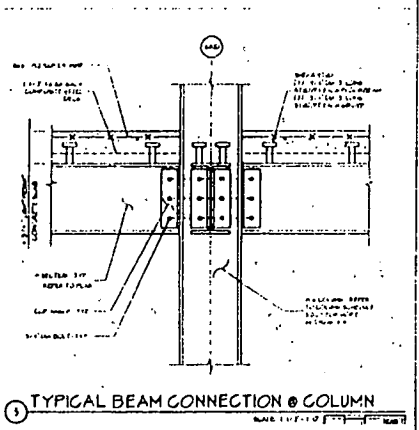


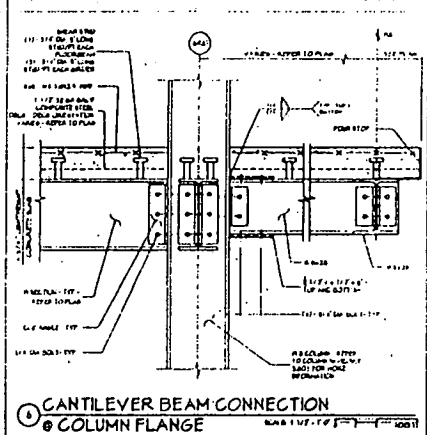
3 BASE PL DETAILS



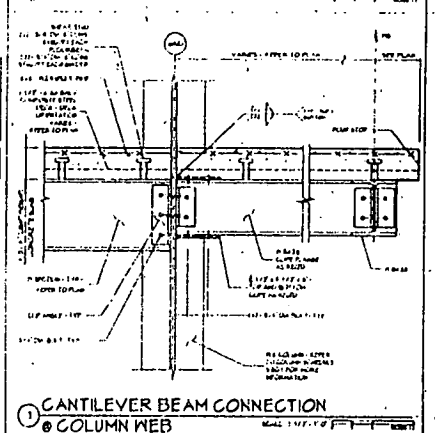
4 TYPICAL BASE PL DETAIL



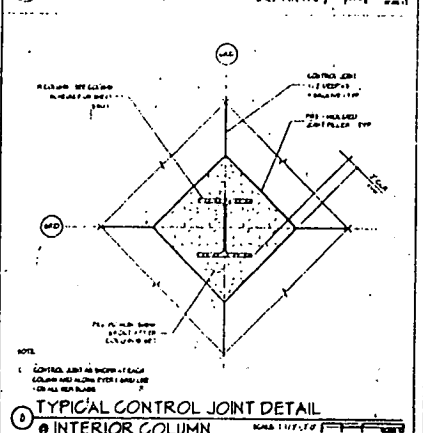
5 TYPICAL BEAM CONNECTION @ COLUMN



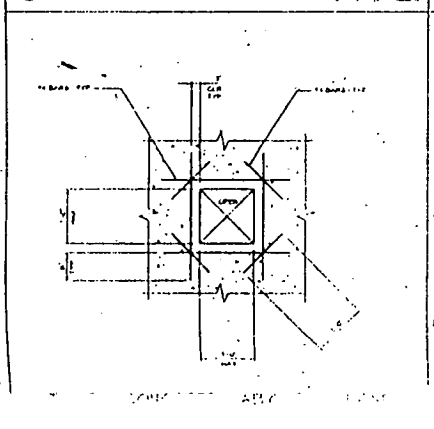
6 CANTILEVER BEAM CONNECTION @ COLUMN FLANGE

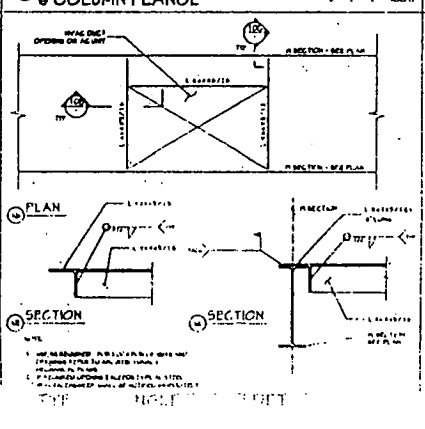


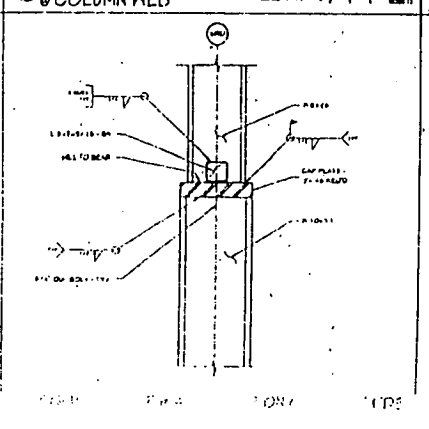
7 CANTILEVER BEAM CONNECTION @ COLUMN WEB

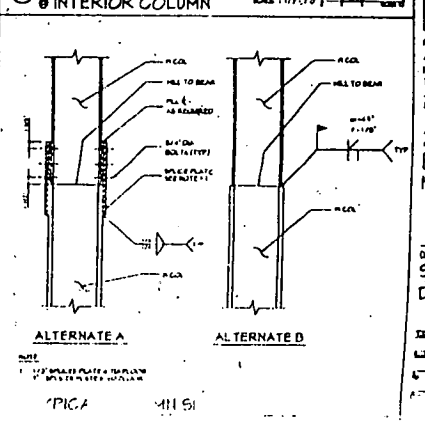


8 TYPICAL CONTROL JOINT DETAIL @ INTERIOR COLUMN









BERZAK-GOLD P.C.
structural engineering

No.	Date	Issue
6	06.13.85	ISSUE FOR CONSTRUCTION
5	05.16.85	ISSUE FOR BANK REVIEW
4	4.24.85	REVISION #4
3	3.7.2.84	REVISION #3
2	12.05.84	REVISION #2
1	11.08.84	ISSUE CD SET
1	11.01.84	ISSUE FOR BASEMENT EXCAVATION

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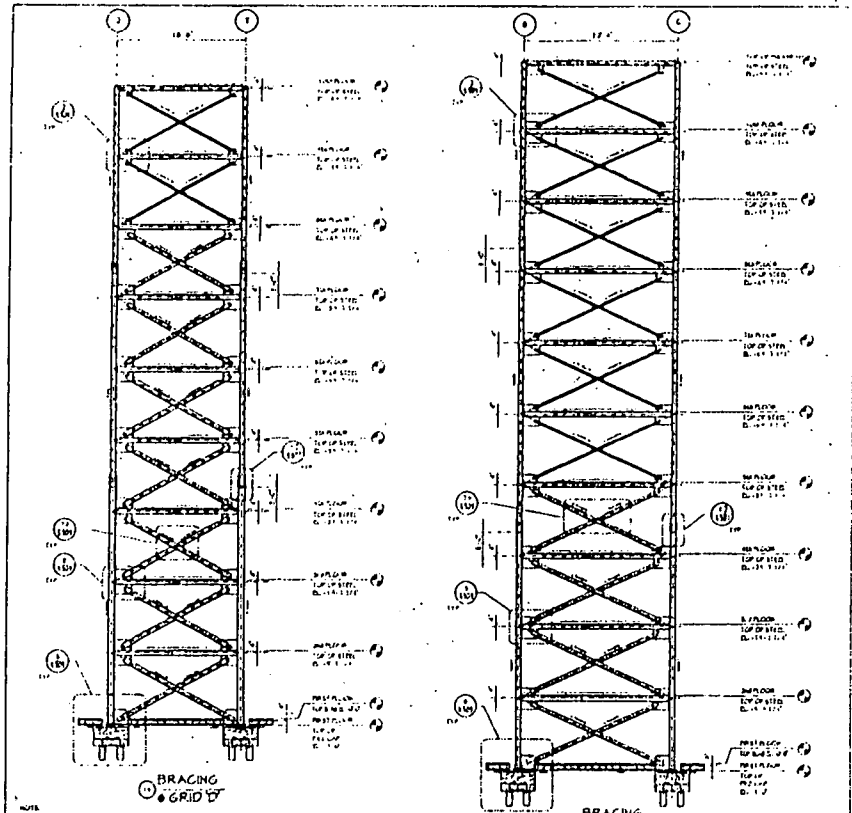
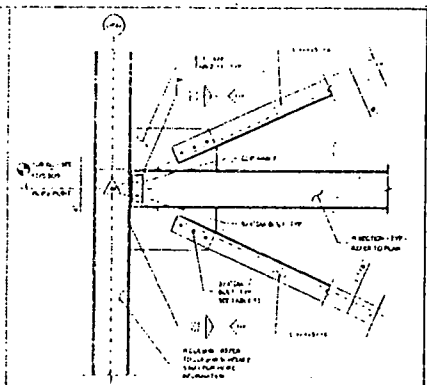
Nine Story Building

Drawing Title
STRUCTURAL DETAILS

S.302



1 LATERAL BRACING ELEVATIONS

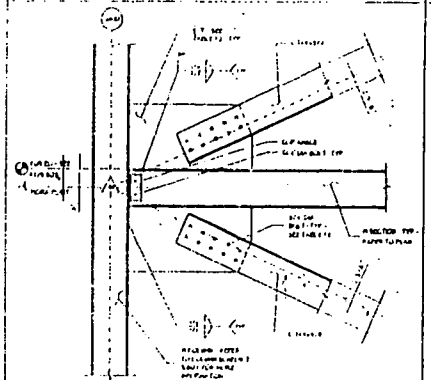


2 L 4x4 BRACE BETWEEN GRID '2D' - '3D' & GRID '1B' - '1C'

3 DETAIL

LATERAL BRACE CONNECTION TABLE # 1

BAND	FLOOR	TOP PLATE (on Beam)	HSS FIELD WELDED DOUBLE SIDED PLATE TO BEAM & PLATE TO BRACE	BOLT
BETWEEN BAND '1B' - '1C'	5th	1	6"	5/16"
	4th	1	6"	5/16"
	3rd	1	6"	5/16"
	2nd	2	6"	5/16"
	1st	2	6"	5/16"
	1ST	2	6"	5/16"
BETWEEN BAND '2D' - '3D'	5th	1	6"	5/16"
	4th	1	6"	5/16"
	3rd	1	6"	5/16"

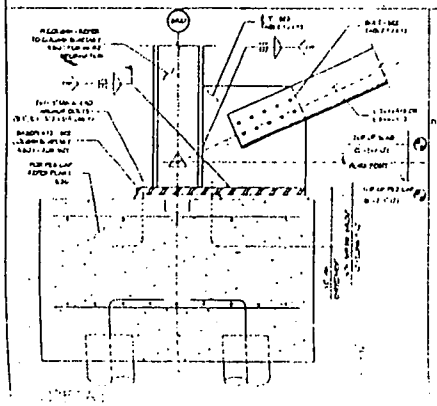


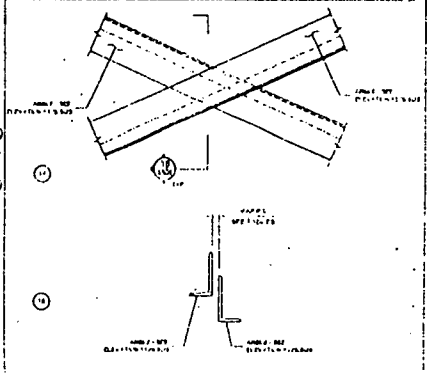
4 L 7x4 BRACE BETWEEN GRID '2' - '3' & GRID '1B' - '1C'

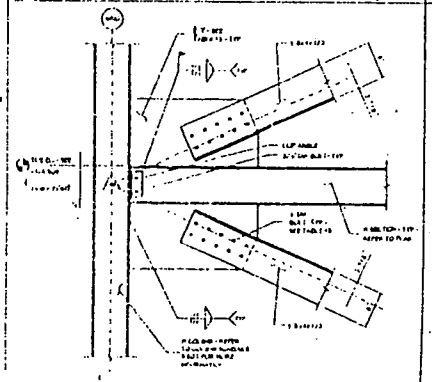
5 DETAIL

LATERAL BRACE CONNECTION TABLE # 2

BAND	FLOOR	TOP PLATE (on Beam)	HSS FIELD WELDED DOUBLE SIDED PLATE TO BEAM & PLATE TO BRACE	BOLT
BETWEEN BAND '2D' - '3D'	5th	10	11"	5/8"
	4th	8	10"	5/8"
BETWEEN BAND '1B' - '1C'	1st	10	11	5/8"
	2nd	10	12	5/8"
	3rd	10	12	5/16"
	4th	8	10	5/16"







6 DETAIL

LATERAL BRACE CONNECTION TABLE # 3

BAND	FLOOR	TOP PLATE (on Beam)	HSS FIELD WELDED DOUBLE SIDED PLATE TO BEAM & PLATE TO BRACE	BOLT
BETWEEN BAND '2D' - '3D'	5th	10	8"	5/8"
	4th	10	11	5/8"
	3rd	10	12"	5/8"
	2nd	6	10"	5/8"
	1st	8	10"	5/8"

No.	Date	Issue
8	06.13.05	ISSUE FOR CONSTRUCTION
7	05.16.05	ISSUE FOR BSMK REVIEW
6	4.29.05	REVISION #6
5	12.23.04	REVISION #5
4	12.08.04	REVISION #4
3	11.08.04	PULL CD SET
2	11.01.04	ISSUE PRELIMINARY FOUNDATION

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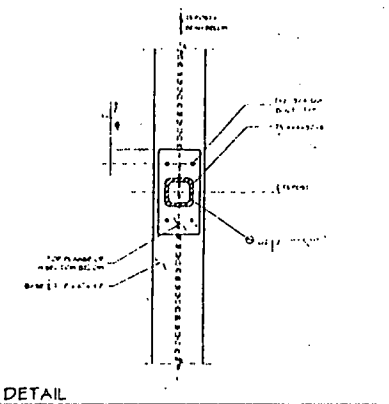
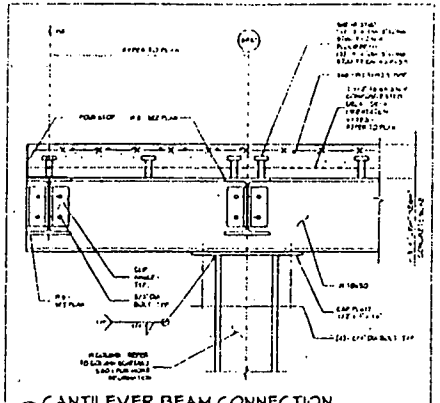
Project Title:
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:
STRUCTURAL DETAILS

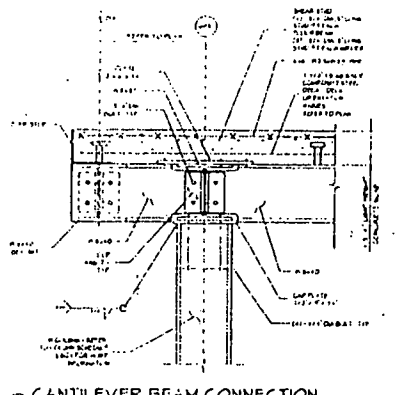
Date: 5.3.05
Scale: AS NOTED
Drawing Number: S-03



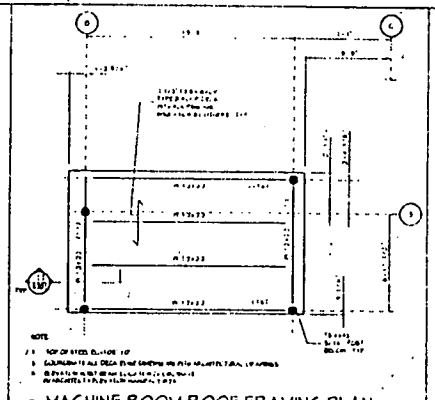
1 DETAIL



2 CANTILEVER BEAM CONNECTION



3 CANTILEVER BEAM CONNECTION



4 MACHINE ROOM ROOF FRAMING PLAN

STRINGER	SIZE	SHAPE
S1	C12 x 20.7	
S2	C12 x 20.7	
S3	C12 x 20.7	
S4	C12 x 20.7	
S5	C8 x 11.5	
S6	C12 x 20.7	
S7	C12 x 20.7	
S8	C12 x 20.7	
S9	C8 x 11.5	
S10	C12 x 20.7	
S11	C8 x 11.5	
S12	C12 x 20.7	

STRINGER	SIZE	SHAPE
S13	C12 x 20.7	
S14	C12 x 20.7	
S15	C12 x 20.7	
S16	C12 x 20.7	
S17	C8 x 11.5	
S18	C12 x 20.7	
S19	C8 x 11.5	
S20	C12 x 20.7	
S21	C8 x 11.5	
S22	C12 x 20.7	
S23	C8 x 11.5	
S24	C12 x 20.7	

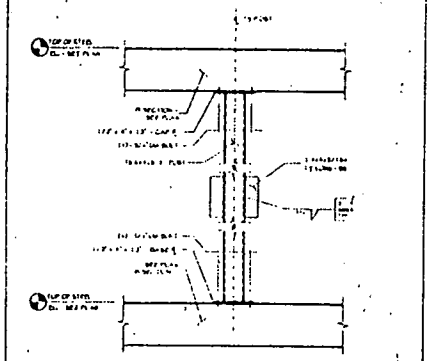
STRINGER	SIZE	SHAPE
S25	C8 x 11.5	
S26	C12 x 20.7	
S27	C8 x 11.5	
S28	C12 x 20.7	
S29	C12 x 20.7	
S30	C12 x 20.7	
S31	C12 x 20.7	
S32	C12 x 20.7	
S33	C8 x 11.5	
S34	C12 x 20.7	
S35	C8 x 11.5	
S36	C12 x 20.7	

STRINGER	SIZE	SHAPE
S37	C12 x 20.7	
S38	C12 x 20.7	
S39	C8 x 11.5	
S40	C12 x 20.7	
S41	C8 x 11.5	
S42	C12 x 20.7	
S43	C8 x 11.5	
S44	C12 x 20.7	
S45	C8 x 11.5	
S46	C12 x 20.7	
S47	C8 x 11.5	
S48	C12 x 20.7	

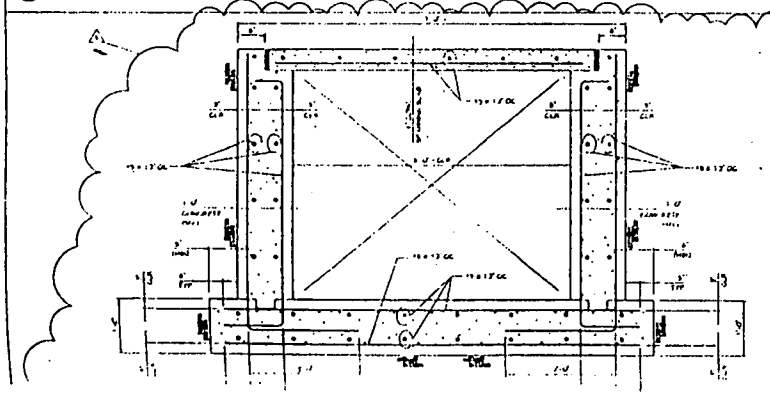
STRINGER	SIZE	SHAPE
S49	C12 x 20.7	
S50	C12 x 20.7	
S51	C8 x 11.5	
S52	C12 x 20.7	
S53	C8 x 11.5	
S54	C12 x 20.7	
S55	C8 x 11.5	
S56	C12 x 20.7	
S57	C8 x 11.5	
S58	C12 x 20.7	
S59	C8 x 11.5	
S60	C12 x 20.7	

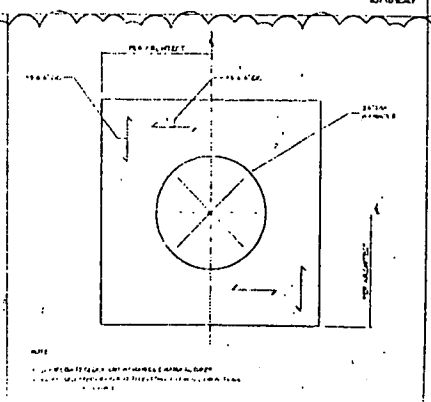
STRINGER	SIZE	SHAPE
S61	C12 x 20.7	
S62	C12 x 20.7	
S63	C8 x 11.5	
S64	C12 x 20.7	
S65	C8 x 11.5	
S66	C12 x 20.7	
S67	C8 x 11.5	
S68	C12 x 20.7	
S69	C8 x 11.5	
S70	C12 x 20.7	
S71	C8 x 11.5	
S72	C12 x 20.7	

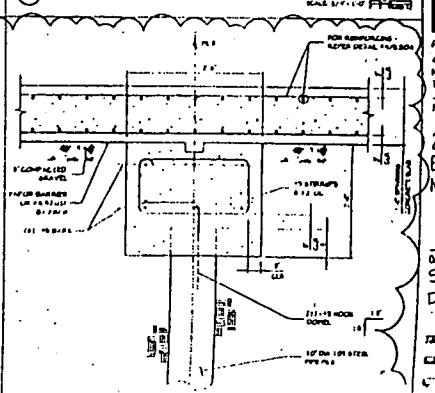
5 STRINGER SCHEDULE



6 DETAIL @ ELEVATOR SUPPORT







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tel 212 366 0660 fax 212 366 0664

No.	Date	Issue
7	08.26.05	REVISION #5
6	06.13.05	ISSUE FOR CONSTRUCTION
5	05.16.05	ISSUE FOR BANK REVIEW
4	2.24.05	REVISION #4
3	12.23.04	REVISION #3
2	12.08.04	REVISION #2
1	11.08.04	ISSUE CD SET
1	11.01.04	ISSUE PRELIMINARY FOUNDATION

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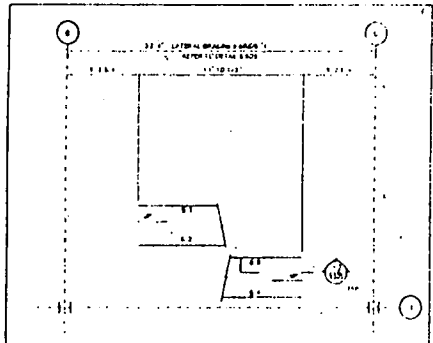
Project Title
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

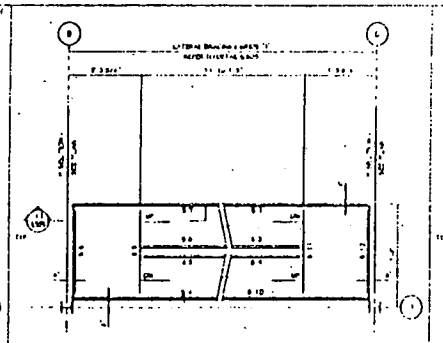
Drawing Title
STRUCTURAL
DETAILS

Job No. 0418 Drawing Number S.301

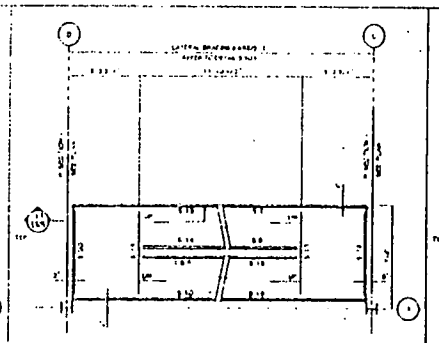
4-4 (II)



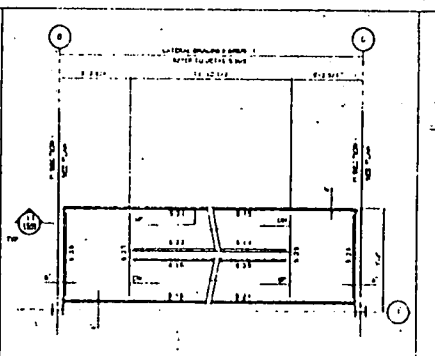
1 STAIR FRAMING PLAN @ 1st FLOOR



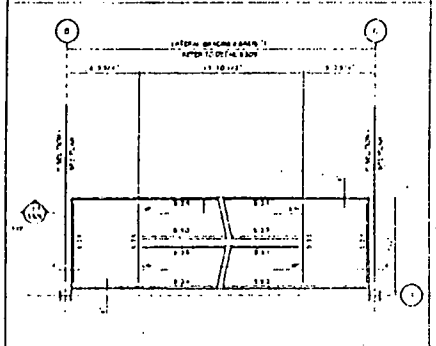
2 STAIR FRAMING PLAN @ 2nd FLOOR



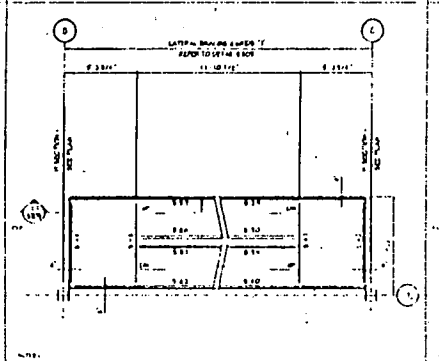
3 STAIR FRAMING PLAN @ 3rd FLOOR



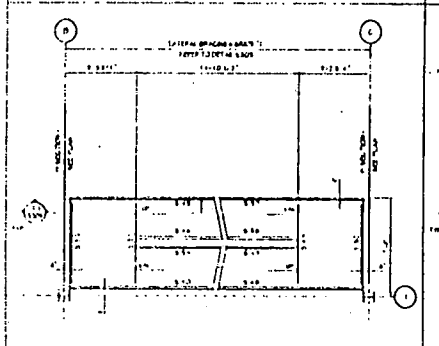
4 STAIR FRAMING PLAN @ 4th FLOOR



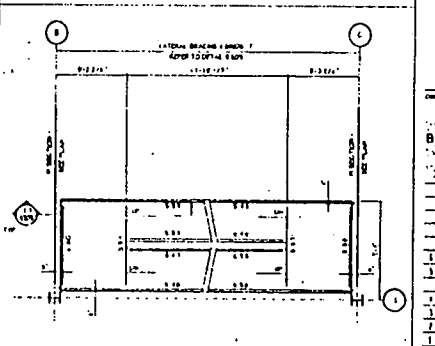
5 STAIR FRAMING PLAN @ 5th FLOOR



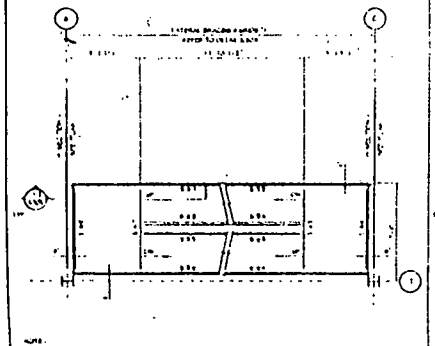
6 STAIR FRAMING PLAN @ 6th FLOOR



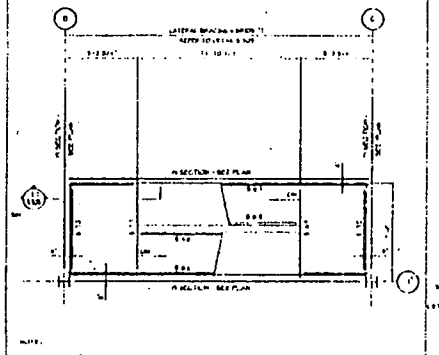
7 STAIR FRAMING PLAN @ 7th FLOOR



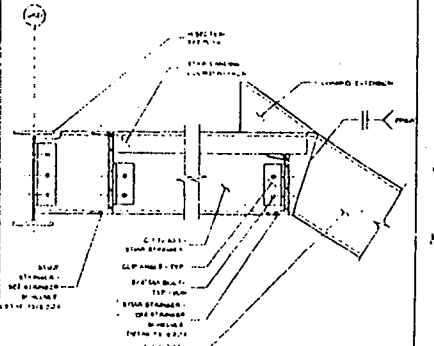
8 STAIR FRAMING PLAN @ 8th FLOOR



9 STAIR FRAMING PLAN @ PENTHOUSE



10 STAIR FRAMING PLAN @ ROOF



11 TYPICAL CONNECTION @ SLAB ON GRADE

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structural engineering

No.	Date	Issue
1	06.13.05	ISSUE FOR CONSTRUCTION
2	05.16.05	ISSUE FOR BANK REVIEW
3	4.29.05	REVISION 3
4	12.23.04	REVISION 2
5	12.08.04	REVISION 1
6	11.08.04	ISSUE CO SET
7	11.01.04	ISSUE PRELIMINARY FOUNDATION

NAROFSKY
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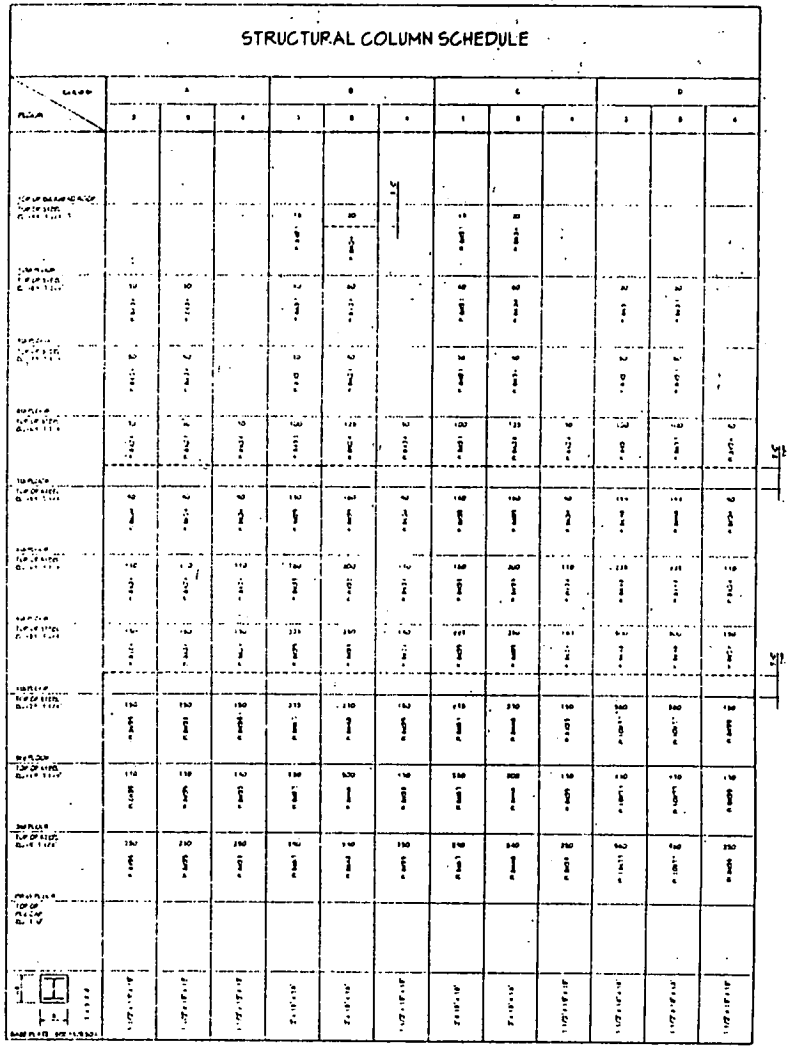
Project Title
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title
STRUCTURAL
DETAILS

S-305

STRUCTURAL COLUMN SCHEDULE



FLOOR \ COLUMN	A			B			C			D		
	3	5	4	1	3	4	1	3	4	3	5	4
TOP OF BULKHEAD ROOF TOP OF STEEL [illegible]				15 [illegible]	20 [illegible]	[illegible]	15 [illegible]	20 [illegible]				
TOP OF STEEL [illegible]	30 [illegible]	30 [illegible]		30 [illegible]	30 [illegible]		30 [illegible]	30 [illegible]		30 [illegible]	30 [illegible]	
TOP OF STEEL [illegible]	30 [illegible]	30 [illegible]		30 [illegible]	30 [illegible]		30 [illegible]	30 [illegible]		30 [illegible]	30 [illegible]	
TOP OF STEEL [illegible]	30 [illegible]	30 [illegible]	30 [illegible]	100 [illegible]	125 [illegible]	30 [illegible]	100 [illegible]	125 [illegible]	30 [illegible]	100 [illegible]	100 [illegible]	30 [illegible]
TOP OF STEEL [illegible]	30 [illegible]	30 [illegible]	30 [illegible]	150 [illegible]	150 [illegible]	30 [illegible]	150 [illegible]	150 [illegible]	30 [illegible]	150 [illegible]	150 [illegible]	30 [illegible]
TOP OF STEEL [illegible]	110 [illegible]	110 [illegible]	110 [illegible]	150 [illegible]	200 [illegible]	110 [illegible]	150 [illegible]	200 [illegible]	110 [illegible]	225 [illegible]	225 [illegible]	110 [illegible]
TOP OF STEEL [illegible]	150 [illegible]	150 [illegible]	150 [illegible]	225 [illegible]	250 [illegible]	150 [illegible]	225 [illegible]	250 [illegible]	150 [illegible]	500 [illegible]	500 [illegible]	150 [illegible]
TOP OF STEEL [illegible]	150 [illegible]	150 [illegible]	150 [illegible]	225 [illegible]	250 [illegible]	150 [illegible]	225 [illegible]	250 [illegible]	150 [illegible]	500 [illegible]	500 [illegible]	150 [illegible]
TOP OF STEEL [illegible]	110 [illegible]	110 [illegible]	110 [illegible]	150 [illegible]	200 [illegible]	110 [illegible]	150 [illegible]	200 [illegible]	110 [illegible]	110 [illegible]	110 [illegible]	110 [illegible]
TOP OF STEEL [illegible]	250 [illegible]	250 [illegible]	250 [illegible]	250 [illegible]	250 [illegible]	250 [illegible]	250 [illegible]	250 [illegible]	250 [illegible]	500 [illegible]	500 [illegible]	250 [illegible]
TOP OF PLATEAU [illegible]												
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

INDICATES FLOOR BEAM

NEW STRUCTURAL PANEL OPS

SPLICE

BERZAK GOLD P.C.
structural engineering

No.	Date	Issue
6	06.13.05	ISSUE FOR CONSTRUCTION
5	05.16.05	ISSUE FOR BANK REVIEW
	4.29.05	REVISION #4
4	12.23.04	REVISION #2
3	12.08.04	REVISION #1
2	11.08.04	ISSUE CD SET
1	11.01.04	ISSUE PRELIMINARY FOUNDATION

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Project Title
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title
STRUCTURAL
COLUMN SCHEDULE

Job No. | Drawing Number
Date | 10 [illegible]
Scale | 5.801

(II) A

NEW YORK CITY BUILDING DEPARTMENT NOTES

1. GENERAL

[illegible]

2. VENTILATION REQUIREMENTS

[illegible]

3. FIRE DAMPERS

[illegible]

4. CERTIFICATION

[illegible]

HVAC DUCTWORK LEGEND

SINGLE LINE	DESCRIPTION	DOUBLE LINE
[illegible]	[illegible]	[illegible]

HVAC SYMBOL LIST

[illegible]

HVAC DRAWING LIST

[illegible]

HVAC SCOPE OF WORK

A. SPLIT AIR COOLED AIR CONDITIONING UNITS/GAS FURNACES

[illegible]

B. PACKAGED ROOFTOP AIR COOLED AIR CONDITIONING UNIT

[illegible]

C. TOILET EXHAUST FANS

[illegible]

D. OUTSIDE AIR INTAKE FANS

[illegible]

E. GENERAL EXHAUST FANS

[illegible]

F. SHEET METAL DUCTWORK SYSTEMS

[illegible]

G. CEILING & SIDEWALL DIFFUSERS

[illegible]

H. SPLIT AIR COOLED AIR CONDITIONING UNITS

[illegible]

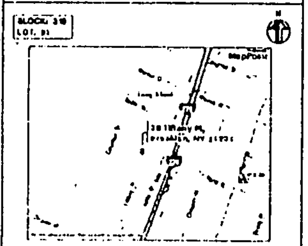
HVAC GENERAL NOTES

A. GENERAL

[illegible]

SITE PLAN: 20 TIFFANY PLACE, BROOKLYN, NY

BLOCK: 3?0
LOT: 31



HVAC DEMOLITION NOTES

A. GENERAL

[illegible]

B. SCOPE OF DEMOLITION WORK

[illegible]

No. Date Issue

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HVAC SYMBOL LIST, & NOTES

H1.G1

THESE PLANS ARE APPROVED ONLY FOR THE WORK ON THE APPLICATION ...

MECHANICAL SPECIFICATIONS I

PART 1 - GENERAL

PART 2 - PRODUCTS/APPLICATIONS

No.	Date	Issue
		ISSUED FOR REVIEW AS NOTED
		ISSUED FOR CONSTRUCTION
		ISSUED FOR FINAL REVIEW
		REVISED AS PER D.O.B. COMMENTS
		ISSUE FOR FINAL CLIENT REVIEW
		ISSUE FOR CD SET
		ISSUE FOR PRELIMINARY REVIEW

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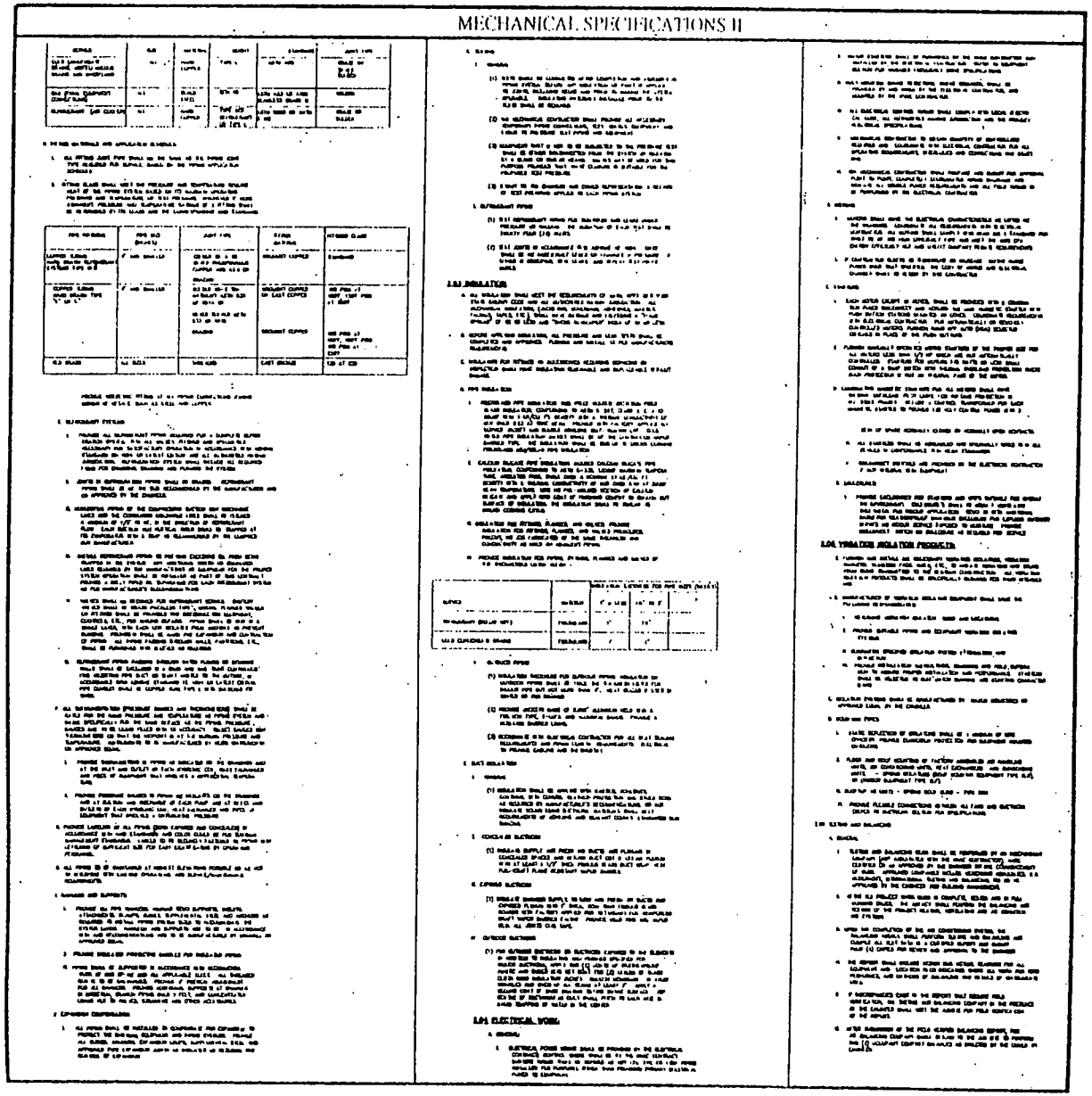
Drawing Title:

HVAC
SPECIFICATIONS I

Job No.: Drawing Number
Scale:

MECHANICAL SPECIFICATIONS II



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20 Tiffany Place
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Drawing Title

HVAC
SPECIFICATIONS II

MECHANICAL SPECIFICATIONS III

[illegible]

2.07 EQUIPMENT

[illegible]

2.0? AUTOMATIC TEMPERATURE CONTROLS

[illegible]

PART 3 EXECUTION:

3.01 DEMOLITION, REMOVAL AND RELOCATION

[illegible]

3.02 SYSTEM COMMISSIONING

[illegible]

No. Date — Issue:

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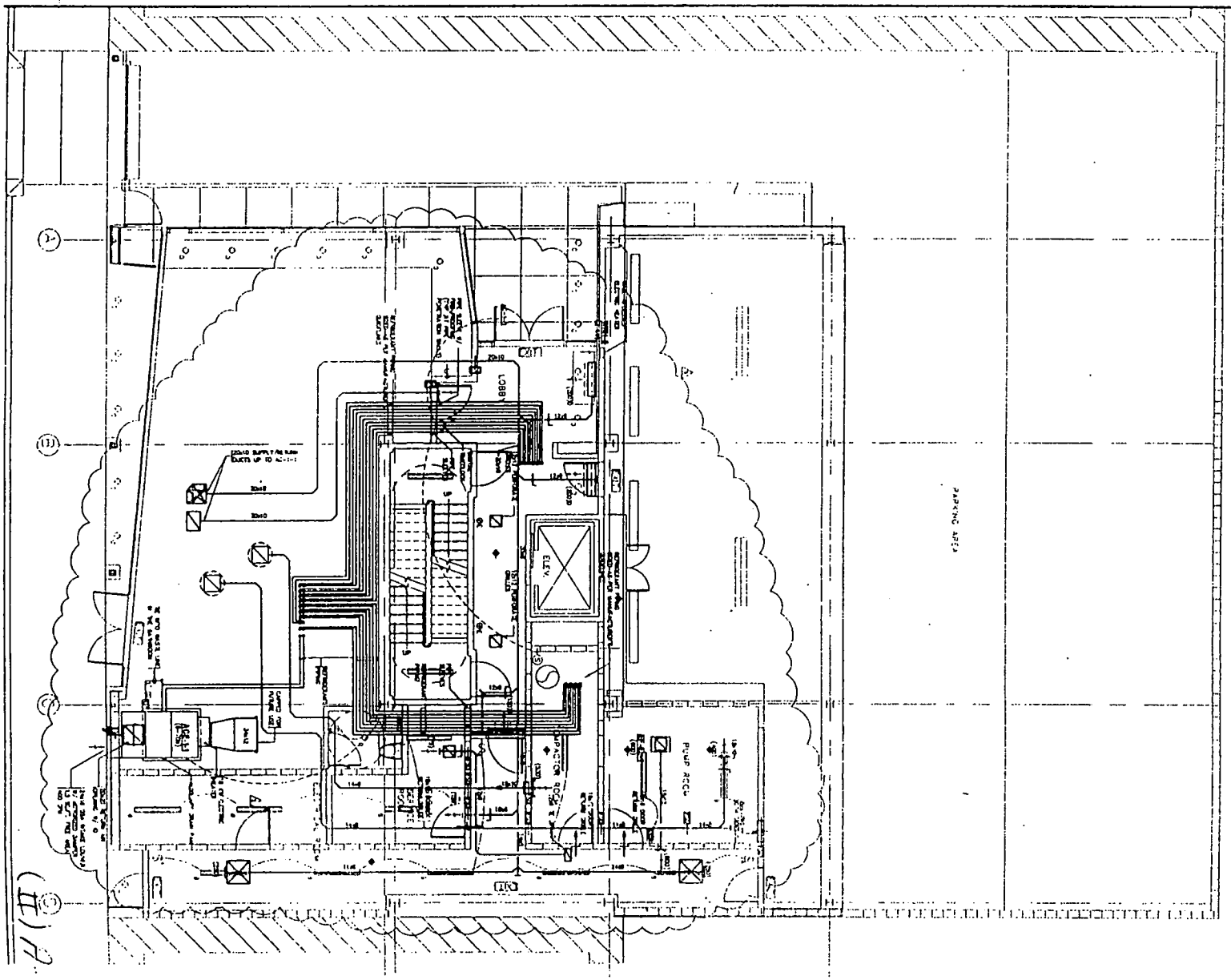
Nine Story Building

Drawing Title:

HVAC
SPECIFICATIONS III

(II) A-55



No.	Date	Issue
7	[illegible]	ISSUED FOR REVISED AS NOTED
6	[illegible]	ISSUED FOR CONSTRUCTION
5	[illegible]	REISSUED FOR FINAL REVIEW
4	[illegible]	REVISED AS PER B.O.S. COMMENTS
3	[illegible]	ISSUE FOR FINAL CLIENT REVIEW
2	[illegible]	ISSUE FOR CD SET
1	[illegible]	ISSUE FOR PRELIMINARY REVIEW

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Drawing Title:

HVAC-1ST FLOOR PLAN

Job No.: Drawing Number:

Scale: 1/4"=1'-0"

Sp

Date: A4 ---------- H3.01

20 Tiffany Place
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Nine Story Building

HVAC-2ND FLOOR PLAN

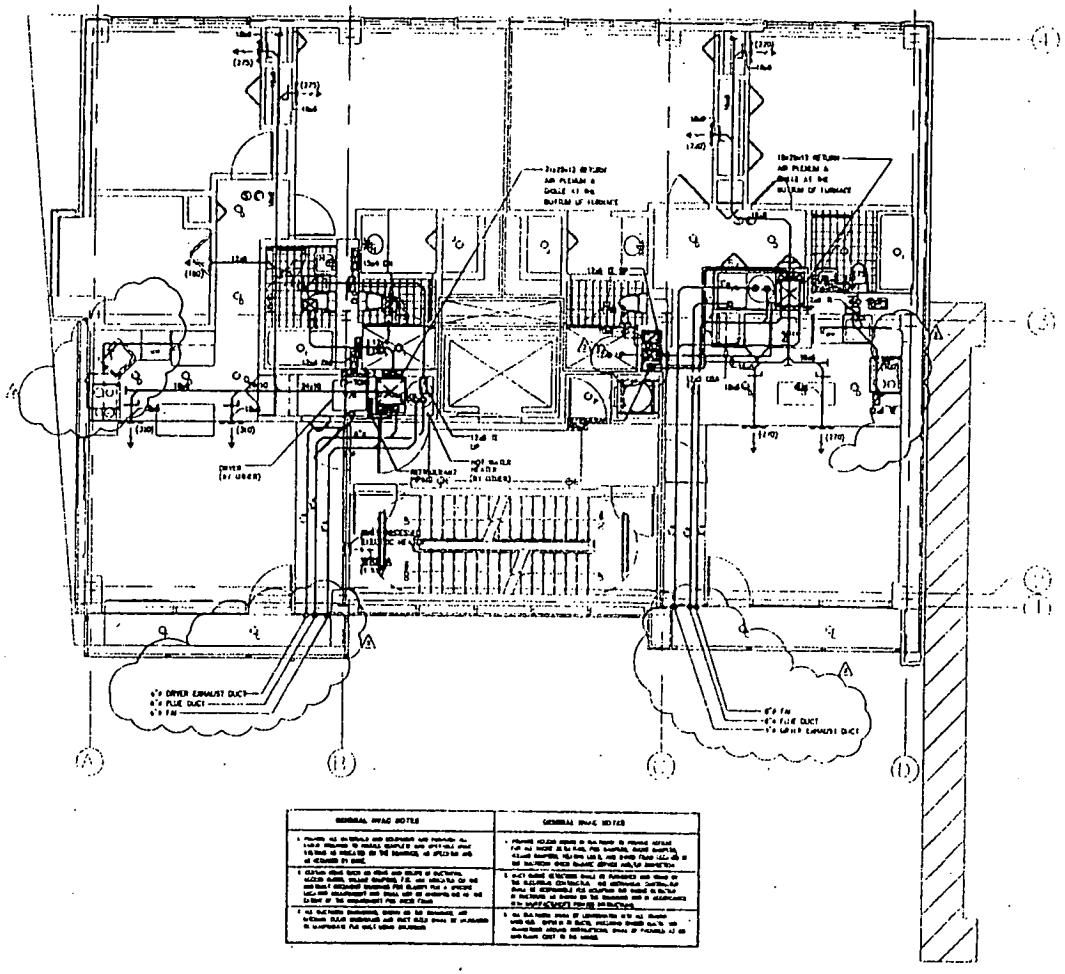
(II) 4-57

FUR-3:1

VERTICAL GAS FURNACE

FUR-2:1

VERTICAL GAS FURNACE



GENERAL HVAC NOTES

GENERAL HVAC NOTES

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Project Title:

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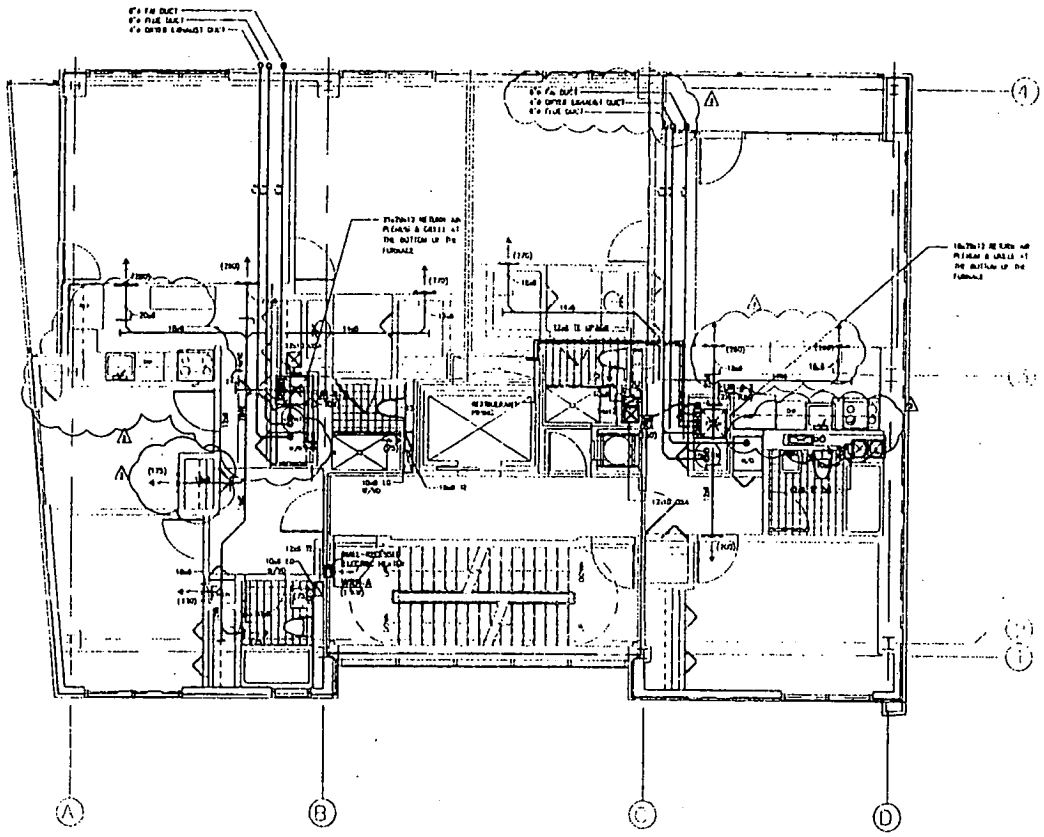
Drawing Title:

HVAC-3RD FLOOR PLAN

(LL) H-58



FUR-4-1

VERTICAL GAS FURNACE

FUR-4-2

VERTICAL GAS FURNACE

GENERAL HVAC NOTES	GENERAL HVAC NOTES

MKDA

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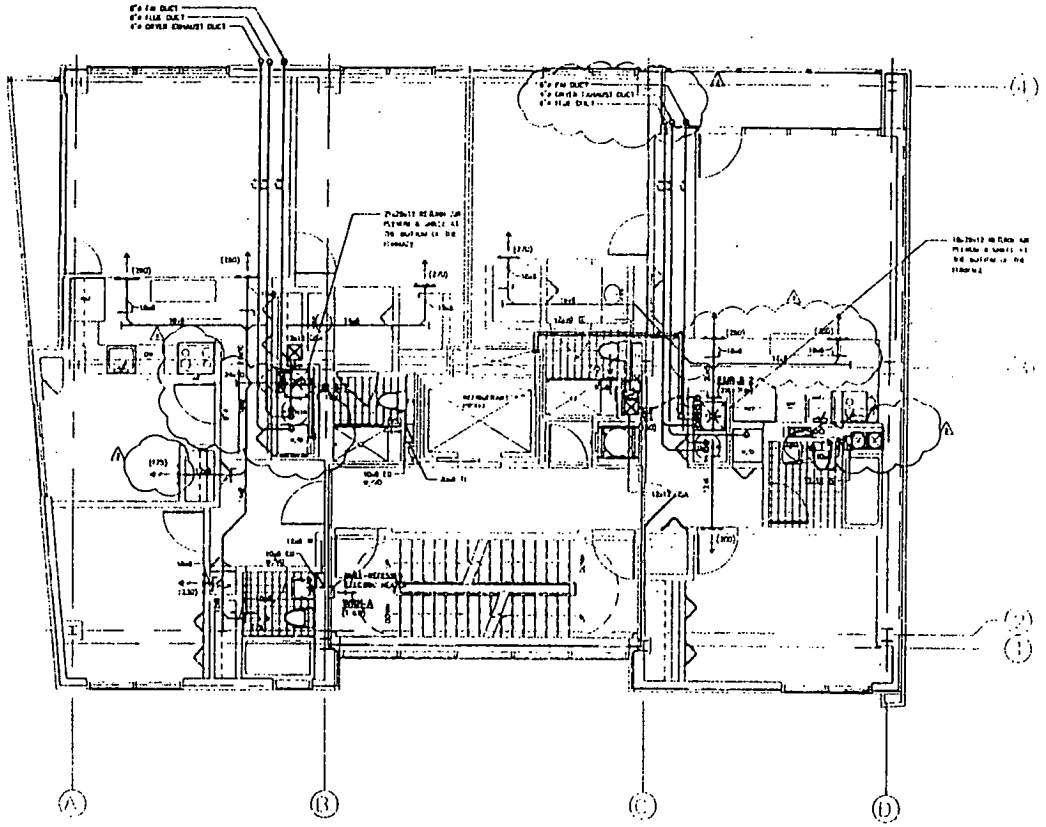
Nine Story Building

Drawing Title:

HVAC-4TH FLOOR PLAN

(H) A-5.1



FUR-S-1
VERTICAL GAS FURNACE

FUR-S-2
VERTICAL GAS FURNACE

ARCHITECTURE & DESIGN
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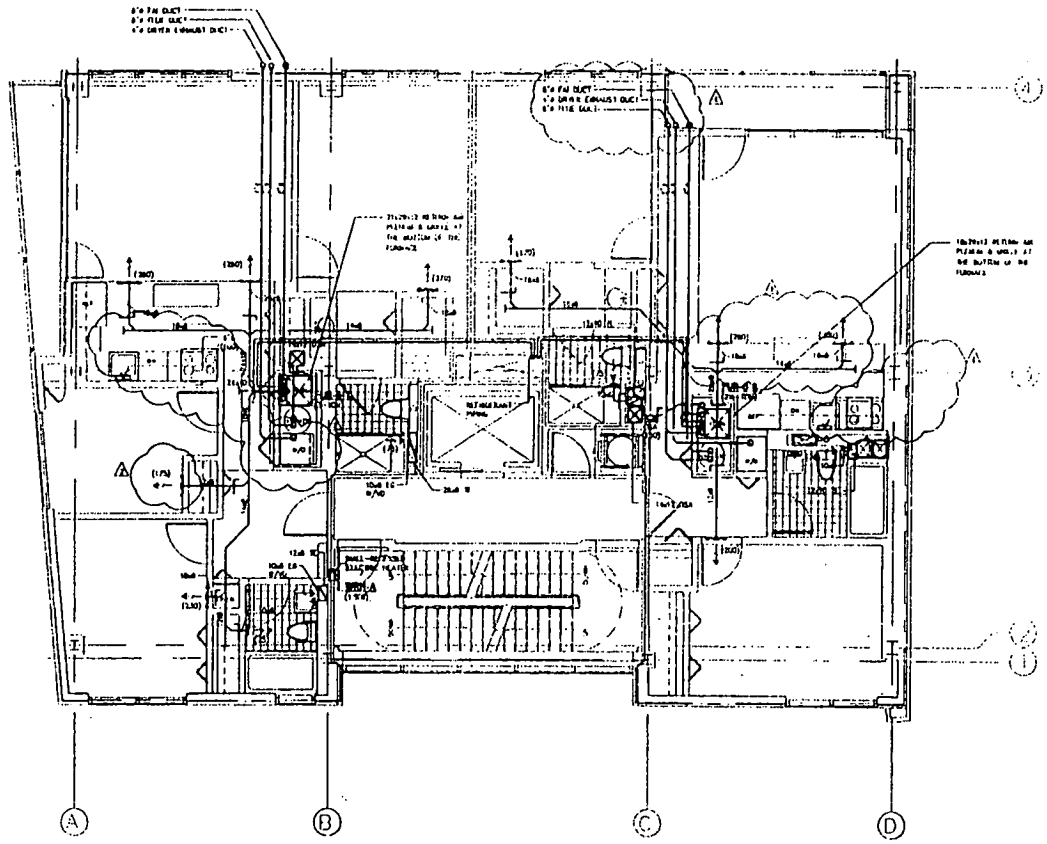
Drawing Title:

HVAC-5TH FLOOR PLAN

H3.05



FUR 6-1

VERTICAL GAS FURNACE

FUR-6-2

VERTICAL GAS FURNACE

GENERAL HVAC NOTES	GENERAL HVAC NOTES
1.	1.
2.	2.
3.	3.

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Project Title:

20 Tiffany Place
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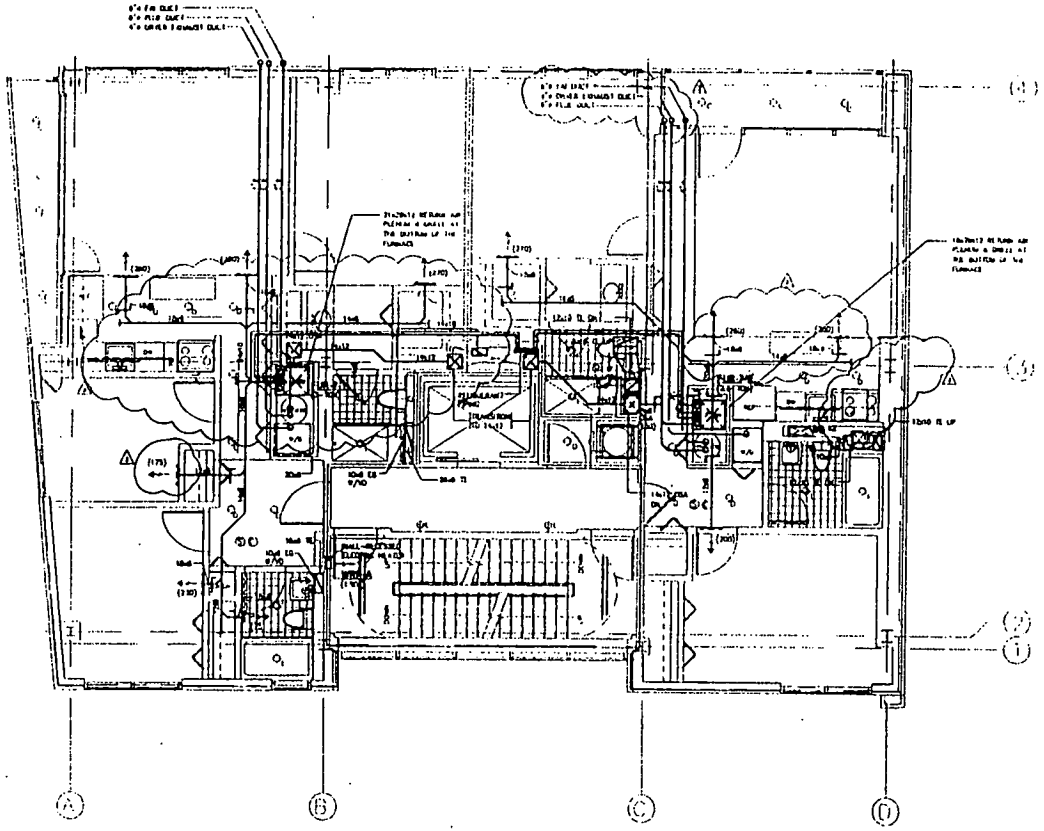
Nine Story Building

Drawing Title:

HVAC-6TH FLOOR PLAN

17-64(11)



FUR-1

VERTICAL GAS FURNACE

FUR-2

VERTICAL GAS FURNACE

GENERAL HVAC NOTES	GENERAL HVAC NOTES
1.	1.
2.	2.
3.	3.

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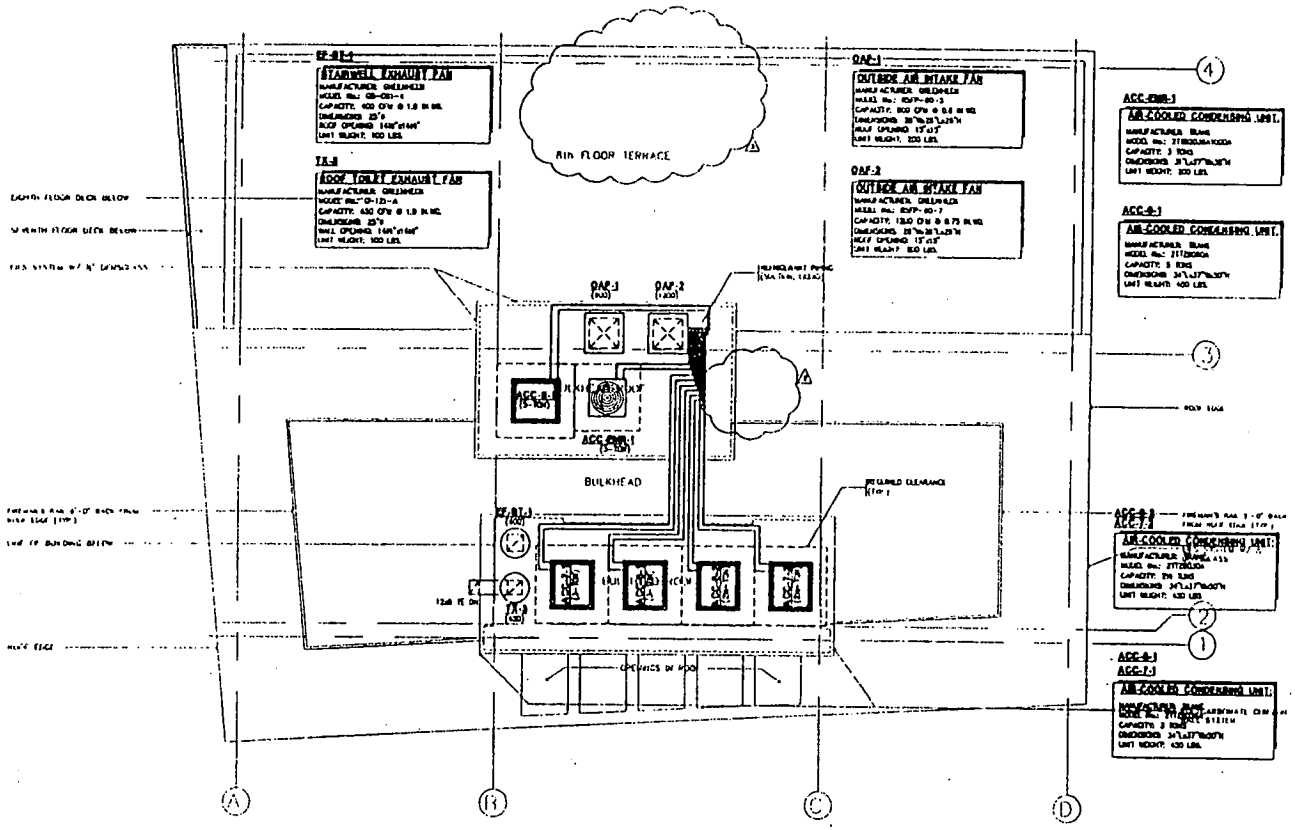
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

HVAC-7TH FLOOR PLAN

H3.07



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Project Title:

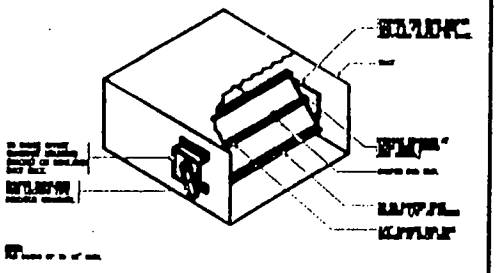
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

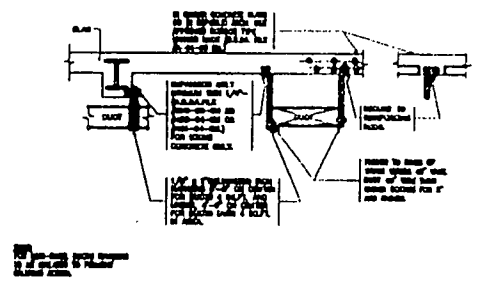
HVAC
ROOF PLAN

11

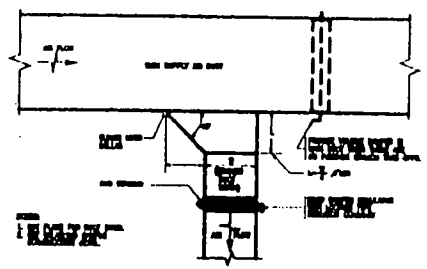
12-H(II)



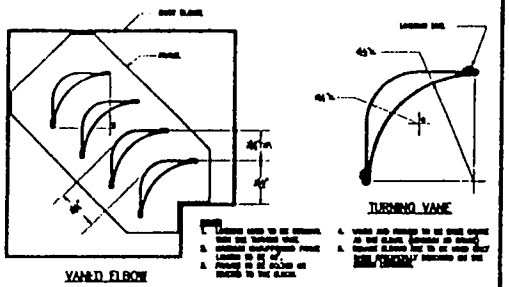
1. LOW PRESSURE BALANCING DAMPER



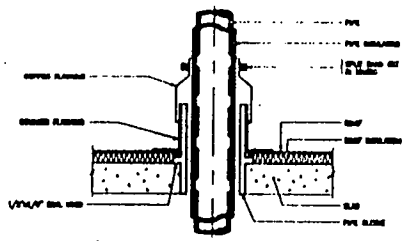
2. TYPICAL DUCT HANGING DETAIL - CONCRETE SLAB



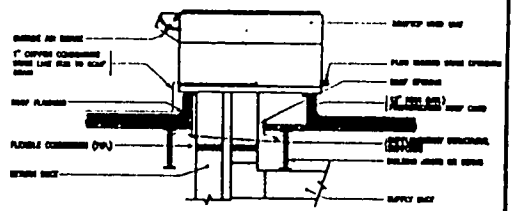
3. TYPICAL DETAIL OF RECTANGULAR SUPPLY AIR DUCT TAP (WITH VOLUME DAMPERS)



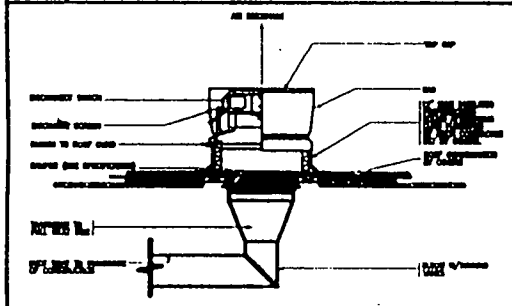
4. DOUBLE THICKNESS TURNING VANES FOR MITERED ELBOWS



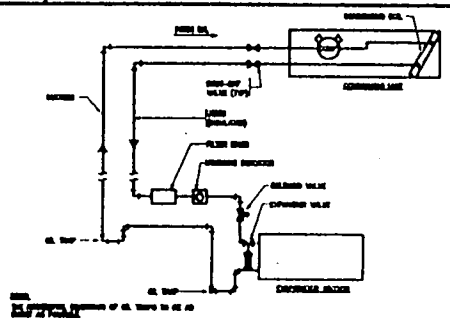
5. DETAIL OF PIPE PENETRATION THROUGH ROOF



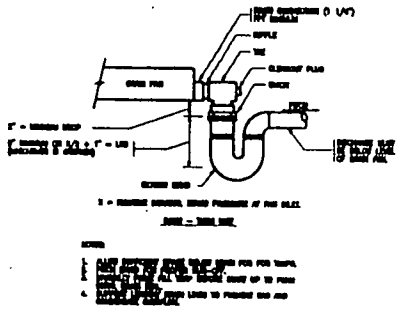
6. ROOFTOP A.C. UNIT INSTALLATION



7. DETAIL OF UPBLAST ROOF EXHAUST FAN



8. REFRIGERANT PIPING SCHEMATIC



9. DETAIL OF DRAIN PAN WATER SEAL PIPING

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Project Title

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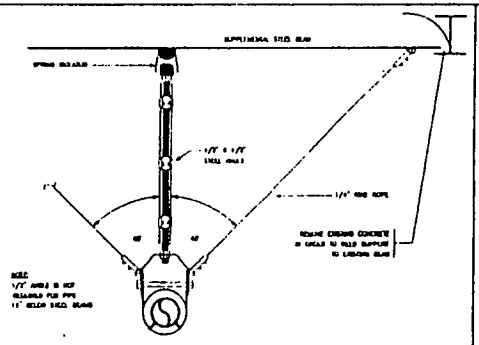
Nine Story Building

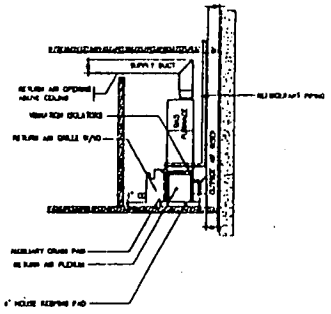
Drawing Title

HVAC
DETAILS I

(II) A-61

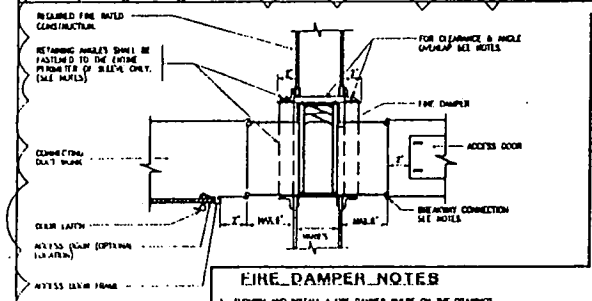


10. SEISMIC PIPE SUPPORT SNUBBER
NOT TO SCALE



11. AIR HANDLING UNIT ELEVATION
NO SCALE

12.



FIRE DAMPER NOTES

1. FURNISH AND INSTALL A FIRE DAMPER WHERE ON THE DRAWINGS.
2. ALL FIRE DAMPERS SHALL BE RATED TO MAINTAIN THE RATING OF THE FIRE SEPARATION. THEY SHALL BE APPROVED AND LABELED BY UNDERWRITER'S LABORATORIES (U.L.) AND BOARD OF STANDARDS AND APPEALS (B.S.A.) NEW YORK CITY ONLY. THE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S APPROVED INSTRUCTIONS. DAMPERS SHALL BE AS MANUFACTURED BY INSTRUM DAMPER CO. MODEL # 150 TYPE A,B OR C (MEA # 300-81 M) OR APPROVED EQUAL BY THE ENGINEER.

FIRE DAMPER NOTES CONT'D

3. ALL DUCT-SLEEVE CONNECTION SHALL COMPLY WITH UL 555 ASHRAE & SMACNA.
4. CONNECTIONS BETWEEN SLEEVE AND DUCTWORK SHALL BE BREAKAWAY TYPE, SUCH AS "S" SLIP, CRIMP, OR OTHER SLIP TYPE IN ACCORDANCE WITH UL 555.
5. FIRE DAMPER SLEEVE SHALL BE OF THICKNESS NOT LESS THAN THAT REQUIRED BY THE STANDARD FOR INSTALLATION OF AIR CONDITIONING SYSTEMS, NFPA 90A (LATEST EDITION). (IN NEW YORK CITY BUILDING CODE RS 13-1 PARA 3-3.7.2.3)
6. AFTER THE INSTALLATION AT DAMPERS THE CONTRACTOR SHALL SEAL AND TAPE ALL JOINTS FOR AIR TIGHTNESS. SEALANTS USED SHALL BE 3M COMPANY NO. 800, MIRACLE ADHESIVE CORPORATION, OR AS APPROVED AND GREY VINYL DUCT TAPE AS MANUFACTURED BY NASHUA CORPORATION OR AS APPROVED. BREAKAWAY CONNECTION SHALL BE SEALED PER FIRE DAMPER MANUFACTURER'S RECOMMENDATION.
7. TO ALLOW FOR EXPANSION, DAMPERS SHALL HAVE A TOP CLEARANCE EQUIVALENT TO 1/8" FOR EACH FOOT OF DAMPER HEIGHT. THE SIDE CLEARANCE SHALL BE 1/8" FOR EACH FOOT OF DAMPER WIDTH DIVIDED EQUALLY TO THE RIGHT AND LEFT OF THE COLLAR. THE MAXIMUM CLEARANCE FOR THE TOP AND THE TOTAL OF BOTH SIDES SHALL BE 1/2" EACH. THE RATAINING ANGLES SHALL BE 1-1/2"x1-1/2"x14 GAUGE BENT ANGLE SO THAT THERE WILL BE A MINIMUM OF 1" OF OVERLAP ON THE FIRE SEPARATION.
8. DAMPER SHALL BE SECURED TO SLEEVE WITH EITHER 1/2" TACKWELDS, NO. 10 SHEET METAL SCREWS, 1/4" DIA. NUTS AND BOLTS, OR 3/16" STEEL RIVETS ALL ON 6" CENTER.
9. GALVANIZED STEEL RETAINING ANGLES SHALL BE SECURED TO SLEEVE WITH EITHER 1/2" TACK WELDS, NO. 10 SHEETMETAL SCREWS, 1/4" DIA. NUTS AND BOLTS, OR 3/16" STEEL RIVETS, ALL 6" ON CENTER.
10. WHERE THE HUNG CEILING DOES NOT HAVE REMOVABLE TILES AN ACCESS DOOR (FIRE RATED WHERE REQUIRED) SHALL BE FURNISHED BY MECHANICAL CONTRACTOR AND INSTALLED IN CEILING NEAR LOCATION OF FIRE DAMPER.
11. ALL DUCT ACCESS DOORS SHALL BE LOCATED SO THAT THERE WILL NOT BE ANY INTERFERANCES FOR MAINTENANCE AND INSPECTION OF DAMPER.

13. BRANCH OR MAIN DUCT WITH TYPE "B" FIRE DAMPER
NOT TO SCALE

14.

15.

16.

17.

MK

No.	Date	Issue
7	2.11.00	ISSUED FOR REVISED AS NOTED
6	2.13.00	ISSUED FOR CONSTRUCTION
5	2.25.00	REISSUED FOR FINAL REVIEW
4	4.10.00	REVISED AS PER D.O.B. COMMENTS
3	10.10.00	ISSUE FOR FINAL CLIENT REVIEW
2	11.10.00	ISSUE FOR CD SET
1	1.20.00	ISSUE FOR PRELIMINARY REVIEW

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Project Title:

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Nine Story Building

Drawing Title:

HVAC
DETAILS II

Job No.: 200.00
Drawing Number:
Scale: NONE
By: PKDD
Date: 14.02

(II) A-6

ROOFTOP AIR-COOLED AIR CONDITIONING UNIT SCHEDULE (BASED ON TRANE)

[illegible]

N.Y.C. VENTILATION INDEX

ROOM DESCRIPTION	NO. OF PEOPLE	ROOM AREA (SQ.FT.)	ROOM VOLUME (CU.FT.)	VENT INDEX	REQUIRED TOTAL CFM/SQ.FT. SUPPLY	REQUIRED TOTAL CFM/SQ.FT. EXHAUST	REQUIRED TOTAL CFM/SQ.FT. OUTSIDE AIR	ACTUAL CFM/SQ.FT. SUPPLY	ACTUAL CFM/SQ.FT. EXHAUST	ACTUAL CFM/SQ.FT. OUTSIDE AIR
ENTRANCE	2	[illegible]	[illegible]	[illegible]	0.4	0.4	0.13	1.07	1.07	[illegible]
RETAIL SPACE	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	4	[illegible]	[illegible]	[illegible]	0.4	0.4	0.13	[illegible]	[illegible]	0.30
[illegible]	1	[illegible]	[illegible]	[illegible]	0.4	[illegible]	0.13	1.71	1.71	[illegible]
[illegible]	2	[illegible]	[illegible]	[illegible]	0.4	0.4	0.13	[illegible]	[illegible]	0.14

NOTES:

1. THE AMOUNT OF ACTUAL OUTDOOR AIR IS AT LEAST 33-1/3 PERCENT OF THE REQUIRED TOTAL.

CONDENSING SECTION - SPLIT AIR COOLED AIR CONDITIONING UNIT SCHEDULE (BASED ON TRANE)

[illegible]

GAS FURNACE SECTION - SPLIT AIR COOLED AIR CONDITIONING UNIT SCHEDULE (BASED ON TRANE)

[illegible]

EVAPORATOR SECTION - SPLIT AIR COOLED AIR CONDITIONING UNIT SCHEDULE (BASED ON TRANE)

[illegible]

ARCHITECTURE & DESIGN

Project Title

20 Tiffany Place
Brocklyn, NY 11231
Nine Story Building

Drawing Title

HVAC EQUIPMENT SCHEDULE I

H6.01

[illegible]

57-67(II)

WALL RECESS FAN FORCED HEATER SCHEDULE

NOTE:

DIFFUSER SCHEDULE (BASED ON TITUS)

NOTES:
1.
2. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. ALL DIFFUSERS SHALL BE SUITABLE FOR THE TYPE OF CEILING CONSTRUCTION THAT ARE BEING INSTALLED IN.

FAN SCHEDULE (BASED ON GREENHECK)

NOTES:
1. UNITS SHALL BE PROVIDED WITH STARTER, DISCONNECT SWITCH AND VARIABLE SPEED SWITCH MOUNTED ADJACENT TO THE UNIT CABINET.
2. PROVIDE TOGGLE SWITCH WITH PILOT LIGHT FOR TOILET EXHAUST FANS.
3. UNITS SHALL BE PROVIDED WITH VIBRATION ISOLATORS.
4. REFER TO SPECIFICATIONS FOR UNIT INSTALLATION AND SEQUENCE OF OPERATION.

FAN SCHEDULE (BASED ON GREENHECK)

NOTES:
1.
2.
3.
4.

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HVAC EQUIPMENT SCHEDULE II

MA.02

(II) 17-76

GENERAL ELECTRICAL NOTES

1. DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK. CONTRACTOR SHALL FURNISH ALL NECESSARY OUTLETS, SUPPORTS, FITTINGS AND ACCESSORIES TO FULFILL APPLICABLE CODES, REGULATIONS, BUILDING STANDARDS AND THE BEST PRACTICES OF THE TRADE FOR INSTALLATION OF ELECTRICAL WORK.

2. THE EXACT LOCATIONS AND ELEVATIONS OF ALL LIGHTING FIXTURES, RECEPTACLES, ETC. SHALL BE DETERMINED FROM THE ARCHITECTURAL DRAWINGS.

3. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, SUPERVISOR, THE ARCHITECT AND THE OWNER PRIOR TO ELIMINATION OF ANY TO DETERMINE WHAT WORK MUST BE PERFORMED AFTER NORMAL BUSINESS HOURS. UNLESS OTHERWISE DIRECTED ANY WORK WORK (SHUTDOWN, CORE DRILLING, DEMOLITION, ETC.) AND BUILDING POWER INTERRUPTIONS SHALL BE PERFORMED OUTSIDE OF NORMAL BUSINESS HOURS. CONFIRM STANDARD HOURS WITH BUILDING MANAGEMENT.

4. ALL BRANCH WIRING SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT). ARMORED CABLE MAY BE USED CONCEALED IN PARTITIONS.

5. THE MINIMUM WIRE SIZE FOR BRANCH CIRCUITS SHALL BE #12 AWG AND EXCEPT THE VOLT CIRCUITS OVER HALF IS LONGER SHALL BE #10 AWG.

6. ALL CONTROL WIRING ASSOCIATED WITH MECHANICAL EQUIPMENT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.

7. OPENINGS ARRIVED ELECTRICAL PENETRATIONS THROUGH FIRE RESISTANCE RATED WALLS, PARTITIONS, FLOORS, OR CEILINGS SHALL BE FIRE STOPPED USING APPROVED METHODS. ALL SLEEVES MUST HAVE BUSHINGS. SEALANT SHALL BE 3 HOUR FIRE BARRIER (CP-44 OR LESS THAN 3" THICK BACKED UP WITH MINERAL WOOL).

8. PROVIDE "AS-BUILT" DRAWINGS SHOWING WIRE SIZE, CIRCUIT NUMBERING, CIRCUIT ROUTING, EQUIPMENT LOCATIONS AND ELEVATIONS. WORK AS ACTUALLY INSTALLED.

ELECTRICAL DEMOLITION NOTES

1. NOTES AND DRAWING REPRESENTATIONS SHALL NOT LIMIT THE EXTENT OF DEMOLITION REQUIRED. CONTRACTOR SHALL VISIT THE SITE, CAREFULLY EXAMINE EXISTING CONDITIONS AND SHALL PURSUE ALL DEMOLITION REQUIRED TO ACHIEVE THE FINAL RESULTS INTENT AS REQUIRED BY THE CONTRACT DOCUMENTS. EXTENT OF ALL DEMOLITION WORK SHALL INCLUDE, BUT NOT LIMITED TO, ELECTRICAL WORK ASSOCIATED WITH THE REMOVAL OF LIGHTING FIXTURES, WIRING DEVICES, AND ALL ASSOCIATED RACEWAY AND WIRING. EXTENT OF ALL DEMOLITION SHALL BE COORDINATED WITH THE ARCHITECT.

2. ALL WORK REQUIRED TO REMAIN IN SERVICE BUT INTERFERING WITH THE ALTERATIONS SHALL BE RELOCATED AND RECONNECTED WHERE NECESSARY AND REMAINDER OF THIS CONTRACT.

3. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO TRACE AND RELOCATE ALL CONCEALED PIPING AND BRANCH CIRCUIT WIRING WHICH PASSES THROUGH THE DEMOLITION AREA THAT REMAIN CONCEALED SPACES TO REMAIN.

4. ELECTRICAL CONTRACTOR SHALL MAINTAIN CONTINUITY OF CIRCUITRY FOR EXISTING EQUIPMENT AND DEVICES THAT ARE TO REMAIN. REMOVE OUTLETS AND BRANCHED AND ARE NOT AT THE CIRCUIT BREAKER, EXTEND CIRCUITRY AS REQUIRED TO MAINTAIN INTEGRITY OF ORIGINAL CIRCUIT.

5. EQUIPMENT AND WIRING TO BE REMAINED SHALL BE RE-ENERGIZED PRIOR TO ANY DEMOLITION WORK.

6. EQUIPMENT REMOVED TO BE SALVAGED SHALL BE TAKEN FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND ENVIRONMENTAL REGULATIONS. EQUIPMENT DESIGNATED TO BE TURNED OVER TO THE OWNER SHALL BE PLACED IN A MUTUALLY ACCEPTABLE LOCATION.

7. PERMANENT AND TEMPORARY CIRCUITS TO BE ENERGIZED – CONDUIT AND SUPPORTS SHALL BE REMOVED TO THE PANEL OF ORIGIN. WIRING SHALL BE REMOVED TO THE PANEL OF ORIGIN. SHARE SAFETY CONDUITS REMAIN, INSTALL A PULLBOARD AND ENERGIZE AT WORK HOURS.

8. REMAINING AND TEMPORARY CIRCUITS TO BE RE-FEED – REMOVE CONDUIT AND WIRING TO LOCATIONS WHICH AVOID CONFLICTS WITH NEW WORK. INSTALL JUNCTION BOXES, TAPE OFF CONDUCTORS AND IDENTIFY WITH PANEL AND CIRCUIT NUMBERS.

9. PROVIDE BLANK COVER PLATES AT OPEN WIRING DEVICE OUTLETS OR ELECTRICAL DEVICES ARE REMOVED FROM ENCLOSURES OR SURFACES NOT INDICATED TO BE REMAINED OR REPAIRED.

10. FIRE ALARM SYSTEM SHALL REMAIN IN OPERATION DURING NON-DEMOLITION AND CONSTRUCTION WORKS OF THIS PROJECT. PROVIDE FIRE WATCH IF REQUIRED.

11. PROVIDE ADDITIONAL SUPPORT FOR ALL EXISTING CONDUITS, LOW VOLTAGE CABLING AND DEVICES TO REMAIN WHEN ARE AFFECTED BY REMOVALS OF CEILING CABLING AND PARTITIONS.

12. ALL WORK SHALL BE PROPERLY PATCHED AFTER REMOVALS. UPDATE ALL PANEL SCHEDULES TO REFLECT EQUIPMENT AND CIRCUIT REMOVALS.

GENERAL ELECTRICAL SYMBOL LIST

	SURFACE MOUNTED PANELBOARD
	FLUSH MOUNTED PANELBOARD
D	DISCONNECT SWITCH
D	FUSED DISCONNECT SWITCH

POWER AND DATA/TELEPHONE OUTLET SYMBOL LIST

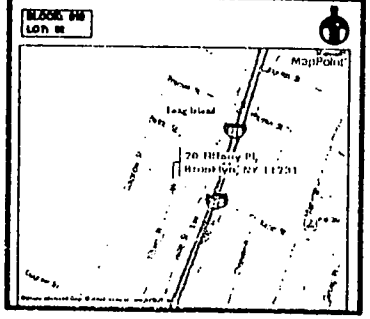
ABBREVIATIONS

AWG	AMERICAN WIRE GAUGE	EQ.	AND OF LINE BOARD	G.U.S.	NOT TO SCALE
C	CONDUIT	GFI	GROUND FAULT INTERRUPTER	P	POLES
CB	CIRCUIT BREAKER	LA	ISOLATED GROUND	PNL	PANEL
CKT.	CIRCUIT	MCB	MAIN CIRCUIT BREAKER	TYP	TYPICAL
EC	ELECTRICAL CONTRACTOR	MLO	MAIN LUGS ONLY	UNO	UNLESS OTHERWISE NOTED
E.A.	EQUIPMENT GROUND	NTS	ESSENTIAL	W	WEATHERPROOF
EM	EMERGENCY	XL	HEAVY LOAD	X/FR	FRAME
CONF	CONFORMANCE	PC	PERSONAL COMPUTER	RECEP	RECEPTACLE

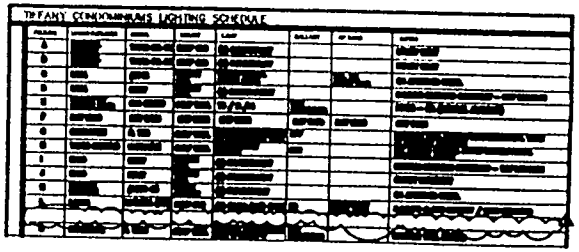
ELECTRICAL DRAWING LIST

E1.00	———	ELECTRICAL SYMBOL LIST & NOTES
E1.10B	———	LIGHTING 1ST FLOOR LAYOUT
E1.20P	———	POWER 1ST FLOOR LAYOUT
E1.30L	———	LIGHTING 2ND FLOOR LAYOUT
E1.30P	———	POWER 2ND FLOOR LAYOUT
E1.40L	———	LIGHTING 3RD FLOOR LAYOUT
E1.40P	———	POWER 3RD FLOOR LAYOUT
E1.50L	———	LIGHTING 4TH-7TH FLOORS LAYOUT
E1.50P	———	POWER 4TH-7TH FLOORS LAYOUT
E1.60L	———	LIGHTING 8TH FLOOR LAYOUT
E1.60P	———	POWER 8TH FLOOR LAYOUT
E1.70L	———	LIGHTING 9TH FLOOR LAYOUT
E1.70P	———	ELECTRICAL ROOF LAYOUT
E2.00	———	ELECTRICAL ROOF LAYOUT
E3.00	———	ELECTRICAL RISER DIAGRAMS
E4.00	———	ELECTRICAL PANEL SCHEDULES SHEET 1
E4.10	———	ELECTRICAL PANEL SCHEDULES SHEET 2

SITE PLAN: 20 TIFFANY PLACE, BROOKLYN, NY



TIFFANY CONDOMINIUMS LIGHTING SCHEDULE



M K
ARCHITECTURE & DESIGN

Project Title

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Nine Story Building

Drawing Title

ELECTRICAL SYMBOL LIST & NOTES

ELECTRICAL SPECIFICATIONS I

(II) 42-12

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ELECTRICAL SPECIFICATIONS I

ELECTRICAL SPECIFICATIONS

[illegible] SHALL BE [illegible] STANDARD. [illegible] SHALL BE [illegible] [illegible] SHALL BE FOR EXPOSED BRANCHES 3/4" TRADE SIZE UNLESS OTHERWISE NOTED. IT SHALL BE USED FOR TRADE SIZE UP TO 4" UNLESS OTHERWISE NOTED.

C. FLEXIBLE METALLIC CONDUIT SHALL BE OF THE GROUNDING TYPE. IT SHALL CONSIST OF GALVANIZED STEEL TAPE FORMED WITH AN INTERLOCKED STANDARD WINDING. USE. IT SHALL NOT BE USED SMALL THAN 3/4" TRADE SIZE UNLESS OTHERWISE NOTED.

D. LIQUID TIGHT CONDUIT SHALL BE MONITOR STANDARD STEEL CONDUIT. IT SHALL HAVE AN INTERIOR THICKNESS OF NOT LESS THAN .020". SHALL BE USED FOR TRADE SIZE UNLESS OTHERWISE NOTED. ALUMINUM SHALL BE MANUFACTURED EXCEPT FOR CONDUIT BE GALVANIZED.

E. [illegible] FITTINGS SHALL BE USED WITH RIGID CONDUIT. SET SCREW OR COMPRESSION FITTINGS SHALL BE USED WITH EMT.

F. EMPTY CONDUIT FOR NEW COMMUNICATION AND DATA OUTLETS AS PER PLANS SHALL BE 1" TRADE SIZE, RUN CONCEALED WALLS, TERMINATED AND BUSHED 6" INTO ACCESSIBLE PLENUM CEILING AND DIRECTLY TOWARDS PARTICULAR COMMUNICATION/DATA ROOM OR CLOSET. PLENUM RATED ONLY.

G. ALL METAL CONDUIT TERMINATIONS IN A METAL ENCLOSURE SHALL HAVE AN INSULATED BUSHING. PUSHNUT "GRUNDMAT" TYPE BUSHING ARE REQUIRED.

3.02 WIRE AND CABLE

A. METAL CLAD (TYPE MC) FOR CONCEALED BRANCH CIRCUITRY WHERE USED WITH WRITTEN APPROVAL OF OWNER TO BE CONTRACTOR'S FROM THE GROUND CHASE. IT SHALL ONLY BE INSTALLED WHERE PERMITTED BY CODE.

B. ALL CONDUCTORS SHALL BE SOFT DRAWN MINIMUM CONDUCTIVITY MULTIPLE STRAND COPPER, TYPE XHHW/THWN INSULATED. ALL CONNECTIONS SHALL HAVE 600 VOLT RATED INSULATION UNLESS OTHERWISE NOTED.

C. THE MINIMUM WIRE SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG EXCEPT 120 VOLT CIRCUITS OVER 100' IN LENGTH SHALL BE NO. 10 AWG.

D. RECESSED LIGHTING FIXTURES FOR MAIN CEILING APPLICATIONS SHALL BE SUPPLIED WITH TYPE THW INSULATED WIRE. IF PERMITTED BY LOCAL CODE, IN LIMITED AREAS TO ENABLE A FULL FROM ADJACENT JUNCTION BOXES.

E. CONNECTION TO RECESSED CEILING FIXTURES SUPPLIED WITH FLEXIBLE SHALL BE ARRANGED SO THAT UP TO FOUR SUCH FIXTURES MAY BE CONNECTED INTO A SINGLE OUTLET BOX. NO FIXTURE SHALL BE SUPPLIED FROM AN ADJACENT BOX.

F. UNLESS SPECIFIED OTHERWISE, ALL WIRES #10 AWG AND SMALLER SHALL BE SOLID, CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED.

G. COLOR CODING SHALL BE BUILDING STANDARD. WHERE NO BUILDING STANDARD EXISTS, FACTORY COLOR CODING SHALL BE AS FOLLOWS:

120/208 VOLT SYSTEM: PHASE "A" - BLACK, PHASE "B" - RED, PHASE "C" - BLUE, NEUTRAL - WHITE, EQUIPMENT GROUND - GREEN. 277/480 VOLT SYSTEM: PHASE "A" - BROWN, PHASE

H. INSTALL AND CONNECT UP COMPLETE CONDUCTORS FOR ALL CIRCUITS AND WIRING SYSTEMS UNLESS OTHERWISE NOTED. UP TO 3 SMALL CIRCUITS MAY BE RUN IN A CONDUIT.

I. NO CONDUCTORS SHALL BE PULLED INTO ANY CONDUIT RUN BEFORE ALL CONDUIT JOINTS ARE MADE UP TIGHTLY, AND THE ENTIRE RUN IS SECURELY IN PLACE. SHALL REQUIRED TO ENSURE THE PULLING OF WIRES INTO CONDUIT, USE POWDERED SOAPSTONE, GRAPHALLOY, OR OTHER APPROVED EQUAL BY THOMAS AND BETTS.

J. USE ALL FITTINGS IN ALL PULL BOXES, OUTLET SPACES, AND ENCLOSURES PROVIDED BY THOMAS AND BETTS.

K. REMARK'S STRANDED CONDUCTORS #8 AWG AND LARGER AT ENCLOSURES, DISTRIBUTION CABINETS, SYSTEMS OR AT THE TERMINATIONS AT PANELBOARDS, TERMINALS OR MECHANICAL LOADS.

L. USE ON UP STRANDED CONDUCTORS #8 AWG AND LARGER WITH PRESSURE WIRE TYPE CONNECTORS (SCREW), BOLTED OR SOLDERED CONNECTIONS IN ENCLOSING CHASES.

M. SPLICES IN BRANCH WIRING #8 AWG AND SMALLER SHALL BE MADE WITH MECHANICALLY SOLID TWIST SPLICES WITH PLASTIC SCREW-ON CAPS. SCREW TYPE LUMINAIRES SHALL NOT BE USED. WHERE LARGER "WIRE-NUT" TYPE CONNECTORS ARE LOCATED IN ACCESSIBLE LOCATIONS, SUCH AS IN DATA PANELBOARD/COMMUNICATION ROOM SHALL FLOOR CABINETS.

N. SUPPORT CONDUCTORS IN VERTICAL RACEWAYS AT THE TOP AND AT EACH ALTERNATE FLOOR NOT EXCEEDING SUPPORTS SPACED AT INTERVALS SHALL ARE NOT GREATER THAN 40 FEET. SUPPORT SHALL BE CLAMP TYPE.

3.03 WIRING DEVICES

A. WIRING DEVICES SHALL BE SPECIFICATION GRADE UNLESS OTHERWISE NOTED. ALL DEVICES AND PLATES SHALL BE PLUMB AND FLUSH MOUNTED UNLESS NOTED AND SHALL MATCH IN FINISH.

B. SWITCHES SHALL BE 120/277 VOLTS, RATED AT 20 AMPERES, QUIET OPERATION TYPE, FINISH OF CORALY AND UL 1452 PLATE AS SHALL BE BY OWNER'S.

C. DIMMING SHALL BE RATED AT 1200 VOLT, HEATLESS SIDE AS RECOMMENDED. FINISH AS SELECTED BY ARCHITECT. WHERE DIMMER SWITCHES ARE GROUPED THEY SHALL BE GANGED IN A SINGLE PLATE OF VARIABLE STYLE TYPE SWITCHES. THE SINGLE PLATE VARIABLE STYLE SWITCHES SHALL MATCH THE DIMMING SWITCH STYLE.

D. STANDARD RECEPTACLES SHALL BE 15A VOLT, 15 AMP, 2 POLE GROUNDING TYPE.

E. ALL STYLE DEVICES AT A COMMON LOCATION SHALL BE INSTALLED IN A COMMON MULTIGANG BOX WITH A COMMON FACEPLATE. UNLESS UNDER 3 SWITCHES PER MANUFACTURER'S RECOMMENDED MAXIMUM.

C. ALL FIXTURES SHALL BE FREE OF LIGHT LEAKS ABOVE OR BELOW CEILING.

B. FLUORESCENT BALLASTS SHALL BE 167% CLASS "P" AND SHALL CONFORM TO ANSI AND UL SPECIFICATION WITH LABELS OF APPROVAL BY UL AND CSA ON A BOX OF CASE. BALLASTS SHALL COMPLY WITH THE 2016 ENERGY CODE. BALLASTS FOR FLUORESCENT LAMPS SHALL BE OF THE ENERGY SAVING SUPER LOW HEAT DESIGN WITH HIGH POWER FACTOR (0.9 MINIMUM) AND A HIGH BALLAST FACTOR (0.95 MINIMUM).

C. ELECTRONIC BALLASTS SHALL BE HIGH-FREQUENCY, FULL OUTPUT TYPE FOR USE WITH 2X2 AND 4X4 RAPID START T-8 LAMPS. THEY SHALL HAVE A "A" SOUND RATING OR BETTER. ALL ELECTRONIC BALLASTS SHALL HAVE LESS THAN 20% TOTAL HARMONIC CURRENT DISTORTION (THD). BALLASTS SHALL MEET OR EXCEED FCC REGULATIONS PART 18, ELECTRONIC BALLASTS FOR 1, 2, 3, OR 4 LAMP CONFIGURATIONS AS WELL AS COMPACT FLUORESCENT LAMPS SHALL BE USED AS REQUIRED TO ACCOMMODATE THE FUTURE DESIGNED IN THE FUTURE SUITED USE.

F. WHERE GROUPING OF FLUORESCENT FIXTURES IS REQUIRED, THE ELECTRONIC BALLAST INSTALLED MUST BE COMPATIBLE WITH THE DIMMING SYSTEM OF LUTRON DIMMING PRODUCTS AND USED THE BALLAST MUST BE MANUFACTURED BY LUTRON. THE CONTRACTOR MUST COORDINATE THIS WITH THE LIGHTING DIMMER ACTUATOR AND LUTRON PRIOR TO PLACING FIXTURE ORDER.

G. PROVIDE LAMPS SUITABLE FOR LIGHTING FIXTURES IN WHICH THEY ARE USED AND AS INDICATED ON THE DRAWINGS. PLEASE RIGHT LAMPS SHALL BE "RAPID START" AND SHALL BEARED BUT LESS THAN 2700 LUMENS. COLOR SHALL BE 3500K WHITE UNLESS OTHERWISE NOTED. INCANDESCENT LAMPS SHALL BE SOFT FROSTED AND RATED AT 130 VOLTS UNLESS OTHERWISE SPECIFIED.

3.09 FIRE ALARM SYSTEM

A. THE ELECTRICAL CONTRACTOR SHALL FURNISH NEW FIRE ALARM EQUIPMENT AS SHOWN AND CONNECT TO THE EXISTING FIRE ALARM SYSTEM. DESIGN AND COORDINATE WITH THE BASE BUILDING FIRE ALARM SYSTEM VENDOR PRIOR TO ANY WORK. THE ELECTRICAL CONTRACTOR'S BID SHALL INCLUDE ANY FIRE ALARM VENDOR'S COST FOR RE-WIRE, PROGRAMMING, PARTS, ETC.

B. WHERE CONSTRUCTION INTERFERES WITH EXISTING FIRE ALARM EQUIPMENT, OR IT IS LOCATED ON EXISTING WALLS TO BE DEMOLISHED, IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO REMOVE THE BUILDING DEVICES AND RELOCATE AT OWNER'S DIRECTION.

C. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO MAINTAIN FIRE ALARM SPRINKLERS, STROBES, SMOKE OR ELEVATOR, FIRE SHUNTS, STAIRWAY AND OTHER FIRE SAFETY DEVICES IN OPERATION AT ALL TIMES.

D. ELECTRICAL CONTRACTOR SHALL FILE FORM A-433, "APPLICATION FOR ELECTRICAL INSPECTION" WITH THE BUREAU OF FIRE PREVENTION AT 5 SOUTH BOULEVARD, BROOKLYN, NEW YORK. ELECTRICAL CONTRACTOR SHALL KEEP ACQUAINTED THE FIRE DEPARTMENT INSPECTOR DURING HIS INSPECTION OF THE SYSTEMS, MAKE ALL MODIFICATIONS REQUIRED BY THE INSPECTOR NECESSARY FOR THE ISSUANCE OF "NOTICE OF COMPLETION" AND FILE A SELF CERTIFICATION AFFIDAVIT. ELECTRICAL CONTRACTOR SHALL PAY ALL FIRE DEPARTMENT FILE RELATING TO THIS INSPECTION.

3.10 PULLBOXES, JUNCTION BOXES AND OUTLET BOXES

A. PULLBOXES, JUNCTION BOXES AND OUTLET BOXES SHALL BE MANUFACTURED FROM GALVANIZED SHEET STANDARD GAUGE SHEET STEEL.

B. PROVIDE PULL BOXES AND JUNCTION BOXES IN LONG STRAIGHT RUNS OF RACEWAY TO ASSURE THAT CABLES ARE NOT DAMAGED WHEN THEY ARE PULLED, TO FULFILL REQUIREMENTS AS TO THE NUMBER OF BENDS PERMITTED IN EACH RUN BETWEEN CABLE ACCESS POINTS, AND ACCESSIBILITY OF CABLE JOINTS AND SPLICES, AND THE APPLICATION OF CABLE SUPPORTS.

C. PULLBOXES AND JUNCTION BOXES SHALL BE SIZED SO THAT THE MINIMUM BENDING RADIUS CRITERIA SPECIFIED FOR THE WIRES AND CABLE ARE NOT EXCEEDED.

D. WHERE ACCEPTABLE AND SMALL OUTLET BOXES SHALL BE A NOMINAL 4 INCH SQUARE, 1-1/2 INCH OR 2-1/8 INCH DEEP AS REQUIRED BY CODE WITH A RAISED COVER, UNLESS OTHERWISE INDICATED ON THE DRAWINGS. PROVIDE 1/2 INCH PLASTER RING AS REQUIRED.

E. USE ONE PIECE BOXES SHALL BE 3 INCH OCTAGON WITH 3/8 INCH FIXTURE STUD. FOR SUSPENDED CEILING WORK, PROVIDE 4 INCH OCTAGON BOX WITH REMOVABLE SNAP-IN STUDS INSTALLED.

F. INCLUDE ALL REQUIRED JUNCTION/PULL BOXES AND OUTLET BOXES REGARDLESS OF INDICATIONS ON THE DRAWINGS WHICH DUE TO SIMILAR METHODS OF INSTALLATION, MAY NOT SHOW ALL THAT ARE ACTUALLY REQUIRED.

G. WHERE BOXES HAVE ANY SINGLE HORIZONTAL DIMENSION LARGER THAN 24", THEY SHALL BE FITTED WITH CABLE SUPPORT BLOCKS CONSISTING OF 3/4" GALVANIZED STEEL PIPES WITH FLANGED LUGS BOLTED TO THE SIDES OR FRAME OF THE PULL BOXES. EACH PIPE SUPPORT SHALL BE FITTED WITH A CORRUGATED FIBER INSULATING SLEEVE. THE PIPE SUPPORTS SHALL BE ARRANGED IN TWO CONFIGURATIONS AS THE CABLES LEAVING AND LEAVING THE BOX. SUPPORT PIPE SUPPORT BLOCKS SHALL BE INCLUDED WITH THE PULLBOX SO THAT NO CABLE OR WIRING UNDERGROUND FOR A HORIZONTAL DISTANCE AND/OR MORE THAN 30". IN NO CASE SHALL CABLE SUPPORT PIPE SPACES BE GREATER THAN 30 FEET APART OR WHERE WITH THE REMOVAL OF WIRING COVERS.

H. PULL/JUNCTION BOX BARRIERS SHALL BE PROVIDED FOR SYSTEMS AS FOLLOWS:

1. BETWEEN NORMAL AND EMERGENCY WIRING

2. BETWEEN 277/480V WIRING CONNECTED TO DIFFERENT SERVICES.

I. BARRIERS IN JUNCTION AND PULL BOXES SHALL BE OF CONDUCTIVE MATERIAL OF ADEQUATE PROPERTIES FOR MECHANICAL STRENGTH BUT IN NO CASE LESS THAN 1/4". EACH BARRIER SHALL HAVE AN ANGLE IRON FRAMING SUPPORT ALL AROUND.

J. ALL EQUIPMENT, DEVICE BOXES, JUNCTION BOXES, PULLBOXES AND OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO THE BOX. IF REQUIREMENT AND APPROVED BY ARCHITECT, PROVIDE ACCESS DOOR OR COVERPLATES IN AREAS WHERE UNDERCUTTED ACCESS IS NOT POSSIBLE.

3.11 SUPPORTS AND FASTENINGS

A. ALL SUPPORTS AND FASTENINGS NECESSARY FOR THE SUPPORT OF ELECTRICAL EQUIPMENT SHALL BE IN ACCORDANCE WITH THE BEST INDUSTRY PRACTICE AND AS SPECIFIED HEREIN.

B. FURNISH AND INSTALL ALL STEEL SUPPORTING MEMBERS, HANGERS, BRACKETS OR OTHER SPECIAL DETAILS NECESSARY AND NECESSARY FOR THE PROPER INSTALLATION OF ELECTRIC EQUIPMENT.

C. SUPPORT CEILING SUSPENDED (HANGING) LUMINAIRES IN ACCORDANCE WITH THE REQUIREMENTS OF NEC ARTICLE 410. SUPPORT LUMINAIRES WEIGHING LESS THAN 56 LBS DIRECTLY FROM THE BUILDING STRUCTURE OR THE SUPPORTING GRID OF THE SUSPENDED CEILING SYSTEM USING THE SCREW, BOLTS, ETC. PROVIDED WITH THE LUMINAIRE. SUPPORT LUMINAIRES WEIGHING MORE THAN 56 LBS DIRECTLY FROM THE BUILDING STRUCTURE. SUPPORT LUMINAIRES WEIGHING MORE THAN 56 LBS DIRECTLY FROM THE BUILDING STRUCTURE.

D. WHERE THEY ARE NOT FURNISHED OR OTHERWISE, SUPPORT LESS THAN 1" RIGID STEEL, HEAVY-DUTY PIPE CONDUIT AT INTERVALS NOT EXCEEDING 8 FEET WITH PIPE HANGERS AT INTERVALS NOT EXCEEDING 10 FEET.

E. INSTALL SUPPORTING FRAMES OR RACKS EXTENDING FROM SLAB TO SLAB FOR RUNS EXCEEDING 40 WIRING SUPPORTED FROM WALLS UNLESS SHALL BE OF STRUCTURAL CHANNEL, ANGLE OR SIMILAR CONSTRUCTION.

F. INSTALL SUPPORTING FRAMES OR RACKS FOR EQUIPMENT, INTENDED FOR MINIMUM CLEARANCE WALL SPACE, SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.

G. EXCEPT FOR BRANCH CIRCUITRY INSTALL ALL CONDUIT IN HUNG CEILING SPACE OR ACCEPTABLE RACEWAYS AND ASSURE CONDUIT OR MC CABLE FOR BRANCH CIRCUITRY SHALL BE SUPPORTED BY CLAMPS OR PIPE STRAPS ATTACHED TO THE BUILDING STRUCTURE (BLACK RODS). FROM STRUCTURE MEMBERS OR FROM THE GRID SUPPORT FRAME CEILING DATA. CROSS RODS OR SUPPORT WIRES IS PROHIBITED.

3.12 GROUNDING

A. PROVIDE A UNIFIED GROUNDING CONDUCTOR IN CIRCUIT CONDUITS AS SHOWN.

B. PROVIDE SUPPLEMENTARY GROUND BONDING WHERE METALLIC CONDUITS TERMINATE AT METAL CLAD EQUIPMENT (OR AT THE METAL PART BUS OF EQUIPMENT) FOR WHICH A GROUND BUS IS SPLICED WITH LOOPING OF THE GROUNDING TAP CONNECTED PERMANENTLY TO GROUND BUS.

C. ALL GROUND WIRES SHALL BE SUITABLY PROTECTED FROM MECHANICAL INJURY.

D. PROVIDE DEDICATED GROUND BUS BAR AND CONDUCTORS WHERE INDICATED ON DRAWINGS.

3.13 ACCEPTABLE MANUFACTURERS

A. PANELBOARDS: SIEMENS, SQUARE D ELECTRIC, GE/GENERAL ELECTRIC, CUTLER-HAMMER OR EQUAL UNLESS NOTED - USE, WESTINGHOUSE, OR AN EQUIVALENT.

1. ENCLOSURES: SIEMENS ITE, WESTINGHOUSE, GE OR EQUIVALENT.

2. CIRCUIT BREAKERS: ITE, WESTINGHOUSE, GE OR EQUIVALENT.

3. FUSES: BUSSMANN, EDISON BRAND-RITE

4. RACEWAY: NATIONAL WIRE PRODUCTS, WIREMOLD OR EQUIVALENT

5. WIRE/CABLE: ROME PHELPS DODGE, BOSTRAM, CABLE, SIMPLEX

6. METAL CLAD CABLE: AFC

7. JUNCTION/PULL BOXES: APPLETON ELECTRIC, CROUSE HINDS OF G.E./CUTLER CO.

8. BRANCH BREAKERS: ITE, WESTINGHOUSE, GE OR EQUIVALENT

9. FIRE STOP MATERIAL: 3M, DOW CORNING MATERIAL MUST BE ACCEPTABLE TO LOCAL AHJ

10. FITTINGS, COUPLINGS, BUSHINGS, CONNECTORS: OZ GEDNEY, APPLETON, RAPID, THOMAS AND BETTS

11. LAMPS: GE, SYLVANIA, PHILIPS

12. BALLASTS: MOTOROLA, GBA, UNIVERSAL

13. OCCUPANCY SENSORS: MONTAGE, WATT STOPPER

14. LIGHT SWITCHES: HUBBELL, LEVITON

15. DIMMER SWITCHES: LUTRON (LUTRON OR EQUIVALENT)

16. RECEPTACLES: HUBBELL, LEVITON

PART 3 - EXECUTION

3.01 GENERAL

A. ALL CONTROL WIRING ASSOCIATED WITH MECHANICAL EQUIPMENT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.

B. ALL DATA/VOICE/COMMUNICATION WIRING SHALL BE INSTALLED BY OTHERS. COORDINATE WITH THE RESPECTIVE INSTALLER.

C. OPTIONALLY ARRANG ELECTRICAL FOR SMOKING SMOKEN FIRE RESISTANCE RATE WALLS, PARTITIONS, FLOORS, OR CEILING SHALL BE THE SUPPLIED UNDERWRITERS LABORATORIES INC.

D. PROVIDE BARRIER LABELING AT ALL EQUIPMENT AND JUNCTION/PULL BOXES PER CODE.

E. AT COMPLETION OF ELECTRICAL WORK ALL "IN USE" JUNCTION BOX COVERS SHALL BE SECURED.

F. ALL PANELBOARD DIRECTORIES SHALL BE REPLACED AT THE COMPLETION OF EACH SHIFT'S WORK.

G. MAINTAIN GROUND CONTINUITY THROUGHOUT ALL SYSTEMS.

H. NEGATIVE TEST POWER-LINE MAINTENANCE CABLE AND HEAT TRACING CABLE AS REQUIRED BY OTHER TRADES. COORDINATE WITH OTHER TRADES PRIOR TO INSTALLATION OF SAME.

I. PRIOR TO ANY CUTTING, TRIMMING OR CORE DRILLING BEING PERFORMED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ANY AND ALL UNDERGROUND UTILITIES IN THE AREA OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THESE UTILITIES AS A RESULT OF HIS WORK. ANY DAMAGE SHALL BE REPAIRED BY THE APPROPRIATE TRADES TO RESTORE THAT ITEM TO ITS ORIGINAL CONDITION AND NOT AFFECTED. ANY EXISTING BUILDING SYSTEMS, EQUIPMENT OR MATERIALS DAMAGED BY THE CONTRACTOR'S WORK SHALL BE REPAIRED AND/OR REPLACED BY BUILDING MANAGEMENT PRIOR TO PROCEEDING.

J. FURNISH AND INSTALL WIRING FOR ADEQUATE LIGHT AND SMALL POWER FOR THE PROJECT. WIRING SHALL INCLUDE LUMINAIRES, LAMPS, WIRING, DEVICES, AND PLUMBING AS AS REQUIRED.

K. SECURING MOUNTS: BOOKSHELF MOUNTED OR ENCLOSED CATS: +6'-0" TO PANELS. PANELBOARDS: +6'-0" TO MCB OR TOP CIRCUIT BREAKER IF NO MCB/MAIN DEVICE (WHERE APPL.) - AS CLOSE AS PLACED TO 6 AIR ABOVE BUT NO LESS THAN SHALL ACCEPTABLE TO LOCAL REQUIREMENTS.

L. PROVIDE SEISMIC RESTRAINTS FOR ALL EQUIPMENT, INCLUDING ALL STRUCTURAL STEEL MEMBERS, BRACES, ANCHORS, BOLTS AND THE REQUIRED ASSEMBLIES. WHERE REQUIRED, ALL SEISMIC RESTRAINTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES HAVING JURISDICTION.

3.02 DEMOLITION

[illegible]

3.03 ELECTRIFIED FURNITURE SYSTEMS

[illegible]

3.04 EXISTING EQUIPMENT REPLACEMENT

[illegible]

3.05 LIFE SAFETY TESTING

A. AT THE COMPLETION OF THE LIFE SAFETY SYSTEM INSTALLATION THE CONTRACTOR SHALL TEST ALL FIRE ALARM DEVICES AND SIMULATORY LIGHTING DEVICES AND SUBMIT A REPORT TO THE OWNER'S REPRESENTATIVE THAT THE SYSTEMS ARE FULLY OPERATIONAL.

3.06 IDENTIFICATION OF EQUIPMENT

A. ALL PANELBOARDS, CONTROL PANELS, AND CABINETS INSTALLED HEREIN SHALL BE CLEARLY IDENTIFIED WITH THE EQUIPMENT DESIGNATION, VOLTAGE AND SOURCE AS SHOWN (EQUIPMENT SERVED AND DRIVEN OF THE INCOMING FEED CONDUCTORS). PANELS SHALL BE ENGRAVED WITH SYSTEM NAME. IDENTIFICATION SHALL BE BY WHITE ON BLACK PLASTIC NAMEPLATE WITH 1/2" MINIMUM LETTERING ATTACHED BY SCREWS.

B. JUNCTION BOXES, PULLBOXES, ETC., SHALL BE IDENTIFIED WITH PANEL AND CIRCUIT NUMBERS, FOR CIRCUITS CONTAINED THEREIN. LOCATION OF BRANCHES FOR EQUIPMENT SUCH AS PUMPS, EXHAUST FANS, MOTORIZED DAMPERS, ETC. SHALL BE IDENTIFIED WITH THE NAME OF THE DEVICE CONTROLLED. IDENTIFICATION SHALL BE BY INDELIBLE MARKER OR CONSTRUCTED LOCATIONS AND ADHESIVE (OF TOUCH TYPE) LABELS IN EXPOSED LOCATIONS. SWITCHES, DEVICES SHALL BE IDENTIFIED IN RED AND OPS DEVICES IN BLUE.

C. EMPTY CONDUITS SHALL BE IDENTIFIED WITH TAGS AT BOTH ENDS INDICATING THE LOCATION OF TERMINATION OF THE OPPOSITE END.

D. FIRE ALARM SYSTEM JUNCTION BOXES SHALL BE PAINTED FIRE DEPARTMENT RED. APPROVED COLOR SPECIFIED.

(II) A-23

MK

ARCHITECTURE & DESIGN
4 West 22nd Street, 6th Floor
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T 212.675.8374 F 212.675.2376

No.	Date	Issue
7	9.11.09	ISSUED FOR REVISED AS NOTED
6	5.15.09	ISSUED FOR CONSTRUCTION
5	4.30.09	REISSUED FOR PANEL REVIEW
4	4.10.09	REVISED AS PER D.O.B. COMMENTS
3	12.19.08	ISSUE FOR PANEL CLIENT REVIEW
2	11.19.08	ISSUE FOR CD SET
1	8.22.08	ISSUE FOR PRELIMINARY REVIEW

Project Title

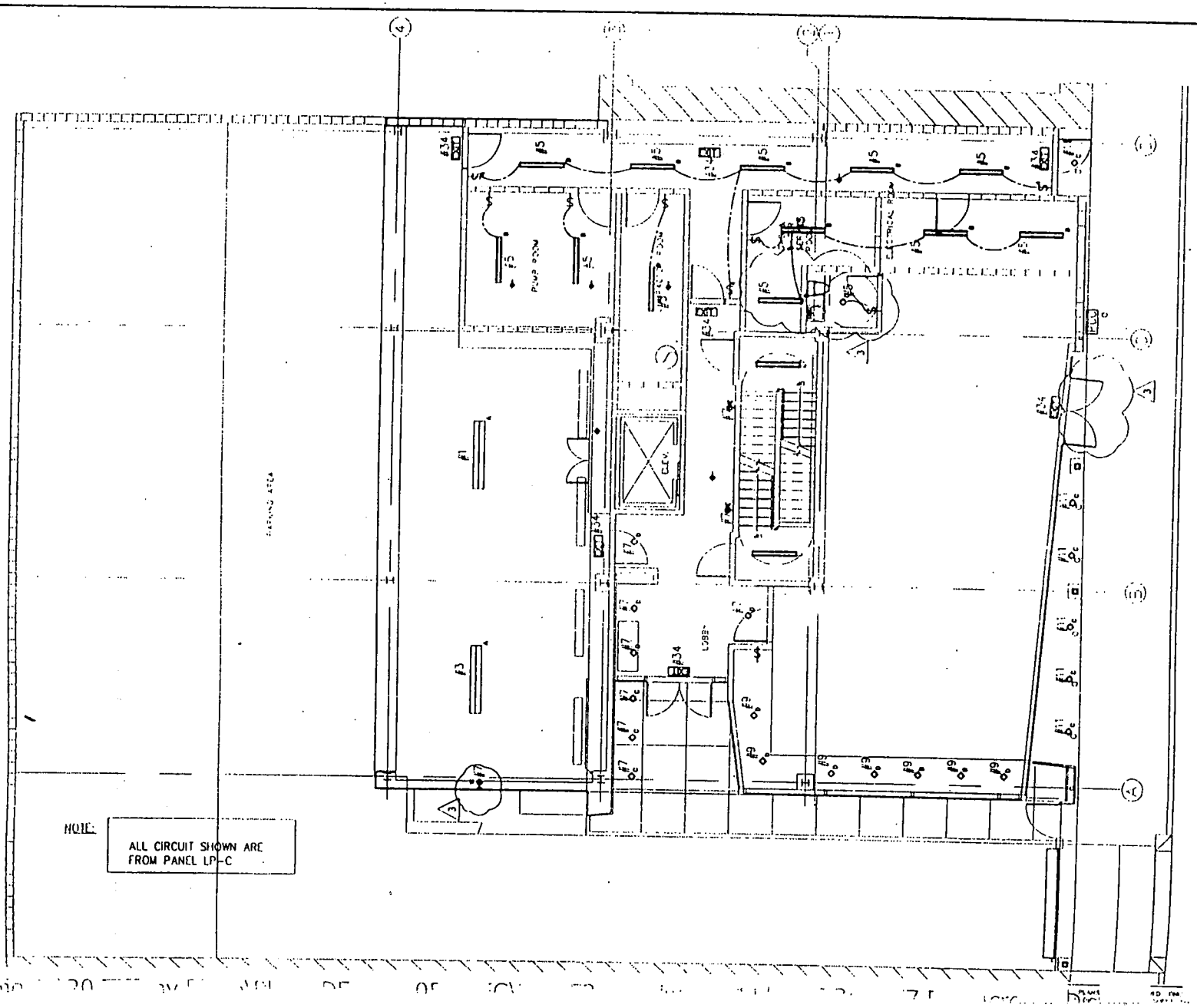
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title

ELECTRICAL SPECIFICATIONS II

Job No. | Drawing Number

Scale: NTS



NOTE:

ALL CIRCUIT SHOWN ARE FROM PANEL LP-C

No.	Date	Issue
7	6.11.08	ISSUED FOR REVISED AS NOTED
6	6.13.08	ISSUED FOR CONSTRUCTION
5	6.20.08	REISSUED FOR FINAL REVIEW
4	4.19.08	REVISED AS PER B.C.A. COMMENTS
3	10.10.04	ISSUE FOR FINAL CLIENT REVIEW
2	11.10.04	ISSUE FOR CD SET
1	6.30.04	ISSUE FOR PRELIMINARY REVIEW

ARCHITECTURE & DESIGN
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Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

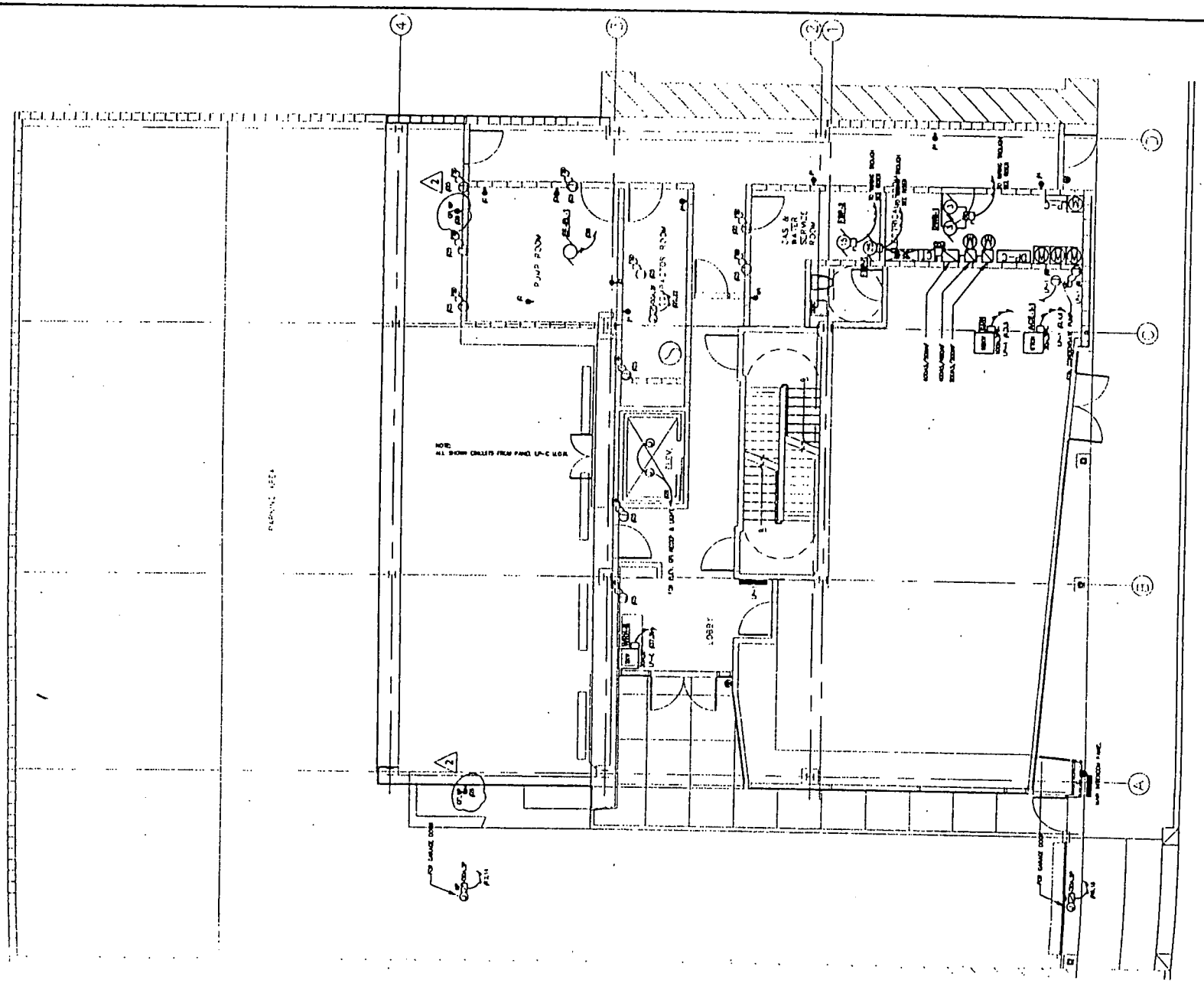
Drawing Title:

LIGHTING
1ST FLOOR LAYOUT

Job No.: Drawing Number:

Scale: 1/8"=1'-0"

(II) A-74



ARCHITECTURE & DESIGN
4 West 22nd Street, 5th Floor
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T 212.875.2374 F 212.875.2375

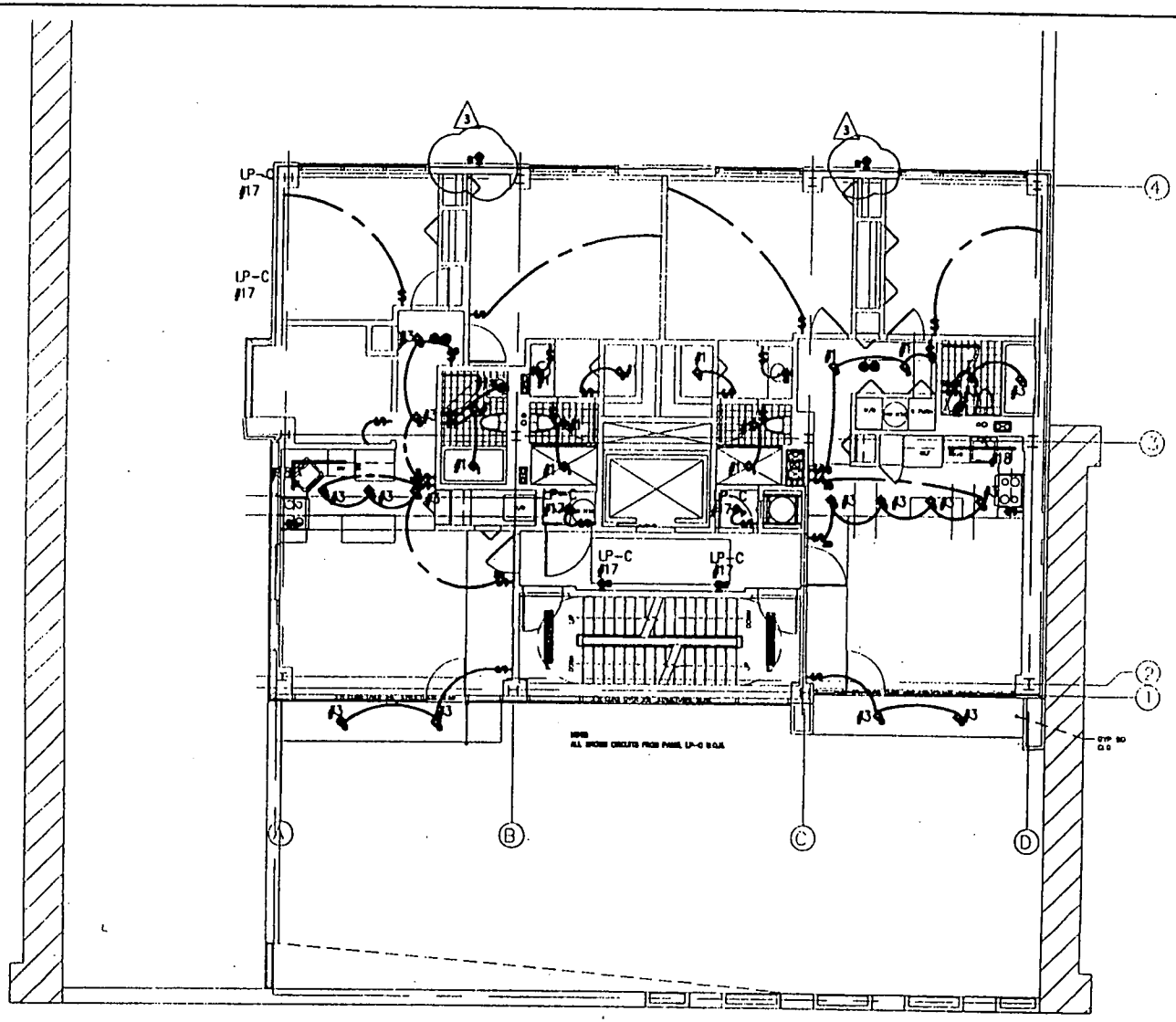
Project Title:

20 TiFany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

POWER
1ST FLOOR LAYOUT

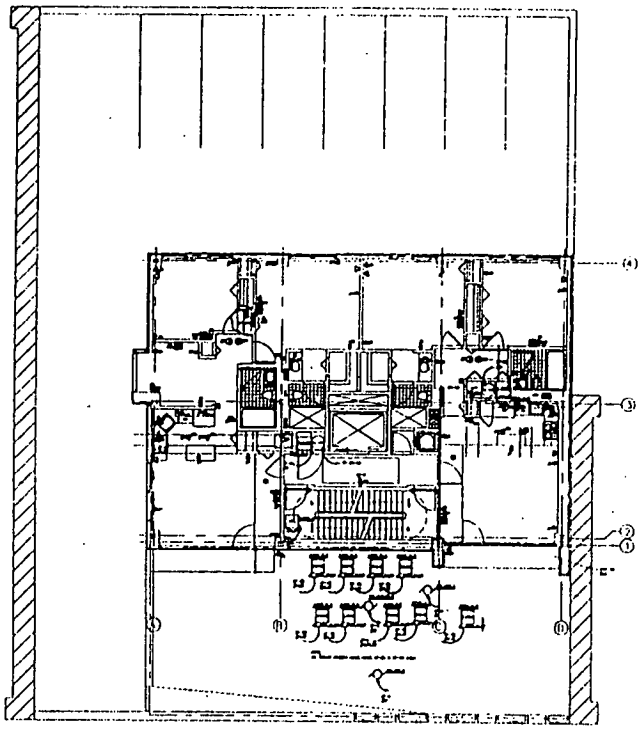
(II) A-75



20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

LIGHTING 2ND FLOOR LAYOUT

E-4 (II)



ARCHITECTURE & DESIGN
4 West 23rd Street, 5th Floor
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Project Title:

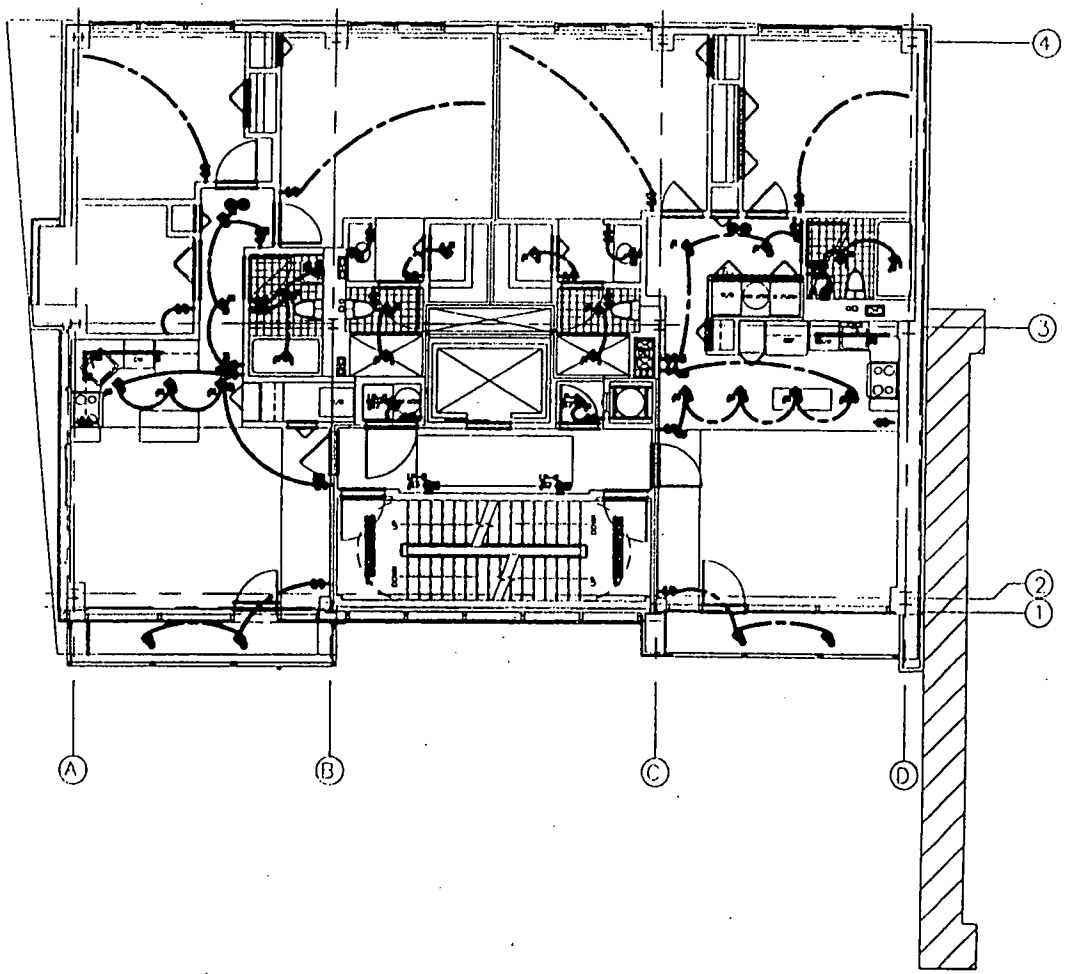
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

POWER 2ND FLOOR
LAYOUT

E3.02P

(II) A-77



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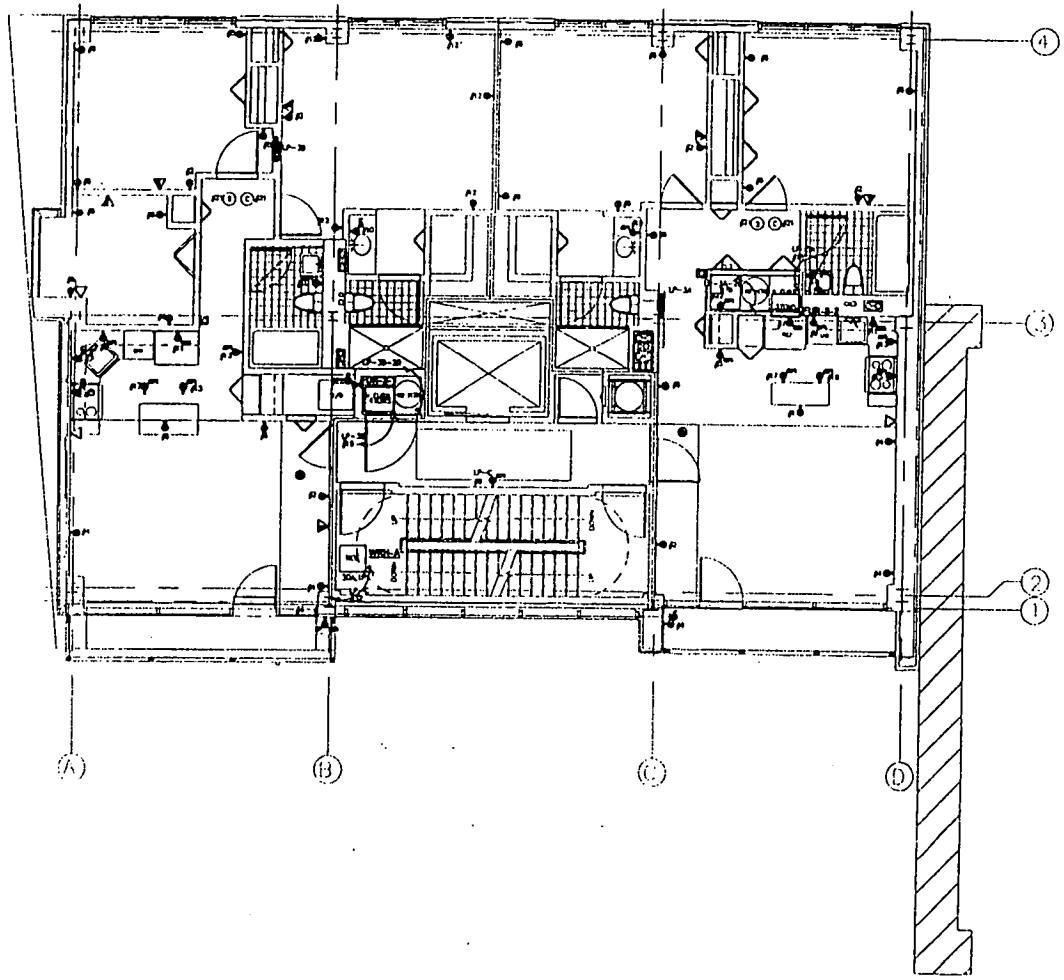
Nine Story Building

LIGHTING 3RD FLOOR LAYOUT



ARCHITECTURE & DESIGN

4 West 22nd Street, 6th Floor
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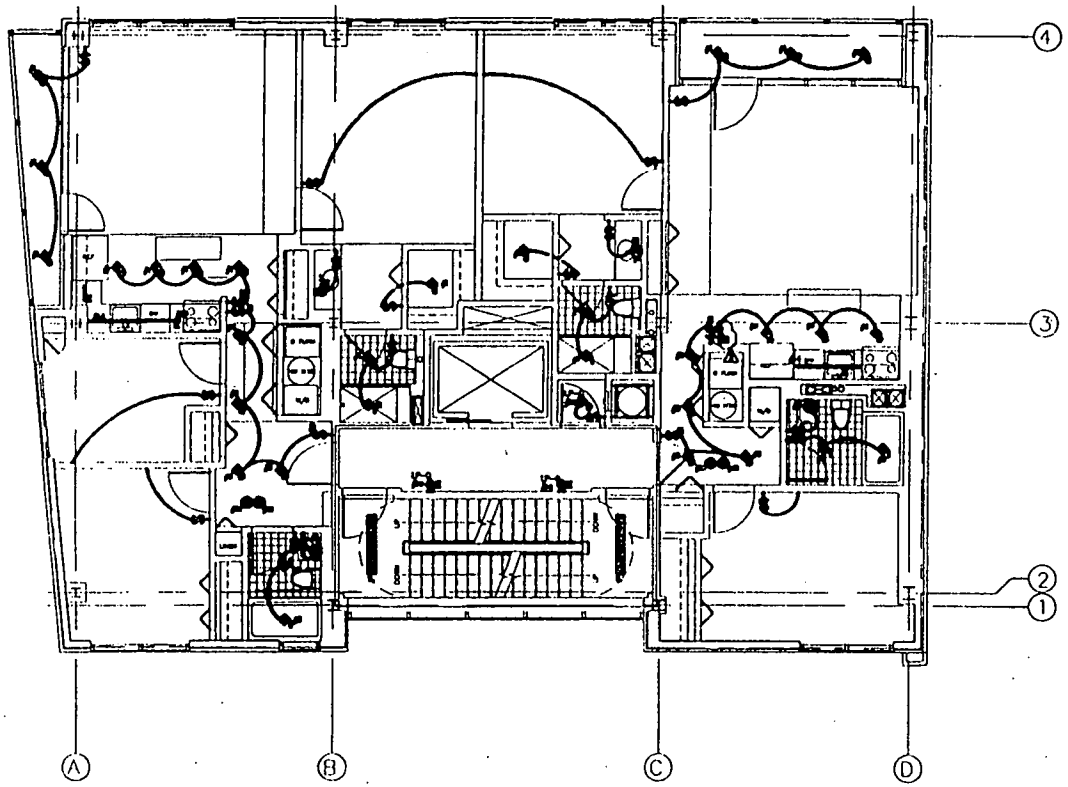
Project Title

20 Tiffany Place
Brooklyn, NY 11231
Nine-Story Building

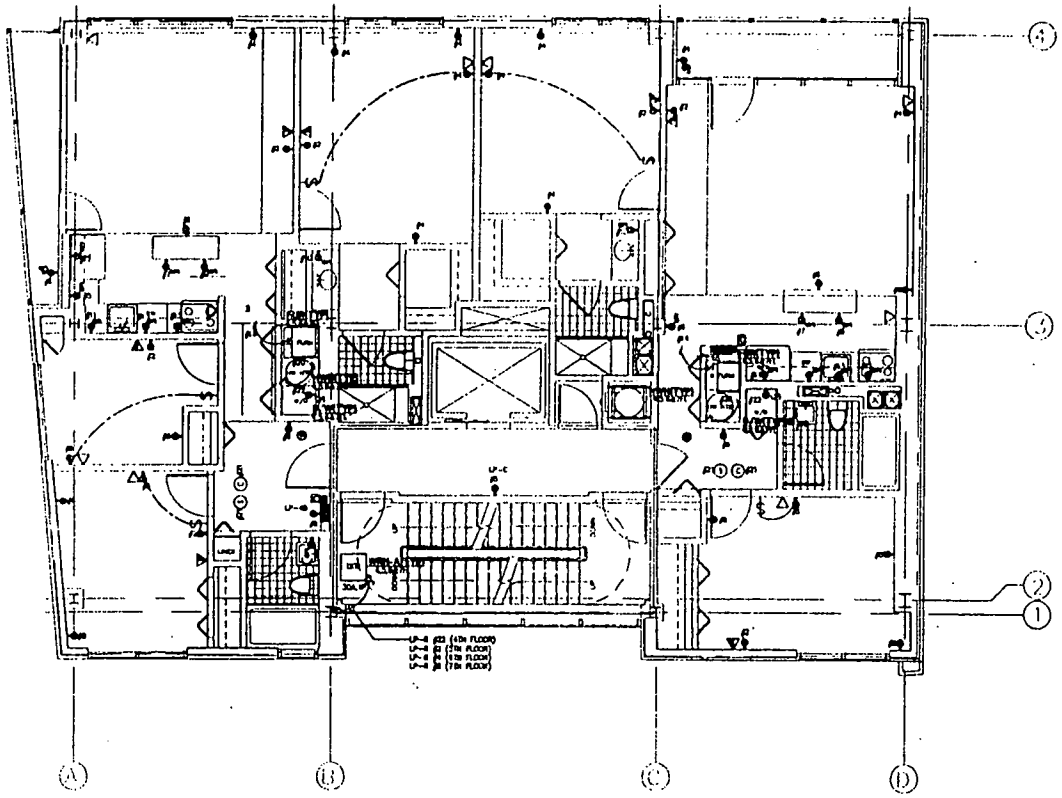
Drawing Title

POWER 3RD FLOOR LAYOUT



20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

LIGHTING 4TH-7TH LAYOUT



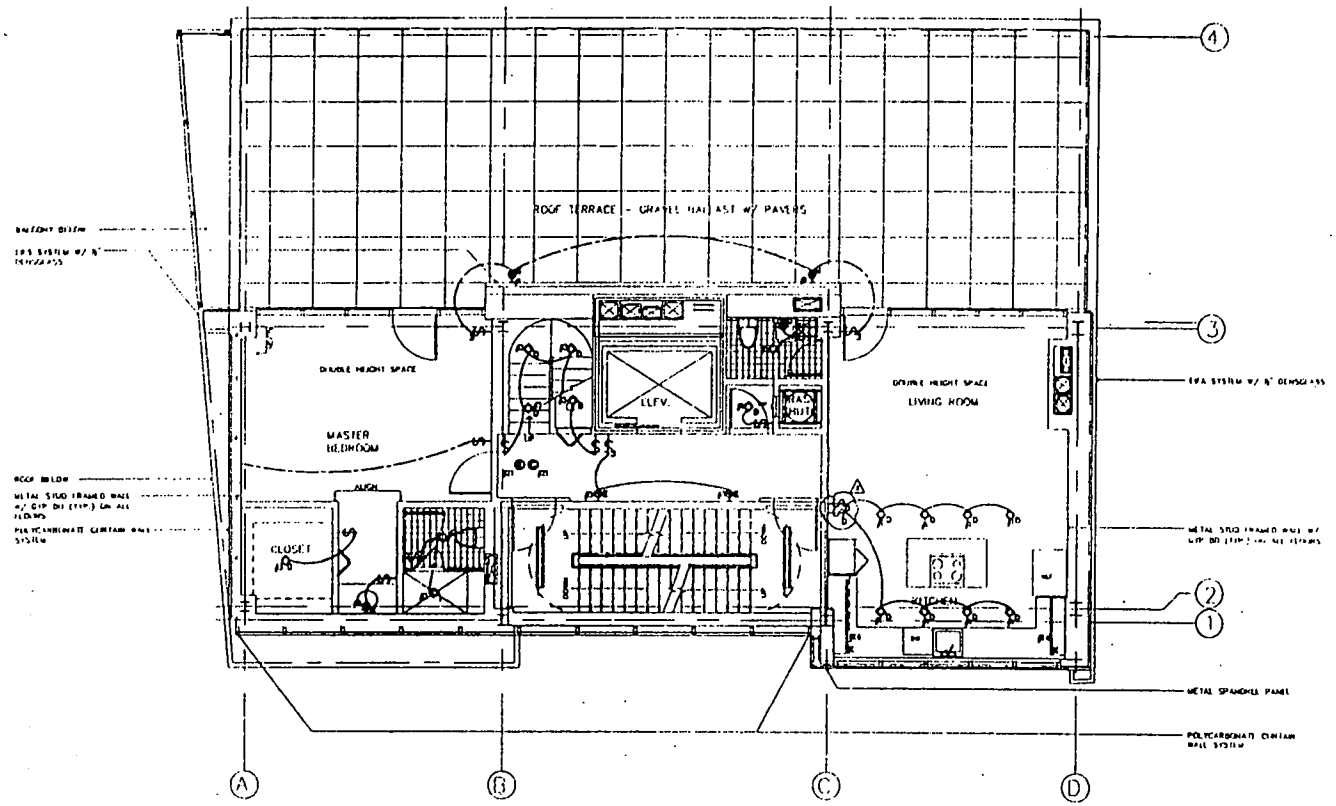
ARCHITECTURE & DESIGN

Project Title

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title

POWER 4TH-7TH LAYOUT



ARCHITECTURE & DESIGN
4 West 22nd Street, 5th Floor
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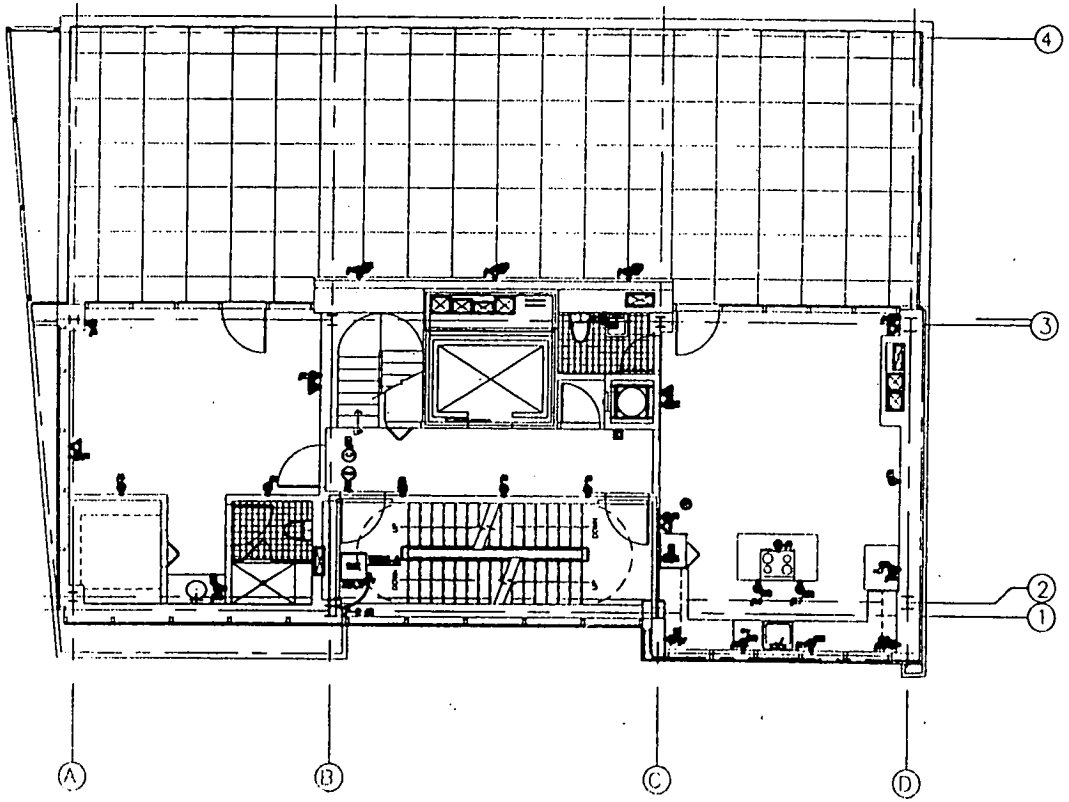
Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

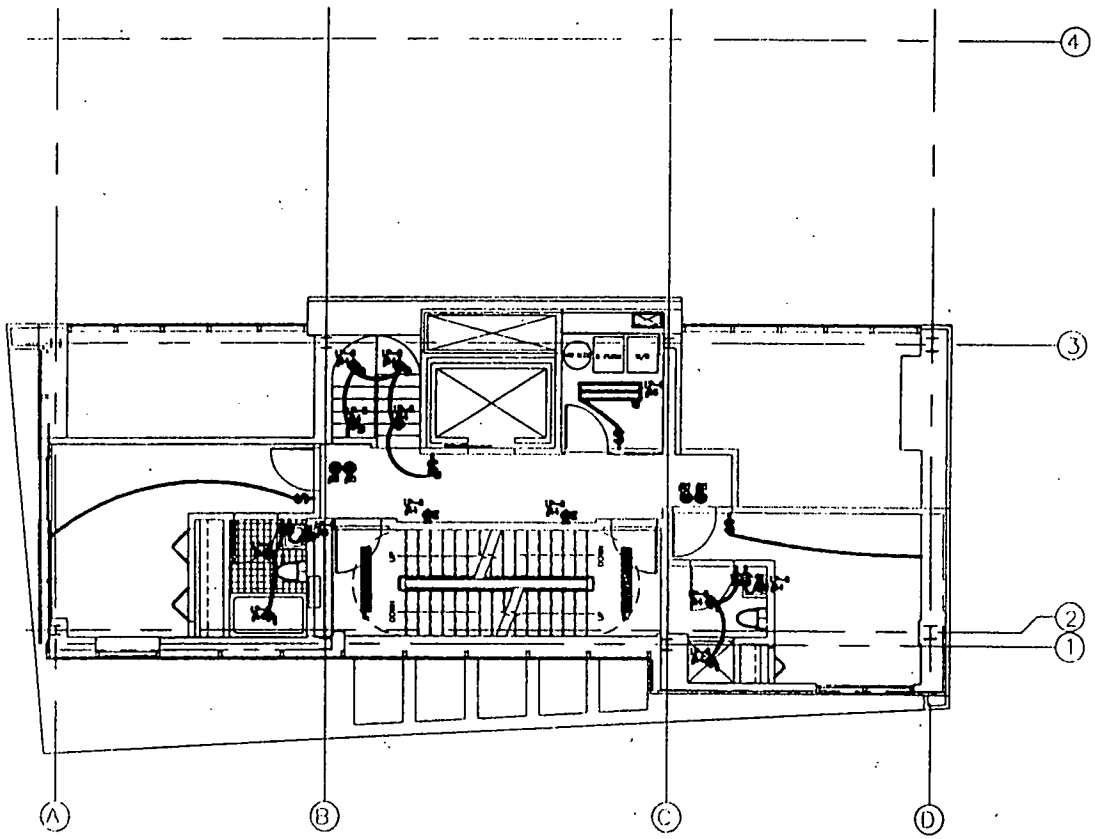
LIGHTING
8TH FLOOR LAYOUT

(TE) H-5



20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

POWER
6TH FLOOR LAYOUT

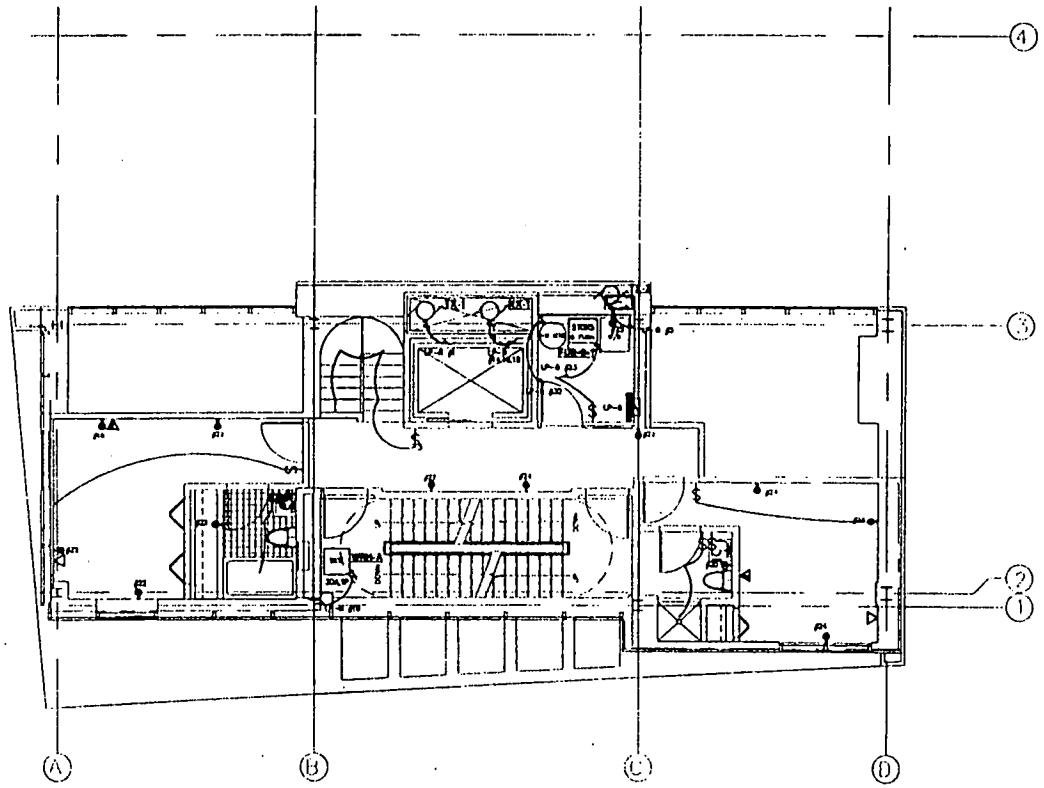


20 Tiffany Place
Brooklyn, NY 112
Nine Story Buildin

LIGHTING 8TH FLC
LAYOUT

E3.01

A-57



ARCHITECTURE & DESIGN
4 West 22nd Street, 8th Floor
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T 212.675.2374 F 212.675.2376

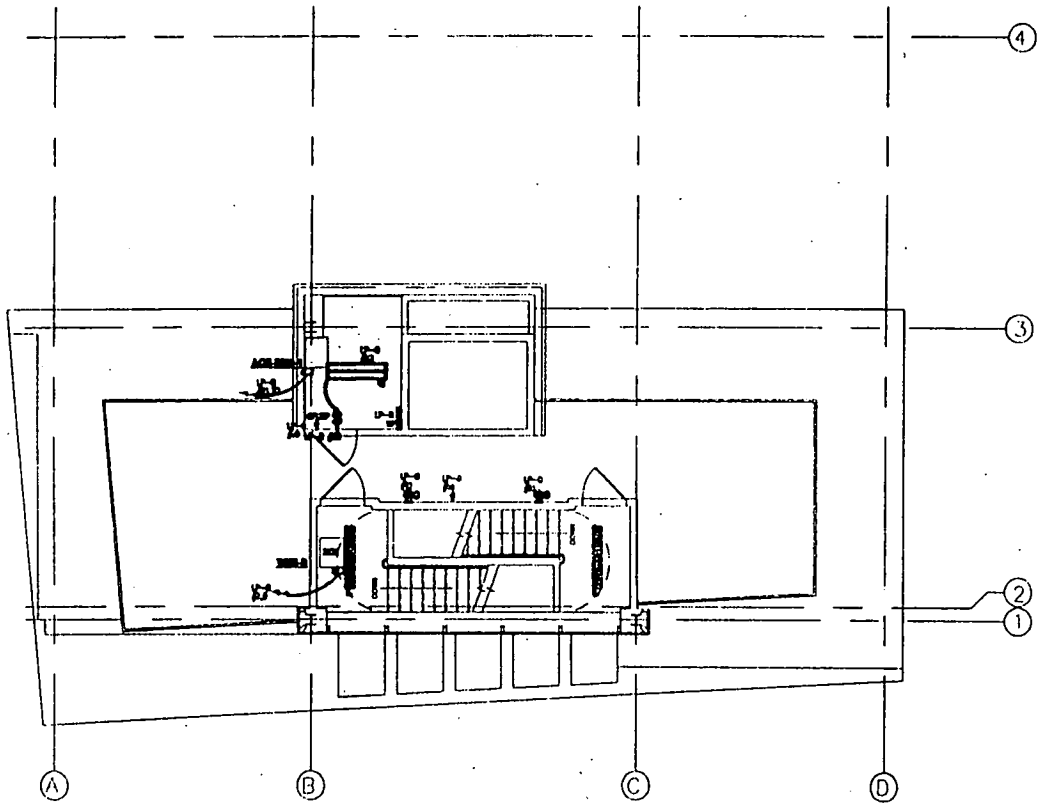
Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

POWER 9TH FLOOR LAYOUT

E3.06P



ARCHITECTURE & DESIGN

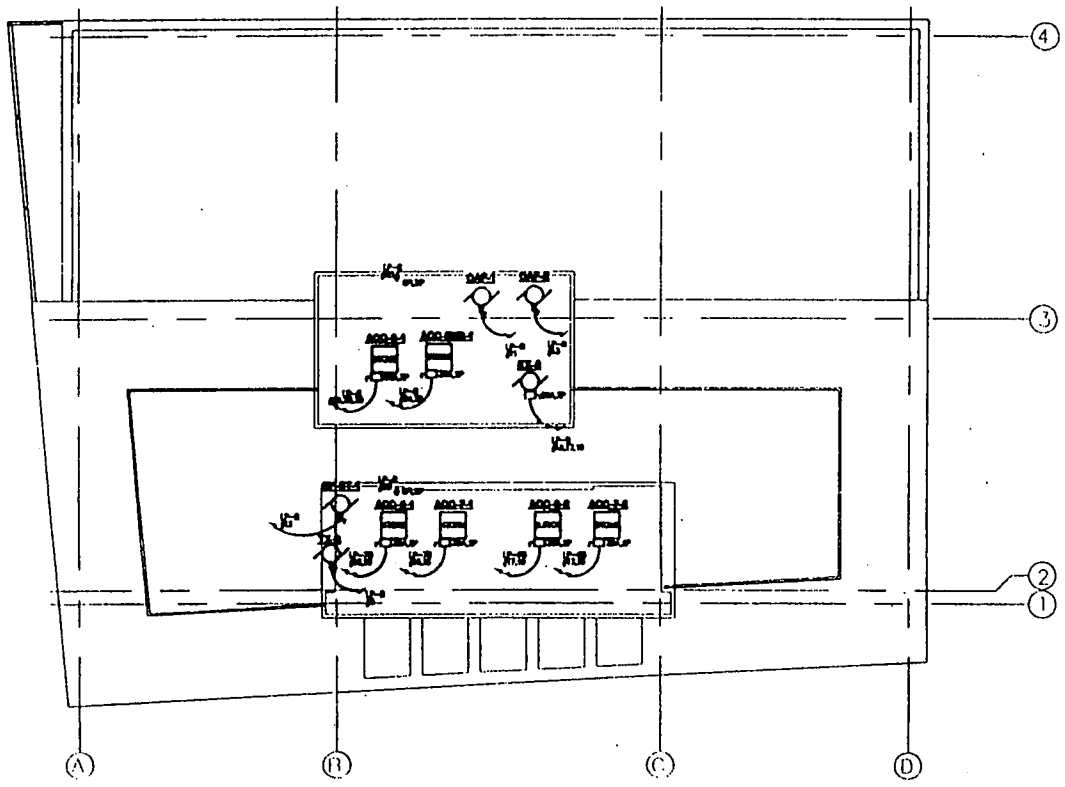
Project Title

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title

ELECTRICAL
BULKHEAD LAYOUT

(II) H-5

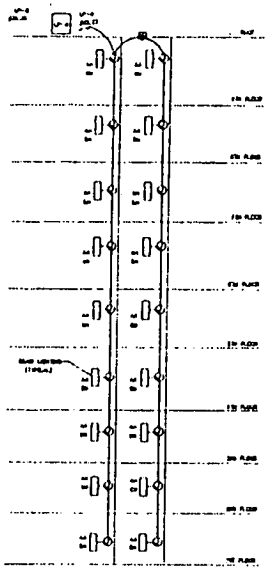


20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

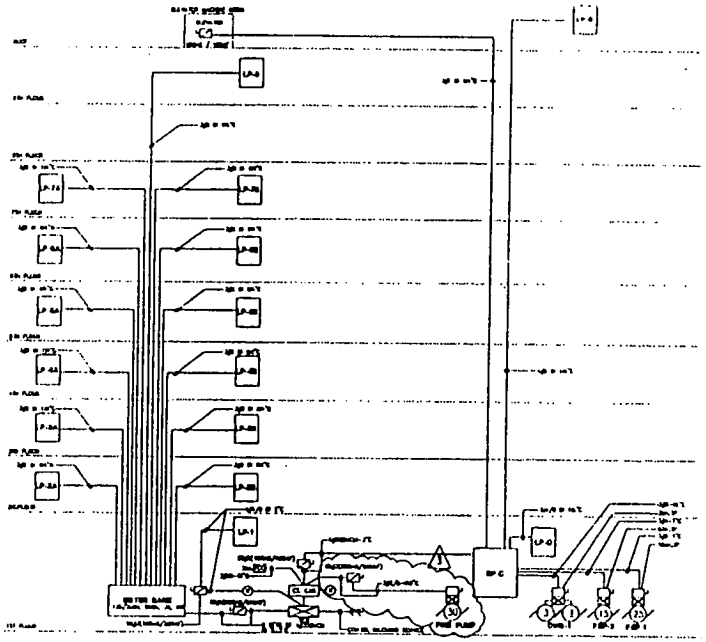
ELECTRICAL-ROOF LAYOUT

E3.08

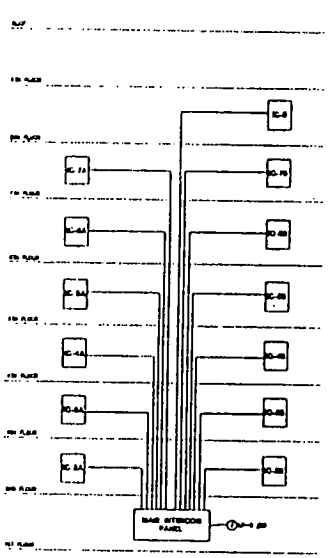
THESE PLANS ARE APPROVED ONLY FOR THE WORK OF THE



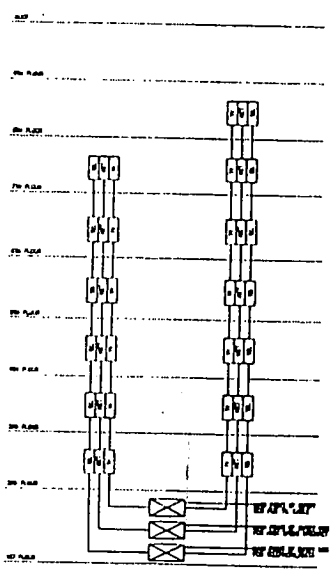
STAIR LIGHTING RISER DIAGRAM



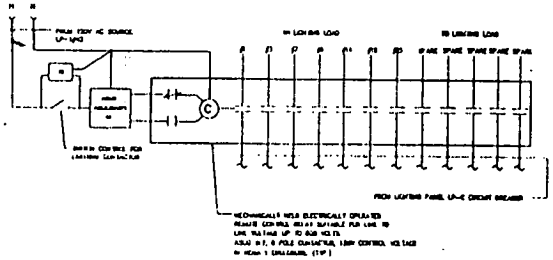
PARTIAL POWER RISER DIAGRAM



INTERCOM RISER DIAGRAM



CABLE TV/TELEPHONE/DSL SPARE ETHERNET RISER DIAGRAM



LIGHTING CONTROL

S-5-4 (11)

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Project Title:

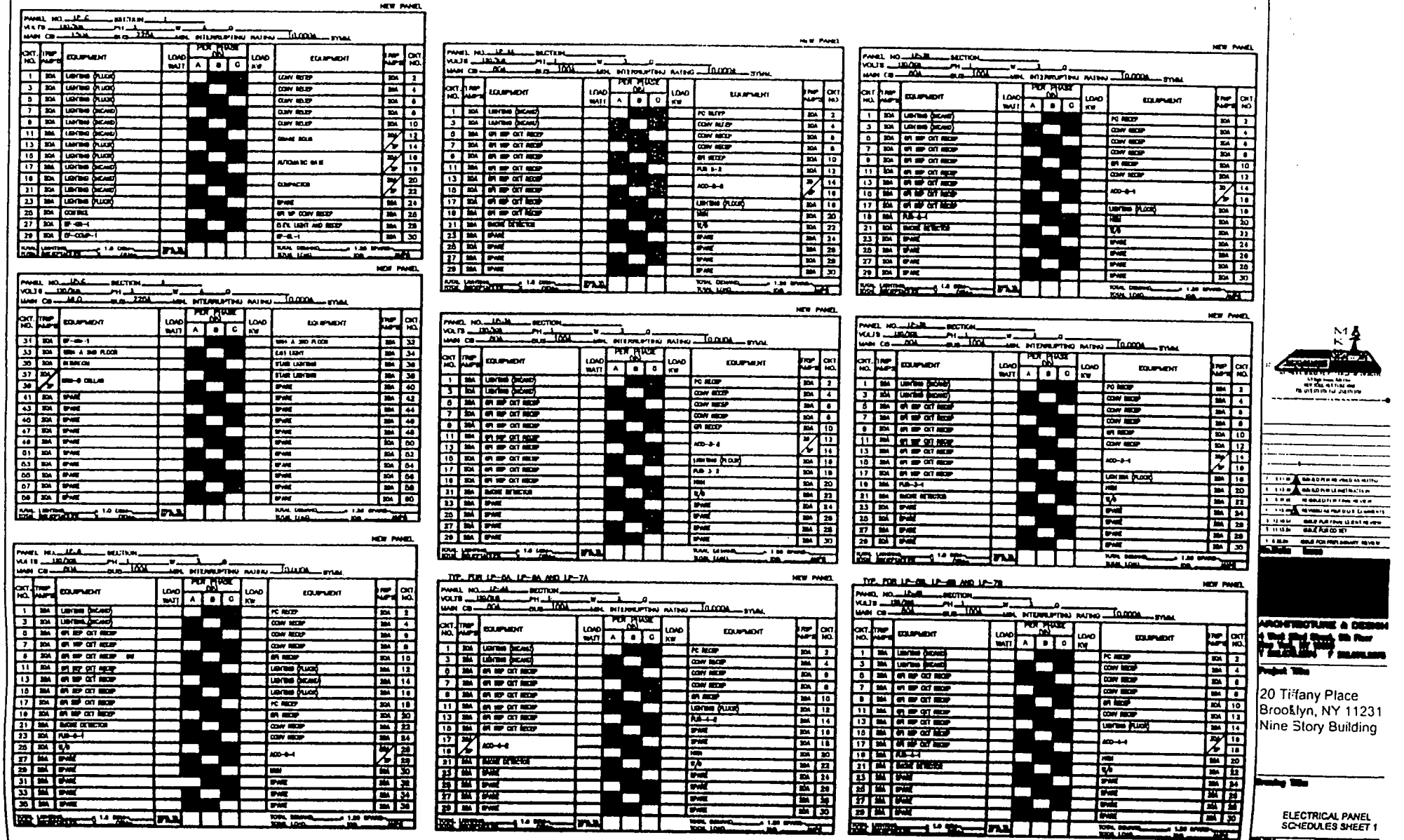
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

ELECTRICAL
RISER DIAGRAMS

Job No. Drawing Number

T.S.



NEW PANEL

PANEL NO. LP-C SECTION 1
VOLTS 120/208 PH 3 W 4 0
MAIN CB 125A BUS 225A MIN. INTERRUPTING RATING 10,000A SYMM.

CKT. NO.	TRIP AMPS	EQUIPMENT	LOAD WATT	PER PHASE (VA) A	B	C	LOAD KW	EQUIPMENT	TRIP AMPS	CKT NO.
1	20A	LIGHTING (FLOOR)						CONV RECEP	20A	2
3	20A	LIGHTING (FLOOR)						CONV RECEP	20A	4
5	20A	LIGHTING (FLOOR)						CONV RECEP	20A	6
7	20A	LIGHTING (SIGNAGE)						CONV RECEP	20A	8
9	20A	LIGHTING (SIGNAGE)						CONV RECEP	20A	10
11	20A	LIGHTING (SIGNAGE)						SPARE 30/2	30/2	12
13	20A	LIGHTING (SIGNAGE)								14
15	20A	LIGHTING (FLOOR)						AUTOMATIC DIALER	20/2	16
17	20A	LIGHTING (SIGNAGE)								18
19	20A	LIGHTING (SIGNAGE)						DUPLICATOR	30/2	20
21	20A	LIGHTING (SIGNAGE)								22
23	20A	LIGHTING (FLOOR)						SPARE	20A	24
25	20A	CONTROL						SPARE	20A	26
27	20A	EF-4B-1						SPARE	20A	28
29	20A	EF-COMP-1						EF-6L-1	20A	30
TOTAL LIGHTING LOAD 1.0 DEM. 0			270 VA					TOTAL DEMAND 1.25 DEM. 0		
TOTAL RECEPTACLE LOAD 1.0 DEM. 0								TOTAL LOAD 0 KW		

NEW PANEL

PANEL NO. LP-C SECTION 2
VOLTS 120/208 PH 3 W 4 0
MAIN CB M.O. BUS 225A MIN. INTERRUPTING RATING 10,000A SYMM.

CKT. NO.	TRIP AMPS	EQUIPMENT	LOAD WATT	PER PHASE (VA) A	B	C	LOAD KW	EQUIPMENT	TRIP AMPS	CKT NO.
31	20A	EF-4B-1						MEN A 3RD FLOOR	20A	32
33	20A	MEN A 2ND FLOOR						EXIT LIGHT	20A	34
35	20A	EXERCISE						STAIR LIGHTING	20A	36
37	20A/2	MEN-B CELLAR						STAIR LIGHTING	20A	38
39								SPARE	20A	40
41	20A	SPARE						SPARE	20A	42
43	20A	SPARE						SPARE	20A	44
45	20A	SPARE						SPARE	20A	46
47	20A	SPARE						SPARE	20A	48
49	20A	SPARE						SPARE	20A	50
51	20A	SPARE						SPARE	20A	52
53	20A	SPARE						SPARE	20A	54
55	20A	SPARE						SPARE	20A	56
57	20A	SPARE						SPARE	20A	58
59	20A	SPARE						SPARE	20A	60
TOTAL LIGHTING LOAD 1.0 DEM. 0			270 VA					TOTAL DEMAND 1.25 DEM. 0		
TOTAL RECEPTACLE LOAD 1.0 DEM. 0								TOTAL LOAD 0 KW		

NEW PANEL

PANEL NO. LP-A SECTION 1
VOLTS 120/208 PH 3 W 4 0
MAIN CB 80A BUS 100A MIN. INTERRUPTING RATING 10,000A SYMM.

CKT. NO.	TRIP AMPS	EQUIPMENT	LOAD WATT	PER PHASE (VA) A	B	C	LOAD KW	EQUIPMENT	TRIP AMPS	CKT NO.
1	20A	LIGHTING (SIGNAGE)						PC RECEP	20A	2
3	20A	LIGHTING (SIGNAGE)						CONV RECEP	20A	4
5	20A	GFI RECEP CKT RECEP						CONV RECEP	20A	6
7	20A	GFI RECEP CKT RECEP						CONV RECEP	20A	8
9	20A	GFI RECEP CKT RECEP						GFI RECEP	20A	10
11	20A	GFI RECEP CKT RECEP						LIGHTING (FLOOR)	20A	12
13	20A	GFI RECEP CKT RECEP						LIGHTING (FLOOR)	20A	14
15	20A	GFI RECEP CKT RECEP						LIGHTING (FLOOR)	20A	16
17	20A	GFI RECEP CKT RECEP						PC RECEP	20A	18
19	20A	GFI RECEP CKT RECEP						GFI RECEP	20A	20
21	20A	SMOKE DETECTOR						CONV RECEP	20A	22
23	20A	PUB-6-1						CONV RECEP	20A	24
25	20A	T/S						ADD-6-1 30/2	30/2	26
27	20A	SPARE								28
29	20A	SPARE						MEN	20A	30
31	20A	SPARE						SPARE	20A	32
33	20A	SPARE						SPARE	20A	34
35	20A	SPARE						SPARE	20A	36
TOTAL LIGHTING LOAD 1.0 DEM. 0			270 VA					TOTAL DEMAND 1.25 DEM. 0		
TOTAL RECEPTACLE LOAD 1.0 DEM. 0								TOTAL LOAD 0 KW		

NEW PANEL

PANEL NO. LP-M SECTION 1
VOLTS 120/208 PH 3 W 4 0
MAIN CB 80A BUS 100A MIN. INTERRUPTING RATING 10,000A SYMM.

CKT. NO.	TRIP AMPS	EQUIPMENT	LOAD WATT	PER PHASE (VA) A	B	C	LOAD KW	EQUIPMENT	TRIP AMPS	CKT NO.
1	20A	LIGHTING (SIGNAGE)						PC RECEP	20A	2
3	20A	LIGHTING (SIGNAGE)						CONV RECEP	20A	4
5	20A	GFI RECEP CKT RECEP						CONV RECEP	20A	6
7	20A	GFI RECEP CKT RECEP						CONV RECEP	20A	8
9	20A	GFI RECEP CKT RECEP						GFI RECEP	20A	10
11	20A	GFI RECEP CKT RECEP						PUB 5-1	20A	12
13	20A	GFI RECEP CKT RECEP						ADD-5-1 30/2	30/2	14
15	20A	GFI RECEP CKT RECEP								16
17	20A	GFI RECEP CKT RECEP						LIGHTING (FLOOR)	20A	18
19	20A	GFI RECEP CKT RECEP						MEN	20A	20
21	20A	SMOKE DETECTOR						T/S	20A	22
23	20A	SPARE						SPARE	20A	24
25	20A	SPARE						SPARE	20A	26
27	20A	SPARE						SPARE	20A	28
29	20A	SPARE						SPARE	20A	30
TOTAL LIGHTING LOAD 1.0 DEM. 0			270 VA					TOTAL DEMAND 1.25 DEM. 0		
TOTAL RECEPTACLE LOAD 1.0 DEM. 0								TOTAL LOAD 0 KW		

NEW PANEL

PANEL NO. LP-M SECTION 2
VOLTS 120/208 PH 3 W 4 0
MAIN CB 80A BUS 100A MIN. INTERRUPTING RATING 10,000A SYMM.

CKT. NO.	TRIP AMPS	EQUIPMENT	LOAD WATT	PER PHASE (VA) A	B	C	LOAD KW	EQUIPMENT	TRIP AMPS	CKT NO.
1	20A	LIGHTING (SIGNAGE)						PC RECEP	20A	2
3	20A	LIGHTING (SIGNAGE)						CONV RECEP	20A	4
5	20A	GFI RECEP CKT RECEP						CONV RECEP	20A	6
7	20A	GFI RECEP CKT RECEP						CONV RECEP	20A	8
9	20A	GFI RECEP CKT RECEP						GFI RECEP	20A	10
11	20A	GFI RECEP CKT RECEP						ADD-5-1 30/2	30/2	12
13	20A	GFI RECEP CKT RECEP								14
15	20A	GFI RECEP CKT RECEP						LIGHTING (FLOOR)	20A	16
17	20A	GFI RECEP CKT RECEP						PUB-5-1	20A	18
19	20A	SMOKE DETECTOR						MEN	20A	20
21	20A	SPARE						T/S	20A	22
23	20A	SPARE						SPARE	20A	24
25	20A	SPARE						SPARE	20A	26
27	20A	SPARE						SPARE	20A	28
29	20A	SPARE						SPARE	20A	30
TOTAL LIGHTING LOAD 1.0 DEM. 0			270 VA					TOTAL DEMAND 1.25 DEM. 0		
TOTAL RECEPTACLE LOAD 1.0 DEM. 0								TOTAL LOAD 0 KW		

NEW PANEL

PANEL NO. LP-B SECTION 1
VOLTS 120/208 PH 3 W 4 0
MAIN CB 80A BUS 100A MIN. INTERRUPTING RATING 10,000A SYMM.

CKT. NO.	TRIP AMPS	EQUIPMENT	LOAD WATT	PER PHASE (VA) A	B	C	LOAD KW	EQUIPMENT	TRIP AMPS	CKT NO.
1	20A	LIGHTING (SIGNAGE)						PC RECEP	20A	2
3	20A	LIGHTING (SIGNAGE)						CONV RECEP	20A	4
5	20A	GFI RECEP CKT RECEP						CONV RECEP	20A	6
7	20A	GFI RECEP CKT RECEP						CONV RECEP	20A	8
9	20A	GFI RECEP CKT RECEP						GFI RECEP	20A	10
11	20A	GFI RECEP CKT RECEP						CONV RECEP	20A	12
13	20A	GFI RECEP CKT RECEP						ADD-6-1 30/2	30/2	14
15	20A	GFI RECEP CKT RECEP								16
17	20A	GFI RECEP CKT RECEP						LIGHTING (FLOOR)	20A	18
19	20A	PUB-6-1						MEN	20A	20
21	20A	SMOKE DETECTOR						T/S	20A	22
23	20A	SPARE						SPARE	20A	24
25	20A	SPARE						SPARE	20A	26
27	20A	SPARE						SPARE	20A	28
29	20A	SPARE						SPARE	20A	30
TOTAL LIGHTING LOAD 1.0 DEM. 0			270 VA					TOTAL DEMAND 1.25 DEM. 0		
TOTAL RECEPTACLE LOAD 1.0 DEM. 0								TOTAL LOAD 0 KW		

NEW PANEL

PANEL NO. LP-B SECTION 2
VOLTS 120/208 PH 3 W 4 0
MAIN CB 80A BUS 100A MIN. INTERRUPTING RATING 10,000A SYMM.

CKT. NO.	TRIP AMPS	EQUIPMENT	LOAD WATT	PER PHASE (VA) A	B	C	LOAD KW	EQUIPMENT	TRIP AMPS	CKT NO.
1	20A	LIGHTING (SIGNAGE)						PC RECEP	20A	2
3	20A	LIGHTING (SIGNAGE)						CONV RECEP	20A	4
5	20A	GFI RECEP CKT RECEP						CONV RECEP	20A	6
7	20A	GFI RECEP CKT RECEP						CONV RECEP	20A	8
9	20A	GFI RECEP CKT RECEP						GFI RECEP	20A	10
11	20A	GFI RECEP CKT RECEP						CONV RECEP	20A	12
13	20A	GFI RECEP CKT RECEP						ADD-6-1 30/2	30/2	14
15	20A	GFI RECEP CKT RECEP								16
17	20A	GFI RECEP CKT RECEP						LIGHTING (FLOOR)	20A	18
19	20A	PUB-6-1						MEN	20A	20
21	20A	SMOKE DETECTOR						T/S	20A	22
23	20A	SPARE						SPARE	20A	24
25	20A	SPARE						SPARE	20A	26
27	20A	SPARE						SPARE	20A	28
29	20A	SPARE						SPARE	20A	30
TOTAL LIGHTING LOAD 1.0 DEM. 0			270 VA					TOTAL DEMAND 1.25 DEM. 0		
TOTAL RECEPTACLE LOAD 1.0 DEM. 0								TOTAL LOAD 0 KW		

TYP. FOR LP-6A, LP-8A AND LP-7A

NEW PANEL

PANEL NO. LP-A SECTION 2
VOLTS 120/208 PH 3 W 4 0
MAIN CB 80A BUS 100A MIN. INTERRUPTING RATING 10,000A SYMM.

CKT. NO.	TRIP AMPS	EQUIPMENT	LOAD WATT	PER PHASE (VA) A	B	C	LOAD KW	EQUIPMENT	TRIP AMPS	CKT NO.
1	20A	LIGHTING (SIGNAGE)						PC RECEP	20A	2
3	20A	LIGHTING (SIGNAGE)						CONV RECEP	20A	4
5	20A	GFI RECEP CKT RECEP						CONV RECEP	20A	6
7	20A	GFI RECEP CKT RECEP						CONV RECEP	20A	8
9	20A	GFI RECEP CKT RECEP						GFI RECEP	20A	10
11	20A	GFI RECEP CKT RECEP						LIGHTING (FLOOR)	20A	12
13	20A	GFI RECEP CKT RECEP						PUB-4-6	20A	14
15	20A	GFI RECEP CKT RECEP						SPARE	20A	16
17	20A/2	ADD-4-6						SPARE	20A	18
19	20A							MEN	20A	20
21	20A	SMOKE DETECTOR						T/S	20A	22
23	20A	SPARE						SPARE	20A	24
25	20A	SPARE						SPARE	20A	26
27	20A	SPARE						SPARE	20A	28
29	20A	SPARE						SPARE	20A	30
TOTAL LIGHTING LOAD 1.0 DEM. 0			270 VA					TOTAL DEMAND 1.25 DEM. 0		
TOTAL RECEPTACLE LOAD 1.0 DEM. 0								TOTAL LOAD 0 KW		

TYP. FOR LP-6B, LP-8B AND LP-7B

NEW PANEL

PANEL NO. LP-B SECTION 2
VOLTS 120/208 PH 3 W 4 0
MAIN CB 80A BUS 100A MIN. INTERRUPTING RATING 10,000A SYMM.

CKT. NO.	TRIP AMPS	EQUIPMENT	LOAD WATT	PER PHASE (VA) A	B	C	LOAD KW	EQUIPMENT	TRIP AMPS	CKT NO.
1	20A	LIGHTING (SIGNAGE)						PC RECEP	20A	2
3	20A	LIGHTING (SIGNAGE)						CONV RECEP	20A	4
5	20A	GFI RECEP CKT RECEP						CONV RECEP	20A	6
7	20A	GFI RECEP CKT RECEP						CONV RECEP	20A	8
9	20A	GFI RECEP CKT RECEP						GFI RECEP	20A	10
11	20A	GFI RECEP CKT RECEP						CONV RECEP	20A	12
13	20A	GFI RECEP CKT RECEP						LIGHTING (FLOOR)	20A	14
15	20A	GFI RECEP CKT RECEP						ADD-4-4 30/2	30/2	16
17	20A	GFI RECEP CKT RECEP								18
19	20A	PUB-4-4						MEN	20A	20
21	20A	SMOKE DETECTOR						T/S	20A	22
23	20A	SPARE						SPARE	20A	24
25	20A	SPARE						SPARE	20A	26
27	20A	SPARE						SPARE	20A	28
29	20A	SPARE						SPARE	20A	30
TOTAL LIGHTING LOAD 1.0 DEM. 0			270 VA					TOTAL DEMAND 1.25 DEM. 0		
TOTAL RECEPTACLE LOAD 1.0 DEM. 0								TOTAL LOAD 0 KW		

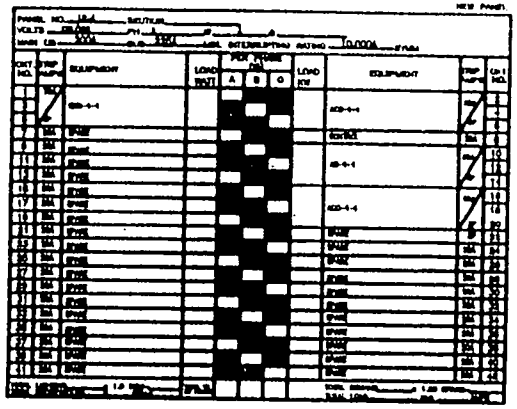
ARCHITECTURE & DESIGN

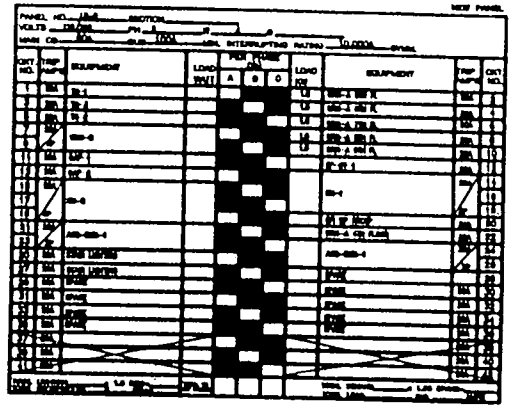
Project Title

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title

ELECTRICAL PANEL SCHEDULES SHEET 1





NEW PANEL

PANEL NO. [illegible] SECTION [illegible]
VOLTS [illegible] PH [illegible] W [illegible]
MAIN CB [illegible] 100A [illegible] INTERRUPTING RATING 10,000A [illegible]

CKT NO.	TRIP AMPS	EQUIPMENT	LOAD WATT	PER PHASE (DB) A	B	C	LOAD KW	EQUIPMENT	TRIP AMPS	CKT NO.
1	[illegible]	[illegible]						[illegible]	[illegible]	2
2										4
3										6
4										8
5										10
6										12
7										14
8										16
9										18
10										20
11										22
12										24
13										26
14										28
15										30
16										32
17										34
18										36
19										38
20										40
21										42
22										44

[illegible] 1.0 [illegible] [illegible] [illegible] [illegible] 1.25 [illegible] [illegible] [illegible]

NEW PANEL

PANEL NO. [illegible] SECTION [illegible]
VOLTS [illegible] PH [illegible] W [illegible]
MAIN CB [illegible] 100A [illegible] INTERRUPTING RATING 10,000A [illegible]

CKT NO.	TRIP AMPS	EQUIPMENT	LOAD WATT	PER PHASE (DB) A	B	C	LOAD KW	EQUIPMENT	TRIP AMPS	CKT NO.
1	[illegible]	[illegible]						[illegible]	[illegible]	2
2										4
3										6
4										8
5										10
6										12
7										14
8										16
9										18
10										20
11										22
12										24
13										26
14										28
15										30
16										32
17										34
18										36
19										38
20										40
21										42
22										44

[illegible] 1.0 [illegible] [illegible] [illegible] [illegible] 1.25 [illegible] [illegible] [illegible]

208/120
400A, 3A, 4W
100KC

NEW DISTRIBUTION PANEL DP-C

CKT NO.	SWITCH POLE	FUSE	WIRE & CONDUIT	EQUIPMENT CONNECTION	REMARK
1	100A	100A	[illegible]	FSP-1	
2	60A	60A	[illegible]	FSP-2	
3	30A	30A	[illegible]	DSB-1	
4	100A	100A	[illegible]	ELEV	
5	100A	100A	[illegible]	LP-B	
6	200A	100A	[illegible]	LP-C	
7	100A	-	-	SPARE	
8	100A	-	-	SPARE	
9	100A	-	-	SPARE	
10	100A			SPARE	

MK

7	6.11.[illegible]	ISSUED FOR REVISED AS NOTED
6	6.12.[illegible]	ISSUED FOR CONSTRUCTION
5	5.[illegible]	REISSUED FOR FINAL REVIEW
4	4.10.[illegible]	REVISED AS PER B.O.S. COMMENTS
3	12.16.[illegible]	ISSUE FOR FINAL CLIENT REVIEW
2	11.13.[illegible]	ISSUE FOR CD SET
1	6.[illegible]	ISSUE FOR PRELIMINARY REVIEW

[redacted]

ARCHITECTURE & DESIGN
[illegible]

Project Title

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title

ELECTRICAL PANEL
SCHEDULES SHEET 2

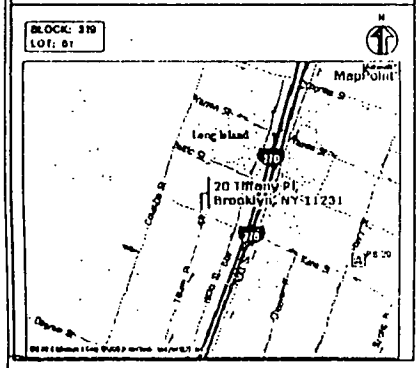
[redacted]

(II) 17-90

GENERAL FIRE ALARM NOTES

1. FIRE ALARM RISER SHOWN ARE FOR GENERAL ARRANGEMENT ONLY. ELECTRICAL CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS AND OBTAIN POINT TO POINT WIRING DIAGRAM FROM FIRE ALARM MANUFACTURER PRIOR TO INSTALLATION.
2. ALL FIRE ALARM CABLE SHALL BE RUN IN CONDUIT BELOW 8'-0" OR WHERE EXPOSED.
3. ALL FIRE ALARM DEVICES SHALL BE FLUSHED MOUNTED, UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE DIRECTED AND PRIOR TO THE COMMENCEMENT OF WORK, ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FILING PLANS AND NECESSARY DOCUMENTS WITH NYC BUILDING DEPARTMENT WHEN REQUIRED, THE CONTRACTOR SHALL RETAIN A LICENSED PROFESSIONAL ENGINEER TO SIGN AND SEAL THE DOCUMENTS ENGINEER'S NAME SHALL BE SUBMITTED TO THE DESIGN ARCHITECT AND ENGINEER FOR APPROVAL.
5. ELECTRICAL CONTRACTOR SHALL FILE FORM A-433, "APPLICATION FOR ELECTRICAL INSPECTION" WITH THE BUREAU OF FIRE PREVENTION ELECTRICAL CONTRACTOR SHALL THEN ACCOMPANY THE FIRE DEPARTMENT INSPECTOR DURING HIS INSPECTION OF THE SYSTEM. MAKE ALL ADJUSTMENTS REQUIRED BY THE INSPECTOR RESULTING FROM ISSUANCE OF "NOTICE OF DEFECTS" AND REQUEST FOR ADDITIONAL APPROVAL IS RECEIVED FROM THE FIRE DEPARTMENT.
6. PERMITS AND APPROVALS NECESSARY FOR INSTALLATION OF THE WORK SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK. ALL PERMIT COSTS AND INSPECTION FEES SHALL BE INCLUDED AS PART OF THIS CONTRACTOR
7. ALL FIRE ALARM CABLES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS
   a. A MINIMUM TEMPERATURE OF F.A. CABLE RATING SHALL BE 150°C
   b. A MINIMUM AVERAGE INSULATION THICKNESS OF 15 MILS.
   c. A MINIMUM AVERAGE JACKET THICKNESS OF 25 MILS.
   d. THE COLOR OF THE CABLE SHALL BE RED.
   e. THE CABLE SHALL BE TYPED FPLP (PLENUM TYPE)

SITE PLAN: 20 TIFFANY PLACE, BROOKLYN, NY

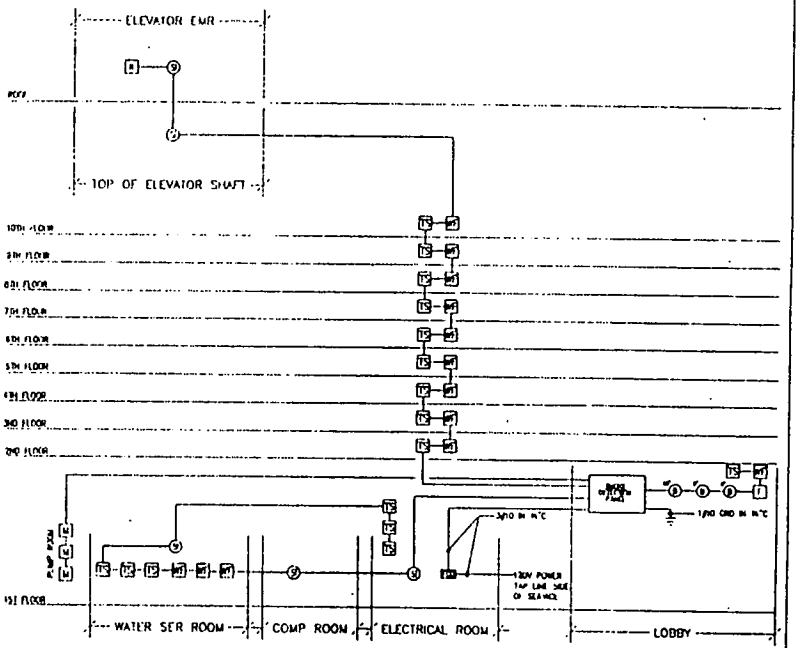


FIRE ALARM DRAWING LIST

FA1.01	----------	FIRE ALARM SYMBOLS, NOTES AND RISER
FA2.01	----------	FIRE ALARM 1ST FLOOR PLAN
FA2.02	----------	FIRE ALARM 2ND FLOOR PLAN
FA2.03	----------	FIRE ALARM 3RD FLOOR PLAN
FA2.04	----------	FIRE ALARM 4TH–7TH FLOOR PLANS
FA2.05	----------	FIRE ALARM 7TH FLOOR PLAN
FA2.06	----------	FIRE ALARM 8TH FLOOR PLAN
FA2.07	----------	FIRE ALARM 9TH FLOOR PLAN
FA2.08	----------	FIRE ALARM 10TH FLOOR PLAN

FIRE ALARM SYMBOLS

H	WALL MOUNTED COMBINATION HORN/STROBE
S	STROBE LIGHT
F	PULL STATION
R	ELEVATOR RELAY
D	AREA SMOKE DETECTOR
SD	DUCT SMOKE DETECTOR
TS	TAMPER SWITCH
WF	WATER FLOW SWITCH
J	JUNCTION BOX
FCO	FUSE CUT OUT
B_g	FIRE ALARM BELL SMOKE BELL
B_t	FIRE ALARM BELL TROUBLE BELL
B_f	FIRE ALARM BELL
EOL	END OF LINE DEVICE
MM	MONITOR MODULES FOR FIRE PUMP MONITOR STATION



FIRE ALARM RISER DIAGRAM
N.T.S.

NOTES:
1. ALL FINAL CONNECTIONS TO BUILDING FIRE ALARM SYSTEM SHALL BE BY FIRE ALARM VENDOR AT THE CONTRACTOR'S COST.
2. THIS CONTRACTOR SHALL INCLUDE ALL COST ASSOCIATED WITH FIRE ALARM SYSTEM PROGRAMMING, TESTING AND FILING.

MK
ARCHITECTURE & DESIGN
4 West 22nd Street, 8th Floor
New York, NY 10010
T 212.675.8374 F 212.675.3378

No.	Date	Issue
7	5.11.09	ISSUED FOR REVISED AS NOTED
6	4.13.09	ISSUED FOR CONSTRUCTION
5	3.20.09	REISSUED FOR FINAL REVIEW
4	1.15.09	REVISED AS PER D.O.B. COMMENTS
3	12.15.08	ISSUED FOR FINAL CLIENT REVIEW
2	11.10.08	ISSUED FOR CD SET
1	6.20.08	ISSUED FOR PRELIMINARY ADVICE

Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

FIRE ALARM SYMBOLS, NOTES AND RISER

Job No. | Drawing Number

Scale: 3/16"

By: S.I.B.

11 of 12

FIRE ALARM SPECIFICATIONS I

1 PART 1 GENERAL

1.01 SECTION INCLUDES

THIS SPECIFICATION PROVIDES THE REQUIREMENTS FOR THE INSTALLATION, PROGRAMMING AND CONFIGURATION OF A COMPLETE ADDRESSABLE INTELLIGENT LIFE SAFETY SYSTEM NETWORK. THE SYSTEM SHALL BE A MASTER CLASS A SYSTEM, BUT NOT LIMITED TO: FIRE ALARM CONTROL PANEL(S), AUTOMATIC AND MANUALLY ACTIVATED CLASS A INITIATING AND NOTIFICATION DEVICES, AND UNLIMITED CAPABILITY WITHIN THE FIRE ALARM CONTROLLER AS LOCATED ON PLANS

1.02 RELATED SECTIONS

SECTION 15000 - MECHANICAL

SECTION 16000 - ELECTRICAL

1.03 REFERENCES

THE EQUIPMENT AND INSTALLATION SHALL COMPLY WITH THE FOLLOWING APPLICABLE OR PERTAINING STANDARDS:

- NATIONAL ELECTRICAL CODE, ARTICLE 760
- NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS
  - NFPA 72 NATIONAL FIRE ALARM CODE
  - NFPA 101 LIFE SAFETY CODE
- LOCAL AND STATE BUILDING CODES
- LOCAL AUTHORITIES HAVING JURISDICTION
- LOCAL NFPA
- UNDERWRITERS LABORATORIES INC

THE SYSTEM AND ALL COMPONENTS SHALL BE LISTED BY UNDERWRITERS LABORATORIES INC. FOR USE IN FIRE PROTECTIVE SIGNALING SYSTEMS UNDER THE FOLLOWING STANDARDS AS APPLICABLE:

- UL 864 AUXILIARY, ACCESSORY, CONTROL UNITS FOR FIRE PROTECTIVE SIGNALING SYSTEMS
- UL 268 SMOKE DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS
  - UL 268A SMOKE DETECTORS FOR DUCT APPLICATIONS
  - UL 217 SMOKE DETECTORS SINGLE STATION
- UL 38 MANUALLY ACTIVATED SIGNALING BOXES
- UL 346 WATER FLOW INDICATORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS
- UL 1481 POWER SUPPLIES FOR FIRE PROTECTIVE SIGNALING SYSTEMS
- UL 1711 AMPLIFIERS FOR FIRE PROTECTIVE SIGNALING SYSTEMS
- AMERICANS WITH DISABILITIES ACT (ADA)
- INTERNATIONAL STANDARDS ORGANIZATION (ISO):
  - ISO-9002
  - ISO 9001

1.04 SYSTEM DESCRIPTION

THE FIRE ALARM / LIFE SAFETY SYSTEM SUPPLIED UNDER THIS SPECIFICATION SHALL BE A MICROPROCESSOR-BASED SYSTEM. ALL CENTRAL PANEL ASSEMBLIES AND CONNECTED FIELD APPLIANCES SHALL BE BOTH DESIGNED AND MANUFACTURED BY THE SAME COMPANY, AND SHALL BE INSTALLED AND CROSS-TESTED AS COMPATIBLE TO ENSURE THAT A FULLY FUNCTIONING LIFE SAFETY SYSTEM IS INSTALLED AND INSTALLED.

1.05 SUBMITTALS

1.06 A PRODUCT DATA

4A CONTRACTOR SHALL SUBMIT THREE (3) COMPLETE SETS OF DOCUMENTATION WITHIN 30 CALENDAR DAYS AFTER AWARD OF PURCHASE ORDER. INCLUDED IN THE DOCUMENTATION SHALL BE THE TYPE, SIZE, PANEL SIZE, CATALOG NUMBER, MANUFACTURERS NAMES, PHOTOS, AND/OR CATALOG DATA SHEETS FOR ALL ITEMS PROPOSED TO MEET THESE SPECIFICATIONS. THE PROPOSED EQUIPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT/ENGINEER AND NO EQUIPMENT SHALL BE ORDERED OR INSTALLED ON THE PREMISES WITHOUT SUCH APPROVAL.

B CONTRACTOR SHALL PROVIDE ANNUAL SURFACE SCANS AND SEMI-ANNUAL INSPECTION PROBES, PERFORMED BY A FACTORY TRAINED AND AUTHORIZED PERSONNEL, FOR THIS INSTALLED LIFE SAFETY SYSTEM WITH THE SUBMITTAL PROOF OF SUCH TRAINING AND AUTHORIZATION OF THE SERVICING FIRM SHALL BE INCLUDED IN THE SUBMITTAL. THESE ANNUAL SERVICE RATES SHALL BE GUARANTEED FOR A ONE YEAR PERIOD UNLESS OTHERWISE SPECIFIED.

1.06 B SHOP DRAWINGS

A COMPLETE SET OF SHOP DRAWINGS, ONE FOR EACH UNIT SUB-ASSEMBLY WHICH REQUIRES ONE FIELD WIRE BE CONNECTED TO IT, SHALL BE SUPPLIED. THE SHOP DRAWINGS SHALL BE REPRODUCED ELECTRONICALLY FROM A MASTER COPY SUPPLIED BY THE MANUFACTURER IN DIGITAL FORMAT.

1.06 C SAMPLES

TWO SAMPLES OF EACH FIELD CONNECTED DEVICE (SMOKE DETECTORS, INTELLIGENT MANUAL PULL STATIONS, AND/OR SPEAKERS) SHALL BE PROVIDED TO THE CONTRACTOR FOR THEIR FAMILIARIZATION.

1.06 D CLOSE-OUT SUBMITTALS

TWO (2) COPIES OF THE FOLLOWING MANUAL SHALL BE DELIVERED TO THE BUILDING OWNER'S REPRESENTATIVE AT THE TIME OF SYSTEM ACCEPTANCE. THE CLOSE OUT SUBMITTALS SHALL INCLUDE:

1. OPERATING MANUALS CONTAINING THE INSTALLED LIFE SAFETY SYSTEM.
2. POINT TO POINT DIAGRAMS OF THE ENTIRE LIFE SAFETY SYSTEM AS INSTALLED. THIS SHALL INCLUDE ALL CONNECTED SHUNT, DEVICES AND ADDRESSABLE FIELD MODULES. ALL DRAWINGS SHALL BE PROVIDED IN CAD AND SUPPLIED IN STANDARD .DXF FORMAT. MYLLAR PLOTS OF EACH SHEET SHALL ALSO BE PROVIDED. A SYSTEM GENERATED POINT TO POINT DIAGRAM IS REQUIRED TO ENSURE ACCURACY.
3. THE APPLICATION PROGRAM LISTING FOR THE SYSTEM AS INSTALLED AT THE TIME OF ACCEPTANCE BY THE BUILDING OWNER AND/OR LOCAL AHJ (BOTH HARD AND SOFT COPY PRINTOUT).
4. NAME, ADDRESS AND TELEPHONE OF THE AUTHORIZED FACTORY REPRESENTATIVE.
5. ALL DRAWINGS MUST REFLECT DEVICE ADDRESS AND PROGRAMMED CHARACTERISTICS AS VERIFIED BY THE PRESENCE OF THE ENGINEER AND/OR THE END USER UNLESS DEVICE ADDRESSING IS ELECTRONICALLY GENERATED, AND GRAPHICALLY PRINTED.

1.07 QUALITY ASSURANCE:

1.07 A QUALIFICATIONS

THE INSTALLING SYSTEM VENDOR SHALL PROVIDE PROOF OF THEIR QUALIFICATIONS AS FACTORY AUTHORIZATION AND FACTORY TRAINING FOR THE PRODUCT(S) SPECIFIED HEREIN. PROOF OF CERTIFICATION SHALL BE AVAILABLE UPON REQUEST FROM THE MANUFACTURER.

1.07 B WARRANTY

WARRANTY ALL MATERIALS, INSTALLATION AND WORKMANSHIP FOR (1) YEAR FROM DATE OF ACCEPTANCE, UNLESS OTHERWISE SPECIFIED.

1.08 SYSTEM STARTUP, OWNERS' INSTRUCTIONS, COMMISSIONING

A) SYSTEM STARTUP SHALL BE PERFORMED BY A FACTORY TRAINED AND AUTHORIZED ENGINEERED SYSTEMS DISTRIBUTOR CERTAIN FUNCTIONS OF THE SYSTEMS STARTUP PROCEDURE MAY BE PERFORMED BY A CONTRACTOR UNDER THE DIRECTION OF THE FACTORY TRAINED AND AUTHORIZED ENGINEERED SYSTEMS DISTRIBUTOR.

B) OWNERS' INSTRUCTIONS AND OPERATION MANUALS. SPECIFIC FOR THIS PROJECT, SHALL BE SUPPLIED TO THE BUILDING OPERATIONS STAFF OF THE FACTORY TRAINED AND AUTHORIZED ENGINEERED SYSTEMS DISTRIBUTOR. A "GENERIC OR "TYPICAL" OWNERS' INSTRUCTION AND OPERATION MANUAL SHALL NOT BE ACCEPTABLE TO FULFILL THIS REQUIREMENT.

C) COMMISSIONING OF THE INSTALLED SYSTEM SHALL BE PERFORMED BY THE FACTORY TRAINED AND AUTHORIZED ENGINEERED SYSTEMS DISTRIBUTOR IN THE PRESENCE OF THE LOCAL AHJ, THE BUILDING OWNERS' REPRESENTATIVE, AND A REPRESENTATIVE OF THE GENERAL CONTRACTOR, IF DEEMED APPROPRIATE. A SYSTEM GENERATED DEVICE MAP, WHICH WILL SERVE AS AN "AS-BUILT" DRAWING SHALL BE PROVIDED TO THE LOCAL AHJ AND THE BUILDING OWNERS REPRESENTATIVE.

D) THE END-USER SHALL RETAIN COMPLETE RIGHTS AND OWNERSHIP TO ALL SOFTWARE RUNNING IN THE SYSTEM AT ALL TIMES. THE FIRE ALARM EQUIPMENT VENDOR SHALL PROVIDE USER-ID AND SEAT COUNTS OF THE SOFTWARE DATABASE TO THE END-USER AT THE TIME OF FINAL SYSTEM ACCEPTANCE. THE DATABASE PROVIDED SHALL BE USEABLE BY ANY AUTHORIZED AND CERTIFIED DISTRIBUTOR OF THE PRODUCT LINE, AND SHALL INCLUDE ALL APPLICABLE PASSWORDS NECESSARY FOR TOTAL AND UNRESTRICTED USE AND MODIFICATION OF THE DATABASE. THE ABSENCE OF MANDATORY DATABASE DOCUMENTATION TO BE PROVIDED SHALL BE DEEMED BY THE CONSULTING ENGINEER PRIOR TO FINAL SYSTEM ACCEPTANCE.

1.10 MAINTENANCE

A) THE FACTORY TRAINED AND AUTHORIZED ENGINEERED SYSTEMS DISTRIBUTOR WHO DESIGNED AND INSTALLED THIS SYSTEM SHALL PROVIDE A SEPARATE MAINTENANCE CONTRACT FOR A PERIOD OF 5 YEARS FROM THE DATE OF SYSTEM COMMISSIONING.

2 PART 2 PRODUCTS

THIS LIFE SAFETY SYSTEM SPECIFICATION MUST BE CONFORMED TO IN ITS ENTIRETY BY ENSURE THAT IT WILL BE INSTALLED AND PROGRAMMED LIFE SAFETY SYSTEM WILL ACCOMMODATE ALL OF THE FUTURE REQUIREMENTS AND OPERATIONS REQUIRED BY THE BUILDING OWNER. ANY SPECIFIED ITEM OR OPERATIONAL FEATURE NOT SPECIFICALLY ADDRESSED PRIOR TO BID DATE WILL BE REQUIRED TO BE NOT WITHOUT EXCEPTION.

SUBMISSION OF PRODUCT PURPORTED TO BE EQUAL TO THOSE SPECIFIED HEREIN WILL BE CONSIDERED AS PURSUANT SUBSTITUTES ONLY WHEN ALL OF THE FOLLOWING REQUIREMENTS HAVE BEEN MET:

A ANY DEVIATION FROM THE EQUIPMENT, OPERATIONS, METHODS, DESIGN OR OTHER CRITERIA SPECIFIED HEREIN MUST BE SUBMITTED IN DETAIL TO THE SPECIFYING ARCHITECT OR ENGINEER A MINIMUM OF 10 WORKING DAYS PRIOR TO THE SCHEDULED SUBMISSION OF BIDS. EACH DEVIATION FROM THE OPERATION DETAILED IN THESE SPECIFICATIONS MUST BE CLEARLY NOTED IN DETAIL, INCLUDING PAGE NUMBER AND SECTION NUMBER WHICH LISTS THE SYSTEM FUNCTION FOR WHICH THE SUBSTITUTION IS BEING PROPOSED.

B 1. COMPLETE LIST OF SUCH SUBSTITUTED PRODUCTS, WITH THREE (3) COPIES OF WORKING DRAWINGS FOR EACH, SHALL BE SUBMITTED TO AND BE APPROVED BY THE ARCHITECT AND/OR CONSULTING ENGINEER, NOT LESS THAN TEN (10) CALENDAR DAYS PRIOR TO THE SCHEDULED DATE FOR OPENING BIDS.

C. THE LOW-BIDDER OR SUBSTITUTE BIDDER SHALL FURNISH ALL EVIDENCE/DATA THAT THE PROPOSED SUBSTITUTED PRODUCTS ARE, IN FACT, EQUAL IN QUALITY AND PERFORMANCE TO THOSE SPECIFIED HEREIN, BECAUSE THE DECISION TO SPECIFY THE LIFE SAFETY SYSTEM(S) AND EQUIPMENT DETAILED HEREIN WAS MADE BY AN ARCHITECT AND/OR CONSULTING ENGINEER ON BEHALF OF THEIR CLIENT(S) (THE BUILDING OWNERS), SUCH EVIDENCE OF THE APPLICABILITY OF ANY SUBSTITUTE MATERIALS MUST BE SUBMITTED TO, AND ACCEPTED BY, THE ARCHITECT AND/OR CONSULTING ENGINEER, NOT LESS THAN TEN (10) CALENDAR DAYS PRIOR TO THE SCHEDULED DATE FOR OPENING BIDS FOR THIS PROJECT. SUBSTITUTE EQUIPMENT WILL BE ACCEPTED ONLY ON THE DISCRETION OF THE ARCHITECT AND/OR CONSULTING ENGINEER ON BEHALF OF THE BUILDING OWNER.

D. SUBMITTAL MUST INCLUDE A LIST OF 4 OTHER LOCAL FACTORY AUTHORIZED FIRE ALARM VENDORS, INCLUDING NAMES, ADDRESS'S, AND PHONE NUMBERS, CAPABLE OF SERVICING, PROGRAMMING, AND ADDING TO THE PROPOSED SYSTEM.

GENERAL EQUIPMENT AND MATERIAL REQUIREMENTS

ALL EQUIPMENT FURNISHED FOR THIS PROJECT SHALL BE NEW AND UNUSED. ALL COMPONENTS AND SYSTEMS SHALL BE DESIGNED FOR UNINTERRUPTED DUTY. ALL EQUIPMENT, MATERIALS, ACCESSORIES, DEVICES, AND OTHER FACILITIES CONSIDERED BY THIS SPECIFICATION OR NOTED ON CONTRACT DRAWINGS AND INSTALLATION SPECIFICATIONS SHALL BE THE BEST BUILT FOR THE INTENDED USE AND SHALL BE PROVIDED BY A SINGLE MANUFACTURER. IF ANY OF THE EQUIPMENT PROVIDED UNDER THIS SPECIFICATION IS PROVIDED BY DIFFERENT MANUFACTURERS, THEN THAT EQUIPMENT SHALL BE RECOGNIZED AS COMPATIBLE BY BOTH MANUFACTURERS, AND "LISTED" AS SUCH BY UNDERWRITERS LABORATORIES.

SYSTEM INSTALLATION AND OPERATIONS SHALL BE VERIFIED BY THE MANUFACTURER'S REPRESENTATIVE AND A VERIFICATION CERTIFICATE PRESENTED UPON COMPLETION. THE MANUFACTURER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR AN ON-SITE DEMONSTRATION OF THE OPERATION OF THE SYSTEM AND INITIAL STAFF TRAINING AS REQUIRED BY THE ARCHITECT AND/OR CONSULTING ENGINEER.

THE SYSTEM SHALL BE CAPABLE OF DETECTING THE ELECTRICAL LOCATION OF EACH SEPARATE INTELLIGENT DEVICE INITIATING NEW AND EXISTING ALARMS. IT SHALL BE POSSIBLE TO DISPLAY THE INTELLIGENCE ON A PER CABINET, LOOP, OR SERVICE GROUP BASIS.

LOCAL CONTROL AND DISPLAY ANNUNCIATORS

EACH PANEL IN THE INSTALLED SYSTEM SHALL INCLUDE LOCAL CONTROL AND DISPLAY ANNUNCIATORS. THESE ANNUNCIATORS SHALL HAVE INTEGRAL MEMBRANE SEALED, TACTILE PUSH-BUTTON CONTROL SWITCHES FOR THE CONTROL OF SYSTEM FUNCTIONS, AND LEDS WITH PROGRAMMABLE (SOFTWARE-CONTROLLED) FLASH RATES AND SLIDE-IN LABELS FOR ANNUNCIATION OF SYSTEM EVENTS.

- DB LOCAL CONTROL DISPLAY ANNUNCIATORS SHALL PROVIDE THE SYSTEM WITH INDIVIDUAL ZONE AND / OR DEVICE ANNUNCIATION.
- THE LOCAL CONTROL DISPLAY ANNUNCIATORS SHALL PROVIDE THE SYSTEM WITH INDIVIDUAL ZONE AND / OR DEVICE ANNUNCIATION WITH ZONE AND / OR DEVICE DISABLE.

DB REMOTE CONTROL DISPLAY ANNUNCIATORS SHALL PROVIDE THE SYSTEM WITH INDIVIDUAL ALARM AND TROUBLE ANNUNCIATION PER ZONE AND / OR DEVICE WITH ZONE AND / OR DEVICE DISABLE.

DB LOCAL CONTROL AND DISPLAY ANNUNCIATORS SHALL PROVIDE THE SYSTEM WITH GROUPS OF THREE SWITCHES WHICH HAVE A SOFTWARE CONTROLLED INTERLOCK TO ALLOW ONLY ONE OF THE SWITCHES TO BE ACTIVE AT ANY TIME. THE SWITCH BRANDS SHALL BE USED FOR ALL OF THE ZONE AND DAMPER CONTROLS IN THE PROTECTED PREMISES.

1.02 A3 REMOTE SYSTEM POINT ANNUNCIATORS

EACH REMOTE PANEL IN THE INSTALLED SYSTEM SHALL INCLUDE REMOTE CONTROL AND DISPLAY ANNUNCIATORS. THESE ANNUNCIATORS SHALL HAVE INTEGRAL MEMBRANE SEALED, TACTILE PUSH-BUTTON CONTROL SWITCHES FOR THE CONTROL OF SYSTEM FUNCTIONS, AND LEDS WITH PROGRAMMABLE (SOFTWARE-CONTROLLED) FLASH RATES AND SLIDE-IN LABELS FOR ANNUNCIATION OF SYSTEM EVENTS.

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C. THE REMOTE CONTROL DISPLAY ANNUNCIATORS SHALL PROVIDE THE SYSTEM WITH INDIVIDUAL ALARM AND TROUBLE ANNUNCIATION PER ZONE AND / OR DEVICE WITH ZONE AND / OR DEVICE DISABLE.

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F THE REMOTE ANNUNCIATOR LOCATED ON THE HOST FLOOR SHALL BE A 3-BANK LCD ANNUNCIATOR SIZED TO ACCOMMODATE FUTURE MANUAL CONTROLS AS REQUIRED. THIS MUST BE A COMPLETE PACKAGE AS SECONDARY UNIT TO INSURE MANUAL SWITCHES WILL NOT BE ACCEPTED

1.02 A 4 SYSTEM PRINTERS

ONE ALARM AND STATUS PRINTER SHALL BE A 9 PIN, IMPACT, DOT-MATRIX PRINTER WITH A MINIMUM PRINT SPEED OF 300 CHARACTERS PER SECOND AT 10 CHARACTERS PER INCH. PREPRINT PARAMETERS SHALL BE SET UP WITH A MENU DRIVEN PROGRAM IN THE PRINTER. THE SERIAL CABLE CONNECTING THE FIRE ALARM CONTROL PANEL TO THE PRINTER SHALL BE SUPERVISED. THE SERIAL PRINTER SHALL SUPPORT SHORT HAUL MODEMS OR FIBER-OPTICS MODEMS. THE MONITORS SHALL LIST THE TIME, DATE, TYPE, AND USER DEFINED MESSAGE FOR EACH EVENT PRINTED. IT SHALL BE POSSIBLE TO SUPPRESS MONITORS, PER LEVEL. IT SHALL BE POSSIBLE TO DEFINE WHICH EVENT TYPES ARE SENT TO THE PRINTER(S) INCLUDING ALARMS, SUPERVISORY, TROUBLE, MONITOR, AND SYSTEM GROUPS.

THE PRINTER SHALL BE POWERED FROM 115 VAC, AND SHALL USE STANDARD 8½" X 11" FAN FOLD PAPER. BATTERY BACKUP IS REQUIRED SHALL USE AN EMERGENCY POWER UNIT OR UNINTERRUPTED POWER SUPPLY

1.02 B 5 LIFE SAFETY SYSTEM OPERATIONS IN BRIEF ARE:

SDC CARD

THE SIGNATURE DEVICE CARD (SDC) SHALL BE THE INTERFACE BETWEEN THE FIRE ALARM CONTROL PANEL AND THE SIGNATURE SERIES DETECTORS AND MODULES. THE COMMUNICATIONS FORMATS BETWEEN THE SDC AND THE SIGNATURE SERIES DEVICES SHALL BE 100% DIGITAL. COMMUNICATIONS TO DEVICES MUST INCORPORATE BROADCAST POLLING AND DIRECT ADDRESS SEARCH TO ENSURE AN FAST/ST REPORTING OF OFF-NORMAL CONDITIONS TO THE SYSTEM HUMAN INTERFACE DEVICE.

IT SHALL BE POSSIBLE TO WIRE THE SDC AS CLASS A (STYLE 8 OR STYLE 7) OR CLASS B (STYLE 4) WITHOUT TWISTED OR SHIELDED WIRE. IT MUST BE POSSIBLE TO WIRE SIGNATURE CIRCUITS (T-TAPS) FROM CLASS B CIRCUITS.

THE ASSOCIATED CONTROLLER (S-SDC), THROUGH THE SDC, SHALL PROVIDE THE ABILITY TO SET THE SENSITIVITY AND ALARM VERIFICATION OF EACH OF THE INDIVIDUAL INTELLIGENT DETECTORS ON THE CIRCUIT. IT SHALL BE POSSIBLE TO AUTOMATICALLY SET THE SENSITIVITY OF INDIVIDUAL INTELLIGENT DETECTORS DURING DAY AND NIGHT PERIODS.

IT SHALL BE POSSIBLE FROM THE SDC TO ADDRESS ALL INTELLIGENT DEVICES CONNECTED TO IT WITHOUT HAVING TO SET SWITCHES AT THE INDIVIDUAL DEVICES.

IT SHALL BE POSSIBLE TO OBTAIN A MAPPING REPORT OF ALL DEVICES CONNECTED TO THE CIRCUIT FOR CONFIRMATION OF "AS-BUILT" WIRING. THE MAP SHALL SHOW PHYSICAL WIRING OF T-TAPS, DEVICE TYPES, AND THE PANEL ADDRESSES OF DEVICES CONNECTED TO THE CIRCUIT. THE SDC SHALL BE CAPABLE OF REPORTING UNEXPECTED ADDITIONAL DEVICE ADDRESSES AND CHANGES TO THE WIRING IN ITS DATA CIRCUIT. A SPECIFIC TROUBLE SHALL BE REPORTED FOR ANY OFF-NORMAL NON-ALARM CONDITION

DST

THE SYSTEM SHALL ALLOW THE AUTHORIZED OPERATOR TO PERFORM DIAGNOSTIC FUNCTIONS WITHIN THE INSTALLED SYSTEM. DIAGNOSTIC FUNCTIONS SHALL BE DEFINED BY THE AUTHORIZED OPERATION TO BE PERFORMED ON A PER CABINET, LOOP, OR SERVICE GROUP BASIS.

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Nine Story Building

Drawing Title:

FIRE ALARM SPECIFICATIONS I

Job No. | Drawing Number

Scale: N/A

No. Date Issue

F.A. (I)

FIRE ALARM SPECIFICATIONS II

THE SYSTEM SHALL BE ABLE TO REPORT THE FOLLOWING INFORMATION ON A PER INTELLIGENT DEVICE BASIS:
1. DEVICE SIGNAL NUMBER
2. DEVICE ADDRESS
3. DEVICE TYPE
4. CURRENT DETECTOR SENSITIVITY VALUES AND THE EXTENT OF ENVIRONMENTAL COMPENSATION.
5. ANY OF 20 POSSIBLE TROUBLE CODES TO SPECIFICALLY DIAGNOSE FAULTS.

SHOULD A SIGNALLING LINE CIRCUIT (SLC) FAIL TO COMMUNICATE, THE SIGNALLING CIRCUIT SHALL GO INTO THE STAND ALONE MODE. THE CIRCUIT SHALL BE CAPABLE OF PRODUCING A LOOP ALARM IF AN ALARM TYPE DEVICE BECOMES ACTIVE DURING STAND ALONE MODE.

LIFE SAFETY SYSTEM PROGRAMMABLE OPERATIONS
SYSTEM MESSAGE PROGRAMMING AND DISPLAY OPERATIONS
THE FIRE ALARM / LIFE SAFETY SYSTEM SHALL ALLOW KEYPERSONNEL ROUTINES TO BE COMPLETED TO ANY OR ALL MODES (CAPABILITY) IN THE NETWORK.
ALL OF THE SYSTEM PRINTER PORTS CAN BE CONFIGURED TO DISPLAY ANY OR ALL OF THE FOLLOWING FUNCTIONS:
- ALARM
- SUPERVISORY
- TROUBLE
- MONITOR
- SERVICE GROUP

EACH LCD DISPLAY OR EACH MODE (CABINET) IN THE SYSTEM SHALL BE CONFIGURABLE TO SHOW STATUS OF ANY OR ALL OF THE FOLLOWING FUNCTIONS ANYWHERE IN THE SYSTEM:
- ALARM
- SUPERVISORY
- TROUBLE
- MONITOR

THE SYSTEM SHALL PROVIDE THE CAPABILITY TO LABEL EACH OF THE SYSTEM POINTS WITH UP TO 200 CHARACTERS OF LOCATION MESSAGE. THE FIRST 40 CHARACTERS SHALL BE DISPLAYED TO THE LCD WHILE THE ENTIRE MESSAGE SHALL BE SENT TO THE PRINTER.
THE SYSTEM SHALL HAVE THE CAPABILITY TO PROVIDE UP TO 1200 LOGICAL (COUNTING AND GROUPS). EACH GROUP SHALL HAVE A PROGRAMMABLE "ACTIVATION" EQUATION THAT DEFINES THE NUMBER OF ACTIVE DEVICES IN AN ANY GROUP REQUIRED THE ACTIVATION NUMBER, THE SAME GROUP RULES WILL EXECUTE. IT SHALL BE POSSIBLE TO "OVERLAP" ANY GROUPS BY NAMED DEVICES APPEAR IN MORE THAN ONE GROUP.
THE SYSTEM SHALL PROVIDE A MEANS TO MONITOR THE WALL BEING OF ANY OR ALL OF THE CHECKS-99 PROGRAMMED PREVIOUSLY BY MEANS OF A CHECKS-99 GROUP FEATURE. THE CHECKS-99 GROUP SHALL DISPLAY AN EMERGENCY ALARM WHENEVER ANY MEMBER OF A CHECKS-99 GROUP FAILS TO CHECKS-99 DURING THE PROGRAMMABLE CHECKS-99 PERIOD. EMERGENCY CHECKS-99 ACTIVATIONS DURING THE CHECKS-99 PERIOD, OR ACTIVATIONS OUTSIDE OF THE CHECKS-99 PERIOD SHALL ALSO ACTIVATE AN EMERGENCY RESPONSE. IT SHALL BE POSSIBLE TO MAKE A MEMBER OF TWO CHECKS-99 GROUPS. ALL EVENT MESSAGES FOR THE CHECKS-99 FEATURE SHALL BE ERASEABLE TO ANY SYSTEM MONITOR OR PRINTER. THE SYSTEM SHALL HAVE THE ABILITY TO DEFINE 3 MEMBERS OF LIKE MARKS GROUPS WITH UP TO 2000 POINTS EACH. FIRE EACH MARKS, IT SHALL BE POSSIBLE TO DEFINE A "MARSHAL" AND AN "ACKNOWLEDGE" ALARMS. THE MARSHAL ALARMS DEFINES THE PROXIMITY BETWEEN DETECTOR LOCATIONS. WHEN TWO DETECTORS ACTIVATE AT OR WITHIN THE VALUE OF THE "MARSHAL" DEFINITION THE ALARMING OF ACTIVE DEVICES REACHES THE ACTIVATION NUMBER THE ALARM GROUP ACTIVATES. IT SHALL BE POSSIBLE TO "OVERLAP" ALARM GROUPS BY NAMED DEVICES APPEAR IN MORE THAN ONE GROUP.
THE SYSTEM SHALL INCLUDE THE ABILITY TO DEFINE AN ALPHANUMERIC SET OF REMOTE COMMANDS WHICH MAY BE USED IN CONJUNCTION WITH THE SYSTEMS TEXT COMMAND FOR THE TESTING OF THE CONNECTED SIGNATURE DEVICE WHICH DE SELECTED. THE FUNCTIONS SHALL ENABLE THE NORMAL ALARM COMMAND FOR EACH OF THE MEMBERS OF THE GROUP, SO THAT THE TESTING PROCESS WILL NOT RESULT IN AN ACTIVATION OF THE BUILDING EVACUATION SIGNALS, ALARM/ANY AND ITS CONTROL SOLENOID CONNECTIONS.
THE SYSTEM SHALL INCLUDE THE CONTROL PROGRAMS WHICH WILL MAKE THE ABILITY TO CONTROL ANY SYSTEM OUTPUT OR FUNCTION, OR DETAILS ANY SYSTEM OPERATIONAL SEQUENCE AS A FUNCTION OF THE MONTH, DAY OF WEEK, DATE, HOUR, MINUTE, OR SECOND.
THE SYSTEM SHALL INCLUDE UP TO 1000 SOFTWARE DEFINED LOGICAL ZONE GROUPS WHICH MAY GROUP ANY INPUT FROM ANY SIGNALLING DATA CIRCUIT, OR OTHER DETAILING DEVICE CIRCUIT, IN ORDER TO CONTROL A SYSTEM OUTPUT OR FUNCTION, OR DEFINE ANY SYSTEM OPERATIONAL SEQUENCE. A DEVICE OR ZONE MAY BE A MEMBER OF ONE LOGICAL ZONE GROUP. EACH OF THESE ZONES SHALL HAVE AN ASSOCIATED MESSAGE.
THE SYSTEM SHALL PROVIDE THE ABILITY TO DOWNLOAD DATA FROM THE SIGNALLING SERVER DETECTORS TO A P.C. WHILE THE SYSTEM IS ON-LINE AND OPERATIONAL IN THE PROTECTED PREMISES. THE DOWNLOADED DATA MAY THEN BE ANALYZED IN A DIAGNOSTIC PROGRAM SUPPLIED BY THE SYSTEMS MANUFACTURER.

LOOP COMPONENTS
LCD01A INTELLIGENT DETECTORS – GENERAL OPERATION
THE SYSTEM INTELLIGENT DETECTORS SHALL BE CAPABLE OF FULL DUPLEX, COMMUNICATION USING SERIAL MESSAGING AND POLLING PROTOCOL. EACH DETECTOR SHALL BE CAPABLE OF PERFORMING INDEPENDENT FIRE DETECTION ALGORITHMS. THE FIRE DETECTION ALGORITHM SHALL MEASURE SENSOR SIGNAL DIMENSIONS, TIME PATTERNS AND SENSING DIFFERENT FIRE PARAMETERS TO INCREASE RELIABILITY AND DISTINGUISH REAL FIRE CONDITIONS FROM UNWANTED RECEPTIVE ENVIRONMENT ALARMS. ANNUAL PATTERNS THAT ARE VERY TYPICAL OF FIRES SHALL BE ELIMINATED BY DIGITAL FILTERS. DETECTORS NOT CAPABLE OF COMPARING DIFFERENT FIRE PARAMETERS OR EMPLOYING DIGITAL FILTERS SHALL NOT BE ACCEPTABLE.
EACH DETECTOR SHALL HAVE AN INTERNAL MICROPROCESSOR CAPABLE OF MAKING ALARM DECISIONS BASED ON FIRE PARAMETER INFORMATION STORED IN THE DETECTOR HEAD. DISTRIBUTED INTELLIGENCE SHALL IMPROVE RESPONSE TIME BY DECREASING THE BACK FLOW BETWEEN DETECTOR AND ANALOG LOOP CONTROLLERS. DETECTORS NOT CAPABLE OF MAKING INDEPENDENT ALARM DECISIONS SHALL NOT BE ACCEPTABLE. MAXIMUM TOTAL ANALOG LOOP RESPONSE TIME FOR DETECTORS CHANGING SCALE SHALL BE 5.0 SECONDS.
EACH DETECTOR SHALL HAVE A DEFINABLE MEANS OF EMPLOYING SEMAPHORE AND ALARM SIGNALS. A GREEN LED SHALL FLASH TO CONFIRM COMMUNICATION WITH THE ANALOG LOOP CONTROLLER. A RED LED SHALL FLASH TO DISPLAY ALARM STATUS. BOTH LEDS CAN BE SELECTIVELY DISABLED AT THE CONTROL PANEL TO AVOID ALARM DISTURBANCE. BOTH LEDS SHALL BE VISIBLE THROUGH A FULL 360 DEGREE VIEWING ANGLE.
THE DETECTOR SHALL BE CAPABLE OF CONFIGURING UP TO 32 ENVIRONMENTAL CODES. THIS INFORMATION SHALL BE AVAILABLE FOR SYSTEM MAINTENANCE. THE ENVIRONMENTAL CODE SHALL BE STORED AT THE DETECTOR.
EACH SMOKE DETECTOR SHALL BE CAPABLE OF TRANSMITTING PRE-ALARM AND ALARM SIGNALS IN ADDITION TO THE NORMAL, TROUBLE AND NEED CLEANING INFORMATION. IT SHALL BE POSSIBLE TO PROGRAM CONTROL PANEL ACTIVITY TO EACH LEVEL. EACH SMOKE DETECTOR MAY BE INDIVIDUALLY PROGRAMMED TO OPERATE AT ANY ONE OF FIVE (5) SENSITIVITY SETTINGS.
EACH DETECTOR MICROPROCESSOR SHALL CONTAIN AN ENVIRONMENTAL COMPENSATION ALGORITHM WHICH IDENTIFIES AND SETS AGAINST "ENVIRONMENTAL THRESHOLDS" APPROXIMATELY SIX TIMES AN HOUR. THE MICROPROCESSOR SHALL CONTINUALLY MONITOR THE ENVIRONMENTAL IMPACT OF TEMPERATURE, HUMIDITY, OTHER CONTAMINATES AND DUST, AS DETECTOR AGING. THE PROCESS SHALL DISPLAY DIGITAL COMPENSATION TO ADAPT THE DETECTOR TO BOTH 24 HOUR LONG TERM AND A SHORT TERM ENVIRONMENTAL CHANGES. THE MICROPROCESSOR SHALL STORE THE ENVIRONMENTAL COMPENSATION VALUE AND ALERT THE SYSTEM OPERATOR WHEN THE DETECTOR APPROACHES END OF USE OF THE ALGORITHM ENVIRONMENTAL COMPENSATION VALUE. DIFFERENTIAL SENSING ALGORITHMS SHALL MONITOR A SIGNIFICANT DIFFERENTIAL BETWEEN SELECTED DETECTOR SENSITIVITY AND THE "LEARNED" BASE LINE SENSITIVITY. THE BASE LINE SENSITIVITY INFORMATION SHALL BE UPDATED AND PERMANENTLY STORED AT THE DETECTOR APPROXIMATELY EACH EIGHT HOURS.
THE INTELLIGENT ANALOG DEVICE AND THE ANALOG LOOP CONTROLLER SHALL PROVIDE INCREASED RELIABILITY AND INHERENT SURVIVABILITY THROUGH INTELLIGENT ANALOG STANDALONE OPERATION. THE DEVICE SHALL AUTOMATICALLY CHANGE TO STANDALONE OPERATIONAL SERVICE OPERATION IN THE EVENT OF A LOOP CONTROLLER POLLING COMMUNICATIONS FAILURE. IN THE ANALOG STANDALONE DETECTOR MODE, THE ANALOG DETECTOR SHALL CONTINUE TO OPERATE USING SENSITIVITY AND ENVIRONMENTAL COMPENSATION INFORMATION STORED IN ITS MICROPROCESSOR AT THE TIME OF COMMUNICATIONS FAILURE.
THE ANALOG LOOP CONTROLLER SHALL MONITOR THE LOOP AND ACTIVATE A LOOP ALARM IF ANY DETECTORS REACHES ITS ALARM SENSITIVITY THRESHOLD.
EACH SMOKE DETECTOR SHALL BE CAPABLE OF AUTOMATED ELECTRONIC ADDRESSING AND CAN CHANGE ADDRESSING WITHOUT THE USE OF DIP OR ROTARY SWITCHES. ENCODED USING DIP OR ROTARY SWITCHES FOR ADDRESSING, EITHER IN THE BASE OR ON THE DETECTOR SHALL NOT BE ACCEPTABLE.
THE INTELLIGENT ANALOG DETECTION SHALL BE SUITABLE FOR MOUNTING ON ANY SIGNALLING SERIES DETECTOR MOUNTING BASE.
LCD01A1 FIXED TEMPERATURE HEAT DETECTOR, 0505-0570
PROVIDE INTELLIGENT FIXED TEMPERATURE HEAT DETECTORS <058-070>. THE HEAT DETECTOR SHALL HAVE A LOW MASS THERMISTOR HEAT SENSOR THAT OPERATE AT A FIXED TEMPERATURE. IF SHALL CONTINUALLY MONITOR THE TEMPERATURE OF THE AIR IN ITS SURROUNDINGS TO SENSOR VARIANCE, LAG TO THE TIME REQUIRED TO PROCESS AN ALARM. THE INTERNAL MICROPROCESSOR SHALL DETERMINE IF AN ALARM CONDITION EXISTS AND INITIATE AN ALARM BASED ON THE ANALYSIS OF THE DATA. INTERNAL USING CHEMICAL INTELLIGENCE FOR ALARM DECISIONS SHALL NOT BE ACCEPTABLE. THE INTERNAL MICROPROCESSOR SHALL DETERMINE IF AN ALARM CONDITION EXISTS AND INITIATE AN ALARM BASED ON THE ANALYSIS OF THE DATA. INTERNAL USING CHEMICAL INTELLIGENCE FOR ALARM DECISIONS SHALL NOT BE ACCEPTABLE. THE INTELLIGENT HEAT DETECTOR SHALL HAVE A NOMINAL FIXED TEMPERATURE ALARM POINT RATING OF 135°F (57°C) AND A RATE-OF-RISE ALARM POINT OF 15°F (7°C) PER MINUTE. THE HEAT DETECTOR SHALL BE RATED FOR CEILING INSTALLATION AT A MINIMUM OF 30 FT (9.1M) CENTERS AND BE SUITABLE FOR SMALL HEIGHT APPLICATIONS.
LCD01A2 ACKNOWLEDGED SMOKE DETECTOR, 0505-070 (DUCT & AREA DETECTION)
PROVIDE INTELLIGENT PHOTOELECTRIC SMOKE DETECTORS <005-070>. THE ANALOG PHOTOELECTRIC SMOKE DETECTOR SHALL UTILIZE A LIGHT SCATTERING TYPE PHOTOELECTRIC SMOKE SENSOR TO SENSE CHANGES IN AIR SAMPLES FROM ITS SURROUNDINGS. THE INTERNAL MICROPROCESSOR SHALL DYNAMICALLY CHANGE VALUES FROM THE SENSOR AND ANALYZE AN ALARM BASED ON THE ANALYSIS OF DATA. INTERNAL USING CHEMICAL INTELLIGENCE FOR ALARM DECISIONS SHALL NOT BE ACCEPTABLE. THE DETECTOR SHALL CONTINUALLY MONITOR ANY CHANGES IN SENSITIVITY DUE TO THE ENVIRONMENTAL EFFECTS OF DIRT, SMOKE, TEMPERATURE, AGING AND HUMIDITY. THE INFORMATION SHALL BE STORED IN THE INTERNAL PROCESSOR AND TRANSMITTED TO THE ANALOG LOOP CONTROLLER FOR INTERPRETATION BY A LAPTOP PC <OR THE MMA-PRO SIGNALLING PROGRAM/SERVICE TOOL>. THE PHOTO DETECTOR SHALL BE RATED FOR CEILING INSTALLATION AT A MINIMUM OF 30 FT (9.1M) CENTERS AND BE SUITABLE FOR SMALL HEIGHT APPLICATIONS. THE PHOTOELECTRIC SMOKE DETECTOR SHALL BE SUITABLE FOR DIRECT MOUNTING INTO AND BASED UP TO 8 FT (2.4M) HIGH AND 3 FT (0.9M) WIDE WITH AIR VELOCITIES UP TO 4,000 FT/MIN. (0-20.3 M/SEC) WITHOUT REQUIRING SPECIFIC DUCT DETECTOR HOUSINGS OR SUPPLY TUBES.
LCD01A3 MARINE, FULL DUPLEX, 0505-070
PROVIDE INTELLIGENT SMOKE DETECTOR, SUITABLE FOR MARINE FIRE ALARM SYSTEMS <058-070>. THE FIRE ALARM STATION SHALL BE OF METAL CONSTRUCTION WITH AN INTERNAL TONABLE BUZZER. PROVIDE A LOCKING TEST FEATURE. FINISH THE STATION IN RED WITH SILVER "PULL IN CASE OF FIRE" <ENGLISH> LETTERING. THE MANUAL STATION SHALL BE SUITABLE FOR MOUNTING ON NORTH AMERICAN 3 1/2" (4-GANG) DEEP 1-GANG BOXES AND 1 1/2" (2GANG) DEEP 4" SQUARE BOXES WITH 1-GANG COVERS.

LCD01E ANCILLARY DEVICES
LCD01E1 REMOTE RELAYS
MULTI VOLTAGE CONTROL RELAYS, MR-500 SERIES
PROVIDE REMOTE CONTROL RELAYS CONNECTED TO SUPERVISED ANCILLARY CIRCUITS FOR CONTROL OF PANEL BUZZERS, DOOR RELEASES, ETC. RELAY CONTACT RATINGS SHALL BE SPDT AND RATED FOR 10 AMPERES AT 110 VAC. A SINGLE RELAY MAY BE ENERGIZED FROM A VOLTAGE SOURCE OF 24 VDC, 24 VAC, 110 VAC, OR 220 VAC. A RED LED SHALL INDICATE THE RELAY IS ENERGIZED. <A METAL ENCLOSURE SHALL BE PROVIDED.>
MULTI VOLTAGE CONTROL RELAYS, MR-200 SERIES
PROVIDE REMOTE CONTROL RELAYS CONNECTED TO SUPERVISED ANCILLARY CIRCUITS FOR CONTROL OF PANEL BUZZERS, DOOR RELEASES, ETC. RELAY CONTACT RATINGS SHALL BE SPDT AND RATED FOR 10 AMPERES AT 110 VAC. A SINGLE RELAY MAY BE ENERGIZED FROM A VOLTAGE SOURCE OF 24 VDC, 24 VAC, 110 VAC, OR 220 VAC. A RED LED SHALL INDICATE THE RELAY IS ENERGIZED. <A METAL ENCLOSURE SHALL BE PROVIDED.>

3 PART 3 EXECUTION
THE ENTIRE SYSTEM SHALL BE INSTALLED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH APPROVED MANUFACTURERS MANUALS AND GOOD PRACTICE. THE CONTRACTOR SHALL FURNISH ALL CONDUIT, WIRING, OUTLET BOXES, JUNCTION BOXES, CABINETS AND SUNDRIES DEEMED NECESSARY FOR THE COMPLETE INSTALLATION. ALL WIRING SHALL BE OF THE TYPE RECOMMENDED BY THE NFPA, APPROVED BY LOCAL AUTHORITIES HAVING JURISDICTION FOR THE PURPOSE, AND SHALL BE INSTALLED IN RIGID/EMT CONDUIT THROUGHOUT. ALL PENETRATIONS OF FLOOR SLABS AND FIRE WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH ALL LOCAL FIRE CODES.
END OF LINE RESISTORS SHALL BE FURNISHED AS REQUIRED FOR SOUNDERS AS DIRECTED BY THE MANUFACTURERS.
ALL WIRING SHALL BE INSTALLED ACCORDING TO NFPA STANDARDS FOR THE CLASSIFICATION SUBMITTED BY THE AUTHORIZED ENGINEERED SYSTEMS DISTRIBUTOR, UNLESS OTHERWISE NOTED.

LCD1 FIELD QUALITY CONTROL
THE SYSTEM SHALL BE INSTALLED AND FULLY TESTED UNDER THE SUPERVISION OF TRAINED MANUFACTURER'S REPRESENTATIVE. THE SYSTEM SHALL BE CERTIFIED BY THE MANUFACTURERS TO PERFORM ALL THE FUNCTIONS AS SPECIFIED.

1.C02 ACCEPTABLE INSTALLERS
THE FIRE ALARM / LIFE SAFETY SYSTEM SPECIFIED HEREIN SHALL BE INSTALLED BY A FACTORY TRAINED AND AUTHORIZED ENGINEERED SYSTEMS DISTRIBUTOR.
FIELD CONNECTED DEVICES MAY BE INSTALLED AND WIRED, AND PRIMARY POWER MAY BE WIRED BY LICENSED CONTRACTORS UNDER THE DIRECT SUPERVISION OF A FACTORY TRAINED AND AUTHORIZED ENGINEERED SYSTEMS DISTRIBUTOR.

1.C03 EXAMINATION
PRIOR TO THE COMMENCEMENT OF ANY OF THE WORK DETAILED HEREIN, AN EXAMINATION AND ANALYSIS OF THE AREA(S) WHERE THE FIRE ALARM / LIFE SAFETY SYSTEM AND ALL ASSOCIATED COMPONENTS ARE TO BE INSTALLED SHALL BE MADE.
ANY OF THESE AREA(S) WHICH ARE FOUND TO BE OUTSIDE THE MANUFACTURERS' RECOMMENDED REQUIREMENTS FOR THE PARTICULAR SPECIFIED PRODUCTS SHALL BE NOTED ON A SITE EXAMINATION REPORT WHICH SHALL BE GIVEN TO THE BUILDING OWNER/REPRESENTATIVE, AND THE LOCAL FIRE AUTHORITY.
ANY SMOKE DETECTORS, OR SIMILAR FOUND OR EXISTING WIRING SHALL BE CONNECTED PRIOR TO THE CONNECTION OF THESE WIRES TO ANY PANEL COMPONENT OR FIELD DEVICE.

L033.A DEMONSTRATION
LACK OF THE SATISFACTORY OPERATIONS OF THE INSTALLED FIRE ALARM / LIFE SAFETY SYSTEM SHALL BE CONSIDERATED TO THE BUILDING OWNERS REPRESENTATIVE AND THE LOCAL AUTHORITY HAVING JURISDICTION BY THE INSTALLING FIRM.

MK
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Project Title:
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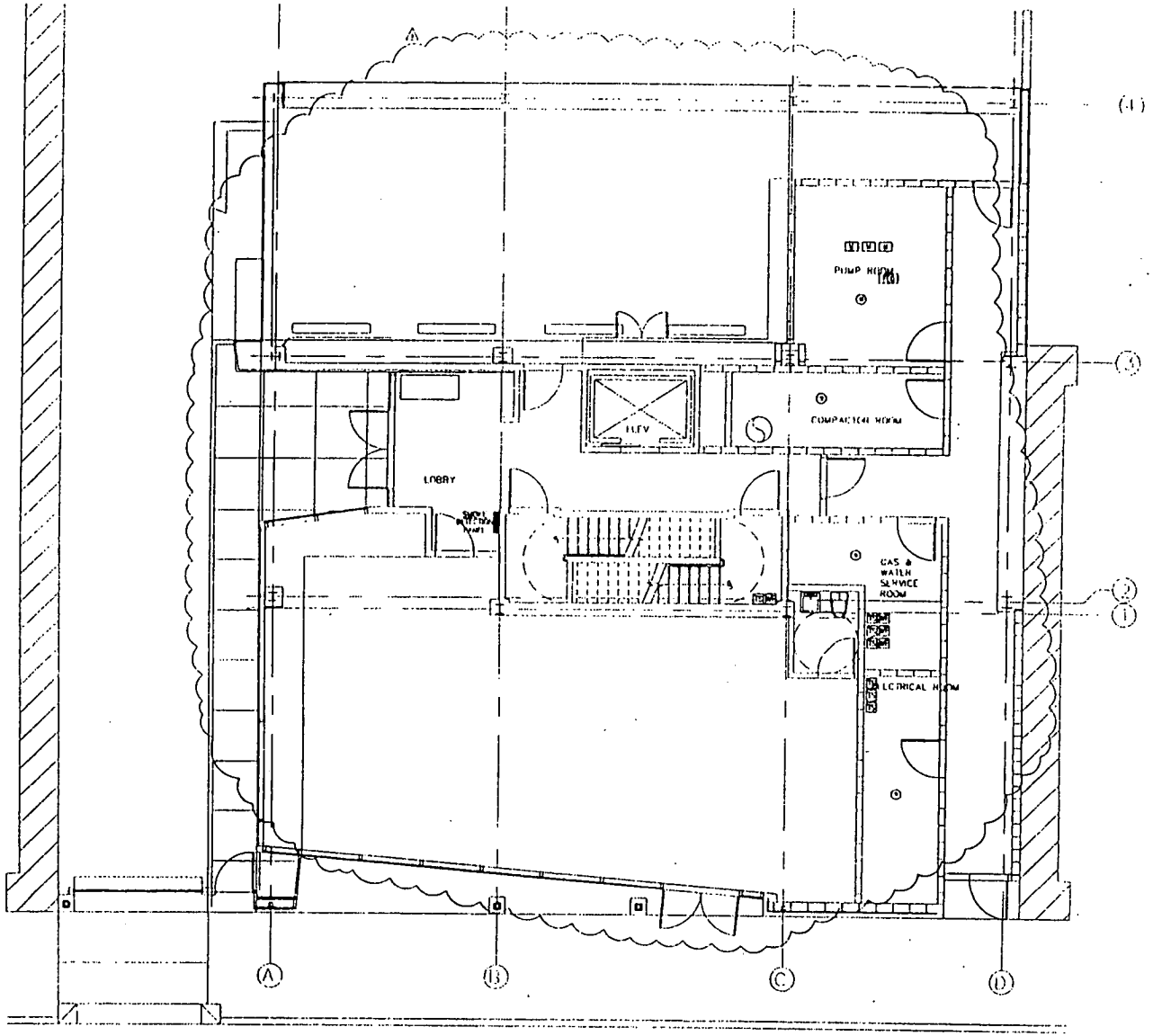
Nine Story Building

Drawing Title:
FIRE ALARM SPECIFICATIONS II

FA 2.02

(II) A-93



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FIRE ALARM
1ST FLOOR PLAN

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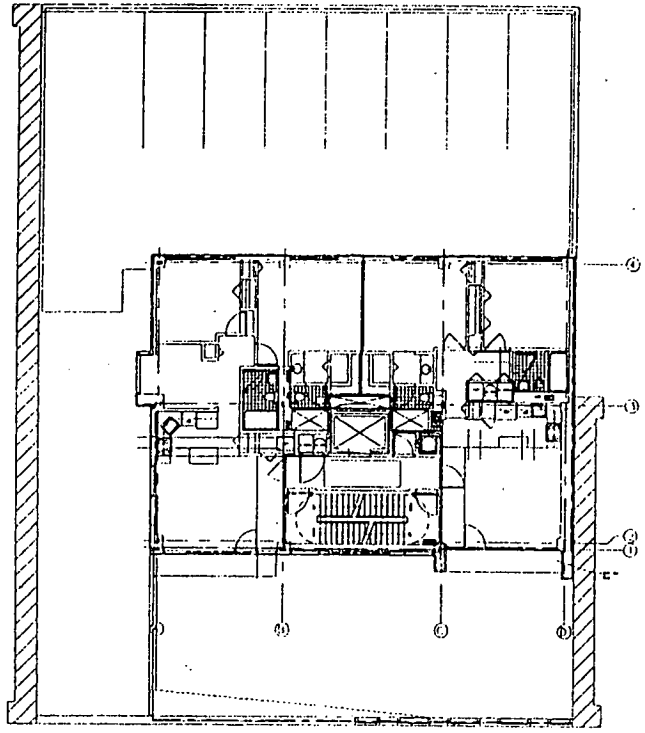

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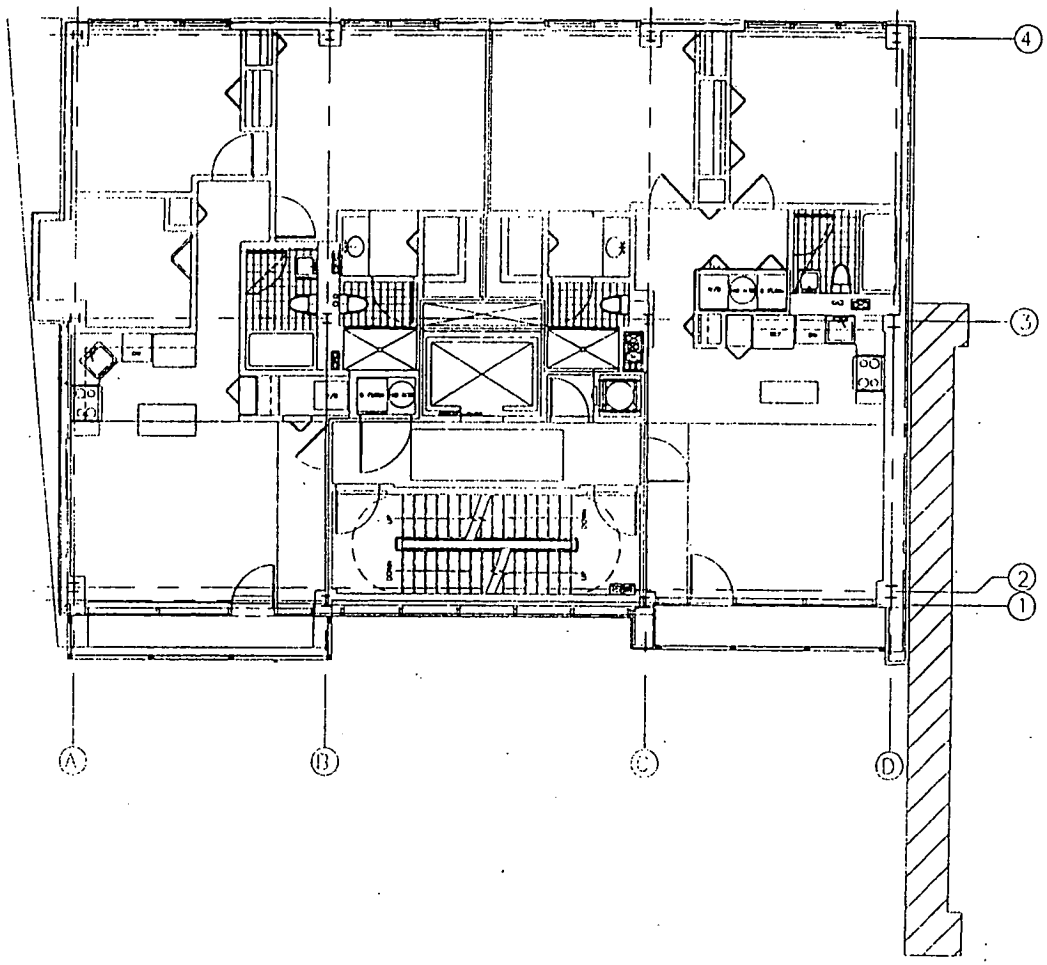
Drawing Title:

FIRE ALARM
2ND FLOOR PLAN

FA3.02



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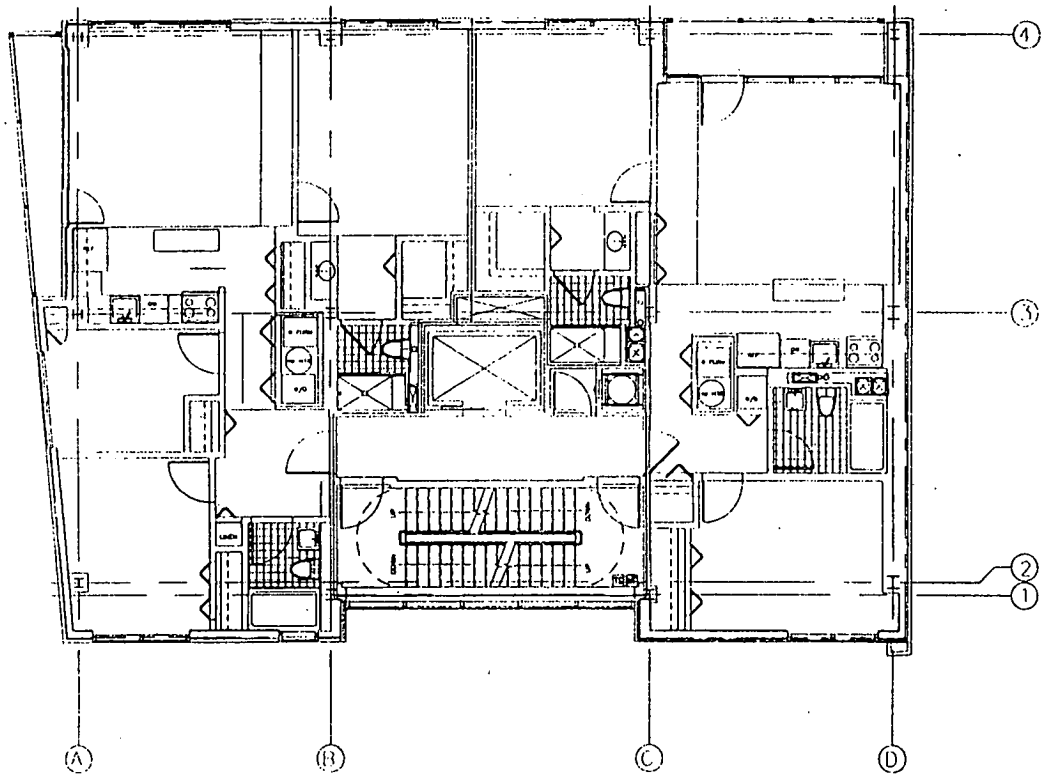
Drawing Title:

FIRE ALARM-3RD
FLOOR PLAN



No.	Date	Issue
7	[illegible]	ISSUED FOR REVISED AS NOTED
6	[illegible]	ISSUED FOR CONSTRUCTION
5	[illegible]	REISSUED FOR FINAL REVIEW
4	[illegible]	REVISED AS PER SLCLS COMMENTS
3	[illegible]	ISSUE FOR FINAL CLIENT REVIEW
2	[illegible]	ISSUE FOR CD SET
1	[illegible]	ISSUE FOR PRELIMINARY REVIEW

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Drawing Title:

FIRE ALARM 4TH-7TH
FLOOR PLAN

FA3.04

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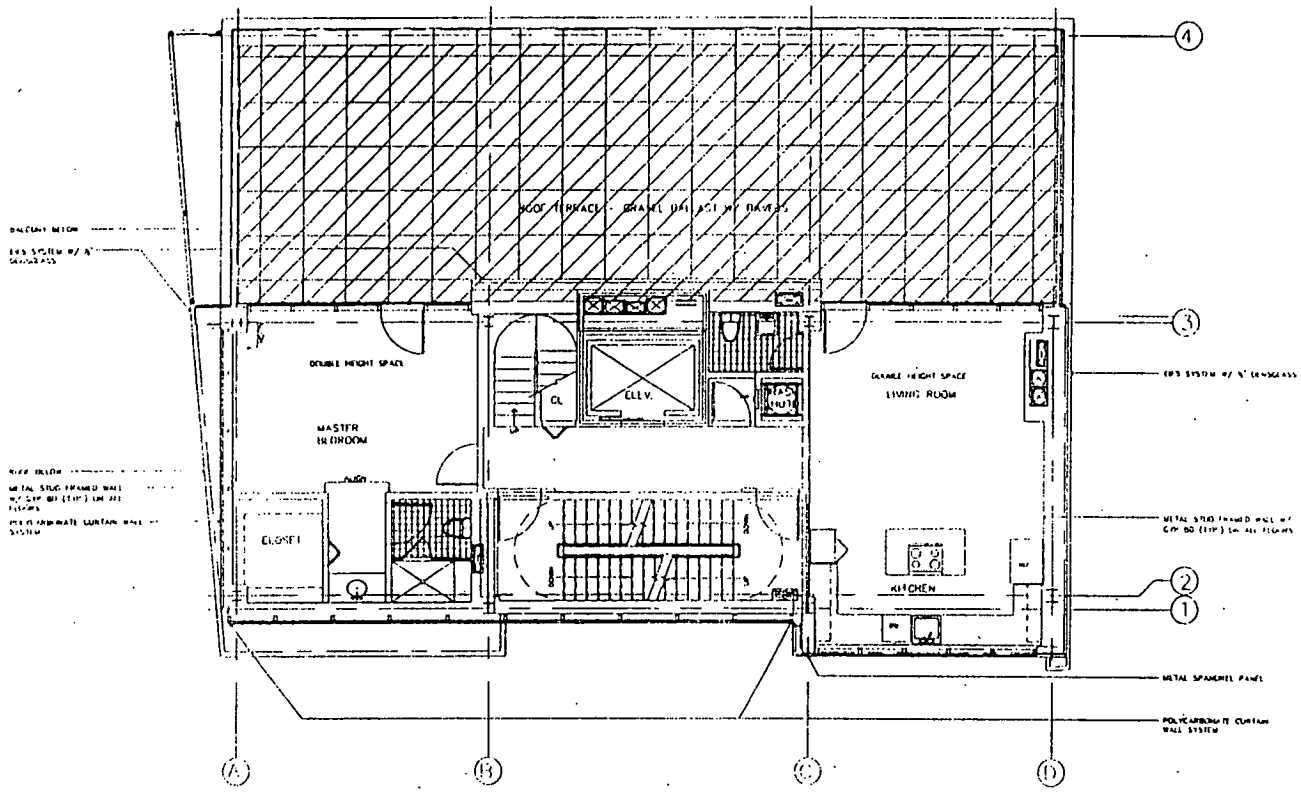

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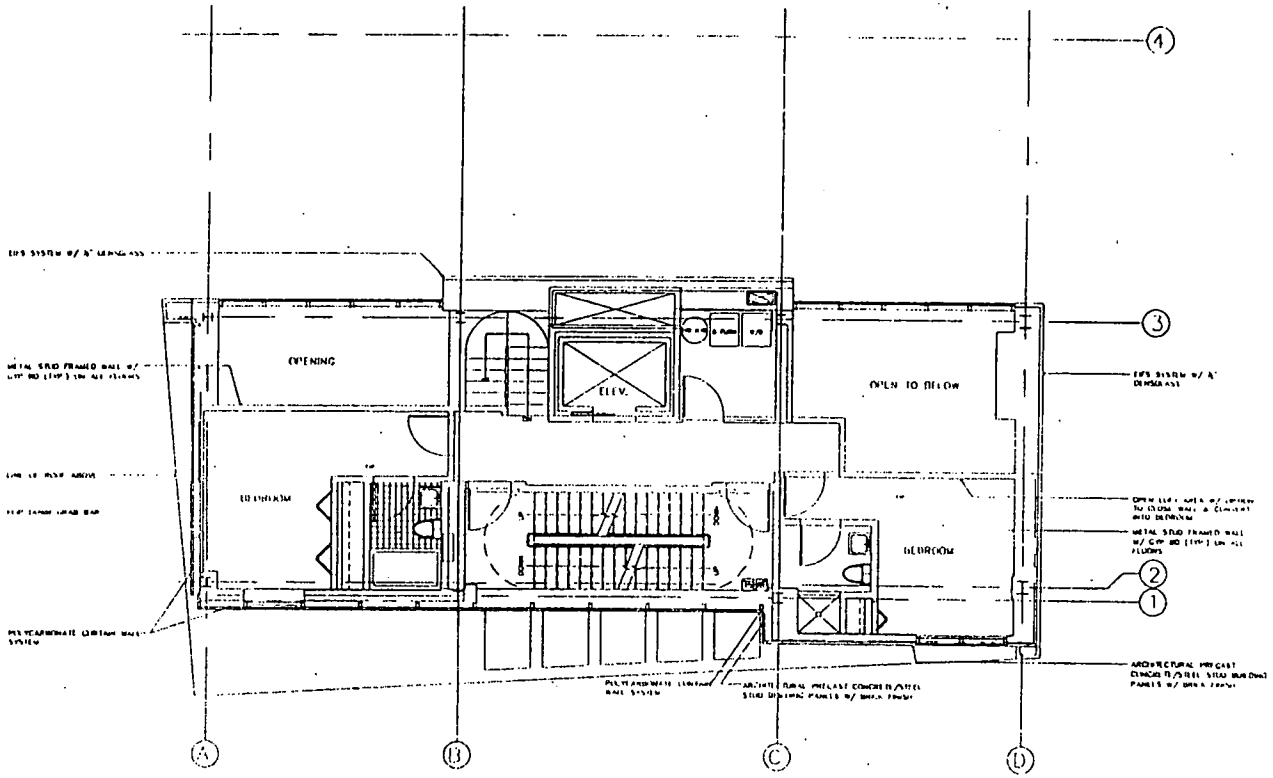
Drawing Title

FIRE ALARM
8TH FLOOR PLAN

05



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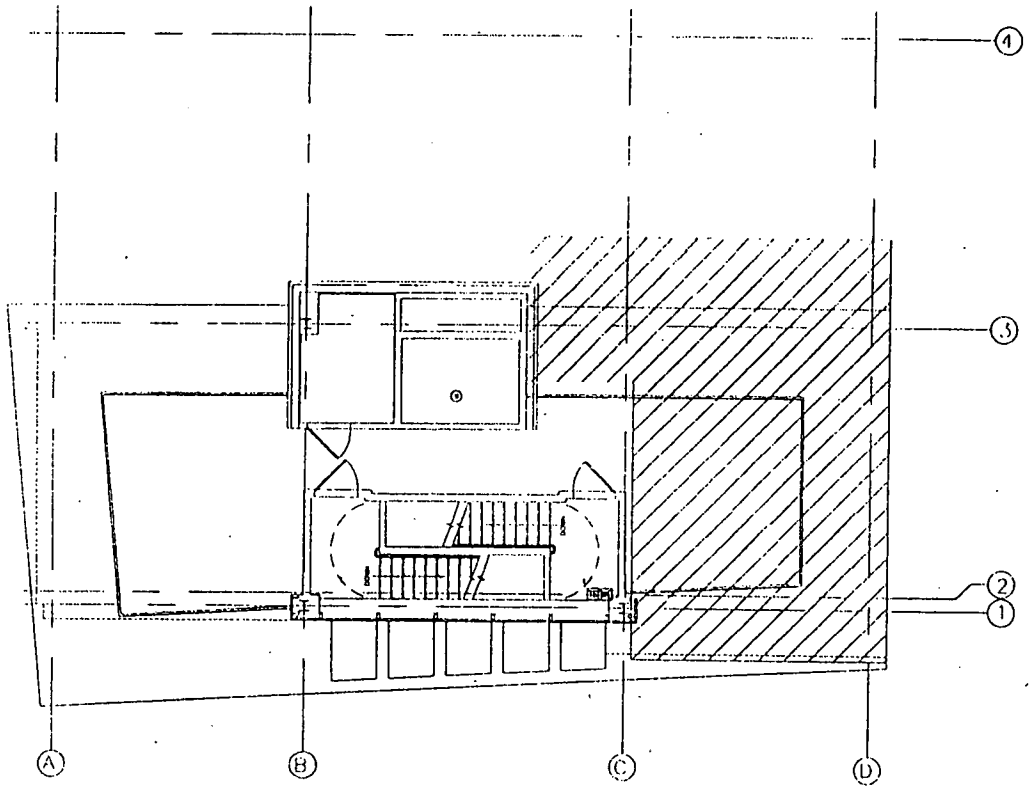
FIRE ALARM
8TH FLOOR PLAN

EA3.08

(M) 11-99



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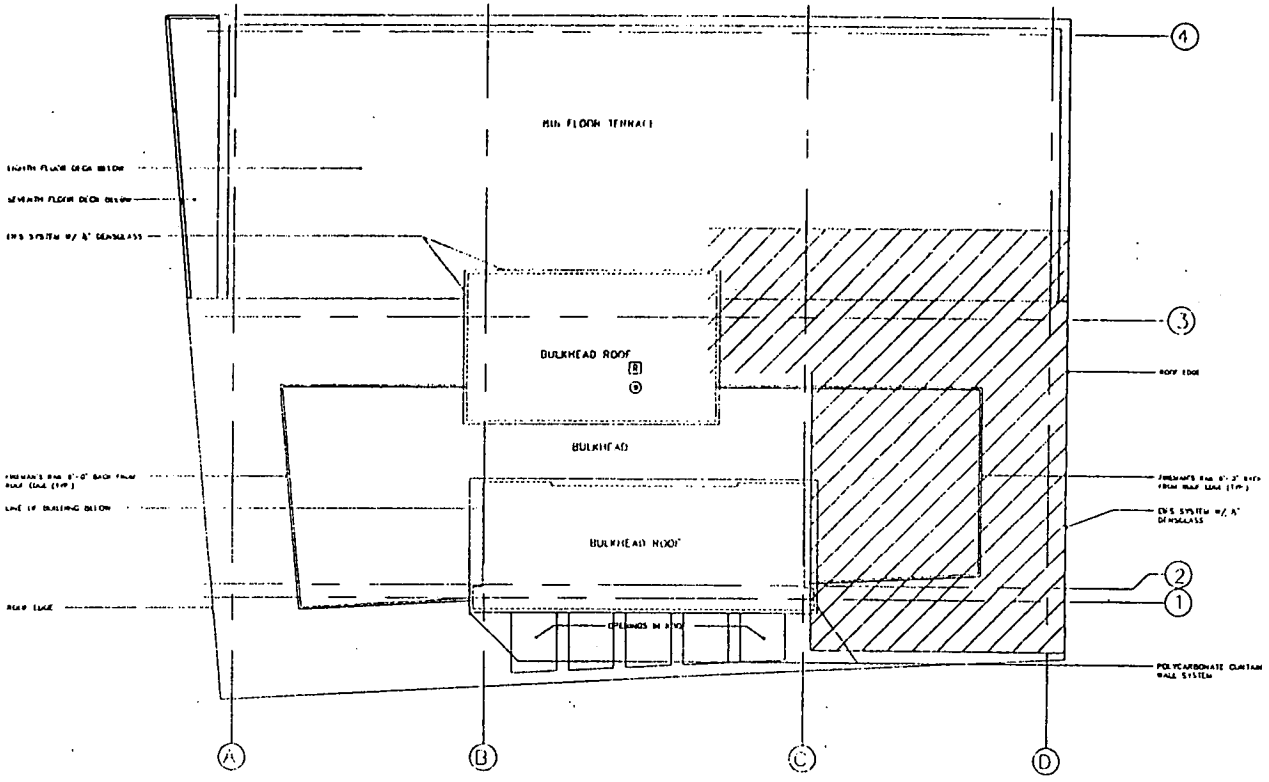
Drawing Title:

FIRE ALARM
BULKHEAD PLAN

A-112



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Drawing Title:

FIRE ALARM
ROOF PLAN

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SPRINKLER SPECIFICATION

PART 1 - GENERAL

1.01 REQUIREMENTS

A. THE SPRINKLER CONTRACTOR SHALL BE A LICENSED, AUTHORIZED INSTALLER OF SPRINKLER SYSTEMS & SHALL HAVE HAD A MINIMUM OF FIVE YEARS EXPERIENCE IN THE INSTALLATION OF SPRINKLER SYSTEMS IN THE CITY OF NEW YORK

B. BEFORE SUBMITTING HIS BID, THE SPRINKLER CONTRACTOR SHALL VISIT THE SITE AND SHALL FULLY FAMILIARIZE HIMSELF WITH THE STRUCTURAL LAYOUT OF THE EXISTING BEAMS OR SLAB SURFACE TO THE NEW HVAC DUCT LAYOUT & NEW LIGHTING CEILING HEIGHTS & SECOND FAMILIARIZE WITH THE DIFFICULTIES THAT WILL ARISE IN THE EXECUTION OF THIS WORK. CONTRACTOR SHALL PERFORM THIS PRIOR TO SUBMITTING HIS PROPOSAL. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE & LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE.

C. UPON REVIEW OF SPRINKLER DRAWINGS PRIOR TO SUBMITTING HIS PROPOSAL, THE SPRINKLER CONTRACTOR SHALL INFORM ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES OR ROBUST CLASSIFICATION OR WIRING, IF NECESSARY, CONSULTING THE INTENT OF THE PLANS & SPECIFICATION TO PROVIDE A COMPLETE SPRINKLER INSTALLATION. LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS SHOULD SUCH PROCEDURE NOT BE FOLLOWED.

D. THE SCHEDULING OF THE SPRINKLER WORK SHALL BE COORDINATED WITH THE BUILDING OWNER, WITH OTHER CONTRACTOR AND WITH THE ARCH.

E. NECESSARY SHUT-DOWNS OF BASE BUILDING SPRINKLER SYSTEM MUST BE COORDINATED WITH THE BUILDING OWNER AND CLIENT. SHUT-DOWNS OF BASE BUILDING SYSTEMS SHALL TAKE PLACE AFTER OR BEFORE NORMAL BUSINESS HOURS AND SHALL BE COORDINATED OVERTIME WORK.

1.02 WORK INCLUDED

A. WORK SHALL INCLUDE ALL SPRINKLER WORK FURNISHED & INSTALLED FOR THE CLIENT

1. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE

2. WORK SHALL ALSO INCLUDE THE REMOVAL OF EXISTING SPRINKLER PIPING AS NEEDED, HEADS, AND SUPPORTS AS NEEDED.

B. SPRINKLER HEAD LAYOUT SHALL BE BASED ON THE LOCATIONS INDICATED ON THE PLANS, & SHALL BE INSTALLED WITH NO TOLERANCE FROM THE CENTER OF CEILING TILE. THE SPRINKLER CONTRACTOR SHALL COORDINATE HIS WORK WITH EXISTING CONDITIONS & WITH WORK OF ALL OTHER CONTRACTORS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS OR WORKING BETWEEN THE VARIOUS TRADES BEFORE INSTALLATION OF THE SPRINKLER SYSTEM.

C. SPRINKLER SYSTEM SHALL BE:

1. A MODIFICATION TO A PIPE SCHEDULE DESIGNED SYSTEM IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATION & THE BUILDING CODE OF THE CITY OF NEW YORK.

2. OR SHALL SYSTEM TO CONFORM WITH BUILDING STRUCTURAL, MECHANICAL & ELECTRICAL SYSTEMS, OTHER EXISTING OR PROPOSED.

D. RISE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION OF RISERS. SCALED DIMENSIONS SHALL NOT BE USED. ANY DIMENSIONS NOT SHOWN SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS, (OR EXACT LOCATIONS, MOUNTING HEIGHTS, ETC., REFER TO ARCHITECTURAL DRAWINGS AND DETAILS. ALL DIMENSIONS, ETC., SHALL BE VERIFIED BY FIELD CHECK.

1.03 SHOP DRAWINGS AND DATA

A. THE CONTRACTOR SHALL SUBMIT, FOR APPROVAL, FULLY COORDINATED SHOP DRAWINGS, & CATALOG CUTS OF THE FOLLOWING:

1. PIPE AND FITTINGS
2. SPRINKLER HEADS
3. HANGERS AND SUPPORTS
4. SPRINKLER AND PIPING LAYOUT

1.04 BUILDING DEPARTMENT FILING, PERMITS, AND CERTIFICATES

A. THE SPRINKLER CONTRACTOR SHALL FILE ALL REQUIRED DRAWINGS AND SPECIFICATIONS WITH THE NEW YORK CITY BUILDING DEPARTMENT AND BE RESPONSIBLE FOR OBTAINING FINAL APPROVAL.

1.05 INSPECTION AND TESTING

A. THE SPRINKLER SYSTEM SHALL BE INSPECTED & TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE.

B. THE SPRINKLER SYSTEM SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE TEST FOR A PERIOD OF TWO HOURS AT A PRESSURE OF AT LEAST 200 PSI OR 50 PSI IN EXCESS OF THE MAXIMUM PRESSURE TO BE MAINTAINED WHEN THE MAXIMUM PRESSURE ON THE SYSTEM IS IN EXCESS OF 150 PSI AS PER NFPA.

C. BEFORE SPRINKLER SYSTEM IS CONCEALED, THE BUILDING DEPARTMENT SHALL BE NOTIFIED THAT THE SYSTEM IS READY FOR INSPECTION AND TESTING. THE BUILDING DEPARTMENT INSPECTOR SHALL WITNESS THE TEST. FINAL APPROVAL OF THE SPRINKLER SYSTEM SHALL BE OBTAINED FROM BUILDING DEPARTMENT.

1.06 FLUSHING

A. ALL FIRE PROTECTION PIPING SHALL BE FLUSHED OUT IN ACCORDANCE WITH REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (QUANTITY AND VELOCITY CRITERIA

PART 2 - MATERIALS

2.01 GENERAL

A. THE SPRINKLER SYSTEM SHALL BE COMPLETE WITH ALL PIPE, FITTINGS, VALVES, DRAINAGE SYSTEM & VALVES, SPRINKLER HEADS, HANGERS AS REQUIRED, VALVE TAGS, ETC., & ALL OTHER RELATED EQUIPMENT, APPARATUS, AND MATERIAL ITEMS NECESSARY FOR COMPLETE, SATISFACTORY OPERATING & APPROVED TYPE SYSTEM

B. ALL PIPE FITTINGS, HANGERS, SUPPORTS, SPRINKLER HEADS, ETC., SHALL CONFORM TO THE NEW YORK CITY BUILDING CODE AND NATIONAL FIRE PROTECTION ASSOCIATION'S REQUIREMENTS AS TO TYPES OF MATERIALS, ARRANGEMENT, SIZES & INSTALLATION EXCEPT THAT NO FACE OR FLOOR BUSHING SHALL BE USED. REDUCING FITTINGS SHALL BE PROVIDED IN LIEU OF BUSHINGS.

2.02 SPRINKLER PIPING

A. ALL SPRINKLER PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE. FITTINGS AND FLANGES SHALL BE AMERICAN STANDARD BLACK CAST IRON SPRINKLER FITTINGS, FLANGED OR SCREWED AS REQUIRED. DESIGNED & MANUFACTURED FOR A WATER WORKING PRESSURE OF 175 POUNDS.

2.03 SPRINKLER HEADS

A. FLUSH SPRINKLER HEADS -
RELIABLE MODEL 'DFR', NYC ESR# No. 567-75-SA, FM APPROVED AND UL LISTED ADJUSTABLE TYPE HEADS SHALL BE 1/2" STANDARD THREAD WITH 1/2" NPT THREAD, 165° TEMPERATURE RATING

2.04 CUTTING AND PATCHING

A. DO ALL CUTTING NECESSARY FOR THE INSTALLATION OF SPRINKLER WORK. ACCURATELY LAYOUT WORK FOR WHICH CUTTING IS REQUIRED, SO AS TO AVOID UNNECESSARY LARGE OPENINGS. CUTTING OF BEAMS, JOISTS, FLOORS OR WALLS OF THE BUILDING WILL NOT BE PERMITTED EXCEPT AFTER OBTAINING APPROVAL OF THE BUILDING MANAGER.

B. ALL PATCHING WILL BE DONE BY THIS CONTRACTOR IN A MANNER TO ACCOMMODATE FINISHED PLASTERING WORK. FINISHED PLASTERING WILL BE DONE UNDER ANOTHER SECTION OF THE SPECIFICATION.

2.05 INSERTS, HANGERS, ETC.

A. ALL SPRINKLER PIPING SHALL BE SUBSTANTIALLY SUPPORTED AND SHALL COMPLY WITH THE STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATION FOR THE INSTALLATION OF SPRINKLER SYSTEMS AND AS REQUIRED BY THE NEW YORK CITY BUILDING CODE AND FACTORY MUTUAL.

B. HANGERS & THEIR COMPONENTS SHALL BE FERROUS. HANGERS SHALL BE ADJUSTABLE, FLAT IRON TYPE OR CLEVIS TYPE.

C. SPRINKLER PIPING OR HANGERS SHALL NOT BE USED TO SUPPORT NON-SYSTEM COMPONENTS.

D. SPRINKLER PIPING SHALL BE SUBSTANTIALLY SUPPORTED FROM THE BUILDING STRUCTURE WHICH MUST SUPPORT THE ADDED LOAD OF THE WATER-FILLED PIPE PLUS A MINIMUM OF 250 LBS. APPLIED AT THE POINT OF HANGING.

E. SPRINKLER PIPING SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING SYSTEMS.

F. WHEN SPRINKLER PIPING IS INSTALLED BELOW DUCTWORK, PIPING SHALL BE SUBSTANTIALLY SUPPORTED FROM THE BUILDING STRUCTURE, NOT FROM THE DUCTWORK.

G. MAXIMUM DISTANCE BETWEEN HANGERS SHALL NOT EXCEED 13 FEET FOR 1" AND 1-1/4" SIZES OR 15 FEET FOR SIZES 1-1/2" AND LARGER.

H. EXPANSION SHIELDS FOR SUPPORTING PIPES UNDER CONCRETE CONSTRUCTION MAY BE USED IN A HORIZONTAL POSITION IN THE SIDES OF BEAMS. IN CONCRETE (NATURAL GRAVEL OR CRUSHED STONE AGGREGATE, EXPANSION SHIELDS MAY BE USED IN THE VERTICAL POSITION TO SUPPORT PIPES 4" OR LESS IN DIAMETER.

2.06 ESCUTCHEONS

A. PROVIDE ESCUTCHEONS ON ALL EXPOSED PIPING PASSING THROUGH WALLS, PARTITIONS, FLOORS AND CEILINGS. ESCUTCHEON SHALL BE HELD IN PLACE BY INTERNAL TENSION OR SET SCREW.

2.07 GUARANTEE

A. GUARANTEE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER, ALL MATERIALS, APPARATUS AND WORKMANSHIP WHETHER FURNISHED BY HIMSELF OR BY HIS SUBCONTRACTORS & HE SHALL REPLACE OR REPAIR IN A MANNER APPROVED BY THE ARCHITECTS, WITHOUT COST TO THE OWNER, ANY PART OR PARTS OF THE WORK WHICH MAY PROVE DEFECTIVE OR UNSATISFACTORY WITHIN THE PERIOD OF THE GUARANTEE.

2.08 AS-BUILT DRAWINGS

A. PREPARE & SUBMIT "AS-BUILT" DRAWINGS AT THE COMPLETION OF THE PROJECT.

SPRINKLER NOTES

1. THE INSTALLATION REQUIREMENTS WITH REGARD TO LOCATION, CLEARANCES, POSITION & TYPE OF SYSTEMS SHALL CONFORM TO RS 17-2 AND ARTICLE 4 OF CHAPTER 17
2. AS PER SECTION 27-956, ONLY APPROVED MATERIALS WILL BE USED
3. CORRECT CONNECTION OF SPRINKLERS TO THE PUBLIC WATER SYSTEM SHALL CONFORM TO SECTION 27-993
4. SPRINKLERS WILL BE PROTECTED AGAINST FREEZING & INJURY AS PER SECTION 27-998
5. INSPECTION & TESTS OF SPRINKLER SYSTEM SHALL BE CONDUCTED AS SPECIFIED IN SECTION 27-997
6. THE OCCUPANCY OF THE AREAS TO BE SPRINKLERED IN ACCORDANCE WITH CHAPTERS 1 (RULE 8 AND APPENDIX A & B OF RS 17-2 SHALL BE BASIS SPECIFIED ON THE PLANS
7. WATER SUPPLY TEST PIPES AND GAUGES SHALL BE PROVIDED AS SPECIFIED IN SECTION 3-8 OF RS 17-2.
8. PIPING SPECIFICATIONS, SYSTEM TEST CONNECTIONS, PROTECTION AGAINST CORROSION, DAMAGE, FITTINGS, VALVES, HANGERS, SPRINKLERS, GUARDS AND SHIELDS SHALL BE IN ACCORDANCE WITH CHAPTER 3 OF RS 17-2.
9. PIPE SCHEDULE SYSTEMS SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF RS 17-2
10. STOCK OF EXTRA SPRINKLERS WILL BE FURNISHED AS PER SECTION 3-117 OF RS 17-2 (REQUIRED FOR EACH TEMPERATURE RATING)
11. SPRINKLER ALARM VALVES TO BE IN ACCORDANCE WITH SECTION 3-12 OF RS 17-2
12. SPACING LOCATION & POSITION OF SPRINKLERS WILL BE IN ACCORDANCE WITH CHAPTER 6 OF RS 17-2.
13. ALL CONCEALED SPACES EXCEEDING 6' WIDTH OR DEPTH WHICH CONTAIN COMBUSTIBLE MATERIAL WILL BE SPRINKLERED IN ACCORDANCE WITH SECTION 4-4.4 OF RS 17-2
14. ALL PIPE PASSING THROUGH WALL WILL COMPLY WITH SECTION 27-243
15. THERE IS NO DRY PIPED SYSTEM AS DEFINED IN SECTION 6-1.3.10 OF RS 17-2
16. DISTANCE OF SPRINKLERS FROM HEAT SHIELDS SHALL BE IN ACCORDANCE WITH TABLE 3-11.3.3 (a)
17. AUTOMATIC SPRINKLER CURRENT SWITCH FOR VENTILATION WILL CONFORM TO SECTION 6-3 OF RS 17-1 (APPLICABLE ONLY IF THERE IS AN AIR SYSTEM UTILIZING RECIRCULATED AIR AND REQUIRING A DEACTIVATING DEVICE)
18. AS PER SECTION 27-963 PROVIDE DEPARTMENT OF WATER SUPPLY LETTER WITH FLOW TEST DATA
19. ALL PIPES PASSING THROUGH FOUNDATION WALLS TO BE PROTECTED AS PROVIDED BY SECTION 27-911 OF RS 28
20. THIS APPLICATION IS NOT FILED AS A RESULT OF ACTIONS BY THE FIRE COMMISSIONER AUTHORIZED BY THE RS 6 A, TO MODIFY THE CONDITIONS OF OCCUPANCY BUT IS SUCH ACTION PENDING
21. ALL VALVES SHALL BE EQUIPPED AS REQUIRED BY RS 17-2, SECTION 3-8.1
22. DRAINAGE TO CONFORM TO SECTION 8-6 OF RS 17-5
23. HYDRAULICALLY CALCULATED SPRINKLER SYSTEMS SHALL BE IN ACCORDANCE WITH CHAPTER 7 OF RS 17-2.
24. A ONE-PIECE REDUCING FITTING SHALL BE USED WHENEVER A CHANGE IS MADE IN THE SIZE OF THE PIPE AS PER SECTION 3-4.3 OF RS 17-2.
25. ALL VALVES ON CONNECTIONS TO WATER SUPPLIES AND IN SUPPLY TO SPRINKLER SHALL BE APPROVED O.S. & Y. OR APPROVED INDICATOR TYPE.
26. WHEN SPRINKLER SYSTEMS ARE CONNECTED TO STANDPIPE SYSTEMS VALVES SHALL COMPLY WITH SECTION 3-8.2.2 OF RS 17
27. DRAIN VALVES & TEST VALVES SHALL BE APPROVED TYPE AS PER SECTION 3-8.1.2 OF RS 17-2
28. HANGERS SHALL BE OF A TYPE APPROVED FOR USE WITH THE PIPE OR TUBE INVOLVED. SPRINKLER PIPING SHALL BE SUPPORTED BY ROUND BRACE-ROD TYPE OR APPROVED ADJUSTABLE HANGERS, IN ACCORDANCE WITH SECTION 3-10 OF RS 17-2.
29. PROVISIONS SHOULD BE MADE TO FACILITATE FLUSHING OF THE SYSTEM PIPING BY PROVIDING FLUSHING CONNECTIONS CONSISTING OF A CAPPED 6" NIPPLE ON THE END OF THE CROSS MAIN AS PER SECTION 3-8.5 OF RS 17-2.
30. SPRINKLER HEADS SHALL BE OF APPROVED TYPE AS PER SECTION 3-11 OF RS 17-2.
31. TEMPERATURE RATING SHALL COMPLY WITH SECTION 3-11.2 OF RS 17-2.
32. 18" MINIMUM CLEARANCE TO BELOW SPRINKLER DEFLECTOR AS PER SECTION 6-2.2 OF RS 17-2.
33. 1" TO 10" MINIMUM CLEARANCE OF SPRINKLER DEFLECTION TO CEILING AS PER SECTION 6-3.1 OF RS 17-2.
34. SPRINKLER SYSTEM COMPLIES WITH NFPA 13-1988 AS MODIFIED BY THE B.C. & RS 17-5 B.S. & A. CAL. No. 310-80-BCA.
35. DRY SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION 6-3 OF RS 17-2
36. THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SYSTEM FOR WHICH ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS OTHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES

SPRINKLER DESIGN CRITERIA

(BASED ON NFPA - 13)

FLUSH SPRINKLER

- MAXIMUM DISTANCE BETWEEN SPRINKLERS 15'
- MAXIMUM DISTANCE FROM WALLS 7.5'
- MINIMUM DISTANCE BETWEEN SPRINKLERS 8'
- MINIMUM DISTANCE FROM WALLS 4'

SIDEWALL SPRINKLER

- MAXIMUM DISTANCE BETWEEN SPRINKLERS 14'
- MAXIMUM DISTANCE FROM WALLS 7'
- MINIMUM DISTANCE BETWEEN SPRINKLERS 8'
- MINIMUM DISTANCE FROM WALLS 4'

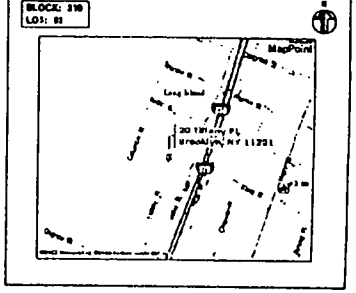
SPRINKLER SYMBOLS

——— F ———	FIRE DEPART
——— FS ———	FIRE STANDPIPE
——— SP ———	FIRE SPRINKLER (WET)
——— DSP ———	FIRE SPRINKLER (DRY)
○	UP-RIGHT PENDANT HEADS
●	CONCEALED HEADS
FDV	FIRE DEPT VALVE
FHR	FIRE HOSE RACK
ZCV	ZONE CONTROL VALVE ASSEMBLY
——— DR ———	DRAIN LINE
	OS & Y GATE VALVE
N	CHECK VALVE
	BALL VALVE
M	SHUT-OFF VALVE
	FLOW SWITCH
TS	TAMPER SWITCH
PG	PRESSURE GAUGE
SG	SIGHT GLASS
DCD	DOUBLE CHECK DETECTION VALVE

SPRINKLER DRAWING LIST

FP1.00	SPRINKLER SYMBOLS, USE, ABBREVIATIONS & NOTES
FP1.01	FIRE PROTECTION 1ST FLOOR
FP2.00	FIRE PROTECTION 2ND FLOOR
FP3.03	FIRE PROTECTION 3RD FLOOR
FP3.04	FIRE PROTECTION 4TH, 5TH, 6TH FLOOR
FP3.07	FIRE PROTECTION 7TH FLOOR
FP3.08	FIRE PROTECTION 8TH FLOOR
FP3.09	FIRE PROTECTION 9TH FLOOR
FP3.10	FIRE PROTECTION BULKHEAD PLAN
FP4.00	FIRE PROTECTION DETAILS
FP5.00	SPRINKLER RISER DIAGRAM

SITE PLAN: 20 TIFFANY PLACE, BROOKLYN, NY



MK

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No.	Date	Issue
7	8.11.08	ISSUED FOR REVISIONS AS NOTED
6	8.1.08	ISSUED FOR CONSTRUCTION
5	7.28.08	REVISIONS FOR FINAL REVIEW
4	6.16.08	REVISED AS PER D.O.B. COMMENTS
3	12.14.07	ISSUE FOR FINAL CLIENT REVIEW
2	11.15.07	ISSUE FOR DOB SET
1	4.25.07	ISSUE FOR PRELIMINARY REVIEW

Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

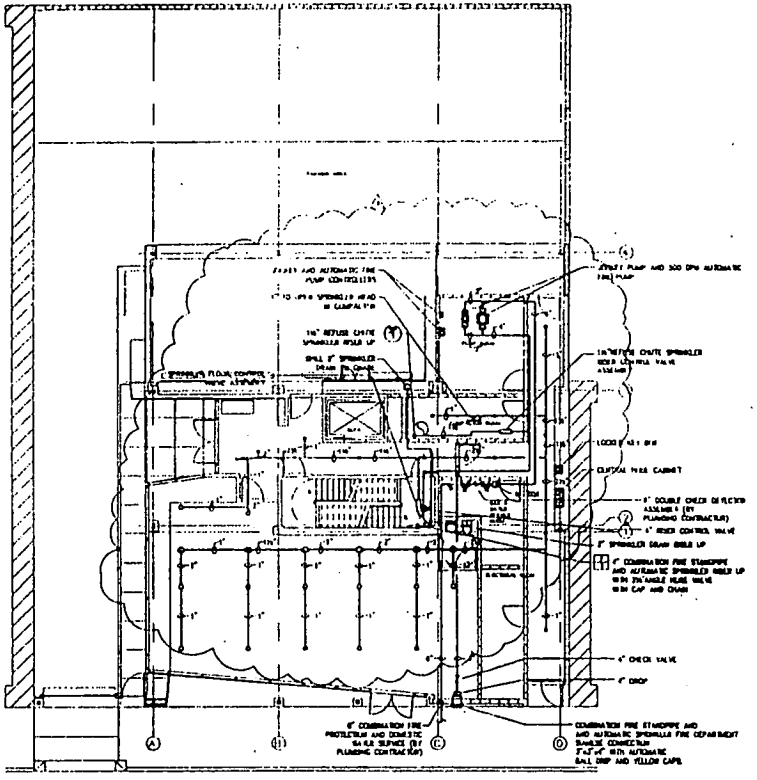
SPRINKLER SYMBOL LIST & NOTES

Job No.: Drawing Number:
Scale: NONE

FP 1.01

(FP) A-103

PAVING & DETAILS



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Project Title:

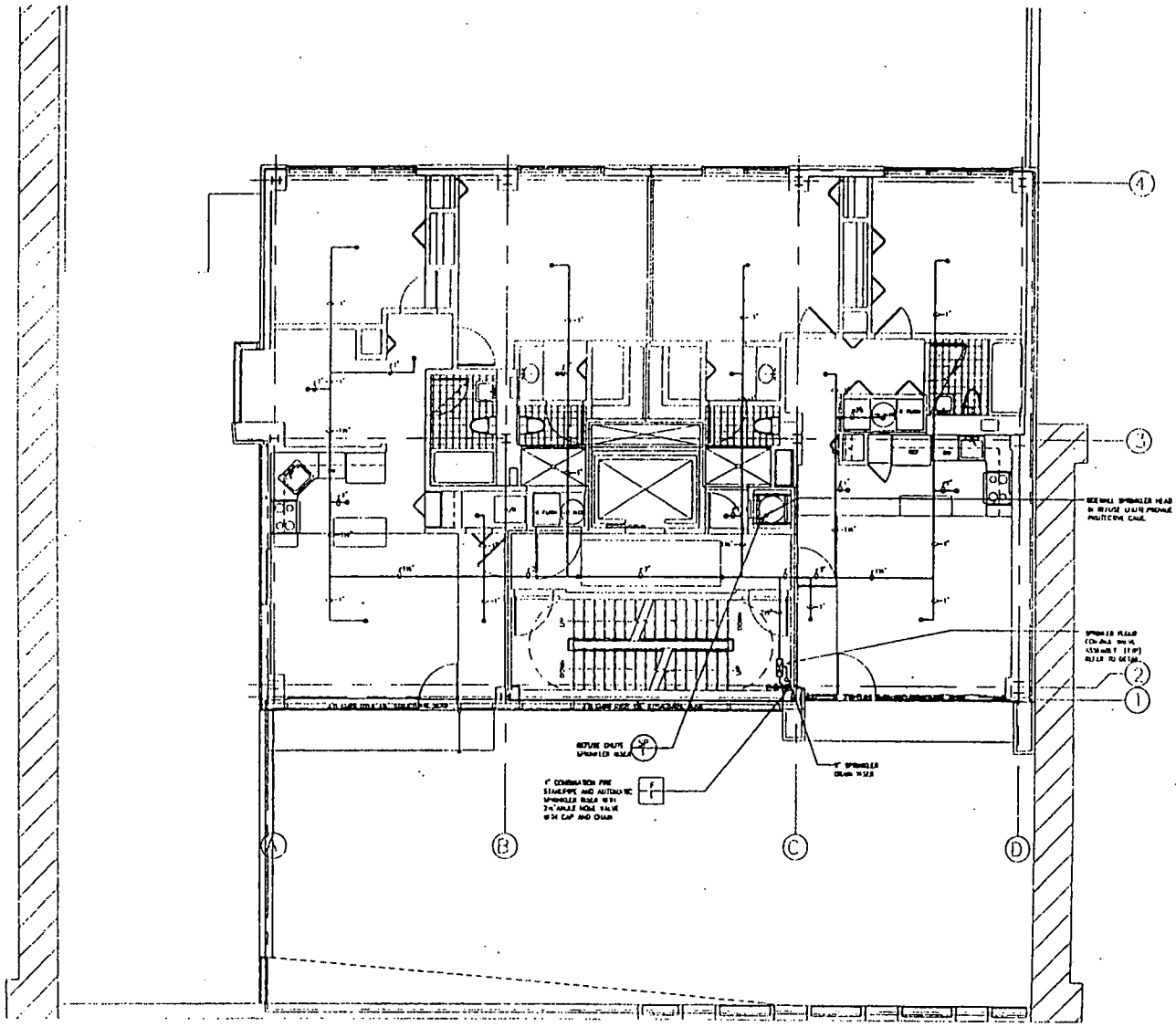
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

FIRE PROTECTION
1ST FLOOR PLAN

FP3.01

(EL) A-103



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Project Title:

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Nine Story Building

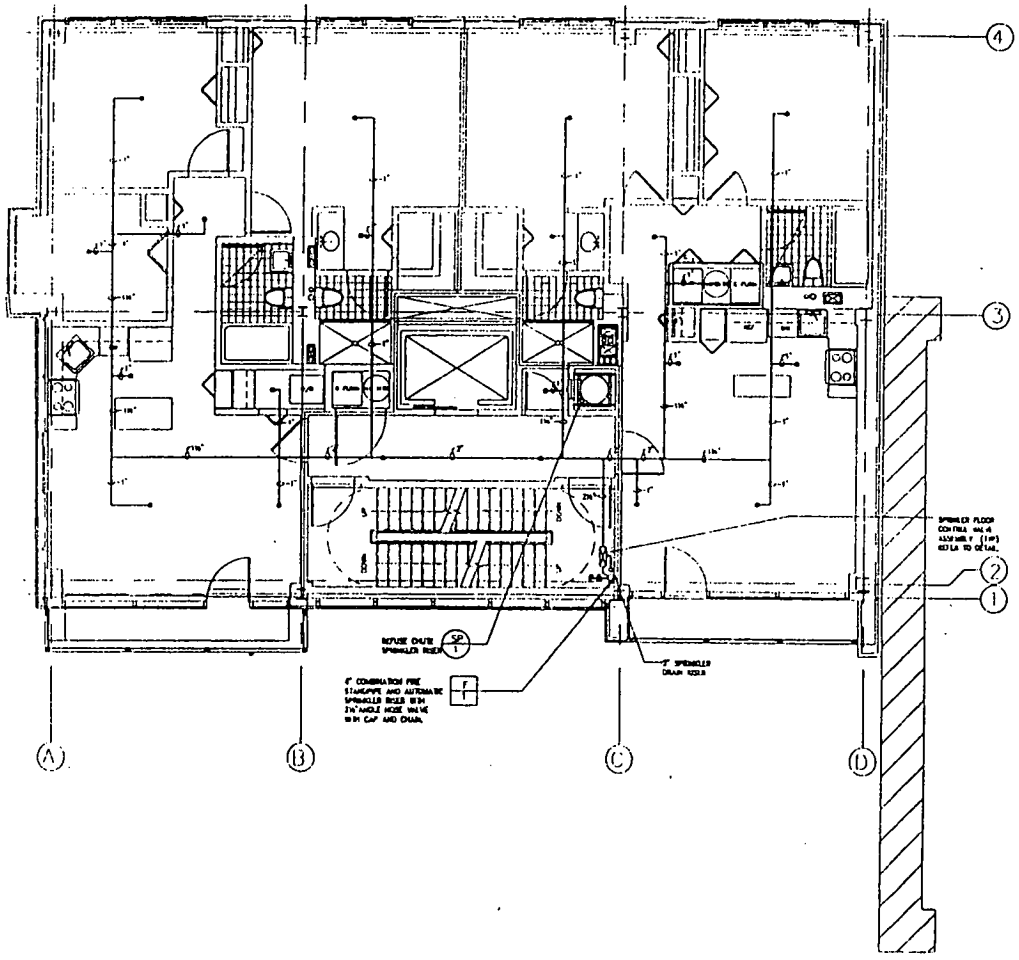
Drawing Title:

FIRE PROTECTION
2ND FLOOR PLAN

Job No.: Drawing Number:

Scale: 1/4"=1'-0"

(III) A-104



ARCHITECTURE & DESIGN

Project Title

20 Tiffany Place
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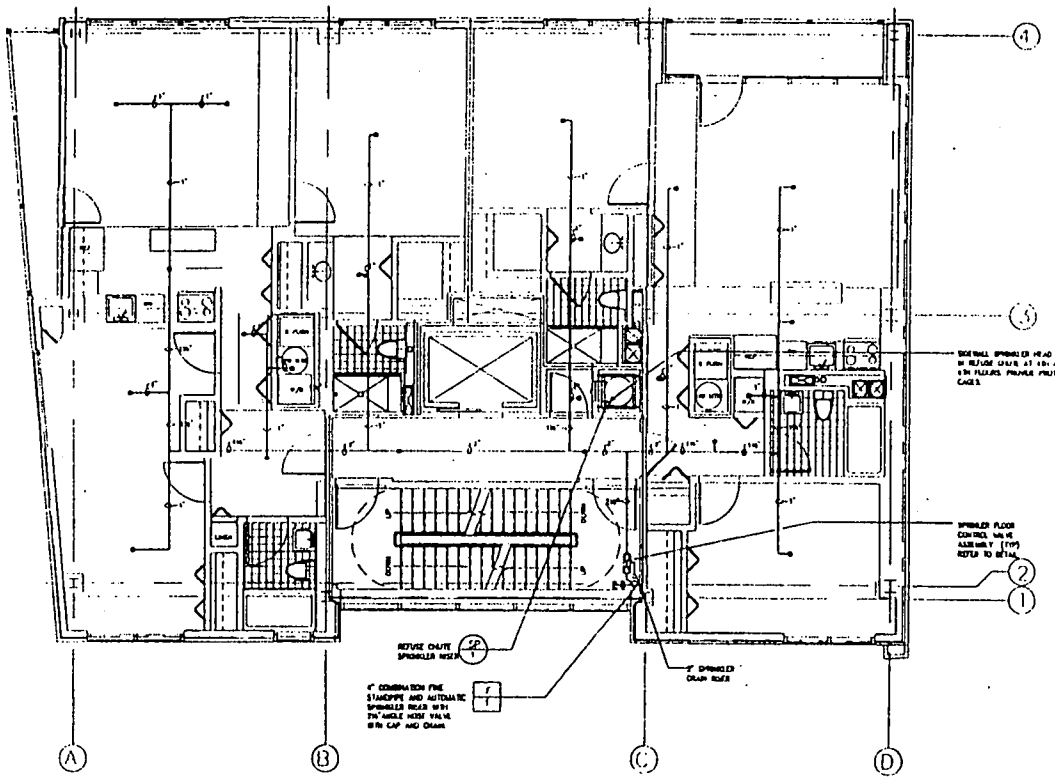
Nine Story Building

Drawing Title:

FIRE PROTECTION-3R
FLOOR PLAN

FP3.03



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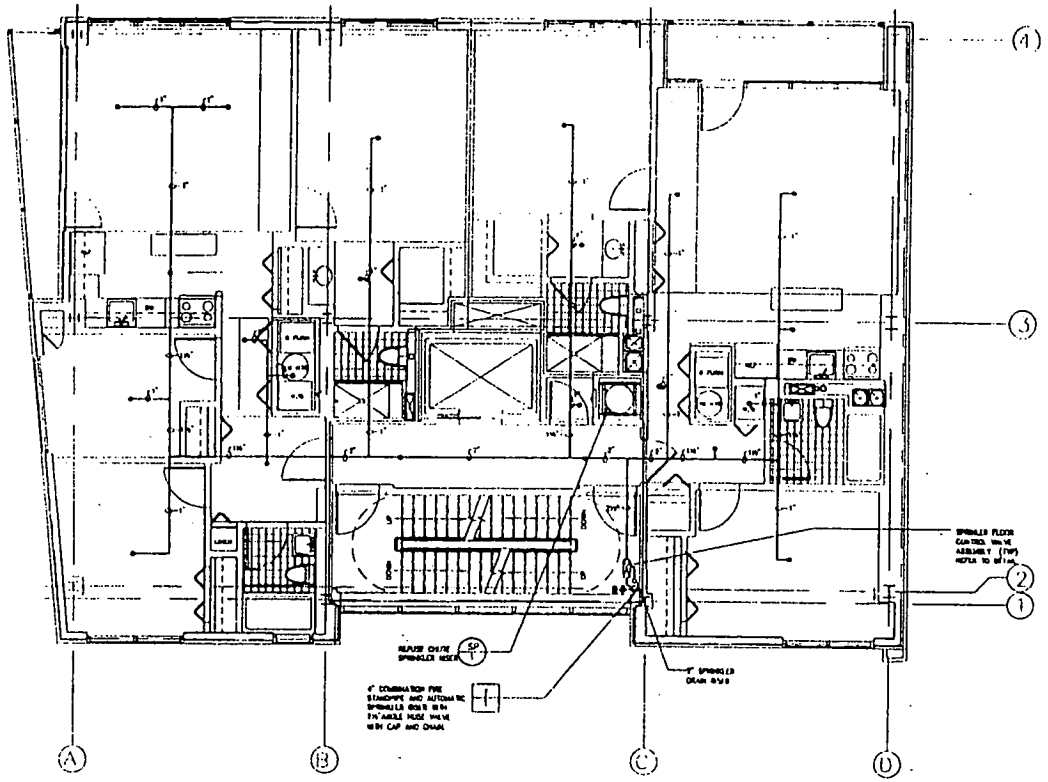
Nine Story Building

Drawing Title:

FIRE PROTECTION 4TH, 5TH, 8TH FLOOR PLAN

4



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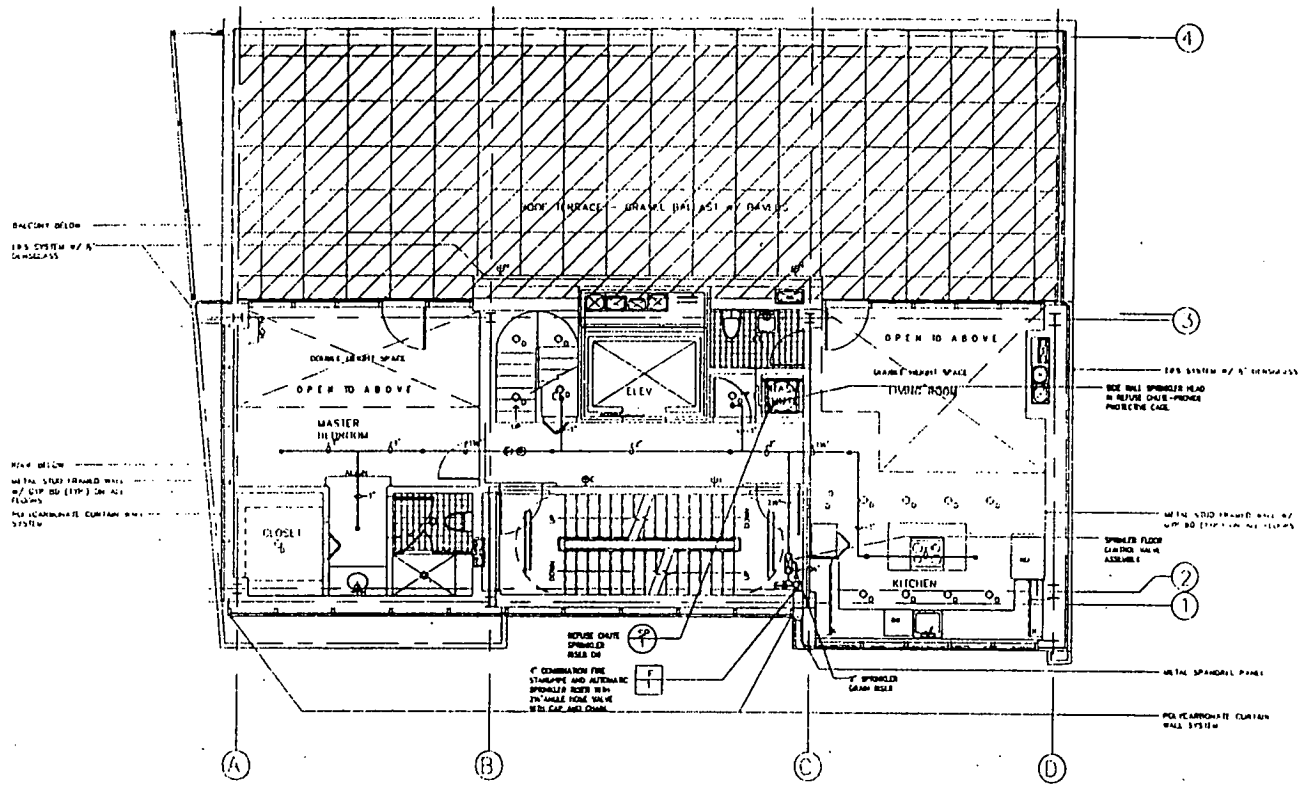
Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

FIRE PROTECTION
7TH FLOOR PLAN

FP3.07



M K

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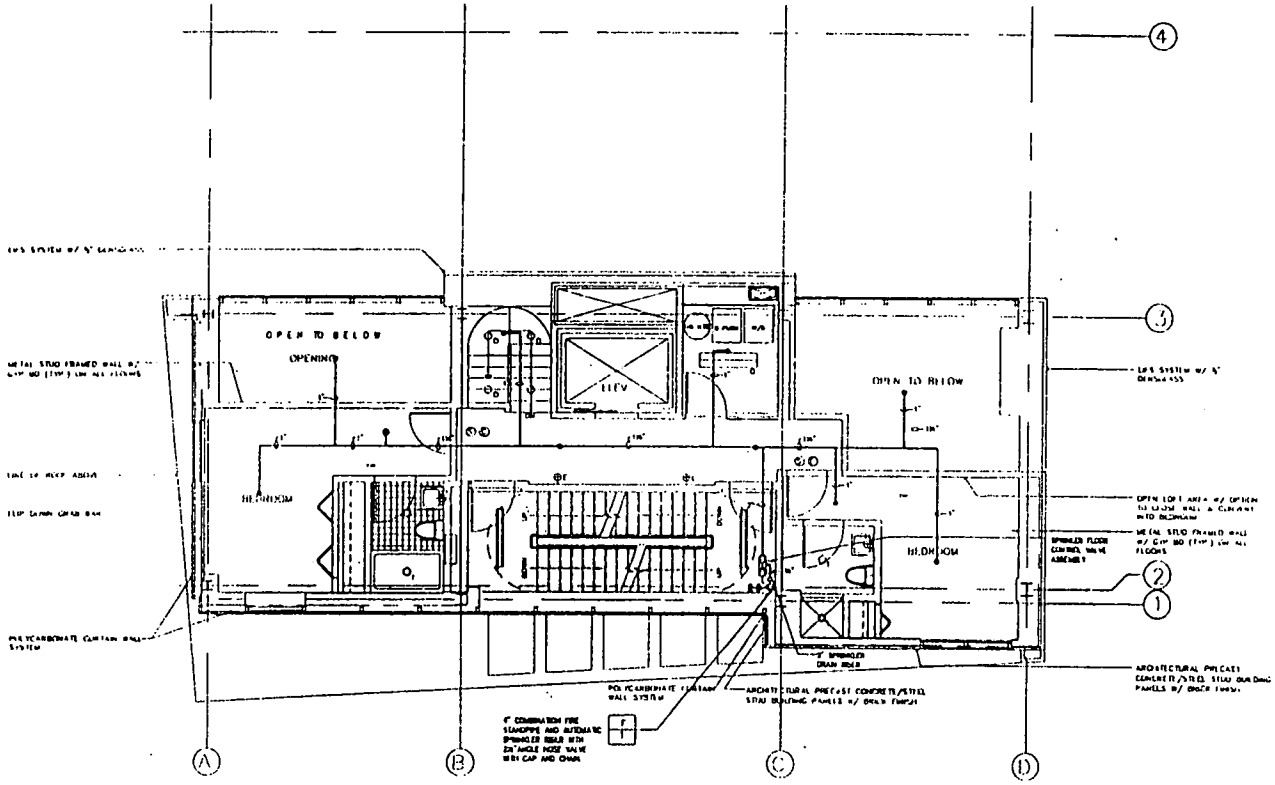
Drawing Title:

FIRE PROTECTION
8TH FLOOR PLAN

1/4"=1'-

...08



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Project Title:

20 Tiffany Place
Brooklyn, NY 11231
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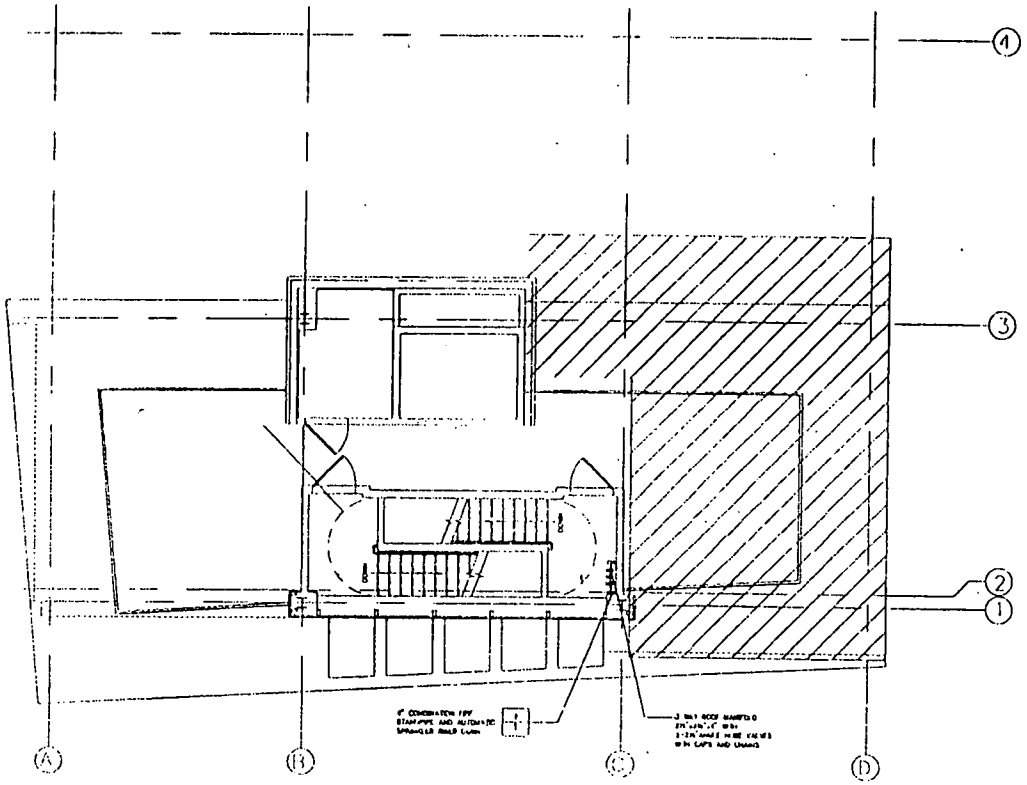
Drawing Title:

FIRE PROTECTION
9TH FLOOR PLAN

FP3.09

A-169



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4 West 22nd Street, 6th Floor
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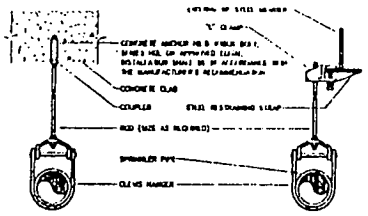
Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

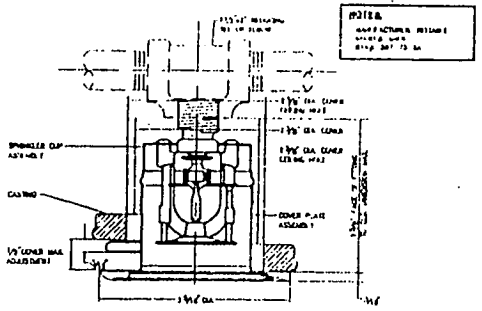
Drawing Title:

FIRE PROTECTION
BULKHEAD PLAN

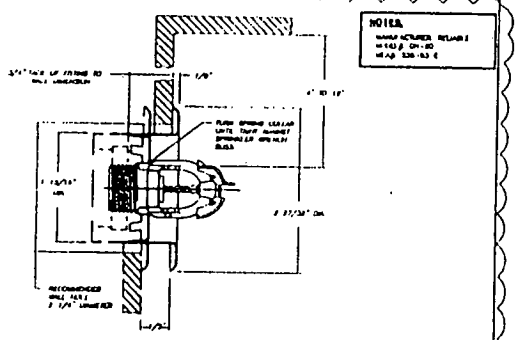
D



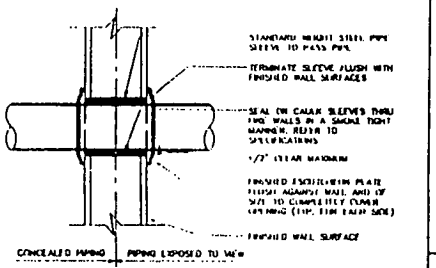
1. TYPICAL HANGER DETAILS
NOT TO SCALE



2. TYPICAL CONCEALED SPRINKLER HEAD DETAIL
NOT TO SCALE



3. SIDEWALL SPRINKLER DETAIL
NOT TO SCALE



CONCEALED PIPING | PIPING EXPOSED TO VIEW

NOTES:

SLEEVES AND ESCUTCHEONS

A. SLEEVES FOR PIPING THROUGH MASONRY WALLS SHALL BE SCHEDULE 40, STANDARD GALVANIZED STEEL PIPE. IN FRAMED PARTITIONS SHALL BE 20 GAUGE SHEET METAL. THE SPACE BETWEEN THE PIPE AND ITS SLEEVE SHALL NOT EXCEED ONE-HALF INCH. THE SLEEVE SHALL HAVE A SUFFICIENT LENGTH TO BE FLUSH WITH THE FINISHED WALL SURFACE.

B. EXPOSED PIPING PASSING THROUGH WALLS, FLOORS OR CEILING SHALL BE FITTED WITH CHROMIUM-PLATED CAST BRASS ESCUTCHEONS WITH FASTENING SET SCREWS.

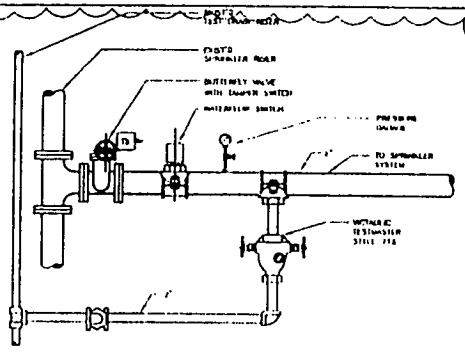
CUTTING AND PATCHING

A. PIPING PASSING THROUGH WALLS SHALL HAVE A TRIM OPENING OUT NO GREATER THAN NECESSARY FOR THE INSTALLATION OF A SLEEVE SHOULD THEREIN.

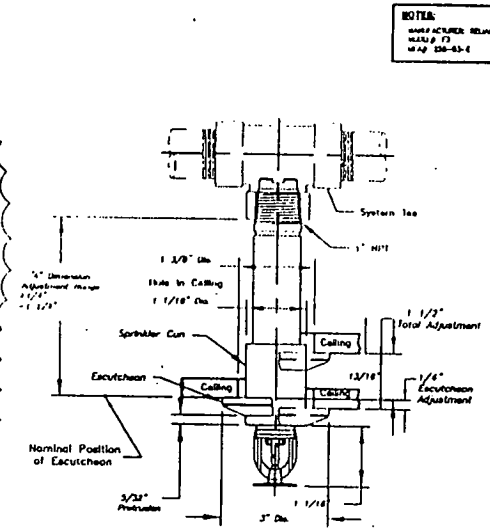
B. PIPING PASSING THROUGH CONCRETE FLOORS SHALL HAVE AN OPENING CORE DRILLED SO THAT THE SPACE BETWEEN THE OPENING AND THE PIPE SHALL NOT EXCEED ONE-HALF INCH.

C. ANNULAR SPACES BETWEEN PIPING AND SLEEVES OR CORE DRILLED FLOOR OPENINGS SHALL BE PACKED WITH MINERAL WOOL AND SEALED, TO RETAIN THE FIRE INTEGRITY OF THE WALLS AND FLOORS, WITH A NON-HARDENING COMPOUND SIMILAR OR EQUAL TO DUSSEAL AS MANUFACTURED BY THE J.M. CLIPPER CORP.

4. TYPICAL DETAIL OF PIPE INSTALLATION THRU RATED WALL
NOT TO SCALE



5. FLOOR CONTROL VALVE ASSEMBLY
NOT TO SCALE



6. DRY PENDANT SPRINKLER DETAIL
NOT TO SCALE

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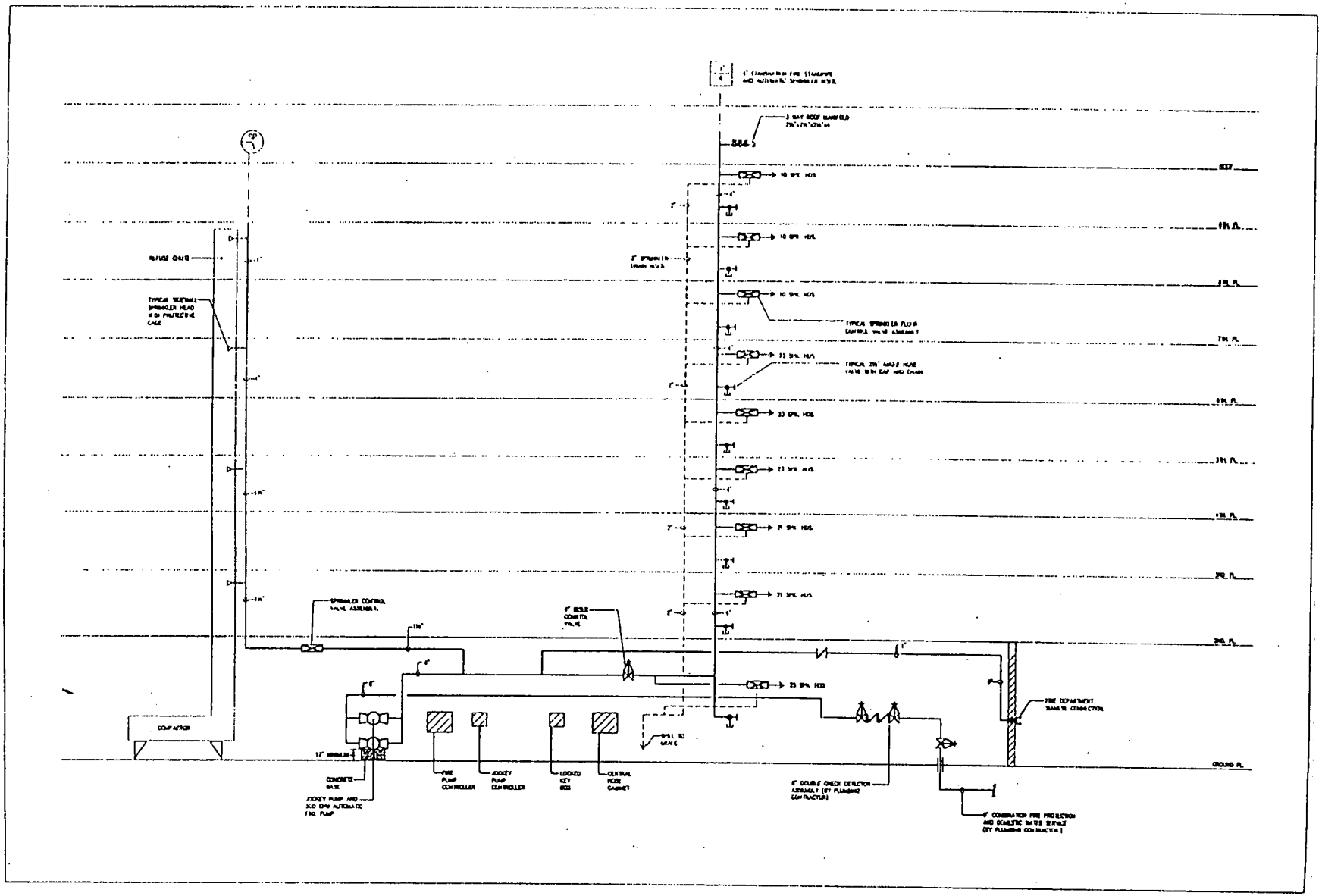
Drawing Title:

SPRINKLER DETAILS

111-14 (TL)



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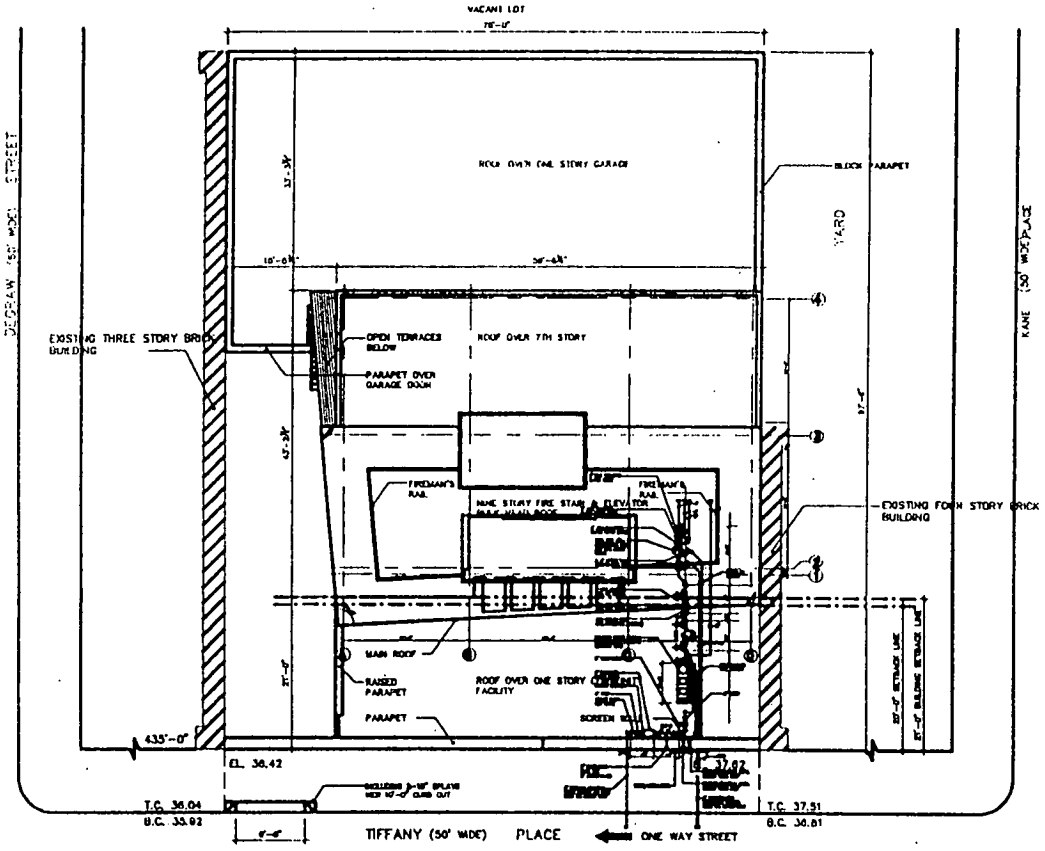
FIRE PROTECTION
RISER DIAGRAM

(TL) ff. 114



PLOT PLAN – SCALE 1/8" = 1'-0"

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

PLUMBING
PLOT PLAN

P1.00

PLUMBING NOTES

A. THE PLUMBING SYSTEMS (SANITARY, WASTE, VENT AND STORM DRAINAGE) AND ALL ASSOCIATED EQUIPMENT WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FULL REQUIREMENTS OF THE BUILDING CODE OF THE CITY OF NEW YORK AS CITED IN ARTICLE 16 AND REFERENCE STANDARD RS-6 - PLUMBING AND GAS PIPING.

B. THE SANITARY DRAINS SHALL BE PROVIDED IN FULL ACCORDANCE WITH GENERAL PROVISIONS OF SECTION P-301.3.

C. THE MATERIALS USED IN THE PLUMBING SYSTEMS WILL BE PROVIDED IN FULL ACCORDANCE WITH SECTION P-605.3.

D. EQUIPMENT HOOK-UP AND THE JOINING OF PIPING WILL BE IN FULL COMPLIANCE WITH SECTION P-605.3.

E. THE INSTALLATION OF PACKAGES WILL BE IN FULL ACCORDANCE WITH SECTION P-605.3.

F. TRAPS FOR FIXTURES AND FLOOR DRAINS WILL BE PROVIDED AND CLEANOUTS INSTALLED IN FULL COMPLIANCE WITH SECTION 708.3.

G. VERTICAL AND HORIZONTAL PIPING WILL BE RUN AND SUPPORTED AS DIRECTED IN SPECIFICATIONS AND WITH THE FULL COMPLIANCE WITH SECTION P-605.3.

H. THE WATER SUPPLY SYSTEMS OF THE SUBJECT BUILDING SHALL BE INSTALLED AND SANITIZED IN FULL COMPLIANCE WITH SECTION P-607.3.

I. THE SANITARY DRAINAGE SYSTEMS WILL BE LAID AND INSTALLED IN FULL COMPLIANCE WITH SECTIONS P-605.3 AND P-703.3.

J. THE VENT PIPING FOR THE SANITARY DRAINAGE SYSTEMS OF THE SUBJECT BUILDING WILL BE INSTALLED IN FULL COMPLIANCE WITH SECTION P-901.3.

K. STORM DRAINAGE INCLUDING FOR PIPING IS ACCORDANCE WITH PARAGRAPH 0-10-1310.3, (B) 3 OF NEW YORK CITY BUILDING CODE.

L. ALL EXPOSED PIPING (PIPE, VALVES AND FITTINGS) SHALL BE CHROME PLATED OR AS SPECIFIED BY ARCHITECT.

M. PROVIDE AND INSTALL STOP VALVES ON WATER PIPING TO ALL FIXTURES AND EQUIPMENT.

N. DRAINAGE WASTE PIPING TYPE 'L' COPPER TUBING WITH WROUGHT COPPER FITTINGS. ALL JOINTS WITH 95-5 SOLDER.

O. INSULATION COLD WATER, 1/2" THICK, ONE PIECE FIBERGLASS PIPE INSULATION WITH ALL SERVICE JACKET, HOT WATER, 1" THICK, ONE PIECE FIBERGLASS PIPE INSULATION WITH ALL SERVICE JACKET, FITTINGS AND VALVES SHALL HAVE PRE-MOLDED INSULATION. PLANE SPREAD OR SMOKE DEVELOPED THAN 50 ENGINE DEVELOPED RATING ONE.

P. SHUT-OFF VALVE FOR 2-INCH AND SMALLER BRONZE BALL VALVES WITH SOLDER ENDS.

Q. PIPE PASSING THROUGH WALL SHALL HAVE A TWO OPENING CUT OR ENLARGED HOLE NECESSARY FOR THE INSULATION OF A SLEEVE SHOWN THROUGH. SLEEVE SHALL BE 1/2" IN DIAMETER LARGER THAN O.D. OUTSIDE DIAMETER OF THE PIPE OR CHANNEL INSULATION PASSING THROUGH AND OF SUFFICIENT LENGTH TO BE FLUSH WITH THE FINISHED WALL SURFACES. ALL FLOOR PENETRATIONS SHALL BE CODE DRILLED, ANNULAR SPACES BETWEEN PIPING AND SLEEVES OR CORE DRILLED FLOOR OPENINGS SHALL BE PACKED WITH THERMAFIBER AND SEALED TO SECURE THE FIRE INTEGRITY OF THE WALLS AND FLOORS WITH A NON-HARDENING COMPOUND SEALER AND RATED TO REMOVAL BY ALL CLIPPER CO.

R. ALL WORK TO BE COORDINATED THROUGHOUT WORK SHALL BE PERFORMED AS CLOSE TO THE WORK SCHEDULE, SCHEDULE SHALL AS DESIGNED BY THE ARCHITECT AND/OR ENGINEER, OR BUILDING OWNERS.

S. THE COMPLETE PLUMBING INSTALLATION, METHOD OF HANGING, TESTING, ETC. SHALL COMPLY WITH ALL PROVISIONS OF THE 2002 NEW YORK STATE PLUMBING CODE AND THE 2002 NEW YORK STATE ENERGY CONSERVATION CODE.

T. SUBMISSION OF SHOP DRAWINGS AT THE TIME OF BIDS CLOSING BY OFFERORS OF VALVES AND ENGINEERS SHOWING DISCREPANCIES, THE CONTRACTOR SHALL NOTIFY THE BUILDING ENGINEER AS NOTED IN ADVANCE AND WILL THEN MAKE THE NECESSARY ARRANGEMENTS. THE CONTRACTOR SHALL NOT THE REFERRED BACK TO A SHOWING AND ENGINEER SHALL BE TO A PROPERLY CONSIDERED SHOP-SHALL WITHOUT ENGINEER DRAWING TO OTHER SIDE AND PROPERLY.

U. INSPECTION CLOSE TYPE, THREADED BRASS BODY, SUSPENDED FROM BRASS WITH BRASS CHAIN, AS APPROVED CHECKING INSERTS, CAST IRON SHOWS EVERY 2-0" AND AT ALL JOINTS - NO PIPES SHALL BE RUNS FROM OTHER PIPING, CHANNEL, ENCLOSURE, ETC.

V. ALL EXPOSED PIPING ENGINEER, SUPPORTED, SHALL BE SATISFACTORY FINISHED. ALL THE HOT SHOE TO THE CORE DRILL CLEARED, AS SHOE TO THE NEAREST ENGINEER BASE AND SUPPORT, UNLESS DESCRIBED AS ENGINEER, ALL THE SPECIFIED SHALL BE PROPERLY PACKED, SEALED, AND FIRE STOPPED TO MAINTAIN THE ORIGINAL INTEGRITY OF THE PENETRATED FIRE RATING.

W. REVISION OF PIPING SHOWN AS ENGINEER IS ENGINEERING ONLY. THE EXACT ROUTING MUST BE DETERMINED IN THE FIELD AND COORDINATED WITH ALL EXISTING CONDITIONS, I.E. STRUCTURAL, ELECTRICAL, LIGHT FIXTURES, PIPING.

LEGEND

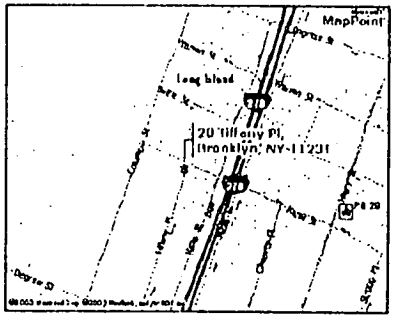
———	COLD WATER (C.W.)
———	HOT WATER (H.W.)
———	SANITARY VENT PIPING (V.)
———	SANITARY SOIL OR WASTE ABOVE FL.
———	SANITARY SOIL OR WASTE BELOW FL.
——ST——	STORM ABOVE FL.
——ST——	STORM BELOW FL.
——LSD——	STORM LEDER
——G——	GAS
——D——	DRAIN
——PD——	PUMPED DISCHARGE
——TF——	TANK FILL
——FSP——	FIRE STANDPIPE
——	CLEANOUT PLUG
	BALL VALVE
	CHECK VALVE
	GATE VALVE
	OSMY GATE VALVE
	GAS COCK
	CONNECT NEW PIPING TO EXISTING
L	LAVATORY
TS	TAMPER SWITCH
WC	WATER CLOSET
FD	FLOOR DRAIN
FHC	FIRE HOSE CABINET
FDV	FIRE DEPT. VALVE
FAI	FRESH AIR INTAKE
VTR	VENT THRU ROOF
RD	ROOF DRAIN
AD	AREA DRAIN
COCP	CLEANOUT DECK PLATE
MOCV	METERED OUTLET CONTROL VALVE
MICV	METERED INLET CONTROL VALVE
DCDV	DOUBLE CHECK DETECTOR VALVE
RPZ	REDUCED PRESSURE ZONE VALVE

PLUMBING DRAWING LIST

P1.00	COVER SHEET
P1.01	PLUMBING SYMBOLS, NOTES & ABBREVIATIONS
P2.00	PLUMBING 1ST, ALLEY PLAN
P2.01	PLUMBING 2ND, FLOOR PLAN
P2.02	PLUMBING 3RD FLOOR PLAN
P2.03	PLUMBING 4TH, 5TH, 6TH FLOOR PLANS
P2.04	PLUMBING 7TH FLOOR PLAN
P2.05	PLUMBING 8TH, FLOOR PLAN
P2.06	PLUMBING 9TH FLOOR PLAN
P2.10	PLUMBING BASEMENT PLAN
P2.11	PLUMBING ROOF PLAN
P3.00	SANITARY RISER DIAGRAM
P3.01	STORM RISER DIAGRAM
P3.02	GAS RISER DIAGRAM
P3.04	WATER RISER DIAGRAM
P3.05	PLUMBING SCHEDULES
P7.00	PLUMBING PART PLAN SEE FLOOR PLAN

SITE PLAN: 20 TIFFANY PLACE, BROOKLYN, NY

BLOCK 748
LOT 61



MK

ARCHITECTURE & DESIGN

7	5.11.05	ISSUED FOR REVISED AS NOTED
6	5.13.05	ISSUED FOR CONSTRUCTION
5	5.26.05	RESUBMITTED FOR Final REVIEW
4	7.15.05	REVISED AS PER D.O.B. COMMENTS
3	12.16.04	ISSUE FOR Final CLIENT REVIEW
2	11.10.04	ISSUE FOR CD SET
1	8.26.04	ISSUE FOR PRELIMINARY REVIEW

Project Title

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title

PLUMBING SYMBOLS, NOTES & ABBREVIATIONS

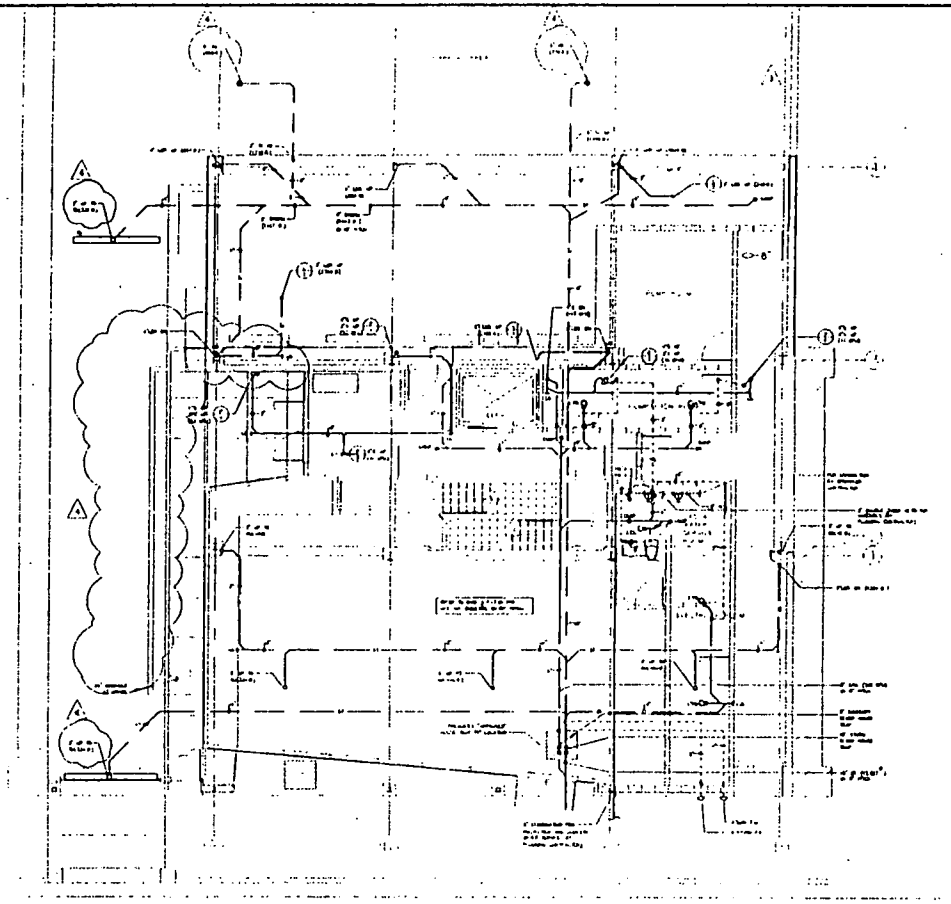
Job No. [redacted] Drawing Number P1.01

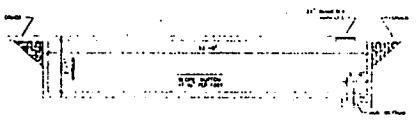
Date [redacted]

Scale [redacted]

411-04 (11)

DETAILS





LENGTHWISE SECTION

SECTION THRU TANK

ARCHITECTURE & DESIGN

Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

PLUMBING
1ST FLOOR PLAN

P3.01

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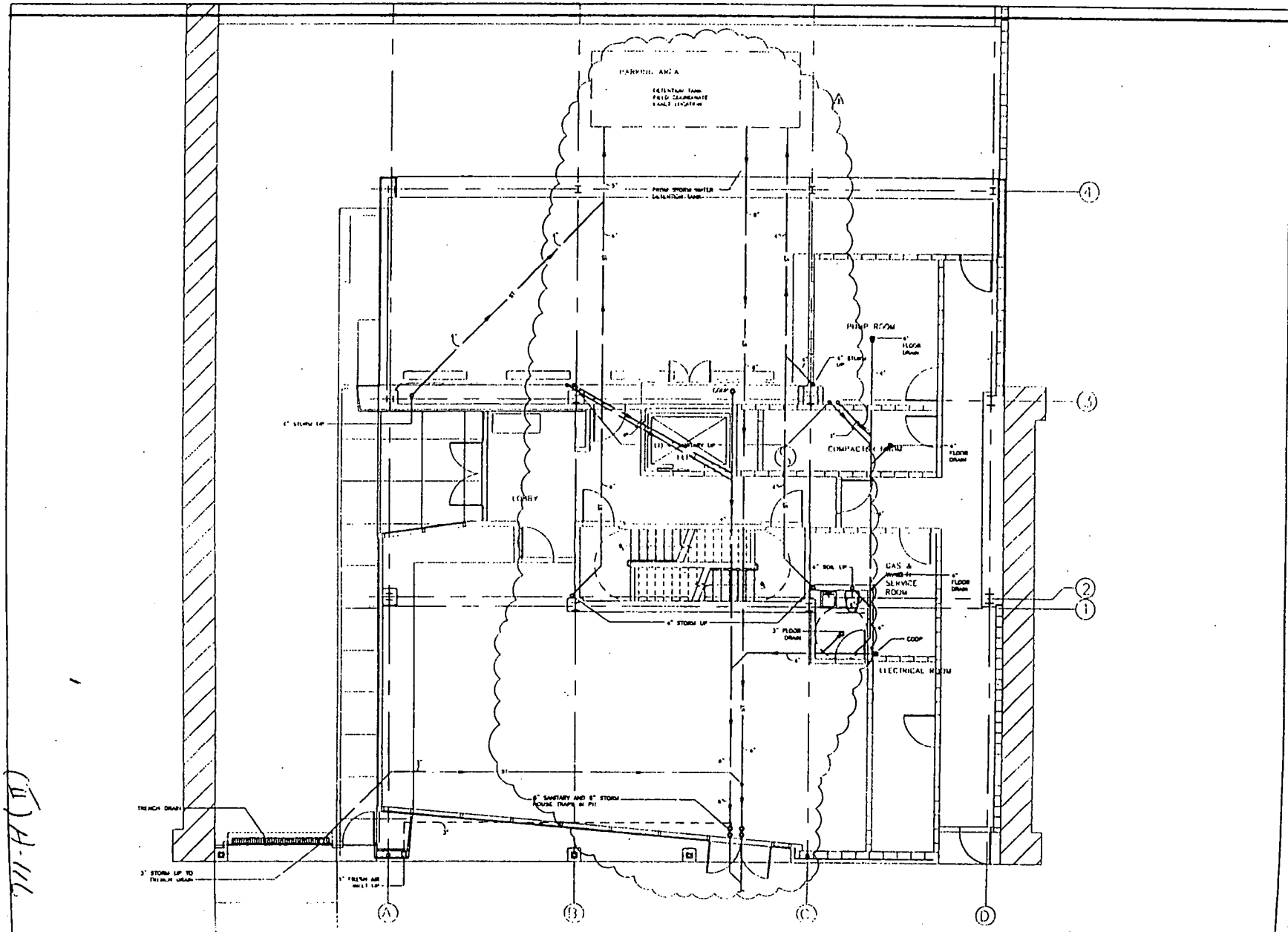
511-H (II)



ARCHITECTURE & DESIGN
4 West 22nd Street, 8th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2376

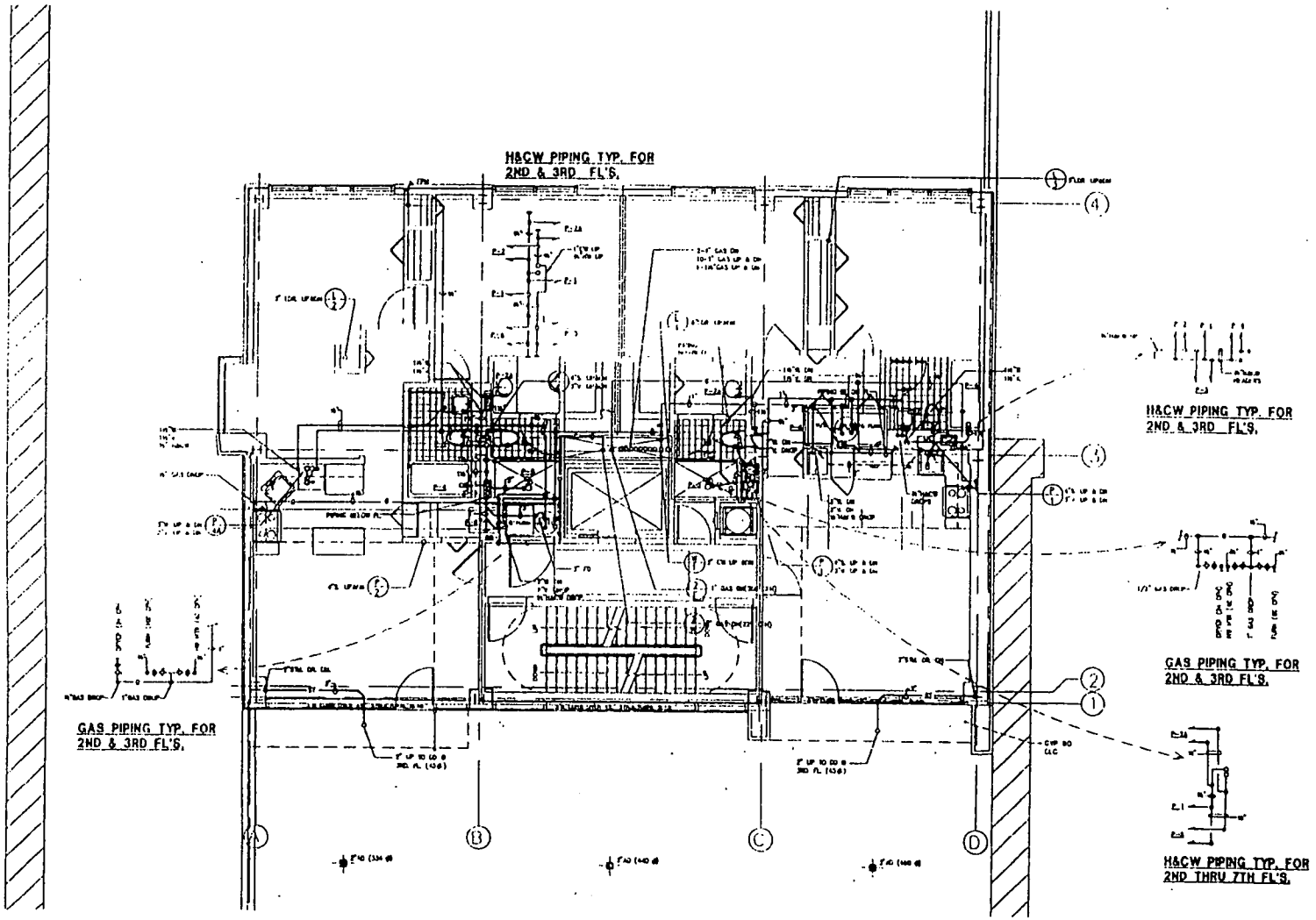
Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

PLUMBING
UNDERGROUND PLAN

P3.01A



ARCHITECTURE & DESIGN
4 West 22nd Street, 5th Floor
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T 212.675.2374 F 212.675.2376

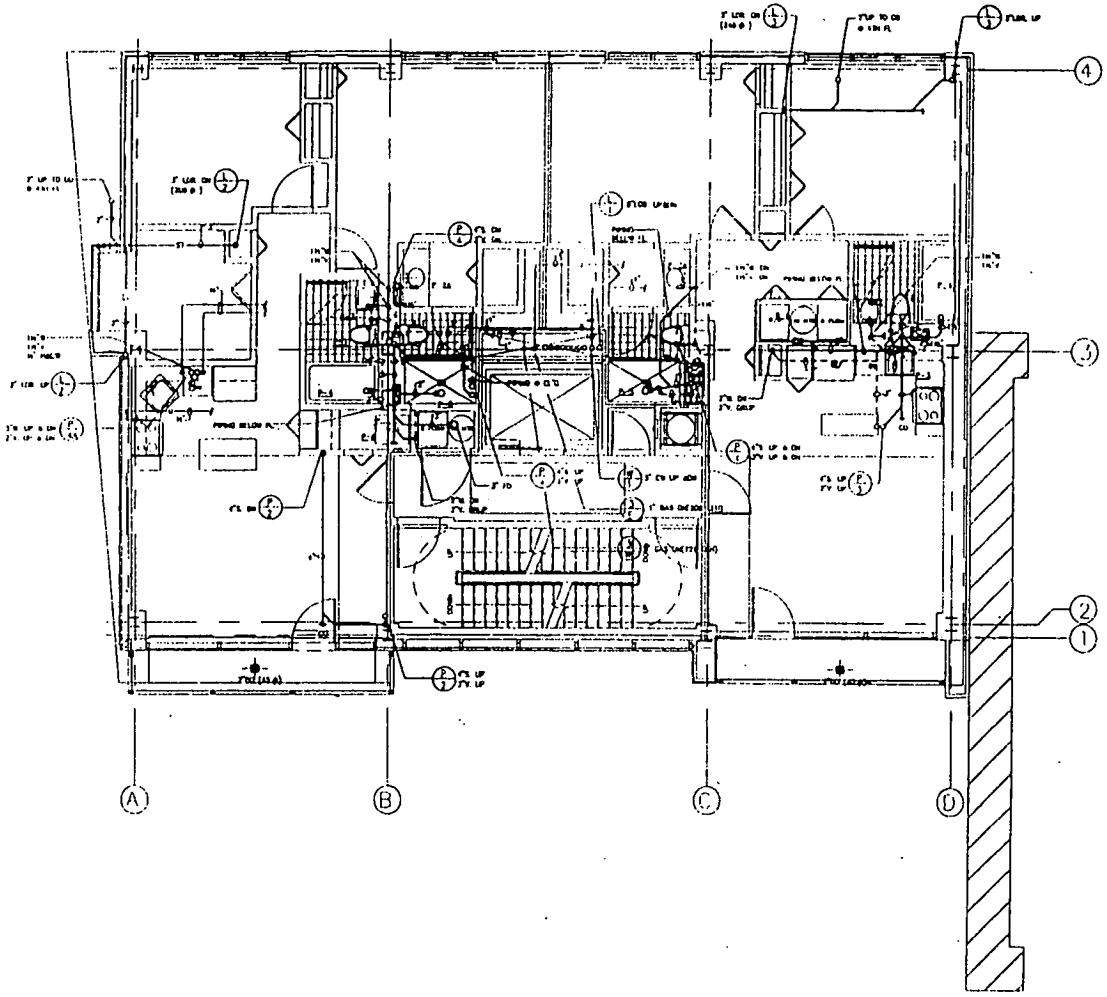
Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

PLUMBING
2ND FLOOR PLAN

1/4"=1'-0"



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T 212.675.3374 F 212.675.3375

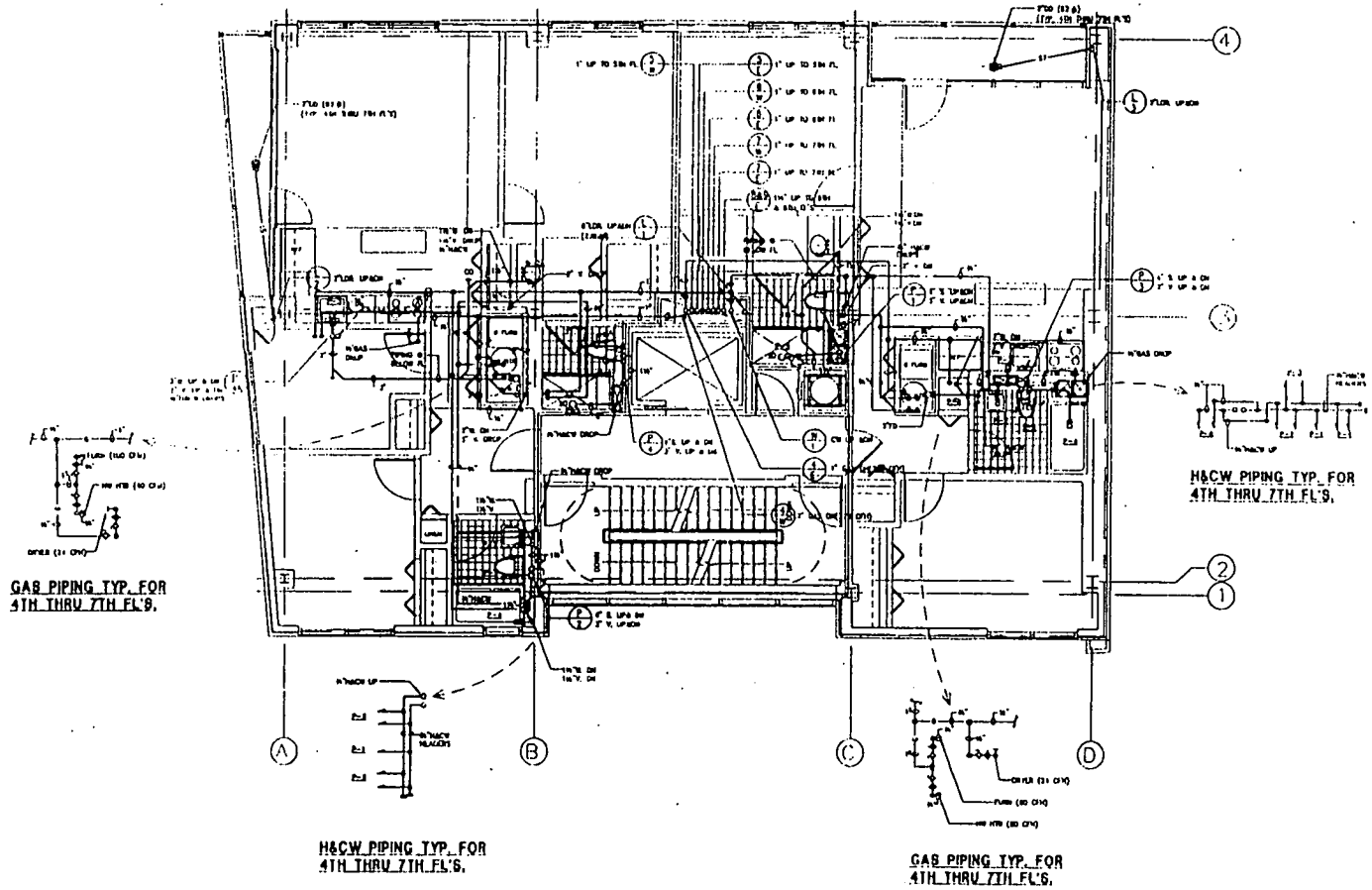
Project Title

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title

PLUMBING-3RD
FLOOR PLAN

13



ARCHITECTURE & DESIGN

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Brooklyn, NY 11231
Nine Story Building

PLUMBING 4TH, 5TH, 6TH FLOOR PLAN

P3.04

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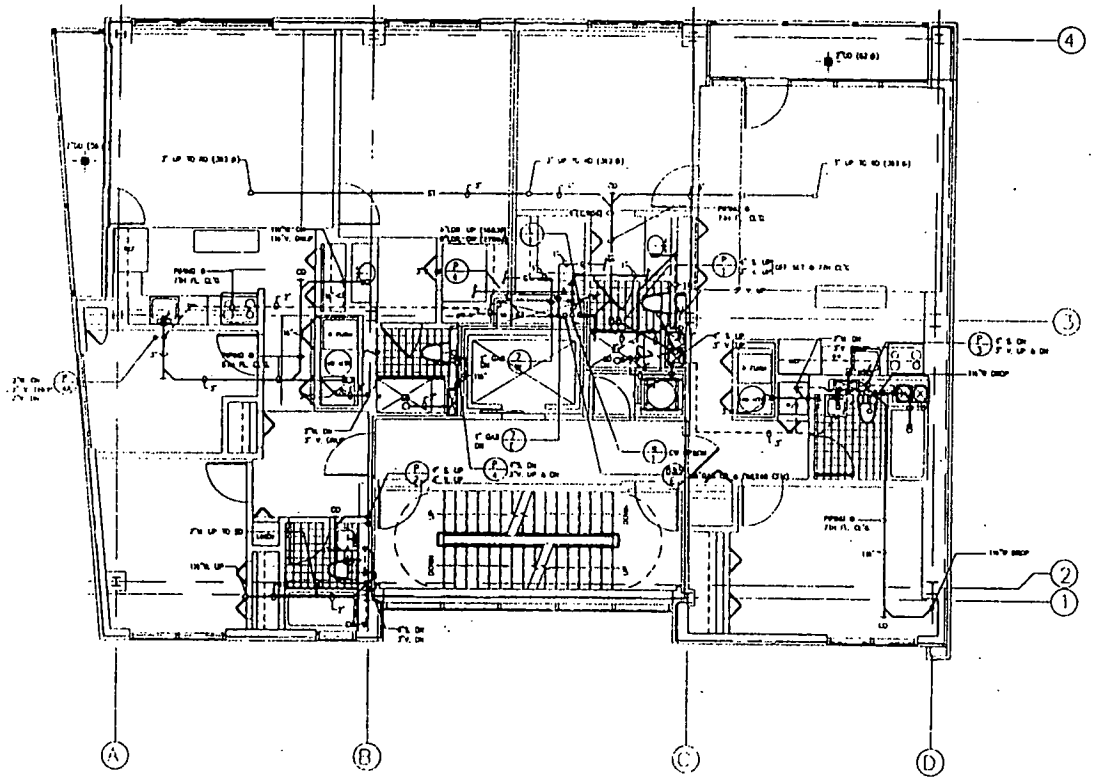


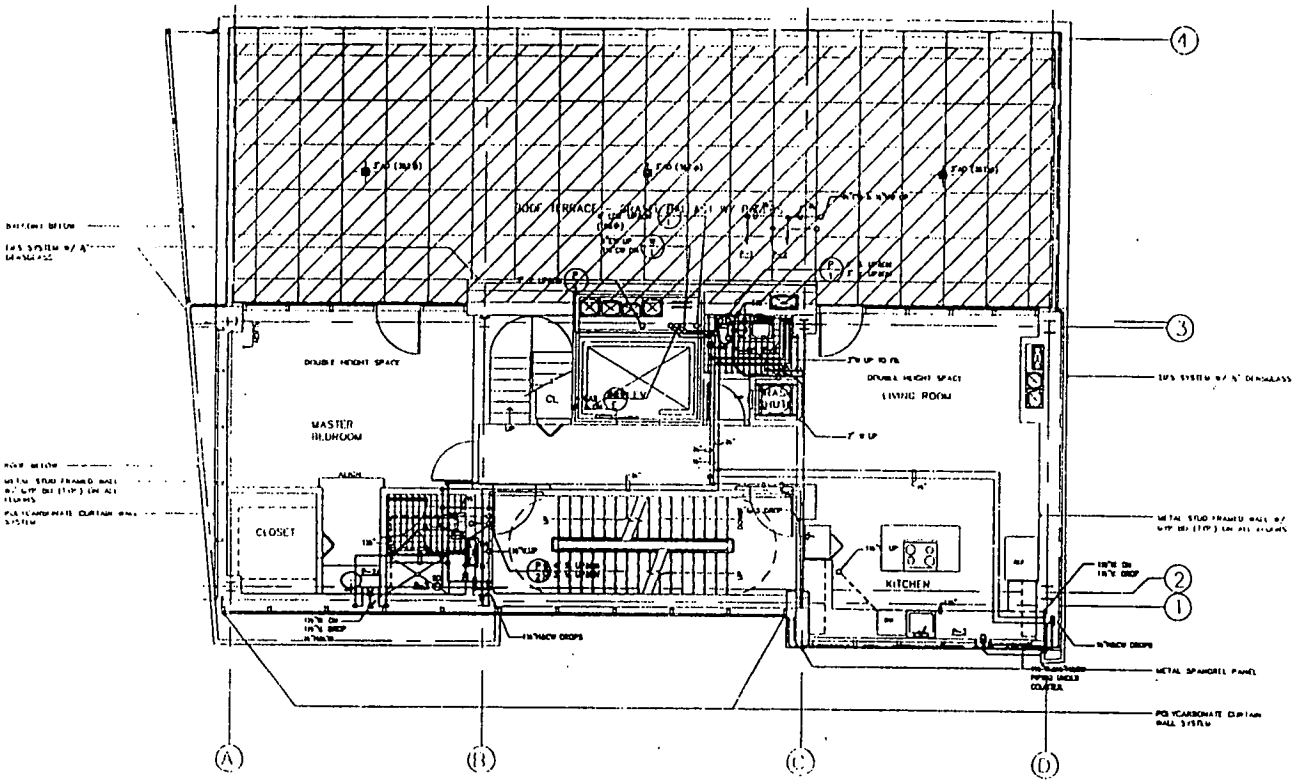
ARCHITECTURE & DESIGN

Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

PLUMBING
7TH FLOOR PLAN



ARCHITECTURE & DESIGN

4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2774 F 212.675.2376

Project Title:

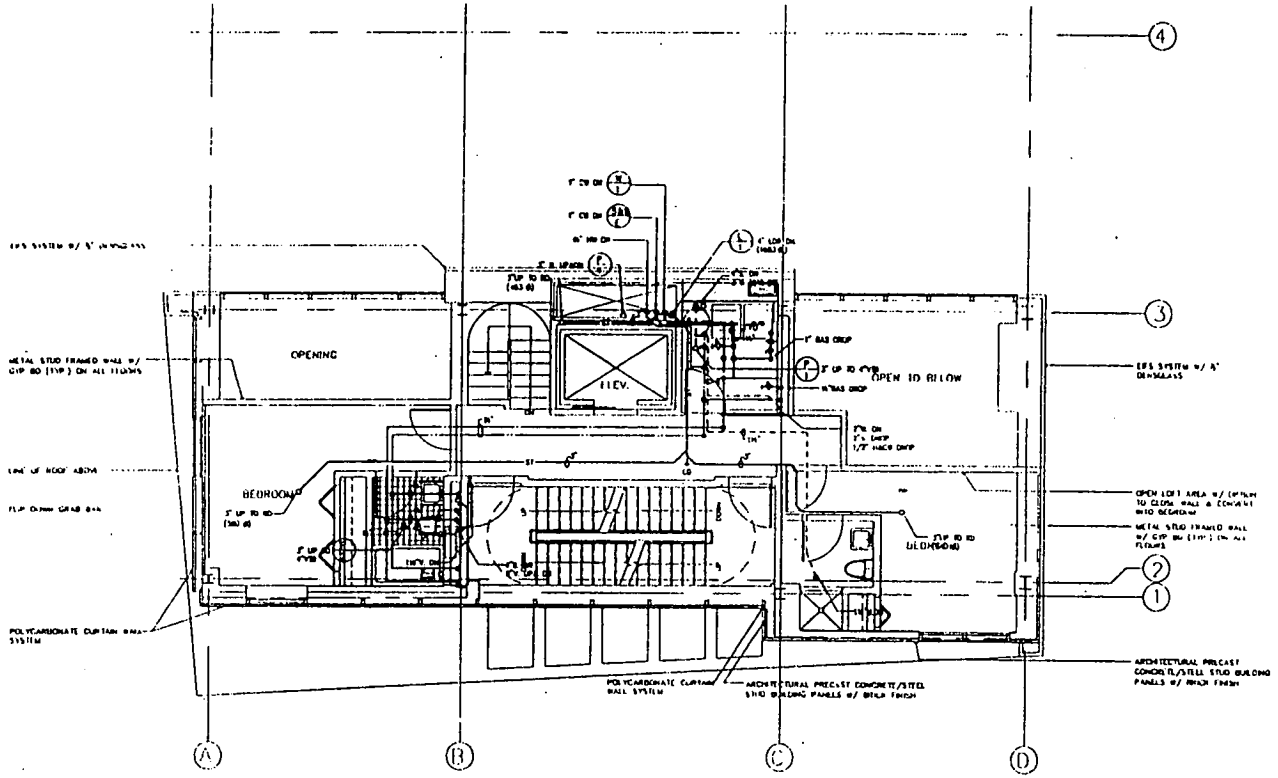
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

PLUMBING
6TH FLOOR PLAN

P3.08

111-A-131



ARCHITECTURE & DESIGN
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2376

Project Title:

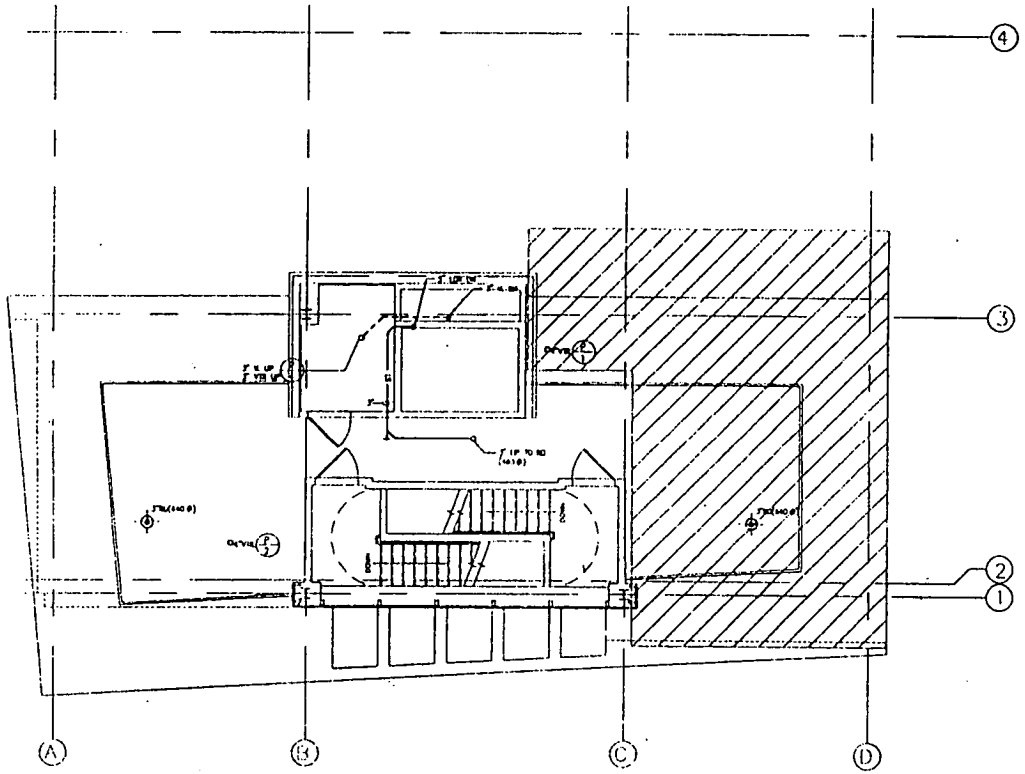
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

PLUMBING
5TH FLOOR PLAN

1/4" = 1'-0"

A-124



ARCHITECTURE & DESIGN
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

Project Title:

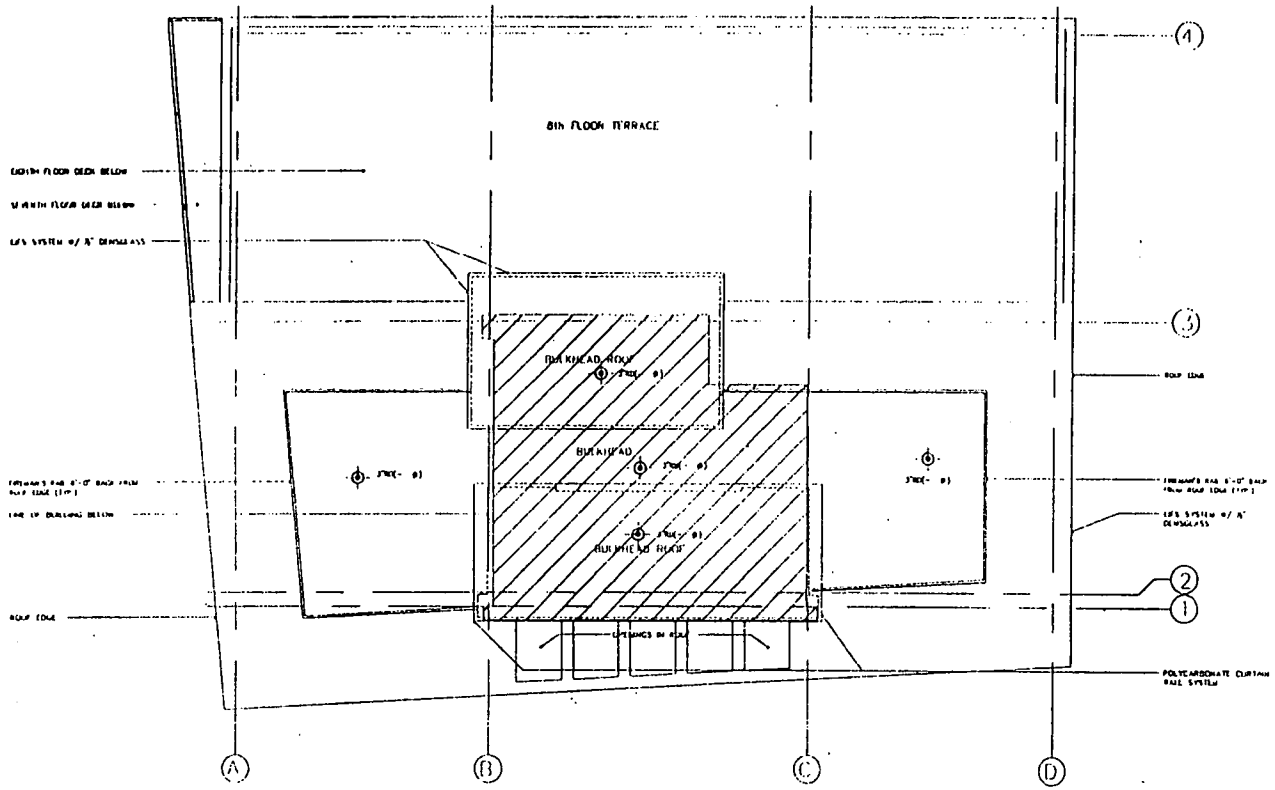
20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

PLUMBING
BULKHEAD PLAN

P3.10

(II) A-123



ARCHITECTURE & DESIGN
4 West 22nd Street, 9th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2376

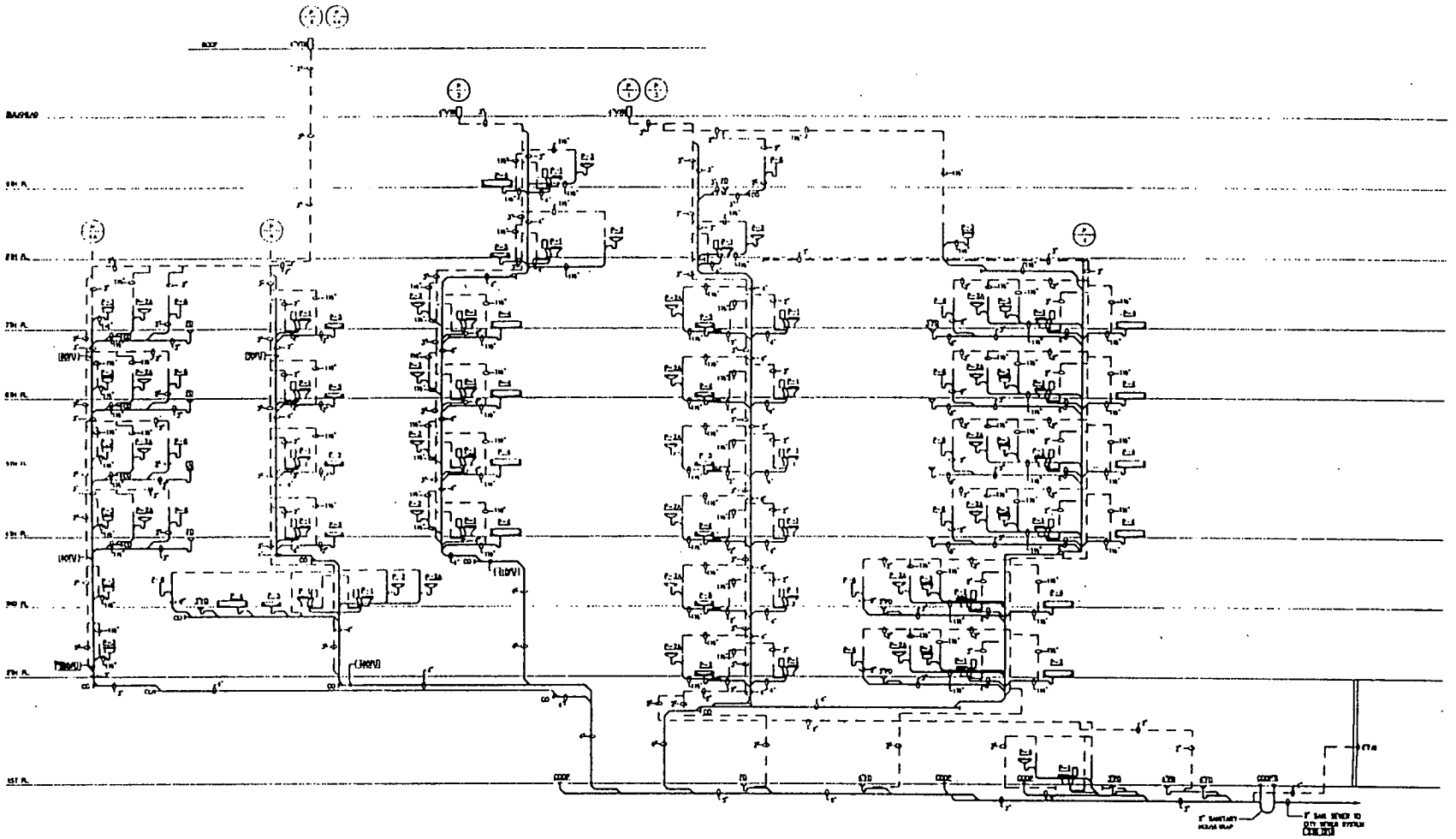
Project Title

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title

PLUMBING
ROOF PLAN

A-124



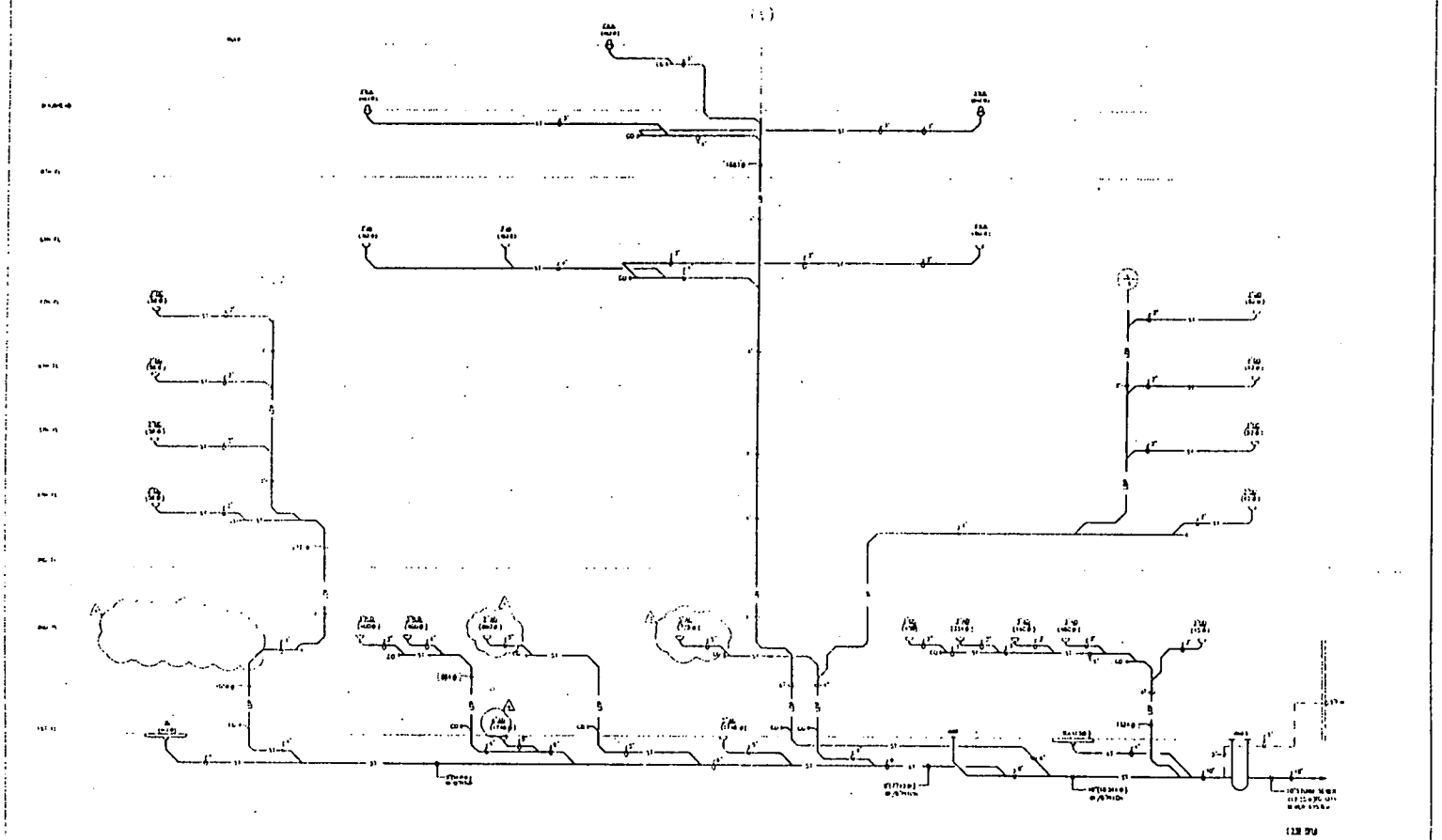
ARCHITECTURE & DESIGN
4 West 43rd Street, 5th Floor
New York, NY 10036
T 212.575.3774 F 212.575.3775

Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

SANITARY RISER DIAGRAM



ARCHITECTURE & DESIGN
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

STORM RISER DIAGRAM

Date: 09

P5.02

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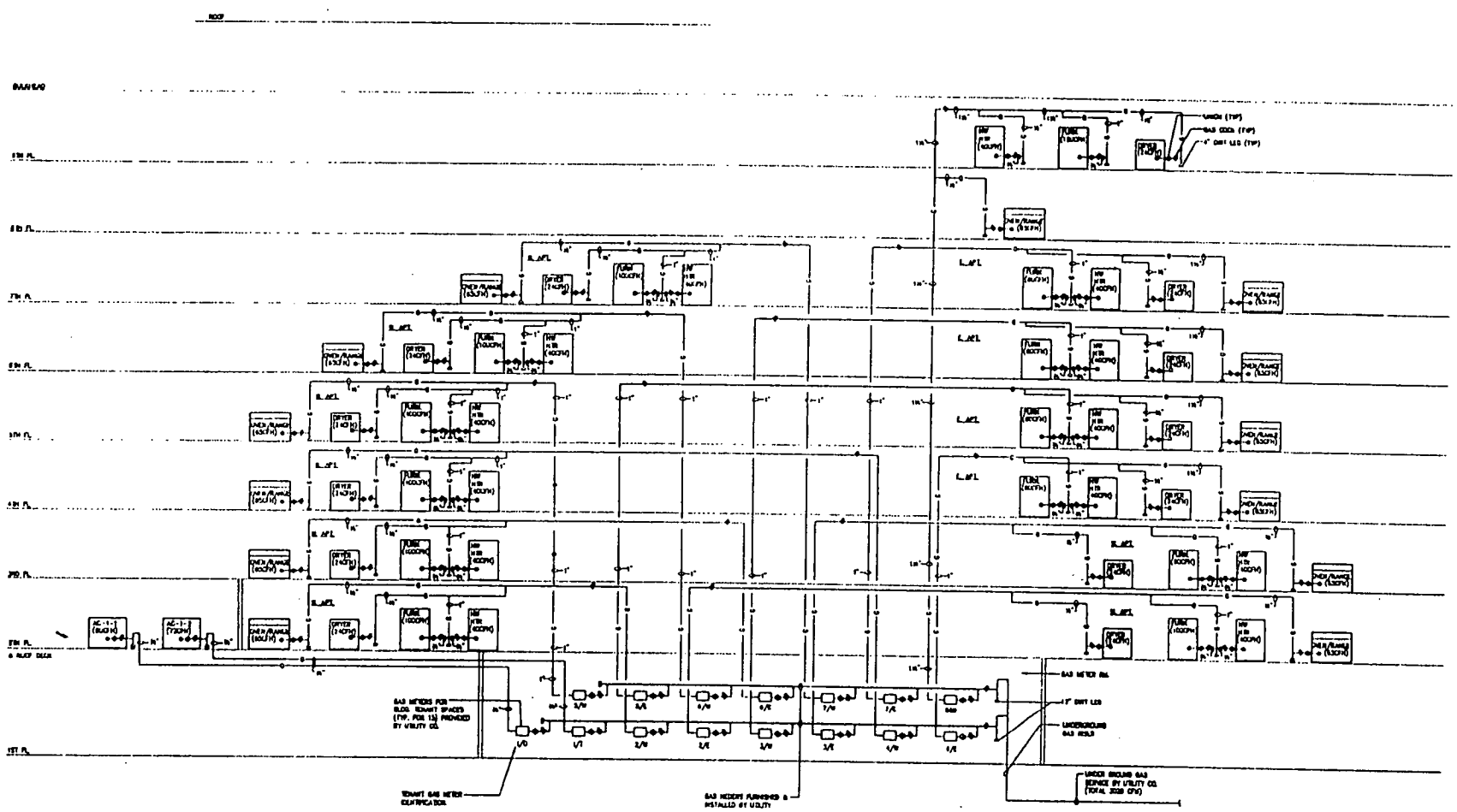
A-12 (E)



No.	Date	Issue
7	6.11.08	ISSUED FOR REVISED AS NOTED
6	6.13.08	ISSUED FOR CONSTRUCTION
5	6.26.08	REISSUED FOR FINAL REVIEW
4	4.16.08	REVISED AS PER D.O.A. COMMENTS
3	12.16.04	ISSUE FOR FINAL CLIENT REVIEW
2	11.16.04	ISSUE FOR CD SET
1	6.28.04	ISSUE FOR PRELIMINARY REVIEW

ARCHITECTURE & DESIGN
4 West 22nd Street, 5th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

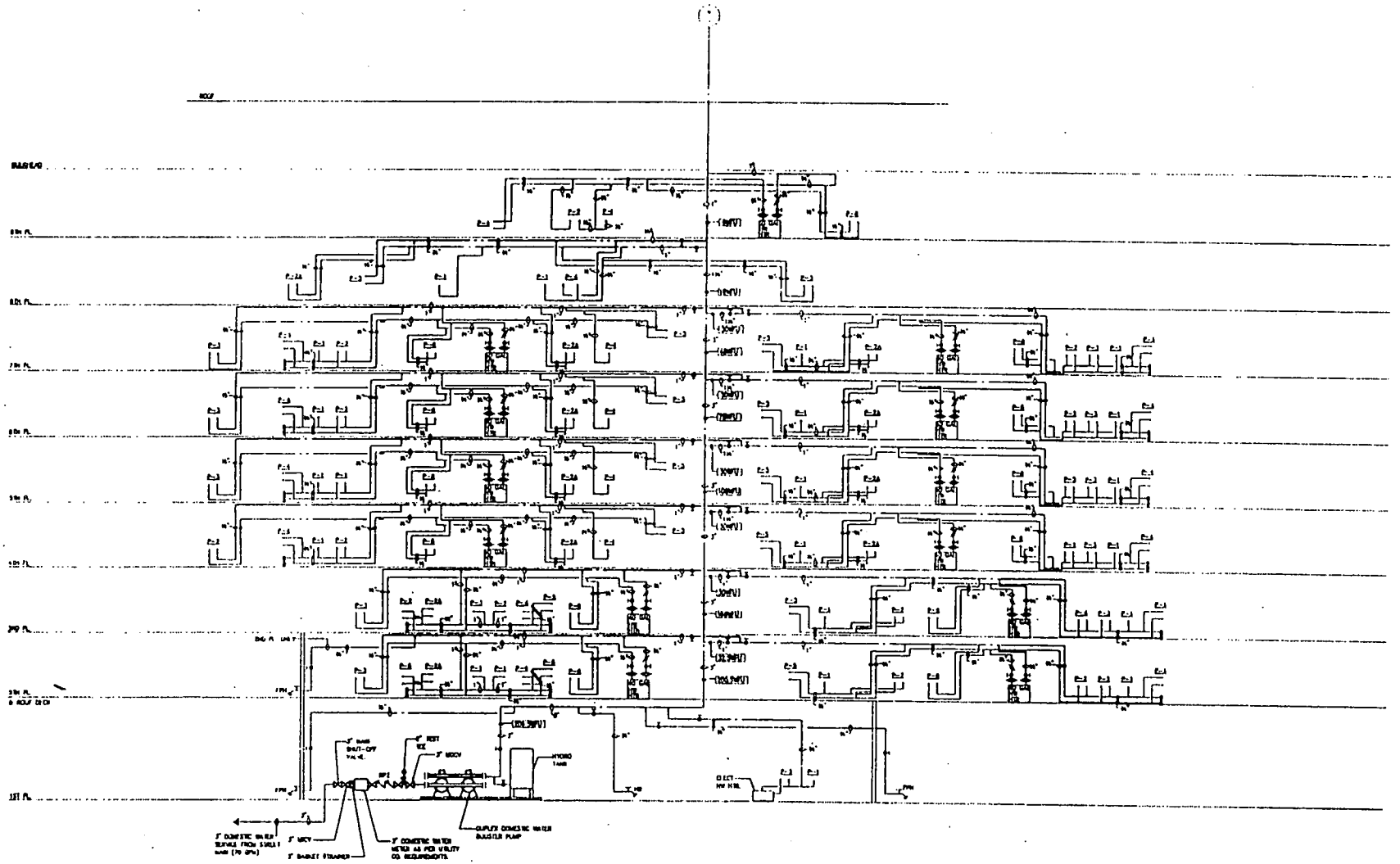
GAS RISER
DIAGRAM

Job No.: Drawing Number:

Scale: NONE

By:

(II) A-127



ARCHITECTURE & DESIGN
4 West 22nd Street, 6th Floor
New York, NY 10010
T 212.675.2374 F 212.675.2375

Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

WATER RISER DIAGRAM

A-1.25

PLUMBING FIXTURE SCHEDULE

PLAN NO	FIXTURE	MANUFACTURE & MODEL NO	TRIM	ASSEC.	SUPPLY & TRAP	CARRIER SUPPORT	TRAP	COMB WASTE	S/V VENT	CW	HW	REMARKS
P-1	WATER CLOSET	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS	INTEGRAL	4"	2"	1/2"	---	FLOOR MTD. TANK TYPE, 1.6GPM
P-2	LAVATORY	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS	1/4" @ 1/2"	1-1/2"	1-1/2"	1/2"	1/2"	WALL MTD. 4" CENTER SET
P-2A	LAVATORY	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS	1/4" @ 1/2"	1-1/2"	1-1/2"	1/2"	1/2"	SELF-RIM, COUNTER, 8" CENTER SET
P-3	KITCHEN SINK	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS	1-1/2"	1-1/2"	1-1/2"	1/2"	1/2"	SELF-RIM, COUNTER, 1 HOLE
P-4	BATH TUB	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS	1-1/2"	1-1/2"	1-1/2"	1/2"	1/2"	RECESSED, 60"x32"x16-1/4" W/HOT/COLD APRON
P-4A	BATH TUB	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS	1-1/2"	1-1/2"	1-1/2"	1/2"	1/2"	RECESSED, 60"x32"x16-1/4" W/HOT/COLD APRON
P-5	STALL SHOWER	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS.	REFER TO ARH DWG'S FOR UNIT SPECS	2"	2"	1-1/2"	1/2"	1/2"	SHOWER STALL & RECEPTOR BY OTHERS, PROVIDE SHOWER DRAIN JR SMITH #2005-NB W/3" INLESS
P-6	STALL SHOWER	REFER TO ARH DWG'S FOR UNIT SPECS.	----------	----------	SEE REMARKS	------	2"	2"	1-1/2"	1/2"	1/2"	WITH SERVICE STOPS PROVIDE 2" DIAMETER BY 24" HIGH STANDPIPE

PLUMBING DRAIN SCHEDULE

PLAN ID	ITEM	MANUFACTURE & MODEL NO	REMARKS
FD	FLOOR DRAIN	J.R. SMITH FIG. # 2110Y-B-U-NB	8 1/2"ø NICKLE BRONZE STRAINER
AD	AREA DRAIN	J.R. SMITH FIG. # 1850Y-U-C-NB	11"SQ. NICKEL BRONZE STRAINER W/ANGLE FRAME SCREWS
CO	CLEAN OUT	J.R. SMITH FIG. # 1810Y-U-NB	6"ø NICKLE BRONZE STRAINER W/ANGLE FRAME SCREWS
SC	SHOWER DRAIN	J.R. SMITH FIG. # 2005Y-A-NB	5"ø NICKLE BRONZE STRAINER
TD	TRENCH DRAIN	J.R. SMITH CHANNEL SLOPE DRAIN SYSTEM	6"W/D-420 SLOTTED GRATE, SHELL CP-18, INSTALL AS PER MANUF. RECOM.
CO/FD	CLEAN OUT FLOOR DRAIN	J.R. SMITH FIG. # 4022-15-NB	ADJUSTABLE NICKLE BRONZE TOP
FAI	FRESH AIR INLET	J.R. SMITH FIG. # 1005-NB	FURNISHED W/PIPE CLAMP NICKLE BRONZE GRATE & VANDAL PROOF
FHY	FREEZE PROOF HYDRANT	J.R. SMITH FIG. # 5805UT-NB	NICKLE BRONZE, 3/4" HOSE CONN.-INTEGRAL VACUUM BRK.& 8" HANDLE KEY
RD	ROOF DRAIN	J.R. SMITH FIG. # 1010AXL-CSP	SUMP RECEIVER, UNDERDECK CLAMP, CAST IRON DOME
RPZ	REDUCED PRESSURE ZONE VALVE ASSEMB.	WATTS #909	PROVIDE AIR GAP & 3" DRAIN LINE
DCD	DOUBLE CHECK DETECTOR VALVE ASSEMB.	WATTS #709	

DOMESTIC WATER HEATER SCHEDULE

PLAN NO	MANUFACTURE & MODEL NO	STORAGE CAPACITY	RECOVERY RATE/HR	GAS				ELECTRICAL					REMARKS
				CFH INPUT	CFH OUTPUT	INCHES OF WC	FLUE SIZE	KW	VOLTS	PHASE	HERTZ	AMP	
WHH-1	A.O. SMITH MODEL #BTH-6	6 GALS	41 GPH @ 80T RISE	---	---	---	3/4"	1500 WATTS	110/120	SINGLE	60	-	
WHH-2	A.O. SMITH MODEL #BTH-50	50 GALS	41 GPH @ 80T RISE	40	---	4.5	3/4"	---	110/130	SINGLE	60	3	
WHH-3	RHEEM MODEL #CE-199 INSTANT TYP	3 GPM	6.3 GPM @ 80T RISE	---	---	---	---	1440 WATTS	120	SINGLE	60	11	

NOTE: WHH-1 TO PROVIDE WITH T & P RELIEF VALVE

ARCHITECTURE & DESIGN
4 West 22nd Street, 5th Floor
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Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title:

PLUMBING SCHEDULE

Date: NONE

By: ---

Date: ---

P6.01

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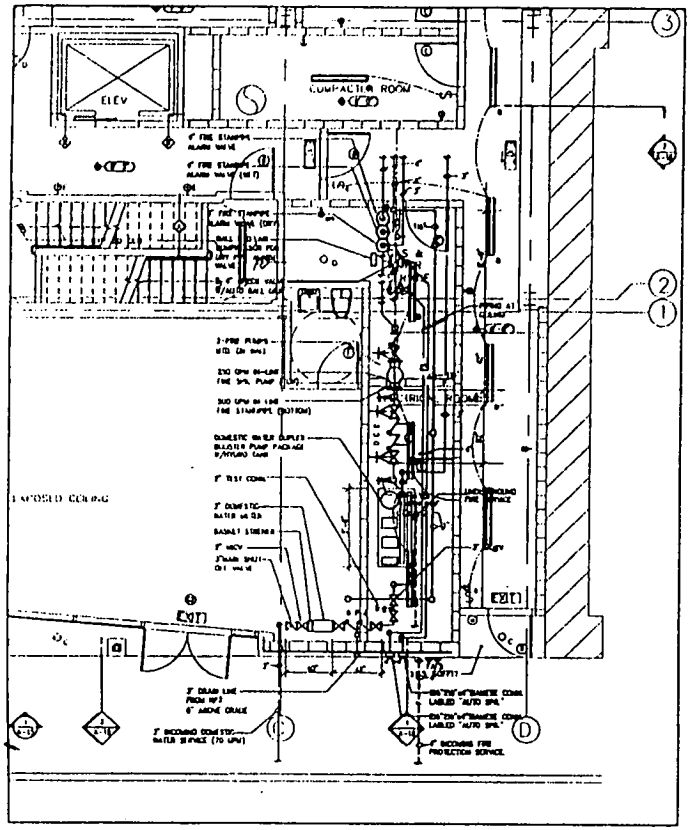

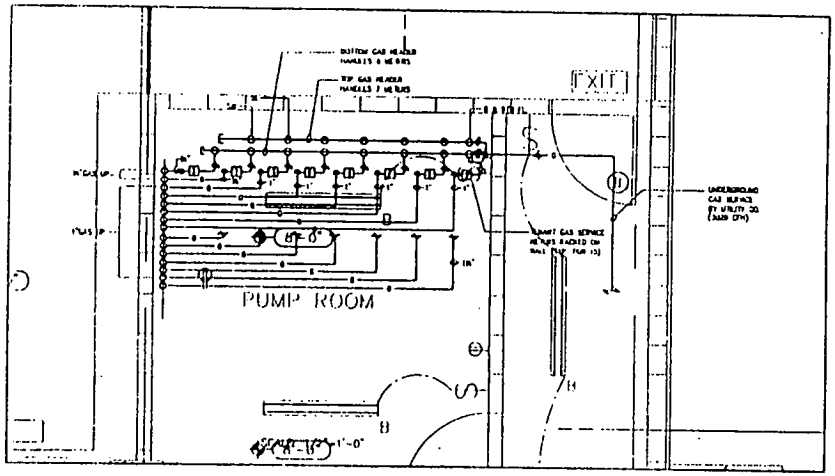

GAS METER IDENTIFICATION

METER NO	LOCATION	CFH	HOUSE LINE CONN.
1/B	1ST. FL.	72	3/4"
1/T	1ST. FL.	80	3/4"
2/B	2ND WEST	220	1"
2/T	2ND EAST	300	1"
3/B	3RD WEST	220	1"
3/T	3RD EAST	300	1"
4/B	4TH WEST	220	1"
4/T	4TH EAST	340	1"
5/B	5TH WEST	220	1"
5/T	5TH EAST	300	1"
6/B	6TH WEST	220	1"
6/T	6TH EAST	300	1"
7/B	7TH WEST	220	1"
7/T	7TH EAST	300	1"
8 & 9	8TH & 9TH FL'S	240	1"

GAS SERVICE SCHEDULE

WEST SIDE APT. 2ND THRU 7TH FL	
H.W. HTR	40 CFH
PLANL	100 CFH
DRYER	35 CFH
RANGE/OVEN	65 CFH
TOTAL	170 CFH SAFETY=127.5 CFH
EAST SIDE APT. 2ND THRU 7TH FL	
H.W. HTR	40 CFH
PLANL	80 CFH
DRYER	35 CFH
RANGE/OVEN	65 CFH
TOTAL	220 CFH SAFETY=165 CFH
8TH & 9TH FL APT.	
H.W. HTR	80 CFH
PLANL	120 CFH
DRYER	77 CFH
RANGE/OVEN	90 CFH
TOTAL	367 CFH SAFETY=275 CFH
1ST. FL. GARAGE SPACE	
ROOF TOP UNIT-75 CFH	
1ST. FL. GARAGE SPACE	
ROOF TOP UNIT-65 CFH	
	0 STS TOTAL=2820 CFH

ARCHITECTURE & DESIGN
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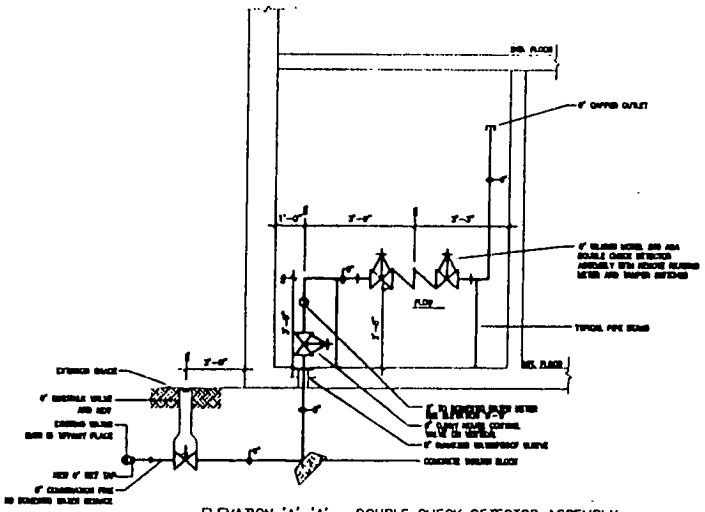
Project Title:

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

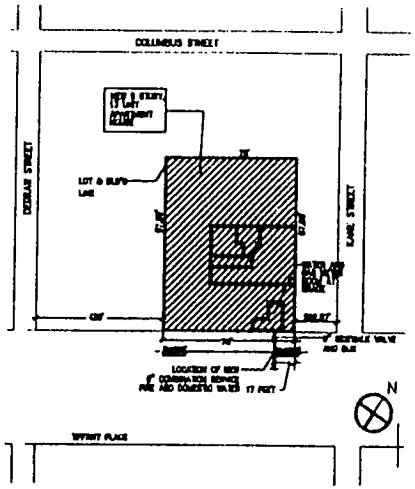
Drawing Title:

PLUMBING PART PLAN
1ST FLOOR PLAN

P7.01



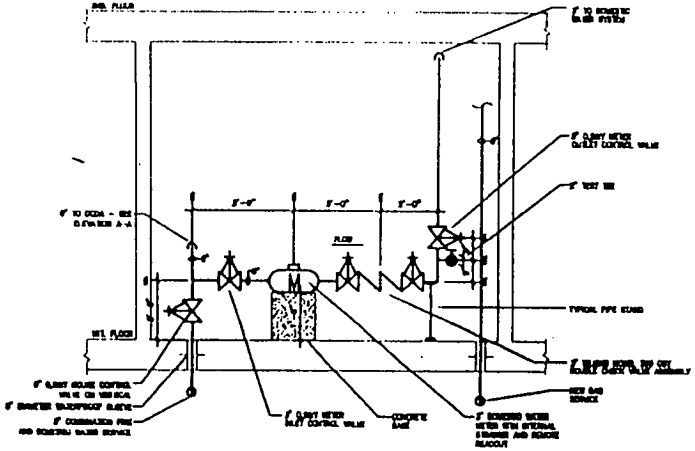
ELEVATION 'A'-'A' – DOUBLE CHECK DETECTOR ASSEMBLY



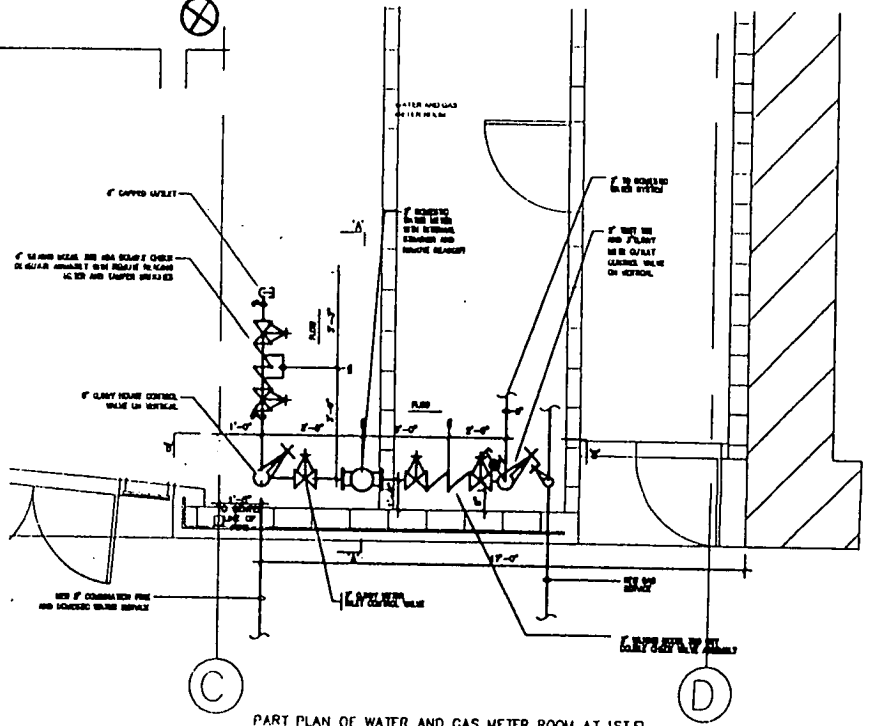
PLOT PLAN

BACKFLOW PREVENTOR NOTES

1. BACKFLOW PREVENTION DEVICE INSTALLATION SHALL MEET ALL NYC DEP AND NYSDH REQUIREMENTS.
2. BACKFLOW PREVENTION DEVICE SHALL NOT BE SUBJECTED TO FLOODING OR FREEZING.
3. BACKFLOW PREVENTION SHALL BE TESTED AT LEAST ANNUALLY BY A N.Y.S.B.A.S. CERTIFIED TESTER.
4. PIPING SHALL BE UNDISTURBED AND UNOBSTRUCTED FROM MAIN TO DEVICE EXCEPT FOR VALVES METERS.
5. DRAINAGE SHALL BE POSITIVE WITH EFFLUENT VISIBLE.
6. BETWEEN POINT OF ENTRY AND BACKFLOW PREVENTION DEVICE, THE PIPE SHALL BE STENCILED AS FOLLOWS "PIPE TO BACKFLOW PREVENTER, DO NOT TAP OR CONNECT TO "MAIN LINE" AT 5' INTERVALS AND AT ALL WALL AND FLOOR PENETRATIONS. LETTERS SHALL BE WHITE, 1" HIGH, ON RED BACKGROUND.
7. AT BACKFLOW PREVENTER ASSEMBLY, FLANGE PIPING DIRECTLY TOGETHER, SPOOL PIECES ARE NOT PERMITTED.
8. THE COMBINATION FIRE SUPPRESSIVE AND AUTOMATED SPRINKLER SYSTEM IS AN ASME H-44 CLASS 1 SYSTEM WITH A DIRECT CONNECTION TO THE PUBLIC WATER SUPPLY MAIN. THE FIRE PROTECTION SYSTEM IS SUPPLIED BY A AN AUTOMATIC FIRE PUMP AND SHARED CONNECTION LINES.
9. ALL SHARED CONNECTIONS ARE LOCATED GREATER THAN 1700 FEET FROM AN UNCERTIFIED WATER SUPPLY.



ELEVATION 'B'-'B' – DOUBLE CHECK DETECTOR ASSEMBLY



PART PLAN OF WATER AND GAS METER ROOM AT 1ST FL.

MK

ARCHITECTURE & DESIGN

Project Title

20 Tiffany Place
Brooklyn, NY 11231
Nine Story Building

Drawing Title

PLUMBING BACKFLOW PREVENTION DETAILS

P7.02

SCHEDULE D

DESCRIPTION OF PROPERTY

FOR

TIFFANY TOWERS CONDOMINIUM

20 TIFFANY PLACE
BROOKLYN, NEW YORK

DATED:

REPORT INDICATING CONSTRUCTION TYPES AND MATERIAL FOR PROPOSED

STRUCTURE TO BE LOCATED AT
20 TIFFANY PLACE, BROOKLYN, NEW YORK 11231

GENERAL

The following Description of Property and Specifications was prepared by the architectural firm of Narofsky Architecture and Design, and is included in this Offering Plan in reliance upon the expertise of such firm.

CONDOMINIUM FLOOR PLANS

All dimensions of the following floor plans and Schedule A of the Plan and Schedule B of the Condominium Declaration are approximate and may exceed the usable floor area of the Unit which is so depicted. The following floor plans are subject to variations between such floor plans and the actual condominium floor plans to be filed with the office of the City Register, County of Kings and to changes in fenestration and other revisions which are deemed advisable by the local department of buildings or other agencies having jurisdiction over same, or which are necessitated by job conditions, or are permitted to be made by Sponsor in accordance with the Plan.

DESCRIPTION OF PROPERTY

The specifications which follow are intended to outline generally the nature of work, material and equipment and to indicate the contemplated character of the Building, but shall not be interpreted as enlarging in any manner, directly or by inference, the obligations of the Sponsor as set forth in the Plan. Except as otherwise provided in this general description, where alternatives are specified, or where a particular practice, method or design of construction, equipment, material or supply is not specified, the choice and decision if the Architect and Engineering consultants shall determine and be conclusive. In the event that the plans and specifications as modified from time to time in accordance with the provisions of the Plan, shall be inconsistent with this general description, the plans and specifications as modified shall govern. A copy of the plans and specifications (which contain details of the systems, materials and the names of the manufacture and model numbers of equipment employed in the construction of the

Building) are on file at the Selling Agent's office and will be available for inspection by prospective purchasers during normal business hours.

A. LOCATION AND USE OF PROPERTY

The property of the development site is located in Cobble Hill, Brooklyn, New York.

The development site is bounded by DeGraw Street and Kane Street and is located approximately two city blocks away from the Buttermilk Channel of the East River.

The development site is one zoning lot presently known as Block 319, part of Tax Lot 51. The zoning lot conforms to all applicable New York City Zoning regulations.

1. *Address:* Tiffany Towers Condominium, 20 Tiffany Place.

2. *Block:* 319 *Tax Lot:* 51

3. *Zoning District:* R-6

4. *Permissible Use:* Residential and Commercial

B. STATUS OF CONSTRUCTION

1. ***Year Built:***

Tiffany Towers Condominium is anticipated to start construction on or about March 2005 and is anticipated to be substantially completed June 2006 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 Sponsor has no control.

2. ***Class of Construction:***

The building will be classified as Class I-B (fireproof) and will conform to all applicable regulations of the Building Code of the City of New York (Building Code).

3. ***Certificate of Occupancy:***

After completion of construction, the Sponsor will undertake to apply for a permanent Certificate of Occupancy for the building from the Department of Buildings of the City of New York ("Department of Buildings").

C. SITE

1. ***Size:***

In accordance with the Survey prepared by Gerald T. O'Buckley, Jamaica, New York, zoning lot 51 for the development site has a frontage of 75.00 feet northerly along Tiffany Place, 97.06 feet westerly parallel with DeGraw Street, 75.00 feet southerly parallel with Tiffany Place and 97.06 feet easterly parallel to DeGraw Street to the point or place of beginning.

2. ***Buildings and Uses:***

a. One residential building is proposed to be built. There will be parking at ground level (first floor) and a commercial space comprising 1014 square feet. There will be 13 residential units within the building, floors two (2) through nine (9).

b. Public and Management Spaces:

At grade level (ground floor) there will be a lobby and mailbox area. There will be four (4) rooms which will consist of a mechanical equipment room, gas service room, water service room and a trash compactor room.

3. ***Streets owner or maintained by the project:***

a. Paving:

Paving is of cobble stone and is in fair condition. Paving is currently in existence and is in accordance with the Department of Highways of New York City specifications.

b. Curbing:

The curbing will be poured in-place concrete. The length will be seventy-five (75') feet, width will be six (6") inches and the depth with be eighteen (18") inches,

six (6") inches exposed with twelve (12") inches underground. The size of the cut for the driveway leading into the garage will be twelve feet nine inches (12'9") in length.

c. Street Lighting:

The Sponsor will not be providing any new and/or additional street lighting. There is currently street lighting on the opposite side of the street.

4. ***Driveways, sidewalks and ramps:***

a. Paving:

Sidewalks and driveway ramps will be concrete. There will be new concrete poured which will not impact the cobblestone street. The dimensions of the concrete sidewalk will be seventy-five (75') feet long, fifteen (15') feet wide, four (4") inches in depth; totaling three hundred seventy five (375) cubic feet.

b. Curbing:

Concrete curbs are to be installed by the Sponsor. Curbing will be in accordance with the New York City Department of Highway specifications.

D. UTILITIES:

1. Gas to be supplied by Keyspan Energy Delivery; Gas usage will be metered.

2. Electric to be supplied by consolidated Edison Company of New York. Electric usage will be individually metered.

3. Telephone to be supplied by Verizon. All usage costs to be borne by owner.

4. Water:

Water for building domestic and fire protection uses will be provided by New York City Water Department. Connections will be made to the existing New York City Water mains located in Tiffany Place and DeGraw Street. A private water main distribution system will be installed within the property limits, which will distribute water throughout the site. The Sponsor will make connections to the New York City water mains and install all internal water distribution facilities. Water usage will be metered in accordance with New York City Department of Environmental Protection requirements.

All internal water distribution pipe, fittings and values are to be "field lock joint;" type 56 ductile iron pipe.

New York City Sanitary Sewers exist in Tiffany Place and DeGraw Street and connection thereto will be made. New York City Storm Sewers exist in Tiffany Place and DeGraw Street and connections thereto will be made. The Sponsor will make connections to the New York City Sanitary and storm sewers.

E. SUB-SOIL CONDITION:

1. A new foundation is being laid. There has been no uneven foundation movement or setting at the time of this offering plan.

2. There has been no evidence of moisture or seepage or ground water infiltration at the time of this offering plan.

3. There is no known potential of flooding due to water table in the area or overflow from other bodies of water.

F. LANDSCAPING AND ENCLOSURES:

1. Grass Cover: None

2. Plantings: None

3. Trees: None

4. Fencing: None

5. Gates: Gates delineating certain areas within the development site will be installed by the Sponsor. Gates will be aluminum located at the entry (curbside).

6. Garden Planter Walls: None

7. Retaining Walls: None

8. Display pools and fountains: None

G. BUILDING SIZE:

1. Total Height: The height is approximately one hundred two (102') feet, measured from the first floor to the top of the elevator bulkhead.

2. Crawl Space: The elevator has a by-pass level. The elevator machine room is above the elevator.

3. Number of sub-cellars and cellars: None

4. Number of floors: Nine (9)

5. Equipment rooms: There are four (4) rooms located on the first/ground floor which house the electrical room, gas services room, garbage compactor room and water service room.

6. Parapet: None. Firemans fence on the second floor. Parapet is concrete block thirty- six (36") above finished floor (A.F.F.).

H. STRUCTURAL SYSTEM:

Specify: Steel piles, pile caps, structures slab on grade, steel frame with poured concrete slabs.

1. ***Exterior of buildings:***

The exterior walls will be constructed of several different products. They include, curtain walls with glass inserts, curtain wall with polycarbonate inserts, EIFS panel system, aluminum windows and storefront. The construction of the wall will be metal stud attached to the slabs with the exterior finish fastened to the studs.

2. ***Windows:***

The windows will be aluminum windows, casement and/or sliding. Windows will be double glazed, with screens where appropriate. All caulking will be installed by a single source caulking contractor for quality control.

3. ***Landmark Status:***

No landmark requirements.

4. ***Parapets and copings:***

The materials used for the parapets and copings are concrete block thirty six (36") inches (A.F.F.), with stone on top. This is a new building.

5. ***Chimneys and terraces:***

Residential unit balconies and terraces will be comprised of concrete, steel with steel mesh.

a. Deck Finish: concrete

b. Balustrade: Steel (painted) with steel mesh

c. Railings: Steel (painted) with steel mesh

d. Copings: None

e. Soffits: Exterior Gypsum wallboard

f. Doors to balconies and terraces: Sliding aluminum

6. ***Exterior Entrances:***

a. The main building lobby entrance doors and frames will be aluminum curtain walls, with master keyed cylindrical locks. All other exterior doors will be hollow metal with cylindrical locks.

b. Vestibule doors and frames: N/A

c. Exterior stairs, where provided, are to be concrete and steel at entry/ sidewalk.

d. Railings, where provided are to be steel.

e. Mailboxes are to be located in a designated area of the lobby on the first floor/ground floor of the building. Mailboxes will be U.S. Government approved. Mailboxes will be of steel or aluminum.

7. ***Service entrances:***

Tiffany Place Condominiums does not have a separate service entrance. All deliveries, services and/or maintenance must come into the building through the main lobby.

8. ***Bulkheads:***

The interior stairways will be made of concrete and steel.

9. ***Elevators:***

The elevators will be constructed of EIFS Panel System. The EIFS Panel System is sections of wall with metal studs and sheeting with a stucco finish on the exterior.

I. LIGHTING

1. Public/Exterior/Security lighting is provided around the perimeter of the building for the safe passage of residents and guests and to deter theft and vandalism.

2. In general the Illumination Engineering Society (IES) Standards shall apply, and specific lighting levels shall be as following:

a. Main entrance and walkways: %.0 FC (average).

b. Building perimeter: 1.0 FC (average) to a 20-foot depth.

c. Site (playgrounds, yards and athletic fields): 0.5 FC (minimum at any point).

d. In all cases the maximum to minimum ratio shall not exceed 4.0 FC.

J. ROOF AND ROOF STRUCTURES:

1. The flashing and counter flashing material will be eighteen (18) gauge aluminum.

2. The roof insulation will be a Rigid Polystyrene numbers ten (10). Roof

insulation will be tapered for drainage purposes.

3. Surface finish will be poured in place concrete.

4. The roofing guarantee is for twenty (20) years.

5. Flashing material including counter flashing

6. The roof slab will be poured in place concrete with an Ethylene Propylene Diene Monomer (E.P.D.M.) shut.

7. ***Drains:***

a. The roof drains will be DUCO coated, cast iron, double drainage pattern, hub and spigot.

b. Yard and roof drains are located in ancillary areas, I.E., service room on the first floor, second floor set back (over garage) and the main roof.

c. There will be no gutters and/or leaders.

8. ***Skylights:***

a. There are no roof skylights.

9. ***Metal work at roof levels:***

a. There are no exterior metal stairs.

b. The vertical ladders will be made from steel.

c. The railings will be made from steel, Fireman's Rail.

d. There are no hatches to the roof.

K. ROOFTOP FACILITIES:

1. ***Fire Escapes:***

a. There will be no external fire escapes.

b. The stairway floors and steps will be painted concrete.

2. ***Yards and courts:***

a. The material which will be utilized to pave the yards and courts will be gravel ballast.

b. The fencing and walls are to be constructed of concrete block. This will serve as the enclosure to the yard and courtyards.

L. INTERIOR STAIRS:

1. There will be two (2) staircases serving Tiffany Tower Condominiums. Both staircases serve every level from the first/ground floor to the roof level.

2. Both stairways will be enclosed with Painted Gypsum Board and Polycarbonate. Both stairways will be enclosed in two-hour fire rated walls at all floors.

3. The stair construction will be steel and concrete. There will be one wood staircase in the Penthouse which comprises floors eight and nine.

4. The stringers will be constructed of steel.

5. The treads will be concrete filled steel pans.

6. The risers will be constructed of steel .

7. The guard rails will be constructed of steel, steel railings.

8. There are Balutrades.

M. INTERIOR DOORS AND FRAMES:

1. Residential unit entrances doors and frames will be one-hour rated F.P.S.C.

pointed hollow type with a chime and a viewing device to the public corridor. They will be approximately one and three fourth (1 3/4) inches thick and will be approximately three (3') feet zero (0") inched wide and seven (7') feet zero (0") inches high.

2. The bedroom, bathroom and some closet doors within each residential unit will be one and three eighth (1 3/8") inches thick and six (6') feet eight (8") inches high, painted hollow case masonite wood doors with painted metal knock-down bucks or pre-hung woodframes.

3. Roof door and frame will be one-hour rated F.P.S.C. painted hollow metal hype.

4. Stairwell doors will be two-hour rated F.P.S.C. painted hollow metal type.

5. All meter room doors and exterior door to parking area will be one-hour rated F.P.S.C. painted hollow metal type.

N. <u>ELEVATORS:</u>

1. Tiffany Tower Condominiums is serviced by one elevator.

2. The elevator will have a capacity of two thousand (2,000 lbs.) pounds, with a capacity to hold eight to ten people. The elevator will be brand new. There are three manufacturers of the elevator. Tiffany Tower Condominiums will be using Rhulen, Imperial or Hollister Whitney.

3. The type of operation for the elevator will be Traction.

4. The elevator will have automatic controls served by a microprocessor.

5. The elevator will service floors one (1) through nine (9) and the roof.

6. The elevator will have sliding automatic doors.

7. The machine room will be located on the roof.

8. The manufacturer is DC Motor

9. The elevator will have an AC motor-generated set.

10. The elevator will have a speed of less than 150 F.P.M.

11. ***Elevator Cab:***

a. The manufacturer for the Elevator Cab is AL'AN Elevator Corporation.

b. The floor material of the elevator cab will be carpet tile.

c. The walls of the elevator cab will be stainless steel and plastic laminate.

d. The ceilings of the elevator cab will be plastic laminate.

e. The lighting for the cab will be Pinepot Down lights either recessed or wall mounted.

O. AUXILIARY FACILITIES:

1. ***Laundry Rooms:***

a. Each residential unit will have all necessary hook-ups for a residential type stack unit washer and gas dryer. Access for ventilation for purchasers dryer will be into a vent shaft terminating on the roof. The room containing the washer and dryer is not required to have mechanical ventilation.

2. ***Refuse Disposal:***

a. A trash chute is located on each floor in the common hallway area.

b. There will be no incinerators in the building.

c. The compactor will be manufactured by Wilkinson Hi-Rise, LLC.

d. The compactor will be located on the first/ground floor.

e. The compactor is an extruder type.

f. The trash chute and compactor will comply with the requirements of the New York City Building Code.

g. The compacted bags will be stored in the compactor room on the first/ground floor.

h. New York City Department of Sanitation will pick up garbage.

i. Commercial Unit garbage will be the responsibility of the owner/lessee. Garbage to be picked up by a private contractor.

P. PLUMBING AND DRAINAGE:

1. Water supply: 3" Domestic incoming water service; Domestic water duplex booster pump package with Hydro-tank.

2. ***Fire protection system:***

a. Standpipes: 4" Sprinkler incoming service with one (1) 4" Standard riser and one (1) 4" Sprinkler rider; Piping 2" and smaller shall be scheduled 40 Black steel, Piping 21/2" and larger shall be scheduled 10 Black steel; 4" Sprinkler Riser with 2" Drain riser in stair-well.

b. Hose Racks, Hoses and Nozzles: Serviced off 4" Standpipe riser located in stair-well (opposite Sprinkler riser with Drain riser).

c. Sprinkler Heads: Side-wall and pendant sprinkler heads are specified as manufactured by Reliable, wet sprinkler system with sprinkler throughout the entire building including service rooms and apartments.

d. Siamese Connections: there are two (2) Siamese connections: (1) 2-1/2" x 2-1/2" x 4" for Automatic Fire Sprinkler service and (1) 2-1/2" x 2- ½" x 4 for Fire Standpipe service.

3. ***Water storage tank(s) and enclosures:***

a. There is one (1) domestic water storage tank located in the first/ground floor water meter room.

b. Material: The tank is an ASME approved exterior steel tank with FDA approved interior bladder.

c. Capacity: 80 U.S. Gallons

d. Capacity (fire reserve): The fire stand pipe has a 500 GPM booster pump and the Automatic Sprinkler System has a 250 GPM booster pump.

4. ***Water Pressure and how maintained:***

a. The domestic water pressure is maintained by the duplex domestic booster pump system; The Fire Standpipe water pressure is maintained by the 500 GPM booster pump; The Automatic Sprinkler water pressure is maintained by the 250 GPM booster pump.

5. ***Sanitary Sewage System:***

a. All above ground soil, waste and vent piping shall be "No-Hub" cast iron pipe and fittings. All underground soil, waste, vent and leader piping shall be approved Bell & Spigot cast iron soil pipe fittings.

b. There are no sewage ejector pumps, all waste leaves the building via gravity flow.

c. Sewage disposal is public via flow to the New York City street sewer system(s).

6. ***Permits Required:***

a. The following permits are required:

1. Domestic Water Service (Back Flow Preventer): Pending review by DEP.

2. Sprinkler Service (Double Check Valve Assembly): Pending review by DEP.

3. Sewer Service (SD-1 & 2): Pending review by DEP.

4. Gas Service: Pending review by Con Edison.

Permits will be obtained by Sponsor.

7. ***Storm Drainage System:***

a. Catch Basins: N/A

b. Yard and Roof Drains: Drains are located in ancillary areas, i.e. service rooms on first floor and the main roof.

c. Drains shall be DUCO coated, cast iron, double drainage patterns, Hub and Spigot.

d. Ejector or Sump Pumps: There are NO sewage ejector pumps or sump pumps, all waste and storm drainage leave the building via gravity flow.

Q. HEATING DESCRIPTION/DESIGN APPROACH:

1. There are NO central station heating systems. Each apartment has an individual Furnace for both heating and cooling and individual sealed combustion Hot-water heater.

2. Each Furnace's heating capacity range between 80 MBH and 100 MBH.

3. Each Hot-water heater is rated for 40 US Gallons except for the ninth (9th) floor which is rated for 60 US Gallons.

4. Description/Design Approach:

a. Fresh air requirements per occupant; 15 cubic feet/minute (CFM).

b. Number of occupants based on New York City Building Code maximum occupancy per net floor area of occupied space (NYCBC Subchapter 6 Table 6-2).

c. Inside ambient design parameters: 72 (dry bulb) Degrees Faranheit.

d. Outside ambient design parameters: 5 Degrees Faranheit (dry bulb) "Based on Wind at 15 Miles Per Hour (MPH)".

e. Heating load to include:

aa) Transmission losses through exterior envelope.

bb) Outside air intake load, based on number of occupants in a given space plus the building pressurization.

cc) Miscellaneous transmission losses through basement floor.

dd) There are no boilers.

ee) Controls: local wall- mounted programmable thermostat.

ff) There are No perimeter radiation units; Electric radiation units are located only in the stairwells.

gg) Fuel Oil: There are No fuel oil systems.

hh) Location of Oil Tank: N/A, there are No fuel oil systems.

ii) Capacity of Oil Tank: N/A. There are No fuel oil systems.

R. GAS SUPPLY:

1. Type & Size: The gas service is Natural Gas and rated for a capacity of 3,029 cubic feet/hour (CFH).

2. Meters: There are fifteen (15) gas meters located in the first floor gas meter room.

3. Piping: All underground fuel gas pipe fittings and exposed pipe and fittings on the roof shall be Schedule 80, Black Steel pipe.

S. COOLING/AIR CONDITIONING DESCRIPTION/DESIGN APPROACH:

1. There are No central station cooling systems; each apartment has an individual Furnace for both heating and cooling.

2. Description/Design Approach:

a. Fresh air requirements per occupant; 15 cubic feet/minute (CFM).

b. Number of occupants based on New York City (NYC) Building Code maximum occupancy per net floor area of occupied space (NYCBC Subchapter 6 Table 6-2).

c. Inside ambient parameters: 78 Degree Faranheit (dry bulb), 50% RH.

d. Outside ambient design parameters: 89 Degrees Faranheit (dry bulb), 73

Degrees Faranheit (wet bulb).

e. Cooling Load to include:

aa) Transmission and solar heat gain through exterior envelope.

bb) Outside air intake load (including makeup air to kitchen) plus building pressurization.

cc) Sensible and latent heat gain per space based on TRAN Trace Load 700 program occupancy requirements.

dd) Kitchen load: make-up air load plus interior appliance load using a suitable appliance demand factor.

ff.) The apartment furnaces' cooling range between 1,000 CFM; 1,200 CFM and 2,000 CFM unit capacities.

T. <u>VENTILATION:</u>

1. Kitchen Exhaust: Each kitchen is provided with an individual kitchen exhaust hood and associated ductwork (18. Ga.min.) That discharges air to the outside of each apartment.

2. Toilet Exhaust: Each toilet is provided with an individual toilet exhaust grille and associated ductwork (sheet-metal) connected to a central toilet exhaust system that discharges air to the outside via a roof or sidewall mounted exhaust fan.

3. Dryer Exhaust: Each dryer is provided with an individual dryer exhaust connection and associated ductwork (B-vent) that discharges air to the outside of each apartment.

4. Compactor Room Exhaust: The compactor room is provided with an individual compactor room exhaust fan and associated ductwork (sheet-metal) that discharges air to the outside.

5. Gas Meter Room Exhaust: The gas meter room is provided with an individual explosion-proof exhaust fan and associated ductwork (sheet-metal) that discharges air to the outside; in addition to an 8" Diameter black steel natural ventilation duct with a

gooseneck termination to the outside.

6. Electrical Room Exhaust: The electrical room is provided with an individual electrical room exhaust fan and associated ductwork (sheet-metal) that discharges air to the outside of the room.

7. Garage Exhaust: The garage area is provided with an individual compactor room exhaust fan and associated ductwork (sheet-metal) that discharges air to the outside.

U. ELECTRICAL SYSTEM:

1. Main Electrical Service: The electrical service consists of a new 800 Amperes; 208 Volts, 3-Phase, 4-Wire service as provided by Con Edison and demarked (POE) in the electrical closet on the first floor. The electrical infrastructure also includes a service end box (SEB) to a fused cut out (FCO) and disconnect to the house distribution panel (DP). There are NO transformers.

2. Service to Individual Units: Each apartment is provided with an individual meter from the service switch out to the apartment's electrical panel via a single 1- 1/4" rigid conduit.

3. Individual Apartment Service: Each apartment is provided with a 100 Amperes, 208 Volts, 1-Phase, 3 Wire service from the service switch located in the Electrical closet.

4. Adequacy:

a. Each apartment electrical panel is sized for 30-circuits/apartment; the main circuit breaker is sized at 80 Amps, and the bus is sized for 100 Amps.

b. The available voltage for the apartments is 120V/208V, for the single phase appliances, i.e. 120V/208V, 1-Phase.

5. Lighting and Fixtures:

a. The lighting illumination levels are based on footcandles (FC) and in compliance with IES minimum recommended illumination levels, and the New York State Energy Conservation Code watts per square foot limitations.

b. Lighting in mechanical areas shall provide sufficient light and power to accessible pipe chases for maintenance and repair of equipment, ie.,10 footcandles.

c. Fixtures are specified as high efficiency fluorescent or HID type; fixtures in the kitchen and bathroom areas, are UL listed for wet locations with shatter proof diffusers; fixtures in Store rooms and service rooms are UL listed for wet location and vermin proof with silicone sealant at all seams.

d. Convenience Outlets and Receptacles: GFI receptacles in maintenance areas are provided in separate circuits so that the entire space is reachable by a 50' extension cord.

V. INTERCOMMUNICATION AND/OR DOOR SIGNAL SYSTEMS:

1. The building is provided with one (1) intercom system and two (2) intercom panels which are connected to local apartment annunciators. The guest is first buzzed into the cono complex and is again buzzed into the building at the second intercom panel.

2. There is NO CCTV for security monitoring but there is a concierge's desk for information purposes.

3. The building will be wired with Cable TV/Telephone/High Speed internet via local media risers originating from the service provider's demarks in the first floor level. Each apartment will be provided with wall outlets for each of the above services.

W. PARKING AREAS:

1. The parking area will be located on the ground/first floor level of the building.

2. The parking areas will be in the rear of the site.

3. Parking area surfaces will be concrete.

4. Drainage: Floor Drains.

X. PERMITS AND CERTIFICATES:

1. Department of Buildings: The following permits/certificates will be required and will be obtained by Sponsor in accordance with the Department of Buildings regulations:

2. Foundation, NB, Curb Cut, Plumbing, Mechanical, Structural, Sprinklers, Standpipe, Builders Paving, Fence and Shed, and any other Equipment required in

accordance with the Department of Buildings.

3. Department of Transportation: The following permits/certificates will be required and will be obtained by the Sponsor in accordance with the Department of Transportation regulations:

4. Fence, Open Sidewalk for Foundation, Test Pits or Boring, Place Material on Sidewalk/Street, Crossing Sidewalk, Construct New Sidewalk Builders Pavement. Place Crane or Shovel on Street, and any other Equipment on Street, or Sidewalk, in accordance with the Department of Transportation.

Y. VIOLATIONS:

This is a new build, there are currently no violations.

Z. UNIT INFORMATION:

1. ***Finish schedule for typical apartment:***

   See attached chart.

2. ***Finish schedule for spaces other than apartment:***

   See attached chart.

3. ***Finish schedule for commercial space:***

   See attached chart.

4. ***Bathroom fixtures:***

   Bathtub: Toto Bathtub # FBY1525LP/ FBY1525RP or FBY1715RP/ FBY1715LP, Model, or approved equal.

   Toilet: Bristol one piece model # MS866114, or approved equal.

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FINISH SCHEDULE FOR TYPICAL APARTMENT

ROOM/SPACE	FLOOR	WALL	BASE	CEILING
LIVING ROOM	PRE-ENGINEERED 3/8" RED OAK	PAINT	WOOD	PAINT
BEDROOMS	PRE-ENGINEERED 3/8" RED OAK	PAINT	WOOD	PAINT
FOYER/HALLS	PRE-ENGINEERED 3/8" RED OAK	PAINT	WOOD	PAINT
CLOSETS	PRE-ENGINEERED 3/8" RED OAK	PAINT	WOOD	PAINT
BATHROOMS	CERAMIC TILE AND/OR LIMESTONE OR SLATE	PAINT AND WAINS COT AND/OR LIMESTONE AND/OR SLATE	PRECAST STONE	ACOUSTICAL TILE PAINT AND/OR TEXTURED PAINT
KITCHENS	CERAMIC TILE AND/OR LIMESTONE OR SLATE	PAINT AND TILE BACK SPLASH	WOOD	PAINT
STUDY	CERAMIC TILE AND/OR LIMESTONE OR SLATE	PAINT	WOOD	PAINT
STAIRS	**ONE WOOD**	**STAIRCASE IN**	**PENTHOUSE**	

FINISH SCHEDULE FOR SPACES OTHER THAN APARTMENTS

ROOM/ SPACE	FLOOR	WALL	BASE	CEILING
WATER SERVICE ROOM	PAINTED CONCRETE	CONCRETE BLOCK	N/A	GYPSUM BOARD OR SPRAY FIREPROOFING
GAS ROOM	PAINTED CONCRETE	CONCRETE BLOCK	N/A	SEALED ROOM
ELECTRICAL ROOM	PAINTED CONCRETE	CONCRETE BLOCK	N/A	GYPSUM BOARD OR SPRAY FIREPROOFING
COMPACTOR ROOM	PAINTED CONCRETE	CONCRETE BLOCK	N/A	GYPSUM BOARD OR SPRAY FIREPROOFING
LOBBY	POLISHED ACID ETCHED CONCRETE	WOOD AND WALL COVERING	WOOD	PAINT
PARKING GARAGE	CONCRETE	CONCRETE BLOCK	N/A	EXPOSED DECK
ELEVATOR CAB	CARPET TILE	PLASTIC LAMINATE AND STAINLESS STEEL	Plastic Laminate Stainless Steel And/or Wood	PLASTIC LAMINATE
FIRE STAIRS (NO. 1 AND 2)	PAINTED CONCRETE	PAINT	PAINT	PAINT
RESIDENTIAL CORRIDORS	CARPET TILE	VINYL COVERING	Vinyl Covering	PAINT
ELEVATOR MACHINE ROOM	CONCRETE	GYPSUM BOARD SHEET ROCK	VINYL	EXPOSED

FINISH SCHEDULE FOR COMMERCIAL SPACE:

ROOM/SPACE	FLOOR	WALL	BASE	CEILING
COMMERCIAL SPACE	N/A	GYPSUM BOARD	N/A	DROP ACOUSTICAL CEILING TILE
BATHROOM	TILE	TILE	TILE	PAINT

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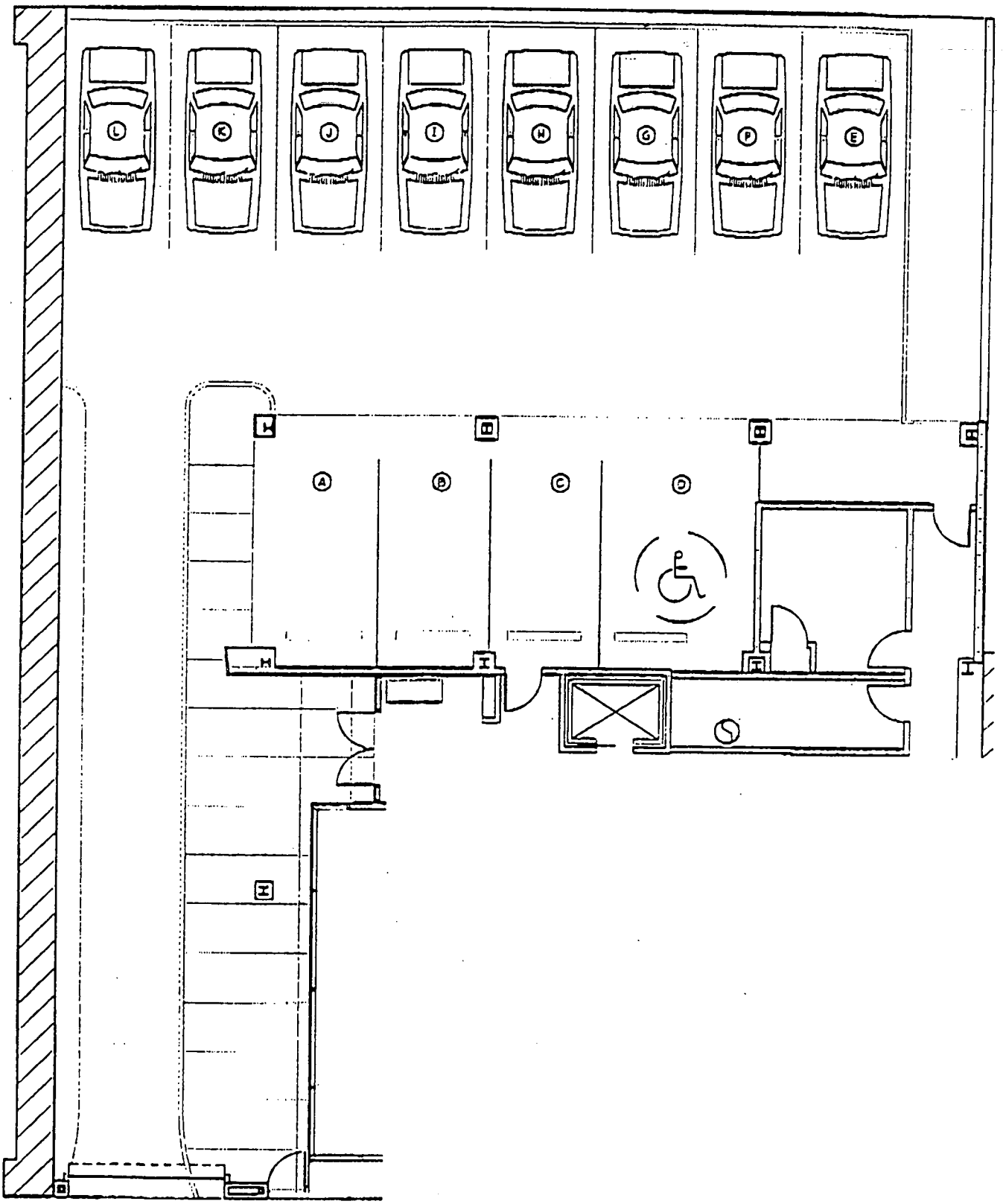
Part II - Unit Description

SCHEDULE E

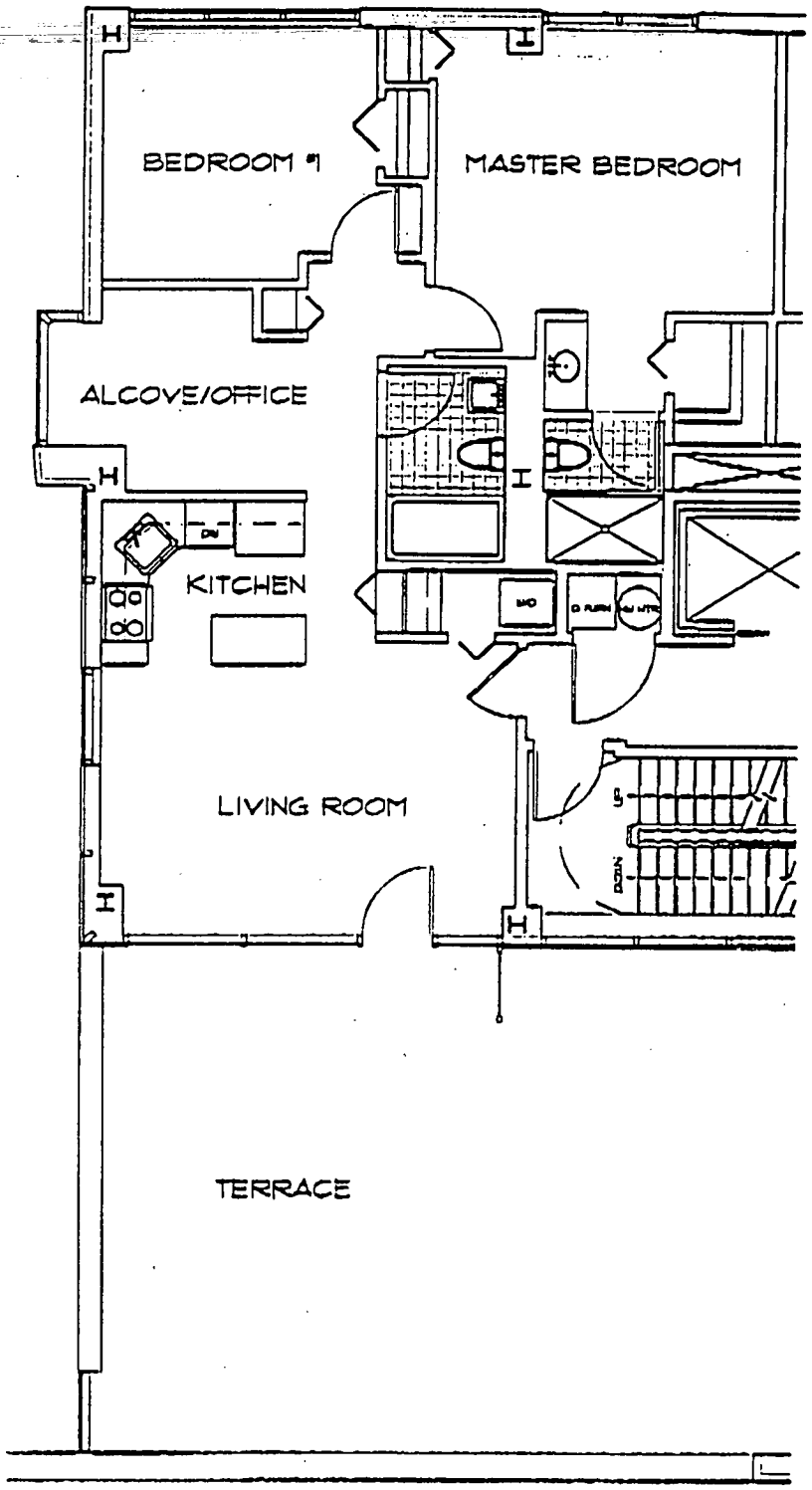
SCHEDULE E
TIFFANY TOWER CONDOMINIUMS
UNIT DESCRIPTION

UNIT NO.	FLOOR	DESCRIPTION
Commercial Space	Ground Floor	COMMERCIAL SPACE, PARKING SPACES IN REAR
2S	2	LIVING ROOM, KITCHEN, STUDY, 2 BEDROOM, 2 BATH, TERRACE
2N	2	LIVING ROOM, KITCHEN, 2 BEDROOM, 2 BATH, TERRACE
3S	3	LIVING ROOM, KITCHEN, STUDY, 2 BEDROOM, 2 BATH, BALCONY
3N	3	LIVING ROOM, KITCHEN, 2 BEDROOM, 2 BATH, BALCONY
4S	4	LIVING ROOM, KITCHEN, STUDY, 2 BEDROOM, 2 BATH, BALCONY
4N	4	LIVING ROOM, KITCHEN, 2 BEDROOM, 2 BATH, BALCONY
5S	5	LIVING ROOM, KITCHEN, STUDY, 2 BEDROOM, 2 BATH, BALCONY
5N	5	LIVING ROOM, KITCHEN, 2 BEDROOM, 2 BATH, BALCONY
6S	6	LIVING ROOM, KITCHEN, STUDY, 2 BEDROOM, 2 BATH, BALCONY
6N	6	LIVING ROOM, KITCHEN, 2 BEDROOMS, 2 BATH, BALCONY
7S	7	LIVING ROOM, KITCHEN, STUDY, 2 BEDROOM, 2 BATH, BALCONY
7N	7	LIVING ROOM, KITCHEN, 2 BEDROOM, 2 BATH, BALCONY
PENTHOUSE	8 & 9	LIVING ROOM, KITCHEN, 3 BEDROOM, 3 ½ BATHS, LAUNDRY ROOM, ROOF TERRACE



NAROFSKY
ARCHITECTURE
4 WEST 22ND
5 FL NY, NY
1 0 0 1 0
P 212.675.2374
F 212.675.2375

TIFFANY TOWER
20 TIFFANY PLACE
BROOKLYN, NY
PARKING AREA



NAROFSKY
ARCHITECTURE
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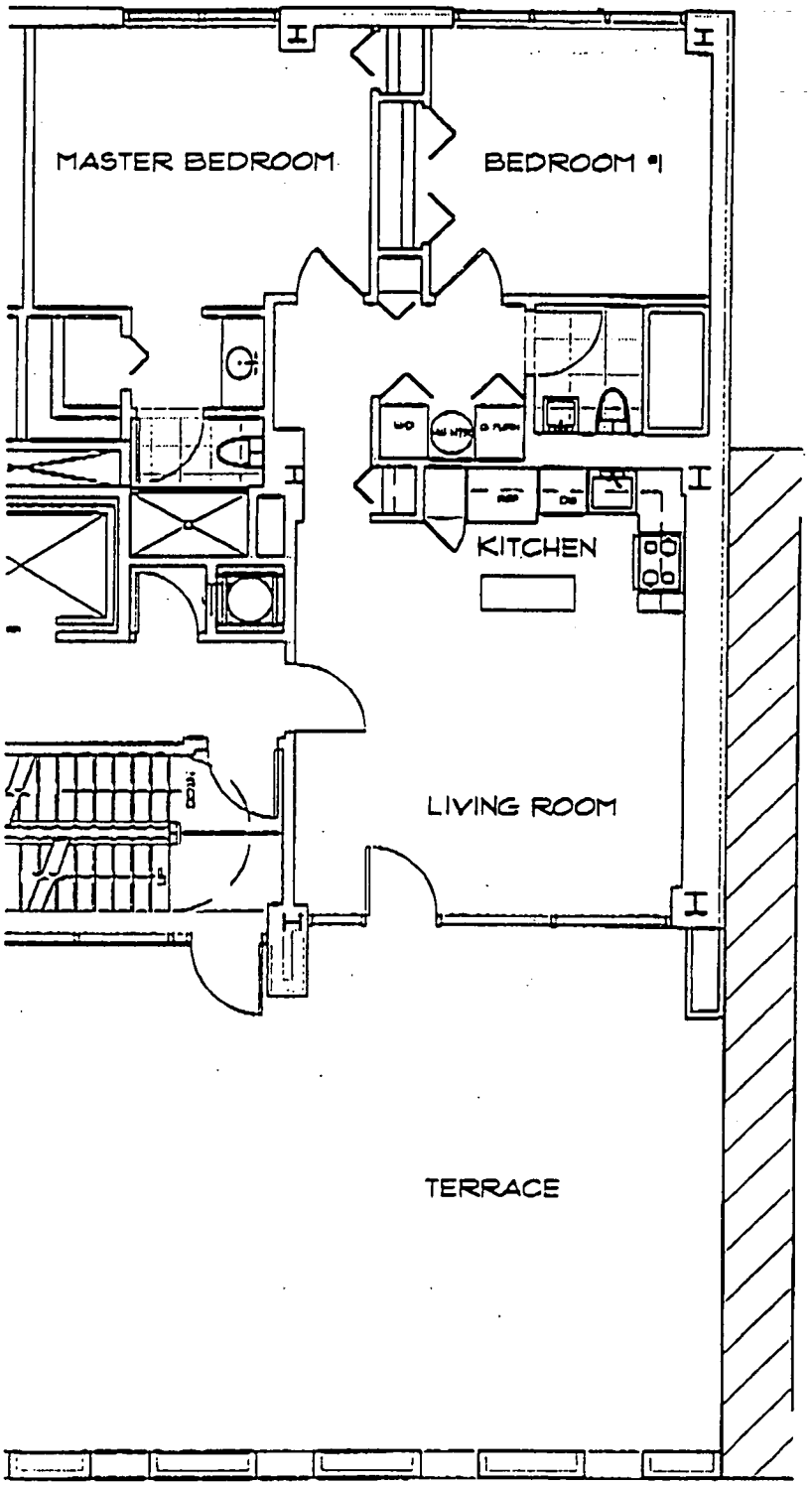
TIFFANY TOWER
20 TIFFANY PLACE
BROOKLYN, NY
APT 2S



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TIFFANY TOWER
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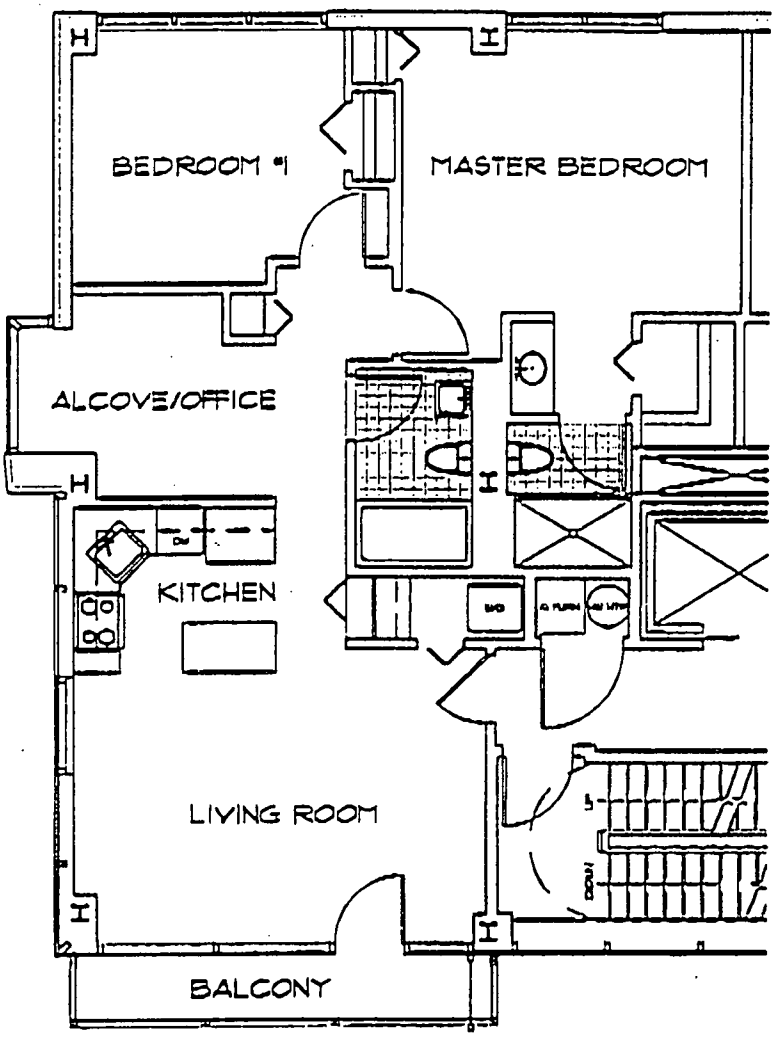
BROOKLYN, NY
APT 2N



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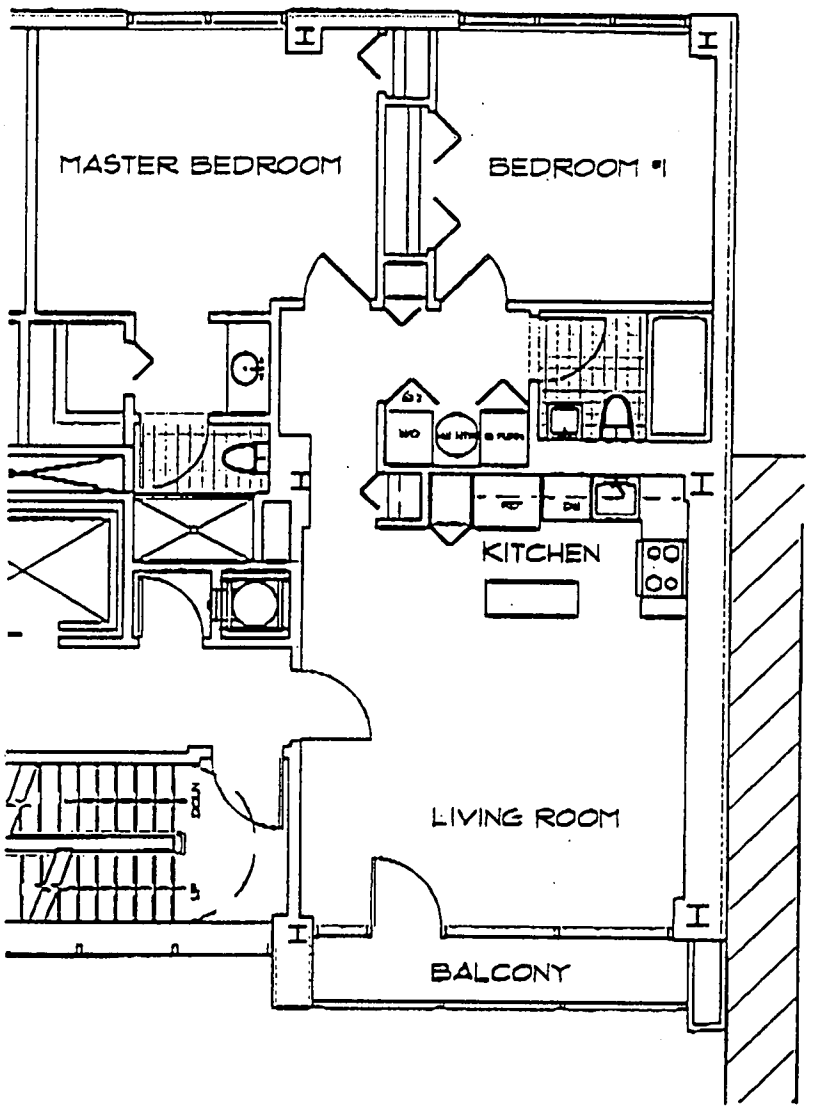
F 212.675.2375

TIFFANY TOWER
20 TIFFANY PLACE
BROOKLYN, NY
APT 3S
II B-4



NAROFSKY
ARCHITECTURE
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5 FL NY, NY
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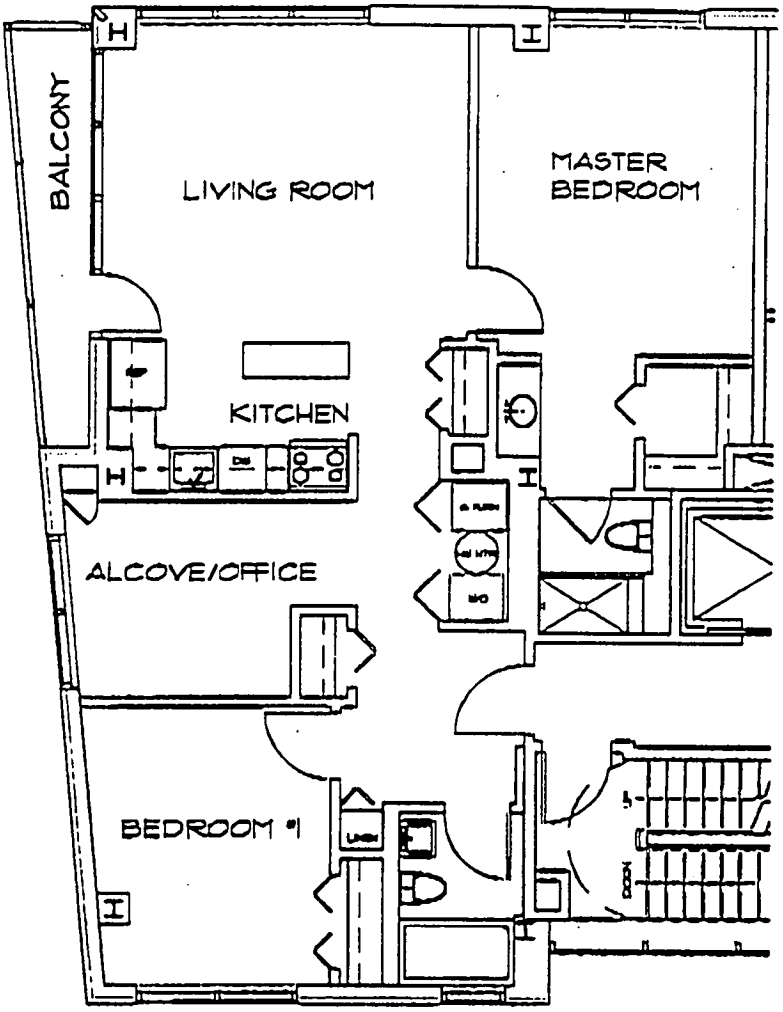
P 212.675.2374
F 212.675.2375

TIFFANY TOWER
20 TIFFANY PLACE
BROOKLYN, NY
APT 3N

TTR-C



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F 212.675.2375

IIB-6

TIFFANY TOWER
20 TIFFANY PLACE
BROOKLYN, NY
APT 4-7S

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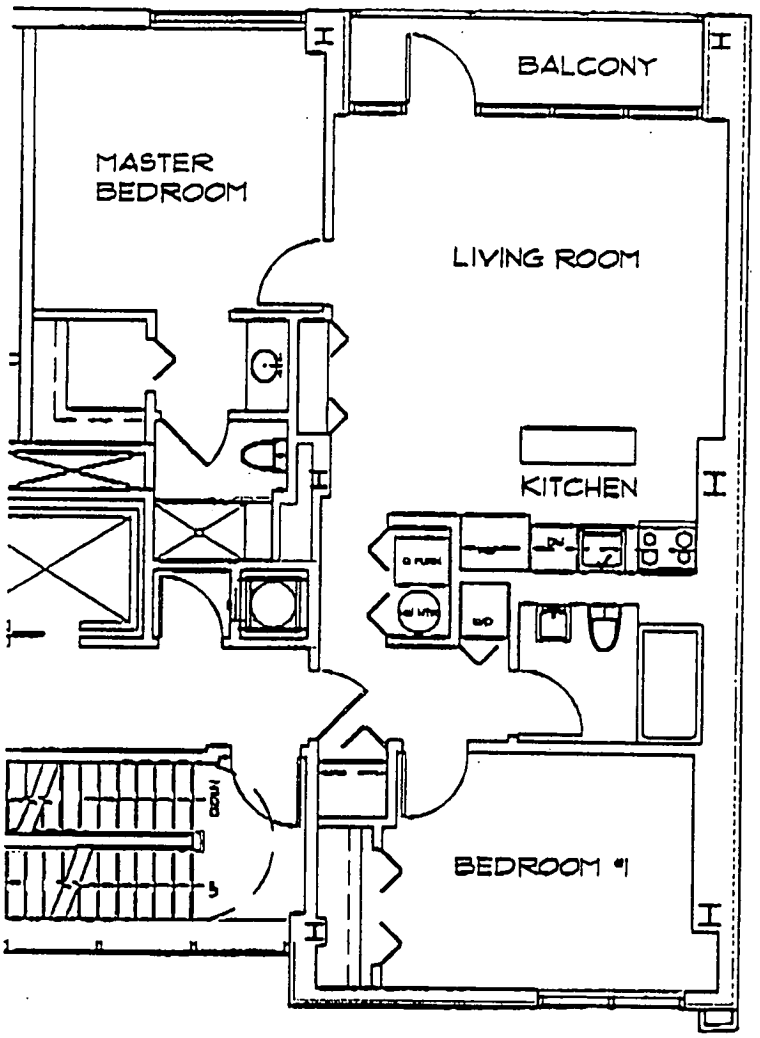

NAROFSKY
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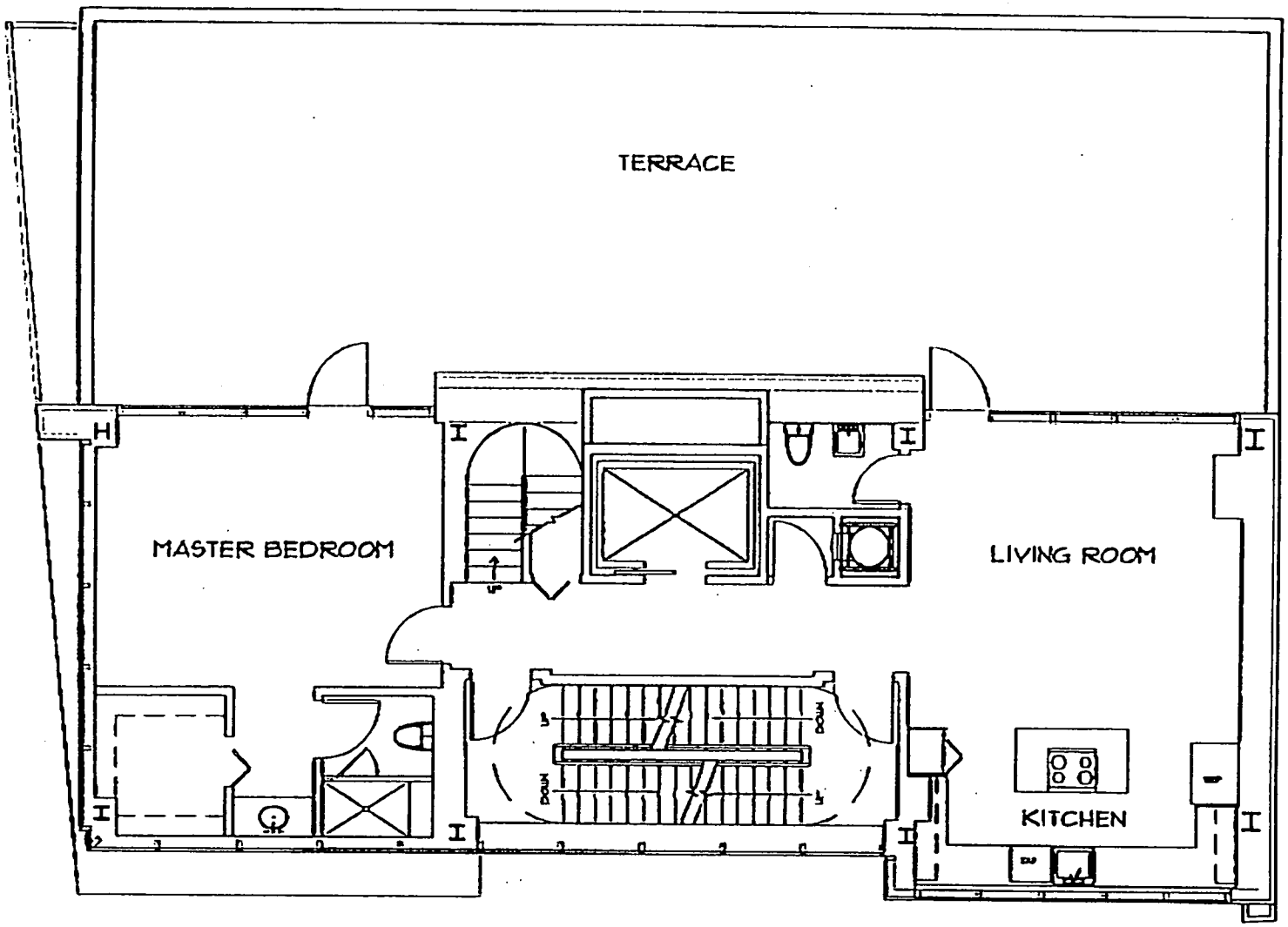
TIFFANY TOWER
20 TIFFANY PLACE
BROOKLYN, NY
APT 4-7N

TT R-7



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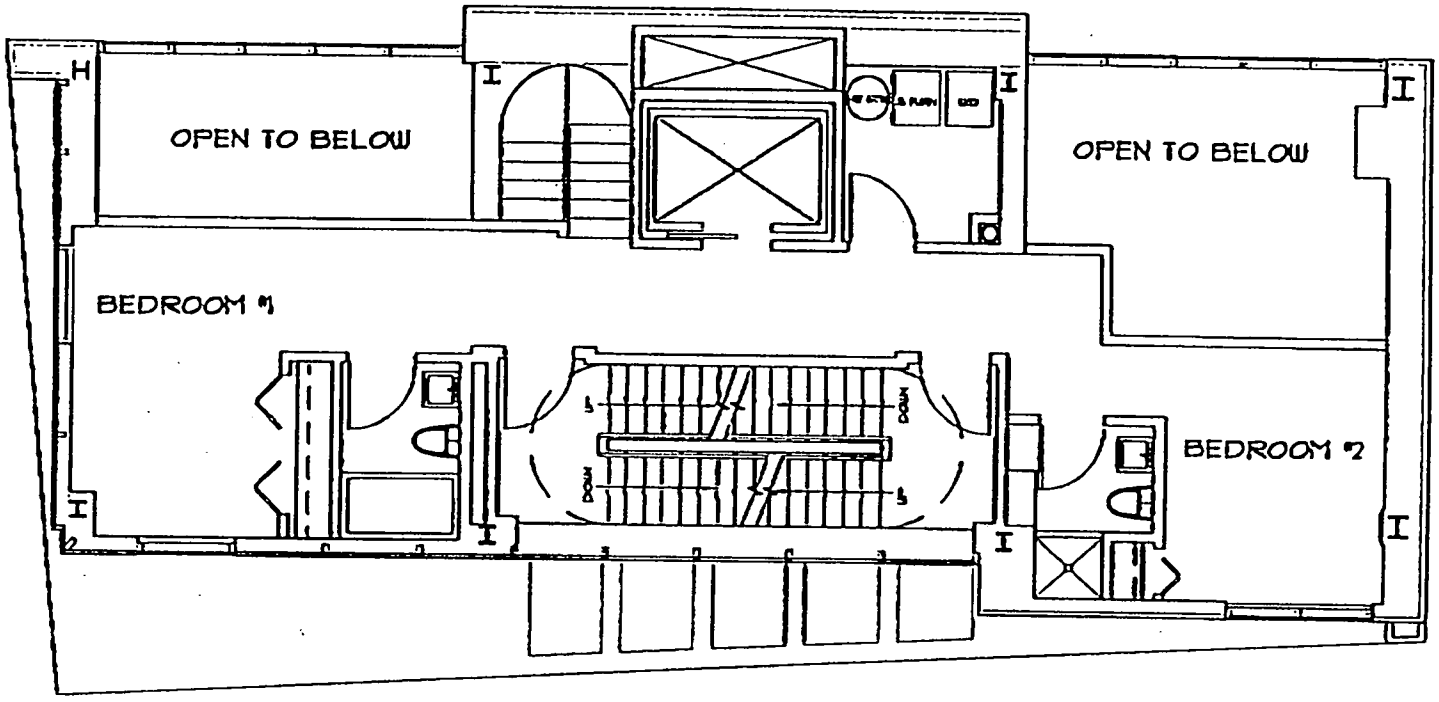
P 212.675.2374
F 212.675.2375

TIFFANY TOWER
20 TIFFANY PLACE
BROOKLYN, NY
PENTHOUSE - 8th Flr



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JAROFSKY
ARCHITECTURE
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P 212.675.2374
F 212.675.2375

TIFFANY TOWER
20 TIFFANY PLACE
BROOKLYN, NY
PENTHOUSE - 9th Flr

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SCHEDULE F

PURCHASE AGREEMENT

AND

LIMITED WARRANTY

FOR

TIFFANY TOWERS CONDOMINIUM

20 TIFFANY PLACE
BROOKLYN, NEW YORK

DATED:

PURCHASE AGREEMENT

PURCHASE AGREEMENT made this _____ day of _____, 200__, between _____ and Tiffany Partners, LLC, as Seller

RECITALS

1. The name of the Condominium is Tiffany Towers Condominium.

2. The address of the Property is 20 Tiffany Place, Brooklyn, New York.

3. (i) The Residential Unit covered by this Purchaser Agreement is the Unit designated as Unit Number _____ in the Building known as 20 Tiffany Place, Brooklyn, New York

   (ii) **(Delete if inapplicable)** The Parking Space Unit covered by this Purchaser Agreement is the Unit designated as Unit Number _____.

4. (i) The Common Interest appurtenant to the Residential Unit is: _____%.

   (ii) The Common Interest appurtenant to the Parking Space Unit (if applicable) is _____%.

5. The Purchaser's residence address, if an individual, or business address, is an entity, is:

   _____
   _____
   _____

6. The Purchaser's telephone number is (___) _____.

7. The Purchaser's social security number or federal identification number is _____.

8. (i) The Purchaser Price for the Residential Unit is $_____.

(ii) The Purchase Price for the Parking Space Unit (if applicable) is: $_____.

9. The Total Purchase Price is: $_____.

10. The 15% Downpayment payable herewith: $_____.

11. The Balance of the Purchaser Price (to be paid at Closing) is: $_____.

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1. The Plan. Purchaser acknowledges that he has, before signing this Purchase Agreement, received and read a copy of the Condominium Offering Plan for the above named Condominium sponsored by Seller and all amendments thereto, if any, filed with the Department of Law of the State of New York at least three (3) business days prior to the date hereof. Such Condominium Offering Plan together with any amendments heretofore or hereafter made thereto are hereinafter collectively referred to as the "Plan." The Plan is incorporated herein by reference and made a part hereof with the same force and effect as it set forth at length. In the event of any inconsistency between the provisions of this Agreement and the Plan, the Plan shall govern. Purchaser also acknowledges and agrees that the Plan may be amended from time to time by the Seller and any such amendment shall neither excuse Purchaser from performing any of its obligations hereunder nor entitle Purchaser to any abatement in the Purchase Price. Any such amendments (i) may be made without Purchaser's consent or approval, except as otherwise provided in "Changes to Prices or Units" and the other provisions of the Plan, and (ii) shall not entitle Purchaser to a right of cancellation, except as set forth in the Plan. Purchaser acknowledges that Purchaser has had a full opportunity to (a) examine all documents referred to in the Plan including the Plans and Specifications for the Building described in the Plan and (b) investigate all statements made in the Plan.

2. Definitions. Terms not defined in this Agreement which are also used in the Plan shall have the same meaning herein as in the Plan unless the context otherwise requires.

3. Agreement to Purchaser. Seller agrees to sell and convey, and Purchaser agrees to purchase, the above-described Residential Unit, and if so indicated, Parking Space Unit together with the above-stated Common Interest appurtenant to each (collectively "Unit"), each for the Purchaser Price stated above, upon and subject to the terms and conditions set forth in this Agreement and in the Plan. If so indicated, at the Closing, Purchaser agrees to enter into a Parking Privilege Agreement on the terms and conditions set forth in the Plan.

4. Payment of the Purchase Price. The Purchaser shall deliver herewith, to the Seller, Purchaser's check to the order of "Schwartz & Associates, P.C. Attorney Escrow Account" for the amount of the above-stated Downpayment, subject to collection. The balance of the Purchase Price shall be paid to Seller at closing.

Except for the Downpayment, which is to be paid as provided above, any payments to be made by Purchaser under this Agreement (including, without limitation, the payments of the balance of the Purchase Price), whether to, on behalf of or at the request of Seller, shall be made by certified check, or bank check, drawn in either case on

a member bank of the New York Clearing House Association payable to the order of the Seller, subject to collection.

In the event that any check for any payment to be made by Purchaser under this Agreement (including, without limitation, the Downpayment) shall be dishonored for any reason whatsoever, it shall be deemed a material default by Purchaser hereunder and Seller may, in that event, cancel this Agreement and notwithstanding such cancellation, be entitled to recover the amount of such check in addtion to any other sums Seller may be entitled to under this Agreement. If at any time a check or other instrument for the payment of money delivered by Purchaser pursuant to the provisions of this Agreement is dishonored for any reason whatsoever, without limiting the foregoing provisions, Purchaser shall reimburse Seller for the costs and expenses (including, but not limited to, reasonable attorneys' fees) of collection of any such check or other instrument.

At the request of Seller at closing Purchaser shall pay the balance of the Purchaser Price to such payees as Seller shall direct.

5. Closing of Title.

5.1 The closing of title hereunder shall occur at the office of Seller's attorneys, Schwartz & Associates, P.C., 3607 Quentin Road, Brooklyn, New York, or at such other place as Seller shall designate and at a time and on or about May 1, 2006 a date ("Closing Date") designated by Seller which is not earlier than thirty (30) days, nor more than one hundred eighty (180) days, after the Plan has been declared effective, unless the Closing date is adjourned by Seller. Notwithstanding the foregoing, the Closing Date may be adjourned from time to time by Seller as may reasonably be required to comply with the "Prerequisition to Closing Title" set forth under the section of Plan entitled "Terms of Sale: Closing of Title to Units." The closing of title shall not occur until there shall have been accepted for filing an amendment disclosing the basis of the effectiveness of the Plan. If the date of this Purchase Agreement is after the closing of the sale of the First Unit under the Plan, then Seller shall give Purchaser notice of the scheduled Closing Date at least thirty (30) days in advance thereof. Seller shall have the right to adjourn the date of closing of title from time to time by written notice to Purchaser. If the closing is adjourned by Seller, then Seller shall fix a new date and time for closing and shall give Purchaser not less that ten (10) days' prior written notice of the new scheduled date and time for closing. Closing of title shall occur only after or concurrently with compliance with the requisites to closing set forth in the Plan.

5.2 In the event that Purchaser shall obtain a mortgage commitment to purchase the Unit, Purchaser agrees that Purchaser or Purchaser's attorney

shall promptly schedule the closing date with lender's attorney to take place on the closing date fixed by the Seller or within forty-eighty (48) hours thereof. In the event that the Purchaser or Purchaser's attorney fails to schedule the closing in accordance with this paragraph, Purchaser agrees to pay Seller at closing a sum equal to twelve (12%) percent per annum of the balance of the purchase price provided for in paragraph three (3) hereof from the date of such notice to the date of closing in order to compensate Seller for the additional carrying costs Seller will incur by reason of Purchaser's failure to closing title promptly. Nothing herein contained shall require Seller to grant Purchaser any postponement of the closing date.

5.3 The term "Closing Date" or "closing of title" or words of similar import, whenever used herein, shall mean the date designated by Seller on which the deed(s) to the Unit(s) is (are) to be delivered to Purchaser or any adjourned date fixed by Seller pursuant to subsection 5.1hereof.

6. The Deed and Power of Attorney.

6.1 On the Closing Date, upon receipt by Seller of all payments and documents required hereunder, Seller shall deliver to Purchaser a deed or deeds to the Unit(s) in substantially the form contained in Part II of the Plan, conveying the Unit(s) to Purchaser as provided in the Plan, subject to the exceptions referred to in the Declaration, the Condominium By-Laws, the Plan and Exhibits thereto. The deed(s) shall be executed and acknowledged by Seller, and shall be in recordable form.

6.2 On the Closing Date and simultaneously with the delivery of the deed(s) conveying the Unit(s) to Purchaser, Purchaser shall execute and acknowledge, for each Unit conveyed, a power of attorney to the Condominium Board of Managers prepared by Seller and substantially in the form contained in Part II of the Plan. Purchaser shall pay all recording or other fees in connection with the recording of the power(s) of attorney. The cost for recording the power of attorney is approximately ninety ($90.00) dollars. The power(s) of attorney may be delivered to Purchaser's title company, if any, for recording and shall be marked for return to the Condominium Board of Managers or Seller's attorneys after recording.

6.3 Purchaser agrees that at the Closing Purchaser shall (i) execute and deliver (a) the power(s) of attorney as provided in Section 6.2 above and (b) other closing documents as requested by the Seller, (ii) pay (A) any net adjustments in favor of Seller, (B) Purchaser's closing costs and fees and (C) any processing fees, as provided in the Plan, and (iii) pay to the Condominium the contribution(s) to the Working Capital Fund required to be made by each Purchaser as provided in the Plan, together

with all other payments to or deposits with the Condominium as may be provided in the Plan.

6.4 Purchaser shall accept such title as Seller's title company (First American Title Insurance of New York Company) Vintage Abstract Corp., 2124 Flatbush Avenue, Brooklyn, New York 11234, or any other reputable title company will insure. In the event title is not ordered through Vintage Abstract Title Insurance Company, Purchaser will pay to Seller's attorney, at closing, a fee of $500.00 for review of the title report and the clearing of any objections to title raised in such title report. Title to the Property is sold and shall be conveyed subject to: (a) Ordinances and regulations of competent municipal and or other governmental authorities; (b) Easements for screening and planting and for storm and sanitary sewers, water, gas, fuel line, drainage, scenic purposes, electricity, telephone, cable and other similar utilities, if any, granted or to be granted; (c) Rights to tenants and persons in possession, if any, are expected, subject to unrecorded leases, if any; (d) The usual New York City Condemnation Clause and the restrictive use imposed by section 35 of the General City Law; (e) Party and sewer agreement, if any; (f) Any state of facts an accurate survey or inspection would show; (g) Declaration of covenants, restrictions easements, charges, liens and by-laws.

6.5 In the event the Home or its environs are not completed, but are substantially completed and habitable, on the date set by the Seller for the closing of title, such incompletion shall not constitute an objection to closing title, provided Seller shall by letter agreement to survive title closing, agree to complete any open items with ninety (90) days after closing, weather and circumstances permitting. In any event, no escrow shall be held for any uncompleted items.

7. State of Title. On the Closing Date, Seller shall convey to Purchaser title in fee simple to the Unit(s), free and clear of all encumbrances other than the Permitted Encumbrances set forth in the Plan. Seller shall have no obligation to cause Purchaser's title company, if any, to omit any exceptions to title.

8. Closing Adjustments.

8.1 The following adjustments shall be made as of midnight of the day preceding the Closing Date with respect to each Unit, except as provided in the Plan:

(a) If the Unit is separately assessed as if the Closing Date, then, real estate taxes and assessments against the Unit (if any) on the basis of the period

of which assessed;

(b) If the Unit is not separately assessed as of the Closing Date, then the product of real estate taxes and assessments against the Property (if any) on the basis of the period for which assessed multiplied by the Common Interest appurtenant to the Unit, divided by the aggregate of the Common Interests of all Units at the Property subject to such real estate taxes and assessments,

(c) Common Charges for the month in which title closes;

(d) Water charges and sewer rents against the Unit, if separately assessed, on the basis of the period for which assessed.

8.2 In the event that the 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(s), if any, shall be paid by Purchaser and shall not be considered a defect in title.

8.3 To the extent that the Purchaser is entitled to any credit against the mortgage recording tax by reason of any prior mortgage against the Unit or the Property, the Purchaser shall pay to the Seller at the closing for such Unit the amount of any such credit.

8.4 Any error or omissions in computing closing adjustments shall be corrected and payment made to the proper party promptly after discovery. This provision shall survive the closing of title.

9. Closing Costs. Purchaser, in addition to the legal fees of Purchaser's counsel and lender's counsel, if any, and the amount of any net adjustments in favor of Seller and the other payments required under this Agreement shall pay any closing costs specified in the Plan including, without limitation, any processing fees, and closing fees to Seller's attorneys, and other fees and payments provided in the Plan. Without limiting the foregoing, Purchaser shall be required to pay to the Seller or Seller's attorneys a fee for each Unit purchased, which will cover the legal and other fees and expenses of processing the sale of the Unit, at the same time as the balance of the purchase price for the Unit is due and payable hereunder, as follows:

(a) Basic fee for closing of sale, with or without financing (including without limitation, preparation of the Unit Deed(s)

and Power of Attorney, and coordinating and attending the closing as set forth in the Plan) - $ 950.00

(b) Additional attendance fee in the event that closing does not occur within New York City at the location designated by Sponsor – $ 500 (may be increased if the closing occurs outside of New York City).

(c) Additional fee if closing adjourned for any reason other than at Sponsor's request–$ 200 for each time closing is so adjourned plus interest as set forth in Paragraph 5.2 herein.

(d) In the event Purchaser obtains title insurance from a title insurance from a title insurer other than Vintage Abstract Corp., Agent for First American Title Insurance Company of New York An additional fee of $ 500.00 to Seller's attorneys for the additional work involved.

(e) Reimbursement to Seller for costs incurred by it in connection with any application to the New York City Department of Finance in connection with "421-a" tax benefits, including but not limited to: application fees, attorneys fees and architect's fees 3/10 of 1% of the total Purchase Price.

(f) Cost of installation of water meter $ 600.00

(g) Cost of survey $ 750.00

(h) NYS transfer tax

(i) Deed Stamps

The Purchaser further agrees to pay at the closing of title the following costs that apply to the closing of any purchase money loan to finance the purchase: the actual cost of title examination; cost of mortgage title insurance; bank attorney's fees for preparation of the documents necessary for the mortgage loan; mortgage origination fees; bank credit and appraisal fees; survey costs; mortgage recording taxes; private mortgage insurance (if applicable); and any other governmental charges assessed on a loan. The Purchaser shall pay the premium for a fee title insurance policy if desiring such coverage.

10. Real Property Transfer Tax. Purchaser shall pay all real property transfer taxes (including without limitation, the New York City Real Property Transfer Tax, New York State Real Estate Transfer Tax and the New York State so-called "Mansion" Tax, if applicable), recording and other fees in connection with this transaction and the recording of the deed(s). Purchaser's responsibility to pay real property transfer taxes shall include any increases or additions to such taxes which are due by reason of the fact that Purchaser is paying such taxes instead of the Seller. Seller and Purchaser shall duly execute and swear to any transfer tax return and any other form then required by law, all of which shall be prepared by Seller.

11. Federal Form 1099. The Purchaser shall cause its attorney to execute a designation agreement designating such attorney, or such other person specified by the Seller, as the "real estate broker" who is required to file a 1099 return with respect to the sale of the Unit pursuant to Section 6045 of the Code. The Purchaser shall cause such "real estate broker" to make such 1099 return and to comply with all other requirements of Section 6045 of the Code in connection with the sale of the Unit, and the Purchaser shall indemnify and hold harmless the Seller and its attorneys against any and all penalties, loss, and expense (including, without limitation, attorneys' fees) resulting from the failure of the Purchaser or such "real estate broker" to comply with the code and the provisions of this Agreement and such designation agreement.

12. Down Payment to be held in Trust. The Down Payment equal to 15% of the Purchase Price paid by Purchaser hereunder on account of the Purchase Price of the Unit, (collectively the Deposit"), will be placed in an account in conformity with the provisions set forth below. Seller will comply with the escrow and trust fund requirements of Section 71-a of the Lien Law and General Business Law Sections 352-e (2-b) and 352-h and the New York State Attorney General's regulations promulgated pursuant thereto. Purchaser shall not be obligated to pay any legal or other expense of the Seller in connection with the handling or disposition of the Deposit paid by Purchaser. However, nothing in the preceding sentence shall limit the obligation of Purchaser to pay the fees and expenses of the Seller's attorneys as set forth herein or in the Plan in connection with the purchase or closing of the Unit purchased by Purchaser under the Plan.

The Deposit will be deemed to have been unconditionally tendered when it is delivered to the Selling Agent, together with the Purchase Agreement in the form agreed to by the Seller and signed by the Purchaser, without any request for a change in such form or the terms of the Purchase Agreement. The Deposit will be placed, within five business days after the date on which such Deposit has been unconditionally tendered in a special escrow account of Schwartz & Associates, P.C. (Hereinafter the "escrow

agent") whose telephone number is 718-336-6677. Schwartz & Associates, P.C. address is 3607 Quentin Road, Brooklyn, New York 11234. The signatory on this escrow account is Mark S. Schwartz. The name of the escrow account is Schwartz & Associates, P.C., Attorney Escrow Account (the "escrow account"), and such escrow account if located at HSBC with offices at 2145 Ralph Avenue, Brooklyn, New York 11234 (the "Bank"). The Bank is covered by federal bank deposit insurance generally to a maximum of $ 100,000.00 in the aggregate with respect to all funds deposited by any person in one or more deposit accounts (including, without limit, amounts deposited directly by such person and Deposits held in escrow for such person by the escrow agent). If Purchaser makes a Deposit in excess of $ 100,000.00 for the purchase of a Unit, or if the amount of such Purchaser's deposits at the Bank and such Deposit exceed $ 100,000.00, the aggregate of such Deposit and all other such deposits will generally not be federally insured in excess of $ 100,000.00.

The escrow account will be an interest bearing account. Purchaser will receive the interest earned on the Deposit.

The check for the Deposit shall be made payable to the order of Schwartz and Associates, P.C., Attorney Escrow Account. Within ten business days after unconditional tender and delivery by Purchaser to the Selling Agent of a check for the Deposit submitted with this Purchase Agreement on account of the purchase price hereunder, the escrow agent will notify the Purchaser that such funds have been deposited into the escrow account and will provide the account number. Subject to the provisions of the next sentence, if Purchaser does not receive notice of such deposit within fifteen business days after unconditional tender and delivery to the Selling Agent of such Deposit, then Purchaser may cancel this purchase and rescind this Purchase Agreement so long as such right to rescind is exercised within (90) days after Purchaser's unconditional tender and delivery of such Deposit to the Selling Agent. However, Purchaser shall not be entitled either to rescind this Purchase Agreement or to receive a refund of the Deposit where proof satisfactory to the Attorney General is submitted establishing that such Deposit was timely deposited and notice as provided above was timely mailed to Purchaser in conformity with the Attorney General's regulations.

The escrow agent will hold the Deposit in escrow until:

(i) otherwise directed in one or more writings signed by each of the Seller and Purchaser; or

(ii) otherwise directed in 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 permits or requires the release of the Deposit; or

(iv) the Deposit is paid by the escrow agent into a court of competent jurisdiction; or

(v) the Deposit is paid to the Seller as provided below; or

(vi) such Deposit is paid to Purchaser as provided below.

If there is no written agreement between the Seller and Purchaser to release the Deposit paid by Purchaser, the escrow agent will not pay such Deposit to the Seller until after ten business days following the date that the escrow agent has given Purchaser written notice that the escrow agent intends to pay such Deposit to the Seller. Thereafter, the Deposit may be paid to the Seller unless Purchaser has already made application to the Department of Law pursuant to the dispute resolution provisions of the Attorney General regulations and the escrow agent has received, within such ten business day period, notice from Purchaser that such application has been made. Notwithstanding the foregoing, Purchaser hereby agrees that the Deposit will be paid to the Seller at the Closing.

Purchaser expressly authorizes the escrow agent to release the Deposit and pay same to Seller upon Seller's compliance with such requirements as may be imposed by the Attorney General and the acceptance for filing by the Attorney General of an amendment authorizing Seller's use of alternate security.

The Seller will not object to the release of Purchaser's Deposit paid by Purchaser to Purchaser, provided such Purchaser has not defaulted and has timely and validly rescinded this Purchase Agreement in accordance with an offer of rescission contained in the Plan or an amendment to the Plan.

Purchaser or the escrow agent may apply to the Attorney General in the event of a dispute for a determination on the disposition of the Deposit paid by Purchaser. Seller must avail itself of this procedure if there is a dispute which needs to be resolved between the Seller and Purchaser relating to Purchaser's Deposit and, in the case of Purchaser, Purchaser has given notice of objection to the escrow agent within the ten business day period described above. A form for this purpose is contained in Part II of the Plan. The party applying for a determination must send all other parties a copy of the application.

Notices given by escrow agent, Seller or its agents pursuant to this paragraph 12 shall be deemed given (I) upon delivery if personally delivered or (ii) upon the fifth day after the date of mailing. Purchaser acknowledges and agrees that in any dispute between the Purchaser and the Seller, Schwartz & Associates, P.C. may act as Seller's attorneys.

13. Binding Effect of Development Declaration; Condominium Declaration, Condominium By-Laws and Rules and Regulations; and HOA Declaration, HOA By-laws and Rules and Regulations. Purchaser acknowledges that upon acquiring the Unit(s) Purchaser will automatically be bound by the terms and conditions of the Condominium Declaration. Purchaser hereby accepts and approves the Plan including, without limitation, the Condominium Declaration, Condominium By-Laws and Rules and Regulations thereunder and the Rules and Regulations thereunder and agrees to abide and be bound by the terms and conditions of each of the foregoing.

14. 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, Purchaser agrees that the provisions of this Agreement are and shall be subject and subordinate to the lien of any mortgage against the Unit(s), the Property, or any past thereof or any interest therein, heretofore or hereafter made and any advances heretofore or hereafter made thereon and any payments or expenses already 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 whether such advances are voluntary or involuntary and whether made in accordance with any schedule of payments or accelerated by virtue of the right of the lender to make advances before they become due in accordance with the schedule of payments. Seller shall, at its option, either satisfy such mortgages or obtain a release of the Unit(s) from the lien of such mortgages on or prior to the Closing Date. The existence of any mortgage or mortgages encumbering the Property, or the Development Area or portions thereof, other than the Unit(s) shall not constitute an objection to title or excuse Purchaser from completing payment of the Purchase Price or performing all of his other obligations hereunder or be the basis of any claim against, or liability of, Seller, provided that the Unit(s) is (are) released from, or not subject to, the lien of any such mortgage.

15. Default by Purchaser. If Purchaser shall (a) fail to pay any installment of the Purchase Price or any other payment when due as herein provided (including without limitation, if any check made or delivered by the Purchaser hereunder is dishonored) (b) fail to execute the power of attorney, New York City and New York

State real property transfer tax returns or any other documents, as herein provided ©) fail to pay any closing costs or other payments due and payable pursuant to this Agreement or the Plan, or (d) default in the performance of any of his other obligations hereunder, then the sole right and remedy of Seller under this Agreement shall be to cancel this Agreement by giving notice to Purchaser and to proceed against Purchaser as provided below. At the expiration of thirty (30) days after the date of giving the cancellation notice (unless Purchaser shall have theretofore cured his default) this Agreement shall be deemed canceled and (I) Seller shall be entitled to the amount due and payable upon execution of this Agreement and any amounts paid hereunder (but not exceeding the sum of 15% of the Purchase Price hereunder plus all costs incurred for any special work ordered by Purchaser) together with interest earned thereon, if any, as and for liquidated damages, (ii) Seller shall have the right to sell the Unit(s) to others as though this Agreement had never been made and (iii) Purchaser shall not have any further rights against or obligations to the Seller, the Condominium, or any purchaser of the Unit(s). Whether or not Seller has canceled this Agreement as provided above, if Seller has not collected the proceeds of any check for any payments due under this Agreement, then Seller may take such actions at law and in equity as may be required in order to collect the same.

16. Agreement Subject to Plan Being Declared Effective. The performance by Seller of its obligations under this Agreement is contingent upon the Plan being declared effective. The Plan may be abandoned at any time prior to its becoming effective as provided in the Plan. If the Plan is abandoned or does not become effective or if after being declared effective the Plan shall not be consummated for any reason, then this Agreement shall be deemed canceled and the Plan terminated on the date specified in a notice thereof by the Seller to the Purchaser. Within forty-five (45) days thereafter Purchaser shall receive a refund in full of all moneys paid by him hereunder with interest earned thereon, if any (except as provided in Paragraph 15 hereof), and, upon such refund neither party shall have any further rights, obligations or liability to or against the other or the other or the Condominium under this Agreement and the Plan.

17. Seller's Inability to Convey Marketable Title. If Seller is unable to deliver marketable title to the Unit(s) to Purchaser subject to the exceptions set forth in the Plan in accordance with the provisions of this Agreement and the Plan, Seller shall 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. If Seller elects to attempt to cure such inability then it shall be entitled to an adjournment of the Closing Date for a reasonable period of time within which to complete to such cure. However, Seller may notify Purchaser at any time of its refusal either to cure or to continue to cure, as the case may be, such inability and if Purchaser(s)

is (are) not in default hereunder, Purchaser shall have the option to (a) take title to the Unit(s) subject to such inability (without any abatement in, or credit against, the Purchase Price or any claim or right of action against Seller for damages or otherwise) or (b) terminate this Agreement and this shall be the sole right of Purchaser if Seller does not cure such inability. If Purchaser so elects to terminate this Agreement, Seller shall, within thirty (30) days after receipt of notice of termination from Purchaser, return to Purchaser all sums deposited by Purchaser hereunder, together with interest earned thereon, if any, and upon making such payment, this Agreement, shall be terminated and neither party shall have any further rights, obligations or liability to or terminated and neither party shall have any further rights, obligations or liability to or against the other under this Agreement and the Plan. The foregoing option must be exercised by notice of Purchaser in writing to Seller within ten (10) days after the giving of Seller's notice of refusal to cure such inability. If Purchaser fails to give such notice to Seller within said ten (10) days period, it shall be conclusively deemed that Purchaser has elected to acquire title to the Unit(s) subject to such inability as aforesaid.

18. Construction. (a) The Seller shall complete the construction of the Property contemplated under the Plan in accordance with the terms and conditions of the Plan. Purchaser acknowledges and agrees that, among other things, under the Plan the Seller has the right to modify and amend the Plans and Specifications including among other things in order to substitute materials, equipment or fixtures all in accordance with the terms and conditions of the Plan. Purchaser also acknowledges and agrees that (i) completion of the construction will occur in accordance with the provisions of the Plan notwithstanding the fact that there may be any number of items which remain uncompleted as of the Closing Date within the Unit(s) covered by this Agreement or in the Property and (ii) no escrow will be required in connection therewith. Seller however will be obligated to complete any uncompleted portions of the construction in accordance with the Plans and Specifications as of the Closing Date after the closing. In connection therewith, Purchaser shall permit Seller and its designees access to the Unit(s) for the purpose of completing any such constructions in accordance with the provisions of the Plan or to satisfy any of Seller's other obligations under the Plan or under any purchase agreement for a Unit(s).

(b) The Purchaser acknowledges and agrees that: (i) any of the obligations of Seller under this Agreement or the Plan including the obligation to complete the improvements described in the Declaration and the Plan and Specifications are subject to acts of God, strikes, lockouts, weather, floods, epidemics, quarantine restrictions, freight embargo, shortages of or inability to obtain adequate materials, equipment or labor, governmental restrictions or preemptions, damage by fire or the elements or any other cause over which the Seller does not have control and the period within which Seller must

complete any of its obligations, if any, shall be extended by th period of such delay; (ii) Seller will not be liable for and will have no obligation to correct certain variations from the Plans and Specifications as provided in the Plan and will only be responsible to correct certain construction defects to the extent and on the terms and conditions set forth in the Plan; and (iii) Seller will not be liable to Purchaser for any delay in completing its obligations hereunder or under the Plan or the Declaration or closing hereunder.

19. Fixtures, Appliances and Personal Property. Only those appliances, fixtures, furnishings and items of personal property which are described in the Plan as being part of the Unit(s) and are actually located in the Unit(s) on the Closing Date are included in the sale of the Unit(s) pursuant to the provisions of this Agreement. Purchaser acknowledges and agrees that other than as expressly provided in the Plan, Seller makes no representation in connection with such appliances, fixtures, furnishings and items of personal property and Seller expressly disclaims any implied warranties of merchantability or fitness for a particular purpose.

20. Acceptance of Unit(s). The Purchaser will accept title to the Unit(s) without any reduction or postponement of payment of the Purchase Price even if construction of the Unit(s) is (are) not fully completed although substantially completed as provided in the Plan, and the Building, other Units and the Common Elements which have not been completed within the time frame (if any) projected in the Plan. The Purchaser agrees to inspect the Unit(s) with the Seller's representative during normal business hours before the Closing Date and to sign and deliver to the Seller before the Closing an Inspection Statement in the form of Exhibit A to this Agreement, showing the condition in which the Purchaser has received the Unit. Purchaser acknowledges and agrees that: (i) acceptance by the Seller of the Inspection Statement shall not constitute an agreement by the Seller to cure the exceptions noted therein, and Seller's sole obligation with respect to the same shall be as provided in the Plan; (ii) notwithstanding the fact that there may be construction items noted on the inspection statement which Seller has the obligation to correct under the Plan, Purchaser shall nonetheless be obligated to close on the Closing Date and pay the full purchase price without provision for any escrow. The Purchaser will sign and deliver a separate statement signifying its satisfaction with each item expected in Exhibit A, if any, immediately upon completion of the repair and adjustment or correction of the same. The Purchaser also acknowledges and agrees that the Seller shall not be obligated to make any repairs, adjustments or corrections to the Unit(s) or any portion thereof of its fixtures, appliances, equipment, etc., contained therein from and after the date of delivery of possession of the Unit(s) to the undersigned, except for those items, if any, expressly expected in Exhibit A to the extent Seller is required to repair, adjust or correct the same under the Plan, and Seller's obligation

regarding any such excepted items shall cease upon either the completion of the repair, adjustment or correction of the same or the assignment to the Purchaser of any applicable warranty covering the same. Nothing contained herein shall be construed to expand Seller's obligations to correct defects in design or construction beyond the those expressly required under the Plan under "Rights and Obligations of Sponsor."

21. Damage to the Unit(s). If between the date of this Agreement and the Closing Date, the Unit(s) is damaged by fire or other casualty, the following shall apply:

22.1 The risk of loss to the Unit(s) by fire or other casualty until the ealier of (a) the Closing Date or (b) possession of the Unit(s) by Purchaser, is assumed by Seller, but without any obligation of or liability by Seller to repair or restore the Unit(s) or the Property. If Seller elects to repair or restore the Unit(s), then 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 Purchaser Price, and Seller shall be entitled to an adjournment of the Closing Date for 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 belong entirely to Seller and is such proceeds are paid to Purchaser, Purchaser shall promptly upon receipt thereof turn them over to Seller. The provisions of the preceding sentence shall survive the closing of title.

22.2 If the Seller notifies Purchaser that it does not elect to repair or restore the Unit(s) or, if the Condominium Declaration has been recorded prior thereto, there is damage to part of the Building other than the particular Unit(s) covered by this Agreement and the Unit Owners do not resolve to make such repairs or restoration pursuant to the Condominium By-Laws, then provided that the Purchaser has not assumed the risk of loss by taking possession of the Unit(s), this Agreement shall be deemed terminated, and provided Purchaser is not then in default under this Agreement, Seller shall return to Purchaser all sums deposited by Purchaser hereunder, together with interest earned thereon, if any, and neither party shall have any further rights, obligations or liability to or against the other hereunder and under the Plan.

If the Purchaser has assumed the risk of loss, then this Agreement shall continue in full force and effect but without any obligation of or liability by Seller to repair or restore the Unit(s) or the Property and upon closing hereunder, subject to the rights of any holder of a mortgage affecting the Unit(s), Seller shall turn over to Purchaser the net proceeds (after legal and other expenses of collection) actually collected by Seller under the provisions of such insurance policies, if any, covering such damage to the

extent that they were attributable to such damage to the Unit(s), less any sums expended or incurred by Seller for restoration of the Unit(s), and the Seller shall assign, without recourse, Seller's right to any insurance payments, not yet received by Seller attributable to such damage to the Unit(s), less any unrecouped sums therefore expended or incurred by Seller for the restoration of the Unit(s) and any legal and/or other expenses of collection.

22. No Representations. Purchaser acknowledges and represents that he has not relied upon any architect's plans, sales, selling brochures, advertisements, representations, warranties, statements or estimates, including, but not limited to, any relating to the description or physical condition of the Property or the Unit(s), or the size or the dimensions of the Unit(s), or any other physical characteristics thereof, the services to be provided to Unit Owners, the estimated Common Charges allocable to the Unit(s), the estimated real estate taxes on the Unit(s), the right to any income tax deduction for any real estate taxes or mortgage interest paid by Purchaser, or any other data, except as herein or in the Plan specifically represented. No person has been authorized to make any representations on behalf of Seller except as herein or in the Plan specifically represented; Purchaser having relied solely in his own judgement and invertigation in deciding to enter into this Agreement and purchase the Unit(s). No oral representation or statements shall be considered a part of this Agreement. The Purchaser agrees that the Seller and its agents and contractors will have no liability to the Purchaser nor shall Purchaser be relieved of any of its obligations hereunder if there is a minor error or inaccuracy in the layout or dimensions of the Unit(s) or of the Common Elements or any Limited Common Elements of the Condominium as shown on the Floor Plans or the Plan and Specification so long as the layout and dimensions confirm substantially to the plans and specifications as they may be changed when permitted by the Plan.

23. Broker. Purchaser represents to Seller that Purchaser has not dealt with any broker, other than the Selling Agent, The Corcoran Group Real Estate, in connection with this transaction. Purchaser agrees that should any claim be made against Seller for commissions by anyone other than the Selling Agent, based on alleged dealings with Purchaser or Purchaser's representative, Purchaser shall (i) give testimony to such effect in any of case, action or proceeding by any broker other than the Selling Agent, and (ii) indemnify and hold Seller harmless from and against any and all liabilities, claims, damages, costs and expenses (including but not limited to reasonable attorneys' fees) in connection therewith. The provisions of this paragraph shall survive the closing of title.

24. Assignment. Purchaser shall not have the right to assign or otherwise transfer to another person, persons or entity, his rights and obligations under this Agreement without the prior written consent of Seller. If the Seller consents to such

assignment, the Seller and/or its designees shall be paid by the Purchaser such additional fees as the Seller specifies. Seller may assign this Agreement without limitation.

25. Purchaser's Certification. Purchaser certifies that he has agreed in good faith to purchaser the Unit(s) for his own use and not as an accommodation to Seller and with no repurchase agreement. Purchaser represents to Seller, the Condominium and the Board of Managers as follows: (i) if Purchaser is an individual them Purchaser is over eighteen (18) years of age and resides in the State of New York, and (ii) if Purchaser is an entity then it is legally authorized to acquire the Unit(s) and has an office for the conduct of its business in New York.

26. Possession of Unit and Purchaser's Work. Purchaser shall not be entitled to possession of the Unit(s) until after the closing has occurred under this Agreement. The Purchaser shall not make any alterations or installations (by himself or with any of his contractors) in the Unit(s), and the Purchaser will not make any applications (with respect to such alterations or installations) to any governmental entity, until the later of (i) the closing has occurred under this Agreement and (ii) a permanent certificate of occupancy with respect to the Building has been obtained after the completion of the work described on the Plans and Specifications.

27. No Financing Contingency. While Purchaser is free to seek mortgage financing from any lending institution to purchase the Unit(s), the rights and obligations of Purchaser hereunder (including without limitation, the obligation of Purchaser to close on this transaction) are not conditioned upon Purchaser obtaining commitments for financing. Accordingly, in the event that Purchaser fails to pay the balance of the Purchase Price when due, because Purchaser has been unable to obtain mortgage financing (or otherwise), Purchaser will be deemed to be in default under this Purchase Agreement. Any references in this Agreement to any loan to finance this purchase shall not be deemed to imply that this transaction is contingent in any manner on Purchaser obtaining financing.

28. Right to Cancel. Unless Purchaser has received a copy of the twenty and all filed amendments thereto at least three (3) business days before signing this Agreement, Purchaser may cancel this Agreement for a period of seven (7) days after the date of this Purchase Agreement by giving notice of cancellation to the Seller prior to the expiration of said seven (7) day period. If Purchaser exercises his option to rescind this Agreement, then in that event all monies paid by Purchaser on account of the Purchase Price hereunder shall be refunded to Purchaser within ten (10) days after the expiration of the aforesaid seven (7) day period. If Purchaser does not give a written cancellation

notice to the Seller within the aforesaid seven (7) day period, this Agreement will become binding upon the Purchaser upon the expiration of said period.

29. Binding Effect. Purchaser acknowledges that this Agreement will not be binding on the Seller until a fully executed counterpart of this Agreement has been delivered to Purchaser's attorney. Within twenty (20) days after delivery to the Seller of three (3) copies of this Agreement (with the terms, including, without limitation, the Purchase Price, and in the form which has previously been provided by the Seller) executed by Purchaser, together with the above-stated Deposit, the Seller shall either (i) accept this Agreement and return two (2) fully executed copies thereof to Purchaser's attorney or (ii) reject this Agreement, by giving to Purchaser or Purchaser's attorney notice thereof together with a refund of the above-stated Downpayment with interest earned thereon, if any. In the event that Seller takes no action within said tweny (20) day period, then in such event this Agreement (with the terms and in the form provided above) shall be deemed canceled.

30. Working Capital Fund Contribution. On the Closing Date, Purchaser shall pay to the Condominium Board of Managers as sum equal to one month of Common Charges with respect to the Residential Unit purchaser as initial working capital for the Condominium as provided in the Plan; provided that if Seller has already paid such contribution to the Working Capital Fund for the Residential Unit, then such amount shall be paid instead to Seller to reimburse Seller for such contribution to the Working Capital Fund attributable to such Residential Unit.

31. Notice. Notices hereunder shall be in writing and shall be personally delivered or mailed by registered to certified mail, return receipt requested, as follows: to Purchaser, at the address stated in this Agreement; and to the Seller at the Seller's Attorney's office, Schwartz & Associates, P.C., 3607 Quentin Road, New York 11234. Notice shall be deemed given when personally delivered or mailed. Any of the parties noted in this paragraph may change their address for purposes of this paragraph by giving notice thereof to the other parties as provided above. Schwartz & Associates, P.C. may give notice on behalf of the Seller.

32. 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.

33. Survival of Seller's and Purchaser's Obligations. All of the obligations of Seller under this Agreement shall be deemed satisfied upon delivery of the

deed(s) to the Unit(s) and the closing of title hereunder and no obligation of Seller shall survive delivery of the deed except as otherwise expressly provided in this Agreement or the Plan. Except where the context otherwise requires, all the representations, warranties and obligations of Purchaser under this Agreement shall survive delivery of the deed and the closing of title hereunder.

34. 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 any transaction contemplated herein or to confirm any of the obligations of Purchaser hereunder or any right to be created or transferred hereunder or pursuant to any such transaction.

35. Severability. If any provision of this Agreement or the Plan is invalid or unenforceable either as against any person or under certain 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.

36. Strict Compliance. Any failure by Seller 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 Seller, 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.

37. Governing Law. The provisions of this Agreement shall be governed by and construed in accordance with the internal laws of the State of New York applicable to contracts made and to be performed wholly in the State of New York, without regard to principals of conflicts of law. Any action commenced by Purchaser under this Agreement must be commenced in a court of competent jury-section located within the City of New York.

38 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, this Agreement, or the relationship created hereby. With respect to any matter for which a jury trial cannot be waived, the parties agree not to assert any such claim as a counterclaim in, nor move to consolidate any such claim with, any action or proceeding in which a jury trial is waived.

39. No Recordation. This Agreement shall not be recorded by Purchaser without Seller's consent. Any purported recordation thereof by Purchaser shall be void and constitute a default by Purchaser hereunder.

40. Entire Agreeement. This Agreement, together with the Plan, supersedes any and all understandings and agreements between the parties hereto and constitutes the entire agreement between them. Purchaser and agrees that the Plan may be amended by Seller from time to time as provided in the Plan and that this Agreement may be amended by Seller to conform to the provisions of any such amendment by delivering to Purchaser a notice thereof, subject however to any rights which Purchaser may have as provided in the Plan.

41. Certain References. A reference in this Agreement to any one gender, masculine, feminine or neuter, includes the other two, and singular includes the plural, and vice versa, unless the context otherwise requires. The term "herein", "hereof" and "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.

42. Captions. The captions in this Agreement are for convenience and reference only and in no way define, limit or describe the scope of this Agreement or the intent of any provision hereof.

43. Successors and Assigns. The provisions of this Agreement shall bind Purchaser and his heirs, legal representatives, successors and assigns and inure to the benefit of Purchaser's heirs, legal representatives and permitted assigns and shall bind and inure to the benefit of Seller and its successors and assigns.

44. No Oral Changes. This Agreement cannot be changed or terminated orally. Any changes or additional provisions must be set forth in a rider attached hereto at a time of execution hereof, in a separate written agreement signed by the parties or in an amendment to the Plan.

45. Seller's Right to Make Changes in Materials, etc. The Seller reserves the right to make changes or substitutions of materials of materials or construction for items as set forth in the Offering Plan or the Plans and Specifications, provided any such changes are of comparable value and quality.

46. Closing Deed. The closing deed(s) shall be in proper statutory form for recording; shall be a Bargain and Sale deed with covenants against grantor's acts; shall be duly executed and acknowledged by the Seller at the Seller's expense and shall contain such a description of the premises as shall be acceptable and/or approved so as to validly convey under Article 9-B of the New York Real Property Law (the "Condominium Act") the Unit and the undivided interest in the common elements referred to herein.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement the day and year first above written.

Purchaser(s): _____

_____

Seller: Tiffany Partners, LLC.

By: _____
Richard Cardinale
Managing Partner

EXHIBIT A TO PURCHASE AGREEMENT

FORM OF INSPECTION STATEMENT

Date: _____

_____
_____
_____
_____

Re: Unit Number _____ in the Building known as Tiffany Tower Condominiums at 20 Tiffany Place, Brooklyn, New York

Gentlemen:

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

Number	Items	Purchaser's Initials	Exception if any
1	Walls		
2	Floors		
3	Ceilings		
4	Windows		
5	Doors		
6	Electric, plumbing and heating fixtures		
7	Painted Surfaces		
8	Sinks, tubs, bowls		
9	Kitchen cabinets and counter tops		
10	Vanity Tops and base cabinets		
11	Medicine Cabinets		
12	Hardware		
13	Kitchen Appliances		

I/we understand that to prevent pilferage, certain items such as medicine cabinet doors, shower heads, toilet seats, kitchen cabinets and vanity knobs may be installed just

prior to my/our date of moving in. I/we agree and I/we will sign off each item requiring adjustment or repairs as it is completed.

_____
Purchaser's Signature

_____
Purchaser's Signature

_____
Seller's Representative-
Corcoran Real Estate Group

DOCUMENT NUMBER I-A

APPLICATION TO THE ATTORNEY GENERAL FOR A DETERMINATION ON THE DISPOSITION OF DOWN PAYMENTS

[Send this application to the reviewing attorney assigned to the subject plan.]

Re: Tiffany Tower Condominiums
20 Tiffany Place
Brooklyn, New York

File Number: _____

Application is made to the Attorney General to consider and determine the disposition of down payments 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 down payment.
[ ] forfeiture of down payment.
[ ] other: _____
_____

(5) The project is:
[ ] a conversion of occupied premises
[x] newly constructed or rehabilitated.
[ ] vacant (as is).

(6) The project is structured as
[ ] a cooperative
[x] a condominium
[ ] a time share

[ ] other: _____

(7) Name and Address of Sponsor:
Tiffany Partners, LLC.

(8) Name and Address of Escrow Agent:
Schwartz and Associates, P.C. 3607 Quentin Road, Brooklyn, NY 11234

(9) If down payments are maintained in an escrow account

(a) Name of Account: Schwartz & Associates P.C. Attorney Escrow Acct.

(b) Name and
Address of Bank: HSBC, 2145 Ralph Avenue, Brooklyn, NY 11234

©) Account Number (if known) _____

(d) Initial interest rate (if known) _____

(10) Plan Information:

(a) date of filing of plan: _____

(b) Plan

[ ] has been declared effective. Approximate date:

[ ] a has not been declared effective.

(C) If effective, the plan

[ ] has closed or the first

[ ] has not closed.

[ ] don't know.

(d) Downpayments are secured by

[X] escrow account.
[ ] bonds.
[ ] letter of credit.

(11) 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 Purchase agreement was signed:_____

(c) Date(s) of down payment(s): _____

(d) Total amount of down payment(s): _____

(e) Names and addresses of subscribers or purchasers affected by this application:

_____
_____
_____
_____
_____
_____

(12) State the basis for your claim. Please be as specific as possible. You may add additional sheets. Attach copies of any relevant documents.

_____
_____
_____
_____
_____

(13) 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: _____

_____

ESCROW AGREEMENT

AGREEMENT made this ____ day of _____, 2006 between Tiffany Partners, LLC ("SPONSOR") as SPONSOR of the offering plan to the extent described below, and Schwartz & Associates, P.C. ("ESCROW AGENT"), as ESCROW AGENT.

WHEREAS, SPONSOR is the sponsor of a condominium offering plan for the sale of Condominium Units in a condominium to be known as Tiffany Tower Condominiums located at 20 Tiffany Place, Brooklyn, New York (collectively, the "Premises") (such plan being called the "Plan"); and

WHEREAS, ESCROW AGENT is authorized to act as an ESCROW AGENT hereunder in accordance with General Business Law ("GBL") Section 352-e(2b) and the Attorney General's regulations promulgated thereunder: and

WHEREAS, SPONSOR desires that ESCROW AGENT act as ESCROW AGENT for deposits by purchasers on account of the purchase price of units in such Condominium (collectively, "Units" and each a "Unit") under the Plan, together with all accrued interest thereon (collectively the "Deposits"), pursuant to the terms of this agreement.

NOW, THEREFORE, in consideration of the covenants and conditions contained herein and other good and valuable consideration, the parties hereby agree as follows:

1. ESTABLISHMENT OF THE ESCROW ACCOUNT.

1. SPONSOR and ESCROW AGENT hereby establish an escrow account with ESCROW AGENT for the purpose of holding deposits or payments made by purchasers on account of the purchase price of under the Plan. The escrow account has been opened with HSBC with office at 2145 Ralph Avenue, Brooklyn, NewYork 11234. The account number is_____.

1.2 The name of the account is "Schwartz & Associates, P.C. Attorney Escrow Account."

1.3 The sole signatory on such account (the "escrow account") is Mark S. Schwartz.

1.4 The escrow account shall be an interest-bearing account.

2. DEPOSITS INTO THE ESCROW ACCOUNT.

2.1 All Deposits received by ESCROW AGENT from each prospective purchaser of a Unit under the Plan, on account of the purchase price thereunder, prior to closing of such Unit, whether in the form of checks, dates, money orders, wire transfers, or other instruments which identify the payor, shall be deposited in the escrow account. All instruments to be deposited into the escrow account shall be made payable to, or endorsed by the purchaser to the order of Schwartz & Associates, P.C. Attorney Escrow Account. Any instrument payable to endorsed other than as required hereby, and which cannot be deposited into such escrow account, shall be returned to the prospective purchaser promptly after receipt by ESCROW AGENT of such instrument following any attempts to deposit it; but, in any event, following such unsuccessful attempts to deposit it, ESCROW AGENT shall mail or otherwise sent such instrument to such prospective purchaser within five business days of such receipt of such instrument by ESCROW AGENT. In the event of such return of such instrument, then such instrument shall be deemed not to have been delivered to ESCROW AGENT pursuant to the terms of this Agreement.

2.2 For purposes of this Section 2.2, an unconditional tender and delivery of a delivery of a down payment shall be deemed to have been made if a down payment is delivered together with a Purchase Agreement in the form agreed to by SPONSOR without any request for a change in such form or the terms of such Purchase Agreement. Within 10 business days after unconditional tender and delivery to the Selling Agent of the down payment required to be submitted by a purchaser on account of the purchase of a unit under the Plan, together with the Purchase Agreement for the purchase of such unit, ESCROW AGENT shall notify such purchaser of the deposit of such funds in the bank indicated in the Plan, provide the account number and disclose the initial interest rate. Subject to the provisions of the next sentence, if such purchaser does not receive notice of such deposit within fifteen (15) fifteen days after unconditional tender and delivery to the Selling Agent of such down payment, then such purchaser may cancel the purchase and rescind such purchaser's Purchase Agreement so long as such right to rescind is exercised within ninety (90) days after such purchaser's unconditional tender and delivery of such down payment to the Selling Agent, if any, or such purchaser may apply to the Attorney General for relief. However, a purchaser shall not be entitled either to rescind such purchaser's Purchase Agreement or to receive a refund of such purchaser's Deposit where proof satisfactory to the Attorney General is submitted establishing that such Deposit was timely deposited and notice as provided above was timely mailed to such purchaser in

accordance with all regulations of the Attorney General.

3. RELEASE OF FUNDS.

3.1 "Consummation of the Plan" shall mean the first closing of title for the sale of a Unit under the Plan and in accordance with its requirements.

3.2 ESCROW AGREEMENT shall continue to hold a purchaser's Deposit in escrow until: (a) Escrow Agreement is authorized to release the Deposit pursuant to an Amendment to the Plan that authorizes Sponsor to furnish "alternate security" and Sponsor has furnished such alternate security in accordance with the terms of sale amendment, or (b) otherwise directed in one or more writings signed (whether on the same or separate counterparts) by each of SPONSOR and such purchaser, or ©) otherwise otherwise directed in a determination of the Attorney General, pursuant to the dispute resolution procedures contained in the Attorney General's regulations, or (d) a judgment or order of a court of competent jurisdiction permits or requires the release of such Deposit, or (e) such Deposit is paid by ESCROW AGENT into a court of competent jurisdiction, or (f) such Deposit is paid to SPONSOR as provided below, or (g) such Deposit is paid to such purchaser as provided below.

3.3 SPONSOR shall not object to the release of the Deposit of any purchaser to such purchaser, provided such purchaser has not defaulted and has timely and validly rescinded such purchaser's Purchase Agreement in accordance with an offer of rescission contained in the Plan or an amendment to the Plan.

3.4 If there is no written agreement between SPONSOR and a purchaser to release the Deposit paid by such purchaser, ESCROW AGENT shall not pay such Deposit to SPONSOR until after 10 business days following the date that ESCROW AGENT has given such purchaser written notice that ESCROW AGENT intends to pay to SPONSOR such Deposit. Thereafter, such Deposit may be paid to SPONSOR unless such purchaser has already 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, within such 10 business day period, notice from such purchaser that such application has been made.

4. RECORD KEEPING.

4.1 ESCROW AGENT shall maintain all records concerning the escrow account for seven years after release of the funds.

4.2 Upon the dissolution of a law firm which was ESCROW AGENT, the former partners or members of the firm shall make appropriate arrangements for the maintenance of these records by one of the partners or member of the firm or by the successor firm and shall notify the Department of Law of such transfer.

4.3 ESCROW AGENT shall make available to the Attorney General, upon his request, all books and records of ESCROW AGENT relating to the funds deposited and disbursed hereunder.

5. GENERAL RIGHTS AND OBLIGATIONS OF ESCROW AGENT.

5.1 ESCROW AGENT shall maintain the accounts called for in this Agreement under the direct supervision and control of ESCROW AGENT.

5.2 A fiduciary relationship, pursuant to this Agreement, shall exist between ESCROW AGENT and purchasers who have paid Deposits which are held by ESCROW AGENT, and ESCROW AGENT acknowledges such fiduciary obligations.

5.3 ESCROW AGENT undertakes to perform only such duties as are expressly set forth herein. If there is any conflict or inconsistency between the provisions of this Agreement and either the Plan or any Purchase Agreement (as defined in the Plan), the provisions of this Agreement shall be controlling.

5.4 If conflicting demands are made or notices are served upon ESCROW AGENT with respect to this Agreement, or if ESCROW AGENT shall hold a good faith belief that the rights of a claimant to any Deposit are not absolutely clear, the signatories hereto agree that ESCROW AGENT may refuse to comply with any such claim or demand and, except as hereinafter set forth in this Agreement, may withhold and stop all further proceedings in the performance of this Agreement so long as such disagreement shall continue. In so doing, ESCROW AGENT shall not be or become liable for damages or interest to any of the signatories hereto or to any other person for its failure to comply with such conflicting or adverse demands or notices. ESCROW AGENT may continue to so refrain and so refuse to act until (I) the rights of the adverse claimants have been finally adjudicated in a court having and assuming jurisdiction of the parties and/or the Deposit, as the case may be, or (ii) all differences, with respect to any Deposit, shall have been resolved by mutual agreement of SPONSOR and the purchaser who paid such Deposit, and ESCROW AGENT shall have been notified thereof in writing signed by both of said parties. In the alternative, ESCROW AGENT may, but shall not be obligated to, file a suit in interpleader for a declaratory judgment for the purpose of having the respective rights of the claimants adjudicated, and / or may deposit any Deposit with a

court of competent jurisdiction, in which event SPONSOR agrees to pay all costs, expenses and attorneys' fees incurred by ESCROW AGENT in connection therewith. In the event that ESCROW AGENT shall deposit any Deposit with such court, the ESCROW AGENT shall be fully released and discharged from any and all further duties and obligations hereunder with respect to such Deposit.

5.5 ESCROW AGENT shall not be responsible for any interest on any Deposit except for such as is actually received by ESCROW AGENT.

5.6 SPONSOR hereby agrees to indemnify ESCROW AGENT from, and to hold it harmless against, any loss, liability or expense (including, without limitation, attorneys' fees and expenses) incurred without gross negligence, willful default, or bad faith on the part of ESCROW AGENT, arising out of or in connection with its entering into this Agreement and carrying out its duties hereunder, including the costs and expenses of defending itself against any claim or liability.

5.7 In any action or proceeding, ESCROW AGENT may represent SPONSOR, even if such action or proceedings relates to or involves any Deposit, at the same times as ESCROW AGENT is holding such Deposit pursuant to this Agreement.

6. RESPONSIBILITIES OF SPONSOR.

6.1 SPONSOR agrees that SPONSOR and its agents, including any selling agents, shall deliver to ESCROW AGENT each Deposit on account of the sale of a Unit, under the Plan which has been received by SPONSOR or such agents prior to closing of the sale of such unit within one business day of receipt thereof.

6.2 SPONSOR agrees that it shall not interfere with ESCROW AGENT'S performance of its fiduciary duties and compliance with the Attorney General's regulations.

7. TERMINATION OF AGREEMENT.

7.1 This Agreement shall remain in effect unless and unit 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 Plan with the Department of Law providing for a successor ESCROW AGENT; or

(b) The registration of ESCROW AGENT upon giving notice to SPONSOR of its desire to so resign, which resignation shall take effect only upon the filing of an amendment to the Plan with the Department of Law providing for a successor ESCROW AGENT; or

(c) All Deposits held by ESCROW AGENT have been paid by ESCROW AGENT from the escrow account as provided in this Agreement.

ESCROW AGENT shall not be responsible for any delay between either (I) any such cancellation by SPONSOR of the designation of ESCROW AGENT or (ii) the resignation of ESCROW AGENT, and, in either such case, the date of which an amendment to the Plan appointing a successor ESCROW AGENT has been filed by the Department of Law and notice thereof has been given to ESCROW AGENT. Once any such cancellation of the designation of ESCROW AGENT has been given to ESCROW AGENT, or once ESCROW AGENT has given to SPONSOR notice of resignation as ESCROW AGENT, then in either case ESCROW AGENT shall not be obligated to accept thereafter any new Deposits in the escrow account.

7.2 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 Deposits held by it in escrow to the new successor ESCROW AGENT set forth in such amendment to the Plan, provided ESCROW AGENT has received a copy of such amendment.

8. SUCCESSORS AND ASSIGNS.

8.1 This Agreement shall be binding upon SPONSOR and ESCROW AGENT and their successors and assigns.

9. GOVERNING LAW.

9.1 This Agreement shall be construed in accordance with and governed by the laws of the State of New York.

10. ESCROW AGENT'S COMPENSATION.

10.1 SPONSOR agrees that ESCROW AGENT'S compensation shall not be paid from the Deposits nor from any interest accruing thereon, if any (unless and to the extent SPONSOR is entitled to be paid such Deposits pursuant to this Agreement) and that compensation to ESCROW AGENT, if any, shall not be deducted from the Deposits (unless and to the extent SPONSOR is entitled to be paid such Deposits pursuant to this

Agreement) by any financial institution under any circumstances. SPONSOR shall reimburse to ESCROW AGENT any fees and charges incurred in connection with the establishment and maintenance of the escrow account.

11. SEVERABILITY.

11.1 If any provision of this Agreement or the application thereof to any person or circumstance is determined to be invalid or unenforceable, the remaining provisions of this Agreement or the application of such provision to other persons or to other circumstances shall not be effected thereby and shall be valid and enforceable to the fullest extent permitted by law.

12. ENTIRE AGREEMENT.

12.1 This Agreement, read together withe 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.

13. NOTICE.

13.1 All notices and communications hereunder shall be in writing and shall be deemed to be duly given if personally delivered or sent by regular, certified or registered mail, with or without return receipt requested, postage prepaid, addressed as follows:

To SPONSOR: Tiffany Partners, LLC.
125 Linwood Avenue
Staten Island, New York 10305

To ESCROW AGENT : Schwartz & Associates, P.C.
3607 Quentin Road
Brooklyn, New York 11234

or at such other address as any of the above may have furnished, as the address of such party, to the other parties in a notice given in accordance with the provisions of this Section. All notices sent in accordance with this Section shall be deemed given upon personal delivery or five (5) days after the date of mailing, as the case may be.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first written above.

ESCROW AGENT:

SCHWARTZ & ASSOCIATES, P.C.

By: _____

SPONSOR:

TIFFANY PARTNERS, LLC
By: Richard Cardinale, Member

RIDER TO PURCHASE AGREEMENT DATED _____, 2006 BY AND BETWEEN TIFFANY PARTNER'S, AS SELLER, AND _____, AS PURCHASER

LIMITED WARRANTY

NAME OF PURCHASER(S):	_____
NAME OF PURCHASER(S):	_____
	_____
DESIGNATION OF HOME WARRANTED:	_____
	_____
NAME OF SELLER:	TIFFANY PARTNERS, LLC.
ADDRESS OF SELLER:	125 LINWOOD AVENUE STATEN ISLAND, NEW YORK 10305
EFFECTIVE DATE OF THIS LIMITED WARRANTY:	The date the Purchaser or its family shall first occupy the home warranted or the date of delivery of the deed to such home to Purchaser, whichever occurs first.
SELLER'S LIMIT OF TOTAL LIABILITY:	Seventy-five percent (75%) of the purchase price of the home set forth in the Purchase Agreement to which this warranty is annexed as a Rider.

THIS LIMITED WARRANTY EXCLUDES AND PRECLUDES ALL CONSEQUENTIAL, INCIDENTAL, SPECIAL, AND INDIRECT DAMAGES.

THIS LIMITED WARRANTY IS IN LIEU OF AND REPLACES ALL OTHER WARRANTIES ON THE CONSTRUCTION AND SALE OF THE HOME AND ITS COMPONENTS, BOTH EXPRESS AND IMPLIED (INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE). THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE FACE HEREOF. THE RESPONSIBILITIES FOR CONSTRUCTION DEFECTS OF A

LATENT OR HIDDEN NATURE THAT COULD NOT HAVE BEEN FOUND OR DISCLOSE ON FINAL INSPECTION OF THE HOME.

1. To Whom Given. This Limited Warranty if given to the Purchaser named on page 1 while the Purchaser owns the Home. IT DOES NOT EXTEND TO SUBSEQUENT OWNERS, TENANTS OR MORTGAGEES IN POSSESSION OF THE HOME, ANY ONE WHO MAY SUCCEED TO THE RIGHTS OF PURCHASER (EXCEPT BY INHERITANCE) OR ANY OTHER PERSONS.

2. By Whom Made. This Limited Warranty is made exclusively by the Seller whose name and address appear on page 1.

3. Final Inspection of the Home. Before the Purchaser moves into the Home or accepts the deed, the Seller will schedule an appointment for final inspection of the Home with the Purchaser. The purpose of this final inspection is to discover any defects of visible, obvious or patent nature, or any other unfinished work.

4. Warranty Coverages and Periods. The Warranty Period for all of the following coverage begins on the Effective Date of the Warranty shown on page one of this Warranty.

   FIRST YEAR BASIC COVERAGE: for one year from the Effective Date of this Warranty, the Home will be free from latent defects that constitute:

   (a) defective workmanship by the Seller, or an agent, employee or subcontractor of the Seller;

   (b) defective materials furnished by the Seller, or an agent, employee or subcontractor of the Seller;

   (c) defective design, provided by an architect, engineer, surveyor, or other design professional retained exclusively by the Seller; or

   (d) defective installation of appliances sold as part of the Home by the Seller or an agent, employee or subcontractor of the Seller.

Seller under this coverage is not responsible for any defects in any work or materials ordered directly by Purchaser from Seller's subcontractors or suppliers or other outside suppliers or subcontractors or for incidental or consequential damages resulting from such work or materials.

TWO YEAR MAJOR SYSTEM COVERAGE: for two years from the Effective Date of this Warranty, the Plumbing, Electrical, Heating, Cooling, and Ventilation Systems of the Home which have been installed by the Seller are warranted to be free from latent defects resulting from defective installation by the Seller.

The Plumbing System refers to the gas supply lines and fittings; water supply, waste and vent pipes and their fittings; septic tanks and their drain fields; water, gas and sewer services piping, and their extensions to the tie-in of a public utility connection, or on-site well and sewage disposal system.

The Electrical System refers to all wiring, electrical boxes, switches, outlets and connections up to the public utility connection.

The Heating, Cooling, and Ventilation System refers to all duct work, steam, water and refrigerant lines, registers, convectors, radiation elements and dampers.

Except by reason of a defect in installation by Seller, this major system coverage does not include defects in appliances, fixtures, and items of equipment.

Seller under this coverage is not responsible for any defects in any work or materials ordered directly by Purchaser from Seller's subcontractors or suppliers or other outside suppliers or subcontractors or for incidental or consequential damages resulting from such work or materials.

SIX YEAR MAJOR STRUCTURAL DEFECT COVERAGE: For six years from the Effective Date of this Warranty, the Home will be free from latent Major Structural Defects that result from:

(a) defective workmanship by the Seller, or an agent, employee or subcontractor of the Seller;

(b) defective materials furnished by the Seller, or an agent, employee or subcontractor of the Seller; or

(c) defective design, provided by an architect, engineer, surveyor, or other design professional retained exclusively by the Seller.

A Major Structural Defect is a defect resulting in actual physical damage to the following load-bearing portions which affects their load-bearing functions to the extent that the Home becomes unsafe, unsanitary or otherwise unlivable: foundation systems and footings, beams, girders, lintels, columns, walls and partitions, floor systems, and roof

framing systems.

Damage to the following non-load bearing portions of the Home are not covered by this six-year coverage: roofing and sheating; drywall and plaster; exterior siding; brick, stone and stucco veneer; floor covering material; wall tile and other wall coverings; non-load bearing walls and partitions; concrete floors that are built separately from foundation walls or other structural elements of the Home; electrical, plumbing, heating, cooling and ventilation systems; appliances, fixtures and items of equipment; paint; doors and windows; trim; cabinets; hardware; and insulation.

Seller under this coverage is not responsible for any defects in any work or materials ordered directly by Purchaser from Seller's subcontractors or suppliers or other outside suppliers or subcontractors or for incidental or consequential damages resulting from such work or materials.

In all coverages under this Paragraph 4, workmanship, materials, design and installation will be considered to be defective if they fail to meet or exceed the relevant standards and specifications of the applicable building code of the municipality in which the Home is located, in effect on the date that the building permit for the Home was issued, as supplemented the annexed locally accepted building standards and practices.

Additional manufacturers warranties apply on the Trane compressors, outdoor coil, internal fictional parts.

ALL TIME PERIODS FOR THESE COVERAGES ARE OF THE ESSENCE AND WILL NOT BE EXTENDED.

1. Exclusions From All Coverages. The following are not covered by this warranty:

(a) patent defects including defects shown on the Final Inspection Sheet and defects which an examination of the Home prior to the Effective Date of this warranty ought to have revealed;

(b) defects in detached garages; driveways; walkways; patios; boundary walls; retaining walls; bulkheads; fences; landscaping (including sodding, seeding, shrubs, trees, and plantings); and any other improvements not a part of the Home itself;

(c) raised butt joints; ridging, scuffing on kitchen cabinet or vanity surfaces; variations of wood grain or staining of kitchen cabinets or vanities; shading variations of the exterior siding staining (on the face surface or grooves),

and on fascias from standing; doors and windows sticking because of weather; adjustment of bi-fold doors; chips, scratches, marks, breaks, or other blemishes in windows, sliding doors, screens, electric fixtures and globes, woodwork and doors; dented appliances; broken screens; and minor chips (nicks) to cultured marble floors and countertops;

(d) defects in any work or materials ordered directly by Purchaser from Seller's subcontractors or suppliers or other outside suppliers or subcontractors and for incidental or consequential damages resulting from such work or materials;

(e) damage caused by the failure by the Purchaser or anyone other than the Seller or its employees, agents and subcontractors to comply with the Warranty requirements of manufacturers or suppliers of appliances, fixtures or items of equipment;

(f) damage caused by the misuse, abuse, or interference by Purchaser or anyone other than Seller or its employees, agents and subcontractors with the Seller's original construction or installations;

(g) additional damage caused by the failure of the Purchaser to give notice to the Seller of any defects or damage in a timely manner as provided in this warranty;

(h) Damage caused by changes in grade made by anyone other than the Seller, its employees, agents, or subcontractors and damage caused by changes in grade made by the Seller's agents and subcontractors if such work was ordered directly by Purchaser;

(i) damage caused by changes, alterations or additions made to the Home by anyone other than the Seller, its employees, agents or subcontractors after the Effective Date of this Warranty;

(j) damage caused by changes, alterations or additions made to the Home by Seller's agents and subcontractors if such work was ordered directly by Purchaser after the Effective Date of this Warranty;

(k) damage caused by dampness or condensation due to the failure of the Purchaser to maintain adequate ventilation;

(l) loss or damage caused by or resulting from accidents, riot and civil commotion, fire, explosion, smoke, water escape, falling objects, aircraft, vehicles, acts of God, lightning, windstorm, hail, flood, mudslide, earthquake, volcanic eruption, wind-driven water, soil movement and changes in the underground water table;

(m) loss or damage caused by seepage of water unless such loss or damage is the direct result of a construction defect;

(n) any damage which Purchaser has not taken timely action to minimize;

(o) normal wear and tear and normal deterioration;

(p) insect, vermin, and/or rodent damage and infestation, or damage caused by other animal or pests;

(q) bodily injury, death, or damage to personal property;

(r) costs of shelter, transportation, food, moving, storage or other expenses related to relocation during repair or replacement;

(s) consequential, incidental, special and indirect damages;

(t) any claim not filed in a manner set forth in Paragraph 7 of this warranty;

(u) damage which arises while the home is being used for nonresidential purposes; and

(v) damage due to abnormal loading on floors which exceeds design loads as mandated by the applicable building code or building standards.

6. What Seller will do in the Event of a Defect Covered by This Warranty. If a defect occurs in an item covered by this warranty, the Seller will repair, replace, or replace the defective item (s), within sixty (60) days after the Seller's inspection or testing discloses the problem, subject to weather conditions, acts of God, availability of materials and other events beyond Seller's control. The choice among repair, replacement or payment is solely that of the Seller. In making any repairs or replacements, Seller shall have the right to select the method and materials to be used in performing such repairs or replacements.

Seller's liability under this warranty is limited in the aggregate to the amount listed on page 1 of the warranty.

Repair of damage to the load-bearing portions of the Home will be limited to that which is necessary to restore their load-bearing functions. Repair of other Major Structural Defects will be limited to repair of those defects which made the Home unsafe, unsanitary or otherwise unlivable.

7. Step by Step Claims Procedures. (a) Written notice of any warranty claim must be made on the attached "Notice of Warranty Claim Form" and must be received by the Seller no later than the tenth (10th) day after the expiration of the applicable warranty period. Such notice must be sent by Purchaser to Seller be certified or express mail, return receipt requested. If this form shall not properly be completed and received by the Seller by that deadline, the Seller will have no duty to respond to any complaint or demand contained in such forms and any or all claims may be rejected. COMPLETION AND DELIVERY OF SUCH NOTICE OF WARRANTY CLAIM IN A TIMELY MANNER IS NECESSARY TO PROTECT THE RIGHTS OF THE PURCHASER UNDER THIS LIMITED WARRANTY.

(b) No steps taken by the Seller, Purchaser or any other person to inspect, test or correct defects will extend any time period under this Warranty. No steps taken by the Seller in response to an improperly completed or untimely notice of a warranty claim will give rise to any liability of Seller to Purchaser in connection with such claim.

(c) In response to a Notice of Warranty Claim, or any other complaint or request of the Purchaser, the Seller and the Seller's agents will have the right to inspect and test the portion of the Home to which the claim, complaint or request relates. The Purchaser and occupants of the Home must provide reasonable access to the Seller and the Seller's agents during normal business hours, Monday through Friday, to complete inspection, testing and repair or replacement. Failure by Purchaser to provide such access shall invalidate this warranty with respect to the defect (s) set forth on the Notice of Warranty Claim.

(d) The Seller will complete inspection and testing within a reasonable time under the circumstances after receipt of a timely and properly completed Notice of Warranty Claim Form. Upon completion of inspection and testing, the Seller will determine whether to accept or reject the claim. If the Seller rejects the claim, the Seller will give written notice of the decision to the Purchaser at the address shown

on the Notice of Claim Form. If the Seller accepts the claim, the Seller will take corrective action within a reasonable time under the circumstances. The Seller will use good faith efforts to process and handle claims in a timely manner, but all time periods for repair or replacement of defects necessarily are subject to weather conditions, availability of materials and other events beyond the Seller's control.

8. Legal Actions. (a) No claim under this warranty may be commenced or asserted against Seller in any lawsuit unless a properly completed Notice of Warranty Claim Form has been received by the Seller in the time period set forth in paragraph 7 of this warranty.

(b) No lawsuit against the Seller under this warranty may be commenced more than thirty (30) days after the expiration date of the applicable warranty coverage, or thirty (30) days after Seller has given written notice of its rejection of Purchaser's claim with respect to such claim, or thirty (30) days after Builder has substantially completed corrective action for a defect with respect to such defect.

9. Miscellaneous Provisions. (a) To the extent any coverage under this warranty applies to common elements of a condominium, such coverage shall be deemed given to the Board of Managers of the condominium.

(b) This warranty may not be amended in any way without Seller's prior written consent in each instance.

(c) If any provision of this warranty will not be enforced by an appropriate court, the determination will not affect the enforceability of the remaining provisions.

(d) Use of one gender in this warranty includes the other gender and use of the plural includes the singular, as may be appropriate.

(e) This warranty shall be governed in accordance with the laws of the State of New York.

NOTICE OF WARRANTY CLAIM FORM

Dear Purchaser:

To ask the Seller to correct a defect in your Home that you think is covered by the Seller's Limited Warranty, you must complete this form and deliver it to the Seller. This is necessary to protect your rights to warranty performance under the Limited Warranty.

The information you will need to fill out the form will be on page 1 of the Limited Warranty. However, if you do not know the answers to any questions, write "Don't know." Please do not leave any item blank.

Your Name: _____

Mailing Address: _____

_____

Phone: _____

Limited Warranty No.: _____

Effective Date of the Warranty: _____

Describe the defect(s) which you think are covered by the Limited Warranty. Be sure to include when each defect first occurred or when you first noticed it. Use additional sheets, as necessary, to fully describe the problem:

_____ _____
(signature) (date)

_____ _____
(signature) (date)

This completed and signed form must be sent to Seller at its address listed on the first page of the warranty by certified or express mail, return receipt requested.

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SCHEDULE G

CONDOMINIUM UNIT DEED

THIS INDENTURE, made the _____ day of _____, 200_____, by and between Tiffany Partners, LLC. having as address at 125 Linwood Avenue, Staten Island, New York 10305, (hereinafter referred to as the "Grantor"); and _____ _____, with an address at _____ _____("Grantee").

WITNESSETH:

That the Grantor, in consideration of Ten ($10.00) Dollars and other valuable consideration paid by the Grantee, the heirs or successors and assigns of the Grantee, forever:

The Condominium Unit (hereinafter referred to as the "Unit") known as Unit No. _____ in the building (hereinafter referred to as the "Building") known as Tiffany Tower Condominiums and by the street number 20 Tiffany Place, Borough of Brooklyn, County of Kings, City and State of New York, said Unit being designated and described as Unit No. _____ in a certain declaration made by Grantor pursuant to Article 9-B of the Real Property Law of the State of New York (hereinafter referred to as the "Condominium Act"), establishing a plan for condominium ownership of the Building and the land (hereinafter referred to as the "Property") upon which the Building is situate (which Land is more particularly described in Schedule A annexed hereto and by this reference made a part hereof), which declaration was recorded in the Kings County office of the Register of The City of New York on _____ under Document ID# _____ _____. This Unit is also designated as Tax Lot 51 in Block 319, of the Borough of Brooklyn on the Tax Map of the Real Property Assessment Department of The City of New York and on the Floor Plans of the Building, certified by _____ _____, and filed with the Real Property Assessment Department of The City of New York on _____ as Condominium Plan No. _____ and also filed in the City Register's Office.

Together with an undivided _____ interest in the 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, agreements and other provisions set forth in the Declaration and the By-Laws of Tiffany Tower Condominiums, as the same may be amended from time to time (hereinafter referred to as the "By-Laws"), all of which shall constitute the covenants running with the Land and shall bind any person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein;

Subject also to such other liens, agreements, covenants, easements, restrictions, consents and other matters of record as pertain to the Unit, to the Land and/or to the Building (which Land and Building are hereinafter collectively referred to as the "Property").

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 that 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 Article 17 of the Declaration shall control.

Except as otherwise specifically permitted by the Condominium Board (as such term is defined in the Declaration) or provided in the Declaration or in the By-Laws, the Unit is intended for residential use.

The Grantor covenants that the Grantor has not done or suffered anything whereby the Unit has been encumbered in any way whatever, except as set forth in the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws).

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 improvements at the Property and will apply the same first to the payment of the cost of such improvements 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 Grantee has examined the Unit and is purchasing the same in its existing condition.

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

The term "Grantee" shall be read as "Grantees" whenever the sense of this indenture to requires.

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

GRANTOR:

TIFFANY PARTNERS, LLC.

By: _____
Richard Cardinale,
Managing Member

GRANTEE:

_____

_____

STATE OF NEW YORK)
) ss.:
COUNTY OF KINGS)

On the _____ day of _____ in the year _____, before me, personally came Richard Cardinale, to me known, who, being by me duly sworn, did depose and say that he resides at [redacted]; that he is the Managing Member of Tiffany Partners, LLC.; the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and the he signed his name thereto by like order.

_____
(signature and office of individual taking acknowledgment)

STATE OF NEW YORK)
) ss.:
COUNTY OF KINGS)

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____ _____, 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 they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
(signature and office of individual taking acknowledgment)

PARKING SPACE DEED

THIS INDENTURE, made the _____ day of _____, 200__ between TIFFANY PARTNERS, LLC., a New York Limited Liability Corporation, having offices at 125 Linwood Avenue, Staten Island, New York 10305 (the "Grantor"), and _____, residing at _____, _____, New York (the "Grantee").

WITNESSETH

That the Grantor, in consideration of Ten ($10.00) Dollars and other valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, and the heirs or successors and assigns of the Grantee, forever:

The Parking Space Unit in the condominium known as Tiffany Towers Condominium (the "Condominium") comprised of a building known by the street number 20 Tiffany Place, Brooklyn, New York (collectively, the "Building"), which Parking Space Unit is situated in the building known as and by the street number 20 Tiffany Place, Brooklyn, New York, said Parking Space Unit being designated and described as Parking Space Unit No. _____ (delete if inapplicable) (said Parking Space Unit being designated and described as Parking Space Unit No._____) in that certain declaration dated _____ _____, 200__, made by the Grantor under Article 9-B of the Real Estate Property Law of the State of New York (the "Condominium Act"), establishing a plan for condominium ownership of the Building and the land (the "Land") upon which the Building is situated (which Land is more particularly described on Schedule A annexed hereto and by this reference made a part hereof), which declaration was recorded in the Office of the Register of the City of New York, County of Kings (the "City Register's Office"), on the _____ day of _____, 200__, in Reel _____, at page _____ (such declaration and any amendments thereto being referred to hereinafter, collectively, as the "Declaration"); and also as to the Residential Unit designated as Tax Lot 51 in Block 319 (delete if inapplicable) (and, as to the Parking Space Unit, designated as Tax Lot ____ in Block _____ on the Tax Map of the Real Property Assessment Department of the City of New York for the Borough of Brooklyn and on the floor plans of the Building (the "Floor Plans"), certified by _____ on the _____ day of _____, 200____, and filed in with the Reel Property Assessment Department of the City of New York on _____, 200____ as Condominium Plan No. _____ and also filed in the City Register's Office, County of Kings on _____ 200___, as Condominium Map No._____.

TOGETHER with an undivided _____% interest in the Common Elements (as such term is defined in the Declaration) appurtenant to the Residential Unit (delete if inapplicable) (and an undivided _____% interest in the Common Elements appurtenant to the Parking Space Unit.)

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 sat forth in the Declaration and the Condominium By-Laws of Tiffany Towers Condominium (including but not limited to the Rules and Regulations thereunder) as such Declaration and Condominium By-Laws may be amended from time to time (said Condominium By-Laws and any amendments thereto bring referred to hereinafter, collectively, as the "Condominium By-Laws"), all of which shall constitute covenants running with the land and shall bind any and all persons having at any time any interest or estate in the Unit(s), as though recited and stipulated at length herein.

Subject to the rights, obligations, easements, restrictions and other provisions set forth in that certain Declaration made as of _____, by_____, which Declaration was recorded in the office of the Register of the City of New York, County of Kings, on the _____ day of _____ 200_____, in reel _____, at page _____ as amended to date and as same may be further amended from time to time.

Subject to the rights, obligations, easements, restrictions and other provision set forth in that certain Declaration of Covenants, Easements and Restrictions establishing the Tiffany Towers Condominium, including but not limited to the Rules and Regulations thereunder) was recorded in the office of the Register of the City of New York, County of Kings, on the _____ day of _____, shall constitute covenants running with the land and shall bind any and all persons having any interest or estate in any real property covered thereby including any Unit, as though recited and stipulated at length herein.

Subject also to such other liens, agreements, covenants, easements, restrictions, consents and other matters of record as pertain to the Unit, to the Land and/or to the Building (the Land and Building being referred to hereinafter, collectively, as the "Property").

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 Condominium By-Laws is invalid under, or would cause the Declaration or the Condominium By-Laws to be insufficient to submit the Property to, the provisions of the Condominium Act, or if any provision that is necessary to cause the Declaration and the Condominium By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from the Declaration or the Condominium By-Laws, or if the Declaration and the Condominium By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of the Declaration shall control.

By accepting delivery of this Deed, the Grantee accepts and ratifies the provisions of the Declaration and the Condominium By-Laws (including, but not limited to, any Rules and Regulations adopted under the Condominium By-Laws) and agrees to comply with all the provisions thereof.

If the Unit is a Parking Space Unit (as defined in the Declaration), then the Unit may used for parking one passenger motor vehicle.

The Grantor covenants that the Grantor has not done or suffered anything to be done whereby the Unit has been encumbered in any way whatever, except as set forth in the Declaration and the Condominium By-Laws (and any rules and regulations adopted under the Condominium By-Laws). This covenant is for the personal benefit of the Grantee only and cannot be assigned to or exercised by, and shall not inure to the benefit of, any other person or entity, including, but not limited to, any insurer of the Grantee's title or any successor to the Grantee's interest.

The Grantor, in compliance with Section 13 or 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 before using any part of the same for any other purpose.

This conveyance is made in the regular course of business actually conducted by this Grantor.

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

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

GRANTOR:

TIFFANY PARTNERS, LLC.

By: Richard Cardinale

GRANTEE:

By: _____

By: _____

STATE OF NEW YORK)
) ss.:
COUNTY OF KINGS)

On the _____ day of _____ in the year _____, before me, personally came Richard Cardinale, to me known, who, being by me duly sworn, did depose and say that he resides at [redacted] that he is the Managing Member of Tiffany Partners, LLC.; the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and the he signed his name thereto by like order.

_____
(signature and office of individual taking acknowledgment)

STATE OF NEW YORK)
) ss.:
COUNTY OF KINGS)

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____ _____, 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 they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
(signature and office of individual taking acknowledgment)

UNIT OWNER'S POWER OF ATTORNEY

TIFFANY TOWERS CONDOMINIUM

Any terms used in this Unit Owner's Power of Attorney that are used (a) in the Declaration establishing a plan for condominium ownership of the premises known as Tiffany Tower Condominiums and by the street number 20 Tiffany Place, Brooklyn, New York, under the Article 9-B of the Real Property Law of the State of New York, recorded on April 8, 2004 in the Kings County Office of the Register in The City of New York under Document # 2004051000307002, and all amendments thereto, as same may now or hereafter by lawfully amended, (hereinafter referred to as "Declaration"), or (b) in the By-Laws of Tiffany Tower Condominiums (hereinafter referred to as the "By-Laws") attached to, and recorded together with, the Declaration, shall have the same meanings in this Unit Owner's Power of Attorney as in the Declaration or the By-Laws.

The undersigned, residing at _____, the owners of the Condominium Unit (hereinafter referred to as the "Undersigned's Unit") known as Unit No. _____ in _____ said Unit being designated as Tax Lot 51 in Block 319 of the Borough of Brooklyn on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans, do hereby irrevocably nominate, constitute and appoint the persons who may from time to time constitute the Condominium Board, true and lawful attorneys-in-fact for the undersigned, coupled with any interest, with power of substitution, in their own names, as members of the Condominium Board or in the name of their designee (corporate or otherwise), on behalf of all Unit Owner desiring to sell, convey, transfer, assign, or lease the same, (b) to acquire any Unit, together with its Appurtenant Interests, whose owner elects surrender the same pursuant to the terms of paragraph (c) of Section 6.2 of the By-Laws, (c) to acquire any Unit, together with its Appurtenant Interests, that becomes the subject of a foreclosure or other similar sale, on such terms and (with respect to any transfer pursuant to the terms of subdivision (a) or (c) of this paragraph) at such price or at such rental, as the case may be, as said attorneys-if-fact shall deem proper and thereafter to convey, sell lease, mortgage, or otherwise deal with (but not vote the interest appurtenant to) such Unit so acquire by them, or to sublease any Unit so leased by them, on such terms as said attorneys-in-fact may determine, granting to said attorneys-in-fact the power to do all things in said premises that the undersigned coupled do if the undersigned were personally present and (2) to execute, acknowledge and deliver (a) any declaration or other instrument affecting the Condominium that the Condominium Board deems necessary or appropriate to comply with any law, ordinance, regulation, zoning, resolution or requirement or 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 Condominium or (b) any consent, covenant, restriction, easement, or declaration or any amendment thereto, affecting the Condominium or the Common Elements, that the Condominium Board deems necessary or appropriate.

The acts of a majority of such persons constituting the Condominium Board shall constitute the acts of said attorneys-in-fact.

This power of attorney shall be irrevocable and shall be limited to the powers enumerated herein.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal (s) this___day of _____, 2006.

_____ _____

_____ _____

STATE OF NEW YORK)
) ss:
COUNTY OF KINGS)

On the _____ day of _____ in the year 200___ before me, the undersigned, personally appeared _____ 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.

_____
(signature and office of individual taking acknowledgment)

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SCHEDULE H

PLAN OF CONDOMINIUM UNIT OWNERSHIP DECLARATION OF TIFFANY PARTNERS, LLC. PURSUANT TO ARTICLE 9-B OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

In the Borough of Brooklyn, County of Kings and City and State of New York, on this 15 day of November, 2005, Tiffany Partners, LLC., a limited liability organized and existing under the Laws of the State of New York, with an office situated at 125 Linwood Avenue, Staten Island, New York 10305 (Hereinafter referred to as the "Sponsor") does hereby declares as follows:

First: Submission of Property. By this Declaration, the Sponsor submits the property described in this Declaration to the provisions of Articles 9-B of the Real Property Law of the State of New York.

Second: The Land. The Sponsor owns the certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings and City and State of New York, being more particularly bounded and described on Schedule A which is annexed hereto and made part of this Declaration, together with all easements, rights, privileges and hereditaments appurtenant thereto (collectively sometimes referred to as the "Land"). The Land is owned by the Sponsor in fee simple.

Third: Definitions.

(a) The owner of each Unit is hereinafter referred to as the "Unit Owner." Every Unit Owner shall be treated for all purposes as a single owner, irrespective of whether such ownership is joint, in common or tenancy by the entirety. Where such ownership is joint, in common or tenancy by the entirety, majority vote of such owners shall be necessary to cast the Unit Owners vote referred to in paragraph EIGHT of this Declaration.

(b) A "Residential Unit" as hereinafter referred to shall be defined as follows:

Each Residential Unit shall consist of the area measured horizontally from the exterior walls of the Building to the interior surface of the wood studs of the common partitions between Units and vertically of the space between the underside of the finished

or carpeted floor, including the thickness of such finished or carpeted floor and the ceiling surface of the floor or ceiling joists above including the Sheetrock thickness.

The Commercial Space shall consist of the area measured horizontally from the exterior walls of the Building to the interior surface of the wood studs of the common partitions of the finished or carpeted floor, including the thickness of such finished or carpeted floor and the ceiling surface of the floor or ceiling joists above including the Sheetrock thickness.

The description of the Units set forth herein pertains to the location of the walls, floors and ceilings of the Units and Commercial Space as they are set forth in the certified "as built" floor plans to be filed simultaneously with the recording of the Declaration.

(c) A "Unit" as hereinafter referred to shall be defined as a Residential Unit, Professional Office or Parking Space. The Condominium contains 13 Residential Units, 1 Commercial Space and 12 Parking Spaces.

(d) A "Building" as hereinafter referred to shall be defined as a number of Units all of which are constructed under a continuous roof.

(e) "Party Wall" as hereinafter referred to shall be defined as a wall which is common to and separates two Units.

(f) "Condominium" as hereinafter referred to shall mean Tiffany Towers Condominium which is composed of the Unit Owners.

(g) "Common Elements" of the Condominium shall consist of all parts of the Property other than the Units. The limited common elements of the Condominium (the "Limited Common Elements") consist of those Common Elements, such as balconies and terraces, which serve or benefit exclusively a particular Unit and which are identified as a Limited Common Element on the Floor Plans, or which are created pursuant to the terms of this Declaration (including, without limitation, the provisions of Section 9 below). A Common Element which is not a Limited Common Element is a "General Common Element."

The General Common Elements consist of the parts of the Property designated on the Floor Plans as General Common Elements and/or as Common Elements (exclusive of Common Elements, if any, designated on the Floor Plans as Limited Common Elements or which are re-designated on the Floor Plan as Limited Common

Elements or which are re-designated as Limited Common Elements pursuant to the terms of this Declaration) and include (even if within the dimensions of a Unit) the following:

1) The Land;

2) Any foundations, columns, girders, beams, footings, supports, wood joists, concrete floor slabs, concrete ceilings, exterior walls and interior load-bearing walls;

3) All walls and partitions separating Units from the General Common Elements;

4) To the extent not located within or specifically made a part of a Unit, stairs, electric room, mechanical room, shafts, stairways, trash chutes and trash compactor room, water room, electrical room, gas and heat service room, drainage system, sewers and/or storm sewer pipes, drywells and detention tanks, if any, the lobby, hallways and corridors within the General Common Elements and entrances to and exits from the General Common Elements;

5) The central and appurtenant installations and equipment for services such as power, light, telephone, gas, heat hot and cold water, sewer and fire safety systems, including all pipes, ducts, wires, cables and conduits used in connection therewith and all maintenance and compactor rooms, the elevators including the elevator shafts, pits and machine romms, meter and common equipment spaces in connection therewith (except for appliances and equipment located in and serving only a Unit which shall constitute a part of such Unit);

6) Maintenance and common equipment spaces and common tanks, pumps, motors, fans and controls or other such equipment;

7) All Units which may hereafter be acquired and held by the Condominium Board of Managers on behalf of all Unit Owner, but only while so held;

8) To the extent not specifically made part of a Unit or a Limited Common Element by the terms of this Declaration, all other parts of the Property (except the Garage Facility), including all apparatus and installations existing on the Land for common use or which are necessary or convenient to the existence, maintenance or safety of the Property; and

9) The roof.

Fourth: Condominium. The Sponsor is constructing on the parcel of land described above a Condominium known as Tiffany Towers Condominium according to the floor plans filed simultaneously with the recording of this Declaration in the office of the Register of the City of New York, Kings County, which plans set forth a description of the Building stating the number of stories, the number of Units and the principal materials of which they are or will be constructed.

The Condominium will consist of thirteen (13) Units and one (1) Professional Office located in one (1) Building, all as set forth on the floor plans filed as part of this Declaration. Each of the Units has access to a street upon which the Condominium abuts by means of a walk or garden area which forms a part of the common elements of the Condominium. For the purposes of describing the location, approximate area, type and number of rooms of each Unit and the common elements to which each Unit has immediate access, the Units are described on the filed floor plans and on Schedule B as Residential Units Nos. 2S to 7S, 2N TO 7N and the Penthouse. Each Unit will be sold to one or more Owners, each Owner obtaining fee ownership in, and exclusive right of, occupancy and possession of the Unit, together with an undivided interest in the common elements of the Condominium, as listed hereinafter in this Declaration, and referred to as the "common elements," all of the above in accordance with Article 9-B of the Real Property Law of the State of New York.

The Condominium has a total rectangular plot area of 97.6 feet by 75 feet or 7,320 square feet, approximately 1/5 acre, approximately 7,313 square feet of which comprise building area of the balance of which comprise walks, driveways, parking spaces and garden areas.

Fifth: The Parking Spaces: Of the twelve (12) parking spaces as shown on the Plans, one parking space is designated for handicapped use.

Sixth: Common Elements: The common elements of the Condominium will consist of all of the Condominium, except the Units and the Parking Spaces, including, without limitation, outside walls and roofs of Units, the land, Buildings and improvements (other than the Units) comprising the Condominium, including the land under the Units and under the improvements, all utility or other pipes and material located outside of the Units, garden areas, sidewalks, meter rooms, utility rooms, and parking spaces.

COMMON ELEMENTS

The Common Elements of the Condominium ("Common Elements") shall consist of all parts of the Property other than the Units and the Parking Spaces. The limited common elements of the Condominium (the "Limited Common Elements") consist of those Common Elements, such as balconies and terraces, which serve or benefit exclusively a particular Unit and which are identified as a Limited Common Elements on the Floor Plans, or which are created pursuant to the terms of this Declaration (including, without limitation, the provisions of Section 9 below). A Common Elements which is not a Limited Common Elements is a "General Common Elements."

The General Common Elements consist of the parts of the Property designated on the Floor Plans as General Common Elements and/or as Common Elements (exclusive of Common Elements, if any designated on the Floor Plans as Limited Common Elements or which are re-designated as Limited Common Elements pursuant to the terms of this Declaration including Section 9 hereof) and include (even if within the dimensions of a Unit) the following:

1) The Land;

2) Any foundations, columns, girders, beams, footings, supports, wood joists, concrete floor slabs, concrete ceilings, exterior walls and interior load-bearing walls;

3) All walls and partitions separating Units from the General Common Elements;

4) To the extent not located within or specifically made a part of a Unit, stairs, electric room, mechanical room, shafts, stairways, trash chutes and trash compactor room, water room, electrical room, gas and heat service room, drainage system, sewers and/or storm sewer pipes, drywells and

detention tanks, if any, the lobby, hallways and corridors within the General Common Elements and entrances to and exits from the General Common Elements;

5) The central and appurtenant installations and equipment for services such as power, light, telephone, gas heat, hot and cold water, sewer and fire safety systems, including all pipes, ducts, wires, cables and conduits used in connection therewith and all maintenance and compactor rooms, the elevators including the elevator shafts, pits and machine rooms, meter and common equipment spaces in connection therewith (except for appliances and equipment located in and serving only a Unit which shall constitute a part of such Unit);

6) Maintenance and common equipment spaces and common tanks, pumps, motors, fans and controls or other such equipment;

7) All Units which may hereafter by acquired and held by the Condominium Board of Managers on behalf of all Unit Owners, but only while so held;

8) To the extent not specifically made part of a Unit or a Limited Common Element by the terms of this Declaration, all other parts of the Property (except the Garage Facility), including all apparatus and installations existing on the Land for common use or which are necessary or convenient to the existence, maintenance or safety of the Property; and

9) The roof.

DETERMINATION OF COMMON INTEREST IN THE COMMON ELEMENTS

The Common Interest of each Unit in the Common Elements is set forth in Schedule B and has been determined by the Declarant based upon the floor space, subject to the location of such space and additional factors of relative value of such space to other space in the Condominium, the uniqueness of the Unit, the availability of Common Elements for exclusive or shared use and the overall dimensions of the Unit. The aggregate Common Interests of all Units totals 100%.

LIMITED COMMON ELEMENTS

Certain portions of the common elements are limited in use to specific Unit Owners, subject to the right of the Board of Mangers to enter upon any such limited area for maintenance, repair or improvements of a Unit or common elements and subject to the rules of the Board of Mangers (see By-Laws, Article III, Section 6). Any portion of the common elements which is not limited to use may be used by any Unit Owner subject to rules and regulations promulgated by the Board of Managers. The common elements are not subject to partition nor are they severable from the Units except in accordance with the Real Property Law. The following are detailed descriptions of the limited common elements:

1. Each terrace or balcony shall be limited in use to the Unit Owner who has direct access to the terrace or balcony.

2. The roof terraces shall be limited in use to directly above the Unit-owner who has direct access to the roof terrace from his/her Unit.

The common elements shall remain undivided and no Unit Owner shall bring any action for partition or division unless otherwise provided by law. Each Unit Owner shall bring any action for partition or division unless otherwise provided by law. Each Unit Owner shall have the right to use the common elements, other than such portions, if any, which are by the terms of this Declaration or the annexed By-Laws irrevocably restricted in use to other Unit Owners, in accordance with the purpose for which such common elements are intended, without hindering the exercise or of encroaching upon the rights of the other Unit Owners. No fencing may be erected by a Unit without the prior written consent of the Board of Managers.

The percentages of undivided interest in the common elements and the rights and obligations of Unit Owners respecting limited portions of the common elements established herein shall not be changed except with the consent of all of the affected Unit Owners expressed in a duly recorded amendment to the Declaration.

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

Seventh: Easements: All pipes, wires, conduits and public utility lines located within each Unit shall be owned by such Unit Owner. Any portion of such pipes, wires conduits and public utility lines located in the common elements will be owned in common by the Unit Owners. Every Unit Owner shall have an easement in common with the owners of other Units to maintain and use all pipes, wires, conduits, drainage lines, sewer system, storm sewer pipes, drywells detention tanks and public utility lines located in other Units and servicing such Owners Unit. Each Unit shall be subject to an easement in favor of the Owners of other Units to maintain and use the pipes, drains, tanks, wires, conduits and public utility lines servicing such other Units and located in such Unit. The Board of Mangers shall have a right of access to each Unit for maintenance, repair or improvements to any pipes, wires conduits and public utility lines located in any Unit and servicing any other Unit. The cost of such repairs shall be a common expense.

The Board of Managers shall have the right of access to all common elements for maintenance, repair or improvements whether such common elements are limited or not.

The Sponsor, on behalf of itself and its successors and assigns who may take title to portions of the Condominium for purposes of development and sale, reserves the right to continue to use the common elements and any facilities, sales offices, model Units, signs, and parking spaces located on the common elements, in its efforts to market Units in the Condominium. This paragraph shall not be amended without the written consent of the Sponsor.

Eighth: Service of Process and Building Code Violations. Service of process on the Unit Owners in any action with relation to the common elements or more that one Unit and with regard to any violation of local building codes, zoning ordinances and other related building and zoning laws by the common elements on one or more of the Units shall be made upon the Board of Managers of Tiffany Towers Condominium at 20 Tiffany Place, Brooklyn, New York 11231. The Board of Managers shall have the principal responsibility for curing any violations of such building or zoning laws and service upon the Board of Managers shall be deemed service upon the Owner or Owners of the Condominium Unit and Units in which any such violations exist. The provisions of this Article shall not be deemed without the consent of the Department of Buildings or any City agency successor thereto.

Ninth: Common Interest. Each Unit Owner shall have a percentage interest in the common elements as is set forth on Schedule B attached hereto and shall bear such percentage of the common expenses of the Condominium. All expenses of the Condominium shall be common expenses. Each Residential Unit Owner shall have one

vote for all voting purposes at any meeting of provided for herein or in the By-Laws. The percentage of interest of each Unit in the common elements has been based primarily upon the Sponsor's analysis of the floor space and sales price of each Unit, subject to the location of such space as well as the availability of portions of the common elements for exclusive or shared use.

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

Eleventh: Amendment and Withdrawal. The property shall not be withdrawn from Condominium ownership unless at least eighty (80%) percentage of the Unit Owners in number and in common interest and the first mortgages, if any, of each of those same Units agree to such removal by duly recorded instruments. Such withdrawal of the property from Condominium ownership shall not take effect until it is duly recorded in the office of the Register of the City of New York, Kings County.

The provisions of this Declaration may be modified or amended by an instrument executed by the Board of Managers upon an affirmative vote of eighty (80%) percent of the Unit Owners in number and in common interest help at a duly called meeting of the Unit Owners, provided however, that:

(I) No amendment shall alter the percentage interest in the common elements appurtenant to any Unit or alter any rights and obligations respecting portions of the common elements irrevocably restricted in use to the Owners of any Units without the consent of one hundred (100%) percent of the affected Unit Owners and the first mortgagees, if any, of the same Units, which consents shall be expressed on the instrument of amendment.

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

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

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

The Sponsor shall have the right, without the consent of the other Unit Owners or their mortgagees or the Board of Managers to execute or to require the Board of Managers to execute and record in the Office of the Register of the City of New York, Kings County, and elsewhere if required by law, an amendment or amendments to this Declaration (together with such other documents, plans and maps as may be required to effectuate the same) to reflect any changes in Units and the reapportionment of the common elements resulting therefrom made by the Sponsor in accordance with subparagraph (c) of Paragraph Seventeenth hereof. All expenses in connection with the preparation, recording and filing of any such amendment shall be paid by the Sponsor.

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

Thirteenth: Use of the Building and Units. The Building will be used as Class A multiple dwelling and for parking.

The Residential Units may be used solely for dwelling purposes and such "home occupation" use under the Zoning Resolution for the City of New York as may be permitted by law, except as set forth below.

Each Parking Space may be used solely for parking one (1) passenger motor vehicle. Parking Spaces may only be sold to or used by residents of the "Development Area" (hereinafter defined). The foregoing provision shall be inapplicable to Parking Space owned by Declarant or the Holder of "Unsold Parking Spaces" (as term is defined in the Condominium offering plan for the Property). Any Parking Spaces designated for

use by handicapped persons may only be used by the owner(s) thereof in accordance with applicable law governing the use of parking spaces by handicapped persons. Handicapped persons who reside in the Condominium shall have preference over handicapped persons who reside elsewhere for use of the Parking Spaces that have been designated for use by handicapped persons.

The Declarant or its designees shall have the right to maintain a general or sales office in any Unit(s) owned by any of them and to use any Unit(s) owned by any of them as model(s) and for other promotional purposes in connection with the sale of the Units in the Condominium.

Fourteenth: Persons to Receive Service. The Secretary of State of the State of New York is designated as agent of the Condominium Board of Managers (the "Condominium Board of Managers") upon whom process against it may be served at the Office of New York State Department of State in the manner provided by applicable law. The Condominium Board of Managers shall file with the Secretary of State the name and post office address of the Condominium for purposes of receiving copies of any process served against the Condominium Board of Managers.

Fifteenth: Right to Combine, Subdivide or Realign Units. Notwithstanding any other provision of the Declaration or Condominium By-Laws (hereinafter defined), Declarant and/or its designees shall have the right, without the consent of any of the Unit Owners, or the Condominium Board of Managers or the mortgagee of any Unit, from time to time, to (a) make alterations (including demolition), replacements, additions or improvements whether structural or nonstructural, ordinary or extraordinary, in and to the exterior or interior of its Units or any part thereof and the utilities servicing its Units whether located in any Units or the Common Elements; (b) change its Units or any part thereof by changing the layout, number of rooms, or size or number of such Unit; (c) create and designate a Limited Common Element fo the exclusive use of the newly created condominium units; (d) convert space or constituents of its Units into a newly designated Limited Common Element and/or convert and designate a Limited Common Element as a part of the newly created condominium units; (e) combine Units with the const only of the owners of such Units to be combined; (f) dedicate any or all utility, sewer, and drainage easements in any portion of the Property to any governmental body, public benefit corporation or utility company if Declarant or any designee of Declarant shall deem if necessary or desirable for the proper operation and maintenance of its Units and (g) amend the certificate of occupancy of the Building or obtain a new certificate of occupancy thereof in connection with the exercise of any of its rights under this Section Fifteenth. However, by reason of the foregoing, the Common Interest of the other Units shall not be affected unless the affected Unit Owner consents thereto, except the Limited

Common Elements may be created for the exclusive use of any or all of the aforesaid subdivided (or combined) condominium unit as provided above, in which event the Common Expenses exclusively attributable to such Limited Common Elements shall be borne by the owners of such subdivided (or combined) Units in accordance with the By-Laws. Declarant and/or its designees, as the case may be, shall have the right to reflect any of the matters described above in a duly recorded amendment to the Declaration (and the obligation to do so in case clause (c) above applies) or the Condominium By-Laws or the Floor Plans, and may further amend the Declaration and Condominium By-Laws to provide for the conduct of the affairs of a Unit as subdivided in any manner which does not increase the obligation or decrease the rights of any of the other Unit Owners under the Declaration or the Condominium By-Laws, which amendment and the recording thereof shall not require the consent of the Condominium Board of Managers and/or other Unit Owners. In making any additions, alterations or improvements pursuant to Section Fourteenth, Declarant or its designee, as the case may be, shall (i) make all reasonable efforts to minimize any interference with the other Unit Owners' use and enjoyment and business conducted in their Units for permitted purposes; (ii) comply with all laws, ordinances and governmental authorities having jurisdiction and (iii) hold the Condominium Board of Managers and the other Unit Owners harmless from any liability arising therefrom.

The consent of the Condominium Board of Managers and/or other Unit Owners shall not be required for the exercise by the Declarant or its designees, as the case may be, of the rights and powers set forth in this Section Fifteenth. Neither the provisions of this Section Fifteenth nor any of the other rights and powers of the Declarant or its designees, as the case may be, under this Declaration of the Condominium By-Laws, including without limitation the authority of the Declarant or its designees, as the case may be, to record an amendment of the Declaration or Condominium By-Laws or the Floor Plans pursuant to this Section Fifteenth, may be modified or deleted by amendment of the Declaration or Condominium By-Laws or otherwise. The signatures of the other Unit Owners and/or Condominium Board of Managers shall not be required in connection with any amendment to the Declaration or Condominium By-Laws or Floor Plans permitted above or to any application or other document necessary or convenient to the exercise by Declarant or its designees, as the case may be, of any of their rights or powers under this Section Fifteenth, including but not limited to any application or document required by the Department of Buildings of the City of New York, the Real Property Assessment Bureau of the City of New York or any other governmental agency in connection with an amendment to the certificate of occupancy of the Building or the establishment of separate tax lost for any newly created condominium units and reapportionment of assessed valuation by reason thereof. Nevertheless, the Unit Owners and the Condominium Board of Managers shall execute with ten (10) days following

written request, any such amendments, applications or other documents and they hereby grant the Declarant and/or its designees, an irrevocable power of attorney coupled with an interest and granted for a valuable consideration to execute, deliver and/or record any such amendments, applications or the documents on behalf of the Condominium Board of Managers and the Unit Owners, and such execution, delivery and/or recording shall not require the consent of the Condominium Board of Managers or the Unit Owners.

Sixteenth: Encroachments. In any portion of the Common Elements presently encroaches upon any Unit of the Parking Spaces or if any Unit presently encroaches upon any other Unit or upon any portion of the Common Elements or the Parking Spaces or if as a result of the manner in which a Building is constructed or as a result of settling or shifting of or as a result of the repair, restoration, and/or alteration of a Building, the Common Elements, or a Unit owned by Declarant or its designees, such encroachment shall occur, then a valid easement for the encroachment and for the maintenance of the same, so long as the Building stands, shall exist. In the event that a Building or any Unit therein or any Common Element shall be partially or totally destroyed as a result of fire or casualty or as a result of condemnation or eminent domain proceedings and then rebuilt, then in such event, encroachments of parts of the Common Elements upon any Unit or of any Unit upon any other Unit or upon any portion of the Common Elements due to such rebuilding shall be permitted and valid easements for such encroachments and the maintenance thereof shall exist so long as such Building shall stand.

Seventeenth: Certain Easements and Right of Entry. Each Unit Owner for the use, maintenance, repair and replacement of all pipes, wires, ducts, cables, conduits, rains, sewer lines, drywells, detention tanks public utility lines and other Common Elements located in any of the other Units or elsewhere in the Property and serving his Unit. Each Unit shall be subject to an easement in favor of the other Unit Owners for the use, maintenance, repair and replacement of all pipes, ducts, cables wires, conduits, public utility lines and other Common Elements serving such other Units and located in such Unit. The Condominium Board of Mangers shall have a right to access to each Unit to inspect the same, to prevent damage thereto, to remove violations therefrom and to maintain, repair or replace the Common Elements contained therein or elsewhere in the Property subject to any restrictions on such right as may from time to time be provided in the Condominium By-Laws.

Each Unit shall have an easement of support, subjacency and necessity, and the same shall be subject to easements in favor of all other Units and the Common Elements.

The Declarant and any of its affiliates or designees and their successors, assigns, invitees, licensees, contractors, employees and tenants, shall have an easement in, on, over and across all areas of the Property for ingress to and egress from all land areas of the Property and the use thereof (in common with Unit Owners) for construction of the Building, or any part thereof, in the inspection, maintenance and performance of alterations, replacements and repairs in or about Units owned by the Declarant or its designees or the Common Elements and in fulfilling the Declarant's obligations under the condominium offering plan promulgated by the Declarant for certain units at the Property (the "Plan") and for any other lawful purpose provided (I) Declarant or such other party repairs any resulting damage to the Unit or Common Elements, as the case may be, and restores the damaged portion to substantially the condition it was in prior to such entry and (ii) Declarant provides reasonable prior notice to the owner of the Unit to which access is required or the Condominium Board in the case of the Common Elements.

The owner of any Unit on which is situated or on which will be situated a parking facility of any type shall have an easement is and through the Driveway and Parking Area and the Common Elements for the purpose of construction, use, and the continued existence of, as well as the operation, repair, replacement, maintenance and alteration of the Driveway and Parking Area and such Driveway and Parking Area shall collectively be deemed to comprise and be situated in an easement zone for such purposes.

The owner of any Parking Spaces within the Condominium and their employees and invitees shall have an easement (I) of ingress, egress and access through any of the Common Elements for the use by motor vehicles or persons of ramps, entrances and exist to or from the Parking Lot and Driveway (ii) for the existence, use, maintenance, operation, repair and replacement of any pipes, ducts, conduits or other portion of the Common Elements or Parking Lot and Driveway serving the Parking Lot and Driveway, subject to the requirement that the owner of such Parking Lot and Driveway bear the reasonable cost of any utilities servicing same and the reasonable cost of any maintenance, operation, repair or replacement of same, to the extent that such pipes, ducts, conduits or other Parking Lot and Driveway are utilized by or serve such, (iii) use of elevator and stairs and the Common Elements and stairs in the cellar for ingress and egress; (iv) in, on, over and across all portions of the Development Area, to enable motor vehicles and pedestrians to traverse same; and (v) for the existence, use, maintenance, operation, repair and replacement of all entrance/exit ramps to the Parking Lot and Driveway.

The Sponsor and the Board of Managers and its employees shall have an easement through the Common Elements for all purposes related to the operation of the

Condominium and the ownership, operation or maintenance, alteration, repair and replacement of any land or property or facility owned, operated or maintained by the Condominium. Such easement includes, without limitation, an easement to maintain all landscaped areas, roadways, sidewalks and paved surfaces comprising part of the Common Elements.

Unit Owners and owners of the Parking Spaces have an easement for motor vehicle and pedestrian ingress, egress and access over the portion of the Common Elements comprised of pavement and sidewalks comprising part of the Common Elements .

Declarant and its contractors and the agents, employees and invitees of either shall have an easement of ingress through and over the Common Elements to the extent reasonably required in connection with the construction, development, sale, leasing, inspection, maintenance, repair, replacement or alteration of any portion of the Development Area or any of "Declarant's Improvements" (as such term is defined in the Development Declaration) or any amenities serving the Development Area. In addition, Declarant shall have the right to connect to (and shall be deemed to have an easements over the Common Elements for the existence of any pipes, wires, conduits and similar facilities) and consume and utilities (including, without limitation, water, sewer, gas and electricity) serving the Condominium, provided the Declarant reimburses the Condominium the reasonable cost of any such utilities so consumed.

Declarant and/or its designees shall have an easement, without the necessity of obtaining the consent of the Condominium Board of Managers and/or Unit Owners over any part of the Property, including each Unit and the Common Elements, in order to inspect, maintain, repair or alter its Unit or the Common Elements as provided in this Declaration and the Condominium By-law and in the Plan.

The owner of a Parking Space shall have the right (I) to maintain a means of ingress and egress through the Common Elements or any public portion of the Buildings including the lobby for use by all persons who park motor vehicles within the parking area for fire, emergency or such other purposes as may be required by law. The signatures of Unit Owners and/or the Condominium Board of Managers shall not be required in connection with any applicable or other document necessary or convenient to the exercise with any application or other document necessary or convenient to the exercise by the owner of a Parking Space of its right to use each sidewalks as provided above. Nevertheless, the Unit Owners and the Condominium Board of Mangers shall execute any such application or other document (within ten (10) days after written request) and they hereby grant to the owner of a Parking Space an irrevocable power of

attorney coupled with an interest to execute and deliver any such application or other document and the execution and delivery thereof shall not require the consent of the Condominium Board of Managers and/or the Unit Owners. In the event that the owner of a Parking Space makes use of any sidewalk or submits any application or document pursuant to the preceding two sentences it shall hold the Condominium Board of Managers, the Declarant and all Unit Owners harmless from and against any claim, liability, loss, cost, damages and expense (including reasonable attorney's fees and expenses) arising out of or in connection with such use and/or such applicable or document, as the case may be.

The Declarant and its designees shall have an easement, without the necessity of obtaining the consent if the Condominium Board of Managers or the Unit Owners, over the Property and the Common Elements to (I) install, erect, construct, operate, use, maintain, repair and replace antennas on the roofs of the Building in such locations as Declarant shall determine and (ii) and to collect any and all income derived from the Building roof antennas (such easement and all appurtenant rights as described above, collectively, the "Roof Rights"). Declarant shall have the right to grant to any party (whether or not a Unit Owner) the Roof Rights, whether on an exclusive or non-exclusive basis, as they may determine. Subject to Declarant's rights to complete the Building and otherwise comply with its obligations under the Condominium Offering Plan for the Property and Declarant's rights to install, erect, construct, operate, repair, maintain and replace antennas on the roofs, following the closing of title to the first Unit under the Plan, no Unit Owner shall erect any enclosure on any roof or terrace of the Building.

Subject to Declarant's right to complete the Building in accordance with the Plans and to install, erect, construct, operate, repair, maintain and replace antennas on the roof as described in Article II of the Condominium Declaration, following the closing of title to the first Unit under the Plan, no Unit Owner shall erect any enclosure of any roof or terrace of the Building.

The Declarant and its designees, as the case may be, (without the necessity of obtaining the consent of the Condominium Board of Managers or the Unit Owners), the Condominium Board of Managers (without the necessity of obtaining the consent of the Unit Owners) shall each have the right to establish grant and create easements for any additional electric, transformer, amplifier, gas, cable television, telephone, telecommunications, water, sewer or other utility lines, flues, ducts and appurtenances in, under and through the Property including, without limitation, within any of the Units, and to relocate any existing utility, sewer and drainage easements in any portion of the Property including, without limitation, within any of the Units, provided that such

additional utilities with the use of a Unit after construction thereof without the consent of the owner of such Unit.

Eighteenth: Power of Attorney to Condominium Board of Managers and to Declarant: Each Unit Owner shall grant to the persons who shall from time to time constitute the Condominium Board of Managers as irrevocable power of attorney coupled with an interest and granted for a valuable consideration to (a) acquire title to or an interest in any Residential Unit or Parking Space Unit which a Unit Owner decides to surrender, sell, lease, in the name of the Condominium Board of Managers or its designees, corporate or otherwise, on behalf of all Unit Owners, (b) convey, sell, lease, mortgage, or otherwise deal with (but not to cast the votes appurtenant to) any Units acquired by the Condominium Board of Managers, (c) execute, acknowledge and deliver (I) any application, declaration or other document which the Condominium Board of Managers or a Unit Owner deems necessary or appropriate to comply with any law, ordinance, regulation, zoning, resolution or requirement of any governmental authority (including without limitation, the New York City Department of Buildings, the City Planning Commission and the Condominium Board), applicable to the maintenance, demolition, construction, alteration, repair, improvement or restoration of a Unit or the Common Elements or the Parking Area or combination or subdivision of a Unit of the Parking Area permitted hereunder or (ii) any application, consent, covenant, restriction, easement, declaration, or other document affecting a Unit, the Common Elements or the Parking Area as may be required or permitted under this Declaration. In addition, each Unit Owner shall grant to Declarant an irrevocable power of attorney coupled within interest and granted for valuable construction, to execute, acknowledge and deliver any application, declaration document or other instrument affecting that Condominium that Declarant deems necessary or appropriate to comply with any Law, zoning resolution or requirement of the Department of Buildings, or any other governmental authority applicable to the construction, maintenance, demolition, alteration, restoration or repair of the Parking Area, the Property or any part hereof.

Nineteenth: Common Charges. All sums assessed as common charges by the Board of Managers of the Condominium but unpaid, together with interest at the maximum legal rate thereon, chargeable to any Unit Owner shall constitute a lien on his Unit prior to all other liens except: (a) tax or assessment lien on the Unit by the taxing subdivision of any governmental authority, including but not limited to State, County, City and School District taxing agencies; and (b) all sums unpaid on any first mortgage of record encumbering any Unit. Such liens may be foreclosed when past due in accordance with the laws of the State of New York, by the Condominium, in like manner as a mortgage on real property, and the Condominium shall also have the right to recover all costs incurred including reasonable attorney's fees (but such right shall not be a lien

against the Unit). In the event the proceeds of the foreclosure sale are not sufficient to pay such unpaid common charges, the unpaid balance shall be charged to all Unit Owners as a common expense. However, where the holder of an institutional mortgage holder obtains title by conveyance in lieu of foreclosure, such acquirer of title, his successors or assigns, shall not be liable and the Unit shall not be subject to a lien for the payment of common charges chargeable to such Unit which were assessed and became due prior to the acquisition of title to such Unit by such acquirer. In such event, the unpaid balance of common charges shall be charged to all other Unit Owners as a common expense. The term "institutional mortgage" herein used shall mean a first mortgage granted by a federal or state savings and loan association, savings or commercial bank, life insurance company, pension fund, trust company, agency of the United States Government or of the City or State of New York, or other similar institutional lender or a purchase money mortgage granted by the seller of a Unit.

Every Unit Owner shall pay the common charges assessed against him when due for maintenance of the "Common Facilities" including the drainage system, and no Unit Owner may exempt himself from liability for the payment of the common charges assessed against him by waiver of the use or enjoyment of any of the common elements or by the abandonment of his Unit. However, no Unit Owner shall be liable for the payment of any common charges accruing subsequent to a sale, transfer or other conveyance by him such Unit made in accordance with Section 339-x of the Real Property Law or in accordance with the provisions of this Declaration and the By-Laws.

Twentieth: Units Acquired by the Board. In the event any Unit Owner shall convey his Unit to the Board of Managers shall purchase any Unit at a foreclosure sale in accordance with Article VI, Section 3 of the By-Laws or pursuant to the right of first refusal granted to the By-Laws or pursuant to the right to the lease of such Unit shall be held by the Board of Managers or its designee on behalf of all of the other Unit Owners.

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

In the event that a Unit Owner shall surrender his Unit together with (i) the undivided interest in the Common Elements appurtenant hereto, (ii) the interest of such Unit Owner in any other Units acquired by the Condominium Board of Managers or its

designees on behalf of the other Unit Owners or the proceeds of the sale or lease thereof if any, and (iii) the interest os such Unit Owner in any other asset of the Condominium (hereinafter collectively referred to as the "Appurtenant Interest") pursuant to the provisions of the Real Property law of the State of New York, or in the event that Condominium Board of Managers shall purchase a Unit together with its Appurtenant Interest pursuant to Article VI of the Condominium By-Laws or otherwise or in the event that the Condominium Board of Managers shall acquire, at a foreclosure or the sale, a Unit together with its Appurtenant Interest , then and in such event, title to any such Unit together with the Appurtenant Interest shall be held by the Condominium Board of Managers or its designees, corporate or otherwise, on behalf of all Unit Owners in proportion to their respective Common Interests.

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

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

Twenty-third: Covenants and Restrictions. The use of the Unit by the Unit Owner or other occupant shall be subject to the rules, regulations and provisions of this Declaration, the By-Laws and Rules and Regulations of the Board of Managers and the following covenants and restrictions:

(a) The Unit and area restricted to the Unit Owners use shall be maintained in good repair and overall appearance.

(b) No alterations to the exterior of the Unit or any part of the common elements may be made without the written consent of the Board of Managers. No alterations to the inside of a Unit which would impair the structural soundness of the

Building in which such Unit is located may be made by any Unit Owner other than the Sponsor without the written consent of the Board of Mangers. Consent may be requested by mailing a letter, certified mail, return receipt requested to the managing agent, if any, or to the president of the Board of Mangers, if no managing agent is employed. The Board of Mangers shall have the obligation to answer within thirty (30) days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification or alteration.

(c) The Sponsor shall have the right, without the consent of the Board of Mangers, or the other Unit Owners or their mortgages, to (I) make alterations, additions or improvements, structural and non-structural, ordinary and extraordinary, interior and exterior, in, to and upon any Residential Unit owned by it; (ii) change the layout or number of rooms in such Residential Unit; (iii) change the size and/or number of such Residential Units by subdividing a Unit, combining separate Units (including those resulting from such subdivision or otherwise) into one or more Residential Units, altering the boundary between Residential Units or otherwise; and (iv) reapportion among the Residential Units affected by such change their appurtenant interests in the common elements, provided, however, that in each instance the Sponsor shall comply with all laws, ordinances and regulations of all governmental authorities having jurisdiction and shall hold the Board of Managers and all other Unit Owner harmless from any liability arising therefrom. The provisions of this subparagraph (c) may not be amended or modified without the written consent of the Sponsor.

(d) Any Unit Owner who mortgages or sells his Unit shall notify the Board of Managers providing the name and address of this mortgagee or purchaser.

(e) The Board of Managers shall, at the request of the mortgagee of the Unit, report any unpaid common charges due from the Unit Owner of such Unit.

(f) No nuisances shall be allowed upon the property nor shall any use or practice be allowed which is a source of annoyance to occupants or which interfered with the peaceful possession and proper use of the property by its occupants.

(g) No immoral, improper, offensive or unlawful use shall be made of the property nor any part thereof and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed.

(h) Regulations promulgated by the Board of Managers concerning the use of the property shall be observed by the Unit Owners, provided, however, that copies of such regulations are furnished to each Unit Owner prior to the time the said regulations

become effective.

(I) The common charges shall be paid when due.

(j) Residential Units are intended to be used for residential occupancy, provided that, subject to all applicable governmental laws and regulations, any Residential Unit may be occupied for a home occupational use if the owner thereof resides therein. Parking Spaces may not be converted into additional residential living space. Notwithstanding the foregoing, the Sponsor may, without permission of the Board of Managers, retain ownership of one or more Units for use as models or sales and/or promotional offices in connection with the sale or rental of Units.

(k) In the event the City of New York shall condemn any portion of the common elements for street purposes, each Unit Owner, his successors and assigns consents to such condemnation or dedication. In the event of condemnation, each Unit Owner agrees to accept $1.00 as compensation therefor.

Twenty-fourth: Utilities. The cost of electricity and gas consumed in or in the common elements and water consumed in or on the Units and the common elements shall be paid for by the Board of Managers as items of common expense. Each Residential Unit shall be individually metered for electricity and gas and the expense of electricity and gas consumed within the Unit shall be paid for by the owner of said Unit.

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

TIFFANY PARTNERS, LLC.
(Sponsor)
By:

By: _____

ATTEST:

_____

STATE OF NEW YORK)
) ss.:
COUNTY OF KINGS)

On the _____ day of _____, 200___, before me personally came _____ _____, to me known, who, being duly sworn, did depose and say that he/she resides at _____ _____, _____, _____;that he/she is the President of _____, the corporation described in and which executed the foregoing instrument; which corporation is one of the limited liability corporations of Tiffany Partners, LLC., the limited liability which executed the foregoing instrument; that the execution of the instrument by _____ was duly authorized according to the Tiffany Partner Agreement; that _____, one of the limited liability corporations, executed the instrument on behalf of said limited liability pursuant to said authorization, and that he/she signed him/her name thereto by order of the board of directors of said corporation.

_____
Notary Public

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EXHIBIT A

ALL that certain plot, piece or parcel of land, situate, lying and being in the County of Kings, Borough of Brooklyn, City and State of New York, known and designated as Unit No. _____ in the Declaration under Article 9-B of the New York Real Property Law dated _____ and recorded _____ in the Office of the City Register, Kings County, on _____ in Reel _____ of Conveyances at Page _____ covering the property therein described, (hereinafter called the "Declaration") establishing a plan for condominium ownership of the land and building comprising _____ Condominium (hereinafter called the "Property") which Unit is also designated as Lot No. _____ on the floor plan on the buildings prepared and certified by _____ _____ dated _____, and filed in the Office of the City Register, Kings County as Map No. _____ (hereinafter called the "Unit").

TOGETHER with an undivided _____ percent interest in the common elements of the operty described in said Declaration (hereinafter called the "Common Elements").

SAID Unit being known and designated as Block _____ Lot _____ on the Tax Map of the Borough of Brooklyn, City of New York, and being a Unit in the land area of the Property in the Borough or County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Westerly side of Tiffany Place, distant 435 Northerly from the corner formed by the intersection of the Westerly side of Tiffany Place with the Northerly side of Degraw Street;

RUNNING THENCE Northerly along Tiffany Place, 75 feet;

THENCE Westerly parallel with Degraw Street, 97 feet 6 inches;

THENCE Southerly parallel with Tiffany Place, 75 feet; and

THENCE Easterly parallel with Degraw Street, 97 feet 6 inches to the point or place of BEGINNING.

EXHIBIT A (cont'd)

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the Westerly side of Tiffany Place distant 435 feet Northerly from the corner formed by the intersection of the Westerly side of Tiffany Place with the Northerly side of Degraw Street;

RUNNING THENCE Northerly along Tiffany Place, 75 feet;

THENCE Westerly parallel with Degraw Street, 97 feet 6 inches;

THENCE Southerly parallel with Tiffany Place, 75 feet; and

THENCE Easterly parallel with Degraw Street, 97 feet 6 inches to the point or place of BEGINNING

EXHIBIT B
Offering Prices and Related Information
Tiffany Towers Condominium

(1) Unit No.	(2) Tax Lot No.	(3) Location	(4) Approx. Area (Sq. Ft)	(5) Rooms/Baths	(6) Percentage of Common Interest	(7) Percentage of Common Interest Residential Only	(8) Limited Common Elements	(9) Immediately Accessible Common Elements
2S	1202	2nd Floor South	1,188	4/2	6.961%	7.476%	Terrace	Stairs, Hallway and Elevator
2N	1203	2nd Floor North	1,146	5/2	6.713%	7.210%	Terrace	Stairs, Hallway and Elevator
3S	1204	3rd Floor South	1,062	4/2	6.220%	6.681%	Balcony	Stairs, Hallway and Elevator
3N	1205	3rd Floor North	1,015	5/2	5.948%	6.389%	Balcony	Stairs, Hallway and Elevator
4S	1206	4th Floor South	1,097	5/2	6.427%	6.903%	Balcony	Stairs, Hallway and Elevator
4N	1207	4th Floor North	1,027	4/2	6.016%	6.461%	Balcony	Stairs, Hallway and Elevator
5S	1208	5th Floor South	1,097	5/2	6.427%	6.903%	Balcony	Stairs, Hallway and Elevator
5N	1209	5th Floor North	1,027	4/2	6.016%	6.461%	Balcony	Stairs, Hallway and Elevator
6S	1210	6th Floor South	1,097	5/2	6.427%	6.903%	Balcony	Stairs, Hallway and Elevator
6N	1211	6th Floor North	1,027	4/2	6.016%	6.461%	Balcony	Stairs, Hallway and Elevator
7S	1212	7th Floor South	1,097	5/2	6.427%	6.903%	Balcony	Stairs, Hallway and Elevator
7N	1213	7th Floor North	1,027	4/2	6.016%	6.461%	Balcony	Stairs, Hallway and Elevator
Penthouse	1214	8th & 9th Floors	2,588	6/3	15.164%	15.164%	Roof Terrace	Stairs, Hallway and Elevator
Commercial	1201	Ground Floor	1,147	NA	6.893%			None Separate Entrance

(1) Unit No.	(2) Tax Lot No.	(3) Location	(4) Approx. Area (Sq. Ft)	(5) Rooms/Baths	(6) Percentage of Common Interest	(7) Percentage of Common Interest Residential Only	(8) Limited Common Elements	(9) Immediately Accessible Common Elements
Parking (1A)	12?	Outdoor Ground Floor	1,970	N/A	0.194%	0.208%	None	None
Parking Space #1	TBD	Outdoor Ground Floor	156	N/A	0194%	0.208%	None	None
Parking Space #2	TBD	Outdoor Ground Floor	156	N/A	0.194%	0.208%	None	None
Parking Space #3	TBD	Outdoor Ground Floor	156	N/A	0.194%	0.208%	None	None
Parking Space #4	TBD	Outdoor Ground Floor	156	N/A	0.194%	0.208%	None	None
Parking Space #5	TBD	Outdoor Ground Floor	156	N/A	0.194%	0.208%	None	None
Parking Space #6	TBD	Outdoor Ground Floor	156	N/A	0.194%	0.208%	None	None
Parking Space #7	TBD	Outdoor Ground Floor	156	N/A	0.194%	0.208%	None	None
Parking Space #8	TBD	Outdoor Ground Floor	156	N/A	0.194%	0.208%	None	None
Parking Space #9	TBD	Outdoor Ground Floor	156	N/A	0.194%	0.208%	None	None
Parking Space #10	TBD	Outdoor Ground Floor	156	N/A	0.194%	0.208%	None	None
Parking Space #11	TBD	Outdoor Ground Floor	156	N/A	0.194%	0.208%	None	None
Parking Space #12	TBD	Outdoor Ground Floor	254	N/A	0.194%	0.208%	None	None
Total Parking			1,970		2.328%	2.500%		
Grand Total			18,610		100.000%			

SCHEDULE I

BY-LAWS

OF

CONDOMINIUM

ARTICLE I. PLAN OF CONDOMINIUM UNIT OWNERSHIP

Section 1. Condominium Unit Ownership. The property located in the Borough of Brooklyn, County of Kings, City and State of New York, as specifically set forth in the Declaration of Condominium (the "Declaration") executed by Tiffany Partners, LLC. (the "Sponsor"), and more commonly known as Tiffany Tower Condominiums, has been submitted to the provisions of Article 9-B of the Real Property Law of the State of New York.

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

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

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

Section 1. Condominium. The Condominium shall be limited to Unit Owners. "Unit Owner" as referred to herein shall mean all of the owners of each Unit. The Condominium contains a total of thirteen (13) Residential Units, one (1) Commercial Space and twelve (12) Parking Spaces. Only the owner of a Residential Unit may own a Parking Space.

Section 2. Voting. Each Unit Owner (including the Sponsor and the Board of Managers, if the Sponsor or the Board of Managers shall then own or hold title to one or more Units) shall be entitled to cast one vote at all Unit Owners meetings for each Residential Unit

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

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

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

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

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

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

Section 9. Annual Meetings. Within thirty (30) days after the earlier of (i) two (2) years after the closing of title to the first Unit or (ii) one (1) year after closing of title to fifty-one (51%) percent of the Residential Units, the Sponsor shall call the first annual Unit Owners meeting. At such meeting, a new Board of Managers shall be elected by the Unit Owners and the former members of the Board shall thereupon resign. Thereafter, annual meetings shall be held on the anniversary of such date in each succeeding year. At such meetings, there shall be elected by ballot of the Unit Owners a Board of Managers in accordance with the requirements of Article III of these By-Laws. The Unit Owners may also transact such other business of the Condominium as may properly come before them.

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

Section 11. Notice of Meetings. It shall be the duty of the Secretary to mail a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each Unit Owner of record, at least ten (10) but not more than twenty (20) days prior to such meeting. The mailing of a notice in the manner provided in these By-Laws shall be considered notice served.

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

(a) Roll call
(b) Proof of notice of meeting or waiver of notice
(c) Reading of minutes of preceding meeting
(d) Report of officers
(e) Report of committees
(f) Election of inspectors of election (in the event there is an election)

(g) Election of Managers (in the event there is an election)
(h) Unfinished business
(i) New business

ARTICLE III. BOARD OF MANAGERS

Section 1. Number and Term. The number of Managers which shall constitute the whole Board shall not be less than three (3) and not more than nine (9). At the first annual meeting of Unit Owners a five (5) member Board of Managers shall be elected. Until succeeded by the Managers elected at the first annual meeting of Unit Owners, Managers need not be Unit Owners; thereafter all Managers shall be Unit Owners. Within the limits above specified, the number of Managers shall be determined by the Unit Owners at the annual meeting. The Managers shall be elected at the annual meeting of Unit Owners. At the first annual meeting of Unit owners the term of office of one-third (1/3) of the Managers shall be fixed for three (3) years, the term of office of one-third (1/3) of the Managers shall be fixed at two (2) years and the term of office of one-third (1/3) of the Managers shall be fixed at one (1) year. At the expiration of the initial term of office of each respective Manager, his successor shall be elected to serve a term of three (3) years. The Managers shall hold office until their successors have been elected and hold their first meeting. But in any event, at least one-third (1/3) of the terms of the members of the Board of Managers shall expire annually.

Notwithstanding the foregoing, to insure that the Sponsor has at least some minimum representation on the Board of Managers during its construction and marketing program, the Sponsor shall at all times have the right, in the event such minimum representation is not obtained pursuant to the election criteria set forth above, to designate at least forty (40%) percent of the members of the Board of Managers as long as it owns more than thirty-five (35%) percent of the Residential Units in number, at least twenty (20%) percent of the members of the Board so long as it owns less than thirty-five (35%) percent but more than ten (10%) percent of the Residential Units in number and at least one member of the Board so long as it owns one or more Residential Units. Members of the Board of Managers designated by the Sponsor need not be Unit Owners.

Section 2. Vacancy and Replacement. If the office of any Manager or Managers becomes vacant by reasons of death, resignation, retirement, disqualification, removal from office or otherwise, a majority of the remaining Managers, though less than a quorum, at a special meeting of Managers duly called for this purpose, shall choose a successor or successors, who shall hold office for the unexpired term in respect to which such vacancy occurred. If the vacancy occurs with respect to any member of the

Board of Managers who has been designated by the Sponsor, the Sponsor shall have the sole right to choose such Managers successor to fill the unexpired portion of his term.

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

Section 4. First Board of Managers. The First Board of Managers shall consist of three (3) Managers designated by the Sponsor, who shall hold office and exercise all powers of the Board of Managers until the first annual meeting of Unit Owners. A Unit Owner, who is independent of the Sponsor, shall be elected by a majority in common interest of the Unit Owners other than Sponsor to the First Board at a Board meeting held within sixty (60) days of the closing of title to the first Unit. Any or all of said Managers shall be subject to replacement in the event of resignation or death in the manner set forth in Section 2 of this Article.

Section 5. Powers.

(a) The property and business of the Condominium shall be managed by its Board of Managers, which may exercise all such powers of the Condominium and do all such lawful acts and things as are not by Statute or by the Declaration or by these By-Laws, directed or required to be exercised or done by the Unit Owners personally. These powers shall specifically include, but not be limited to, the following items:

1. To determine and levy monthly assessments ("common charges") to cover the cost of common expenses, payable in advance. The Board of Managers may increase the monthly assessments or vote a special assessment in excess of that amount, if required, to meet any additional necessary expenses, but said increases can only be assessed among the Unit Owners pro rata according to their respective common interests;

2. To collect, use and expend the assessments collected to maintain, care for and preserve the Units, Buildings, and other common interests;

3. To make repairs, restore or alter any Units or the common elements after damage or destruction by fire or other casualty or as a result of condemnation or eminent domain proceedings;

4. To enter into and upon the Units when necessary and at as little inconvenience to the Unit Owner as possible in connection with the maintenance, care and preservation of the property;

5. To open bank accounts on behalf of the Condominium, to designate the signatories to such By-Laws;

6. To insure and keep insured the common elements and Units in accordance with Article VII of these By-Laws;

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

8. To collect delinquent assessments by suit or otherwise, to abate nuisances and to enjoin or seek damages from the Unit Owners of the property for violations of the House Rules and regulations herein referred to;

9. To employ and terminate the employment of employees and independent contractors and to purchase supplies and equipment, to enter into contracts, and generally to have the power of manager in connection with the matters hereinabove set forth;

10. To bring and defend actions by or against more than one Unit Owner and pertinent to the operation of the Condominium. The Board may, in its discretion, fund the cost of any such litigation out of the common charge assessments. The Board shall also have the right to engage in any litigation it deems necessary to carry out the provisions of the Declaration of Condominium and these By-Laws and may fund the cost of any such litigation out of the common charge assessments. Without limiting the foregoing, the Board may engage in litigation pertaining to the maintenance and operation of the common elements;

11. To purchase any Unit at a foreclosure sale or pursuant to the right of first refusal on behalf of all the Unit Owners;

12. To acquire Units in foreclosure or as a result of abandonment or pursuant to the right of first refusal and to take any and all steps necessary to repair or renovate any Unit so acquired and to vote as Unit Owner, offer

such Unit for sale or lease or take any other steps regarding such Unit as shall be deemed proper by the Board of Managers;

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

14. To borrow money on behalf of the Condominium when required in connection with the operation, care, upkeep and maintenance of the common elements, provided, however, that (i) the consent of at least sixty-six and twothirds (66-2/3%) percent in common interest of all Unit Owners, obtained at a meeting duly called and held for such purpose in accordance with the provisions of these By-Laws, shall be required for the borrowing of any sum in excess of $5,000 and (ii) no lien to secure repayment of any sum borrowed may be created on any Unit or its appurtenant interest in the common elements without the written consent of the owners of said Unit;

15. To act as an agent of each Unit Owner who has given his written authorization to complain or apply to the local and county real estate tax assessment agency board of review by filing a single complaint on behalf of all such Unit Owners pursuant to the applicable sections of the Real Property Tax Law. The Board of Managers may retain legal counsel on behalf of all Unit Owners for which it is acting as agent and charge all such Unit Owners a pro rata share of expenses, disbursements, and legal fees for which charges the Board of Managers shall have a lien pursuant to Article VI of these By-Laws; and

16. To make additions, alterations, or improvements to the common elements of the Condominium, the cost of which addition, alteration or improvement does not exceed $5,000. The Board of Managers may make additions, alterations or improvements to the common elements costing in excess of $5,000 only with the approval of a majority of the Unit Owners. While the Sponsor is in control of the Board of Managers, the Board may make additions, alterations, or improvements to the common elements costing in excess of $5,000 or enter into service or maintenance contracts the duration of which will extend more than one year after the Sponsor loses control of the Board of Managers, only with the approval of a majority of the Unit owners, excluding the Sponsor, voting at a duly held meeting of the Unit Owners. In addition, the Sponsor must give its written approval pursuant to the requirements contained in Article III, Section 5(c) of these

By-Laws. Nothing contained herein shall limit the right of the Board of Managers to make necessary repairs and replacements of the common elements.

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

(c) Notwithstanding anything to the contrary contained in these By-Laws, so long as the Sponsor or its designee shall continue to own Units representing twenty-five (25%) percent or more in common interest, but in no event later than four (4) years from the date of the closing of title to the first Unit, the Board of Managers may not, without the Sponsors prior written consent: (i) make an addition, alteration or improvement to the common elements or to any Unit, costing cumulatively more than twenty (20%) percent of the Condominium's prior year operating budget, the foregoing not to include necessary repairs and maintenance work, or (ii) assess any common charges for the creation of, addition to, or replacement of all or part of a reserve, contingency or surplus fund in excess of the reserve for contingencies provided in Schedule B of the Offering Plan for the Condominium, or (iii) hire any employee in addition to the employees referred to in the Offering Plan, or (iv) enter into any service or maintenance contracts for work not covered by contracts in existence on the date the said Plan is declared effective, or (v) borrow money on behalf of the Condominium. The provisions of this paragraph may not be amended without the written consent of Sponsor.

Section 6. Repairs and Maintenance. All maintenance, repairs and replacement of the common elements of the property including but not limited to exterior walls, roof and roof members as well as all maintenance, repairs and replacements to any pipes, wire, conduits and public utility lines, any portion of which is located in one Unit and services another Unit or more than one Unit or so much of any pipes, wires, conduits and public utility lines as are located in the common elements but serve one or more Units shall be made by the Board of Managers and the cost thereof shall be a common expense. Notwithstanding the foregoing, each Unit Owner shall be responsible for

sweeping and maintaining the hallway area outside of his Unit in a clear and orderly fashion. Except as is otherwise specifically provided, all maintenance to the Units, including electrical repairs, plumbing stoppages, window cleaning, painting and decorating in the Units and painting of the exterior surfaces of doors and windows which open from a Unit, and repairs and replacements to the Units including windows and doors (including all glass breakage), and repairs to pipes, wires and conduits located in and servicing the same Unit, other than as set forth above, shall be made by the respective Unit Owners at their own expense.

All limited common elements shall be maintained and repaired by the Unit Owner to whom such common element is restricted in use. However, the Board of Managers shall repair and replace any pipes, wires, conduits and public utility lines located underground or overhead of any irrevocably restricted common element, except where such repair or replacement is necessitated by the negligence, misuse or neglect of the Unit Owner to whom the common element is restricted in use, in which event such cost and expense shall be assessed to and paid for by such Unit Owner. The Board of Managers shall repair all plumbing stoppages and electrical problems occurring in the common elements. The Board of Managers shall also be responsible for landscaping work in all yard and grass areas and for maintaining and repairing the exterior parking areas. The Board of Managers shall be responsible for painting the front entrance doors and the trim of the Building and for maintaining and repairing the fencing if any, installed by the Sponsor around the perimeter of the property and around portions of various parking areas. No fencing may be erected without the written consent of the Board of Managers or its authorized agent.

The Board of Managers and its agents, employees and contractors shall have a right of access to any Unit and to all portions of the common elements for the purpose of carrying out any of its obligations under these By-Laws or the Declaration of the Condominium. All repairs, painting or maintenance, whether made by the Unit owner or by the Board of Managers to the doors, windows, or the exterior surface of the Building, including roofs, or to any generally visible portion of the common elements shall be carried out in such a manner so as to conform to the materials, style and color initially provided by the Sponsor. In the event that a Unit owner fails to perform any maintenance, painting or repair, which maintenance, painting or repair is necessary to protect any of the common elements, any other Unit, or, in the event of service of a Building Department violation notice covering the Unit upon the Board of Managers, the Board of Managers shall have the right to perform such maintenance, painting or repair (after the failure of the Unit Owner to do so after ten (10) days written notice, or written or oral notice of a shorter duration in the event of an emergency situation) and to charge the Unit Owner for the cost of all such repairs, painting and/or maintenance. In the event

that the Board of Managers charges a Unit Owner for repairs, painting or maintenance to his Unit or for repairs, painting or maintenance to any common element restricted in use to such Unit Owner, and the Unit Owner fails to make prompt payment, such charges shall be considered as additional common charges due from said Unit Owners, and the Board of Managers shall be entitled to bring suit thereon. In the event the Board brings such a suit, the Unit Owner shall be liable for the reasonable attorney's fees and cost of such suit or proceeding together with interest on all sums due.

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

Section 8. Meetings.

(a) The first meeting of each Board newly elected by the Unit Owners shall be held immediately upon adjournment of the meeting at which they were elected, provided a quorum shall then be present, or as soon thereafter as may be practicable. The annual meeting of the Board of Managers shall be held at the same place as the Unit Owners meetings, and immediately after the adjournment of same, at which time the date, places and times of regularly scheduled meetings of the Board shall be set.

(b) Regularly scheduled meetings of the Board may be held without special notice.

(c) Special meetings of the Board may be called by the President on two (2) days notice to each Manager either personally or by telephone, mail or telegram. Special meetings shall be called by the President or Secretary in a like manner and on like notice on the written request of at least three (3) Managers.

(d) At all meetings of the Board, a majority of the Managers shall be necessary and sufficient to constitute a quorum for the transaction of business, and an act of the majority of the Managers present at any meeting at which there is a quorum shall be the act of the Board of Managers, except as may be otherwise specifically provided by statute or by the Declaration or by these By-Laws. If a quorum shall not be present at any meetings of Managers, the Managers present thereat may adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present.

(e) Before or at any meeting of the Board of Managers, any Manager may, in writing, waive notice of such meeting and such waiver shall be deemed

equivalent to the giving of such notice. Attendance by a Manager at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

(f) Managers or members of any committee of the Board of Managers may participate in a meeting by means of conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other.

Section 9. Annual Statement. The Board of Managers shall furnish to all Unit Owners, their mortgagees and the Department of Law of the State of New York and shall present annually (at the annual meeting) and when called for by a vote of the Unit Owners at any special meeting of the Unit Owners, a full and clear statement of the business conditions and affairs of the Condominium, including a balance sheet and profit and loss statement verified by an independent public accountant and a statement regarding any taxable income attributable to the Unit Owner and a notice of the holding of the annual Unit Owners meeting.

Section 10. Fidelity Bonds. The Board of Managers may require that all officers and employees of the Condominium handling or responsible for Condominium funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be a common expense.

Section 11. Managing Agent. The Board of Managers shall employ for the Condominium a managing agent under a term contract or otherwise at a compensation established by the Board, to perform such duties and services as the Board shall authorize including, but not limited to, all of the delegable duties of the Board listed in this Article.

Section 12. Liability of the Board of Managers and Unit Owners. Any contract, agreement or commitment made by the Board of Managers shall state that it is made by the Board of Managers, as agent for the Unit Owners as a group only and that no member of the Board of Managers nor individual Unit Owners shall be liable for such contract, agreement or commitment. The Unit Owners shall be liable as a group under such contract, agreement or commitment but the liability of each Unit owner shall be limited to such proportion of the total liability thereunder as his common interest bears to the common interest of all Unit Owners. The Board of Managers shall have no liability to the Unit Owners in the management of the Condominium except for wilful misconduct or bad faith and the Unit Owners shall severally indemnify all members of the Board of Managers against any liabilities or claims arising from acts taken by a member of the Board of Managers in accordance with his duties as such member except acts of wilful misconduct

or acts made in bad faith. Such several liability of the Unit Owners shall, however, be limited as to each Unit Owner to such proportion of the total liability thereunder as such Unit Owners common interest bears to the common interest of all Unit Owners.

ARTICLE IV. OFFICERS

Section 1. Elective Officers. The officers of the Condominium shall be chosen by the Board of Managers and shall be a president, a vice president, a secretary and a treasurer. The Board of Managers may also choose one or more assistant secretaries and assistant treasurers and such other officers as in their judgment may be necessary. All officers must be Unit Owners or members of the Board of Managers. One person may hold not more than two offices at the same time, except that the president and secretary may not be the same person.

Section 2. Election. The Board of Managers at its first meeting after each annual Unit Owners Meeting shall elect a president, a vice president, a secretary and a treasurer. Only the president must be a member of the Board.

Section 3. Appointive Officers. The Board may appoint such other officers and agents as it shall deem necessary who shall hold their offices for such terms and shall exercise such powers and perform such duties as shall be determined from time to time by the Board.

Section 4. Term. The officers shall hold office until their successors are chosen and qualify in their stead. Any officer elected or appointed by the Board of Managers may be removed with or without cause, at any time, by the affirmative vote of a majority of the whole Board of Managers. If the office of any officer becomes vacant for any reason, the vacancy shall be filled by the Board of Managers.

Section 5. The President. The President shall be the chief executive officer of the Condominium; he shall preside at all meetings of the Unit Owners and Managers, shall be an ex-officio member of all standing committees, shall have general and active management of the business of the Condominium, shall see that all orders and resolutions of the Board are carried into effect and shall have such other powers and duties as are usually vested in the office of President of a stock corporation organized under the Business Corporation Law of the State of New York.

Section 6. The Vice President. The Vice President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act and shall have such other powers and duties as are usually vested in the office of Vice President

of a stock corporation organized under the Business Corporation Law of the State of New York.

Section 7. The Secretary. The Secretary and/or Assistant Secretary shall attend all sessions of the Board and all Unit Owners meetings and record all votes and the minutes of all proceedings in a book to be kept for that purpose and shall perform like duties for the standing committees when required. He shall give, or cause to be given, notice of all Unit Owners meetings and special meetings of the Board of Mangers, and shall perform such other duties as may be prescribed by the Board of mangers or by the President, under whose supervision he shall be.

Section 8. The Treasurer. The Treasurer shall have the custody of the Condominium funds and securities and shall keep full and accurate chronological accounts of receipts and disbursements in book belonging to the Condominium including the vouchers for such disbursements, and shall deposit all monies and other valuable effects in the name and to the credit of the Condominium in such depositories as may be designated by the Board of Mangers.

The Treasurer shall disburse the funds of the Condominium as he may be ordered by the Board, making proper vouchers for such disbursements and shall render to the President and Mangers, at the regular meeting of the Board or whenever they may require it, an account of all his transactions as Treasurer and of the financial condition of the Condominium.

The Treasurer shall keep detailed financial records and books of account of the Condominium, including a separate account for each Unit which, among other things, shall contain the amount of each assessment of common charges against such Unit, the date when due, the amounts paid thereon and the balance remaining unpaid.

Section 9. Agreements, ect. All agreements and other instruments shall be executed on behalf of the Condominium by the President or such other person as may be designated by the Board of Mangers.

ARTICLE V. NOTICES

Section 1. Definition. Whenever under the provision of the Declaration or of these By-Laws, notice is required to be given to the Board of Managers, any Manager or Unit Owner, it shall not be construed to mean personal notice; but such notice may be given in writing, by mail, by depositing the same in a post office or letter box in a postpaid

sealed wrapper, addressed to the Board of Managers, such Manager or Unit Owner at such address as appears on the books of the Condominium.

Section 2. Service of Notice - Waiver. Whenever any notice is required to be given under the provisions of the Declaration, or of 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 VI. FINANCES

Section 1. Checks. All checks or demands for money and notes of the Condominium shall be signed by the President and person or persons as the Board of Managers, may from time to time designate.

Section 2. Assessments. The Board of Managers shall from time to time, but at least annually, fix and determine the budget representing the sum or sums necessary and adequate for the continued operation of the Condominium and shall send a copy of the budget and any supplement to the budget to every Unit Owner and mortgagee. They shall determine the total amount required, including the operational items such as insurance, repairs, reserves, betterments, maintenance of the common elements and other operating expenses as well as charges to cover any deficits from prior years. The total annual requirements shall be assessed as a single sum against all Units and prorated against each of said Units according to the respective common interests appurtenant to such Units. This proration of assessments shall remain constant regardless of the percentage of the building square footage included in each Unit or the common elements restricted to the use of the owner of said Unit. All of said assessments shall be deemed to be common charges and shall be payable in advance as ordered by the Board of Managers. In the event of a default in the payment of a monthly common charge assessment by any Unit Owner, the Board, at its sole option, may declare the common charge assessment on said Unit Owners Unit for the balance of the fiscal year immediately due and payable. Prior to making any such declaration following a default, the Board shall send notice to the delinquent Unit Owner and the mortgagee, if any, of such Unit giving the Unit Owner a five (5) day grace period in which to make his payment. The Board may charge the delinquent Unit Owner a fee of not more than twenty dollars ($20) to cover the additional burden to the Board occasioned by the lack of timely payment. Interest at the highest legal rate may also be collected by the Board on the common charge assessment from its due date to the date payment is actually received from the Unit Owner. Special assessments, should such be required, shall be levied and paid

in the same manner as hereinabove provided for regular assessments. The Unit Owner agrees to pay promptly when due the monthly and all special assessments assessed against his own Unit. Any Unit Owner who fails to pay the monthly assessment imposed by the Condominium to meet any Condominium expense shall be liable for any expenses incurred by the Condominium in collecting said monthly assessment including interest at the highest legal rate and reasonable attorney's fees. The Board shall take action to collect common charges due from any Unit Owner which remain unpaid ninety (90) days from its due date by way of foreclosure of the lien on such Unit in accordance with Section 339 of the Real Property Law or otherwise.

No Unit Owner shall be liable for any common charges which accrue against his Unit subsequent to a sale, transfer or other conveyance by him of his Unit in accordance with these By-Laws and the Declaration. A purchaser of a Unit (other than a mortgagee or a purchaser at a foreclosure sale) shall be liable for the payment of all common charges assessed against the Unit and unpaid at the time of the purchase.

Section 3. Foreclosure of Liens for Unpaid Common Charges. The Board shall have the power to purchase any Unit at a foreclosure sale resulting from any action brought by the Board to foreclose a lien on the Unit because of unpaid common charges. In the event of such purchase, the Board shall have the power to hold, lease, mortgage, vote, sell or otherwise deal with the Unit. A suit to recover a money judgment for unpaid common charges shall also be obtainable separately without waiving the lien on the Unit.

Section 4. Statement of Common Charges. Upon the written request of any Unit Owner or his mortgagee, the Board shall promptly furnish such Unit Owner or his mortgagee with a written statement of the unpaid common charges due from such Unit Owner.

Section 5. Liability for Water, Electricity and Gas. The cost of all electricity and gas consumed in or on the common elements and all water consumed in or on the Units and the common elements shall be a common expense. Electricity and gas consumed in each Residential Unit shall be individually metered and paid for by the respective Unit Owner.

Section 6. Operating Account. There shall be established and maintained a cash deposit account to be known as the "Operating Account" into which shall be deposited the operating portion of all monthly and special assessments as fixed and

determined for all Units. Disbursements from said account shall be for the general needs of the operation including, but not limited to, wages, repairs, betterments, maintenance and other operating expenses of the common elements and for the purchase, lease sale or other expenses resulting from the purchase or lease of Units.

Section 7. Other Accounts. The Board shall maintain any other accounts it shall deem necessary to carry out its purposes.

ARTICLE VII. INSURANCE AND INSURANCE TRUSTEE

Section 1. Insurance to be Carried by The Board. The Board of Managers shall be required to obtain and maintain, to the extent obtainable, the following insurance: fire insurance with extended coverage, water damage, vandalism and malicious mischief endorsements, insuring the Buildings including all of the Units and the bathrooms and fixtures initially installed therein by the Sponsor (but not including furniture, furnishings or other personal property supplied or installed by Unit Owners), together with all heating and air conditioning equipment and other service machinery contained therein, covering the interest of the Condominium, the Board of Managers and all Unit Owners and their mortgagees, as interest may appear, in an amount equal to at least eighty (80%) percent of the replacement value of the Buildings. Each of such policies shall contain a New York standard mortgagee clause in favor of each mortgagee of a Unit which shall provide that the loss, if any, thereunder shall be payable to such mortgagee as its interest may appear, subject however, to the loss payment provisions in favor of the Board of Managers and the Insurance Trustee hereinafter set forth; and such other insurance as the Board of Managers may determine. All such policies shall provide that adjustment of loss shall be made by the Board of Managers with the approval of the Insurance Trustee, and that the net proceeds there of, if $50,000.00 shall by payable to the Insurance Trustee. The Board of Managers is hereby irrevocably appointed agent for each Unit Owner and for each holder of a mortgage or other lien upon a Unit Owner and for each holder of a mortgage or other lien upon a Unit and for each owner of any other interest in the condominium property to adjust all claims arising under insurance policies purchased by the Board of Managers and to execute and deliver releases upon the payment of claims.

The fire insurance will commence with the closing of title to the first Unit in an amount as required by the mortgagee of such Unit and such amount will be increased upon the closing of title to all Units and until the first meeting of the Board of Managers following the first Unit Owners meeting, such amount shall be at least in the sum of $1,750,000.

All policies of physical damage insurance shall contain waivers of subornation and of any reduction of pro rata liability of the insurer as a result of any insurance carried by Unit Owners or of the invalidity arising from any acts of the insureds or any Unit Owners, and shall provide that such policies may not be cancelled or substantially modified without at least ten (10) days prior written notice to all of the insured, including all mortgagees of Units. Duplicate originals of all policies of physical damage insurance and of all renewals thereof, together with proof of payment of premiums, shall be delivered to all mortgagees of Units at least ten (10) days prior to expiration of the then current policies. Prior to obtaining any policy of fire insurance or any renewal thereof, the Board of Managers shall obtain an appraisal from a fire insurance company or otherwise of the full replacement value of the Buildings, including all of the common elements appurtenant thereto, for the purpose of determining the amount of fire insurance to be effected pursuant to this Section.

The Board of Managers shall also be required to obtain and maintain, to the extent obtainable, public liability insurance in such limits as the Board of Managers may from time to time determine, covering each member of the Board of Managers, the managing agent and each Unit Owner. Such public liability coverage shall also cover cross liability claims of one insured against another. Until the first meeting of the Board of Managers following the first annual Unit Owners meeting, such public liability insurance shall be in a single limit of $1,000,000 covering all claims for bodily injury and for property damage arising out of one occurrence. Such public liability insurance shall commence on the closing of title to the first Unit.

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

Section 2. The Insurance Trustee. The Insurance Trustee shall be a bank or trust company located in the State of New York and designated by the Board of Managers. All fees and disbursements of the Insurance Trustee shall be paid by the Board of Managers and shall constitute a common expense of the Condominium. In the event the Insurance Trustee resigns, fails to qualify, or is replaced by the Board of Managers, the Board of Managers shall designate a new Insurance Trustee which shall be a bank or trust company located in the State of New York.

Section 3. Restoration or Reconstruction After Fire or Other Casualty. In the event of damage to or destruction of the Buildings as a result of fire or other casualty

(unless seventy-five (75%) percent or more of the Units are destroyed or substantially damaged and seventy-five (75%) percent or more of the Unit Owners in common interest do not duly and promptly resolve to proceed with repair or restoration), the Board of Managers shall arrange for the prompt repair and restoration of the Building (including any kitchen or bathroom fixtures initially installed therein by the Sponsor, any heating, air conditioning or other service machinery which is covered by insurance but not including any wall, ceiling or door decorations or coverings or other furniture, furnishings, fixtures or equipment installed by Unit Owners in the Units), and the Board of Managers or the Insurance Trustee, as the case may be, shall disburse the proceeds of all insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments. Any cost of such repair and restoration in excess of the insurance proceeds shall constitute a common expense and the Board of Managers may assess all the Unit Owners for such deficit as part of the common charges.

If seventy-five (75%) percent or more of the Units are destroyed or substantially damaged and seventy-five (75%) percent or more of the Unit Owners in common interest do not duly and promptly resolve to proceed with repair or restoration, the Property shall be subject to an action for partition at the suit of any Unit Owner or lienor, as if owned in common, in which event the net proceeds of sale, together with the net proceeds of insurance policies (or if there shall have been a repair or restoration pursuant to the first paragraph of this Section 3, and the amount of insurance proceeds shall have exceeded the cost of such repair or restoration) then the excess of such insurance proceeds shall be divided by the Board of Managers or the Insurance Trustee, as the case may be, among all the Unit Owners in proportion to their respective common interests, after paying out of the share of each Unit Owner the amount of any unpaid liens on his Unit, in the order of the priority of such liens.

ARTICLE VIII. HOUSE RULES

In addition to the other provisions of these By-Laws, the following house rules and regulations together with such additional rules and regulations as may hereafter be adopted by the Board of Managers shall govern the use of the Units and the conduct of all residents thereof.

Section 1. Owners of a Unit, members of their families, their employees, guests and their pets shall not use or permit the use of the premises in any manner which would be illegal or disturbing or a nuisance to other said Owners, or in such a way as to be injurious to the reputation of the Condominium.

Section 2. The common elements shall not be obstructed, littered, defaced or misused in any manner.

Section 3. Every Unit Owner shall be liable for any and all damage to the common elements and the property of the Condominium, which shall be caused by said Unit Owner or such other person for whose conduct he is legally responsible.

Section 4.

(a) Every Unit Owner must perform promptly all maintenance and repair work he is required to do to the interior and exterior of his Unit and to portions of the common elements irrevocably restricted to his use pursuant to the provisions of the Declaration and these By-Laws which, if omitted, would affect the Condominium in its entirety or in a part belonging to other Unit Owners, or the Building of which is Unit forms a part, he being expressly responsible for the damages and liabilities that his failure to do so may engender.

(b) All the repairs to internal installations of the Unit located in and servicing only that Unit, such as telephones and sanitary installations shall be at the Unit Owners expense.

Section 5. A Unit Owner may not make any alterations to the exterior of the Unit or any part of the common elements without the written consent of the Board of Managers. A Unit Owner other than the Sponsor shall not make structural modifications to the Unit or other alterations which would impair the structural soundness of the Unit without the written consent of the Board of Managers or its designated managing agent. Consent may be requested through the managing agent, if any, or through the President of the Board of Managers, if no managing agent is employed. The Board of Managers shall have the obligation to answer within thirty (30) days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification or alteration.

Section 6.

(1) Each Unit owner shall keep his Unit in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors, or windows thereof, any dirt or other substance.

(2) No radio or television aerial shall be attached to or hung from the exterior of the Unit except such as shall have been approved in writing by the Board of Managers or the managing agent; nor shall anything be projected from any window of the Buildings without similar approval.

(3) No Unit Owner or any of his agents, servants, employees, licensees, or visitors shall at any time bring into or keep in his Unit any inflammable, combustible or explosive fluid, material, chemical or substance, except for normal household use.

(4) No Unit Owner shall make or permit any disturbing noises in his Unit, or do or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument, or operate or permit to be operated a phonograph or a radio or television set or other loud speaker in such Owners Unit between the hours of 12:00 midnight and the following 7:00 A.M., if the same shall disturb or annoy other occupants of the Building and in no event shall practice or suffer to be practiced either vocal or instrumental music between the hours of 10:00 P.M. and the following 9:00 A.M.

(5) No Unit Owner shall operate a washing machine or dryer other than between the hours of 8:00 A.M. and 10:00 P.M.

(6) It is prohibited to hang garments, rugs, etc., from the windows or from the Buildings or to string clotheslines on or over the common elements (including any limited areas).

(7) No sign of any kind shall be displayed to the public view on or in any Unit, except a one-family name or professional sign of not more than two hundred forty square inches, advertising the property for sale or rent. No such sign shall be illuminated except by non-flashing white light emanating from within or on the sign itself and shielded from direct view.

(8) The Unit Owner shall not alter any lock or install a new lock on any door leading to his Unit without the written consent of the Board of Managers or the managing agent. If such consent is given, the Board of Managers or the managing agent shall be provided with a key.

(9) No article shall be placed in the halls, staircases, or stair landings nor shall anything be hung or shaken from the doors or windows or placed upon the window sills of the Buildings.

(10) No one shall ride mopeds or skateboards on any portions of the common elements.

(11) No animals or reptiles of any kind shall be raised, bred, or kept in any Unit or on the common elements, except that dogs, cats or other household pets, not to exceed two(2) per Residential Unit, may be kept in the Residential Units and in yard areas irrevocably restricted to the owners of the Units or Parking Spaces, subject to the rules and regulations adopted by the Board of Managers, provided that they are not kept, bred or maintained for any commercial purposes; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the property subject to these restrictions upon three (3) days written notice from the Board of Managers. In no event shall any dog be permitted on any portion of the common elements not irrevocably restricted in use to the Owner of the Unit, unless carried or on a leash. Unit Owners shall be required to clean up after their pets at all times.

The provisions set forth above shall not be applicable to the Sponsor. The Sponsor, its nominees and agents, shall have the right and privilege to maintain general and local sales offices in and about the Condominium, including any model Units located within the Condominium Buildings or elsewhere throughout the project, and shall have the right and privilege to have their representatives, employees and agents present on the Condominium premises to show the Units to prospective purchasers, to utilize the common elements, and, without limitation, to do any and all things necessary and incident to the sale of the Units, without charge or contribution other than in the form of common charge payments as otherwise provided for herein.

The Sponsor shall have the right to continue to employ signs of its choice upon the Condominium premises in its efforts to construct and sell the Units. Incident to the rights and privileges provided for herein, the officers, employees, agents, contractors, guests and invitees of the Sponsor, its successors and assigns, shall have the right of ingress and egress to and throughout the common elements of the Condominium. The last two paragraphs of this Article VIII may not be modified or amended without the written consent of the Sponsor so long as the Sponsor continues to own one or more unsold Units.

ARTICLE IX. DEFAULT.

In the event a Unit owner does not pay any sums, charges or assessments required to be paid when due, the Board of Managers shall notify the Unit Owner and the mortgagee, if any, of such Unit. In such an instance the Board may, at its sole option, declare the common charge assessment on said Unit Owners Unit for the balance of the fiscal year immediately due and payable. Prior to making any such declaration following

a default the Board shall send notice to the delinquent Unit Owner and the mortgagee, if any, of such Unit, giving the Unit Owner a five (5) day grace period in which to make his payment. The Board may charge the delinquent Unit Owner a fee of not more than twenty ($20) dollars to cover the additional burden to the Board occasioned by the lack of timely payment. Interest at the highest legal rate may be collected by the Board on the common charge assessment from its due date to the date payment is actually received from the Unit Owner. If any sum, charge or assessment shall remain unpaid for ninety (90) days after the giving of notice by the Board of Managers or Manager, acting in behalf of the Board, that the payment is overdue, the Board may foreclose the lien encumbering the Unit as a result of the non-payment of the required monies as set forth in the Declaration (subject to the lien of any first mortgage), in the same manner as the foreclosure of a mortgage. In-the event the owner of a Unit does not pay the assessment required to be paid by him within ninety (90) days of its due date, said sum shall bear interest at the highest legal rate from its due date and said Unit Owner shall be liable for the Condominium's reasonable costs and reasonable attorney's fees incurred by it incident to the collection or enforcement of such lien.

Each Unit Owner, for himself, his heirs, successors and assigns, agrees to the foregoing provisions relating to default, regardless of the harshness of the remedy available to the Condominium and regardless of the availability of other, equally adequate legal procedures. It is the intent of all Unit Owners to give the Condominium a method and procedure which will enable it at all times to operate on a businesslike basis, to collect those monies due and owing it from the Unit Owners and to preserve each Unit Owners right to enjoy his Unit free from unreasonable restraint.

ARTICLE X. AMENDMENTS

These By-Laws may be altered, amended or added to at any duly called Unit owners meeting; provided: (1) that the notice of the meeting shall contain a full statement of the proposed amendment; (2) that the amendment shall be approved by eighty (80%) percent of the Unit Owners in number and common interest; and (3) said amendment shall be set forth in a duly recorded amendment to the Declaration. However, no amendment shall affect or impair the validity or priority of the Unit Owners interests and the interests of holders of a mortgage encumbering a Unit or Units.

ARTICLE XI. SELLING, MORTGAGING AND LEASING UNITS

Section 1. Selling and Leasing of Units. No Unit Owner other than the Sponsor may convey his Unit or any interest therein by sale, lease or rent except in the manner set forth in this Section.

Any Residential Unit owner who receives a bona fide offer for the sale or lease of his Unit and who desires to accept such offer shall give written notice by registered mail to the Board of Managers of such offer and such intention together with the name and address of the proposed purchaser or lessee and the terms of the sale or lease, together with an offer to sell or lease such Unit to the Board of Managers on the same terms and conditions as contained in such offer. The giving of such notice shall constitute a warranty and representation by the Unit Owner to the Board of Managers that the Unit Owner has received such offer, believes it to be bona fide, and intends to accept it.

Immediately upon receipt of such notice, the Board shall call a special Unit Owners meeting to be held no more than five (5) days after the receipt of such a notice for the purpose of voting upon the offer contained in such notice. Within ten (10) days after receipt of such notice, the Board may elect to purchase or lease such Residential Unit by giving written notice by registered mail to such Unit Owner of its intention to buy or lease such Unit on the same terms and conditions as contained in the offer and as stated in the notice from the Unit Owner. In the event the Board shall elect to purchase or lease such Unit, the closing of title or lease shall be held at the office of the attorneys for the Condominium forty-five (45) days after the giving of notice by the Board of its election to accept said offer. In the event the Unit is being sold, the Unit Owner shall deliver at the closing a duly executed bargain and sale deed with covenant against grantor's acts in form and substance similar to the standard form of the New York Board of Title Underwriters. In the event the Unit is being leased, then at the closing the Unit Owner shall execute and deliver to the Board a lease on the same terms and conditions contained in the offer and notice sent by the Unit Owner.

In the event the Board shall fail to accept said offer as aforesaid, the Unit Owner shall be free to contract to sell or lease such Residential Unit for a period of sixty (60) days after the expiration of the period in which the Board might have accepted such offer to the offer whose name appears in the notice and on the same terms and conditions as set forth in such notice. The new prospective purchaser and/or proposed tenant shall be make written application to and shall be subject to Board of Manager's approval. In the event of a sale of the Unit resulting from a failure of the Board to accept such offer, the deed conveyed to the purchaser shall provide that the grantee upon acceptance of the deed assumes all of the provisions of the Declaration and these By-Laws. In the event of a lease of the Unit resulting from a failure of the Board to accept such offer, the lease conveyed to the lessee shall be consistent with the Declaration and these By-Laws and shall provide that it may not be modified, amended, extended, assigned or sublet without

the prior consent in writing of the Board of Managers. Except as set forth herein, the form of such lease shall be the then current form of apartment lease recommended by the Real Estate Board of New York, Inc. with only such modifications as shall be approved in writing by the Board of Managers. In the event the Unit Owner shall not sell or lease the Unit within such sixty (60) day period, then he shall be again required to comply with all of the terms and provisions of this section before offering the home for sale or lease.

In order to purchase or lease any Residential Unit offered for sale or lease in accordance with this Section, the affirmative vote of at least eighty (80%) percent of all the Unit Owners cast at a special meeting called by the Board of Managers shall be necessary.

No Unit Owner shall in any event convey, mortgage, pledge, hypothecate, sell or lease his Unit unless and until all unpaid common charges assessed against his Unit shall have been paid to the Board of Managers. However, such unpaid common charges can be paid out of the proceeds from sale of a Unit or by the purchaser. Further, a Unit Owner may convey his Unit and his common interest appurtenant thereto, to the Board of Managers on behalf of all Unit Owners free of any cost to the Board or the Unit Owners and upon such conveyance such Unit Owner shall not be liable for any common charges thereafter accruing against such Unit.

Parking Spaces can only be sold or leased to purchasers or owners of Residential Units, except that a Residential Unit Owner can lease his Parking Spaces to the same person or entity which is the lessee of his Residential Unit. No Residential Unit can be sold without a simultaneous sale of such Unit Owners Parking Spaces, if any.

Any sale or lease of any Unit in violation of this section shall be voidable at the election of the Board.

In the event that the Board shall elect to purchase or lease any such Unit, the Board may thereupon assess all other Unit Owners for the cost of such purchase or lease. Such assessment shall be a common charge apportioned among the Unit Owners pro rata according to the respective common interest appurtenant to the Units owned by such Unit owners and shall be payable by them within thirty (30) days of the notice of such assessment.

In the event the Board shall not elect to purchase or lease any such Unit in accordance with the provisions of this section, then, on the request of the Unit owner offering such Unit for sale or lease, the Board shall issue a written statement attesting to the fact that such offer was made and declined by the Board and including therein the terms and conditions of such offer.

The provisions of this section shall not apply to the acquisition or sale of a unit by a mortgagee who shall acquire title to such Unit by foreclosure or by deed in lieu of foreclosure. Such provisions shall, however, apply to any purchaser from such mortgagee. The provisions of this Section shall not apply to a Unit owned by the Sponsor or its designee until a deed to such Unit has been delivered to a purchaser thereof.

Whenever the term "Unit" is referred to in this section it shall include the Unit, the Unit owners undivided interest in the common elements and the Unit Owners interest in any Units acquired by the Board of Managers.

Section 2. Waiver of Partition Rights. The Unit Owners waive all of their voting rights concerning partition respecting any Unit acquired by the Board of Managers in accordance with this Article.

Section 3. Mortgaging of Units. No Unit owner shall mortgage his Unit except by a mortgage loan granted by a federal or state savings and loan association, savings or commercial bank, life insurance company, pension fund, trust company, agency of the United States Government or of the City or State of New York or other similar institutional lender or a purchase money mortgage loan granted by the seller of such Unit.

Section 4. Gifts, etc. Any Unit Owner may convey or transfer his Unit by gift during his lifetime or devise his Unit by will or pass the same by intestacy, without restriction.

ARTICLE XII. CONDEMNATION

In the event all or part of the common elements are taken in condemnation or eminent domain proceedings, the award from such proceedings shall be paid to the Insurance Trustee if the award is more than $50,000 and to the Board of Managers if the award is $50,000 or less, to be distributed in accordance with Section 3 of Article VII but in the following amounts:

(a) so much of the award as is applicable to unrestricted common elements, to the Unit owners pro rata according to the respective common interests appurtenant to the Units owned by such Unit owners.

(b) so much of the award as is applicable to irrevocably restricted common

elements, to the Unit Owner having general use of such common element.

In such eminent domain or condemnation proceeding the Board shall request that the award shall set forth the amount allocated to unrestricted common elements and to each irrevocably restricted common element. In the event the award does not set forth such allocation then the question of such allocation shall be submitted to arbitration in accordance with the Arbitration Statutes of the State of New York.

ARTICLE XIII. MISCELLANEOUS

Section 1. Insurance. Under no circumstances shall a Unit Owner permit or suffer anything to be done or left in his Unit which will increase the insurance rates on his Unit or any other Unit or on the common elements.

Section 2. Severability. Should any of the covenants, terms or provisions herein imposed be void or be or become unenforceable at law or in equity, the remaining provisions of these By-Laws shall, nevertheless, be and remain in full force and effect.

Section 3. Notice to Condominium. A Unit Owner who mortgages his Unit, shall notify the Condominium through the management agent, if any, or the President of the Board of Managers in the event there is no management agent, of the name and address of his mortgagee; and the Board of Managers shall maintain such information in a book entitled "Mortgagees of Units".

Section 4. Notice of Unpaid Assessments. The Board of Managers shall at the request of a mortgagee of a Unit, report any unpaid assessments due from the Unit Owners of such Unit.

Section 5. Examination of Books and Records. Every Unit Owner or his representative and mortgagee shall be entitled to examine the books and records of the Condominium on reasonable notice to the Board but not more often than once a month.

Section 6. Construction. Wherever the masculine singular form of the pronoun is used in these By-Laws, it shall be construed to mean the masculine, feminine or neuter; singular or plural, wherever the context so requires.

Section 7. Compliance with Article 9-B. These By-Laws are set forth to comply with the requirements of Article 9-B of the Real Property Law of the State of New York. In case any of these By-Laws conflict with the provisions of said Statute or the Declaration, the provisions of the Statute or of the Declaration, whichever the case

may be, shall control.

Section 8. 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, or the intent of any provision hereof.

Section 9. Gender. The use of the masculine gender in these By-Laws shall be deemed to include the feminine gender and the use of the singular shall be deemed to include the plural, whenever the context so requires.

Section 10. Waiver. No restriction, condition, obligation or provision contained in these By-Laws including without limitation 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 thereof which may occur.

Section 11. Title to Units. Title to Units may be taken in the name of an individual, the names of two or more persons as tenants in common, joint tenants or tenants by the entireties, in the name of a corporation, partnership, association, trustee or other legal entity, or any combination of any of the foregoing.

Section 12. Successors and Assigns. The rights and/or obligations of the Unit Owners as set forth in these By-Laws and the Declaration shall inure to the benefit of and be binding upon the Condominium Board of Managers and Unit Owners and their successors and assigns.

Section 13. Insurance Trustee. The Insurance Trustee shall be Brooklyn Federal Savings Bank, its successors and/or assigns, so long as such bank is the holder of a certain mortgage made by Declarant to such bank, and thereafter a bank or trust company in the State of New York, designated by the Condominium Board of Managers and having a capital surplus and undivided profits of $500,000,000.00 or more. In the event the Insurance Trustee resigns or is replaced by the Condominium Board of Managers, the Condominium Board of Managers shall appoint a new Insurance Trustee which shall be a bank or trust company having an office located in the State of New York having a capital surplus and undivided profits of $500,000,000.00 or more. The Condominium Board of Managers shall pay the fees and disbursements of any Insurance Trustee and such fees and disbursements of any Insurance Trustee and such fees and disbursements shall constitute a Common Expense. The Insurance Trustee shall hold all such proceeds in accordance with Section 254(4) of the New York Real Property Law.

Section 14. Consents. Wherever in this Declaration or these By-Laws the

consent of the Condominium Board of Managers is provided, such consent shall be sufficient and effective if given by the Condominium Board of Managers and the consent of the Units Owners shall, unless otherwise provided in the Declaration or these By-Laws, not be required.

ARTICLE XIV. EMINENT DOMAIN

Section 1. Condemnation. In the event of a taking in condemnation or by eminent domain of part or all of the Common Elements, the award made for such taking shall be payable to the Condominium Board of Managers if such award amounts to $125,000.00 or less, and to the Insurance Trustee is such award amounts to more than $125,000.00. If 75% or more in Common interest of all Unit Owners duly and promptly approve the repair and restoration of such Common Elements, the Condominium Board of Managers shall arrange for the repair and restoration of such Common Elements, and the Condominium Board of Managers, of the Insurance Trustee, as the case may be, shall disburse the proceeds of such award to the contractors engaged in such repair or restoration in appropriate progress payments. If the net proceeds of any such award are insufficient to cover the cost of any repairs or restorations, the deficit will be a Common Expense. In the event that 75% or more in Common Interest of all Unit Owners do not duly and promptly approve the repair and restoration of such Common Elements, or in the event the Condominium Board of Managers, or the Insurance Trustee, as the case may be, shall disburse insurance proceeds where there is no repair or restoration of the damage, as provided in Section 3 of Article VII of these By-Laws. In the event of a partial taking by condemnation or by eminent domain which results in a disproportionate taking of the space of each Unit so that one Unit is left with proportionately less space compared to the other Unit than was the case prior to such taking, then the Common Interests of the Unit Owners shall be equitably adjusted by the Condominium Board of Managers.

Section 2. Awards for Trade Fixtures and Relocation Allowances. Where all or a part of the Condominium is taken in condemnation or by eminent domain, each Unit Owner shall have the exclusive right to claim all of the award made for trade fixtures installed by such Unit Owner, and any relocation, moving expense or other allowance of a similar nature designed to facilitate relocation of a displaced business concern.

ARTICLE XV. RECORDS

Section1. Records and Audits. The Condominium Board of Managers or the managing agent shall keep detailed records of the actions of the Condominium Board

of Managers and the managing agent, minutes of the meetings of the Condominium Board of Managers, minutes of the meetings of the Unit Owners, and financial records and books account of the Condominium, including a chronological listings of receipts and expenditures, as well as a separate account for each Unit which, among other things, shall contain the amount of each assessment of Common Charges against each Unit, the date when due, the amount paid thereon, and the balance remaining unpaid. An annual report of the receipts and expenditures of the Condominium, certified by an independent certified public accountant, shall be rendered by the Condominium Board of Managers to all Unit Owners and to all mortgagees of Units who have requested the same, with four (4) months after the end of each fiscal year. The cost of such report shall be paid by the Condominium Board of Managers as a Common Expense.

ARTICLE XVI. AMENDMENTS TO BY-LAWS

Section 1. Amendments to By-Laws. Except as provided in the Declaration and below, these By-Laws may be amended by the vote of not less than 66 2/3% in number and in Common Interest of all Unit Owners, at a meeting of the Unit Owners duly held for such purpose, provided, however that (i) if Declarant, or its designees shall not have voted in favor of such amendment, then such amendment shall not be effective unless reasonably necessary or convenient to the conduct of the affairs of the Condominium and/or operation of the Property and such amendment shall not decrease the rights on the Declarant or its designees or increase the obligations of the Declarant or its designees and (ii) such amendment shall not be effective against a holder of a mortgage of record affecting a Unit, unless such holder shall consent thereto in writing, which consent shall not be unreasonably withheld or delayed. Notwithstanding anything to the contrary contained herein, without the consent of every Unit Owner affected by such amendment, (a) no provision of these By-Laws (including, without limitation, the Rules and Regulations) relating to the use of Units or appurtenant Common Interests may be amended, (b) no By-Law may be amended which would in any way affect the rights of the Declarant or its designees under Section 9 or Section 11 of the Declaration and (c) the provisions of this Article XVI may not be amended. The terms "amend," "amended" or "amendment" as used in these By-Laws shall also be deemed to mean deleting a provision of the By-Laws or adopting a new By-Law.

ARTICLE XVII. CONFLICTS

These By-Laws (including without limitation the Rules and Regulations) are intended to comply with the requirements of Article 9-B of the Real Property Law of the State of New York and all other applicable laws. In case any of there By-Laws or any provision of the Rules and Regulations shall conflict with the provisions of said

statute, the Declaration or any other applicable law, then the provisions of said statute, the Declaration or such other applicable law, as the case may be, shall control.

ARTICLE XVIII. ARBITRATION

An arbitration provided for in there By-Laws shall be conducted before one 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 shall not then be in existence and has no successor, any hereunder shall be conducted in New York City before one arbitrator appointed, on application of any party, by the Supreme Court of the State of New York, in the County of New York. Each party to any such arbitration shall bear his own legal fees and expenses and other fees and expenses in prosecuting and/or defending, as the case may be, the arbitration. However, the cost of the arbitrator shall be shared equally by the parties to the arbitration. All costs and expenses of the Condominium Board of Managers in any such arbitration hereunder, including the fees and expenses of counsel and experts, shall be a Common Expense.

SCHEDULE A TO THE BY-LAWS
RULES AND REGULATIONS OR TIFFANY TOWER CONDOMINIUMS

1. The sidewalks, entrances, lobby, passages, public halls, elevators, vestibules, corridors, stairways or any other part of the General Common Elements (except for those areas designated as storage areas) shall not be obstructed or used for any purpose other than ingress to and egress from the Units and the Parking Spaces. No vehicle belonging to a Unit Owner, to a family member of a Unit Owner, or to a guest, tenant, subtenant, licensee, invitee, employee or agent of a Unit Owner shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from, the Building.

2. No velocipedes, bicycles, scooters, baby carriages, or similar vehicles shall be allowed to stand in the public halls, passageways or other public areas of the Building.

3. No public hall, lobby, vestibule, elevator, corridor, stairway or any other part of the General Common Elements shall be decorated or furnished by a Unit Owner in any manner.

4. No article (including, but not limited to, garbage cans, bottles or mats) shall be placed or stored in any of the passages halls, vestibules, elevators, corridors, or on any or the staircases of fire stair landings of the Buildings, nor shall any fire exit thereof be obstructed in any manner.

5. All services and delivery persons shall be required to use such entrance of the Building as is designated by the Condominium Board. In addition, all servants, messengers and tradespeople visiting the Building shall use the elevator designated by the Condominium Board or the Managing Agent for the purposes of ingress and egress and shall not use any of the other elevators for any purpose.

6. Trunks and heavy baggage shall be taken in or out of the Building only by the elevator designated as is by the Condominium Board or the Managing Agents for that purpose and only through such entrances of the Buildings designated by the Condominium Board.

7. No clothes, sheets, blankets, laundry or other articles of any kind shall be hung on or out of a Unit or shall be dried or aired on any open terrace.

8. The storage rooms, if any, which are not part of, or attached to, any particular Unit

of the Building shall be used by all Unit Owners, in common, only for the storage of trunks, bags, suitcases and packing cases, all of which shall be empty, and for the storage of such other articles as the Condominium Board, in its sole discretion, may determine from time to time. Supervision, management and control of the storing and removal of a Unit Owner's property from the storage rooms shall be vested in the Condominium Board. The use of the storage rooms, if any, shall be at the sole risk of the Unit Owner or other Person using them, and the Condominium Board, its agents or the Managing Agent shall not be liable for any injury to person, loss by theft or otherwise, or damage to property, whether due to the negligence of the Condominium Board, its agents, the Managing Agent or otherwise.

9. All refuse from the Units shall be deposited by Unit Owners in those areas of the Building provided for that purpose at such times and in such manner as the Condominium Board or the Managing Agent may direct. Unit Owner shall comply with all regulations, requirements and directions regarding recycling of refuse. Nothing shall be hung or shaken from any doors, windows or open terraces, or placed upon the window sills of the Building and no Unit Owner shall sweep or throw or permit to be swept or thrown, any dirt debris or other substance therefrom.

10. There will be no playing or lounging in the entrances, passages, public halls, vestibules, elevators, corridors, stairways or fire towers of the Building, except in recreational or service purposes in the Building.

11. The Condominium Board or the Managing Agent may, from time to time, curtail or relocate any portion of the General Common Elements used for storage, recreational or service purposes in the Building.

12. Nothing shall be done or kept in any Unit or in the Common Elements that shall increase the rate of insurance on the Building, or the contents thereof, without the prior written consent of the Condominium Board. No Unit Owner shall permit anything be done of kept in his Unit or in the Common Elements that shall result in the cancellation of insurance on the Building, or the contents thereof, or that would be violation of any Applicable Law.

13. No Unit Owner or any of his Family Members, agents, servants, employees, licensees or guests shall at any time bring into or keep in his Unit any inflammable, combustible or explosive fluid, materials, chemical or substance, except as is necessary and appropriate for the permitted uses of such Unit or its

appurtenant Limited Common Elements.

14. There will be no barbecuing or cooking with an unconventional open fire in the Units, in their appurtenant Limited Common Elements, or in the General Common Elements, except for those areas (if any) specifically designated for barbequing by the Condominium Board to the extent permitted by Applicable Law. The use of any portable fireplace, firepot, or hibachi.

15. No Unit Owner shall make, cause or permit any unusual, disturbing or objectionable noises, activities or odors to be produced upon or to emanate from his Unit or its appurtenant Limited Common Elements or permit anything to be done therein that interferes with the rights, comforts or conveniences of the other Unit Owners. No Unit Owner shall play or suffer to be played any musical instrument, practice or suffer to be practiced vocal music, or operate or permit to be operated a computer, sound system, tapedeck, compact disc player, radio, television set, loudspeaker or other electronic equipment in such Unit Owner's Unit between 10:00 p.m. and the following 8:00 a.m. No construction, repair work or other installation involving noise shall be conducted in any Unit except on weekdays (excluding Holidays) and only, between the hours of 8:00 a.m. and 5:00 p.m., without prior written consent of the Condominium Board, unless such construction or repair work is necessitated by an emergency.

16. No bird, reptile or other animal shall be permitted, raised, bred, kept or harbored in the Building unless permitted in writing by Declarant (for so long as Declarant owns ar least one Unsold Unit) and thereafter by the Condominium Board or the Managing Agent. Neither the Declarant nor the Condominium Board or Managing Agent shall grant such consent except for a maximum of two pets comprised only of dogs and/or cats who are not excepted to exceed 50 pounds when fully grown, and provided that the Unit Owner to whom such consent is granted carefully supervises such pets and complies with all Rules and Regulations applicable thereto. Any such consent, if given, shall be revocable at any time by Declarant the Condominium Board or the Managing Agent in their sole discretion. In no event shall any bird, reptile or other animal be permitted in any of the public portions of the Building, unless carried or on a leash. No pigeons or other bird or other animals shall be fed from the window sills, patios, terraces or public portions of the Building or on the sidewalk or street adjacent to the Building.

17. No Unit Owner shall install any plantings on any balcony or terrace without the prior written approval of the Condominium Board.

18. No group tour or exhibition of any Unit or its contents shall be conducted, nor shall any auction sale be held in any Unit, without the prior consent of the Condominium Board or the Managing Agent in each instance.

19. In the event that any Unit shall be used for home occupation purposes in conformance with the Declaration and the By-Laws, no patients, clients or other invitees shall be permitted to wait in any lobby, public hallway or vestibule.

20. No window guards or other window decorations shall be used in or about any Unit, except as required by law or such as shall have been approved in writing by the Condominium Board or the Managing Agent, which approval shall not be unreasonably withheld or delayed. In no event, however, shall any exterior glass services of any windows at the Property be colored or painted.

21. No ventilator or air-conditioning device shall be installed in any Unit without the prior written approval of the Condominium Board, which approval shall not be unreasonably withheld or delayed.

22. No radio or television aerial shall be attached to or hung from the exterior of the Building, and no sign, notice, advertisement of illumination (including, without limitation, "For Sale", "For Lease" or "For Rent" signs) shall be inscribed or exposed on or at any window, door or other part of the Building, except as such are permitted pursuant to the terms of the Declaration and/or the By-Laws or shall have been approved in writing by the Condominium Board or the Managing Agent. Nothing shall be projected from any door or window of a Unit without similar approval.

23. All radio, television, computer or other electrical equipment of any kind or nature installed or used in each Units shall fully comply with all rules, regulations, requirements or recommendations of the New York Board of Fire Underwriters and the public authorities having jurisdiction. The Unit Owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in his Unit or its appurtenant Limited Common Elements.

24. Water-closets and other water apparatus in the Building shall not be used for any purpose other than those for which they were designed, and no sweepings, rubbish, rags or any other article shall be thrown into same. Any damage resulting from misuse of any water-closets or other apparatus in a Unit shall be repaired and

paid for by the Unit Owner of such Unit.

25. Each Unit Owner shall keep his Unit and its appurtenant Limited Common Elements in a good state or preservation, condition, repair and cleanliness in accordance with the terms of the By-Laws.

26. The agents of the Condominium Board or the Managing Agent, and any contractor or workman authorized by the Condominium Board or the Managing Agent, may enter any room or Unit at any reasonable hour of the day, on at least one day's prior notice to the Unit Owner, for the purpose of inspecting such Unit for the presence of any vermin, insect 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 reasonable manner so as not to unreasonably interfere with the use of such Unit for its permitted purposes.

27. The Condominium Board or the Managing Agent may retain a pass-key to each Unit. If any lock is altered or a new lock is installed, the Condominium Board or the Managing Agent shall be provided with a key thereto immediately upon such alteration or installation. If the Unit Owner is not personally present to open and permit an entry to his 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 the Condominium Board or the Managing Agent, then the Condominium Board or the Managing Agent or their agents (but, except in an emergency, only when specifically authorized by an officer of the Condominium 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 cause under the circumstances is given to such Unit Owner's property).

28. If any key or keys are entrusted by a Unit Owner, by any family member thereof, or by his agent, servant, employee, licensee or visitor to ab employee of the Condominium or of the Managing Agent, 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 Condominium Board nor the Managing Agent shall (except as provided in Rule 27 above) be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

29. No occupant of the Building shall send any employee of the Condominium or of the Managing Agent out of the Building on any private business.

30. Any consent or approval given under these Rules and Regulations may be amended, modified, added to or repealed at any time by resolution of the Condominium Board. Further, any such consent or approval may, in the discretion of the Condominium Board or the Managing Agent, be conditional in nature.

31. Complaints regarding the service of the Condominium Board shall be made in writing to the Condominium Board or to the Managing Agent.

32. Corridor doors shall be kept closed at all times except when in actual use for ingress or egress to and from public corridors.

33. Unless a Limited Common Element for the exclusive use of a Unit Owner, no roof-top areas of the Building shall be used at any time or for any reason by a Unit Owner, their family members, guests, servants, employees, agents or licensees, other than with the prior written consent of the Condominium Board of Mangers or in the case of repairs, maintenance and other similar circumstances.

34. No recision, alteration, waiver or addition of any rule or regulation in respect of one Unit Owner or other occupant will operate as a precent recision, alteration or waiver of these House Rules in respect of any other Unit Owner or other occupant.

Part II - Counsel's Tax Opinion

SCHEDULE J

Schwartz & Associates, P.C.
Attorneys at Law

3607 Quentin Road, Brooklyn, New York 11234
Tel No: (718) 336-6677 Fax No: (718) 336-6454

November 17, 2005

Tiffany Tower Condominiums
20 Tiffany Place
Brooklyn, New York 11231

Re: Tiffany Towers Condominium (the "Condominium")

Gentlemen:

We note that the offering Plan states that it is believed that real estate taxes payable by a Unit Owner which are assessed against his Unit by any governmental taxing authority, are proper deductions in connection with Federal, New York State and New York City Income Taxes payable by the owner of such Condominium Unit. Further, the Offering Plan states that the monthly payments of interest on any mortgage which becomes a lien on a Condominium Unit are proper deductions, provided such Unit is either the principal residence of the Unit Owner or the one other residence that he selects pursuant to Section 163(h)(5)(A)(i)(II) of the Internal Revenue Code of 1986 (the "Code").

We have given this matter careful study and it is our opinion that pursuant to the provisions of the Code (see Revenue Ruling 64-31, 1964-1 C.B. 300) and the corresponding provisions of the New York State and New York City tax laws (See Sec. 615 of the New York State Tax Law and New York City Administrative Code Sec. T46-115.0), such interest payments and the aforesaid real estate tax payments are proper deductions by the owner of a Condominium Unit, in connection with his Federal, New York State, and New York City income taxes.

Section 528 of the Code will afford the Condominium with the opportunity to elect to be treated as a tax exempt organization, as substantially all of the Units are used for residential purposes. Regulation Section 1.528-4 states that for this requirement to be met with respect to the Condominium, 85% of the total square footage of all Units in the Condominium must be used either for residential purposes or for purposes auxiliary thereto. Because in the Condominium, more than 85% of the total square footage of all the Units will be used for residential purposes or for purposes auxiliary thereto this requirement has been met.

In addition, 60% or more of the Condominium's gross income must consist of amounts received as membership dues, fees or assessments from the Unit Owners and 90% or more of its expenditures must be for the acquisition, construction, management and care of the Condominium properties, which properties as defined in Section 528 of the Code, include the Units as well as the common elements. Based upon our examination of the Offering Plan and subject to the Condominium actually satisfying the minimum percentage income and expenditure criteria set

forth above, we are of the opinion that the Condominium will be eligible to elect to be treated as a tax exempt organization under Section 528 of the Code.

Such an election may entail the filing of income tax returns by the Condominium, but will exempt from Federal, New York State and New York City income taxation all amounts received by the Condominium from the Unit Owners as common charges, membership dues, fees and assessments. The Condominium will be taxed, however, on any excess of income over expenses from unrelated sources. Examples of unrelated source income include interest earned on reserve and other invested funds, income from concessions and income from dues or fees received from persons other than the Unit Owners.

In the event the Condominium fails to qualify for and elect Section 528 taxation status for any year, it may to the extent it has any income from unrelated sources or from accumulated revenues not expended in any taxable year, including accumulated revenues received by virtue of dues, fees and assessments from Unit Owners, be subject to Federal, New York State and New York City Income Taxation (See Revenue Ruling 74-99, 1974-1 C.B. 131).

We have examined the exceptions to title set forth in Section XII of the Offering Plan and we are of the opinion that none of such exceptions should discourage a willing purchaser from purchasing any Condominium Unit or affect the saleability of any Condominium Unit.

We have examined the building plans and permits covering the proposed Condominium development and the Declaration and By-Laws pertaining thereto. It is our opinion that the Condominium built in accordance with such plans and permits will be in conformance with the existing zoning laws of the City of New York and that the Declaration and By-Laws, when filed, will validly create a Condominium in accordance with Article 9-B of the Real Property Law of the State of New York.

Very truly yours,

Mark S. Schwartz

MSS/mm

Part II - 421 (a) Real Estate Tax Exemption Opinion

SCHEDULE K

BEN ROTTENSTEIN ASSOCIATES INC.
REAL ESTATE TAX CONSULTANTS

August 16, 2005

Mr. Anthony Cardinale
c/o Tiffany Partners, LLC
3607 Quentin Road
Brooklyn, NY 11234

Re: 421-A Application
20 Tiffany Place. Brooklyn, NY
Block: **319** Lot: **51**
Thirteen (13) Residential Condo Units + One (1) Commercial Unit

Dear Mr. Cardinale:

I am writing in response to your request for an opinion regarding the eligibility of a construction project at the referenced site for tax benefits pursuant to Section 421-A of the Real Property Tax Law.

1. Eligibility requirements

To be eligible for Section 421-A tax benefits, the Project must comply with each of the eligibility requirements set forth in Chapter 6 of Title 28 of the Rules of the City of New York. The application of these requirements to the project is discussed in detail below.

A. Location Requirements

1. Geographic Exclusion Area Limitation

Sections 6-02(b)(2) and 6-02(c)(10) of the Rules provide that a project in the Geographic Exclusion Area is eligible for Section 421-A benefits only if carried out with Substantial Governmental Assistance or if affordable units are created in accordance with the requirements of Section 6-08 of the Rules.

The Project is not located in the Geographic Exclusion Area and is therefore not subject to these limitations.

2. Public and Private Park Limitation

Paragraphs (5) and (6) of Section 6-02(c) bar 421-A benefits for projects situated on land mapped as a public park (with certain exceptions) or utilized for ten (10) or more consecutive years immediately prior to October 1, 1971 as a Private Park. You state, and I assume, that the Site does not fall within either category.

B. Site Requirements

Section 6-02(f) of the Rules states that for a project to be eligible for 421-A benefits, the land on which it is located must have been vacant, predominantly vacant, underutilized, or improved with a non-conforming use on the operative date. "Operative Date" means, in the case of the Project, thirty-six months prior to the Commencement of Construction.

You have stated that construction will commence in the 2005/2006 Fiscal Year. Accordingly the Operative Date will fall within New York City's 2002/2003 Fiscal Year. You have also stated that the site was underutilized prior to the commencement of construction. Accordingly the Site will qualify as underutilized for the purposes of 421-A Rules.

C. Project Requirements

1. New Multiple Dwelling

Section 6-02(b) of the Rules provides that a project is eligible for Section 421-A benefits only if it is a "new multiple dwelling" containing three or more dwelling units. Section 6-02(c)(2) states that multiple dwellings resulting from the conversion or rehabilitation of a building or structure are ineligible for benefits, and Section 6-01 of the Rules provides that:

Construction shall not commence prior to the issuance by the Department of Buildings of either (i) a building or alteration permit for the construction of an entirely new multiple dwelling, the footprint of which consisted entirely of vacant and unimproved land upon such date, or (ii) an alteration permit for the construction of a new multiple dwelling above, and on an entirely separate tax lot from, one or more existing structures which are to be retained provided that only the floor area attributable to the new multiple dwelling, and any eligible commercial, community facility or accessory use space within such new structure shall be eligible for benefits under the act.

You state that the Project will be carried out pursuant to a new building permit and, upon completion, will be a newly constructed multiple dwelling constructed on land which was entirely underutilized as of the Commencement of Construction. Accordingly, the project will meet the requirements set forth above.

You state that the new construction will consist of 13 newly constructed residential condominium units, with twelve (12) residential parking spaces and 1 Community Facility unit.

2. Not used as a Hotel or for Single Room occupancy

Paragraphs (3) and (4) of Section 6-02(c) of the 421-A Rules deem any building or portion thereof which is used as a hotel or for single room occupancy ineligible for 421-A benefits. You state that no such use of the Project will occur.

D. Timing Requirements

1. Project Commencement

Section 6-02 subdivision (b)(1) and (d)(5) of 421-A Rules requires that a project to be commenced on or after July 1, 1985 and is completed no later than December 31, 2007 to be eligible for Twenty Five (25) year benefits under that section. You state, and we assume that the project will be completed prior to December 31, 2007.

2. Reduction of Benefits for Excess Commercial, Community Facility or Accessory Use Space

Section 6-06(b) of the Rules provides that the tax exemption granted by 421-A will be reduced if the floor area of the Project's commercial, community facility and accessory use space exceeds twelve percent (12%) of the aggregate floor area.

The amount of commercial, community facility and accessory use space, and resulting decrease in benefits will be determined by the Department of Housing and Preservation and Development ("HPD") in accordance with the 421-A Rules based on building plans for the Project.

3. Exemption during construction

If the project satisfies all of the requirements set forth in Section 421-A and has received a Preliminary Certificate of Eligibility it shall be exempt from real property taxes, other than assessments for local improvements upon any increase in assessed valuation over the Prior Assessed Valuation during the statutorily defined period of construction or for a period of three years, whichever is less, provided that taxes shall be paid in each tax year in which full or partial exemption is in effect on the Prior Assessed Valuation, as defined in Section §6-01 of 421-A Rules.

4. Exemption after construction

After the first taxable status date immediately following the completion of the construction, any increase in assessed valuation over the Prior Assessed Valuation of the eligible Project which has received a Final Certificate of Eligibility shall be exempt from real property taxes, other than assessments for local improvements, for twenty five consecutive tax years pursuant to the following schedule. In addition, condo owners must pay full real estate taxes on the Prior Assessed Valuation and any increases until the Final Certificate of Eligibility is issued, as defined in Section §6-01 of 421-A Rules.

Twenty Five Year Exemption

Year	Percent of Increased Assessed Valuation Which Is Exempt
First through Twenty-first	100%
Twenty-second	80%
Twenty-third	60%
Twenty-fourth	40%
Twenty-fifth	20%
Twenty-sixth	0%

Prior to the commencement of construction, records of the New York City Department of Finance Real Property Assessment Department reveal that assessed valuation of the subject premises is as follows: (Years 2004/2005)

BLOCK: 319 LOT: 51 (20 Tiffany Place, Brooklyn, NY)

ACTUAL VALUES	LAND: $65,700	TOTAL: $103,500
TRANSITIONAL VALUES	LAND: $62,460	TOTAL: $104,253

It is estimated the assessed value of the property upon completion of construction will be approximately $1,575,000. The Department of Finance will allocate the assessed value to the condominium units, usually based upon the percentage of common interest as listed in the Condominium Offering Plan. The 2004/2005 Tax Class 2 tax rate is $12.216 per $100. The 2006/2007 Tax Class 2 estimated tax rate is $12.45 per $100.

Any increase in assessment due to the physical improvements attributable to the newly constructed residential condominium units shall be exempt as per the TWENTY FIVE YEAR EXEMPTION table shown earlier.

Although the aforesaid estimate of the post construction Assessed Valuation is a good faith estimate, it is not possible to estimate it with any degree of certainty, and thus such assessed valuation when actually made may be less or greater than estimated above. In no event will the firm of BEN ROTTENSTEIN ASSOCIATES INC., the Sponsor, the Sponsor's counsel, or any other person be liable if the assessed valuation when actually made, is less or greater than predicted above or if the Administrative Code and the applicable rules and regulations of the City of New York are in the future changed or if the facts as represented to the office of BEN ROTTENSTEIN ASSOCIATES INC., prove to be untrue.

Based on the foregoing, it is our opinion that the Department of Housing and Preservation and Development ("HPD") will consider the property eligible for real estate tax exemption benefits under Section 421-A.

NO WARRANTY IS OR CAN BE MADE BY THIS FIRM THAT HPD OR THE NEW YORK CITY BUREAU OF REAL PROPERTY ASSESSMENT, OR ANY OTHER AGENCY WITH JURISDICTION WILL APPROVE SPONSOR'S APPLICATION FOR SECTION 421-A TAX BENEFITS, OR THAT THE ASSESSED VALUATION WILL BE AS ESTIMATED HEREIN, AND THE WRITER OF THIS LETTER SHALL NOT BE LIABLE, IF BECAUSE OF CHANGES IN LAWS AND/OR REGULATIONS, OR THE INTERPRETATIONS OF LAWS AND/OR REGULATIONS, OR IF THE FACTS REPRESENTED BY SPONSOR, ARCHITECT OR APPRAISER PROVE INCORRECT, THE PROPERTY FAILS TO OBTAIN SECTION 421-A BENEFITS.

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

Very truly yours,

BEN ROTTENSTEIN ASSOCIATES INC.

Norman Parnass
Chief Executive Officer

Part II - Certifications

SCHEDULE L

November 17, 2005

Attorney General Eliot Spitzer
New York State Department of Law
Investment Protection Bureau
(Real Estate Finance Section)
120 Broadway, 23rd floor
New York, New York 10271

Re: 20 Tiffany Place
Brooklyn, New York

Gentlemen:

We are the sponsor and the principals of sponsor of the condominium offering plan for the captioned property. We understand that we have primary responsibility for compliance with the provisions of Article 23-A of the General Business Law, the regulations promulgated by 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 who this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

Gregg Barbagallo

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
COUNTY OF KINGS) ss.:
)

On the 17th day of November in the year 2005, before me, the undersigned, personally appeared Gregg Barbagallo, 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 executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

Robert Delvicario
Notary Public, State of New York
No. 01DE6122740
Qualified in Suffolk County
Commission Expires Feb. 17, 20

November 17, 2005

Attorney General Eliot Spitzer
New York State Department of Law
Investment Protection Bureau
(Real Estate Finance Section)
120 Broadway, 23rd floor
New York, New York 10271

Re: 20 Tiffany Place
Brooklyn, New York

Gentlemen:

We are the sponsor and the principals of sponsor of the condominium offering plan for the captioned property. We understand that we have primary responsibility for compliance with the provisions of Article 23-A of the General Business Law, the regulations promulgated by 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 who this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

Richard Cardinale

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
COUNTY OF KINGS) ss.:
)

On the 17th day of November in the year 2005, before me, the undersigned, personally appeared Richard Cardinale, 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 executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

JULIA DASHEVSKAYA
Notary Public, State of New York
No. 01DA6123859
Qualified in Kings County
Commission Expires April 25th 2009

November 17, 2005

Attorney General Eliot Spitzer
New York State Department of Law
Investment Protection Bureau
(Real Estate Finance Section)
120 Broadway, 23rd floor
New York, New York 10271

Re: 20 Tiffany Place
Brooklyn, New York

Gentlemen:

We are the sponsor and the principals of sponsor of the condominium offering plan for the captioned property. We understand that we have primary responsibility for compliance with the provisions of Article 23-A of the General Business Law, the regulations promulgated by 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 who this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

Anthony Cardinale

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
) ss.:
COUNTY OF KINGS)

On the 17th day of November in the year 2005, before me, the undersigned, personally appeared , Anthony Cardinale 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 executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

Robert Delvicario
Notary Public, State of New York
No. 01DE6122740
Qualified in Suffolk County
Commission Expires Feb. 17, 2009

CERTIFICATION OF ARCHITECT

New York State Department of Law
Real Estate Financing Bureau
120 Broadway – 23rd Floor
New York, New York

Re: Tiffany Tower Condominiums
20 Tiffany Place
Brooklyn, NY

Ladies and Gentlemen:

The Sponsor of the Offering Plan to convert the captioned property to condominium ownership retained our firm to prepare a report describing the construction of the property (the "Reports"). I have examined the building plans and specifications that were prepared by our office dated 06/16/2005, and prepared the Report dated 11/17/2005, for the Building and for the Tiffany Towers Condominium Board copies of which are intended to be incorporated into the offering plan so that prospective purchasers may rely on the Reports.

I am a registered architect in the State in which the property is located.

I understand that I am responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 and Part 22 insofar as they are applicable to these Reports.

I have read the entire Report and investigated the facts set forth in the Reports and the facts underlying them, with due diligence in order to form a basis for this certification. This certification is made for the benefit of all persons to whom this offer is made.

I certify that the Reports:

i. set forth in the narrative form the description of the entire property as it will exist upon completion of construction, provided that construction is in accordance with the plans and specifications that I examined;

ii. in my professional opinion affords potential investors, purchasers, and participants an adequate basis upon which to found their judgment concerning the description and/or physical conditions of the property as it will exist upon completion of construction, provided that construction is in accordance with the plans and specifications that I examined;

iii. does not omit any material fact;

iv. does not contain any untrue statement of a material fact;

v. does not contain any fraud, deception, concealment, or suppression;

vi. does not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;

vii. does not contain any representation or statement which is false, where I:

a) knew the truth

b) with reasonable effort could have known the truth;

c) made no reasonable effort to ascertain the truth; or

d) did not have knowledge concerning the representation or statement made

I further certify that I am not owned or controlled by and have no beneficial interest in the sponsor and that my compensation for preparing these Reports is not contingent on the conversion of the property to a condominium or on the profitability or price of the offering. This statement is not intended as a guarantee or warranty of the physical condition of the property.

NAROFSKY ARCHITECTURE
AND DESIGN

By: _____
Stuart Narofsky, A.I.A.
Principal

Sworn to before me this 18 Day of November 2005

_____
Notary Public

HILARY GARDNER
Notary Public, State of New York
No. 01GA6123382
Qualified in Queens County
Commission Expires March 7, 2009

AMS
ADVANCED MANAGEMENT SERVICES

26 Court Street, Suite 804
Brooklyn, New York 11242
Phone: (718) 852-5310
Facsimile: (718) 852-5312

CERTIFICATION OF ADEQUACY OF BUDGET

November 17, 2005

State of New York Department of Law
Real Estate Financing Bureau
120 Broadway – 23rd Floor
New York, NY 10271

Re: Tiffany Tower Condominiums
20 Tiffany Place
Brooklyn, NY (the "Premises")

The Sponsor of the Condominium Offering Plan for the above-referenced Premises retained the undersigned to review Schedules "B", "C", and "C-1" (the "Schedules") containing projections of income and expenses for the first year of the condominium operation of the Premises starting July 1, 2006 and ending June 30, 2007.

Undersigned or undersigned's principal(s) have managed or operated cooperatives or condominiums or rental properties for at least 18 years.

Undersigned understands that the undersigned is responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 and Part 22 (as applicable) insofar as they are applicable to the Schedules "B", "C" and "C-1".

Undersigned has reviewed the Schedules and investigated the facts set forth in the Schedules and the facts underlying them with due diligence in order to form a basis for this certification. Undersigned also has relied on undersigned's experience in managing residential buildings.

Undersigned certifies that the projections in the Schedules appear reasonable and adequate under existing circumstances, and the projected appears to be sufficient to meet the anticipated operating expenses for the first year of condominium operation.

Undersigned certifies that the Schedules:

(i) sets 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 undersigned:

(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 statements made.

Undersigned further certifies that undersigned is not owned or controlled by the Sponsor. Undersigned understands that a copy of this certification is intended to be incorporated into the Offering Plan. The Statement is not intended as a guarantee or warranty of the income and expenses of 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. Undersigned understands that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

ADVANCED MANAGEMENT SERVICES

By: Robert Alper

Print Name: Robert Alper
Print Title: Vice President

Sworn to before me this 18th day
Of November, 2005

Notary Public

BRENDA Y ENGLAND
Commissioner of Deeds
City of New York No. 2-9169
Certificate Filed in Kings County
Commission Expires Nov. 1, ~~10~~ 2006