CONDOMINIUM OFFERING PLAN FOR
ONE WEST END AVENUE CONDOMINIUM

1 West End Avenue, New York, New York 10023

TOTAL INITIAL OFFERING PRICE OF:
THE 246 TOWER UNITS OFFERED FOR SALE IS $986,850,000;
THE 93 STORAGE LICENSES OFFERED FOR SALE IS $2,790,000;
FOR AN AGGREGATE TOTAL INITIAL OFFERING PRICE OF $989,640,000

(245 Tower Units and 93 Storage Licenses are initially being offered for sale hereunder. One of the Tower Units, anticipated to be Unit 8J, will be sold to the Tower Board for use as the Resident Manager's Unit. The Condominium will also include the following Commercial Units: Rental Unit; Retail Unit; Office Unit 1; Office Unit 2; Office Unit 3; Office Unit 4 and the Garage Unit, all of which are included in the Building, but are not offered for sale hereunder at this time.)

Sponsor

Riverside Center Site 5 Owner LLC
c/o El Ad US Holding, Inc.
575 Madison Avenue, 23rd Floor
New York, New York 10022

Selling Agent

Corcoran Sunshine Marketing Group
888 Seventh Avenue
New York, New York 10106

Sales Office

555 West 59th Street
New York, New York 10023
(212) 757-0059

Date of Acceptance for Filing: May 20, 2015

The term of the initial offering of this Plan commenced on May 20, 2015 and expires on May 19, 2016, unless said date is extended in a duly filed amendment.

SEE PAGE (vii) FOR SPECIAL RISKS TO PURCHASERS

BECAUSE SPONSOR IS RETAINING THE UNCONDITIONAL RIGHT TO RENT RATHER THAN SELL UNITS, THIS PLAN MAY NOT RESULT IN THE CREATION OF A CONDOMINIUM IN WHICH A MAJORITY OF THE UNITS ARE OWNED BY OWNER-OCCUPANTS OR INVESTORS UNRELATED TO THE SPONSOR. (SEE SPECIAL RISKS SECTION OF THE PLAN.)

PURCHASERS FOR THEIR OWN OCCUPANCY MAY NEVER GAIN CONTROL OF THE CONDOMINIUM BOARD OR THE TOWER BOARD UNDER THE TERMS OF THIS PLAN. (SEE SPECIAL RISKS SECTION OF THE PLAN.)

THIS OFFERING PLAN IS THE ENTIRE OFFER TO SELL THE TOWER UNITS AND STORAGE LICENSES. 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.

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SPECIAL RISKS TO BE CONSIDERED BY PURCHASERS

1. Control by Sponsor

As used herein, the term "Initial Control Period" refers to the period ending on the later to occur of: (i) the fifth anniversary of the first closing of title to a Tower Unit by Sponsor pursuant to an Option Agreement (the "First Closing"); or (ii) the closing of title to Tower Units representing more than ninety percent (90%), both in number and in aggregate Common Interests, of all Tower Units. **IN LIGHT OF SPONSOR'S UNCONDITIONAL RIGHT TO RENT OR LEASE, RATHER THAN SELL, THE UNITS OFFERED HEREUNDER, THE FOREGOING NINETY PERCENT (90%) CLOSING THRESHOLD MIGHT NEVER BE REACHED AND THE INITIAL CONTROL PERIOD MAY NEVER EXPIRE. AS A RESULT, TOWER UNIT OWNERS MAY NEVER GAIN CONTROL OF THE CONDOMINIUM BOARD OR THE TOWER BOARD.**

2. Riverside Center and Riverside Center Property Owners Association

The Land is one of five contiguous parcels (each, a "Parcel") comprising the site of "Riverside Center," a phased mixed-use development located on the Upper West Side of Manhattan. The Riverside Center site is the southernmost of thirteen (13) blocks comprising the general large-scale development known as Riverside South (as hereinafter defined). All owners of Parcels are members of the Riverside Center Property Owners Association, Inc. (the "RCPOA"), which was formed primarily to assess its members for the cost of operating, maintaining, and repairing the privately owned open space on the site, including certain publicly accessible open space and public access areas (the "RC Public Space and Access"). The RCPOA operates pursuant to the Declaration of Covenants, Conditions and Restrictions of the Riverside Center Property Owners Association, Inc. made by the RC Declarant, dated as of December 18, 2012, and recorded in the City Register's Office on January 25, 2013, as CRFN 2013000034832 (as same may be amended from time to time, the "RCPO Declaration"). The specific purposes and responsibilities of the RCPOA are set forth in the RCPO Declaration. The RCPOA was created and the RCPO Declaration was prepared in accordance with the RC Restrictive Declaration (as defined herein).

The RCPOA is a membership organization, with membership limited to owners of Parcels in Riverside Center. Under the RCPO Declaration, the RCPOA may impose assessments on members to fund the cost of the maintenance, operation, and repair of the RC Public Space and Access. There is no expiration date of the RCPOA; provided, however, that the RCPO Declaration expressly provides that it shall continue in full force and effect in perpetuity unless and until there is an affirmative, unanimous vote by the RCPOA members to terminate the RCPO Declaration and dissolve the RCPOA. Sponsor, as owner the Property, is presently a member of the RCPOA for purposes of the RCPO Declaration. Upon recording of the Declaration, Sponsor's membership status in the RCPOA will be transferred to the Condominium Board. At such time, the Condominium Board shall appoint a member of the Tower Board (the "Vice President for RCPOA Liaison") to attend and represent it at meetings of the RCPOA and to vote on behalf of the Condominium at such meetings. The RCPOA Declaration requires the Condominium Board to assess all assessments imposed by the RCPOA against each Unit as part of the Unit's share of common charges. If the Condominium Board

fails to pay an assessment to the RCPOA, the RCPOA may take action against the Condominium Board generally, or against individual Unit Owners specifically, for their proportionate share of the assessment. Notwithstanding anything to the contrary contained herein, the Rental Unit Owner and Garage Unit Owner shall have no obligation to contribute toward the Condominium's membership assessments to the RCPOA, and such assessments shall be borne by the Tower Units Owners, Retail Unit Owner and Office Unit Owners in accordance with their proportionate share of such assessment.

(See the Sections entitled "Introduction", "Rights and Obligations of the Unit Owners and the Boards of Managers" and "Agreements Binding on the Condominium" in Part I of the Plan for further discussion.)

3. Riverside South and Riverside South Property Owners Association

The Property is part of a development area on the west side of Manhattan, referred to as "Riverside South", that includes nineteen (19) parcels (each, an "RS Development Parcel"). All owners of RS Development Parcels or subdivisions thereof (each, an "RS Development Parcel Owner") are members of the Riverside South Property Owners Association, Inc. (the "RSPOA"). The RSPOA was formed at the start of development of Riverside South, primarily to assess its members for the cost of maintaining and insuring the various park areas (the "Park Areas") contained within Riverside South and to own certain public access areas (the "Public Access Areas") as more particularly described below. Assessments collected from members of the RSPOA to maintain the RS Park Areas are paid to the City of New York Department of Parks and Recreation, which is under contract to perform the physical maintenance of the RS Park Areas, or to another entity holding such maintenance contract. The RSPOA operates pursuant to the Declaration of Covenants, Conditions and Restrictions of the Riverside South Property Owners Association, Inc. made by the then RS Development Parcel Owners in Riverside South, dated as of August 26, 1997 and recorded in the City Register's Office on March 16, 1998 in Reel 2554, Page 552 (as same may be amended from time to time, the "RSPO Declaration"). The specific purposes and responsibilities of the RSPOA are set forth in the RSPO Declaration. The RSPOA was created and the RSPO Declaration was prepared in accordance with the RS Restrictive Declaration (as defined herein). The RSPOA is a membership organization, with membership limited to owners of RS Development Parcels or any tax lots resulting from the subdivision an RS Development Parcel. Sponsor is presently the RS Development Parcel Owner for the Property and a member of the RSPOA for purposes of the RSPO Declaration. Upon recording of the Declaration, such statuses will be transferred to the Condominium Board. At such time, the Condominium Board shall appoint a member of the Tower Board (the "Vice President for RSPOA Liaison") to attend and represent it at meetings of the RSPOA and to vote on behalf of the Condominium at such meetings. There is no expiration date of the RSPOA; provided, however, that the RSPO Declaration expressly provides that it shall continue with full force and effect perpetually unless and until terminated by the affirmative vote of RS Development Parcel Owners whose Parcels represent in the aggregate at least seventy-five percent (75%) of the aggregate class votes attributable to all Parcels at a duly called meeting of such Development Parcel Owners. If the Condominium Board fails to pay its membership assessment to the RSPOA, the RSPOA may take action against the Condominium Board generally, or against individual Unit Owners specifically, for their proportionate share of the assessment.

(See the Sections entitled "Introduction", "Rights and Obligations of the Unit Owners and the Boards of Managers" and "Agreements Binding on the Condominium" in Part I of the Plan for further discussion.)

4. Use Provisions

The Condominium will initially consist of 246 Tower Units; the Rental Unit, comprised of approximately 116 affordable rental apartments; the Retail Unit; four (4) Office Units (referred to as "Office Unit 1", "Office Unit 2", "Office Unit 3" and "Office Unit 4"); the Garage Unit and the Common Elements. Only the Tower Units (and their appurtenant interest in the Common Elements) and Storage Licenses (hereinafter described) are offered pursuant to this offering plan.

A Tower Unit (anticipated to be Unit 8J) located on Floor 8 of the Building will be used as an apartment by the Resident Manager (hereinafter, the "Resident Manager's Unit"). Sponsor reserves the right to use a different Tower Unit as the Resident Manager's Unit, and in such case the purchase price of such different Tower Unit will not increase by more than fifteen percent (15%) of the purchase price of Unit 8J. Sponsor will amend the Plan to disclose if a Tower Unit other than 8J is to be used as the Resident Manager's Unit.

The Tower Units may generally be used only for residential purposes and, subject to compliance with the Declaration, the Condominium By-Laws and the Tower By-Laws, for a lawful home occupation as defined in the Zoning Resolution (a New York City zoning resolution affecting use and occupancy). Tower Unit Owners may, subject to the Tower Board's right of first refusal, rent their Tower Unit pursuant to a lease with a minimum term of one (1) year, in each case. No transient tenant or short-term paying guest (i.e., a tenant or paying guest in occupancy for a period of less than twelve (12) consecutive months) may be accommodated in any Tower Unit, and only an entire Tower Unit may be leased. Residents of the Tower Units thus may be comprised of Tower Unit Owners who reside in the Building, as well as tenants leasing Tower Units from other Tower Unit Owners.

The Storage Bins (as hereinafter defined) may only be used for storage purposes, and in no event may a Storage Bin be used as a dwelling space or for the storage of toxic or inflammable items or Combustibles (as such term is defined in the New York City Building Code). No materials which pose a health or safety threat or which otherwise create a nuisance may be stored in the Storage Bins. To do so may result in a violation placed against the Building by the Department of Buildings that will be the obligation of the licensee to remove. Notwithstanding the foregoing, Sponsor or its designee shall have the right to use without charge any unlicensed Storage Bins (collectively, the "Unlicensed Storage Bins", and individually, an "Unlicensed Storage Bin") for any lawful purpose or to change the permitted use of any Unlicensed Storage Bins, subject, however, to the provisions of Article 6 of the Tower By-Laws which provide, among other things, that no use shall be allowed in the Condominium which interferes with the peaceful possession and proper use of the Condominium by its occupants. The Storage Bins will be located on the Subcellar Level of the Building, subject to the right of Sponsor to create new/additional Storage Bins.

The Commercial Units in the Building are divided into the following categories: (i) the Rental Unit, comprised of approximately 116 affordable rental apartments; (ii) the Retail Unit; (iii) four (4) Office Units; and (iv) the Garage Unit. Sponsor makes no representation whatsoever with respect to the uses to which all or any portion of the Commercial Units or any public spaces within the Building may be put at any time; nor does Sponsor make any representation with respect to the identity of the owners or users or future owners or users of any of such Units at any time. The Condominium's board of managers (the "Condominium Board") will have no right to restrict or limit any of the uses of, or alterations in or to, the Commercial Units (including the portions thereof facing the street or public area) which are permitted by law and applicable zoning ordinances, except as otherwise set forth in the Declaration and the Condominium By-Laws.

Subject to compliance with all Legal Requirements, including, without limitation, the certificate of occupancy for such Unit and any applicable zoning regulations, and except as otherwise provided herein and in the Condominium By-Laws, each Commercial Unit may be used and operated for any legally permitted purpose, including, without limitation, for retail, hotel, restaurant, banking, commercial, office, storage, garage, residential (to the extent the certificate of occupancy is amended to permit such use with respect to Commercial Units other than the Rental Unit), fitness facility and utility purposes (and ancillary uses of any of the foregoing). The Rental Unit will be used for affordable housing purposes (and ancillary uses) (as more particularly described herein) in accordance with the Regulatory Agreement. It is currently anticipated that the Retail Unit will be used for retail purposes (and ancillary uses), the Office Units will be used as professional/medical office space, and the Garage Unit will be used as public parking (and ancillary uses). Sponsor intends for the Rental Apartments to be rented to eligible tenants at rents that will be subject to the Rent Stabilization Law and Code as well as subject to the requirements of the Inclusionary Housing Program and the requirements of the Real Property Tax Law Section 421-a and the rules promulgated thereunder. In the event that Section 421-a benefits are not granted, Sponsor shall have the right to rent the Rental Apartments subject to the income restrictions set forth in the Regulatory Agreement.

(See the Sections entitled "Description of the Property and Improvements" and "Rights and Obligations of the Unit Owners and the Boards of Managers" in Part I of the Plan for further discussion.)

5. Interim Service Period

Prospective Purchasers are advised that until the later of: (i) twelve months after the First Closing; or (ii) the closing of title to and occupancy of at least fifty percent (50%) of the Tower Units, some of the services and facilities described in the Plan (specifically, some of the elevators, the Great Room, Media Room and Billiards Room, Playroom, Game Room, Catering Kitchen, Kitchen, Dining Room, Fitness Center, (25 Meter)- Swimming Pool, Mens' and Womens' Changing/Locker Rooms and Spa and the Bicycle Storage Room, Storage Bins, a full staff of residential service personnel and access to parking in the Garage Unit) may not be available. However, it is anticipated that at all times after the First Closing, the Tower Lobby (as defined herein) will be attended twenty-four (24) hours a day, seven (7) days a week, and there will be at least one (1) elevator servicing every floor on which there are occupied Tower Units. The interim level of staffing will at all times during this period be commensurate with the levels

of occupancy from time to time and adequate to properly maintain the Building. During such interim service period when full services and/or facilities are not available, the Tower Common Charges payable by the Tower Unit Owners may be reduced accordingly to reflect the corresponding diminished expenses of the Tower Section. IN LIGHT OF SPONSOR'S UNCONDITIONAL RIGHT TO RENT OR LEASE, RATHER THAN SELL, THE UNITS OFFERED HEREUNDER, THE FOREGOING FIFTY PERCENT (50%) CLOSING THRESHOLD MIGHT NEVER BE REACHED AND SUCH SERVICES AND FACILITIES MAY NEVER BECOME AVAILABLE. (See the Section entitled "Description of Property and Improvements" in Part I of the Plan for further discussion.)

6. Purchaser Deposits; Defaults by Purchasers

At the time an option agreement for the purchase of a Tower Unit (an "Option Agreement") is executed, the Purchaser thereunder is required to make a payment in an amount equal to ten percent (10%) of the purchase price set forth therein (the "Initial Deposit"); and an additional payment equal to ten percent (10%) of such purchase price (the "Additional Deposit") shall be due and payable no later than the earlier to occur of: (x) four (4) months after the date of the Option Agreement; or (y) fifteen (15) days after Sponsor serves Purchaser with written notice of an amendment to the Offering Plan declaring the same effective, but in no event later than the closing of title to the Unit; provided, however, that with respect to Option Agreements entered into after the Offering Plan has been declared effective, Sponsor reserves the right to require both the Initial Deposit and the Additional Deposit due and payable upon execution of the Option Agreement. The Deposit for the purchase of a Storage License is fifteen percent (15%) of the gross purchase price of the Storage License. The term "Deposit" as used herein refers to both the Initial Deposit and, if the same has been paid at the time in question, the Additional Deposit, as well as in connection with the purchase of a Storage License. Notwithstanding the foregoing, if a Purchaser is a foreign government, a resident representative of a foreign government or other person or entity otherwise entitled to the immunities from suit enjoyed by a foreign government (i.e., diplomatic or sovereign immunity), such Purchaser will be required to make an Initial Deposit equal to fifty percent (50%) of the applicable purchase price and will not be required to make an Additional Deposit. The Escrow Account (as defined herein) is federally insured by the FDIC at the maximum amount of $250,000 per deposit (the FDIC limit in effect as of the filing date hereof). Any deposit in excess of $250,000 (or the FDIC limit in effect from time to time) will not be insured. Purchasers are also advised that if a Purchaser has any additional accounts at the Bank (as defined herein), the funds in said accounts will be added together with the Deposit held in escrow and the aggregate of all the funds held by the Bank will only be insured up to the $250,000 FDIC maximum coverage.

In the event that a Purchaser fails to close title on the date set for closing or otherwise fails to perform any other obligation under his or her Option Agreement, and such default is not cured within thirty (30) days after Sponsor gives written notice to such Purchaser of the default, Sponsor, at its option, may cancel such Option Agreement and retain as liquidated damages the Deposit made by the Purchaser and any interest earned on the Deposit, as well as any amounts paid by Purchaser for additional work in the Tower Unit, together with interest earned thereon, if any. For the avoidance of doubt, no statutory interest will accrue during any period of time during which there is a dispute over the Deposit being held in escrow. Additionally, if a Purchaser fails for any reason to close title on the originally scheduled closing date and Sponsor

elects not to cancel the Option Agreement: (a) the closing apportionments to be made at the closing will be made as of midnight of the day preceding the originally scheduled closing date; and (b) the Purchaser will be required to pay to Sponsor an amount equal to 0.04% of the purchase price of the Tower Unit(s) in question for each day that the closing is adjourned.

(See the Section entitled "Procedure to Purchase" and "Terms of Sale" in Part I of the Plan for further discussion.)

7. No Financing Contingency

A Purchaser may obtain financing from any lending institution or other source, but the Purchaser's obligation to purchase a Unit pursuant to an Option Agreement shall not be contingent on the Purchaser obtaining such financing, so that a Purchaser will remain obligated under the Option Agreement whether or not such Purchaser has been able to obtain financing. Neither Sponsor nor Selling Agent makes any representation whatsoever as to the terms or availability of any mortgage or other financing. Prospective Purchasers should be aware that even if a loan commitment is obtained, its term may be limited and it could expire before the closing date, and Sponsor shall have no liability as a result of any scheduling, rescheduling or adjournment of closing beyond the expiration of a loan commitment.

Purchasers should further note that in the current real estate market, banks and other lenders are imposing various restrictions on purchase financing. Such restrictions include requiring that a certain percentage of apartments in a building or group of buildings be sold before a lender will consider making a loan. Thus, it may be possible for a Purchaser of a Tower Unit to experience difficulty obtaining a loan in the event Sponsor is the owner of a substantial percentage of the Tower Units (e.g., more than fifty percent (50%) or seventy percent (70%)). Moreover, some lenders will not provide financing in a building or group of buildings where an investor other than the original sponsor has an ownership interest of ten percent (10%) or more. Further, in the event a Tower Unit Owner seeks to sell its Tower Unit, prospective purchasers may be unable to obtain institutional financing for such purchase as a result of the scenario described herein, regardless of the creditworthiness of the prospective purchaser.

(See the Sections entitled "Procedure to Purchase" and "Terms of Sale" in Part I of the Plan for further discussion.)

8. First Annual Tower Meeting

As more particularly set forth in the Declaration, Condominium By-Laws and Tower By-Laws, a board of managers for the Tower Section (the "Tower Board") shall generally have the power and authority to govern the affairs of the Tower Section of the Condominium. During the Initial Control Period, Sponsor will be entitled to designate a majority of the members of the Tower Board (and therefore control such Board).

Until the First Annual Meeting of the Tower Unit Owners (the "First Annual Tower Meeting"), the Tower Board shall generally consist of five (5) persons designated by Sponsor from time to time. Until the First Annual Tower Meeting, Sponsor reserves the right to designate fewer than five (5) persons to the Tower Board. The First Annual Tower Meeting shall be held not later than thirty (30) days following the later to occur of: (a) the second anniversary of the

First Closing; or (b) the closing of title to Tower Units representing at least fifty percent (50%) both in number and aggregate Common Interests of all Tower Units to Purchasers; and at such meeting, the incumbent five (5) member Tower Board designated by Sponsor will resign and a new Tower Board, consisting of five (5) members, will be installed, as described below. At meetings of the Tower Unit Owners, Sponsor will have the right to vote all of the Common Interests appurtenant to the Tower Units owned by Sponsor as it sees fit. IN LIGHT OF SPONSOR'S UNCONDITIONAL RIGHT TO RENT OR LEASE, RATHER THAN SELL, THE UNITS OFFERED HEREUNDER, THE FOREGOING FIFTY PERCENT (50%) CLOSING THRESHOLD MIGHT NEVER BE REACHED AND THE FIRST ANNUAL TOWER MEETING MAY NEVER OCCUR.

At elections of members to the Tower Board held at and after the First Annual Tower Meeting, but before the expiration of the Initial Control Period, Sponsor and/or its designee shall have the right to designate four (4) of the five (5) members of the Tower Board, who may be persons related to and/or affiliated with Sponsor, such designee or other Unsold Tower Unit Owners; and Sponsor, such designee and all other Tower Unit Owners shall have the right to elect the remaining one (1) member of the Tower Board who shall not be related to or affiliated with Sponsor, such designee or other Unsold Tower Unit Owners.

At elections of members to the Tower Board held after the expiration of the Initial Control Period, but while Sponsor and/or its designee still owns at least one (1) Tower Unit, Sponsor and/or its designee shall have the right to designate at least one (1) of the five (5) members of the Tower Board, who may be a person related to and/or affiliated with Sponsor, such designee or other Unsold Tower Unit Owners; and Sponsor, such designee and all other Tower Unit Owners shall have the right to elect the remaining members of the Tower Board who shall not be related to or affiliated with Sponsor, such designee or other Unsold Tower Unit Owners. Accordingly, from and after the expiration of the Initial Control Period, at least four (4) of the five (5) members of the Tower Board shall not be designated by or related to or affiliated with Sponsor, its designee or other Unsold Tower Unit Owners; and subject to the foregoing shall be elected by all Tower Unit Owners (including Sponsor, its designee or other Unsold Tower Unit Owner).

Moreover, during the Initial Control Period, the Tower Board may not, without the prior written consent of Sponsor: (i) make any addition, alteration or improvement to the Tower Limited Common Elements or any Tower Unit (unless required by any applicable Legal Requirements); (ii) assess any Tower Common Charges for the creation of, addition to or replacement of all or any reserve, contingency or surplus fund in respect of the Tower Section; (iii) increase or decrease the number of, or change the kind of, employees initially hired for the Tower Section, as provided for in Schedule B – "Projected Budget for First Year of Condominium Operation" set forth in the Plan; (iv) enter into any service or maintenance contract for work not covered by contracts in existence on the date of the First Closing or otherwise provide services in excess of those referred to in the Offering Plan, except as is required to reflect normal annual increases in operating services; (v) borrow money on behalf of the Tower Section, unless any such borrowing is approved by the owners of Tower Units representing at least seventy-five percent (75%) both in number and aggregate Common Interests of all Tower Units; or (vi) exercise any right of first refusal to lease or purchase a Tower Unit. However, the Tower Board may perform any function or take any action enumerated in

subsections (i) through (v) hereinabove without the consent of Sponsor if, and only if, the performance of such function or the carrying out of such action is necessary, and no other alternative is available, either to enable the Tower Board to comply with any Legal Requirements, or to remedy any notice of violation entered against the Tower Section, or to comply with any proper work order by an insurer of the Tower Section, or for the health and safety (but not the general comfort or welfare) of the occupants of the Tower Section.

The Tower By-Laws do not include a provision that after the expiration of the Initial Control Period a majority of the Tower Board must be Tower Unit Owner-occupants or members of a Tower Unit Owner-occupant's household who are unrelated to Sponsor and its principals. Tower Unit Owner-occupants and non-resident Tower Unit Owners, including Sponsor, may have inherent conflicts on how the Tower Section should be managed because of their different reasons for purchasing, i.e., purchase as a home as opposed to as an investment.

In addition, because Sponsor reserves the unconditional right to rent or lease Units, there is no commitment to enter into Agreements for more Tower Units than the fifteen percent (15%) of such Units necessary to declare the Plan effective and, accordingly, Tower Unit Owners may never gain effective control and management of the Condominium and/or Tower Section, and the First Annual Tower Meeting may never occur.

The powers and duties necessary for or incidental to the administration of the affairs of the Condominium will be vested in the Condominium Board. All five (5) of the members of the Tower Board shall also serve as the Tower Section's five (5) designees to the seven (7) member Condominium Board. The Commercial Unit Owners shall have the right to designate the remaining two (2) of the seven (7) members of the Condominium Board, as more particularly described herein. Thus, during the Initial Control Period, Sponsor will also control the Condominium Board. In the event that prior to the First Annual Tower Meeting Sponsor designates fewer than five (5) persons to the Tower Board, such designees shall collectively hold five (5) of the seven (7) votes on the Condominium Board (in addition to the votes of any representatives of the Commercial Unit Owners serving on the Condominium Board who were designated by Sponsor as the owner of a Commercial Unit, as applicable).

Therefore, during this Initial Control Period Sponsor will be able to control the maintenance and operation of, and services to be provided to, the Condominium and the Tower Section; provided, however, that any changes made by Sponsor to Schedule B – "Projected Budget for First Year of Condominium Operation" set forth in the Plan must provide for the same level of services disclosed in Schedule B – "Projected Budget for First Year of Condominium Operation". Sponsor will also be able to control the determination of the Common Charges to be paid by all Unit Owners.

(See the Sections of the Plan entitled "Control By Sponsor", "The Tower Board" and "The Condominium Board" in Part I of the Plan for further discussion.)

9. Delay in Collection of Common Charges

Sponsor shall have the right, in its sole and absolute discretion, to cause the Tower Board to waive the collection of some or all of the Tower Common Charges from Tower Unit Owners

for a period of time prior to full occupancy of the Building (the "Waiver Period"); provided, however, that Sponsor shall be solely responsible for payment of all remaining expenses to operate the Tower Section during the Waiver Period (the "Operating Expenses"). In connection with the Waiver Period, (i) Sponsor will disclose the implementation of such Waiver Period in the amendment to the Plan disclosing the occurrence of the First Closing; (ii) Sponsor shall file an amendment to the Plan disclosing the expiration of the Waiver Period at least thirty (30) days prior to such expiration; (iii) that during any such Waiver Period, Sponsor will timely pay all expenses of the Condominium, including but not limited to insurance premiums and any reserve fund payments required by lenders to the extent otherwise included in Schedule B – "Projected Budget for First Year of Condominium Operation"; (iv) upon the commencement of the collection of Common Charges, there will not be an assessment for any item set forth in the approved budget for the Condominium; and (v) Sponsor shall remain obligated to update the budget for the Condominium, as provided in the Condominium Documents.

10. Condominium Board

The Condominium Board shall have the powers and duties necessary for or incidental to the administration of the affairs of the Condominium. Subject to such authority of the Condominium Board, generally, but subject to the Declaration, Condominium By-Laws and Tower By-Laws provisions governing the same, all determinations which affect only the Tower Section and do not adversely affect any of the Commercial Units, Commercial Unit Owners or the General Common Elements shall be made by the Tower Board. Any dispute between the Tower Board and the Condominium Board as to which entity shall be entitled to make any determination shall be settled by arbitration in the manner provided in the Condominium By-Laws. As more fully set forth (and except as may otherwise be provided) in the Condominium By-Laws, all determinations required to be made by the Condominium Board shall be by majority of the votes cast at any meeting at which a quorum is present.

The Condominium Board shall be comprised of seven (7) members: five (5) members designated by the Tower Board; one (1) member designated by the Rental Unit Owner; and one (1) member designated by the Commercial Unit Owners other than the Rental Unit Owner pursuant to the Condominium By-Laws. As a result, neither the Rental Unit Owner nor the Commercial Unit Owner members of the Condominium Board will ever control a majority vote thereon, and the Tower Section (which will initially and may thereafter be controlled by Sponsor or affiliates of Sponsor) will control a majority of the votes on the Condominium Board. Moreover, it is initially intended that Sponsor may own one (1) or more Commercial Units and may, in such capacity, have the right to designate additional members to the Condominium Board in addition to the rights reserved to Sponsor with respect to the election and/or designation of members of the Tower Board. Tower Unit Owners shall not be entitled to vote in their individual capacities as Unit Owners at any meeting of the Condominium Board. (See the Section of the Plan entitled "The Condominium Board" in Part I of the Plan for further discussion.)

11. Additional Building Work

Construction in general is a complicated process which requires the coordination of numerous concurrent tasks, contractors and suppliers and the balancing of complex mechanical

and architectural systems, all of which is subject to unanticipated delays and difficulties and necessarily involves noise, disruption and inconvenience. Thus, for a period of time following the First Closing (through, including and beyond the closing of title to any particular Purchaser's Tower Unit), work should be expected to be undertaken and continue by or on behalf of: (i) Sponsor to complete the balance of the Building; (ii) individual Tower Unit Owners within their Tower Units (to perform custom renovations, etc.); and (iii) the Commercial Unit Owners to complete construction, build-out, furnishing and equipping their Units. During at least the First Year of Condominium Operation, construction workers and related personnel of Sponsor and others will be at the Property from time to time performing construction work, making adjustments and performing various other tasks related to the completion of construction, fitting out of, and moving into, the Tower Units and other portions of the Building from time to time. Various systems, including, but not limited to, water supply, air conditioning, heating, cooling, gas, electric, ventilating and other systems, and elevators, may require more than a year after any particular Tower Unit closing to complete and may be disrupted temporarily and from time to time (systems constituting Common Elements may require more than a year after any particular Tower Unit closing to complete, but all systems within a Tower Unit that must be completed as a requirement for the issuance of a temporary Certificate of Occupancy covering such Tower Unit will be functioning at the time of closing). Elevators and personnel may be taken out of service and diverted to facilitate construction and exterior hoists may be in place during at least the year following the First Closing, and from time to time thereafter, as needed, in connection with construction being performed in Units by the Unit Owners thereof, Sponsor and/or tenants of such Units. Various other adjustments, to windows and elevators and other systems, may require eighteen (18) months or more after the First Closing to complete. Sponsor may not fully complete the decoration or finishing of the lobby, corridors, elevator finishes and other portions of the Building, including, but not limited to, installing light fixtures, painting, hanging wall coverings or laying carpeting, until that particular floor is fully occupied by Unit Owners or, if additional construction within a Unit is anticipated, for some period thereafter. All of the foregoing work and conditions will create a noisy and otherwise disruptive condition in the Building during the period such work is being performed. Certain portions of the Common Elements may be completed before or after completion of any particular Purchaser's Unit. As a result, certain amenities and benefits anticipated to be available to Tower Unit Owners may not be available until such other portions of the Building are completed and fully operational. Sponsor shall have no liability whatsoever in the event these services are delayed, not made available, or discontinued or disrupted. Further, the Boards and/or Sponsor may refuse to permit a Tower Unit Owner to perform alterations in a Tower Unit until such time as the Building has been completed and permanent certificate(s) of occupancy have been obtained therefor. Even where such alterations are permitted, the Boards and/or Sponsor may impose conditions and deadlines upon the planning, performing and completion of such work. No assurance can be given with regard to the accuracy of any projected schedules or completion dates set forth herein or with respect to the duration of any interim service period or periods of potential disruption to the Unit Owners and their tenants or occupants, all such dates and timetables, to the extent provided, being only good faith estimates.

Based upon the Sponsor's construction schedule anticipated as of the initial filing of this Plan, Sponsor presently contemplates that, unless delayed by weather, casualty, labor difficulties (including work stoppages and strikes), late delivery and/or the inability to obtain on a timely basis or otherwise, materials or equipment, governmental restrictions, acts of god or other events

beyond its reasonable control construction of the Building will be sufficiently completed to permit closings of title to Tower Units to begin on or about October 1, 2016. Prospective Purchasers should note, however, that the Units will be completed at differing times over a period that may begin prior to and/or extend significantly beyond such date. Sponsor will have no liability to any Purchaser, nor will a Purchaser be entitled to any credit, offset or reduction in the purchase price for his or her Tower Unit or otherwise be relieved from any obligations under the Option Agreement, in the event that the First Closing occurs earlier or later than the targeted date or the time to complete or to close title to such Purchaser's Unit is accelerated, delayed or postponed by Sponsor; provided, however, that in the event the actual or anticipated commencement date of the projected First Year of Condominium Operation is to be delayed by six (6) months or more, Sponsor will amend the Plan to include a revised Condominium budget with current projections and if: (i) such amended budget exceeds the projected Condominium budget set forth herein by twenty-five percent (25%) or more; or (ii) the First Closing does not occur within twelve (12) months after October 1, 2016, the date set forth in Schedule B – "Projected Budget for First Year of Condominium Operation" as the commencement date for the projected First Year of Condominium Operation, then in either case Sponsor will offer all Purchasers (other than Purchasers who are then in default beyond any applicable grace period under their Option Agreements, if the Plan has been declared effective) the right to rescind their Option Agreements within not less than fifteen (15) days after the presentation date of the amendment containing such revised budget or after such twelve (12) month period, as the case may be, and any Purchasers electing rescission pursuant to such offer will have their Deposit and any interest accrued thereon returned. Purchasers' rights as described in the preceding sentence are in lieu of any other rights or remedies which may be available pursuant to any applicable law, regulation, statute or otherwise, all of which shall be deemed to have been waived by all Purchasers. As set forth in the Section entitled "Effective Date" in Part I of the Plan, no closing of title to any Unit offered hereunder will take place prior to the Plan being declared effective.

12. Rental Unit; Rental Apartments; Rent Stabilization; Inclusionary Housing

The Rental Unit, located principally on portions of the Subcellar Level through Rental Unit Floor 7, will be operated as a rental apartment building segment with 116 affordable rental apartments located on portions of Rental Unit Floors 2 through 7 of the Building (each, a "Rental Apartment" and collectively, the "Rental Apartments").

All Units in the Condominium are located within the Building. However, the Rental Unit, which contains the Rental Apartments that Sponsor intends to develop pursuant to the requirements of the City's Inclusionary Housing Program and which are intended to be affordable for the life of the Building, is considered by the Zoning Resolution to be located in a separate "building segment". To qualify as a "building segment", Section 12-10 et. seq. of the Zoning Resolution requires that a separate entrance serving only the dwellings within that segment be provided. Accordingly, the Rental Unit has its own entrance, which will be located on the Ground Floor (the "Rental Lobby") on Freedom Place South to be used by occupants of the Rental Unit. The Rental Lobby will provide access to the elevators (and surrounding area) solely servicing the Rental Unit. As more particularly described herein, all floor numbers referenced in this Plan refer to the floors in the Building other than within the Rental Unit. To the extent a floor within the Rental Unit differs from the floor designations elsewhere in the Building, it is referred to in this Plan as "Rental Unit Floor __". Purchasers should refer to the

Description of Property and Specifications set forth as Exhibit 4 in Part II of the Plan, and the Floor Plans set forth in Exhibit 5 in Part II of the Plan for further details.

The amenities in the Building (including, without limitation, the Great Room, Media Room and Billiards Room, Playroom, Game Room, Catering Kitchen, Kitchen, Dining Room, Fitness Center, (25 Meter)- Swimming Pool, Mens' and Womens' Changing/Locker Rooms and Spa and the Bicycle Storage Room) are for the sole and exclusive use of the Tower Unit Owners and their guests. Other amenities, including a fitness center, bicycle storage room, children's playroom, tenant storage room and laundry room, are located in the Rental Unit for the sole use of the Rental Unit tenants and their guests.

The Rental Apartments will be rent-stabilized apartments under the Rent Stabilization Law and Code, as required by the Regulatory Agreement. Purchasers are advised that during any period in which a Rental Apartment is governed by the Rent Stabilization Law and Code (any such period, a "Rent Stabilization Period"), absent the prior written consent of the Rental Unit Owner, which consent may be withheld by the Rental Unit Owner in its sole discretion, neither the Condominium Board nor the Tower Board may make any determination or take any action that constitutes a Decrease in Service, as same may be finally determined by New York State Homes and Community Renewal or any successor agency thereof ("HCR"), the New York State Division of Housing and Community Renewal or any successor agency thereof ("DHCR") or a court of competent jurisdiction. As used in this Plan, "Decrease in Service" means, during any Rent Stabilization Period, the failure to maintain any essential or required service in the Rental Apartments), which results, or could potentially result, in the issuance by HCR or DHCR under the Rent Stabilization Law and Code, of a rent reduction order with respect to a Rental Apartment. The foregoing shall not include a de minimis decrease in service as listed in any policy statement issued by HCR or DHCR from time to time.

Sponsor is required to develop the Building pursuant to the requirements of the City's Inclusionary Housing Program as set forth in Section 23-90 et. seq. of the New York City Zoning Resolution. In connection therewith, Sponsor and the New York City Department of Housing Preservation and Development ("HPD") entered into a Regulatory Agreement that governs the use and occupancy of the Rental Apartments and imposes certain restrictions on the amount of Common Charges that can be charged by the Board to the Rental Unit. Such Regulatory Agreement includes provisions requiring the 116 affordable Rental Apartments to remain affordable to households within a prescribed income range for the life of the Building. As of the filing date of this Plan, Sponsor shall be required to rent forty-three (43) of the 116 affordable Rental Apartments to persons with a household income of not more than eighty percent (80%) of the area median income for the New York City Metropolitan Area ("AMI") and seventy-three (73) of the 116 affordable Rental Apartments to persons with a household income of not more than sixty percent (60%) of AMI. The requirement to rent seventy-three (73) Rental Apartments to persons with sixty percent (60%) of AMI shall be in effect for the Affordability Period (as defined below), and upon a vacancy of a sixty percent (60%) of AMI household, Sponsor and any successors and/or assigns, will be required to rent such seventy-three (73) Rental Apartments, for the life of the Building, to persons with a household income of not more than eighty percent (80%) of AMI, pursuant to the requirements of the Inclusionary Housing Program. The Regulatory Agreement provides that each deed for the first conveyance of a Tower Unit shall provide that such Tower Unit is subject to the Regulatory Agreement as

recorded against the underlying tax lot for such Unit. A copy of the Regulatory Agreement is set forth as Exhibit 13 in Part II of the Plan.

(See the Special Risk entitled "Partial Exemption from Real Estate Taxes", the Sections of the Plan entitled "Notes to Schedule A" and "Partial Real Estate Tax Exemption (Section 421-a)", and the Subsection entitled "Regulatory Agreement" in the Section entitled "Agreements Binding on the Condominium", in Part I of the Plan for further discussion.)

13. Amenity Terrace and Private Terrace

An amenity terrace (the "Amenity Terrace") is anticipated to be located on the western portion of the roof of the Rental Unit. The Amenity Terrace shall be designated as a General Common Element for use by Tower Unit Owners, as well as residents of the Rental Unit. The Tower Section shall be solely responsible for the cost to maintain the Amenity Terrace.

A private terrace (the "Private Terrace") is anticipated to be located on the southwestern portion of the roof of the Rental Unit. The Private Terrace shall be designated as a General Common Element. Tower Unit Owners and residents of the Rental Unit shall be required to reserve the Private Terrace in order to use this space. The Condominium Board shall establish guidelines for making such reservation through the Managing Agent in advance of any intended use of the Private Terrace. Use of the Private Terrace shall be subject to a usage cost to be determined by the Condominium Board. Such usage cost shall be budgeted into Tower Common Charges for Tower Unit Owners. The Tower Section shall be solely responsible for the cost to maintain the Private Terrace.

14. Partial Exemption from Real Estate Taxes

Sponsor intends to apply to the City of New York for real estate tax benefits for the Property pursuant to NYS Real Property Tax Law ("RPTL") Section 421-a ("Section 421-a"). As the Property is located in the Geographic Exclusion Area (as defined under RPTL), Sponsor intends to qualify the Property for such real estate tax benefits by setting aside seventy-three (73) of the 116 affordable Rental Apartments in the Condominium for low income households under Section 421-a. In the event the Property is granted Section 421-a benefits, Sponsor would, as required by HPD, enter into a 421-a Restrictive Declaration with HPD. The 421-a Restrictive Declaration will provide, *inter alia*, that if such seventy-three (73) Rental Apartments are rented by Sponsor, the eligible tenants shall be persons with a household income of not greater than sixty percent (60%) of AMI ("60% AMI Households"). The 421-a Restrictive Declaration will also provide that such Apartments shall be rented to sixty percent (60%) AMI Households for a period of thirty-five (35) years from the issuance of a Temporary Certificate of Occupancy for such Rental Apartments plus the duration of any Rental Apartment tenancies in existence at the end of such thirty-five (35) year period (the "Affordability Period"). All leases must be registered with the DHCR, with properly drafted 421-a riders, as rent stabilized until the end of the Affordability Period. Upon the expiration of the Affordability Period and upon vacancy of a sixty percent (60%) of AMI household, Sponsor, and any successors and/or assigns, will be required to rent such seventy-three (73) Rental Apartments, for the life of the Building, to persons with a household income of not more than eighty percent (80%) of AMI, pursuant to the requirements of the Inclusionary Housing Program.

NEITHER SPONSOR, SPONSOR'S COUNSEL, SPONSOR'S 421-a TAX COUNSEL, SELLING AGENT, MANAGING AGENT NOR ANY OTHER PERSON MAKES ANY REPRESENTATION OR WARRANTY THAT A PARTIAL TAX EXEMPTION FROM REAL ESTATE TAXES UNDER SECTION 421-A WILL BE GRANTED OR, AS TO THE AMOUNT, IF ANY, OF THE MINIMUM TAX WHICH WILL BE ASSESSED AGAINST THE TOWER UNITS OR THE AMOUNT OF REAL ESTATE TAXES PAYABLE AT ANY TIME BY ANY TOWER UNIT OWNER. There is no guaranty or assurance that the criteria for Section 421-a benefits will be satisfied and neither Sponsor nor Sponsor's Counsel, Sponsor's 421-a Tax Counsel offers any opinion with respect to the eligibility of the Tower Units for Section 421-a benefits. If, for any reason the application is not approved by HPD, the Tower Units will be subject to full taxation and will receive no benefits under Section 421-a. In such case Purchasers will not be entitled to any right of rescission, reduction in price or other credit or concession.

In the event that Section 421-a benefits are not granted, Sponsor shall have the right to rent the Rental Apartments subject to the income restrictions set forth in the Regulatory Agreement.

(See the Special Risk entitled "Rental Unit; Rental Apartments; Rent Stabilization; Inclusionary Housing" and the Sections of the Plan entitled "Notes to Schedule A" and "Partial Real Estate Tax Exemption (Section 421-a)" in Part I of the Plan for further discussion.)

15. Resident Manager's Unit

Unit 8J is anticipated to be used as an apartment by the Resident Manager (the "Resident Manager's Unit"). On or prior to the closing of title to fifty-one percent (51%) of the Tower Units offered hereunder, Sponsor will sell the Resident Manager's Unit to the Tower Board. Based on a total expense of $2,579,363.41 (a Purchase Price of $2,500,000 plus $79,363.41 in closing costs), in respect of such Resident Manager's Unit, at the Closing to each Tower Unit, the Purchaser thereof, as a closing cost of such Purchaser's Tower Unit, will be required to make a payment (each such payment, an "RMU Payment", and collectively, the "RMU Payments") to the Tower Board in an amount equal to such Purchaser's pro-rata share of the Purchase Price of the Resident Manager's Unit plus closing costs as aforesaid determined in proportion to their respective Common Interests, as set forth on Schedule A – "Purchase Prices and Related Information." The RMU Payment must be paid by bank check or Purchaser's personal certified check payable to the Tower Board and the same shall be separate from the Working Capital Fund contribution otherwise required of each Purchaser. The Tower Board shall hold the RMU Payments in an account (the "RMU Payment Account") separate from the Working Capital Fund. Sponsor reserves the right to use a different Tower Unit as the Resident Manager's Unit, and in such case the purchase price of such different Tower Unit will not increase by more than fifteen percent (15%) of the purchase price of Unit 8J. Closing costs incurred in connection with the transfer of the Resident Manager's Unit will be paid from the Working Capital Fund to the extent the RMU Payment Account has insufficient funds.

ALTHOUGH THE CLOSING OF TITLE TO THE RESIDENT MANAGER'S UNIT IS ANTICIPATED TO OCCUR ON OR PRIOR TO THE CLOSING OF TITLE TO FIFTY-ONE PERCENT (51%) OF THE TOWER UNITS OFFERED HEREUNDER, AT CLOSING EACH

PURCHASER OF A TOWER UNIT WILL BE REQUIRED TO MAKE THE RMU PAYMENT TO THE TOWER BOARD. Sponsor shall file an amendment to the Plan disclosing the sale of the Resident Manager's Unit promptly after the same has occurred.

The RMU Payments shall be held in the RMU Payment Account. At the Closing of title to the Resident Manager's Unit, the Tower Board shall use the RMU Payments to pay for a portion of the Purchase Price thereof. If insufficient working capital exists at such time in the Tower Board's account, the portion of the Purchase Price not covered by the RMU Payments (the "RMU Balance") will be payable by a promissory note (the "RMU Note") which will mature three (3) years after the closing on such Resident Manager's Unit. The Tower Board will not be responsible for payment of interest in connection with the RMU Note. The principal balance shall be payable in full to Sponsor by the Tower Board out of the Working Capital Fund at the time of maturity (i.e., three (3) years after the closing on the Resident Manager's Unit) to the extent the RMU Payment Account has insufficient funds. In the event that a Closing occurs after maturity, Purchasers shall continue to make RMU Payments to the Tower Board at their respective Closings, which amounts shall be used to replenish the Working Capital Fund, as applicable. Payment of the RMU Note will be secured by a first lien on the Resident Manager's Unit. Sponsor does not intend to refinance or extend the RMU Note and related loan at maturity. Purchasers are advised that refinancing by another lender may not be available and that the Tower Board, in order to repay the purchase money note, may be required to assess all Tower Unit Owners in proportion to their respective Common Interests.

In the event the Tower Board defaults under the note, including, but not limited to a default as the result of the Tower Board's failure to pay the balance of the purchase money note due at maturity, Sponsor may foreclose on the Resident Manager's Unit and if the proceeds from the sale of such Unit are insufficient to satisfy the outstanding mortgage balance and other fees incurred, the Tower Unit Owners could be liable for the deficiency. In the event of such a foreclosure, the Tower Board will be without a Resident Manager's Unit and, accordingly, alternate arrangements will be necessary to shelter the Resident Manager in the Building or within such distance of the Building as is then required by law.

Sponsor shall enter into a lease agreement (the "RMU Lease") with the Tower Board for the Resident Manager's Unit, for a term beginning on or about the First Closing and extending to the date that the Resident Manager's Unit is transferred to the Tower Board. The monthly rent shall be in an amount equal to the sum of Common Charges and real estate taxes (plus any additional expenses) attributable to the Resident Manager's Unit. The Tower Board shall pay all expenses of the Resident Manager's Unit from and after the First Closing regardless of when the closing of title to such Unit occurs as aforesaid.

There is also no guaranty that the Resident Manager will be residing in the Building at the time of closing of any particular Tower Unit although all Legal Requirements with respect thereto will be complied with, including the Administrative Code of the City of New York, Section 27-2052, et seq. All costs and expenses of the Resident Manager's Unit and repairs thereto, as well as all utilities serving same, shall be expenses of the Tower Board at all times.

(See the Sections entitled "Introduction" and "Schedules and Notes" – Schedule B in Part I of the Plan for further discussion.)

16. RC Public Space and Access; Freedom Place South

Pursuant to the RC Restrictive Declaration, Riverside Center includes publicly accessible open space, consisting of publicly accessible passive recreation space (the "RC Public Space"); two privately owned public access easement areas that are required to be improved and operated as extensions of West 60th Street and Freedom Place South (the "RC Public Access Areas"); and public access easement areas located along the perimeter of the site, adjacent to 61st Street, 59th Street, the extension of Riverside Boulevard, and West End Avenue, that are required to be improved and operated as widened portions of the adjacent sidewalks (the "RC Perimeter Sidewalk Enlargements") (the RC Public Space, RC Public Access Areas, and RC Perimeter Sidewalk Enlargements, collectively, the "RC Public Space and Access").

The construction of the RC Public Space and Access is phased; each owner of a Parcel is required to construct the RC Public Space and Access located on its Parcel in connection with the development of the building on that Parcel, and to thereafter perform all required capital repairs and capital maintenance on such RC Public Space and Access. Upon the substantial completion of the RC Public Space located on a Parcel, the City is granted a non-exclusive easement, for the benefit of the public, for the purposes of passive recreational use by the general public and emergency services access. Upon the substantial completion of the RC Public Access Area and RC Perimeter Sidewalk Enlargements located on a Parcel, the City is granted a non-exclusive easement, for the benefit of the public, for the purposes of pedestrian and vehicular access over such areas. The owner is required to construct and maintain the RC Public Access Areas and RC Perimeter Sidewalk Enlargements located on its Parcel in accordance with New York City Department of Transportation standards and specifications, as though they were a public street. In the case of the Property, the RC Public Space and Access includes the portion of Freedom Place South located between the northern boundary of West 59th Street and the southern boundary of the West 60th Street RC Public Access Area, as well as an RC Perimeter Sidewalk Enlargement adjacent to West 59th Street. As Sponsor owns only the Property, Sponsor does not represent or warrant if and when construction of all or any portion of the RC Public Space and Access located on Parcels other than the Property will be built, or if built, when construction will commence or be completed.

Pursuant to the RS Restrictive Declaration (as defined herein) and the Mapping Agreement (as defined herein), the RS Development Parcel Owners are obligated to construct certain streets in Riverside South. It is anticipated, but not represented or guaranteed, that the City of New York will accept dedication of these streets, sections of which are adjacent to RS Development Parcels and Riverside Center Parcels other than the Property, after the streets are constructed. If the City of New York does not accept dedication of one or more these streets, they will continue to be owned by Hudson Waterfront Associates, L.P. ("HWA"), or an affiliate thereof, which will be responsible for maintenance and repair of, and removal of snow from, such streets. Purchasers are advised that HWA may, at its option, charge the Condominium for its pro-rata share of the real estate taxes, if any, payable with respect to the streets, based on the percentage interest of the Condominium in HWA, and until such time that the City of New York accepts dedication of the streets, the Condominium reserves the right to charge Unit Owners for any such costs in proportion to their respective Common Interests. However, inasmuch as the City is obligated under the Mapping Agreement to accept dedication of the streets once they are

substantially completed, Sponsor believes, but does not warrant or represent, that the City's failure to accept dedication of the streets is only a remote possibility.

(See the Section entitled "Introduction" in Part I of the Plan for further discussion.)

17. Riverside South Park Areas

The Riverside South project anticipates development of an approximately 24 acre riverfront park, extending the existing Riverside Park from 59th Street to 72nd Street ("Riverside Park South"), as well as including additional park area in the "Southern Open Space", the park area at the southern end of Riverside South to the east of Freedom Place South.

Riverside Park South and the Southern Open Space are RS Park Areas. The RS Park Areas are being developed in phases. The Southern Open Space, Phase I, Phase II, Phase III, Phase IV and the playground included in Phase V have been completed. The balance of Phase V, as well as proposed Phases VI and VII, of the RS Park Areas remain to be built. Each RS Development Parcel Owner in Riverside South is obligated pursuant to the RS Restrictive Declaration and Operating Agreement to pay a defined portion of the cost of construction of the RS Park Areas in conjunction with the development of that RS Development Parcel Owner's RS Development Parcel to a designated party responsible for building the RS Park Areas. As Sponsor owns only the Property, Sponsor makes no representation as to any future development of RS Development Parcels in Riverside South and the requisite appurtenant RS Park Areas other than to confirm that Sponsor intends to contribute or cause to be contributed all payments, if any, required to be contributed by the owner of the Land toward construction of the RS Park Areas.

As of the date of this Plan, the RS Declarant and the City of New York have approved as to form a Sixth Modification to Restrictive Declaration (the "Sixth Modification"), the execution of which would modify the design and phasing of the RS Park Areas by replacing Phases V, VI and VII with new Phases V and VI and by allocating responsibility for the construction of new Phase V to the New York City Department of Parks and Recreation. The execution of the Sixth Modification is pending the approval of certain governmental agencies, including the New York State Department of Transportation. Sponsor makes no representation regarding the likelihood that the Sixth Modification to Restrictive Declaration will be finally approved and executed, in either its current or a revised form. Accordingly, Sponsor does not represent or warrant that all or any portion of the remaining RS Park Areas will be built, or if built, when construction will commence or be completed.

Purchasers are advised that costs incurred by the Condominium for maintenance, operating and insuring the RS Park Areas will be borne by the Tower Units Owners, Retail Unit Owner and Office Unit Owners in accordance with their proportionate share of such assessment.

(See the Sections entitled "Introduction" and Note 15 in the "Notes to Schedule B") in Part I of the Plan for further discussion.)

18. Parcel 2 Public School

Pursuant to the RC Restrictive Declaration (as hereinafter defined), before temporary or permanent certificates of occupancy are issued for more than 938 residential units in Riverside Center, the owner of Parcel 2 of Riverside Center is required to complete construction of, and deliver to the New York City Construction Authority, the core and shell for a public school within the building on Parcel 2 (the "Parcel 2 School Obligation"). Depending on the order in which the Riverside Center Parcels are developed, and the number of residential units within each such development, the use and occupancy of some or all of the Tower Units may be restricted until the Parcel 2 School Obligation is satisfied. As Sponsor owns only the Property, Sponsor does not represent or warrant if and when the owner of Parcel 2 will satisfy the Parcel 2 School Obligation.

19. Miller Highway (a/k/a West Side Highway)

The West Side Highway (the elevated portion of which between 59th Street and 72nd Street is also known as the Miller Highway) is located between the Property and the Hudson River. Under the RS Restrictive Declaration and other applicable documents as currently written, the West Side Highway may be relocated by the City of New York, subject to federal, state and local government approvals, to a point closer to the Property, but such relocation may be underground (i.e., a covered roadway) under Riverside Boulevard and portions of the future RS Park Areas. Sponsor makes no representation or warranty as to if or when the City of New York will exercise its right to cause the relocation of the Miller Highway, or whether the necessary approvals will be granted, or how close to the Property the Miller Highway will be if it is relocated. (See the Section entitled "Agreements Binding on the Condominium" in Part I of the Plan for further discussion.)

20. 59th Street Generating Station

A steam and power generating facility is operated by Consolidated Edison Company of New York, Inc. (the "59th Street Generating Station") on the block bounded by 11th and 12th Avenues and West 58th and West 59th Streets. Pursuant to the RC Restrictive Declaration (as herein defined), certain modifications have been made to, and certain operating limits imposed on, the 59th Street Generating Station. AKRF, INC., an environmental consultant who has studied that site, has advised in that certain Memorandum dated February 24, 2015 (which is set forth as Exhibit 14 in Part II of the Plan) that no significant air quality impacts would be predicted on the Property from the 59th Street Generating Station. (See the Section entitled "Introduction" in Part I of the Plan for further discussion.)

21. Prohibition Against Advertising

Purchasers are prohibited from listing their Tower Units for resale with any broker or otherwise advertising, promoting or publicizing the availability of their Tower Units for sale prior to the closing of title thereto. Any such listing of its Tower Unit or form of advertising, promotion or publicizing of the Tower Unit by a Purchaser or its agents or representatives prior to such Closing date shall be an Event of Default (as defined in the Option Agreement) under such Purchaser's Option Agreement, entitling Sponsor to remedies set forth therein. In addition,

Purchaser may not and shall not advertise, list or sell its Tower Unit for twelve (12) months after the acquisition of its Unit (i.e., the transfer of title by Sponsor to Purchaser). Any such conveyance in violation of the foregoing will be voidable by Sponsor, and shall be an Event of Default under such Purchaser's Option Agreement.

22. No Bond or Other Security

No bond or other security has been posted by Sponsor to secure its obligation to pay Common Charges, special assessments or real estate taxes with respect to the Unsold Tower Units. Sponsor represents that it has the financial resources to pay such amounts with respect to the Unsold Tower Units and agrees to pay such amounts. (See the Section entitled "Rights and Obligations of Sponsor" in Part I of the Plan for further discussion.)

23. Sponsor's Right to Lease Unsold Tower Units

Sponsor will endeavor in good faith to sell, but nevertheless reserves the unconditional right to rent or lease, rather than sell, the Units offered hereunder. As a result, a Purchaser may be acquiring a Unit that has been previously occupied, but unless otherwise specifically agreed to in writing by Sponsor and such Purchaser, such Unit will be delivered at closing free and clear of all leases and tenancies. In addition, because Sponsor reserves the unconditional right to rent or lease Units, there is no commitment to enter into Agreements for more Tower Units than the fifteen percent (15%) of such Units necessary to declare the Plan effective and, accordingly, Tower Unit Owners may never gain effective control and management of the Condominium and/or Tower Section, and the First Annual Tower Meeting may never occur. (See the Sections entitled "Introduction", "Procedure to Purchase" and "Rights and Obligations of Sponsor" in Part I of the Plan for further discussion.)

24. Changes in the Commercial Units

Sponsor and any successor Commercial Unit Owner will have the right to alter, divide, subdivide and combine portions of its Units subject to the provisions of all applicable Legal Requirements, the Declaration and Condominium By-Laws. Sponsor and any successor Commercial Unit Owner will have the right to use such Unit for any legal purpose. (See the Section entitled "Commercial Units" in Part I of the Plan for further discussion.)

25. Transfer Taxes; Mansion Taxes; Closing Costs

Purchasers shall be obligated (as is customary in condominium offerings) to pay at the closing of title to their Unit(s) the New York City Real Property Transfer Tax and New York State Real Estate Transfer Tax, notwithstanding the fact that these taxes are, by law the primary obligation of the seller. For purposes of calculating the transfer taxes payable, the amounts of such taxes will be included in the consideration subject to such tax. Currently (as of the date of the filing of this Plan), for the purchase of a single Residential Unit, the New York City Real Property Transfer Tax is one percent (1%) of the consideration paid for a Unit if such consideration is $500,000 or less and 1.425% of the consideration if such consideration is more than $500,000; and the New York State Real Estate Transfer Tax is currently $2 for each $500 (or fractional part thereof) of the consideration paid for a Residential Unit. Purchasers shall also be obligated to pay the New York State Additional Tax pursuant to Article 31 of the New York

State Tax Law, commonly referred to as the "Mansion Tax," currently one percent (1%) of the total consideration paid when such consideration is $1,000,000 or more, which tax by law is the primary obligation of the Purchaser. Additionally, Purchasers shall be required to pay various other additional closing costs, fees and adjustments.

The purchase price, together with transfer taxes and any other consideration or amounts payable by Purchasers which are the obligation of Sponsor, will be added together by the New York State Department of Taxation and Finance and the New York City Department of Finance or, collectively, the "taxing authorities" to arrive at total consideration for transfer tax and Mansion Tax purposes. However, Sponsor makes no representation regarding the calculation of such taxes or of the "consideration" upon which the taxing authorities may base such taxes and shall have no liability with respect thereto. Purchasers should consult with their own counsel and/or tax advisors.

In addition to the New York City Real Property Transfer Tax, New York State Real Estate Transfer Tax and Mansion Tax, Purchaser shall also pay at Closing any tax (for example, without limitation, a pied-a-terre tax) payable by either a transferor or transferee that may be imposed by New York City or New York State (an "Additional Tax") after the date of this Plan on transactions for the sale of residential condominium units. Sponsor will amend the Plan to disclose any Additional Tax if any of the same is adopted. Notwithstanding the foregoing, Purchaser will not be liable for any Additional Tax not disclosed in the Plan prior to its Closing, although the adoption of any such tax and its inclusion in the Plan shall not give rise to any right of rescission or recourse of any kind.

(See the Sections entitled "Procedure to Purchase" and "Unit Closing Costs and Adjustments" in Part I of the Plan for further discussion.)

26. No Reserve Fund/Working Capital Fund

Other than as set forth in Schedule B, no reserve fund is being established for the Condominium. Sponsor has elected not to provide for such a reserve fund for capital replacements or repairs, because the Building will be newly constructed. The Boards, each in its discretion, and subject to certain restrictions contained in the Condominium By-Laws, may decide in the future to create a reserve fund by special assessment or by increases in Common Charges. A Working Capital Fund will be established through payments made therefor by each Tower Unit Purchaser to the Tower Board at Closing to be held or used for working capital and for such other appropriate purposes as the Tower Board may determine. (See the Section entitled "Working Capital Fund" in Part I of the Plan for further discussion.)

Purchasers are advised that certain reserves are being established in connection with the Regulatory Agreement. (See the Subsection entitled "Regulatory Agreement" in the Section entitled "Agreements Binding on the Condominium" in Part I of the Plan for further discussion.)

27. Real Estate Taxes

The estimated real estate taxes payable in respect of each Tower Unit were calculated based on estimates provided by Sponsor's real estate tax attorney with respect to anticipated assessed values and applicable tax rates for the projected First Year of Condominium Operation

for the Tower Units in the aggregate, and then among the Tower Units on the basis of their Tower Common Interest. Upon determination of individual tax lots and individual assessments for the Units, the New York City tax authorities may allocate taxes among the Units on some other basis or some other basis as among groupings of such Units other than relative Common Interest, and, if so, Units having the same or similar Common Interest may pay different real estate taxes and/or taxes may differ from those set forth on Schedule A. In addition, the New York City tax authorities may assess taxes against the Building in a different manner and in a different amount than that assumed by Sponsor's real estate tax attorney and, if so, Unit Owners may pay significantly different real estate taxes than those set forth on Schedule A. Sponsor can only estimate, based on reasonable, professional third party expert assumptions, what the real estate taxes for each Unit will be. Only the New York City tax authorities will make this determination upon the filing of tax lots. (See the Sections entitled "Schedules and Notes" – Schedule A and "Real Estate Taxes" in Part I of the Plan for further discussion.)

Until the Units are separately assessed, each Tower Unit Owner will pay a share of the Property's real estate taxes for the period in question calculated on the basis of such Unit's Common Interest. The Tower Board will pay (or cause to be paid) such real estate taxes timely to the Department of Finance of The City of New York, or directly to Sponsor if Sponsor has paid such taxes, so that no lien will be placed on any portion of the Tower Section or on any Tower Unit. If Sponsor fails to pay real estate taxes attributable to any Unsold Tower Unit in a timely manner and as a result of such failure a lien is placed on the Tower Section and/or any other Unit, Sponsor will immediately cause such lien to be removed at its sole cost and expense. If Tower Unit Owners fail to pay their pro-rata share of real estate taxes as set forth above, the Tower Board will be entitled to assess late charges and/or place a lien on their Units as if such unpaid share were Tower Common Charges. (See the subsection entitled "Collection and Lien for Non-Payment of Common Charges" in the Section entitled "Rights and Obligations of the Unit Owners and the Board of Managers" in Part I of the Plan for further discussion.) A Unit Owner will not be responsible for the payment of, and will not be subject to any lien arising from the non-payment of real estate taxes assessed against any other Units. At such time as a Unit is separately assessed and separate tax bills are issued, the Unit Owner will pay such taxes directly to the taxing authority.

There is no assurance that the proration of taxes described in the paragraph above will equal the actual amount of real estate taxes which will be assessed against the Units, and the actual amounts may vary considerably from the method set forth above.

28. Closing Fees and Costs

All legal costs, fees and expenses charged by each Purchaser's attorney shall be the sole responsibility of such Purchaser. In addition, each Purchaser shall also be responsible for payment of the following fees to office of Kramer Levin Naftalis & Frankel LLP ("Sponsor's Counsel"), in connection with the closing of title to such Purchaser's Unit: (i) the sum of $3,750 per Unit as a closing fee in connection with the closing of title to the Purchaser's Unit, and for each issuance of a Storage License, the sum of $500 as a fee in connection with processing the issuance of such Storage License; (ii) if the Purchaser requests the closing to occur other than at the offices of Sponsor's Counsel (or such other place as Sponsor may designate in its closing notice) and Sponsor consents to such change (in its sole discretion), an attendance fee of $500

(closings may not be scheduled to occur outside Manhattan); (iii) if the closing is adjourned through no fault of Sponsor, an additional fee of $700 for each such adjournment to help defray the cost of preparing for and coordinating the new closing; (iv) if Sponsor, in its sole discretion, consents to a Purchaser's request for an assignment of the Option Agreement, or for the addition, deletion or substitution of names on the Option Agreement, a fee of $800, payable in advance, for preparation of an assignment agreement; (v) $250 for the preparation of ACRIS transfer documents required by the City of New York; (vi) if Purchaser obtains mortgage financing, an additional fee of $750 to Sponsor's Counsel to defray the additional costs associated therewith. Purchaser may be required to pay more than one fee pursuant to the preceding provisions of this paragraph with respect to a single Unit; and (vii) Purchaser shall pay Sponsor's Counsel the sum of $600 in connection with the consideration, review and processing of any agreement of exchange or the like which Sponsor is requested to execute in connection with any tax deferred exchange under §1031 of the Internal Revenue Code. Other additional charges may apply. At Sponsor's option (in its sole discretion), any one or more of the foregoing fees to be paid to Sponsor's Counsel shall be paid by Purchaser prior to closing upon notice to Purchaser. (See the Section entitled "Unit Closing Costs and Adjustments" in Part I of the Plan for further discussion.)

29. No Warranty

Sponsor shall not be obligated to correct, repair or replace any defects relating to construction of the Units or the Common Elements or in the installation or operation of any appliances, fixtures, or equipment therein, except as expressly provided in this Plan. Sponsor will not warrant the materials or workmanship of any Unit or any of the Common Elements. The Housing Merchant Implied Warranty Law (General Business Law Article 36-B) is not applicable to this offering. Unless caused by a violation of an applicable code with regard to the ventilation system or other applicable code, there is no warranty as to odors. Unless caused by a code violation, there is no warranty with respect to mold, mildew, spores, fungi or other toxins.

Notwithstanding the foregoing, Sponsor is obligated to complete construction of the Building substantially in accordance with the provisions of this Plan, all applicable Legal Requirements, and the Description of Property and Specifications as set forth as Exhibit 4 in Part II of the Plan. Any conflict between the disclaimer in this Special Risk and Sponsor's obligations described herein shall be resolved in favor of the latter. (See the Section entitled "Rights and Obligations of Sponsor" in Part I of the Plan for further discussion.)

30. Insurance

Neither the Condominium Board, nor the Tower Board, as the case may be, is required to obtain or maintain any insurance with respect to any property contained in any Unit or any liability with respect to occurrences in or about each Unit or the Common Elements, if any, exclusive and/or appurtenant thereto. Consequently, all Tower Unit Owners are required to obtain and maintain: (i) a personal liability policy if such Unit Owner is an individual, or (ii) commercial general liability insurance if such Unit Owner is a corporate entity, against claims for personal injury, death or property damage occurring in, on or about such Unit Owner's Unit and the Limited Common Elements, if any, exclusive and/or appurtenant to his or her Unit affording protection of at least $1,000,000 per occurrence. Further requirements with respect to

such insurance are more particularly set forth in the Tower By-Laws. In addition, all Tower Unit Owners are urged to obtain casualty insurance with respect to any and all additions, alterations, improvements and betterments located within their respective Units (including, without limitation, fixtures, equipment, furniture, furnishings and any other personal property). Purchasers are also advised that the insurance policies to be maintained by or on behalf of the Condominium Board and/or Tower Board, as the case may be will be on a "replacement cost" basis and will not cover losses to the extent that "market value" of a Unit may exceed its insured replacement cost. Further, as a result of current fluctuations in the insurance market, the Boards will not be required to obtain or maintain terrorism coverage but may do so, and in such event, the cost thereof shall be a Common Expense as described in the applicable By-Laws. (See the Section entitled "Rights and Obligations of the Unit Owners and the Boards of Managers" in Part I of the Plan for further discussion.)

31. Waiver of Diplomatic or Sovereign Immunity

Purchasers will be required to waive expressly any and all immunity from suit by Sponsor, the Condominium Board and/or the Tower Board, as applicable. In addition, any Purchaser that is a foreign government, a resident representative of a foreign government or other person or entity otherwise entitled to the immunities from suit enjoyed by a foreign government (i.e., diplomatic or sovereign immunity) will be required at the time of closing of title to such Purchaser's Unit, to deposit with the Tower Board an amount equal to two (2) years' estimated Common Charges. (See the Sections entitled "Procedure to Purchase" and "Unit Closing Costs and Adjustments" in Part I of the Plan for further discussion.)

32. Certificate of Occupancy

If, as of the First Closing, only a temporary Certificate of Occupancy has been issued for the Building, Sponsor will use all reasonable diligence to cause the New York City Department of Buildings to continuously renew the temporary Certificate of Occupancy until a permanent Certificate of Occupancy for the Building has been issued. Sponsor will, at its sole expense, do and perform, or cause to be done and performed, all such work (subject to events and circumstances beyond Sponsor's reasonable control, e.g., casualty, strikes, governmental restrictions, acts of god, etc.), and will supply, or cause to be supplied, all such materials, and will submit or cause to be submitted all such documentation, and shall pay all applicable fees required by the New York City Department of Buildings that shall be necessary in order to cause the temporary Certificate of Occupancy to be continuously renewed until a new permanent Certificate of Occupancy for the Building has been issued. Prospective Purchasers are advised that a permanent Certificate of Occupancy is required for permanent use of the Building, and that a temporary Certificate of Occupancy may be renewed only for a total of two (2) years from the first date of issuance.

A temporary Certificate of Occupancy indicates that a property is safe for occupancy, but has an expiration date. Temporary Certificates of Occupancy typically expire ninety (90) days after they are issued. When a Certificate of Occupancy expires and is not renewed, it may be difficult or impossible to buy insurance or sell or refinance a Unit. If purchasing a Unit covered by a temporary Certificate of Occupancy, Purchasers should consult a licensed architect or engineer to determine what work has to be done in order for the Building to receive a permanent

Certificate of Occupancy. Purchasers are advised to visit the Department of Buildings website for further recommendations when purchasing a Unit that does not have a permanent Certificate of Occupancy.

The Building will be occupied before a permanent Certificate of Occupancy for the Building is issued. Accordingly, a "Tenant Protection Plan" will be implemented. A copy of the "Tenant Protection Plan" will be distributed to each occupant of a Rental Apartment and/or Tower Unit Owner.

Pursuant to the RC Restrictive Declaration (as hereinafter defined), before temporary or permanent certificates of occupancy are issued for more than 938 residential units in Riverside Center, the owner of Parcel 2 of Riverside Center is required to complete construction of, and deliver to the New York City Construction Authority, the core and shell for a public school within the building on Parcel 2 (the "Parcel 2 School Obligation"). Depending on the order in which the Riverside Center Parcels are developed, and the number of residential units within each such development, the use and occupancy of some or all of the Tower Units may be restricted until the Parcel 2 School Obligation is satisfied. As Sponsor owns only the Property, Sponsor does not represent or warrant if and when the owner of Parcel 2 will satisfy the Parcel 2 School Obligation.

The New York City Department of Buildings will not issue a temporary or a permanent Certificate of Occupancy for the portion of the Tower Section that will benefit from the additional zoning area to be constructed by virtue of the Inclusionary Housing Program until HPD has issued a Certificate of Completion with respect to the Rental Unit. Section 23-954(c)(1) of the Zoning Resolution provides that "the Department of Buildings shall not issue a temporary or permanent certificate of occupancy for any portion of the Compensated Development that utilizes Floor Area Compensation until HPD has issued a "Completion Notice" with respect to the affordable housing that generates such Floor Area Compensation. However, DOB may issue a temporary or permanent certificate of occupancy for any story if such temporary or permanent certificate of occupancy includes each Affordable Housing Unit located in such story before the issuance of a Completion Notice. Upon completion of the Building and Rental Unit to the satisfaction of HPD, HPD will issue a Completion Notice which sets forth the total amount of inclusionary affordable floor area that is generated by the Rental Unit and transferred tto the Building, which enables the issuance of a temporary Certificate of Occupancy for the Units in the bonus floor area and a permanent Certificate of Occupancy for the entire Condominium.

(See the Sections entitled "Rights and Obligations of Sponsor" and "Agreements Binding on the Condominium" in Part I of the Plan for further discussion.)

33. Terraces

Terraces are appurtenant to certain Tower Units, as identified in Schedule A and the Floor Plans (Exhibit 5 in Part II of the Plan). The Terraces are Tower Limited Common Elements available for the exclusive use of the Tower Unit Owner of the Tower Unit to which such Terrace is appurtenant, subject to and in accordance with the Declaration, Condominium By-Laws, Tower By-Laws and Tower Rules and Regulations as in effect from time to time.

Each Tower Unit Owner shall be responsible for all ordinary maintenance and cleaning of each Terrace appurtenant to its Unit, subject to the rights of the Boards to regulate its use, and to enter the Tower Unit to access the Terrace and to access any Limited Common Elements for maintenance, repair and replacement and other uses (including, without limitation, to access any Building mechanical equipment or other Common Elements located on any roof setback adjacent to any Terrace, or to use any Terrace as a platform for window washing equipment). Sponsor is not responsible for, can make no guarantees regarding and shall have no liability to Tower Unit Owners with respect to, the level of noise or vibrations or odors resulting from the operation of the Building or the Units or the degree of privacy which will be afforded to Unit Owners on their Terraces. The costs and expenses of any repairs or replacements to a Terrace, structural or otherwise (unless caused by or attributable to the Tower Unit Owner), shall be charged to all Tower Unit Owners as a Common Expense.

The Tower Board shall have the right to require a Tower Unit Owner to remove plantings, roof surfaces and other installations which have been placed on the Terraces if the Tower Board determines, in its sole discretion, that such plantings or other installations may adversely affect the integrity of the roof or other portion of the Building or is otherwise unsafe. In addition, the Tower Board shall have the right, in connection with any construction, repair or maintenance work in the Building, to erect scaffolding temporarily on any Terrace. In no event shall any Tower Unit Owner of a Tower Unit having a Terrace be permitted to enclose or erect any structure on such Terrace. The Tower Board may establish such other rules and regulations it deems necessary to protect the Common Elements and the Units and to insure the integrity of the Building and the health and safety of the occupants.

Moreover, Terraces and any other areas that are exposed to the elements must be kept free of snow, ice and accumulation of water to the extent failure to do so could cause damage to the Building and/or other Units therein. In the event a Tower Unit Owner fails to comply with any of its maintenance obligations, the Tower Board may, at the expense of the Unit Owner and without liability to the Tower Board, enter the Unit and perform such acts as are necessary to cure the Unit Owner's default.

(See the Section entitled "Description of the Property and Improvements" in Part I of the Plan for further discussion.)

34. Views from Tower Units

Sponsor makes no representation that future construction in the neighborhood surrounding the Property will not result in obstruction of the views from any windows in the Building. Sponsor shall have no liability to any Tower Unit Owner on account of the view from any Tower Unit.

35. Flood Zone

The Property at its existing elevation falls outside the Zone AE and Zone X flood hazard area in the Federal Emergency Management Agency ("FEMA") Special Flood Hazard Mapping Area.

(See "Description of Property and Specifications" as set forth as Exhibit 4 in Part II of the Plan for further discussion.)

36. Increase or Decrease in Common Interest

The Common Interest of each of the Units has been determined pursuant to Section 339-i(1)(iv) of the Condominium Act and accordingly based upon a comparison of the 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. Based upon final specifications, construction conditions and/or "as-built" plans for the Building reflecting relative measurements, areas and uses of portions of the Building, application of such method of allocation of Common Interest may justify a minor increase or decrease in the aggregate Common Interest appurtenant to the Tower Units and a corresponding decrease or increase in the Common Interest appurtenant to the Commercial Units. In such event, the Common Interest appurtenant to each individual Tower Unit would be adjusted (by a minimal amount) pro-rata. Sponsor expressly reserves the right, from time to time, to effect such a change in the Common Interests and to amend the Plan so as to reflect the same. Notwithstanding the foregoing, after the recording of the Declaration, no change in any Tower Unit's Common Interest will be made without obtaining the prior consent of all Unit Owners affected by such change. (See the Section entitled "Rights and Obligations of the Unit Owners and the Boards of Managers" in Part I of the Plan for further discussion.)

37. Window Washing and Window Treatments

The Tower will feature a window washing rig for the cleaning of the exterior glass surfaces of Tower Unit windows. The washing and cleaning of interior glass surfaces of windows in the Tower Units shall be the responsibility of the respective Tower Unit Owners. The Condominium Board with respect to all Units, and the Tower Board with respect to Tower Units, may from time to time enforce the responsibility of Unit Owners to wash and clean the interior surfaces of windows located in their respective Units and charge the defaulting Unit Owner therefor. As more particularly set forth in the Condominium By-Laws, the exterior glass surfaces will be washed and cleaned and replaced at the direction of the Condominium Board and the cost thereof charged as a General Common Expense; provided, however, that with respect to Commercial Units, the cost of any window replaced by the Condominium Board shall be allocated to the Commercial Unit Owner of such Commercial Unit, and with respect to the Tower Units, the cost of any window replaced by the Condominium Board shall be allocated to the Tower Board, who shall further allocate such cost in accordance with the Tower By-Laws. Unit Owners are prohibited from cleaning or allowing to be cleaned any window from the outside in violation of Section 202 of the New York State Labor Law, any other applicable Legal Requirements, any insurance policy or requirement or otherwise.

As set forth in the Tower Rules and Regulations, to promote a consistent appearance of the Tower from the outside, each Tower Unit Owner will be required to install and maintain window treatments having a white-colored backing on the sides facing and nearest to the windows in its Tower Unit, which window treatments and backings must conform to any specifications (including a new color) established from time to time by the Tower Board.

(See the Section entitled "Rights and Obligations of the Unit Owners and the Boards of Managers" in Part I of the Plan for further discussion.)

38. Additional Units, Storage Bins

Sponsor reserves the right to change the number and size of the Units by, among other things, subdividing and reconfiguring the Units and, as the case may be, in connection with such subdivision and reconfiguration, redesignating in an amendment to the Declaration, among other things, a portion of a subdivided Unit of one type (e.g., a Commercial Unit) as a Unit of another type (e.g., Tower). In such event, the Common Interest appurtenant to any diminished Unit will decrease and such reduced Common Interest will be allocated to and/or among the newly created and/or configured Units. Sponsor expressly reserves the right, from time to time prior to the First Closing, to effect such changes and to amend the Plan so as to reflect the same. In the event the Common Interest appurtenant to a Unit is increased in excess of five percent (5%) or there is a reduction in square footage of a Unit in excess of five percent (5%), Sponsor shall offer the materially adversely affected Purchaser(s) the right, for at least fifteen (15) days, to rescind their Option Agreements and receive a refund of their Deposit, together with all interest earned thereon. There is a rebuttable presumption that a Unit size that is diminished by five percent (5%) or less is not material. Sponsor may not change the size or configuration of a Rental Apartment without HPD's prior written consent.

Sponsor also reserves the right to create new Storage Bins in areas formerly not dedicated as Storage Bin areas and sell licenses therefor, and to change the number and size of the Storage Bins by, among other things, subdividing and reconfiguring the Storage Bins and, in connection with such subdivision and reconfiguration, redesignating in an amendment to the Declaration, among other things, a portion of a subdivided Storage Bin's space. Sponsor expressly reserves the right, from time to time, to effect such changes and to amend the Plan so as to reflect the same.

(See the Sections entitled "Commercial Units" and "Changes in Prices and Units: Tower Units and Storage Licenses" in Part I of the Plan for further discussion.)

39. Sponsor's Use of the Building for Promotional Functions

Sponsor and its designee(s) shall have the right, until the tenth (10th) anniversary of the First Closing, to use, without charge, portions of the Building, including the Common Elements, for exhibitions, events, promotional functions (e.g., with respect to any sales programs for Unsold Units or otherwise). Sponsor shall not have the right to use the Rental Unit in connection with the foregoing. (See the Section entitled "Description of the Property and Improvements" in Part I of the Plan for further discussion.)

40. Method for Measuring Units

The approximate floor area of each Unit has been measured horizontally, on each of one or more floors, from the exterior side of the exterior Building walls (curtain wall), the Building line or Property line to the midpoint of an interior partition separating one Unit from another Unit, public corridor, stairs, elevators, mechanical equipment spaces or any other Common Element or to the Unit side of a continuous structural element separating one Unit from public

corridor, stairs, elevators, mechanical equipment spaces or any other Common Element. Columns and mechanical pipes and shafts, or any other Common Element (whether along the perimeter or within the Unit) were not deducted from the square foot area of the Unit. Outdoor floor areas of Terraces or other outdoor areas, if any, appurtenant to a Unit were not included in the Unit's approximate floor areas. Measured vertically, each Unit consists of the volume from the top of the floor slab below (located under the finished flooring and sub-floor materials) to the underside of the floor slab above.

The approximate floor area of each Storage Bin has been measured horizontally from the Storage Bin side of the exterior Building walls or interior partition to the midpoint of an interior wire mesh partition. Vertical columns, mechanical pipes and shafts within the Storage Bin were deducted from the square foot area of the Storage Bin.

The Rental Apartments, when measured per the Regulatory Agreement, meet the requirements of the City's Inclusionary Housing Program.

41. Reservation of Air/Development Rights

Sponsor has retained and expressly reserves all excess air or developmental rights (collectively, the "Air Rights") otherwise appurtenant to the Property and not used in connection with the original construction of the Building as described in this Plan. As a result, unless Air Rights are separately acquired therefor on behalf of the Condominium or a Unit Owner, as the case may be, any future expansion of the Building by the Condominium Board or of a Unit by any Unit Owner as may otherwise be permitted pursuant to any applicable Legal Requirements, may not be possible or may be limited. Further, as a result of such reservation by Sponsor, Sponsor may transfer or sell such Air Rights to the owner(s) of adjoining properties and in such case such properties may be increased as a result of such transfer or sale.

The Air Rights reserved by Sponsor will not be used to add additional floors to the top of the Building. Except in the case of a sale or transfer for use in connection with other properties, the reserved Air Rights will be used in the Property solely for the purpose of reconfiguring certain areas (e.g., adding mezzanine space, converting mechanical space to space used for other purposes) which, pursuant to the applicable provision of the Zoning Resolution, will require the use of Air Rights in excess of those used in connection with the initial construction of the Building in accordance with the Plan. In the event such excess Air Rights are transferred to the owner(s) of adjoining properties, a Unit Owner's views and exposure to light may be affected. (See the Sections entitled "Rights and Obligations of Sponsor" and "Reservation of Air and Development Rights" in Part I of the Plan for further discussion.)

42. Parking

It is currently (as of the date of the filing of this Plan) anticipated that the Garage Unit will initially contain parking garage facilities with an entrance drive on West 59th Street. The entrance drive will connect a vehicular ramp on the Ground Floor that will lead vehicles to and from the Cellar Level and Subcellar Level where portions of the Garage Unit is located. While Sponsor or an affiliate of Sponsor may own the Garage Unit (although no such representation is made), to the extent such Garage Unit is leased or sold to a garage operator, the operator of such

facility will determine and collect fees based upon rates to be set solely by such operator (subject to any applicable laws) and will establish such rules and regulations governing the availability and priority of spaces and the general operation of the garage facilities as such operator may deem appropriate. The Garage Unit is anticipated to serve the Tower Unit Owners, occupants of the Rental Unit, and the general public. The Garage Unit is anticipated to contain parking for up to 300 passenger vehicles, or such lesser amount as may be permitted by Legal Requirements or pursuant to any zoning lot development agreement(s) affecting the Property. Such parking spaces shall be available on a first come first served basis. The Garage Unit will be valet attended.

Sponsor makes no representation whatsoever regarding the rates to be charged to Tower Unit Owners or the availability of such parking spaces on a monthly, reserved or any other basis. In addition, even to the extent available, no representation is made with respect to the expected date of completion or opening of such facility and as a result, parking may not be available at and for a period of time following the closing of title to any Tower Unit.

43. Interstate Land Sales Full Disclosure Act

The Interstate Land Sales Full Disclosure Act 15. U.S.C. §§ et seq. ("ILSA") is a federal statute administered, as of July 21, 2011, by the Consumer Financial Protection Bureau ("CFPB") pursuant to the Dodd-Frank Act. ILSA requires sellers of lots in certain subdivisions to file a statement of record (the "Statement of Record") and property report (the "Property Report") with CFPB and provide a copy of the Property Report to purchasers before they sign a purchase agreement, unless the project or sale is exempt from this filing requirement. On September 26, 2014, President Obama signed into law a bill amending ILSA to exempt sponsors of new construction condominium projects from the obligation to file a Statement of Record and Property Report. The law took effect on March 25, 2015. Accordingly, the registration and filing requirements of ILSA are not applicable to the Condominium as the Condominium is exempt from same. Thus, Purchasers will receive the Plan only, without copies of a Statement of Record and Property Report, and will not have the rights afforded purchasers of units in non-exempt projects pursuant to ILSA.

44. Special Allocation of Certain Common Expenses

Each Unit Owner must pay Common Charges to cover the costs of operation and maintenance of the Condominium in accordance with Sections 339(i)(1)(iv) and 339(m) of the New York Condominium Act. The costs of operation and maintenance of the Condominium, including both those directly attributable to the Units and an allocated share of expenses attributable to the Condominium as a whole (such as expenses for insurance, repairs and maintenance of the General Common Elements and various service contracts), will generally be borne by the Unit Owners in proportion to their respective Common Interests. The Commercial Unit Owners, who will receive in certain instances greater or fewer services from the Condominium, will bear an allocated share of the expenses of the Condominium, all as described in Schedule A and Schedule B – "Projected Budget for First Year of Condominium Operation" of the Plan and Article 6 of the Condominium By-Laws. Such allocated share of expenses will result in the Tower Unit Owners having to pay either higher (if fewer services are being provided to the Commercial Unit Owners) or lower (if greater services are being provided to the

Commercial Unit Owners) shared expenses of the Condominium. The requirements for amending Article 6 of the Condominium By-Laws do not differ from those otherwise provided in the Condominium By-Laws.

In addition, in accordance with Section 339-m of the New York Real Property Law, the allocation and apportionment of Common Charges to the Rental Unit (the "Rental Unit Common Charge Allocation") may be less than the allocation and apportionment of Common Charges to the other Units where such lesser Common Charges are necessary to ensure that the Common Charges paid by the Rental Unit do not exceed the Rental Unit Operating Income (as defined below). The Rental Unit Common Charge Allocation shall be implemented by either: (i) imposing Common Charges for the Rental Unit that are not proportional to the Common Charges for the other Units, or (ii) limiting the amount of Common Charges imposed on the Rental Unit (a "Rental Unit Common Charge Limitation"). In the event a Rental Unit Common Charge Limitation is implemented, the Common Charges payable by all other Unit Owners may be increased by the amount of such reduction in the Common Charges otherwise payable by the Rental Unit Owner on a pro-rata basis in accordance with their relative proportional Common Interest, or otherwise in accordance with the allocation methodology set forth in the Condominium By-Laws. For purposes hereof, "Rental Unit Operating Income" means the aggregate of (A) the annual rents paid by the Rental Apartments within the Rental Unit to the Rental Unit Owner, and (B) any other annual revenues obtained from the Rental Unit by the Rental Unit Owner. (See Section 6.1.9 in the Condominium By-Laws as set forth as Exhibit 7 in Part II of the Plan for further discussion.)

45. Windows Feature Childproof Stops

All operable windows will have a childproof stop limiting the opening of the windows to a maximum of 4 inches. The operable portion will be located in the lower part of the window behind fixed louvers.

46. Restriction on Hanging Electronic Equipment

Televisions, audio speakers and other noise generating equipment may not be hung on demising walls separating Tower Units as this could transmit noise from one Tower Unit to the next.

47. Model Tower Unit

Purchasers are advised that there may be certain design elements included in a model Tower Unit that are not offered for sale and not included in the Tower Units being sold. Specifically, the furniture, furnishings, materials, equipment, hardware, installations, lighting or decorations displayed in a model Tower Unit should not be deemed to be included in the sale of a Tower Unit, except as otherwise described in this Plan. The materials, appliances and finishes, etc. in the Building and/or Tower Units are described in this Plan and are subject to modification as provided herein, and may vary from those displayed in a model Tower Unit. All dimensions in a model Tower Unit are approximate and subject to normal construction variances and tolerances. Purchasers should consult the Floor Plans appearing as Exhibit 5 in Part II of the

Plan and consult Sponsor with any questions as to precisely what design elements their Tower Unit will include.

48. Wood Floors

Purchasers are advised that Tower Units will feature engineered wood flooring with solid wood veneer. Sponsor makes no representation as to the number of times such floors can be sanded, if at all. Sponsor is not responsible for: (i) variations in floor level and slight separation between base and floor; (ii) variations in width, length or tone of wood floor strips or normal shrinking or expansion of wood flooring due to changes in moisture content of wood; or (iii) scratches and dents in flooring. (See the Section entitled "Rights and Obligations of Sponsor" in Part I of the Plan for further discussion.)

49. Security

During the period of time that the Building is being constructed and the Tower Units (and Storage Bin Licenses) are being offered for sale and/or rent there will be a greater number of visitors to and pedestrian and vehicular traffic through the Building and Tower Section than is expected to be the case once the construction and sales and/or leasing are completed. No representation or warranty is made as to the length of time the construction, sales or leasing period, if applicable, will continue.

50. Condominium Management Association

Sponsor's Counsel has not opined whether the Tower Board or the Condominium Board will or will not qualify as a "Condominium Management Association" under section 528(c) of the Internal Revenue Code of 1986, as amended (the "Code") and, for purposes of the Plan, Sponsor's Counsel has assumed that the Condominium Board will not qualify. Therefore, it is possible that if the Condominium Board (or the Tower Board) does not so qualify, there could be federal, state, and local income taxes payable by the Condominium and the Tower Unit owners, which are not included as a projected expense in Schedule B of the Plan. Based on the projected income and expenses anticipated, any such income tax would likely not be material. For further details regarding Code section 528(c), *see* Income Tax Opinion of Sponsor's Counsel, which is located in Part I of the Plan.

51. Certification by Sponsor and Sponsor's Principal

Exhibit 9A in Part II of this Plan includes a certification by Sponsor and Sponsor's principal (the "Sponsor Certification") pursuant to Section 20.4(b) of the regulations issued pursuant to General Business Law, Article 23-A, as amended (the "Martin Act"). Sponsor's principals have executed the Sponsor Certification for compliance with the Martin Act and governing regulations. Sponsor's principals expressly disclaim the existence of any private right of action for contract claims by individual Unit Owners (or the Condominium Board, on their behalf) in connection with or arising solely from their execution of the Sponsor Certification, absent liability under another statute or under an alter-ego or other veil-piercing theory. See Board of Managers of 184 Thompson Street Condominium v. 184 Thompson Street Owner LLC, et. al, 2013 N.Y. Slip Op 03574 (1st Dept. May 16, 2013).

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PART I

A. INTRODUCTION

The land and the building to be situated between West End Avenue to the east, Freedom Place South to the West, West 60th Street to the north and West 59th Street to the south and to be known by the street address 1 West End Avenue, New York, New York 10023, together with the appurtenances thereto, will constitute and be known as "One West End Avenue Condominium" (hereinafter, the "Condominium").*

As described more fully in this Plan, the Building constituting the Condominium will initially contain the following mixed-use components: (i) 246 Tower Units; (ii) 93 Storage Bins; (iii) the Rental Unit, comprised of approximately 116 affordable Rental Apartments; (iv) the Retail Unit; (v) four (4) Office Units (referred to as "Office Unit 1", "Office Unit 2", "Office Unit 3" and "Office Unit 4"); and (vi) the Garage Unit. The commercial units in the Building refer to the Rental Unit; the Retail Unit; the four (4) Office Units; and the Garage Unit (collectively the "Commercial Units"). (See the Section entitled "Description of Property and Improvements" in Part I of the Plan for further discussion.)

Riverside Center Site 5 Owner LLC ("Sponsor"), a limited liability company organized and existing under the law of the State of Delaware and duly authorized to do business in the State of New York, hereby presents this Offering Plan (the "Plan") for the sale of the Tower Units and Storage Licenses for the Storage Bins at the Condominium, which, together with the Tower Limited Common Elements, constitute the "Tower Section".

No other portion of the Condominium is offered for sale hereunder at this time, including, without limitation, the Rental Unit, the Retail Unit, the four (4) Office Units and the Garage Unit (all hereinafter described) to be included in the Condominium.

The purpose of the Plan is to set forth in detail all material terms of the offering by Sponsor of the Tower Units and Storage Licenses for the Storage Bins offered hereby. Sponsor may amend the Plan from time to time by filing an amendment with the Department of Law, a copy of which amendment will be served on all Purchasers of Units pursuant to executed Option Agreements who are not in default, and to all Unit Owners and any other Offerees as may be required by applicable law or regulation.

The Plan is presented in two (2) parts (in one volume) which together constitute the entire Plan. Part I of the Plan sets forth a general description of the offering and the rights and obligations of Sponsor and the Unit Owners. Part II contains the basic documents necessary to create the Condominium and to otherwise effectuate the provisions of the Plan. Also included in Part II is a detailed physical description of the Property and certifications by Sponsor, Sponsor's architect and Sponsor's financial experts. In addition to the Plan, Sponsor has filed separately with the Department of Law certain exhibits to the Plan which are presented as Parts A (Certifications), B (General), C (Engineering) and D (Other Information).

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* Each capitalized term used in Part I of the Plan shall have the meaning ascribed thereto in the section of the Plan entitled "Certain Definitions", unless otherwise clearly indicated or defined elsewhere.

The Plan, including all Schedules set forth herein, and Parts A, B, C and D of the exhibits, together constitute the entire offer of Sponsor to sell the Tower Units and Storage Licenses for the Storage Bins at the Condominium which are the subject of this Plan. Sponsor shall not make, and has not authorized any other party to make, any oral representations or statements concerning this Plan, and no such representations or statements shall be considered part of this Plan. No information, data or representations other than those contained herein or in the documents annexed hereto as exhibits in Part II of this Plan may be relied upon. Prospective Purchasers must apply at the Sales Office for an Offering Plan which may be obtained for a non-refundable fee of $300. Copies of the exhibits will be available for inspection by prospective Purchasers without charge, and for copying at a reasonable charge, at the Sales Office by appointment.

The Condominium will be organized pursuant to Article 9-B of the Real Property Law of the State of New York, as amended, commonly known as and hereinafter referred to as the "Condominium Act". The Condominium is subject to and will comply with all statutes and regulations applicable to condominiums in the State of New York.

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

1. The Property

On December 16, 2013, Sponsor acquired title to an approximately 72,099 square foot parcel located at 1 West End Avenue, New York, New York 10023 and known as Tax Lot 165 of Block 1171 (the "Land"). At the time of acquisition, the Land was vacant. Sponsor is constructing a new building thereon (the "Building", and together with the Land, the "Property"), which, as more specifically described herein, upon completion of construction will constitute the Condominium and include:

(a) 246 Tower Units, consisting of: (i) 245 Tower Units located on portions of Floors 8 through 41; and (ii) a Tower Unit (anticipated to be Unit 8J) located on Floor 8 of the Building which will be used as an apartment by the Resident Manager (hereinafter, the "Resident Manager's Unit"), together with the Tower Lobby on the Ground Floor (and an entrance thereto from West 59th Street) and certain other Common Elements, which will be operated as a luxury condominium apartment building;

(b) 93 storage bins ("Storage Bins") located on the Subcellar Level, Storage Licenses to which are being sold by Sponsor hereunder (subject to the Sponsor's right to create, pursuant to a duly filed amendment, additional Storage Bins and to offer for sale Storage Licenses to which);

(c) The Rental Unit, located principally on portions of the Subcellar Level through Rental Unit Floor 7, consisting of approximately 116 affordable Rental Apartments located on portions of Rental Unit Floors 2 through 7 of the Building,

together with the Rental Lobby on the Ground Floor (and entrance thereto from Freedom Place South) and certain other Common Elements, which will be used for affordable housing purposes (and ancillary uses) (as more particularly described herein);

(d) The Retail Unit, located principally on portions of the Ground Floor of the Building, which Sponsor currently anticipates will initially be used for retail purposes (and ancillary uses), although no representation or warranty is made with respect to such initial or any subsequent uses of the Retail Unit or with respect to who the owner or tenant(s) of the Retail Unit may be at any time;

(e) Office Unit 1, located principally on a portion of Floor 2 of the Building, which Sponsor currently anticipates will be used as professional/medical office space, although no representation or warranty is made with respect to such initial or any subsequent uses of Office Unit 1 or with respect to who the owner or tenant(s) of Office Unit 1 may be at any time;

(f) Office Unit 2, located principally on a portion of Floor 3 of the Building, which Sponsor currently anticipates will be used as professional/medical office space, although no representation or warranty is made with respect to such initial or any subsequent uses of Office Unit 2 or with respect to who the owner or tenant(s) of Office Unit 2 may be at any time;

(g) Office Unit 3, located principally on a portion of Floor 4 of the Building, which Sponsor currently anticipates will be used as professional/medical office space, although no representation or warranty is made with respect to such initial or any subsequent uses of Office Unit 3 or with respect to who the owner or tenant(s) of Office Unit 3 may be at any time;

(h) Office Unit 4, located principally on a portion of Floor 5 of the Building, which Sponsor currently anticipates will be used as professional/medical office space, although no representation or warranty is made with respect to such initial or any subsequent uses of Office Unit 4 or with respect to who the owner or tenant(s) of Office Unit 4 may be at any time;

(i) The Garage Unit, located at the Ground Floor, Subcellar Level and Cellar Level of the Building, which Sponsor currently anticipates will initially be used as public parking (and ancillary uses). No representation or warranty is made with respect to such initial or any subsequent uses of the Garage Unit or with respect to who the owner or tenant(s) of the Garage Unit may be at any time;

(j) Facilities will include the Great Room, Media Room and Billiards Room, Playroom, Game Room, Catering Kitchen, Kitchen, Dining Room, Fitness Center, (25 Meter)- Swimming Pool, Mens' and Womens' Changing/Locker Rooms and Spa and the Bicycle Storage Room, Storage Bins, all of which are for the exclusive use of occupants of the Tower Section and their guests; and

(k) Various utility and service areas located throughout the Building.

Based upon the Sponsor's construction schedule anticipated as of the initial filing of this Plan, Sponsor presently contemplates that, unless delayed by weather, casualty, labor difficulties (including work stoppages and strikes), late delivery and/or the inability to obtain on a timely basis or otherwise, materials or equipment, governmental restrictions, acts of god or other events beyond its reasonable control construction of the Building will be sufficiently completed to permit closings of title to Tower Units to begin on or about October 1, 2016. Prospective Purchasers should note, however, that the Units will be completed at differing times over a period that may begin prior to and/or extend significantly beyond such date. Sponsor will have no liability to any Purchaser, nor will a Purchaser be entitled to any credit, offset or reduction in the purchase price for his or her Tower Unit or otherwise be relieved from any obligations under the Option Agreement, in the event that the First Closing occurs earlier or later than the targeted date or the time to complete or to close title to such Purchaser's Unit is accelerated, delayed or postponed by Sponsor; provided, however, that in the event the actual or anticipated commencement date of the projected First Year of Condominium Operation is to be delayed by six (6) months or more, Sponsor will amend the Plan to include a revised Condominium budget with current projections and if: (i) such amended budget exceeds the projected Condominium budget set forth herein by twenty-five percent (25%) or more; or (ii) the First Closing does not occur within twelve (12) months after October 1, 2016, the date set forth in Schedule B – "Projected Budget for First Year of Condominium Operation" as the commencement date for the projected First Year of Condominium Operation, then in either case Sponsor will offer all Purchasers (other than Purchasers who are then in default beyond any applicable grace period under their Option Agreements, if the Plan has been declared effective) the right to rescind their Option Agreements within not less than fifteen (15) days after the presentation date of the amendment containing such revised budget or after such twelve (12) month period, as the case may be, and any Purchasers electing rescission pursuant to such offer will have their Deposit and any interest accrued thereon returned. Purchasers' rights as described in the preceding sentence are in lieu of any other rights or remedies which may be available pursuant to any applicable law, regulation, statute or otherwise, all of which shall be deemed to have been waived by all Purchasers. As set forth in the Section entitled "Effective Date" in Part I of the Plan, no closing of title to any Unit offered hereunder will take place prior to the Plan being declared effective.

As set forth in more detail in the Section entitled "Changes in Prices and Units: Tower Units and Storage Licenses" in Part I of the Plan, Sponsor reserves the right to change the number of Tower Units and Storage Bins from time to time by subdividing and/or combining Tower Units and Storage Bins or otherwise, even after the Condominium is created, except with respect to a Tower Unit (or Storage Bin) as to which a binding Option Agreement (or Storage License) has been entered into and remains in effect unless the Purchaser (or licensee) thereof consents in writing to such change.

(See the Section entitled "Description of Property and Improvements" in Part I of the Plan for further a detailed description of the Property.)

All Units in the Condominium are located within the Building. However, the Rental Unit, which contains the Rental Apartments that Sponsor intends to develop pursuant to the requirements of the City's Inclusionary Housing Program and which are intended to be affordable in perpetuity, is considered by the Zoning Resolution to be located in a separate "building segment". To qualify as a "building segment", Section 12-10 et. seq. of the Zoning

Resolution requires that a separate entrance serving only the dwellings within that segment be provided. Accordingly, the Rental Unit has its own entrance (i.e., the Rental Lobby) on Freedom Place South to be used by occupants of the Rental Unit.

On December 22, 2014, Sponsor obtained a construction mortgage loan pursuant to: (i) that certain Amended and Restated Building Loan Agreement (the "Building Loan Agreement"), as between Sponsor, as borrower, and Wells Fargo Bank, National Association, as Administrative Agent for the lender parties thereto (collectively, "Lender"), and (ii) that certain Amended and Restated Project Loan Agreement (the "Project Loan Agreement" and, together with the Building Loan Agreement, the "Loan Agreement") as between Sponsor, as borrower, and Lender, as lender.

The Loan Agreement does not set any minimum number or percentage of Units which must be under contract before the Plan can be declared effective. It does provide a minimum release price set by the lender for each Unit. All of the Units are hereinafter covered by such mortgage, subject to the terms of the Plan. The Loan Agreement requires Sponsor to obtain the consent of Lender prior to Sponsor renting or leasing, rather than selling, the Units offered under the Plan. However, such requirement does not modify Sponsor's reservation of rights, as between Sponsor and Purchasers or Unit Owners, to rent or lease, rather than sell, the Units offered under the Plan.

2. Riverside Center

The Land is one of five contiguous parcels comprising the site of "Riverside Center," a phased mixed-use development containing approximately 3 million square feet of zoning floor area, located on the Upper West Side of Manhattan. The Riverside Center site is bounded by 61st Street to the north, 59th Street to the south, the extension of Riverside Boulevard to the west, and West End Avenue to the east. It is the southernmost of thirteen (13) blocks comprising Riverside South (as hereinafter defined), a general large-scale development (as defined in the Zoning Resolution of the City of New York) that was approved by the City Planning Commission ("CPC") and the New York City Council in 1992 in accordance with the City's Uniform Land Use Review Procedure ("ULURP"). Riverside Center is intended to be developed in phases and operated as an integrated design with Riverside South.

Riverside Center is being developed pursuant to a number of discretionary ULURP approvals granted by CPC and the New York City Council, including modifications to the Riverside South general large-scale development and the RS Restrictive Declaration (as hereinafter defined) to incorporate the permitted use and development of Riverside Center. The approvals, which are memorialized in the CPC resolutions dated October 17, 2010, as confirmed and modified by the New York City Council resolutions dated December 20, 2010 (ULURP Nos. C100296(A) ZSM, M920358(D) ZSM, N100295 ZRM, C100287 ZSM, C100288 ZSM, C100289 ZSM, C100290 ZSM, C100291 ZSM, C100292 ZSM, C100293 ZSM, C100297 ZSM, N100298 ZAM, N100286 ZCM, N100299 ZCM, and N100300 ZCM), require that Riverside Center be developed substantially in accordance with the approved plans for Riverside Center (the "Approved Plans") and in accordance with the provisions and procedures set forth in the Parcel LMN Restrictive Declaration, made as of September 1, 2011, by CRP/Extell Parcel L, L.P., and CRP/Extell Parcel N, L.P (the "RC Declarant"), and recorded in the City Register's

Office on December 14, 2011, as CRFN 2011000434594 (as same may be amended from time to time, the "RC Restrictive Declaration").

Riverside Center, as approved, consists of five buildings and approximately 180,000 square feet of privately owned open space, located on five privately owned development parcels, with three below-grade levels extending across the entire site. The five development parcels (each, a "Parcel") are identified as, respectively, Parcels 1 through 5; the Property is designated as Parcel 5. The Approved Plans allow Riverside Center to be developed with a total of up to approximately 3 million square feet of zoning floor area, consisting of up to approximately 2.9 million square feet of residential use (up to 3,000 housing units), including development bonuses for the provision of affordable housing in accordance with the RC Restrictive Declaration; up to 712,000 square feet of hotel use; up to 310,000 square feet of retail and entertainment uses; up to 40,000 square feet of auto sales and showroom use; up to 200,000 square feet of office use; and up to 332,000 square feet of community facility use, including a new 90,0000-square-foot school on Parcel 2. The below-grade program, as shown on the Approved Plans, consists of an auto service center and up to 1,500 parking spaces located in five (5) public parking garages, each on a separate Parcel. The privately owned open space on the site includes approximately 110,000 square feet of publicly accessible passive recreation space (the "RS Public Space"); two privately owned public access easement areas that are required to be improved and operated as extensions of West 60th Street and Freedom Place South (the "RC Public Access Areas"); and public access easement areas located along the perimeter of the site, adjacent to 61st Street, 59th Street, the extension of Riverside Boulevard, and West End Avenue, that are required to be improved and operated as widened portions of the adjacent sidewalks (the "RC Perimeter Sidewalk Enlargements") (the RC Public Space, RC Public Access Areas, and RC Perimeter Sidewalk Enlargements, collectively, the "RC Public Space and Access"). The RC Restrictive Declaration allows for the annexation and conveyance of real estate in order to effectuate the development of the Parcels in accordance with the RC Restrictive Declaration.

The permitted use and development of each Parcel in Riverside Center are governed by the Approved Plans and the RC Restrictive Declaration. Certain rights and obligations set forth in these documents are further distributed among the Parcel owners by private zoning lot and development agreements. The Property, in particular, is the subject of the Amended and Restated Supplemental Zoning Lot and Large Scale Development Agreement, made as of December 17, 2014, between the RC Declarant and Sponsor and recorded in the City Register's Office on January 9, 2015, as CRFN 2015000009867 (as same may be amended from time to time, the "Parcel 5 ZLDA"). The Approved Plans, RC Restrictive Declaration, and Parcel 5 ZLDA together restrict the Property to a total of up to 761,697 square feet of zoning floor area, including development bonuses for the provision of affordable housing in accordance with the RC Restrictive Declaration; up to 750 dwelling units; up to 60,500 square feet of community facility uses; up to 2,000 square feet of office uses; up to 120,000 square feet of hotel uses; up to 61,500 square feet of retail uses; and up to 450 parking spaces in the Garage Unit. The Approved Plans additionally control, among other things, the location, number, and types of retail establishments in the Building (including provision for an auto dealership and showroom on the ground floor); the treatment of the Building's ground-floor façade; and the maximum zoning envelope for the Building.

The construction of the RC Public Space and Access is phased; each owner of a Parcel is required to construct the RC Public Space and Access located on its Parcel in connection with the development of the building on that Parcel, and to thereafter perform all required capital repairs and capital maintenance on such RC Public Space and Access. Upon the substantial completion of the RC Public Space located on a Parcel, the City is granted a non-exclusive easement, for the benefit of the public, for the purposes of passive recreational use by the general public and emergency services access. Upon the substantial completion of the RC Public Access Area and RC Perimeter Sidewalk Enlargements located on a Parcel, the City is granted a non-exclusive easement, for the benefit of the public, for the purposes of pedestrian and vehicular access over such areas. The owner is required to construct and maintain the RC Public Access Areas and RC Perimeter Sidewalk Enlargements located on its Parcel in accordance with New York City Department of Transportation standards and specifications, as though they were a public street. In the case of the Property, the RC Public Space and Access includes the portion of Freedom Place South located between the northern boundary of West 59th Street and the southern boundary of the West 60th Street RC Public Access Area, as well as a RC Perimeter Sidewalk Enlargement adjacent to West 59th Street. As Sponsor owns only the Property, Sponsor does not represent or warrant if and when construction of all or any portion of the RC Public Space and Access located on Parcels other than the Property will be built, or if built, when construction will commence or be completed.

A steam and power generating facility is operated by Consolidated Edison Company of New York, Inc. (the "59th Street Generating Station") on the block bounded by 11th and 12th Avenues and West 58th and West 59th Streets. Pursuant to the RC Restrictive Declaration, certain modifications have been made to, and certain operating limits imposed on, the 59th Street Generating Station. An environmental consultant who has studied that site has advised Sponsor that no significant air quality impacts would be predicted on the Property from the 59th Street Generating Station, using New York City Environmental Quality Review evaluation criteria.

3. Riverside South

The Property is located in a privately owned large scale development on the Upper West Side of Manhattan known as "Riverside South". Riverside South comprises approximately seventy-five (75) acres, encompassing thirteen (13) blocks with views of the Hudson River, and is bound by 72nd Street on the north, 59th Street on the south, Freedom Place and West End Avenue on the east and the Hudson River on the west. Riverside Center is located on the southernmost block of Riverside South.

Riverside South was implemented through ULURP and is described in detail in the Restrictive Declaration, made as of December 17, 1992, by Penn Yards Associates and recorded in the City Register's Office in Reel 1934, Page 0001 on January 6, 1993, as same has been amended by that certain: (i) First Modification to the Restrictive Declaration dated October 4, 1994, made by Hudson Waterfront Associates, L.P. as Declarant ("RS Declarant"), recorded December 2, 1994 in Reel 2159, Page 1096, (ii) Second Modification to the Restrictive Declaration dated January 9, 1997, made by RS Declarant, recorded February 13, 1997 in Reel 2922, Page 0424, (iii) Third Modification to Restrictive Declaration dated as of September 13, 1999, made by RS Declarant, recorded January 7, 2000 in Reel 3026, Page 1983, (iv) Fourth Modification to Restrictive Declaration dated as of November 9, 2001, made by RS Declarant

and recorded January 25, 2002 in Reel 3436, Page 1992, and as restated by that certain Restated Fourth Modification to Restrictive Declaration made as of November 9, 2001 by RS Declarant and recorded March 15, 2002 in Reel 3470, Page 1813, and (v) Fifth Modification to Restrictive Declaration dated as of September 1, 2011, made by RS Declarant, recorded December 14, 2011 as CRFN 2011000434593 (as same may be further amended from time to time, the "RS Restrictive Declaration"). Authorized zoning in the form of the general large scale plan for Riverside South, as modified by CPC and the City Council on December 20, 2010, to facilitate the development of Riverside Center, allows for flexible development of a total of approximately 8.5 million square feet within nineteen (19) distinct development parcels (each, an "RS Development Parcel") on eight zoning lots. The general large scale plan for Riverside South additionally permits parking garages on all but one RS Development Parcels (providing parking for an aggregate of approximately 4,250 vehicles) and the development of residential space (approximately 8.3 million square feet, with a density of up to 7,737 units), community facility space (approximately 649,000 square feet), retail and auto showroom space (approximately 467,000 square feet), professional office space (approximately 344,000 square feet), and hotel space (approximately 712,000 square feet). The RS Restrictive Declaration expressly describes the future development of the RS Development Parcels and allows for further annexation and conveyance of real estate in order to effectuate the development of the RS Development Parcels in accordance with the RS Restrictive Declaration.

The Riverside South project anticipates development of an approximately 24 acre riverfront park, extending the existing Riverside Park from 59th Street to 72nd Street ("Riverside Park South"), as well as including additional park area in the "Southern Open Space", the park area at the southern end of Riverside South to the east of Freedom Place South.

Riverside Park South and the Southern Open Space are RS Park Areas. The RS Park Areas are being developed in phases. The Southern Open Space, Phase I, Phase II, Phase III, Phase IV and the playground included in Phase V have been completed. The balance of Phase V, as well as proposed Phases VI and VII, of the RS Park Areas remain to be built. Each RS Development Parcel Owner is obligated pursuant to the RS Restrictive Declaration and Operating Agreement to pay a defined portion of the cost of construction of the RS Park Areas in conjunction with the development of that RS Development Parcel Owner's RS Development Parcel to a designated party responsible for building the RS Park Areas. As Sponsor owns only the Property, Sponsor makes no representation as to any future development of RS Development Parcels in Riverside South and the requisite appurtenant RS Park Areas other than to confirm that Sponsor intends to contribute or cause to be contributed all payments, if any, required to be contributed by the owner of the Land toward construction of the RS Park Areas.

As of the date of this Plan, the RS Declarant and the City of New York have approved as to form a Sixth Modification to Restrictive Declaration (the "Sixth Modification"), the execution of which would modify the design and phasing of the RS Park Areas by replacing Phases V, VI and VII with new Phases V and VI and by allocating responsibility for the construction of new Phase V to the New York City Department of Parks and Recreation. The execution of the Sixth Modification is pending the approval of certain governmental agencies, including the New York State Department of Transportation. Sponsor makes no representation regarding the likelihood that the Sixth Modification to Restrictive Declaration will be finally approved and executed, in either its current or a revised form. Accordingly, Sponsor does not represent or warrant that all

or any portion of the remaining RS Park Areas will be built, or if built, when construction will commence or be completed.

The agreement, dated as of May 27, 1998 entered into pursuant to the RS Restrictive Declaration by Hudson Waterfront Associates, L.P., Hudson Waterfront Associates I, L.P., Hudson Waterfront Associates II, L.P., Hudson Waterfront Associates III, L.P., Hudson Waterfront Associates IV, L.P., Hudson Waterfront Associates V, L.P., Hudson Waterfront Company C, LLC and Hudson Waterfront Company D, LLC, recorded in the City Register's Office on August 31, 1998 in Reel 2693, Page 1897 (as same may be amended from time to time, the "Mapping Agreement") delineating the RS Park Areas, new streets to be developed as part of Riverside South, and various required easements, also governs development of Riverside South. Details of approvals and restrictions respecting Riverside South are contained in the RS Restrictive Declaration and additional details are contained in the Mapping Agreement.

4. Riverside Center Property Owners Association

Sponsor is member of the Riverside Center Property Owners Association, Inc. (the "RCPOA"), which was formed primarily to assess its members for the cost of operating, maintaining, and repairing the RC Public Space and Access. The RCPOA operates pursuant to the Declaration of Covenants, Conditions and Restrictions of the Riverside Center Property Owners Association, Inc. made by the RC Declarant, dated as of December 18, 2012, and recorded in the City Register's Office on January 25, 2013, as CRFN 2013000034832 (as same may be amended from time to time, the "RCPO Declaration"). The specific purposes and responsibilities of the RCPOA are set forth in the RCPO Declaration. The RCPOA was created and the RCPO Declaration was prepared in accordance with the RC Restrictive Declaration (as defined herein).

The RCPOA is a membership organization, with membership limited to owners of Parcels in Riverside Center. Under the RCPO Declaration, the RCPOA may impose assessments on members to fund the cost of the maintenance, operation, and repair of the RC Public Space and Access. There is no expiration date of the RCPOA; provided, however, that the RCPO Declaration expressly provides that it shall continue in full force and effect in perpetuity unless and until there is an affirmative, unanimous vote by the RCPOA members to terminate the RCPO Declaration and dissolve the RCPOA. Sponsor, as owner of the Property, is presently a member of the RCPOA for purposes of the RCPO Declaration. Upon recording of the Declaration, Sponsor's membership status in the RCPOA will be transferred to the Condominium Board. At such time, the Condominium Board shall appoint a member of the Tower Board (the "Vice President for RCPOA Liaison") to attend and represent it at meetings of the RCPOA and to vote on behalf of the Condominium at such meetings. The RCPOA Declaration requires the Condominium Board to assess all assessments imposed by the RCPOA against each Unit as part of the Unit's share of common charges. If the Condominium Board fails to pay an assessment to the RCPOA, the RCPOA may take action against the Condominium Board generally, or against individual Unit Owners specifically, for their proportionate share of the assessment. Notwithstanding anything to the contrary contained herein, the Rental Unit Owner and Garage Unit Owner shall have no obligation to contribute toward the Condominium's membership assessments to the RCPOA, and such assessments shall be borne by the Tower

Units Owners, Retail Unit Owner and Office Unit Owners in accordance with their proportionate share of such assessment.

5. Riverside South Property Owners Association

All owners of RS Development Parcels or subdivisions thereof (each, an "RS Development Parcel Owner") are members of the Riverside South Property Owners Association, Inc. (the "RSPOA"). The RSPOA was formed at the start of development of Riverside South, primarily to assess its members for the cost of maintaining and insuring the various park areas (the "RS Park Areas") contained within Riverside South and to own certain public access areas (the "RS Public Access Areas") as more particularly described below. Assessments collected from members of the RSPOA to maintain the RS Park Areas are paid to the City of New York Department of Parks and Recreation, which is under contract to perform the physical maintenance of the RS Park Areas, or to another entity holding such maintenance contract. The RSPOA operates pursuant to the Declaration of Covenants, Conditions and Restrictions of the Riverside South Property Owners Association, Inc. made by the then RS Development Parcel Owners in Riverside South, dated as of August 26, 1997 and recorded in the City Register's Office on March 16, 1998 in Reel 2554, Page 552 (as same may be amended from time to time, the "RSPO Declaration"). The specific purposes and responsibilities of the RSPOA are set forth in the RSPO Declaration. The RSPOA was created and the RSPO Declaration was prepared in accordance with the RS Restrictive Declaration (as defined herein). The RSPOA is a membership organization, with membership limited to owners of RS Development Parcels or any tax lots resulting from the subdivision an RS Development Parcel. Sponsor is presently the RS Development Parcel Owner for the Property and a member of the RSPOA for purposes of the RSPO Declaration. Upon recording of the Declaration, such statuses will be transferred to the Condominium Board. At such time, the Condominium Board shall appoint a member of the Tower Board (the "Vice President for RSPOA Liaison") to attend and represent it at meetings of the RSPOA and to vote on behalf of the Condominium at such meetings. There is no expiration date of the RSPOA; provided, however, that the RSPO Declaration expressly provides that it shall continue with full force and effect perpetually unless and until terminated by the affirmative vote of RS Development Parcel Owners whose Parcels represent in the aggregate at least seventy-five percent (75%) of the aggregate class votes attributable to all Parcels at a duly called meeting of such RS Development Parcel Owners. If the Condominium Board fails to pay its membership assessment to the RSPOA, the RSPOA may take action against the Condominium Board generally, or against individual Unit Owners specifically, for their proportionate share of the assessment. Notwithstanding anything to the contrary contained herein, the Rental Unit Owner and Garage Unit Owner shall have no obligation to contribute toward the Condominium's membership assessments to the RSPOA, and such assessments shall be borne by the Tower Units Owners, Retail Unit Owner and Office Unit Owners in accordance with their proportionate share of such assessment.

6. Features of Condominium Ownership

The ownership of a Unit is similar in many respects to the ownership of a private home. Each Unit Owner is the fee owner of his or her Unit outright and is entitled to exclusive possession of that Unit. Each such Unit Owner also owns, in common with the owners of all other Units, an undivided interest in the General Common Elements which, as more particularly

set forth herein and in the Declaration, include all parts of the Property other than the Units themselves (and the Limited Common Elements), including, without limitation, the Land and the roofs, foundations and supports of the Building, and all areas, equipment or facilities for the common use of the Units or the Unit Owners. Each Tower Unit Owner will also have certain rights with respect to certain Common Elements (i.e., the Tower Limited Common Elements) which may be exclusive of all other Unit Owners or of Unit Owners who are not Tower Unit Owners (e.g., the common hallways exclusively serving the Tower Units), as the case may be.

Use and occupancy of all Units is governed by the Declaration, the Condominium By-Laws and applicable Legal Requirements, and with respect to the Tower Units, also by the Tower By-Laws, Tower Rules and Regulations and the provisions of this Plan. Use of other portions of the Building may be subject to additional by-laws and/or rules and regulations applicable thereto.

As more particularly set forth in the Declaration, Condominium By-Laws and Tower By-Laws, a Tower Unit may generally be used only for residential purposes and, subject to compliance with the Declaration, the Condominium By-Laws and the Tower By-Laws, for a lawful home occupation as defined in the Zoning Resolution (a New York City zoning resolution affecting use and occupancy). Tower Unit Owners may, subject to the Tower Board's right of first refusal, rent their Tower Unit pursuant to a lease with a minimum term of one (1) year, in each case. No transient tenant or short-term paying guest (i.e., a tenant or paying guest in occupancy for a period of less than twelve (12) consecutive months) may be accommodated in any Tower Unit, and only an entire Tower Unit may be leased. Residents of the Tower Units thus may be comprised of Tower Unit Owners who reside in the Tower, as well as tenants leasing Tower Units from other Tower Unit Owners.

The Storage Bins may only be used for storage purposes, and in no event may be used as a dwelling space or for the storage of toxic or inflammable items or Combustibles (as such term is defined in the New York City Building Code). No materials which pose a health or safety threat or which otherwise create a nuisance may be stored in the Storage Bins. To do so may result in a violation placed against the Building by the Department of Buildings that will be the obligation of the licensee to remove. Notwithstanding the foregoing, Sponsor or its designee shall have the right to use without charge any Unlicensed Storage Bins for any lawful purpose or to change the permitted use of any Unlicensed Storage Bins, subject, however, to the provisions of Article 6 of the Tower By-Laws which provide, among other things, that no use shall be allowed in the Condominium which interferes with the peaceful possession and proper use of the Condominium by its occupants. The Storage Bins will be located on the Subcellar Level of the Building, subject to the right of Sponsor to create new/additional Storage Bins.

The Commercial Units in the Building are divided into the following categories: (i) the Rental Unit, comprised of approximately 116 affordable Rental Apartments; (ii) the Retail Unit; (iii) four (4) Office Units; and (iv) the Garage Unit. Sponsor makes no representation whatsoever with respect to the uses to which all or any portion of the Commercial Units or any public spaces within the Building may be put at any time; nor does Sponsor make any representation with respect to the identity of the owners or users or future owners or users of any of such Units at any time. As more particularly set forth in the Declaration and Condominium By-Laws, the Commercial Units may be used for any legally permitted purpose, including,

without limitation, for retail, hotel, restaurant, banking, commercial, office, storage, garage, residential (to the extent the certificate of occupancy is amended to permit such use with respect to Commercial Units other than the Rental Unit), fitness facility and utility purposes (and ancillary uses of any of the foregoing). Neither the Condominium Board, nor the Tower Board, will have the right to restrict or limit any of the uses of, or alterations in or to, the Commercial Units (including the portions thereof facing the street or public area) which are permitted by law and applicable zoning ordinances, except as otherwise set forth in the Declaration and the Condominium By-Laws.

Subject to compliance with all Legal Requirements, including, without limitation, the certificate of occupancy for such Unit and any applicable zoning regulations, and except as otherwise provided herein and in the Condominium By-Laws, each Commercial Unit may be used and operated for any legally permitted purpose. The Rental Unit will be used for affordable housing purposes (and ancillary uses) (as more particularly described herein) in accordance with the Regulatory Agreement. It is currently anticipated that the Retail Unit will be used for retail purposes (and ancillary uses), the Office Units will be used as professional/medical office space, and the Garage Unit will be used as public parking (and ancillary uses). The Rental Apartments will be rent-stabilized apartments under the Rent Stabilization Law and Code, as required by the Regulatory Agreement.

The Tower Board does not have the right to approve or disapprove Purchasers. Subject to certain exceptions, the Tower Board has a right of first refusal with respect to sales or leases of Tower Units. There is no limit on the number of Tower Unit Owners who may purchase a Tower Unit for investment, rather than personal occupancy, purposes. As such there may always be a substantial percentage of Tower Unit Owners who are non-residents of the Condominium. Neither the sale of the Rental Unit, nor the lease of any Rental Apartment, shall be subject to a right of first refusal held by or other approval of the Tower Board.

In addition, because Sponsor reserves the unconditional right to rent or lease Units, there is no commitment to enter into Agreements for more Tower Units than the fifteen percent (15%) of such Units necessary to declare the Plan effective and, accordingly, Tower Unit Owners may never gain effective control and management of the Condominium and/or Tower Section, and the First Annual Tower Meeting may never occur.

Each Unit Owner must pay Common Charges to cover the costs of operation and maintenance of the Condominium in accordance with Sections 339(i)(1)(iv) and 339(m) of the New York Condominium Act. The costs of operation and maintenance of the Condominium, including both those directly attributable to the Units and an allocated share of expenses attributable to the Condominium as a whole (such as expenses for insurance, repairs and maintenance of the General Common Elements and various service contracts), will generally be borne by the Unit Owners in proportion to their respective Common Interests. The Commercial Unit Owners, who will receive in certain instances greater or fewer services from the Condominium, will bear an allocated share of the expenses of the Condominium, all as described in Schedule A and Schedule B – "Projected Budget for First Year of Condominium Operation" of the Plan and Article 6 of the Condominium By-Laws. The estimated Common Charges for each Tower Unit for the projected First Year of Condominium are set forth in Schedule A.

Operation of the Condominium overall will be vested in the Condominium Board which will be elected by or on behalf of the Unit Owners and/or designated by Sponsor or otherwise as described in the Plan and the Condominium By-Laws and Tower By-Laws. As more particularly set forth in the Condominium By-Laws, the Condominium Board will determine the amounts of General Common Expenses for the Condominium as a whole, and the allocation of General Common Expenses among the Tower Section and the Commercial Units. Each of the Commercial Unit Owners will be obligated to pay to the Condominium Board its share of the expenses that are incurred by the Condominium Board in furnishing services, and operating, maintaining and repairing General Common Elements, only to the extent the same are utilized by or benefit such Commercial Unit Owner. As more fully set forth in the "Notes to Schedule B" above, each of the Commercial Unit Owners will therefore pay only allocated percentages of only certain expenses, which percentages may be less (or more) than in proportion to their Common Interest. As more particularly set forth in the Tower By-Laws, the Tower Board will determine the amounts of Tower Common Expenses for the Tower Section (which will include that portion of the Condominium's General Common Expenses allocated by the Condominium Board to the Tower Section as well as additional Common Expenses arising solely out of the operation of the Tower Section as determined by the Tower Board) and the allocation of Tower Common Expenses among the Tower Units in the Tower Section. Tower Unit Owners will pay Common Charges to the Tower Board only. The Tower Board will be required to pay to the Condominium Board those portions of General Common Charges allocated by the Condominium Board to the Tower Section, before application for any other purpose.

Tower Unit Owners may decorate the interior of their Units in any way that they desire, subject to compliance with the Declaration, Condominium By-Laws, Tower By-Laws, Tower Rules and Regulations and applicable Legal Requirements and will be responsible for maintaining, repairing and painting their Units and for complying with Legal Requirements applicable to their Units, all at their own expense.

As set forth in the Tower Rules and Regulations, to promote a consistent appearance of the Tower from the outside, each Tower Unit Owner will be required to install and maintain window treatments having a white-colored backing on the sides facing and nearest to the windows in its Tower Unit, which window treatments and backings must conform to any specifications (including a new color) established from time to time by the Tower Board.

Tower Unit Owners must obtain the consent of the Tower Board before altering their Tower Units in any way, subject to the further applicable provisions of the Tower By-Laws and Condominium By-Laws. The rights of the Commercial Unit Owners to decorate or alter their Units are provided in the Declaration and Condominium By-Laws and in any event are subject to applicable Legal Requirements.

After the City of New York assesses as a separate tax lot each Unit and bills each Unit Owner, the Unit Owner will be responsible for paying the real estate taxes and assessments imposed against such Unit, and no Unit Owner will be responsible for the payment of, nor will his or her Unit be subjected to any lien arising from the non-payment of, taxes and assessments imposed on other Units.

In the opinion of Kramer Levin Naftalis & Frankel LLP, Sponsor's Counsel, an individual Tower Unit Owner who is a resident of New York City for tax purposes and who itemizes his or her deductions generally will, under the income tax laws and regulations in effect as of the date of this Plan and subject to certain limitations and qualifications, be entitled to deduct from his or her Federal, New York State and New York City income:

(a) the state and local real property taxes assessed against his or her Tower Unit and paid by such Tower Unit Owner; and

(b) "qualified residence interest" paid by such Tower Unit owner with respect to such Tower Unit.

Sponsor's Counsel expresses no opinion regarding any deductions with respect to Storage Licenses or the Commercial Units. Prospective Purchasers should refer to the Section entitled "Income Tax Deductions to Unit Owners and Tax Status of Condominium" and "Opinions of Counsel" in Part I of the Plan for further discussion.

The Condominium Board will be responsible for maintaining casualty and liability insurance (excluding terrorism and mold coverage), with respect to the entire Building (including each Unit but excluding fixtures, furniture, furnishings, decorations, appliances and other personal property not constituting part of the Unit), together with all service machinery contained therein, in accordance with the provisions of the Condominium By-Laws. (See the Section entitled "Rights and Obligations of the Unit Owners and the Boards of Managers" in Part I of the Plan for a more complete discussion.) Neither the Condominium Board, nor the Tower Board, as the case may be, is required to obtain or maintain any insurance with respect to any property contained in any Unit or any liability with respect to occurrences in or about each Unit or the Common Elements, if any, exclusive and/or appurtenant thereto. Consequently, all Tower Unit Owners are required to obtain and maintain: (i) a personal liability policy if such Unit Owner is an individual, or (ii) commercial general liability insurance if such Unit Owner is a corporate entity, against claims for personal injury, death or property damage occurring in, on or about such Unit Owner's Unit and the Limited Common Elements, if any, exclusive and/or appurtenant to his or her Unit affording protection of at least $1,000,000 per occurrence. Further requirements with respect to such insurance are more particularly set forth in the Tower By-Laws. In addition, all Tower Unit Owners are urged to obtain casualty insurance with respect to any and all additions, alterations, improvements and betterments located within their respective Units (including, without limitation, fixtures, equipment, furniture, furnishings and any other personal property). Purchasers are also advised that the insurance policies to be maintained by or on behalf of the Condominium Board and/or Tower Board, as the case may be will be on a "replacement cost" basis and will not cover losses to the extent that "market value" of a Unit may exceed its insured replacement cost. Further, as a result of current fluctuations in the insurance market, the Boards will not be required to obtain or maintain terrorism coverage but may do so, and in such event, the cost thereof shall be a Common Expense as described in the applicable By-Laws.

7. Offering of Tower Units for Sale

Sponsor hereby offers the 246 Tower Units for sale under the Plan. The Rental Unit, the Retail Unit, the four (4) Office Units and the Garage Unit to be included in the Condominium are not being offered for sale hereunder at this time. No representation or warranty (other than as expressly set forth in this Plan) is made as to who the owner or tenant(s) of such Units may be or the uses to which such Units may be put at any time (except that such use must be in accordance with law); and no income derived from any use of such Commercial Units will constitute income to any Board or any Unit Owner (except as may be expressly provided in the Condominium By-Laws to the contrary or pursuant to separate written agreement by or among the applicable parties).

There are no limitations on who may purchase the Tower Units offered for sale hereunder, except that Storage Licenses may only be purchased by Tower Unit Owners and may thereafter be licensed only to Tower Unit Owners. However, Sponsor hereby reserves the right at any time and from time to time for any reason whatsoever, without the consent of any Board, any Unit Owner or mortgagee, to refuse to approve and execute an Option Agreement for any Unit; provided, however, that Sponsor shall not discriminate against any person because of race, creed, color, gender, sexual orientation, disability, age, marital status or national origin, or as otherwise prohibited by applicable Legal Requirements.

The prices for the Tower Units and Storage Licenses offered under the Plan are listed on Schedule A, entitled "Schedule of Offering Prices and Related Information for the Anticipated First Year of Condominium Operation – October 1, 2016 – September 30, 2017." THESE PRICES HAVE BEEN SET BY SPONSOR AND ARE NOT SUBJECT TO REVIEW OR APPROVAL BY THE DEPARTMENT OF LAW OR ANY OTHER GOVERNMENTAL AGENCY.

Sponsor will endeavor in good faith to sell, but nevertheless reserves the unconditional right, to rent or lease, rather than sell, the Units offered hereunder. As a result, Purchaser may be acquiring a Unit that has been previously occupied, but, unless otherwise specifically agreed to in writing by Sponsor and such Purchaser, such Unit will be delivered at closing free and clear of all leases and tenancies. In addition, because Sponsor reserves the unconditional right to rent or lease Units, there is no commitment to enter into Agreements for more Tower Units than the fifteen percent (15%) of such Units necessary to declare the Plan effective and, accordingly, Tower Unit Owners may never gain effective control and management of the Condominium and/or Tower Section, and the First Annual Tower Meeting may never occur.

In the event Sponsor makes a bulk sale of the Tower Units, the transferee is entitled to and bound by those additional rights and obligations (including the aforementioned representation regarding good faith efforts to sell Units) applicable to a "sponsor" as more fully described in the Plan, and subject to applicable regulations of the Department of Law.

The estimated Common Charges for each Unit for the projected First Year of Condominium Operation are also set forth in said Schedule A. In addition to the payment of Common Charges, each Unit Owner will be responsible for the payment of the real estate taxes which will be separately assessed against such Unit (although the Condominium By-Laws and

Tower By-Laws provide for a limited period of time following the recording of the Declaration when the Units may not be separately assessed), and interest and amortization payments on the mortgage, if any, which such Purchaser may obtain. Further, Unit Owners may be responsible for additional charges for services which they choose to use at their option. (See the Section entitled "Description of the Property and Improvements" in Part I of the Plan for further discussion.)

The estimated amount of real estate taxes which will be payable with respect to each Tower Unit in respect of the projected First Year of Condominium Operation are also set forth in said Schedule A. The Property is anticipated to be fully constructed at such time.

Sponsor hereby expressly reserves any rights or transferable development rights benefitting the Property. (See the Section entitled "Reservation of Air and Development Rights" in Part I of the Plan for further discussion.)

8. Offering of Storage Licenses

Sponsor hereby offers Purchasers of Tower Units the opportunity to purchase license rights to one (1) of the 93 Storage Bins pursuant to a license agreement (each such license being a "Storage License"). The form of Storage License to be used for licensing the use of such Storage Bins to individual Tower Unit Owners is set forth as Exhibit 11 in Part II of the Plan. The Storage Bins will be located on the Subcellar Level of the Building, subject to the right of Sponsor to create new/additional Storage Bins.

The price for each Storage License is listed on Schedule A. THESE PRICES HAVE BEEN SET BY SPONSOR AND ARE NOT SUBJECT TO REVIEW OR APPROVAL BY THE DEPARTMENT OF LAW OR ANY OTHER GOVERNMENTAL AGENCY.

If at any time the licensee of a Storage Bin sells its Tower Unit, it shall simultaneously assign its license of the Storage Bin to the purchaser of such Tower Unit or to another owner of a Tower Unit, failing which, the Tower Board shall have the right to terminate the license of the Storage Bin and take possession of the same, without compensation to the licensee.

Sponsor shall offer the Storage Licenses to Purchasers of Tower Units on a first-come, first-served basis until such time as all of the Storage Licenses have been purchased. Sponsor reserves the right to limit Purchasers to one (1) Storage License per Tower Unit purchased. Storage Licenses will only be sold by Sponsor to Purchasers of Tower Units. Prospective Purchasers shall be required to deliver a deposit in the amount of fifteen (15%) of the purchase price of the Storage License upon execution of an Option Agreement.

At or prior to delivery of the Storage License to a Purchaser, Sponsor hereby reserves the right, with or without prior notice to such Purchaser, to substitute the Storage Bin designated in such Purchaser's Agreement (the "Original Storage Bin") for an alternate Storage Bin (the "Substituted Storage Bin"), provided that such Substituted Storage Bin is equally sized or larger than the Original Storage Bin and provided further that any monthly license fees payable by such Purchaser to the Condominium in connection with such Substituted Storage Bin are comparable per square foot to those payable in connection with the Original Storage Bin. Any exercise of Sponsor's rights to designate a Substituted Storage Bin shall not result in an increased deposit or

purchase price due for such Storage License under the Agreement and shall not afford a Purchaser any abatement in purchase price or excuse a Purchaser from its obligations under its Agreement.

Holders of Storage Licenses, excluding Sponsor with respect to Unlicensed Storage Bins, will be required to pay a monthly license maintenance fee to the Tower Board in an amount equal to $1 per month per square foot of such Storage Bin, which amount shall, following the First Closing, be subject to biannual increases based upon the CPI Increase Factor in effect on the date of the First Closing. Further, the license fees are otherwise also subject to change from time to time as the Tower Board deems necessary or appropriate.

9. Units Not Offered For Sale Hereunder

The Rental Unit, the Retail Unit, the four (4) Office Units and the Garage Unit to be included in the Condominium are not being offered for sale hereunder at this time. Sponsor will not be permitted to sell any Unit(s) not being offered hereunder to the general public without either amending the Plan, filing a separate offering plan for such Unit(s) or having issued a no-action letter from the Department of Law in respect of such Unit(s).

10. Certain Definitions

For convenience, general definitions of certain of the terms used in Part I of the Plan are set forth below, which definitions are subject, in many cases, to the more particular definitions of such terms set forth in the Declaration, Condominium By-Laws and Tower By-Laws included in Part II of the Plan.

Area Median Income or AMI: The area median income for the New York metropolitan statistical area as determined by the United States Department of Housing and Urban Development (HUD) under the United States Housing Act of 1937.

Boards: The Condominium Board and the Tower Board, collectively, or as the context may otherwise require.

Building: The building and other improvements to be located on the Land and commonly known as 1 West End Avenue, New York, New York.

By-Laws: The Condominium By-Laws and the Tower By-Laws, collectively, or as the context may otherwise require.

City Register's Office: The New York County office of the City Register's Office, Land Records Division, NYC Department of Finance.

Commercial Unit Owner: An owner of any Commercial Unit at the time in question.

Commercial Units: The Units designated as the Rental Unit, the Retail Unit, Office Unit 1, Office Unit 2, Office Unit 3, Office Unit 4 and the Garage Unit in the Declaration, as the same may be subdivided or combined in accordance with the Declaration and Condominium By-Laws, as applicable.

Common Elements: The entire property, including the Land and all parts of the Building and other improvements thereon, other than the Units. The Common Elements include, among other things, the foundations, roofs and supports of the Building and all areas, equipment or facilities for the common use of all or some of the Units or all or some of the Unit Owners. The Common Elements consist of the General Common Elements, Tower Limited Common Elements and Office Limited Common Elements.

Common Interest: The proportionate undivided interest in fee simple absolute in the Common Elements appurtenant to each Unit, expressed as a numerical percentage and determined in accordance with the Declaration. The total Common Interest appurtenant to all Units equals 100%.

Condominium: One West End Avenue Condominium.

Condominium By-Laws: The by-laws governing the overall operation of the Condominium, the form of which is set forth as Exhibit 7 in Part II of the Plan.

CPI Increase Factor: An increase proportionate to any increase in the cost of living from the date of the initial recording of the Declaration, as reflected by the change in the Consumer Price Index (CPI-U; All Items; 1982-84 = 100 standard reference base period) for New York, New York (or the smallest measured area including New York, New York), as published by the Bureau of Labor Statistics, United States Department of Labor or, if the same ceases to be published, a commonly used substitute therefor reasonably selected by the Condominium Board.

Declaration: The instrument creating the Condominium, the form of which is set forth as Exhibit 6 in Part II of the Plan.

Department of Buildings: The Department of Buildings of The City of New York.

Family Member: A spouse, domestic partner, child, parent or adult sibling of a Tower Unit Owner, or a trust for the benefit of any one or more of the foregoing and/or one or more minor children of any of the foregoing.

First Closing: The first date upon which title to any Tower Unit is conveyed to a Purchaser under the Plan.

First Year of Condominium Operation. The twelve- (12) month period commencing on the date of the First Closing, currently anticipated to be the period from October 1, 2016 to September 30, 2017.

Floor Plans: The floor plans of the Building which will be filed with, and approved by, the Tax Map Unit, Land Records Division, NYC Department of Finance and recorded in the City Register's Office at the time the Declaration is recorded. The Floor Plans will show the locations of the Units and the Common Elements in the Building.

General Common Charges: Assessments payable to the Condominium Board by or on behalf of the Unit Owners for the purpose of meeting General Common Expenses. The Tower Common Charges payable by each Tower Unit Owner will include a proportionate share (among

all Tower Unit Owners) of the portion of General Common Expenses allocated by the Condominium Board to the Tower Section. (The Tower Board will pay such General Common Charges to the Condominium Board on behalf of all Tower Unit Owners.)

General Common Elements: All of the Common Elements which are not Limited Common Elements, as more particularly described in the Declaration and as shown on the Floor Plans for the Building.

General Common Expenses: The costs and expenses in connection with the repair, maintenance, replacement, restoration, care, upkeep and operation of, and any alteration, addition or improvement to, the General Common Elements and the provision of services to all Unit Owners (including, without limitation, costs assessed against the Condominium as a member of the RSPOA).

General Rules and Regulations: The rules and regulations of the Condominium, if any, that may be made and amended in accordance with the Condominium By-Laws from time to time.

Initial Control Period: The period ending upon the later to occur of: (a) the fifth anniversary of the First Closing; or (b) the closing of title to Tower Units representing more than ninety percent (90%), both in number and in aggregate Common Interests, of all Tower Units.

Land: The land situated between West End Avenue to the east, Freedom Place South to the West, West 60th Street to the north and West 59th Street to the south, comprising the parcel commonly known as 1 West End Avenue, New York, New York, as further and more particularly described in the Declaration.

Legal Requirements: All laws, statutes and ordinances (including, without limitation, environmental laws, and all building codes and zoning ordinances) and the orders, rules, regulations, directives, binding resolutions and requirements of all governmental authorities (including, without limitation, the Department of Buildings, the City Planning Commission, the boards of fire underwriters or any public authority or agency having jurisdiction), whether in force as of the date hereof or hereafter, which are or become, or purport to be, applicable to the Property or any part thereof, all as more fully provided in the Condominium By-Laws.

Limited Common Elements: The Office Limited Common Elements and the Tower Limited Common Elements.

Managing Agent: The managing agent for the Condominium (except for the Rental Unit). It is anticipated that the Managing Agent will initially be Halstead Management Company, LLC, a management firm engaged in the management of luxury residential and mixed use buildings in New York City, pursuant to a management agreement, as more fully described in the Section entitled "Agreements Binding on the Condominium" in Part I of the Plan. The Rental Unit Owner will engage a separate managing agent to manage the Rental Unit.

Offeree: A Purchaser who has executed and delivered an Option Agreement to Sponsor or Selling Agent and whose Option Agreement is in effect, and a Tower Unit Owner.

Office Limited Common Elements: Those Common Elements which serve or benefit exclusively one (1) or more of the Office Units or the Office Unit Owners as more particularly described in the Declaration.

Option Agreement: The agreement to purchase a Tower Unit pursuant to the Plan, the form of which is set forth as Exhibit 1 in Part II of the Plan.

Permitted Encumbrances: Those matters encumbering title to a Unit offered hereunder subject to which a Purchaser agrees to take title, as more particularly itemized on "Schedule A" annexed to the form of Option Agreement (Exhibit 1 in Part II of the Plan) as the same may be revised from time to time.

Permitted Mortgage: A mortgage of a Tower Unit(s) permitted to be placed thereon pursuant to the provisions of the Condominium By-Laws or Tower By-Laws, as applicable.

Plans and Specifications: The plans and specifications for the construction of the Building which (to the extent required by applicable Legal Requirements) have been or will be filed with the Department of Buildings and which may, from time to time, hereafter be amended in accordance with the provisions of the Plan.

Property: The Land, the Building, and the easements, rights and appurtenances thereto, including, without limitation, all Common Elements.

Purchaser: A purchaser of one (1) or more of the Tower Units offered hereunder pursuant to an Option Agreement.

Rental Unit: The Unit designated as a the Rental Unit in the Declaration, which will be used for affordable housing purposes (and ancillary uses) (as more particularly described herein) in accordance with the Regulatory Agreement.

Rules and Regulations: The General Rules and Regulations and the Tower Rules and Regulations, collectively, or as the context may otherwise require.

Sales Office: The sales office for the Units offered hereunder, at a location to be designated by Selling Agent from time to time. It is anticipated that the Sales Office will initially be located at 555 West 59th Street, New York, New York.

Selling Agent: Corcoran Sunshine Marketing Group, having an address at 888 Seventh Avenue, New York, New York.

Sponsor; Sponsor or its designee; or similar phrases: Sponsor, any affiliate of Sponsor or a designee of Sponsor. An affiliate of Sponsor shall be deemed to be: (i) a person or entity who or which owns twenty-five percent (25%) or more of the legal or beneficial interest of Sponsor; or (ii) an entity with respect to which Sponsor owns twenty-five percent (25%) or more of the legal or beneficial interest.

Sponsor's Office: The office of Sponsor located c/o El Ad US Holding, Inc., 575 Madison Avenue, 23rd Floor, New York, New York 10022 or any other office regularly maintained by Sponsor in the City of New York.

Storage Bin: The 93 storage bins located in the Building, which will be made available for the exclusive use of certain of the Tower Unit Owners and which constitute Tower Limited Common Elements, and licenses for which are being offered for sale hereunder by Sponsor.

Storage License: The licenses being offered for sale hereunder by Sponsor in respect of a Storage Bin. The form of Storage License to be used for licensing the use of such Storage Bins to individual Tower Unit Owners is set forth as Exhibit 11 in Part II of the Plan.

Terrace: Any of the terraces appurtenant to a Tower Unit as shown on the Floor Plans and indicated on Schedule A. Private terraces will be equipped with light, water and electrical service, and in certain instances private terraces will also be equipped with gas.

Title Company: Royal Abstract of New York LLC (500 Fifth Avenue, New York, New York, Attention: Martin Kravet; (212) 376-0900), or Title Associates, Inc. (825 Third Avenue, Floor 30, New York, New York 10022; Attention: Norman Sloane (212) 758-0050), or such other or additional company/ies designated by Sponsor in an amendment to this Plan. Purchasers may obtain title insurance from the Title Company or, without incurring additional fees from Sponsor, from any other title company of Purchaser's choosing.

Tower Board: The board of managers for the Tower Section.

Tower By-Laws: The by-laws governing the operation of the Tower Section, the form of which is set forth as Exhibit 8 in Part II of the Plan.

Tower Common Charges: Assessments payable to the Tower Board by the Tower Unit Owners, pro-rata, in accordance with their respective Tower Common Interests (except as otherwise provided in the Declaration, the Condominium By-Laws or the Tower By-Laws) for the purpose of meeting the Tower Common Expenses, including without limitation, each Tower Unit Owner's share of General Common Charges as allocated by the Condominium Board to the Tower Section.

Tower Common Expenses: Those costs and expenses in connection with the repair, maintenance, replacement, restoration, care, upkeep and operation of, and any alteration, addition or improvement to, the Tower Limited Common Elements and the business and affairs of the Tower Section as determined by the Tower Board, plus a portion of the General Common Expenses of the Condominium as allocated to the Tower Section by the Condominium Board in accordance with the Condominium By-Laws.

Tower Common Interest: The Common Interest appurtenant to each Tower Unit in proportion to the Common Interest appurtenant to all Tower Units in the aggregate and whenever in this Plan (or in the Condominium By-Laws or Tower By-Laws) it is stated that a certain percentage of Common Interest of all Tower Unit Owners is required, such percentage shall be of the Tower Common Interest of all such Tower Unit Owners.

Tower Limited Common Elements: Those Common Elements which serve or benefit exclusively one (1) or more of the Tower Units or the Tower Unit Owners as more particularly described in the Declaration.

Tower Rules and Regulations: The rules and regulations of the Tower Section, the initial form of which is annexed to the Tower By-Laws (Exhibit 8 in Part II of the Plan), as the same may be amended in accordance with the Tower By-Laws from time to time.

Tower Section: The Tower Units and Tower Limited Common Elements (including the Storage Bins).

Tower Unit: Any Unit designated as a Tower Unit in the Declaration, and all such Tower Units are collectively referred to as the "Tower Units."

Tower Unit Owner: An owner of any Tower Unit at the time in question.

Tower Unit Power of Attorney: The Tower Unit Owner power of attorney, the form of which is set forth as Exhibit 2 in Part II of the Plan.

Unit: Any space designated as a Tower Unit, Rental Unit, Retail Unit, Office Unit or Garage Unit in the Declaration, consisting, generally, of the relevant condominium unit in the Building and an appurtenant undivided interest in the General Common Elements and, with respect to the Tower Units, the Tower Limited Common Elements and, with respect to the Office Units, the Office Limited Common Elements. All or any of such Units are collectively referred to as the "Units."

Unit Owner: The owner of a Unit at the time in question.

Unsold Tower Units: Any Tower Unit owned or retained, by way of lease or any other arrangement by which management and/or financial responsibility is retained, by Sponsor or any of its designees as the holder of one (1) or more Unsold Tower Units; any Tower Unit that is acquired, individually or collectively, by a principal of Sponsor or a group of which Sponsor or one or more of its principals is a member; or a Tower Unit that is acquired, individually or collectively, by either the holder of a Permitted Mortgage given by Sponsor or the designee of a holder of such a Permitted Mortgage. All or any of such Tower Units are collectively referred to as the "Unsold Tower Units."

Unsold Units: Unsold Tower Units.

Zoning Resolution: Zoning Resolution of The City of New York, effective as of December 15, 1961, as the same has been and hereafter may be amended from time to time.

All other capitalized terms used in Part I of the Plan which are not separately defined in Part I shall have the meanings ascribed thereto in the Declaration, Condominium By-Laws or Tower By-Laws, as the case may be. Unless the context otherwise requires, words used in the singular include the plural and vice versa, and a reference herein to any one gender, masculine, feminine or neuter, includes the other two.

B. DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

The following is a general description of the Property, including the Land, Building, Units and Common Elements, as well as certain facilities and services anticipated to be provided at the Condominium. For a more detailed physical description of the Property, see "Description of Property and Specifications" as set forth as Exhibit 4 in Part II of the Plan.

1. The Building

The Building is located on the Land, situated between West End Avenue to the east, Freedom Place South to the West, West 60th Street to the north and West 59th Street to the south, and consists of Block 1171, Lot 165 on the Tax Map of the Borough of Manhattan.

The Building will contain 246 Tower Units; 93 Storage Bins; the Rental Unit, comprised of approximately 116 affordable Rental Apartments; the Retail Unit; four (4) Office Units; and the Garage Unit, along with areas currently (as of the date of the filing of this Plan) anticipated to include the Great Room, Media Room and Billiards Room, Playroom, Game Room, Catering Kitchen, Kitchen, Dining Room, Fitness Center, (25 Meter)- Swimming Pool, Mens' and Womens' Changing/Locker Rooms and Spa and the Bicycle Storage Room. The main lobby for the Tower Section will be located on the Ground Floor (the "Tower Lobby") with an entrance thereto from West 59th Street. The Tower Lobby will provide access to the elevators (and surrounding area) servicing the Tower Section, the mail room, and a concierge. The Rental Lobby servicing the Rental Unit will be located on the Ground Floor on Freedom Place South. The Office Lobby servicing the Office Units will be located on the Ground Floor on West 59th Street.

The various Commercial Units, and anticipated locations and initial uses of each are as follows:

(a) the Rental Unit, located principally on portions of the Ground Floor through Rental Unit Floor 7, is anticipated to be operated as a Rental Apartment building (and ancillary uses) with 116 apartments located on portions of Rental Unit Floors 2 through 7 of the Building;

(b) the Retail Unit, located principally on portions of the Ground Floor of the Building, which Sponsor currently anticipates will initially be used for retail purposes (and ancillary uses);

(c) Office Unit 1, located principally on a portion of Floor 2 of the Building, which Sponsor currently anticipates will be used as professional/medical office space (and ancillary uses);

(d) Office Unit 2, located principally on a portion of Floor 3 of the Building, which Sponsor currently anticipates will be used as professional/medical office space (and ancillary uses);

(e) Office Unit 3, located principally on a portion of Floor 4 of the Building, which Sponsor currently anticipates will be used as professional/medical office space (and ancillary uses);

(f) Office Unit 4, located principally on a portion of Floor 5 of the Building, which Sponsor currently anticipates will be used as professional/medical office space (and ancillary uses); and

(g) the Garage Unit, located at the Ground Floor, Subcellar Level and Cellar Level of the Building, which Sponsor currently anticipates will initially be used as public parking (and ancillary uses).

The Retail Unit will be accessible only from the exterior of the Building. The Office Units will be accessible via a commercial lobby on the Ground Floor of the Building that contains elevators that service the Office Units (the "Office Lobby"). Notwithstanding any of the foregoing, no representation or warranty is made with respect to such initial or any subsequent uses of any Commercial Unit or with respect to who the owner or tenant(s) of any Commercial Unit may be at any time.

The Building, which as of the initial filing date of this Plan is under construction, will feature forty-two (42) stories above grade, with a Subcellar Level and Cellar Level below grade. The Building is anticipated to be approximately 511 feet in height from the highest average curb elevation to the top of the highest bulkhead, and approximately 514 feet above the Tower Lobby. For the purposes of marketing, no floor has been designated "13", though construction necessitates a consecutive numbering of floors. Therefore, two different methods of numbering floors exist. In addition, designations of floors within the Rental Unit differ from the floor designations used elsewhere in the Building. All floor numbers referenced in this Plan refer to the floors in the Building other than within the Rental Unit. To the extent a floor within the Rental Unit differs from the floor designations elsewhere in the Building, it is referred to in this Plan as "Rental Unit Floor __". Purchasers should refer to the Description of Property and Specifications set forth as Exhibit 4 in Part II of the Plan, and the Floor Plans set forth in Exhibit 5 in Part II of the Plan for further details.

The Building structural system is comprised primarily of a reinforced concrete flat plates system with interior and exterior concrete columns. The exterior walls of the Building will be primarily a curtain wall system, most of which will be 4-sided structural glazed with areas of vision and spandrel glass. All exterior wall assemblies, roofs and terraces shall have insulation values in compliance with the New York State Energy Code and fire resistance ratings in compliance with the New York City Building Code.

Construction of the Building, including the individual Units, will be completed substantially in accordance with the Plans and Specifications, and otherwise in accordance with the Zoning Resolution and the Building Code of The City of New York. However, Sponsor reserves the right to amend or modify, in any way, the Plans and Specifications (including, without limitation, changing materials, appliances, equipment, fixtures and other construction details) and substitute in place of any materials, appliances, equipment and fixtures set forth therein or in Exhibit 4 in Part II of the Plan, items of substantially equal or better quality,

provided, however, that any material change affecting the Tower Section shall be set forth in an amendment to the Plan, that any necessary approval of any governmental authority having jurisdiction is first obtained, and that no such amendments, modifications or substitutions may be made if the same would materially adversely affect any Purchaser under an Option Agreement which has been countersigned by Sponsor and returned to the Purchaser unless the same is dictated by construction conditions at the Property (such as coordination of Building systems, conflicts with structural members or elements, conforming with Legal Requirements, unforeseen events, etc. and, in all cases, in good faith, reasonably necessary due to factors not within Sponsor's reasonable control, and where no practicable alternative (in the exercise of sound construction management practices) exists), and in such event, Sponsor will, in the amendment disclosing such change and delivered to the Purchasers, offer any materially adversely affected Purchaser(s) the right, for at least fifteen (15) days, to rescind their Option Agreements and receive a refund of their Deposit, together with all interest earned thereon. (Any such changes that are not both material and adverse will not give rise to a right of rescission.)

The location in the Building, and the size, layout and approximate square footages of the Tower Units offered hereunder are shown on the Floor Plans set forth as Exhibit 5 in Part II of the Plan. Such Floor Plans are subject to the rights of Sponsor or its designee to combine two (2) or more Unsold Units, to add additional Units by subdividing Unsold Units or to change the number of rooms in, as well as the size, layout and square foot area of, any Unsold Units, as further described in the Section of entitled "Changes in Prices and Units: Tower Units and Storage Licenses" in Part I of the Plan; provided, however, that any material change (for example, a reduction in square footage in excess of five percent (5%)) shall be set forth in an amendment to the Plan, and no material adverse change will be made in the size (i.e., decrease), configuration or layout of a Unit for which an Option Agreement which has been countersigned by Sponsor and returned to the Purchaser unless the same is dictated by construction conditions at the Property (such as coordination of Building systems, conflicts with structural members or elements, conforming with Legal Requirements, unforeseen events, etc. and, in all cases, in good faith, reasonably necessary due to factors not within Sponsor's reasonable control, and where no practicable alternative (in the exercise of sound construction management practices) exists), and in such event, Sponsor will, in the amendment disclosing such change and delivered to the Purchasers, offer the materially adversely affected Purchaser(s) the right, for at least fifteen (15) days, to rescind their Option Agreements and receive a refund of their Deposit, together with all interest earned thereon. There is a rebuttable presumption that a Unit size that is diminished by five percent (5%) or less is not material.

Sponsor will have no liability to any Purchaser, nor will any Purchaser be entitled to a credit, offset or reduction in the purchase price for his or her Tower Unit or otherwise be relieved of any obligations under the Option Agreement, by virtue of a minor inaccuracy or error in the floor plans. With regard to size, such minor error would mean a decrease of five percent (5%) or less or any increase in the size of any Tower Unit or room contained in a Tower Unit.

The Building incorporates mechanical equipment designed to provide for the physical comfort and convenience of the Building's occupants. During normal operation of this equipment, some occupants of Units adjacent to or in the vicinity of the equipment floors and equipment areas of the Building may perceive noise and/or vibration from the equipment. The sole obligation of Sponsor and the Boards with respect to such noise and/or vibration shall be to

install and operate such equipment in a manner consistent with commercially reasonable practices in typical luxury high-rise residential or mixed-use buildings and in compliance with applicable Legal Requirements, including the New York City Building Code.

Based upon the Sponsor's construction schedule anticipated as of the initial filing of this Plan, Sponsor presently contemplates that, unless delayed by weather, casualty, labor difficulties (including work stoppages and strikes), late delivery and/or the inability to obtain on a timely basis or otherwise, materials or equipment, governmental restrictions, acts of god or other events beyond its reasonable control construction of the Building will be sufficiently completed to permit closings of title to Tower Units to begin on or about October 1, 2016. Prospective Purchasers should note, however, that the Units will be completed at differing times over a period that may begin prior to and/or extend significantly beyond such date. Sponsor will have no liability to any Purchaser, nor will a Purchaser be entitled to any credit, offset or reduction in the purchase price for his or her Tower Unit or otherwise be relieved from any obligations under the Option Agreement, in the event that the First Closing occurs earlier or later than the targeted date or the time to complete or to close title to such Purchaser's Unit is accelerated, delayed or postponed by Sponsor; provided, however, that in the event the actual or anticipated commencement date of the projected First Year of Condominium Operation is to be delayed by six (6) months or more, Sponsor will amend the Plan to include a revised Condominium budget with current projections and if: (i) such amended budget exceeds the projected Condominium budget set forth herein by twenty-five percent (25%) or more; or (ii) the First Closing does not occur within twelve (12) months after October 1, 2016, the date set forth in Schedule B – "Projected Budget for First Year of Condominium Operation" as the commencement date for the projected First Year of Condominium Operation, then in either case Sponsor will offer all Purchasers (other than Purchasers who are then in default beyond any applicable grace period under their Option Agreements, if the Plan has been declared effective) the right to rescind their Option Agreements within not less than fifteen (15) days after the presentation date of the amendment containing such revised budget or after such twelve (12) month period, as the case may be, and any Purchasers electing rescission pursuant to such offer will have their Deposit and any interest accrued thereon returned. Purchasers' rights as described in the preceding sentence are in lieu of any other rights or remedies which may be available pursuant to any applicable law, regulation, statute or otherwise, all of which shall be deemed to have been waived by all Purchasers. As set forth in the Section entitled "Effective Date" in Part I of the Plan, no closing of title to any Unit offered hereunder will take place prior to the Plan being declared effective.

2. Tower Units

The Tower will include a total of 246 Tower Units, consisting of: (i) 245 Tower Units located on portions of Floors 8 through 41; and (ii) a Tower Unit (anticipated to be Unit 8J) located on Floor 8 of the Building which will be used as the Resident Manager's Unit. Sponsor reserves the right to use a different Tower Unit as the Resident Manager's Unit, and in such case the purchase price of such different Tower Unit will not increase by more than fifteen percent (15%) of the purchase price of Unit 8J.

The Tower Units vary in size from one-bedroom apartments with approximately 787 square feet to four-bedroom apartments with approximately 5,873 square feet. Detailed descriptions of the Tower Units are set forth in Part II of the Plan as Exhibit 4 (Description of

Property), Exhibit 5 (Floor Plans), and Exhibit 6 (Declaration). Exhibit 4 also includes a detailed description of the fixtures, finishes, appliances and equipment included in each Tower Unit.

There will be no modifications, special work performed or items of personal property included for any Tower Unit unless set forth in the Option Agreement for such Tower Unit. Moreover, Sponsor shall not be obligated to correct and shall have no liability or responsibility to any Purchaser for, and no Purchaser shall be entitled to any reduction in or credit against the purchase price of his or her Tower Unit or be otherwise relieved from performing his or her obligations under the Option Agreement as a result of minor or insubstantial inaccuracy or error in the floor plans for such Tower Unit as set forth in Part II of the Plan as Exhibit 5.

On or prior to the closing of title to fifty-one percent (51%) of the Tower Units offered hereunder, Sponsor will sell the Resident Manager's Unit to the Tower Board. Based on a total expense of $2,579,363.41 (a Purchase Price of $2,500,000 plus $79,363.41 in closing costs), in respect of such Resident Manager's Unit, at the Closing to each Tower Unit, the Purchaser thereof, as a closing cost of such Purchaser's Tower Unit, will be required to make a payment (each such payment, an "RMU Payment", and collectively, the "RMU Payments") to the Tower Board in an amount equal to such Purchaser's pro-rata share of the Purchase Price of the Resident Manager's Unit plus closing costs as aforesaid determined in proportion to their respective Common Interests, as set forth on Schedule A – "Purchase Prices and Related Information." The RMU Payment must be paid by bank check or Purchaser's personal certified check payable to the Tower Board and the same shall be separate from the Working Capital Fund contribution otherwise required of each Purchaser. The Tower Board shall hold the RMU Payments in an account (the "RMU Payment Account") separate from the Working Capital Fund. Sponsor reserves the right to use a different Tower Unit as the Resident Manager's Unit, and in such case the purchase price of such different Tower Unit will not increase by more than fifteen percent (15%) of the purchase price of Unit 8J. Closing costs incurred in connection with the transfer of the Resident Manager's Unit will be paid from the Working Capital Fund to the extent the RMU Payment Account has insufficient funds.

ALTHOUGH THE CLOSING OF TITLE TO THE RESIDENT MANAGER'S UNIT IS ANTICIPATED TO OCCUR ON OR PRIOR TO THE CLOSING OF TITLE TO FIFTY-ONE PERCENT (51%) OF THE TOWER UNITS OFFERED HEREUNDER, AT CLOSING EACH PURCHASER OF A TOWER UNIT WILL BE REQUIRED TO MAKE THE RMU PAYMENT TO THE TOWER BOARD. Sponsor shall file an amendment to the Plan disclosing the sale of the Resident Manager's Unit promptly after the same has occurred.

The RMU Payments shall be held in the RMU Payment Account. At the Closing of title to the Resident Manager's Unit, the Tower Board shall use the RMU Payments to pay for a portion of the Purchase Price thereof. If insufficient working capital exists at such time in the Tower Board's account, the portion of the Purchase Price not covered by the RMU Payments (the "RMU Balance") will be payable by a promissory note (the "RMU Note") which will mature three (3) years after the closing on such Resident Manager's Unit. The Tower Board will not be responsible for payment of interest in connection with the RMU Note. The principal balance shall be payable in full to Sponsor by the Tower Board out of the Working Capital Fund at the time of maturity (i.e., three (3) years after the closing on the Resident Manager's Unit) to the extent the RMU Payment Account has insufficient funds. In the event that a Closing occurs

after maturity, Purchasers shall continue to make RMU Payments to the Tower Board at their respective Closings, which amounts shall be used to replenish the Working Capital Fund, as applicable. Payment of the RMU Note will be secured by a first lien on the Resident Manager's Unit. Sponsor does not intend to refinance or extend the RMU Note and related loan at maturity. Purchasers are advised that refinancing by another lender may not be available and that the Tower Board, in order to repay the purchase money note, may be required to assess all Tower Unit Owners in proportion to their respective Common Interests.

In the event the Tower Board defaults under the note, including, but not limited to a default as the result of the Tower Board's failure to pay the balance of the purchase money note due at maturity, Sponsor may foreclose on the Resident Manager's Unit and if the proceeds from the sale of such Unit are insufficient to satisfy the outstanding mortgage balance and other fees incurred, the Tower Unit Owners could be liable for the deficiency. In the event of such a foreclosure, the Tower Board will be without a Resident Manager's Unit and, accordingly, alternate arrangements will be necessary to shelter the Resident Manager in the Building or within such distance of the Building as is then required by law.

Sponsor shall enter into a lease agreement (the "RMU Lease") with the Tower Board for the Resident Manager's Unit, for a term beginning on or about the First Closing and extending to the date that the Resident Manager's Unit is transferred to the Tower Board. The monthly rent shall be in an amount equal to the sum of Common Charges and real estate taxes (plus any additional expenses) attributable to the Resident Manager's Unit. The Tower Board shall pay all expenses of the Resident Manager's Unit from and after the First Closing regardless of when the closing of title to such Unit occurs as aforesaid.

There is also no guaranty that the Resident Manager will be residing in the Building at the time of closing of any particular Tower Unit although all Legal Requirements with respect thereto will be complied with, including the Administrative Code of the City of New York, Section 27-2052, et seq. All costs and expenses of the Resident Manager's Unit and repairs thereto, as well as all utilities serving same, shall be expenses of the Tower Board at all times.

3. Commercial Units

In addition to the Tower Units, the Condominium will initially include the following Commercial Units: (i) the Rental Unit, comprised of approximately 116 affordable Rental Apartments; (ii) the Retail Unit; (iii) four (4) Office Units (referred to as "Office Unit 1", "Office Unit 2", "Office Unit 3" and "Office Unit 4"); and (iv) the Garage Unit.

No income derived from any use of such Commercial Units will constitute income to any Board or any Unit Owner (except as may be expressly provided in the Condominium By-Laws to the contrary or pursuant to separate written agreement by or among the applicable parties). In addition, subject to all applicable zoning regulations and the Declaration or Condominium By-Laws, the Commercial Units may be sold, leased or subleased by the Unit Owners thereof, or subdivided by such Unit Owners into two (2) or more separate units and such subdivided units sold or leased. The Commercial Units may be used for any legally permitted purpose, including, without limitation, for retail, hotel, restaurant, banking, commercial, office, storage, garage, residential (to the extent the certificate of occupancy is amended to permit such use with respect

to Commercial Units other than the Rental Unit), fitness facility and utility purposes (and ancillary uses of any of the foregoing). Neither the Condominium Board, nor the Tower Board, will have no right to restrict or limit any of the uses of, or alterations in or to, the Commercial Units (including the portions thereof facing the street or public area) which are permitted by law and applicable zoning ordinances, except as otherwise set forth in the Declaration and the Condominium By-Laws.

Subject to compliance with all Legal Requirements, including, without limitation, the certificate of occupancy for such Unit and any applicable zoning regulations, and except as otherwise provided herein and in the Condominium By-Laws, each Commercial Unit may be used and operated for any legally permitted purpose, including, without limitation, for retail, hotel, restaurant, banking, commercial, office, storage, garage, residential (to the extent the certificate of occupancy is amended to permit such use with respect to Commercial Units other than the Rental Unit), fitness facility and utility purposes (and ancillary uses of any of the foregoing). The Rental Unit will be used for affordable housing purposes (and ancillary uses) (as more particularly described herein) in accordance with the Regulatory Agreement. It is currently anticipated that the Retail Unit will be used for retail purposes (and ancillary uses), the Office Units will be used as professional/medical office space, and the Garage Unit will be used as public parking (and ancillary uses). The Rental Apartments will be rent-stabilized apartments under the Rent Stabilization Law and Code, as required by the Regulatory Agreement.

Although the Rental Unit, like the Tower Units, contains residential apartments, the Rental Unit Owner nonetheless has certain rights that differ from the rights of the Tower Unit Owners. The rights of the Rental Unit Owner are like those of any other Commercial Unit Owners. For instance, but without limitation, the Rental Unit Owner will not be subject to a right of first refusal by the Tower Board upon the sale, lease or license of all or any part of such Owner's Unit. In addition, the Rental Unit Owner may: (i) make structural additions, alterations or improvements to the Rental Unit, (ii) change the layout of the Rental Unit, and (iii) subdivide the Rental Unit and reapportion Common Interest previously allocated to such Unit among the newly created Units, on prior notice to, but without the consent of, the Condominium Board.

All Units in the Condominium are located within the Building. However, the Rental Unit, which contains the Rental Apartments that Sponsor intends to develop pursuant to the requirements of the City's Inclusionary Housing Program and which are intended to be affordable in perpetuity, is considered by the Zoning Resolution to be located in a separate "building segment". To qualify as a "building segment", Section 12-10 et. seq. of the Zoning Resolution requires that a separate entrance serving only the dwellings within that segment be provided. Accordingly, the Rental Unit has its own entrance (i.e., the Rental Lobby) on Freedom Place South to be used by occupants of the Rental Unit.

(See the Section entitled "Commercial Units" in Part I of the Plan for further discussion.)

4. Storage Bins

There will be a total of 93 Storage Bins located on the Subcellar Level of the Building, subject to the right of Sponsor to create new/additional Storage Bins. The Storage Bins are anticipated to be approximately 25 square feet in size. Sponsor reserves the right to change the

number and size of the Storage Bins by, among other things, subdividing and reconfiguring the Storage Bins and, in connection with such subdivision and reconfiguration, redesignating in an amendment to the Declaration, among other things, a portion of a subdivided Storage Bin's space. Sponsor expressly reserves the right, from time to time, to effect such changes and to amend the Plan so as to reflect the same.

Purchasers of Tower Units will have the opportunity to purchase from Sponsor the rights to a Storage Bin pursuant to a Storage License (please refer to Exhibit 11 of Part II of the Plan for the form of Storage License). Storage Licenses may only be purchased by and sold only to Tower Unit Owners. If at any time the licensee of a Storage Bin sells its Tower Unit, it shall simultaneously assign its license of the Storage Bin to the purchaser of such Tower Unit or to another owner of a Tower Unit, failing which, the Tower Board shall have the right to terminate the license of the Storage Bin and take possession of the same, without compensation to the licensee.

The Storage Bins may only be used for storage purposes, and in no event may be used as a dwelling space or for the storage of toxic or inflammable items or Combustibles (as such term is defined in the New York City Building Code). No materials which pose a health or safety threat or which otherwise create a nuisance may be stored in the Storage Bins. To do so may result in a violation placed against the Building by the Department of Buildings that will be the obligation of the licensee to remove. Notwithstanding the foregoing, Sponsor or its designee shall have the right to use without charge any Unlicensed Storage Bins for any lawful purpose or to change the permitted use of any Unlicensed Storage Bins, subject, however, to the provisions of Article 6 of the Tower By-Laws which provide, among other things, that no use shall be allowed in the Condominium which interferes with the peaceful possession and proper use of the Condominium by its occupants.

Each licensee shall be liable for all damage arising out of such licensee's use or misuse of its Storage Bin. Neither the Sponsor, nor its respective agents or employees shall be liable for any theft or damage to any property stored in the Storage Bins. Each licensee shall indemnify and hold Sponsor and its respective directors, officers, partners, parent and subsidiary and affiliated companies, agents and employees, harmless from and against any and all liabilities, claims, causes of action, damages, lawsuits, penalties, judgments, and liens, together with any related costs and expenses, including but not limited to reasonable legal fees, asserted against or sustained by any of them in connection with any act, omission, or negligence of a licensee or a licensee's family, servants, employees, agents, guests and invitees in connection with the purchase of a Storage License.

5. Terraces

As indicated in Schedule A, Terraces are appurtenant to certain Tower Units. Each Terrace is a Tower Limited Common Element. The Tower Unit Owner of a Unit having a Terrace shall have the exclusive use of the Terrace appurtenant thereto, subject to the right of the Tower Board to regulate its use in accordance with the Tower By-Laws and the Tower Rules and Regulations. Each Tower Unit Owner shall be responsible for all ordinary maintenance and cleaning of each Terrace appurtenant to its Unit, subject to the rights of the Boards to regulate its use, and to enter the Tower Unit to access the Terrace and to access any Limited Common

Elements for maintenance, repair and replacement and other uses (including, without limitation, to access any Building mechanical equipment or other Common Elements located on any roof setback adjacent to any Terrace, or to use any Terrace as a platform for window washing equipment). Sponsor is not responsible for, can make no guarantees regarding and shall have no liability to Tower Unit Owners with respect to, the level of noise or vibrations or odors resulting from the operation of the Building or the Units or the degree of privacy which will be afforded to Unit Owners on their Terraces. The costs and expenses of any repairs or replacements to a Terrace, structural or otherwise (unless caused by or attributable to the Tower Unit Owner), shall be charged to all Tower Unit Owners as a Common Expense.

The Tower Board shall have the right to require a Tower Unit Owner to remove plantings, roof surfaces and other installations which have been placed on the Terraces if the Tower Board determines, in its sole discretion, that such plantings or other installations may adversely affect the integrity of the roof or other portion of the Building or is otherwise unsafe. In addition, the Tower Board shall have the right, in connection with any construction, repair or maintenance work in the Building, to erect scaffolding temporarily on any Terrace. In no event shall any Tower Unit Owner of a Tower Unit having a Terrace be permitted to enclose or erect any structure on such Terrace. The Tower Board may establish such other rules and regulations it deems necessary to protect the Common Elements and the Units and to insure the integrity of the Building and the health and safety of the occupants.

Moreover, Terraces and any other areas that are exposed to the elements must be kept free of snow, ice and accumulation of water to the extent failure to do so could cause damage to the Building and/or other Units therein. In the event a Tower Unit Owner fails to comply with any of its maintenance obligations, the Tower Board may, at the expense of the Unit Owner and without liability to the Tower Board, enter the Unit and perform such acts as are necessary to cure the Unit Owner's default.

(See the Section entitled "Description of the Property and Improvements" in Part I of the Plan for further discussion.)

6. Common Elements

As is set forth in more detail in the Declaration, the Common Elements consist of the Land, together with all easements, rights and privileges appurtenant thereto (except as otherwise expressly provided in the Declaration) and all parts of the Building other than the Units themselves, including, generally, the foundations, roofs and supports of the Building and all other parts of the Building and all apparatus, installations, systems, equipment and facilities therein for the common use of the Units and Unit Owners or which are necessary or convenient for the existence, maintenance or safety of the Property. The Common Elements are divided into the following separate categories: (a) the General Common Elements, which are, generally, those Common Elements which serve or benefit all the Units or Unit Owners; (b) the Tower Limited Common Elements, which are, generally, those Common Elements which serve or benefit exclusively the Tower Units or the Tower Unit Owners; and (c) the Office Limited Common Elements, which are, generally, those Common Elements which serve or benefit exclusively the Office Units or the Office Unit Owners. The Common Elements cannot be divided or partitioned, except as provided in the New York Condominium Act. A Unit Owner's interest in

the Common Elements shall not be separated from the Unit to which it appertains. For a detailed description of the Common Elements, see Article 7 of the Declaration (Exhibit 6 in Part II of the Plan) and the Description of Property and Specifications (Exhibit 4 in Part II of the Plan).

a. General Common Elements

The General Common Elements consist of all Common Elements other than the Limited Common Elements, and include, among other things, the following: (i) the Land, together with all easements, rights and privileges appurtenant thereto (except as otherwise expressly provided in the Declaration); (ii) all structural elements, foundations, foundation walls, roofs (except as otherwise expressly provided in this Declaration or shown on the Floor Plans), footings, columns, girders, beams, supports, interior load-bearing walls, floor slabs (but not flooring material) and ceilings (when they contain Common Element mechanical systems and are made of two hour fire rated construction); (iii) the cooling tower; (iv) all halls, passages and corridors, mechanical and other utility rooms, all fire staircases, landings, lobbies and stairs, areas and spaces located in the Building, which are not Limited Common Elements or included in any Unit; (v) any ventilation system consisting of pumps, motors, ductwork, fans and controls, steam and condensate return piping, serving or benefiting any combination of the Tower Units and the Commercial Units; (vi) hot water and chilled or condenser water systems serving or benefiting any combination of the Tower Units and the Commercial Units; (vii) all mechanical equipment and associated piping and controls and all utilities and mechanical and electrical transfers and equipment serving or benefiting any combination of the Tower Units and the Commercial Units; (viii) all electrical risers, feeders, lines and equipment, including incoming service, main switchgear and distribution panelboards, conduits, wires, meters, transformers and panelboards serving or benefiting any combination of the Tower Units and the Commercial Units, excluding, however, all such items located within a Unit and serving only that Unit; (ix) all plumbing fixtures, equipment for distribution of cold water and equipment for producing and distributing hot and chilled water, including pumps, valves, pressure reducers, meters and water heaters and chillers serving or benefiting any combination of the Tower Units and the Commercial Units, excluding, however, all such items located within a Unit and serving only that Unit; (x) all storm and sanitary sewer equipment and pipes (including vent lines, ejectors, interceptors, filters and valves) serving or benefiting any combination of the Tower Units and the Commercial Units, excluding, however, all such items located within a Unit and serving only that Unit; (xi) all electric service rooms, gas, steam and water meter rooms, Building storage rooms, emergency generator rooms, compactor room, workrooms, washrooms, locker rooms, telephone rooms and other service, mechanical and utility rooms serving or benefiting any combination of the Tower Units and the Commercial Units; (xii) elevators PE-12 and FE-1, which are for the use of all or any combination of the Tower Units and the Commercial Units in each case including the shaft, elevator equipment, elevator pit and entrance and appurtenant facilities; (xiii) all other facilities of the Building (including shafts, pipes, wires, ducts, vents, flues, cables, conduits and lines) which serve or benefit or are necessary or convenient for the existence, maintenance, operation or safety of any combination of the Tower Units and the Commercial Units; (xiv) all loading/receiving areas (including, without limitation, the loading dock located on the Ground Floor and facing West 59th Street), egress stairs and corridors and all associated mechanical equipment serving same; excluding, in all instances, such of these as only serve the Tower Units or Tower Unit Owners, and excluding such of these as are located within a Commercial Unit; (xv) the Rental Courtyard; (xvi) the Amenity Terrace; (xvii) the Private Terrace; (xviii) the

exterior space at the Building entries consisting of any stairs, railings, lighting and other electrical equipment, marquees and ornamental fixtures, planters and other freestanding structures; excluding, in all instances, such of these as only serve the Tower Units or Tower Unit Owners, and excluding such of these as are located within a Commercial Unit; (xix) the Building's service entrance located on the Ground Floor and facing West 59th Street; (xx) enclosing walls and doors surrounding mechanical equipment; all utilities and mechanical and electrical transfers and equipment used for all or any combination of the Tower Units and the Commercial Units; (xxi) to the extent identified on the Floor Plans as a General Common Element, with respect to any roof of the Building, egress stairs, elevator machine rooms, house tank rooms and their enclosing walls and doors and all mechanical equipment serving same; (xxii) smoke detection, alarm system, and sprinkler system; telephone system and cable television system existing for the common use of any combination of the Tower Units and the Commercial Units, except as located within an individual Unit; (xxiii) all security monitors and equipment and other security facilities serving or benefiting all or any combination of the Tower Units and the Commercial Units; and (xxiv) whether or not specifically identified as part of the General Common Elements (or identified at all) on the Floor Plans, all other parts of the Property and all equipment existing in the Building or on the Property (other than those areas and items specifically identified on the Floor Plans as part of a Unit and/or the Limited Common Elements) the common use of and/or benefit from which is necessary or convenient for the existence, maintenance, operation or safety of the Property. The Common Elements cannot be divided or partitioned, except as provided in the New York Condominium Act. A Unit Owner's interest in the Common Elements shall not be separated from the Unit to which it appertains.

b. Tower Limited Common Elements

The Tower Limited Common Elements consist of the following: (i) to the extent shown on the Floor Plans as Tower Limited Common Elements, the Tower Lobby and package room; (ii) all halls, passages, corridors, storage rooms, housekeeping areas, mechanical and other rooms, areas and spaces (including their respective floors, ceilings and enclosing walls) located in the Building which exclusively serve or benefit the Tower Units and are not part of any Unit; (iii) seven (7) passenger elevators (PE1, PE2, PE3, PE4, PE5, PE6, PE7, PE13 and SE1) in each case including the shafts, elevator equipment, elevator pits and entrances and appurtenant facilities, service entrances and accessways to service elevators, all located on the Ground Floor; (iv) those stairs and stairways in the Tower shown on the Floor Plans as Tower Limited Common Elements (and excluding those stairs, stairways and fire stairways in the Tower shown on the Floor Plans as constituting part of another Common Element or Unit); (v) the Great Room, Media Room and Billiards Room, Playroom, Game Room, Catering Kitchen, Kitchen, Dining Room, Fitness Center, (25 Meter)- Swimming Pool, Mens' and Womens' Changing/Locker Rooms and Spa and the Bicycle Storage Room, all as shown on the Floor Plans; (vi) Terraces appurtenant to any Tower Unit; (vii) the Storage Bins located on the Subcellar Level and shown on the Floor Plans; (vii) all Building storage rooms, locker rooms, telephone rooms and other service, mechanical and utility rooms not located in a Commercial Unit which serve or benefit only the Tower Units; (viii) all windows appurtenant to or otherwise serving or benefiting only the Tower Units; (ix) all security monitors and equipment and other security facilities serving or benefiting only the Tower Units; and (x) whether or not specifically identified as part of the Tower Limited Common Elements (or identified at all) on the Floor Plans, all other parts of the Property and all telecommunications equipment and all other systems, installations and facilities

(including shafts, pipes, wires, ducts, vents, flues, cables, conduits and lines) and Equipment in the Tower or on the Property (other than those areas and/or items specifically identified on the Floor Plans or herein as part of a Unit and/or the General Common Elements and/or the Office Limited Common Elements), which serve or benefit or are necessary or convenient or existing for the common use, existence, maintenance, operation or safety of the Tower Units, or any combination of the Tower Units or the respective Unit Owners thereof.

c. Office Limited Common Elements

The Office Limited Common Elements consist of the following: (i) to the extent shown on the Floor Plans as Office Limited Common Elements, the Office Lobby; (ii) all halls, passages, corridors, storage rooms, mechanical and other rooms, areas and spaces (including their respective floors, ceilings and enclosing walls) located in the Building which exclusively serve or benefit the Office Units and are not part of any Unit; (iii) two (2) passenger elevators (PE-8 and PE-9) (both of which are dual-purpose service elevators) in each case including the shafts, elevator equipment, elevator pits and entrances and appurtenant facilities, service entrances and accessways to service elevators, all located on the Ground Floor; (iv) those stairs and stairways in the Building shown on the Floor Plans as Office Limited Common Elements (and excluding those stairs, stairways and fire stairways in the Tower shown on the Floor Plans as constituting part of another Common Element or Unit); and (v) whether or not specifically identified as part of the Office Limited Common Elements (or identified at all) on the Floor Plans, all other parts of the Property, which serve or benefit or are necessary or convenient or existing for the common use, existence, maintenance, operation or safety of the Office Units or the respective Unit Owners thereof.

7. Available Services and Facilities

Generally, all services normally associated with the operation and maintenance of a luxury residential condominium will be provided to Tower Unit Owners at no cost other than Common Charges; these are described below in the Section entitled "Building Standard Services and Facilities". Notwithstanding the foregoing, however, the Board shall at all times maintain, operate and staff the Building in compliance with, and subject to, all applicable Legal Requirements.

a. Building Standard Services and Facilities (provided to all Tower Unit Owners at no cost other than the Common Charges payable by Tower Unit Owners):

(1) Doorman: A doorman will be on duty in the Tower Lobby twenty-four (24) hours per day, seven (7) days per week.

(2) Concierge: There will be a concierge on duty in the Tower Lobby and available twenty-four (24) hours per day, seven (7) days per week to assist residents with day-to-day services. At no per-use cost, the concierge or another staff member will accept deliveries of packages and store them temporarily until picked up by the Tower Unit Owner or occupant. Purchasers are advised that not all of these services may be offered and those that are offered may not be available at all times.

(3) Elevator Service:

(a) Residential Elevators: There will be seven (7) automatic passenger elevators servicing the Subcellar Level through Floor 41.

(b) Service/Passenger Elevator: The service/passenger elevator will be available to Tower Unit Owners by key fob access and/or otherwise in accordance with established policies.

Purchasers should refer to the Description of Property and Specifications set forth as Exhibit 4 in Part II of the Plan for further details concerning the passenger and service elevators, as well as elevators servicing the Commercial Units.

(4) Playroom: The Playroom will be located on Floor 6 of the Building for the exclusive use of the Tower Unit residents. The room will be outfitted with play and activity equipment for use under parental supervision.

(5) Game Room: The Game Room will be located on Floor 6 of the Building for the exclusive use of the Tower Unit residents.

(6) Fitness Center: There will be Fitness Center located on Floor 7 of the Building available twenty-four (24) hours per day, seven (7) days per week for the exclusive use of the Tower Unit residents. The Tower Gym is anticipated to include aerobic equipment, such as treadmills, exercise bicycles, and elliptical/cross trainer machines, as well as multi-station strength equipment. Sponsor makes no representation that the Tower Gym will ultimately include the foregoing machines/equipment.

(7) Media and Billiards Room: The Media and Billiards Room will be located on Floor 6 of the Building for the exclusive use of the Tower Unit residents.

(8) Swimming Pool: On Floor 6 there will be a 25-meter lap pool that will be approximately 14'-0" wide, 82'-0" long, and 4'-0" to 4'-6" deep, as well as separate men's and women's changing / locker rooms and showers. Operating hours shall be determined by the Tower Board. Lifeguards shall be on duty during hours of operation. The Tower Board will initially use a third party company for lifeguard service.

(9) Catering Kitchen: The Catering Kitchen will be located on Floor 6 of the Building for the exclusive use of the Tower Unit residents.

(10) Dining Room and Sitting Area/Salon, Demonstration Kitchen and Great Room: On Floor 6, the Chef's Kitchen will connect to the Dining Room and Great Room and will be for the exclusive use of the Tower Unit residents.

(11) Package Room: There will be a package room located at the Celler Level and will have a refrigerated storage area.

(12) Bicycle Storage: There will be bicycle storage in the Subcellar Level of the Building that can accommodate approximately 126 bicycles. Bicycle storage will be available to Tower Unit Owners on a first come first served basis, although the Tower Board may implement additions to the Tower Rules and Regulations with respect thereto.

(13) Communications: Tower Units will be equipped with an intercom system that will permit occupants of the Tower Units to communicate with the concierge desk in the Tower Lobby and other areas of the Building. Occupants of each Tower Unit will be able to communicate directly with the concierge and/or Tower Lobby regarding the admission of guests and visitors. Further, the Building will be wired for cable and/or fiber optic television and Internet service.

(14) Building Staff: It is anticipated that the Tower Section will initially be staffed with, in addition to the Resident Manager, various service employees. See Notes to Schedule B – "Projected Budget for First Year of Condominium Operation" for more detail.

(15) Refuse Disposal: There will be access to one (1) refuse chute and recycling bins in the service area of each residential floor of the Building. (See "Description of Property and Specifications" as set forth as Exhibit 4 in Part II of the Plan for further discussion.)

(16) Laundry: Each Tower Unit will contain a washer and dryer.

(17) Smoke and Carbon Monoxide Detectors/Sprinklers: A combination smoke and carbon monoxide detector will be provided in each Tower Unit in compliance with Law. Additionally, the Building will be fully sprinklered in compliance with Law.

(18) Mail: All incoming mail will be delivered to the Building by the United States Postal Service and deposited by its personnel in locked mail boxes in the mailroom located in the Tower Lobby. Sponsor reserves the right to eliminate mailboxes from the design of the Building and to have mail delivered to Unit Owners by building staff.

b. General Provisions Concerning Services and Facilities

No representation or warranty is made as to the continued operation or existence of any of the foregoing services or facilities to the extent the same are provided or controlled by the Tower Board or Condominium Board once Sponsor is not in control of such Board. Neither Sponsor nor any Board, shall have any liability with respect to the amount of the fees charged therefor.

In all likelihood, the nature of the services listed above, the hours during which they are provided and the rates charged for same will change from time to time, in the discretion of the Condominium Board, the Tower Board, the Managing Agent or other party providing the service. However, all services required by law will be provided at all times. Neither Sponsor, the Managing Agent, the Selling Agent, nor any Board will in any event be liable for the availability, interruption, discontinuance or quality of any of such services, including, but not limited to, any services provided by any outside company or person, other than Building personnel, or for any injury to person or damage to property resulting from any act or omission of such company or persons or their employees or agents, except to the extent that any such injury or damage occurs as a result of the gross negligence or willful misconduct of Sponsor, the Managing Agent, the Selling Agent, or the applicable Board, as the case may be.

The Tower Board has complete discretion in determining how the Tower Limited Common Element facilities will be operated, maintained or modified, whether facilities should be added or discontinued, and the rates to be charged for their use. No representation or warranty is made as to the continued operation or existence of any of such facilities, or the amount of the fees charged therefor.

Although Sponsor anticipates that many of the services described above will be available at the time of the First Closing, prospective Purchasers should note that some of these services may not be available until the later of: (i) twelve months after the First Closing; or (ii) the closing of title to and occupancy of at least fifty percent (50%) of the Tower Units (specifically, some of the elevators, the Great Room, Media Room and Billiards Room, Playroom, Game Room, Catering Kitchen, Kitchen, Dining Room, Fitness Center, (25 Meter)- Swimming Pool, Mens' and Womens' Changing/Locker Rooms and Spa and the Bicycle Storage Room, Storage Bins, a full staff of residential service personnel and access to parking in the Garage Unit). In addition, certain of the amenities described in the Plan may not be arranged or available until after such interim period. However, it is anticipated that at all times after the First Closing, the Tower Lobby will be attended twenty-four (24) hours per day, seven (7) days per week, and there will be at least one (1) elevator servicing every floor on which there are occupied Tower Units. The interim level of staffing will at all times during this period be commensurate with the levels of occupancy from time to time and adequate to properly maintain the Building. Purchasers are also advised that during such period and beyond, various systems, including, but not limited to, water supply, air conditioning, heating, cooling, ventilating and elevators, may be incomplete and may be disrupted temporarily and from time to time. (See the Special Risks above entitled "Interim Service Period" and "Additional Building Work" for further discussion.)

Purchasers are further advised to note that construction in general is a complicated process which requires the coordination of numerous concurrent tasks, contractors and suppliers and the balancing of complex mechanical and architectural systems, all of which is subject to unanticipated delays and difficulties and necessarily involves noise, disruption and inconvenience. Thus, for a period of time following the First Closing (through, including and beyond the closing of title to any particular Purchaser's Tower Unit), work should be expected to be undertaken and continue by or on behalf of: (i) Sponsor to complete the balance of the Building; (ii) individual Tower Unit Owners within their Tower Units (to perform custom renovations, etc.); and (iii) the Commercial Unit Owners to complete construction, build-out, furnishing and equipping their Units. During at least the First Year of Condominium Operation, construction workers and related personnel of Sponsor and others will be at the Property from time to time performing construction work, making adjustments and performing various other tasks related to the completion of construction, fitting out of, and moving into, the Tower Units and other portions of the Building from time to time. Various systems, including, but not limited to, water supply, air conditioning, heating, cooling, gas, electric, ventilating and other systems, and elevators, may require more than a year after any particular Tower Unit closing to complete and may be disrupted temporarily and from time to time (systems constituting Common Elements may require more than a year after any particular Tower Unit closing to complete, but all systems within a Tower Unit that must be completed as a requirement for the issuance of a temporary Certificate of Occupancy covering such Tower Unit will be functioning at the time of closing). Elevators and personnel may be taken out of service and diverted to facilitate construction and exterior hoists may be in place during at least the year following the First

Closing, and from time to time thereafter, as needed, in connection with construction being performed in Units by the Unit Owners thereof, Sponsor and/or tenants of such Units. Various other adjustments, to windows and elevators and other systems, may require eighteen (18) months or more after the First Closing to complete. Sponsor may not fully complete the decoration or finishing of the lobby, corridors, elevator finishes and other portions of the Building, including, but not limited to, installing light fixtures, painting, hanging wall coverings or laying carpeting, until that particular floor is fully occupied by Unit Owners or, if additional construction within a Unit is anticipated, for some period thereafter. All of the foregoing work and conditions will create a noisy and otherwise disruptive condition in the Building during the period such work is being performed. Certain portions of the Common Elements may be completed before or after completion of any particular Purchaser's Unit. As a result, certain amenities and benefits anticipated to be available to Tower Unit Owners may not be available until such other portions of the Building are completed and fully operational. Sponsor shall have no liability whatsoever in the event these services are delayed, not made available, or discontinued or disrupted. Further, the Boards and/or Sponsor may refuse to permit a Tower Unit Owner to perform alterations in a Tower Unit until such time as the Building has been completed and permanent certificate(s) of occupancy have been obtained therefor. Even where such alterations are permitted, the Boards and/or Sponsor may impose conditions and deadlines upon the planning, performing and completion of such work. No assurance can be given with regard to the accuracy of any projected schedules or completion dates set forth herein or with respect to the duration of any interim service period or periods of potential disruption to the Unit Owners and their tenants or occupants, all such dates and timetables, to the extent provided, being only good faith estimates.

Sponsor and its designee(s) shall have the right, until the tenth (10th) anniversary of the First Closing, to use, without charge, portions of the Building, including the Common Elements, for exhibitions, events, promotional functions (e.g., with respect to any sales programs for Unsold Units or otherwise).

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C. LOCATION AND AREA INFORMATION

1. Location and Services

The Condominium is situated at 1 West End Avenue, New York, New York, between West End Avenue to the east, Freedom Place South to the West, West 60th Street to the north and West 59th Street to the south.

In the immediate vicinity of the Property exists an array of luxury condominiums and cooperative buildings, as well as many shopping and dining options and cultural attractions. Cultural institutions include Lincoln Center for the Performing Arts, home of the Metropolitan Opera, New York City Opera, New York City Ballet, American Ballet Theatre, the New York Philharmonic and the Vivian Beaumont Theatre.

Riverside South is situated on a waterfront location, featuring thirteen (13) blocks directly along the Hudson River. Open parkland is the only permitted use for the land between the buildings being constructed in Riverside South and the Hudson River. The Park Area within Riverside South, as well as piers along the Hudson River, are being developed as the Development Parcels of Riverside South are developed.

The Building is close to Central Park and Riverside Park and all the amenities they have to offer, including the Central Park Zoo, the Shakespeare Garden, Belvedere Castle and The Great Lawn. Central Park is also home to baseball fields, tennis courts, ice rinks, theaters, lakes and bridges. In addition, the area of Riverside South has a unique waterfront location, including thirteen (13) blocks directly along the Hudson River, that feature extensive park space.

The Building is nearby many of the Manhattan's high-end retailers and restaurants. Major shopping institutions nearby include Barney's Co-Op, Steven Alan, Club Monaco, Searle, Barnes and Noble, Banana Republic, Gracious Home, Zabar's, Fairway, and Renaissance Fine Wines. Nearby dining options include top Zagat-rated restaurants such as Per Se, Picholine, Restaurant 222, Gabriel's, Isabella's, La Mirabelle, Cesca, Café Luxembourg, and Jean Georges.

Transportation to and from the Building, and throughout New York City, is readily available by taxi, limousine, private automobile, subway or bus.

In addition to the Garage Unit in the Building, a number of commercial parking garages are located nearby.

In addition to the universities located in the New York City area, noted schools in the neighborhood or nearby include several preparatory schools such as Manhattan Day School, Trinity, Calhoun, West Side Montessori, Columbia Grammar, Rodeph Sholom, Abraham Heschel and Collegiate High School. The Building is located in Public School District No. 3, although Sponsor makes no guarantee or representation as to which school a child residing at the Building may actually attend.

There are a variety of houses of worship in the immediate area that serve various religious denominations.

The Building is nearby to several major medical facilities including St. Luke's/Roosevelt Hospital (West 59th Street and Ninth Avenue), St. Luke's Hospital (West 114th Street and Amsterdam) and Mount Sinai Medical Center (100th Street and Fifth Avenue).

The Property is located in the 20th Police Precinct. Precinct headquarters are at 120 West 82nd Street. Fire protection is provided by Engine 40, Ladder 35, located at the firehouse situated at 131 Amsterdam Avenue at West 66th Street. The zip code for the Property is 10023, which is the Ansonia Postal Office, located at 178 Columbus Avenue, New York, New York.

2. Streets

Pursuant to the RS Restrictive Declaration (as defined herein) and the Mapping Agreement (as defined herein), the RS Development Parcel Owners are obligated to construct certain streets in Riverside South. Certain private agreements among the RS Development Parcel Owners and the Riverside Center Parcel owners have reallocated this obligation so that Sponsor is not required to construct any street. It is anticipated, but not represented or guaranteed, that the City of New York will accept dedication of the Riverside South streets after the streets are constructed. If the City of New York does not accept dedication of one or more these streets, they will continue to be owned by Hudson Waterfront Associates, L.P. ("HWA"), or an affiliate thereof, which will be responsible for maintenance and repair of, and removal of snow from, such streets. Purchasers are advised that HWA may, at its option, charge the Condominium for its pro-rata share of the real estate taxes, if any, payable with respect to the streets, based on the percentage interest of the Condominium in HWA, and until such time that the City of New York accepts dedication of the streets, the Condominium reserves the right to charge Unit Owners for any such costs in proportion to their respective Common Interests. However, inasmuch as the City is obligated under the Mapping Agreement to accept dedication of the streets once they are substantially completed, Sponsor believes, but does not warrant or represent, that the City's failure to accept dedication of the streets is only a remote possibility.

Riverside Center includes two privately owned public access easement areas that are required to be improved and operated as extensions of West 60th Street and Freedom Place South (the "RC Public Access Areas") and public access easement areas located along the perimeter of the site, adjacent to 61st Street, 59th Street, the extension of Riverside Boulevard, and West End Avenue, that are required to be improved and operated as widened portions of the adjacent sidewalks (the "RC Perimeter Sidewalk Enlargements"). The Property contains an RC Public Access Area consisting of the portion of Freedom Place South located between the northern boundary of West 59th Street and the southern boundary of the West 60th Street RC Public Access Area, as well as an RC Perimeter Sidewalk Enlargement adjacent to West 59th Street. Each owner of a Parcel is obligated to construct any RC Public Access Areas and RC Perimeter Sidewalk Enlargements located on its Parcel and to thereafter perform all required capital repairs and capital maintenance on such RC Public Access Areas and RC Perimeter Sidewalk Enlargements. Upon the substantial completion of the RC Public Access Area and RC Perimeter Sidewalk Enlargements located on a Parcel, the City is granted a non-exclusive easement, for the benefit of the public, for the purposes of pedestrian and vehicular access over such areas. The owner is required to construct and maintain the RC Public Access Areas and RC Perimeter Sidewalk Enlargements located on its Parcel in accordance with New York City Department of Transportation standards and specifications, as though they were a public street.

3. Zoning

The Condominium is located in an area zoned C4-7 (Use Groups 1-6, 8, 9, 10 and 12), which permits residential, community facility and commercial uses. The intended use of the Building as described in accordance with the provisions of this Plan will be in compliance with the current requirements of the Zoning Resolution (as of the date of the filing of this Plan). A copy of the zoning regulations and ULURP approvals with respect to the Project is on file at the Sponsor's office.

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D. SCHEDULES AND NOTES

SCHEDULE A

[SCHEDULE A BEGINS ON THE FOLLOWING PAGE]

SCHEDULE A
ONE WEST END NEW YORK, NY

ANTICIPATED FIRST YEAR OF CONDOMINIUM OPERATION -- OCTOBER 1 2016 to AUGUST 31, 2017***

	(1)	(2)	(3)	(3)	(4)	(4)	(5)	(6)	(6)	(7)	(7)	(7)	(7)				
UNIT	BEDROOMS / BATHROOMS	APPROX. UNIT SQUARE FOOTAGE	APPROX. OUTDOOR SPACE	OFFERING PRICE	PERCENT OF COMMON INTEREST	PROPORTIONATE SHARE OF AGGREGATE TOWER SECTION COMMON INTEREST	RMU PAYMENT	EST. MONTHLY COMMON CHARGES	EST. ANNUAL COMMON CHARGES	EST. MONTHLY R.E. TAX w/ 421-a	EST. ANNUAL R.E. TAX w/ 421-a	EST. MONTHLY R.E. TAX w/o 421-a	EST. ANNUAL R.E. TAX w/o 421-a	EST. TOTAL MONTHLY CARRYING COSTS w/ 421-a	EST. TOTAL ANNUAL CARRYING COSTS w/ 421-a	EST. TOTAL MONTHLY CARRYING COSTS w/o 421-a	EST. TOTAL ANNUAL CARRYING COSTS w/o 421-a
LOWER TIER																	
8A	3/3.5	2,748		$4,775,000	0.3888%	0.5760%	$14,407.50	$2,959.88	$35,518.55	$177.69	$2,132.32	$4,676.68	$56,120.17	$3,137.57	$37,650.87	$7,636.56	$91,638.72
9A	3/3.5	2,748		$4,815,000	0.3888%	0.5760%	$14,407.50	$2,959.88	$35,518.55	$177.69	$2,132.32	$4,676.68	$56,120.17	$3,137.57	$37,650.87	$7,636.56	$91,638.72
10A	3/3.5	2,748		$4,855,000	0.3888%	0.5760%	$14,407.50	$2,959.88	$35,518.55	$177.69	$2,132.32	$4,676.68	$56,120.17	$3,137.57	$37,650.87	$7,636.56	$91,638.72
11A	3/3.5	2,748		$4,895,000	0.3888%	0.5760%	$14,407.50	$2,959.88	$35,518.55	$177.69	$2,132.32	$4,676.68	$56,120.17	$3,137.57	$37,650.87	$7,636.56	$91,638.72
12A	3/3.5	2,748		$4,935,000	0.3888%	0.5760%	$14,407.50	$2,959.88	$35,518.55	$177.69	$2,132.32	$4,676.68	$56,120.17	$3,137.57	$37,650.87	$7,636.56	$91,638.72
14A	3/3.5	2,748		$4,975,000	0.3888%	0.5760%	$14,407.50	$2,959.88	$35,518.55	$177.69	$2,132.32	$4,676.68	$56,120.17	$3,137.57	$37,650.87	$7,636.56	$91,638.72
15A	3/3.5	2,748		$5,025,000	0.3888%	0.5760%	$14,407.50	$2,959.88	$35,518.55	$177.69	$2,132.32	$4,676.68	$56,120.17	$3,137.57	$37,650.87	$7,636.56	$91,638.72
16A	3/3.5	2,748		$5,075,000	0.3888%	0.5760%	$14,407.50	$2,959.88	$35,518.55	$177.69	$2,132.32	$4,676.68	$56,120.17	$3,137.57	$37,650.87	$7,636.56	$91,638.72
17A	3/3.5	2,748		$5,115,000	0.3888%	0.5760%	$14,407.50	$2,959.88	$35,518.55	$177.69	$2,132.32	$4,676.68	$56,120.17	$3,137.57	$37,650.87	$7,636.56	$91,638.72
18A	3/3.5	2,748		$5,155,000	0.3888%	0.5760%	$14,407.50	$2,959.88	$35,518.55	$177.69	$2,132.32	$4,676.68	$56,120.17	$3,137.57	$37,650.87	$7,636.56	$91,638.72
19A	3/3.5	2,748		$5,195,000	0.3888%	0.5760%	$14,407.50	$2,959.88	$35,518.55	$177.69	$2,132.32	$4,676.68	$56,120.17	$3,137.57	$37,650.87	$7,636.56	$91,638.72
20A	3/3.5	2,748		$5,275,000	0.3888%	0.5760%	$14,407.50	$2,959.88	$35,518.55	$177.69	$2,132.32	$4,676.68	$56,120.17	$3,137.57	$37,650.87	$7,636.56	$91,638.72
8B	2/2.5	1,584		$2,760,000	0.2297%	0.3897%	$9,627.50	$1,781.89	$21,022.69	$104.98	$1,259.76	$2,762.90	$33,150.86	$1,886.67	$22,282.45	$4,814.84	$57,778.05
9B	1/1.5	895		$1,490,000	0.1279%	0.1682%	$4,740.00	$973.79	$11,685.44	$58.18	$698.16	$1,531.23	$18,374.74	$1,031.97	$12,383.60	$2,505.01	$30,060.17
10B	1/1.5	895		$1,435,000	0.1279%	0.1682%	$4,740.00	$973.79	$11,685.44	$58.18	$698.16	$1,531.23	$18,374.74	$1,031.97	$12,383.60	$2,505.01	$30,060.17
11B	1/1.5	895		$1,450,000	0.1279%	0.1682%	$4,740.00	$973.79	$11,685.44	$58.18	$698.16	$1,531.23	$18,374.74	$1,031.97	$12,383.60	$2,505.01	$30,060.17
12B	1/1.5	895		$1,465,000	0.1279%	0.1682%	$4,740.00	$973.79	$11,685.44	$58.18	$698.16	$1,531.23	$18,374.74	$1,031.97	$12,383.60	$2,505.01	$30,060.17
14B	1/1.5	895		$1,480,000	0.1279%	0.1682%	$4,740.00	$973.79	$11,685.44	$58.18	$698.16	$1,531.23	$18,374.74	$1,031.97	$12,383.60	$2,505.01	$30,060.17
15B	1/1.5	895		$1,515,000	0.1279%	0.1682%	$4,740.00	$973.79	$11,685.44	$58.18	$698.16	$1,531.23	$18,374.74	$1,031.97	$12,383.60	$2,505.01	$30,060.17
16B	1/1.5	895		$1,530,000	0.1279%	0.1682%	$4,740.00	$973.79	$11,685.44	$58.18	$698.16	$1,531.23	$18,374.74	$1,031.97	$12,383.60	$2,505.01	$30,060.17
17B	1/1.5	895		$1,545,000	0.1279%	0.1682%	$4,740.00	$973.79	$11,685.44	$58.18	$698.16	$1,531.23	$18,374.74	$1,031.97	$12,383.60	$2,505.01	$30,060.17
18B	1/1.5	895		$1,560,000	0.1279%	0.1682%	$4,740.00	$973.79	$11,685.44	$58.18	$698.16	$1,531.23	$18,374.74	$1,031.97	$12,383.60	$2,505.01	$30,060.17
19B	1/1.5	895		$1,582,000	0.1279%	0.1682%	$4,740.00	$973.79	$11,685.44	$58.18	$698.16	$1,531.23	$18,374.74	$1,031.97	$12,383.60	$2,505.01	$30,060.17
20B	1/1.5	895		$1,612,000	0.1279%	0.1682%	$4,740.00	$973.79	$11,685.44	$58.18	$698.16	$1,531.23	$18,374.74	$1,031.97	$12,383.60	$2,505.01	$30,060.17
9C	1/1	788		$1,310,000	0.1155%	0.1708%	$4,305.00	$884.42	$10,613.04	$52.79	$633.44	$1,389.29	$16,671.50	$937.21	$11,246.48	$2,273.71	$27,284.54
10C	1/1	788		$1,325,000	0.1155%	0.1708%	$4,305.00	$884.42	$10,613.04	$52.79	$633.44	$1,389.29	$16,671.50	$937.21	$11,246.48	$2,273.71	$27,284.54
11C	1/1	788		$1,340,000	0.1155%	0.1708%	$4,305.00	$884.42	$10,613.04	$52.79	$633.44	$1,389.29	$16,671.50	$937.21	$11,246.48	$2,273.71	$27,284.54
12C	1/1	788		$1,355,000	0.1155%	0.1708%	$4,305.00	$884.42	$10,613.04	$52.79	$633.44	$1,389.29	$16,671.50	$937.21	$11,246.48	$2,273.71	$27,284.54
14C	1/1	788		$1,370,000	0.1155%	0.1708%	$4,305.00	$884.42	$10,613.04	$52.79	$633.44	$1,389.29	$16,671.50	$937.21	$11,246.48	$2,273.71	$27,284.54
15C	1/1	788		$1,392,500	0.1155%	0.1708%	$4,305.00	$884.42	$10,613.04	$52.79	$633.44	$1,389.29	$16,671.50	$937.21	$11,246.48	$2,273.71	$27,284.54
16C	1/1	788		$1,407,500	0.1155%	0.1708%	$4,305.00	$884.42	$10,613.04	$52.79	$633.44	$1,389.29	$16,671.50	$937.21	$11,246.48	$2,273.71	$27,284.54
17C	1/1	788		$1,422,500	0.1155%	0.1708%	$4,305.00	$884.42	$10,613.04	$52.79	$633.44	$1,389.29	$16,671.50	$937.21	$11,246.48	$2,273.71	$27,284.54
18C	1/1	788		$1,437,500	0.1155%	0.1708%	$4,305.00	$884.42	$10,613.04	$52.79	$633.44	$1,389.29	$16,671.50	$937.21	$11,246.48	$2,273.71	$27,284.54
19C	1/1	788		$1,467,500	0.1155%	0.1708%	$4,305.00	$884.42	$10,613.04	$52.79	$633.44	$1,389.29	$16,671.50	$937.21	$11,246.48	$2,273.71	$27,284.54
20C	1/1	788		$1,505,000	0.1155%	0.1708%	$4,305.00	$884.42	$10,613.04	$52.79	$633.44	$1,389.29	$16,671.50	$937.21	$11,246.48	$2,273.71	$27,284.54
9D	3/2.5	2,075		$3,930,000	0.3140%	0.4655%	$11,672.50	$2,399.00	$28,776.00	$143.97	$1,726.48	$3,786.57	$45,438.86	$2,541.97	$30,502.48	$6,184.57	$74,214.87
9D	3/2.5	1,913		$3,565,000	0.2970%	0.4392%	$11,012.50	$2,262.41	$27,148.92	$135.74	$1,628.86	$3,572.16	$42,869.57	$2,398.15	$28,777.77	$5,834.87	$70,018.49
10D	3/3.5	2,014		$3,750,000	0.3051%	0.4536%	$11,425.00	$2,347.15	$28,165.85	$140.81	$1,689.73	$3,705.98	$44,471.77	$2,487.96	$29,855.58	$6,053.13	$72,637.62
11D	3/3.5	2,014		$3,780,000	0.3051%	0.4536%	$11,425.00	$2,347.15	$28,165.85	$140.81	$1,689.73	$3,705.98	$44,471.77	$2,487.96	$29,855.58	$6,053.13	$72,637.62
12D	3/3.5	2,013		$3,810,000	0.3000%	0.4555%	$11,420.00	$2,346.13	$28,153.52	$140.77	$1,689.18	$3,704.78	$44,457.34	$2,486.89	$29,842.70	$6,050.90	$72,610.80
14D	3/3.5	2,013		$3,840,000	0.3000%	0.4555%	$11,420.00	$2,346.13	$28,153.52	$140.77	$1,689.18	$3,704.78	$44,457.34	$2,486.89	$29,842.70	$6,050.90	$72,610.80
15D	3/3.5	2,014		$3,870,000	0.3051%	0.4556%	$11,425.00	$2,347.15	$28,165.85	$140.81	$1,689.73	$3,705.98	$44,471.77	$2,487.96	$29,855.58	$6,053.13	$72,637.62
16D	3/3.5	2,014		$3,900,000	0.3051%	0.4556%	$11,425.00	$2,347.15	$28,165.85	$140.81	$1,689.73	$3,705.98	$44,471.77	$2,487.96	$29,855.58	$6,053.13	$72,637.62
17D	3/3.5	2,014		$3,930,000	0.3051%	0.4556%	$11,425.00	$2,347.15	$28,165.85	$140.81	$1,689.73	$3,705.98	$44,471.77	$2,487.96	$29,855.58	$6,053.13	$72,637.62
18D	3/3.5	2,013		$3,960,000	0.3000%	0.4555%	$11,420.00	$2,346.13	$28,153.52	$140.77	$1,689.10	$3,704.70	$44,457.34	$2,486.89	$29,842.70	$6,050.90	$72,610.80
19D	3/3.5	2,013		$3,990,000	0.3000%	0.4555%	$11,420.00	$2,346.13	$28,153.52	$140.77	$1,689.10	$3,704.70	$44,457.34	$2,486.89	$29,842.70	$6,050.90	$72,610.80
20D	3/3.5	2,013		$4,050,000	0.3000%	0.4555%	$11,420.00	$2,346.13	$28,153.52	$140.77	$1,689.10	$3,704.70	$44,457.34	$2,486.89	$29,842.70	$6,050.90	$72,610.80
8E	1/1.5	1,155		$1,495,000	0.1559%	0.2205%	$5,795.00	$1,188.53	$14,286.31	$71.25	$855.01	$1,875.24	$22,502.92	$1,261.78	$15,141.32	$3,065.77	$36,789.23

SCHEDULE A
ONE WEST END NEW YORK, NY

ANTICIPATED FIRST YEAR OF CONDOMINIUM OPERATION -- OCTOBER 1 2016 to AUGUST 31, 2017***

	(1)	(2)	(2)	(3)	(4)	(4)	(5)	(6)	(6)	(7)	(7)	(7)	(7)				
UNIT	BEDROOMS / BATHROOMS	APPROX. UNIT SQUARE FOOTAGE	APPROX. OUTDOOR SPACE	OFFERING PRICE	PERCENT OF COMMON INTEREST	PROPORTIONATE SHARE OF AGGREGATE TOWER SECTION COMMON INTEREST	RMU PAYMENT	EST. MONTHLY COMMON CHARGES	EST. ANNUAL COMMON CHARGES	EST. MONTHLY R.E. TAX w/ 421-a	EST. ANNUAL R.E. TAX w/ 421-a	EST. MONTHLY R.E. TAX w/o 421-a	EST. ANNUAL R.E. TAX w/o 421-a	EST. TOTAL MONTHLY CARRYING COSTS w/ 421-a	EST. TOTAL ANNUAL CARRYING COSTS w/ 421-a	EST. TOTAL MONTHLY CARRYING COSTS w/o 421-a	EST. TOTAL ANNUAL CARRYING COSTS w/o 421-a
9E	1/1.5	1,167		$1,695,000	0.1572%	0.7925%	$5,845.00	$1,200.80	$14,409.57	$71.85	$862.14	$1,980.88	$23,690.56	$1,272.64	$16,271.72	$3,091.68	$37,100.14
10E	1/1.5	1,067		$1,710,000	0.1462%	0.2162%	$5,437.50	$1,117.08	$13,404.97	$66.82	$801.81	$1,758.57	$21,102.80	$1,183.90	$14,206.78	$2,875.65	$34,507.77
11E	1/1.5	1,067		$1,725,000	0.1462%	0.2162%	$5,437.50	$1,117.08	$13,404.97	$66.82	$801.81	$1,758.57	$21,102.80	$1,183.90	$14,206.78	$2,875.65	$34,507.77
12E	1/1.5	1,067		$1,740,000	0.1462%	0.2162%	$5,437.50	$1,117.08	$13,404.97	$66.82	$801.81	$1,758.57	$21,102.80	$1,183.90	$14,206.78	$2,875.65	$34,507.77
14E	1/1.5	1,067		$1,755,000	0.1462%	0.2162%	$5,437.50	$1,117.08	$13,404.97	$66.82	$801.81	$1,758.57	$21,102.80	$1,183.90	$14,206.78	$2,875.65	$34,507.77
15E	1/1.5	1,067		$1,770,000	0.1462%	0.2162%	$5,437.50	$1,117.08	$13,404.97	$66.82	$801.81	$1,758.57	$21,102.80	$1,183.90	$14,206.78	$2,875.65	$34,507.77
16E	1/1.5	1,067		$1,785,000	0.1462%	0.2162%	$5,437.50	$1,117.08	$13,404.97	$66.82	$801.81	$1,758.57	$21,102.80	$1,183.90	$14,206.78	$2,875.65	$34,507.77
17E	1/1.5	1,067		$1,800,000	0.1462%	0.2162%	$5,437.50	$1,117.08	$13,404.97	$66.82	$801.81	$1,758.57	$21,102.80	$1,183.90	$14,206.78	$2,875.65	$34,507.77
18E	1/1.5	1,067		$1,815,000	0.1462%	0.2162%	$5,437.50	$1,117.08	$13,404.97	$66.82	$801.81	$1,758.57	$21,102.80	$1,183.90	$14,206.78	$2,875.65	$34,507.77
19E	1/1.5	1,067		$1,837,000	0.1462%	0.2162%	$5,437.50	$1,117.08	$13,404.97	$66.82	$801.81	$1,758.57	$21,102.80	$1,183.90	$14,206.78	$2,875.65	$34,507.77
20E	1/1.5	1,067		$1,867,500	0.1462%	0.2162%	$5,437.50	$1,117.08	$13,404.97	$66.82	$801.81	$1,758.57	$21,102.80	$1,183.90	$14,206.78	$2,875.65	$34,507.77
8F	2/2.5	1,581		$2,350,000	0.2289%	0.3378%	$8,475.00	$1,741.11	$20,893.28	$104.34	$1,252.08	$2,746.11	$32,953.28	$1,845.45	$22,145.34	$4,487.21	$53,846.54
9F	2/2.5	1,581		$2,550,000	0.2316%	0.3425%	$8,595.00	$1,765.76	$21,189.10	$105.85	$1,270.18	$2,785.80	$33,429.61	$1,871.61	$22,459.28	$4,551.56	$54,618.71
10F	2/2.5	1,582		$2,675,000	0.2317%	0.3427%	$8,600.00	$1,766.79	$21,201.48	$105.89	$1,270.73	$2,787.00	$33,444.04	$1,872.68	$22,472.15	$4,553.79	$54,645.47
11F	2/2.5	1,582		$2,690,000	0.2317%	0.3427%	$8,600.00	$1,766.79	$21,201.48	$105.89	$1,270.73	$2,787.00	$33,444.04	$1,872.68	$22,472.15	$4,553.79	$54,645.47
12F	2/2.5	1,581		$2,625,000	0.2316%	0.3425%	$8,595.00	$1,765.76	$21,189.10	$105.85	$1,270.18	$2,785.80	$33,429.61	$1,871.61	$22,459.28	$4,551.56	$54,618.71
14F	2/2.5	1,581		$2,675,000	0.2316%	0.3425%	$8,595.00	$1,765.76	$21,189.10	$105.85	$1,270.18	$2,785.80	$33,429.61	$1,871.61	$22,459.28	$4,551.56	$54,618.71
15F	2/2.5	1,582		$2,700,000	0.2317%	0.3427%	$8,600.00	$1,766.79	$21,201.48	$105.89	$1,270.73	$2,787.00	$33,444.04	$1,872.68	$22,472.15	$4,553.79	$54,645.47
16F	2/2.5	1,582		$2,725,000	0.2317%	0.3427%	$8,600.00	$1,766.79	$21,201.48	$105.89	$1,270.73	$2,787.00	$33,444.04	$1,872.68	$22,472.15	$4,553.79	$54,645.47
17F	2/2.5	1,582		$2,750,000	0.2317%	0.3427%	$8,600.00	$1,766.79	$21,201.48	$105.89	$1,270.73	$2,787.00	$33,444.04	$1,872.68	$22,472.15	$4,553.79	$54,645.47
18F	2/2.5	1,581		$2,775,000	0.2316%	0.3425%	$8,595.00	$1,765.76	$21,189.10	$105.85	$1,270.18	$2,785.80	$33,429.61	$1,871.61	$22,459.28	$4,551.56	$54,618.71
19F	2/2.5	1,581		$2,812,500	0.2316%	0.3425%	$8,595.00	$1,765.76	$21,189.10	$105.85	$1,270.18	$2,785.80	$33,429.61	$1,871.61	$22,459.28	$4,551.56	$54,618.71
20F	2/2.5	1,581		$2,862,500	0.2316%	0.3425%	$8,595.00	$1,765.76	$21,189.10	$105.85	$1,270.18	$2,785.80	$33,429.61	$1,871.61	$22,459.28	$4,551.56	$54,618.71
8G	2/2	1,194		$1,950,000	0.1891%	0.2796%	$7,022.50	$1,442.70	$17,312.44	$86.42	$1,037.09	$2,274.59	$27,295.07	$1,529.13	$18,349.54	$3,717.29	$44,607.52
9G	2/2	1,194		$2,050,000	0.1891%	0.2796%	$7,022.50	$1,442.70	$17,312.44	$86.42	$1,037.09	$2,274.59	$27,295.07	$1,529.13	$18,349.54	$3,717.29	$44,607.52
10G	2/2	1,192		$2,070,000	0.1888%	0.2793%	$7,015.00	$1,441.16	$17,293.95	$86.29	$1,036.45	$2,270.98	$27,251.77	$1,527.45	$18,329.40	$3,712.14	$44,545.72
11G	2/2	1,192		$2,090,000	0.1888%	0.2793%	$7,015.00	$1,441.16	$17,293.95	$86.29	$1,036.45	$2,270.98	$27,251.77	$1,527.45	$18,329.40	$3,712.14	$44,545.72
12G	2/2	1,194		$2,110,000	0.1891%	0.2796%	$7,022.50	$1,442.70	$17,312.44	$86.42	$1,037.09	$2,274.59	$27,295.07	$1,529.13	$18,349.54	$3,717.29	$44,607.52
14G	2/2	1,194		$2,150,000	0.1891%	0.2796%	$7,022.50	$1,442.70	$17,312.44	$86.42	$1,037.09	$2,274.59	$27,295.07	$1,529.13	$18,349.54	$3,717.29	$44,607.52
15G	2/2	1,192		$2,170,000	0.1888%	0.2793%	$7,015.00	$1,441.16	$17,293.95	$86.29	$1,036.45	$2,270.98	$27,251.77	$1,527.45	$18,329.40	$3,712.14	$44,545.72
16G	2/2	1,192		$2,190,000	0.1888%	0.2793%	$7,015.00	$1,441.16	$17,293.95	$86.29	$1,036.45	$2,270.98	$27,251.77	$1,527.45	$18,329.40	$3,712.14	$44,545.72
17G	2/2	1,192		$2,210,000	0.1888%	0.2793%	$7,015.00	$1,441.16	$17,293.95	$86.29	$1,036.45	$2,270.98	$27,251.77	$1,527.45	$18,329.40	$3,712.14	$44,545.72
18G	2/2	1,194		$2,230,000	0.1891%	0.2796%	$7,022.50	$1,442.70	$17,312.44	$86.42	$1,037.09	$2,274.59	$27,295.07	$1,529.13	$18,349.54	$3,717.29	$44,607.52
19G	2/2	1,194		$2,260,000	0.1891%	0.2796%	$7,022.50	$1,442.70	$17,312.44	$86.42	$1,037.09	$2,274.59	$27,295.07	$1,529.13	$18,349.54	$3,717.29	$44,607.52
20G	2/2	1,194		$2,300,000	0.1891%	0.2796%	$7,022.50	$1,442.70	$17,312.44	$86.42	$1,037.09	$2,274.59	$27,295.07	$1,529.13	$18,349.54	$3,717.29	$44,607.52
8H	2/2.5	1,375		$2,125,000	0.2090%	0.3090%	$7,757.50	$1,593.70	$19,124.43	$95.52	$1,146.23	$2,513.96	$30,167.48	$1,689.22	$20,270.66	$4,107.66	$49,291.90
9H	2/2.5	1,375		$2,350,000	0.2090%	0.3090%	$7,757.50	$1,593.70	$19,124.43	$95.52	$1,146.23	$2,513.96	$30,167.48	$1,689.22	$20,270.66	$4,107.66	$49,291.90
10H	2/2.5	1,375		$2,375,000	0.2090%	0.3090%	$7,757.50	$1,593.70	$19,124.43	$95.52	$1,146.23	$2,513.96	$30,167.48	$1,689.22	$20,270.66	$4,107.66	$49,291.90
11H	2/2.5	1,375		$2,400,000	0.2090%	0.3090%	$7,757.50	$1,593.70	$19,124.43	$95.52	$1,146.23	$2,513.96	$30,167.48	$1,689.22	$20,270.66	$4,107.66	$49,291.90
12H	2/2.5	1,375		$2,425,000	0.2090%	0.3090%	$7,757.50	$1,593.70	$19,124.43	$95.52	$1,146.23	$2,513.96	$30,167.48	$1,689.22	$20,270.66	$4,107.66	$49,291.90
14H	2/2.5	1,375		$2,475,000	0.2090%	0.3090%	$7,757.50	$1,593.70	$19,124.43	$95.52	$1,146.23	$2,513.96	$30,167.48	$1,689.22	$20,270.66	$4,107.66	$49,291.90
15H	2/2.5	1,375		$2,500,000	0.2090%	0.3090%	$7,757.50	$1,593.70	$19,124.43	$95.52	$1,146.23	$2,513.96	$30,167.48	$1,689.22	$20,270.66	$4,107.66	$49,291.90
16H	2/2.5	1,375		$2,525,000	0.2090%	0.3090%	$7,757.50	$1,593.70	$19,124.43	$95.52	$1,146.23	$2,513.96	$30,167.48	$1,689.22	$20,270.66	$4,107.66	$49,291.90
17H	2/2.5	1,375		$2,550,000	0.2090%	0.3090%	$7,757.50	$1,593.70	$19,124.43	$95.52	$1,146.23	$2,513.96	$30,167.48	$1,689.22	$20,270.66	$4,107.66	$49,291.90
18H	2/2.5	1,375		$2,575,000	0.2090%	0.3090%	$7,757.50	$1,593.70	$19,124.43	$95.52	$1,146.23	$2,513.96	$30,167.48	$1,689.22	$20,270.66	$4,107.66	$49,291.90
19H	2/2.5	1,375		$2,612,500	0.2090%	0.3090%	$7,757.50	$1,593.70	$19,124.43	$95.52	$1,146.23	$2,513.96	$30,167.48	$1,689.22	$20,270.66	$4,107.66	$49,291.90
20H	2/2.5	1,375		$2,662,500	0.2090%	0.3090%	$7,757.50	$1,593.70	$19,124.43	$95.52	$1,146.23	$2,513.96	$30,167.48	$1,689.22	$20,270.66	$4,107.66	$49,291.90
8J (RMU)	2/2.5	1,486		$2,600,000	0.2212%	0.3271%	$0.00	$0.00	$0.00	$101.10	$1,213.14	$2,660.70	$31,928.45	$101.10	$1,213.14	$2,660.70	$31,928.45
9J	2/2.5	1,486		$2,700,000	0.2212%	0.3271%	$8,210.00	$1,685.66	$20,239.97	$101.10	$1,213.14	$2,660.70	$31,928.45	$1,787.76	$21,453.11	$4,347.37	$52,168.42
10J	2/2.5	1,487		$2,730,000	0.2213%	0.3272%	$8,215.00	$1,687.69	$20,262.29	$101.14	$1,213.69	$2,661.91	$31,942.88	$1,788.83	$21,456.98	$4,349.60	$52,195.18
11J	2/2.5	1,487		$2,760,000	0.2213%	0.3272%	$8,215.00	$1,687.69	$20,262.29	$101.14	$1,213.69	$2,661.91	$31,942.88	$1,788.83	$21,456.98	$4,349.60	$52,195.18
12J	2/2.5	1,486		$2,780,000	0.2212%	0.3271%	$8,210.00	$1,686.66	$20,239.97	$101.10	$1,213.14	$2,660.70	$31,928.45	$1,787.76	$21,453.11	$4,347.37	$52,168.42
14J	2/2.5	1,486		$2,850,000	0.2212%	0.3271%	$8,210.00	$1,686.66	$20,239.97	$101.10	$1,213.14	$2,660.70	$31,928.45	$1,787.76	$21,453.11	$4,347.37	$52,168.42

SCHEDULE A
ONE WEST END NEW YORK, NY

ANTICIPATED FIRST YEAR OF CONDOMINIUM OPERATION -- OCTOBER 1 2016 to AUGUST 31, 2017***

	(1)	(2)	(2)	(3)	(4)	(4)	(5)	(6)	(6)	(7)	(7)	(7)	(7)				
UNIT	BEDROOMS / BATHROOMS	APPROX. UNIT SQUARE FOOTAGE	APPROX. OUTDOOR SPACE	OFFERING PRICE	PERCENT OF COMMON INTEREST	PROPORTIONATE SHARE OF AGGREGATE TOWER SECTION COMMON INTEREST	RMU PAYMENT	EST. MONTHLY COMMON CHARGES	EST. ANNUAL COMMON CHARGES	EST. MONTHLY R.E. TAX w/ 421-a	EST. ANNUAL R.E. TAX w/ 421-a	EST. MONTHLY R.E. TAX w/o 421-a	EST. ANNUAL R.E. TAX w/o 421-a	EST. TOTAL MONTHLY CARRYING COSTS w/ 421-a	EST. TOTAL ANNUAL CARRYING COSTS w/ 421-a	EST. TOTAL MONTHLY CARRYING COSTS w/o 421-a	EST. TOTAL ANNUAL CARRYING COSTS w/o 421-a
15J	2/2.5	1,487		$2,880,000	0.2213%	0.8272%	$8,215.80	$1,667.69	$20,252.28	$101.14	$1,213.69	$2,661.91	$31,942.86	$1,768.83	$21,465.96	$4,349.60	$52,195.16
16J	2/2.5	1,487		$2,910,000	0.2218%	0.8272%	$8,215.80	$1,667.69	$20,252.28	$101.14	$1,213.69	$2,661.91	$31,942.86	$1,768.83	$21,465.96	$4,349.60	$52,195.16
17J	2/2.5	1,487		$2,940,000	0.2218%	0.8272%	$8,215.80	$1,667.69	$20,252.28	$101.14	$1,213.69	$2,661.91	$31,942.86	$1,768.83	$21,465.96	$4,349.60	$52,195.16
18J	2/2.5	1,486		$2,970,000	0.2212%	0.8271%	$8,210.00	$1,666.66	$20,239.97	$101.10	$1,213.14	$2,660.70	$31,928.45	$1,767.76	$21,453.11	$4,347.37	$52,168.42
19J	2/2.5	1,486		$3,015,000	0.2212%	0.8271%	$8,210.00	$1,666.66	$20,239.97	$101.10	$1,213.14	$2,660.70	$31,928.45	$1,767.76	$21,453.11	$4,347.37	$52,168.42
20J	2/2.5	1,486		$3,075,000	0.2212%	0.8271%	$8,210.00	$1,666.66	$20,239.97	$101.10	$1,213.14	$2,660.70	$31,928.45	$1,767.76	$21,453.11	$4,347.37	$52,168.42
9K	2/2.5	1,442		$2,680,000	0.2163%	0.8199%	$8,030.00	$1,629.68	$19,796.21	$98.86	$1,186.27	$2,601.76	$31,221.17	$1,728.54	$20,982.48	$4,251.45	$51,017.39
9K	2/2.5	1,442		$2,700,000	0.2163%	0.8199%	$8,030.00	$1,629.68	$19,796.21	$98.86	$1,186.27	$2,601.76	$31,221.17	$1,728.54	$20,982.48	$4,251.45	$51,017.39
10K	2/2.5	1,441		$2,730,000	0.2162%	0.8197%	$8,027.50	$1,629.17	$19,790.05	$98.83	$1,185.72	$2,600.56	$31,206.74	$1,727.98	$20,975.77	$4,249.73	$50,996.79
11K	2/2.5	1,441		$2,760,000	0.2162%	0.8197%	$8,027.50	$1,629.17	$19,790.05	$98.83	$1,185.72	$2,600.56	$31,206.74	$1,727.98	$20,975.77	$4,249.73	$50,996.79
12K	2/2.5	1,442		$2,790,000	0.2163%	0.8199%	$8,030.00	$1,629.68	$19,796.21	$98.86	$1,186.27	$2,601.76	$31,221.17	$1,728.54	$20,982.48	$4,251.45	$51,017.39
14K	2/2.5	1,442		$2,820,000	0.2163%	0.8199%	$8,030.00	$1,629.68	$19,796.21	$98.86	$1,186.27	$2,601.76	$31,221.17	$1,728.54	$20,982.48	$4,251.45	$51,017.39
15K	2/2.5	1,441		$2,665,000	0.2162%	0.8197%	$8,027.50	$1,629.17	$19,790.05	$98.83	$1,185.72	$2,600.56	$31,206.74	$1,727.98	$20,975.77	$4,249.73	$50,996.79
16K	2/2.5	1,441		$2,895,000	0.2162%	0.8197%	$8,027.50	$1,629.17	$19,790.05	$98.83	$1,185.72	$2,600.56	$31,206.74	$1,727.98	$20,975.77	$4,249.73	$50,996.79
17K	2/2.5	1,441		$2,925,000	0.2162%	0.8197%	$8,027.50	$1,629.17	$19,790.05	$98.83	$1,185.72	$2,600.56	$31,206.74	$1,727.98	$20,975.77	$4,249.73	$50,996.79
18K	2/2.5	1,442		$2,955,000	0.2163%	0.8199%	$8,030.00	$1,629.68	$19,796.21	$98.86	$1,186.27	$2,601.76	$31,221.17	$1,728.54	$20,982.48	$4,251.45	$51,017.39
19K	2/2.5	1,442		$3,000,000	0.2163%	0.8199%	$8,030.00	$1,629.68	$19,796.21	$98.86	$1,186.27	$2,601.76	$31,221.17	$1,728.54	$20,982.48	$4,251.45	$51,017.39
20K	2/2.5	1,442		$3,060,000	0.2163%	0.8199%	$8,030.00	$1,629.68	$19,796.21	$98.86	$1,186.27	$2,601.76	$31,221.17	$1,728.54	$20,982.48	$4,251.45	$51,017.39
8L	1/1.5	918		$1,425,000	0.1298%	0.1920%	$4,892.50	$992.79	$11,913.48	$59.32	$711.87	$1,561.30	$18,735.59	$1,052.11	$12,625.35	$2,554.09	$30,649.07
9L	1/1.5	918		$1,480,000	0.1298%	0.1920%	$4,892.50	$992.79	$11,913.48	$59.32	$711.87	$1,561.30	$18,735.59	$1,052.11	$12,625.35	$2,554.09	$30,649.07
10L	1/1.5	919		$1,495,000	0.1299%	0.1921%	$4,897.50	$993.82	$11,925.80	$59.37	$712.42	$1,562.50	$18,750.03	$1,053.19	$12,638.22	$2,556.32	$30,675.83
11L	1/1.5	919		$1,510,000	0.1299%	0.1921%	$4,897.50	$993.82	$11,925.80	$59.37	$712.42	$1,562.50	$18,750.03	$1,053.19	$12,638.22	$2,556.32	$30,675.83
12L	1/1.5	918		$1,525,000	0.1298%	0.1920%	$4,892.50	$992.79	$11,913.48	$59.32	$711.87	$1,561.30	$18,735.59	$1,052.11	$12,625.35	$2,554.09	$30,649.07
14L	1/1.5	918		$1,540,000	0.1298%	0.1920%	$4,892.50	$992.79	$11,913.48	$59.32	$711.87	$1,561.30	$18,735.59	$1,052.11	$12,625.35	$2,554.09	$30,649.07
15L	1/1.5	919		$1,555,000	0.1299%	0.1921%	$4,897.50	$993.82	$11,925.80	$59.37	$712.42	$1,562.50	$18,750.03	$1,053.19	$12,638.22	$2,556.32	$30,675.83
16L	1/1.5	919		$1,570,000	0.1299%	0.1921%	$4,897.50	$993.82	$11,925.80	$59.37	$712.42	$1,562.50	$18,750.03	$1,053.19	$12,638.22	$2,556.32	$30,675.83
17L	1/1.5	919		$1,585,000	0.1299%	0.1921%	$4,897.50	$993.82	$11,925.80	$59.37	$712.42	$1,562.50	$18,750.03	$1,053.19	$12,638.22	$2,556.32	$30,675.83
18L	1/1.5	918		$1,600,000	0.1298%	0.1920%	$4,892.50	$992.79	$11,913.48	$59.32	$711.87	$1,561.30	$18,735.59	$1,052.11	$12,625.35	$2,554.09	$30,649.07
19L	1/1.5	918		$1,615,000	0.1298%	0.1920%	$4,892.50	$992.79	$11,913.48	$59.32	$711.87	$1,561.30	$18,735.59	$1,052.11	$12,625.35	$2,554.09	$30,649.07
20L	1/1.5	918		$1,645,000	0.1298%	0.1920%	$4,892.50	$992.79	$11,913.48	$59.32	$711.87	$1,561.30	$18,735.59	$1,052.11	$12,625.35	$2,554.09	$30,649.07
MID TIER																	
21A	3/3.5	2,748		$5,315,000	0.3888%	0.8750%	$14,407.50	$2,959.88	$36,518.55	$177.66	$2,132.32	$4,676.68	$56,120.17	$3,137.57	$37,650.87	$7,636.56	$91,638.72
22A	3/3.5	2,748		$5,365,000	0.3888%	0.8750%	$14,407.50	$2,959.88	$36,518.55	$177.66	$2,132.32	$4,676.68	$56,120.17	$3,137.57	$37,650.87	$7,636.56	$91,638.72
23A	3/3.5	2,910		$5,650,000	0.4066%	0.9013%	$15,065.00	$3,094.96	$37,139.47	$185.83	$2,229.94	$4,890.79	$58,689.46	$3,280.78	$39,369.42	$7,985.74	$95,828.83
24A	3/3.5	2,910		$5,650,000	0.4066%	0.9013%	$15,065.00	$3,094.96	$37,139.47	$185.83	$2,229.94	$4,890.79	$58,689.46	$3,280.78	$39,369.42	$7,985.74	$95,828.83
25A	3/3.5	2,909		$5,730,000	0.4065%	0.9011%	$15,062.50	$3,094.44	$37,133.31	$185.78	$2,229.59	$4,889.59	$58,675.03	$3,280.23	$39,362.76	$7,984.03	$95,808.33
26A	3/3.5	2,909		$5,770,000	0.4065%	0.9011%	$15,062.50	$3,094.44	$37,133.31	$185.78	$2,229.59	$4,889.59	$58,675.03	$3,280.23	$39,362.76	$7,984.03	$95,808.33
27A	3/3.5	2,909		$5,830,000	0.4065%	0.9011%	$15,062.50	$3,094.44	$37,133.31	$185.78	$2,229.59	$4,889.59	$58,675.03	$3,280.23	$39,362.76	$7,984.03	$95,808.33
28A	2/2.5	1,729		$3,650,000	0.2479%	0.9666%	$9,197.50	$1,859.54	$22,674.43	$118.80	$1,359.57	$2,981.87	$35,782.38	$2,009.93	$24,034.00	$4,871.40	$58,456.81
21B	3/3	1,686		$3,325,000	0.2721%	0.4025%	$10,090.00	$2,072.89	$24,874.70	$124.36	$1,492.30	$3,272.95	$39,275.46	$2,197.25	$26,366.99	$5,345.85	$64,150.15
22B	3/3	1,686		$3,360,000	0.2721%	0.4025%	$10,090.00	$2,072.89	$24,874.70	$124.36	$1,492.30	$3,272.95	$39,275.46	$2,197.25	$26,366.99	$5,345.85	$64,150.15
23B	3/3	1,686		$3,395,000	0.2721%	0.4025%	$10,090.00	$2,072.89	$24,874.70	$124.36	$1,492.30	$3,272.95	$39,275.46	$2,197.25	$26,366.99	$5,345.85	$64,150.15
24B	3/3	1,686		$3,430,000	0.2721%	0.4025%	$10,090.00	$2,072.89	$24,874.70	$124.36	$1,492.30	$3,272.95	$39,275.46	$2,197.25	$26,366.99	$5,345.85	$64,150.15
25B	3/3	1,687		$3,465,000	0.2722%	0.4025%	$10,095.00	$2,073.92	$24,887.02	$124.40	$1,492.84	$3,274.16	$39,289.89	$2,198.32	$26,379.87	$5,348.08	$64,176.91
26B	3/3	1,687		$3,500,000	0.2722%	0.4025%	$10,095.00	$2,073.92	$24,887.02	$124.40	$1,492.84	$3,274.16	$39,289.89	$2,198.32	$26,379.87	$5,348.08	$64,176.91
27B	3/3	1,687		$3,562,500	0.2722%	0.4025%	$10,095.00	$2,073.92	$24,887.02	$124.40	$1,492.84	$3,274.16	$39,289.89	$2,198.32	$26,379.87	$5,348.08	$64,176.91
28B	3/3	1,687		$3,622,500	0.2722%	0.4025%	$10,095.00	$2,073.92	$24,887.02	$124.40	$1,492.84	$3,274.16	$39,289.89	$2,198.32	$26,379.87	$5,348.08	$64,176.91
21C	3/3.5	2,013		$4,080,000	0.3080%	0.4556%	$11,420.00	$2,346.13	$28,153.52	$140.77	$1,689.18	$3,704.78	$44,457.34	$2,486.89	$29,842.70	$6,050.90	$72,610.86
22C	3/3.5	2,013		$4,110,000	0.3080%	0.4556%	$11,420.00	$2,346.13	$28,153.52	$140.77	$1,689.18	$3,704.78	$44,457.34	$2,486.89	$29,842.70	$6,050.90	$72,610.86
23C	3/3.5	2,013		$4,140,000	0.3080%	0.4556%	$11,420.00	$2,346.13	$28,153.52	$140.77	$1,689.18	$3,704.78	$44,457.34	$2,486.89	$29,842.70	$6,050.90	$72,610.86
24C	3/3.5	2,013		$4,170,000	0.3080%	0.4556%	$11,420.00	$2,346.13	$28,153.52	$140.77	$1,689.18	$3,704.78	$44,457.34	$2,486.89	$29,842.70	$6,050.90	$72,610.86

SCHEDULE A
ONE WEST END NEW YORK, NY

ANTICIPATED FIRST YEAR OF CONDOMINIUM OPERATION -- OCTOBER 1 2016 to AUGUST 31, 2017***

	(1)	(2)	(2)	(3)	(4)	(4)	(5)	(6)	(6)	(7)	(7)	(7)	(7)				
UNIT	BEDROOMS / BATHROOMS	APPROX. UNIT SQUARE FOOTAGE	APPROX. OUTDOOR SPACE	OFFERING PRICE	PERCENT OF COMMON INTEREST	PROPORTIONATE SHARE OF AGGREGATE TOWER SECTION COMMON INTEREST	RMU PAYMENT	EST. MONTHLY COMMON CHARGES	EST. ANNUAL COMMON CHARGES	EST. MONTHLY R.E. TAX w/ 421-a	EST. ANNUAL R.E. TAX w/ 421-a	EST. MONTHLY R.E. TAX w/o 421-a	EST. ANNUAL R.E. TAX w/o 421-a	EST. TOTAL MONTHLY CARRYING COSTS w/ 421-a	EST. TOTAL ANNUAL CARRYING COSTS w/ 421-a	EST. TOTAL MONTHLY CARRYING COSTS w/o 421-a	EST. TOTAL ANNUAL CARRYING COSTS w/o 421-a
25C	3/3.5	2,911		$4,390,000	0.3078%	0.4551%	$11,412.50	$2,344.59	$28,135.03	$140.67	$1,688.09	$3,702.37	$44,428.47	$2,485.26	$29,823.12	$6,046.96	$72,563.59
26C	3/3.5	2,911		$4,390,000	0.3078%	0.4551%	$11,412.50	$2,344.59	$28,135.03	$140.67	$1,688.09	$3,702.37	$44,428.47	$2,485.26	$29,823.12	$6,046.96	$72,563.59
27C	3/3.5	2,911		$4,276,000	0.3078%	0.4551%	$11,412.50	$2,344.59	$28,135.03	$140.67	$1,688.09	$3,702.37	$44,428.47	$2,485.26	$29,823.12	$6,046.96	$72,563.59
28C	3/3.5	2,911		$4,836,000	0.3078%	0.4551%	$11,412.50	$2,344.59	$28,135.03	$140.67	$1,688.09	$3,702.37	$44,428.47	$2,485.26	$29,823.12	$6,046.96	$72,563.59
31D	2/1.5	1,397		$2,375,000	0.2114%	0.3126%	$7,847.50	$1,612.19	$19,346.30	$96.62	$1,159.39	$2,542.82	$30,513.90	$1,708.81	$20,505.69	$4,155.02	$49,860.26
29D	2/2.5	1,581		$2,690,000	0.2316%	0.3425%	$8,595.00	$1,765.78	$21,189.10	$105.85	$1,270.18	$2,785.80	$33,429.61	$1,871.63	$22,459.28	$4,551.56	$54,618.71
23D	2/2.5	1,581		$2,675,000	0.2316%	0.3425%	$8,595.00	$1,765.78	$21,189.10	$105.85	$1,270.18	$2,785.80	$33,429.61	$1,871.63	$22,459.28	$4,551.56	$54,618.71
24D	2/2.5	1,581		$2,700,000	0.2316%	0.3425%	$8,595.00	$1,765.78	$21,189.10	$105.85	$1,270.18	$2,785.80	$33,429.61	$1,871.63	$22,459.28	$4,551.56	$54,618.71
25D	2/2.5	1,581		$2,725,000	0.2316%	0.3425%	$8,595.00	$1,765.78	$21,189.10	$105.85	$1,270.18	$2,785.80	$33,429.61	$1,871.63	$22,459.28	$4,551.56	$54,618.71
26D	2/2.5	1,581		$2,750,000	0.2316%	0.3425%	$8,595.00	$1,765.78	$21,189.10	$105.85	$1,270.18	$2,785.80	$33,429.61	$1,871.63	$22,459.28	$4,551.56	$54,618.71
27D	2/2.5	1,581		$2,787,500	0.2316%	0.3425%	$8,595.00	$1,765.78	$21,189.10	$105.85	$1,270.18	$2,785.80	$33,429.61	$1,871.63	$22,459.28	$4,551.56	$54,618.71
28D	2/2.5	1,570		$2,725,000	0.2304%	0.3407%	$8,550.00	$1,756.51	$21,078.16	$105.30	$1,263.60	$2,771.37	$33,256.40	$1,861.81	$22,341.76	$4,527.66	$54,334.56
21E	3/3.5	2,459		$5,150,000	0.3570%	0.5280%	$13,230.50	$2,718.49	$32,621.84	$163.10	$1,957.92	$4,294.17	$51,530.09	$2,881.59	$34,579.76	$7,012.66	$84,151.94
22E	3/3.5	2,462		$5,250,000	0.3574%	0.5285%	$13,245.00	$2,721.06	$32,652.66	$163.26	$1,959.11	$4,298.99	$51,587.83	$2,884.40	$34,612.77	$7,020.04	$84,240.49
23E	3/3.5	2,462		$5,250,000	0.3574%	0.5285%	$13,245.00	$2,721.06	$32,652.66	$163.26	$1,959.11	$4,298.99	$51,587.83	$2,884.40	$34,612.77	$7,020.04	$84,240.49
24E	3/3.5	2,462		$5,300,000	0.3574%	0.5285%	$13,245.00	$2,721.06	$32,652.66	$163.26	$1,959.11	$4,298.99	$51,587.83	$2,884.40	$34,612.77	$7,020.04	$84,240.49
25E	3/3.5	2,462		$5,350,000	0.3574%	0.5285%	$13,245.00	$2,721.06	$32,652.66	$163.26	$1,959.11	$4,298.99	$51,587.83	$2,884.40	$34,612.77	$7,020.04	$84,240.49
26E	3/3.5	2,462		$5,400,000	0.3574%	0.5285%	$13,245.00	$2,721.06	$32,652.66	$163.26	$1,959.11	$4,298.99	$51,587.83	$2,884.40	$34,612.77	$7,020.04	$84,240.49
27E	3/3.5	2,462		$5,475,000	0.3574%	0.5285%	$13,245.00	$2,721.06	$32,652.66	$163.26	$1,959.11	$4,298.99	$51,587.83	$2,884.40	$34,612.77	$7,020.04	$84,240.49
28E	3/3.5	2,462		$5,675,000	0.3574%	0.5285%	$13,245.00	$2,721.06	$32,652.66	$163.26	$1,959.11	$4,298.99	$51,587.83	$2,884.40	$34,612.77	$7,020.04	$84,240.49
21F	4/4.5	2,836		$6,350,000	0.4274%	0.6320%	$15,832.50	$3,252.63	$39,031.58	$195.33	$2,344.02	$5,140.98	$61,691.77	$3,447.97	$41,375.59	$8,393.61	$100,723.35
22F	4/4.5	2,836		$6,350,000	0.4274%	0.6320%	$15,832.50	$3,252.63	$39,031.58	$195.33	$2,344.02	$5,140.98	$61,691.77	$3,447.97	$41,375.59	$8,393.61	$100,723.35
23F	4/4.5	2,836		$6,350,000	0.4274%	0.6320%	$15,832.50	$3,252.63	$39,031.58	$195.33	$2,344.02	$5,140.98	$61,691.77	$3,447.97	$41,375.59	$8,393.61	$100,723.35
24F	4/4.5	2,836		$6,400,000	0.4274%	0.6320%	$15,832.50	$3,252.63	$39,031.58	$195.33	$2,344.02	$5,140.98	$61,691.77	$3,447.97	$41,375.59	$8,393.61	$100,723.35
25F	4/4.5	2,836		$6,450,000	0.4274%	0.6320%	$15,832.50	$3,252.63	$39,031.58	$195.33	$2,344.02	$5,140.98	$61,691.77	$3,447.97	$41,375.59	$8,393.61	$100,723.35
26F	4/4.5	2,836		$6,500,000	0.4274%	0.6320%	$15,832.50	$3,252.63	$39,031.58	$195.33	$2,344.02	$5,140.98	$61,691.77	$3,447.97	$41,375.59	$8,393.61	$100,723.35
27F	4/4.5	2,836		$6,575,000	0.4274%	0.6320%	$15,832.50	$3,252.63	$39,031.58	$195.33	$2,344.02	$5,140.98	$61,691.77	$3,447.97	$41,375.59	$8,393.61	$100,723.35
28F	4/4.5	2,836		$6,675,000	0.4274%	0.6320%	$15,832.50	$3,252.63	$39,031.58	$195.33	$2,344.02	$5,140.98	$61,691.77	$3,447.97	$41,375.59	$8,393.61	$100,723.35
21G	2/2.5	1,471		$3,090,000	0.2196%	0.3246%	$8,190.00	$1,674.34	$20,092.05	$100.32	$1,203.82	$2,640.26	$31,683.07	$1,774.66	$21,295.87	$4,314.59	$51,775.12
22G	2/2.5	1,471		$3,120,000	0.2196%	0.3246%	$8,190.00	$1,674.34	$20,092.05	$100.32	$1,203.82	$2,640.26	$31,683.07	$1,774.66	$21,295.87	$4,314.59	$51,775.12
23G	2/2.5	1,471		$3,150,000	0.2196%	0.3246%	$8,190.00	$1,674.34	$20,092.05	$100.32	$1,203.82	$2,640.26	$31,683.07	$1,774.66	$21,295.87	$4,314.59	$51,775.12
24G	2/2.5	1,471		$3,180,000	0.2196%	0.3246%	$8,190.00	$1,674.34	$20,092.05	$100.32	$1,203.82	$2,640.26	$31,683.07	$1,774.66	$21,295.87	$4,314.59	$51,775.12
25G	2/2.5	1,471		$3,210,000	0.2196%	0.3246%	$8,190.00	$1,674.34	$20,092.05	$100.32	$1,203.82	$2,640.26	$31,683.07	$1,774.66	$21,295.87	$4,314.59	$51,775.12
26G	2/2.5	1,471		$3,240,000	0.2196%	0.3246%	$8,190.00	$1,674.34	$20,092.05	$100.32	$1,203.82	$2,640.26	$31,683.07	$1,774.66	$21,295.87	$4,314.59	$51,775.12
27G	2/2.5	1,471		$3,285,000	0.2196%	0.3246%	$8,190.00	$1,674.34	$20,092.05	$100.32	$1,203.82	$2,640.26	$31,683.07	$1,774.66	$21,295.87	$4,314.59	$51,775.12
28G	2/2.5	1,471		$3,345,000	0.2196%	0.3246%	$8,190.00	$1,674.34	$20,092.05	$100.32	$1,203.82	$2,640.26	$31,683.07	$1,774.66	$21,295.87	$4,314.59	$51,775.12
21H	1/1.5	919		$1,660,000	0.1299%	0.1921%	$4,837.50	$993.82	$11,925.80	$59.37	$712.42	$1,562.50	$18,750.03	$1,053.19	$12,638.22	$2,556.32	$30,675.83
22H	1/1.5	919		$1,675,000	0.1299%	0.1921%	$4,837.50	$993.82	$11,925.80	$59.37	$712.42	$1,562.50	$18,750.03	$1,053.19	$12,638.22	$2,556.32	$30,675.83
23H	1/1.5	919		$1,680,000	0.1299%	0.1921%	$4,837.50	$993.82	$11,925.80	$59.37	$712.42	$1,562.50	$18,750.03	$1,053.19	$12,638.22	$2,556.32	$30,675.83
24H	1/1.5	919		$1,705,000	0.1299%	0.1921%	$4,837.50	$993.82	$11,925.80	$59.37	$712.42	$1,562.50	$18,750.03	$1,053.19	$12,638.22	$2,556.32	$30,675.83
25H	1/1.5	919		$1,720,000	0.1299%	0.1921%	$4,837.50	$993.82	$11,925.80	$59.37	$712.42	$1,562.50	$18,750.03	$1,053.19	$12,638.22	$2,556.32	$30,675.83
26H	1/1.5	919		$1,735,000	0.1299%	0.1921%	$4,837.50	$993.82	$11,925.80	$59.37	$712.42	$1,562.50	$18,750.03	$1,053.19	$12,638.22	$2,556.32	$30,675.83
27H	1/1.5	919		$1,765,000	0.1299%	0.1921%	$4,837.50	$993.82	$11,925.80	$59.37	$712.42	$1,562.50	$18,750.03	$1,053.19	$12,638.22	$2,556.32	$30,675.83
28H	1/1.5	919		$1,805,000	0.1299%	0.1921%	$4,837.50	$993.82	$11,925.80	$59.37	$712.42	$1,562.50	$18,750.03	$1,053.19	$12,638.22	$2,556.32	$30,675.83
UPPER TIER																	
29A (D)	4/5.5	5,371	3,714	$19,500,000	0.7876%	1.1649%	$29,155.00	$5,939.61	$71,275.30	$356.05	$4,320.58	$9,476.05	$113,712.63	$6,349.66	$76,195.88	$15,465.66	$185,587.93
30A	4/4	3,218		$7,650,000	0.4691%	0.6936%	$17,375.00	$3,559.62	$42,834.27	$214.39	$2,672.71	$5,642.57	$67,710.83	$3,788.92	$45,406.99	$9,212.09	$110,545.11
31A	4/4.5	3,030		$7,360,000	0.4487%	0.8636%	$16,622.50	$3,414.93	$40,979.15	$205.07	$2,480.83	$5,397.19	$64,766.26	$3,620.00	$43,439.98	$8,812.12	$105,745.41

SCHEDULE A
ONE WEST END NEW YORK, NY

ANTICIPATED FIRST YEAR OF CONDOMINIUM OPERATION -- OCTOBER 1 2016 to AUGUST 31, 2017**

	(1)	(2)	(2)	(3)	(4)	(4)	(5)	(6)	(6)	(7)	(7)	(7)	(7)				
UNIT	BEDROOMS / BATHROOMS	APPROX. UNIT SQUARE FOOTAGE	APPROX. OUTDOOR SPACE	OFFERING PRICE	PERCENT OF COMMON INTEREST	PROPORTIONATE SHARE OF AGGREGATE TOWER SECTION COMMON INTEREST	RMU PAYMENT	EST. MONTHLY COMMON CHARGES	EST. ANNUAL COMMON CHARGES	EST. MONTHLY R.E. TAX w/ 421-a	EST. ANNUAL R.E. TAX w/ 421-a	EST. MONTHLY R.E. TAX w/o 421-a	EST. ANNUAL R.E. TAX w/o 421-a	EST. TOTAL MONTHLY CARRYING COSTS w/ 421-a	EST. TOTAL ANNUAL CARRYING COSTS w/ 421-a	EST. TOTAL MONTHLY CARRYING COSTS w/o 421-a	EST. TOTAL ANNUAL CARRYING COSTS w/o 421-a
32A	4/4.5	3,030		$7,400,000	0.4487%	0.6635%	$16,622.50	$3,414.93	$40,979.15	$205.07	$2,460.83	$5,397.19	$64,766.26	$3,620.00	$43,439.98	$8,812.12	$105,745.41
33A	4/4.5	3,030		$7,450,000	0.4487%	0.6635%	$16,622.50	$3,414.93	$40,979.15	$205.07	$2,460.83	$5,397.19	$64,766.26	$3,620.00	$43,439.98	$8,812.12	$105,745.41
34A	4/4.5	3,030		$7,500,000	0.4487%	0.6635%	$16,622.50	$3,414.93	$40,979.15	$205.07	$2,460.83	$5,397.19	$64,766.26	$3,620.00	$43,439.98	$8,812.12	$105,745.41
35A	4/4.5	3,030		$7,550,000	0.4487%	0.6635%	$16,622.50	$3,414.93	$40,979.15	$205.07	$2,460.83	$5,397.19	$64,766.26	$3,620.00	$43,439.98	$8,812.12	$105,745.41
36A	4/4.5	3,030		$7,650,000	0.4487%	0.6635%	$16,622.50	$3,414.93	$40,979.15	$205.07	$2,460.83	$5,397.19	$64,766.26	$3,620.00	$43,439.98	$8,812.12	$105,745.41
37A	4/4.5	3,030		$7,900,000	0.4487%	0.6635%	$16,622.50	$3,414.93	$40,979.15	$205.07	$2,460.83	$5,397.19	$64,766.26	$3,620.00	$43,439.98	$8,812.12	$105,745.41
38A	4/4.5	3,030		$7,950,000	0.4487%	0.6635%	$16,622.50	$3,414.93	$40,979.15	$205.07	$2,460.83	$5,397.19	$64,766.26	$3,620.00	$43,439.98	$8,812.12	$105,745.41
39A	4/4.5	3,030		$8,000,000	0.4487%	0.6635%	$16,622.50	$3,414.93	$40,979.15	$205.07	$2,460.83	$5,397.19	$64,766.26	$3,620.00	$43,439.98	$8,812.12	$105,745.41
40A	4/4.5	3,030		$8,075,000	0.4487%	0.6635%	$16,622.50	$3,414.93	$40,979.15	$205.07	$2,460.83	$5,397.19	$64,766.26	$3,620.00	$43,439.98	$8,812.12	$105,745.41
41A	4/4.5	3,030		$8,175,000	0.4487%	0.6635%	$16,622.50	$3,414.93	$40,979.15	$205.07	$2,460.83	$5,397.19	$64,766.26	$3,620.00	$43,439.98	$8,812.12	$105,745.41
29B (D)	4/4.5	4,042	1,970	$11,900,000	0.6033%	0.8921%	$22,337.50	$4,589.62	$55,075.34	$275.73	$3,308.72	$7,256.79	$87,081.53	$4,864.78	$58,376.85	$11,845.81	$142,149.77
31B	4/4.5	2,841		$7,350,000	0.4279%	0.6328%	$15,852.50	$3,256.74	$39,080.88	$195.56	$2,346.76	$5,147.00	$61,763.94	$3,452.30	$41,427.64	$8,403.74	$100,844.82
32B	4/4.5	2,841		$7,400,000	0.4279%	0.6328%	$15,852.50	$3,256.74	$39,080.88	$195.56	$2,346.76	$5,147.00	$61,763.94	$3,452.30	$41,427.64	$8,403.74	$100,844.82
33B	4/4.5	2,841		$7,450,000	0.4279%	0.6328%	$15,852.50	$3,256.74	$39,080.88	$195.56	$2,346.76	$5,147.00	$61,763.94	$3,452.30	$41,427.64	$8,403.74	$100,844.82
34B	4/4.5	2,841		$7,500,000	0.4279%	0.6328%	$15,852.50	$3,256.74	$39,080.88	$195.56	$2,346.76	$5,147.00	$61,763.94	$3,452.30	$41,427.64	$8,403.74	$100,844.82
35B	4/4.5	2,841		$7,550,000	0.4279%	0.6328%	$15,852.50	$3,256.74	$39,080.88	$195.56	$2,346.76	$5,147.00	$61,763.94	$3,452.30	$41,427.64	$8,403.74	$100,844.82
36B	4/4.5	2,841		$7,650,000	0.4279%	0.6328%	$15,852.50	$3,256.74	$39,080.88	$195.56	$2,346.76	$5,147.00	$61,763.94	$3,452.30	$41,427.64	$8,403.74	$100,844.82
37B	4/4.5	2,841		$7,900,000	0.4279%	0.6328%	$15,852.50	$3,256.74	$39,080.88	$195.56	$2,346.76	$5,147.00	$61,763.94	$3,452.30	$41,427.64	$8,403.74	$100,844.82
38B	4/4.5	2,841		$7,950,000	0.4279%	0.6328%	$15,852.50	$3,256.74	$39,080.88	$195.56	$2,346.76	$5,147.00	$61,763.94	$3,452.30	$41,427.64	$8,403.74	$100,844.82
39B	4/4.5	2,841		$8,000,000	0.4279%	0.6328%	$15,852.50	$3,256.74	$39,080.88	$195.56	$2,346.76	$5,147.00	$61,763.94	$3,452.30	$41,427.64	$8,403.74	$100,844.82
40B	4/4.5	2,841		$8,075,000	0.4279%	0.6328%	$15,852.50	$3,256.74	$39,080.88	$195.56	$2,346.76	$5,147.00	$61,763.94	$3,452.30	$41,427.64	$8,403.74	$100,844.82
41B	4/4.5	2,841		$8,175,000	0.4279%	0.6328%	$15,852.50	$3,256.74	$39,080.88	$195.56	$2,346.76	$5,147.00	$61,763.94	$3,452.30	$41,427.64	$8,403.74	$100,844.82
29C	4/4.5	3,905		$8,950,000	0.5449%	0.8066%	$20,177.50	$4,146.27	$49,743.23	$249.04	$2,988.48	$6,554.33	$78,651.90	$4,394.30	$52,731.66	$10,699.60	$128,395.16
30C	3/3.5	3,530		$7,950,000	0.4748%	0.7021%	$17,585.00	$3,612.67	$43,351.98	$217.00	$2,603.98	$5,711.13	$68,533.66	$3,829.66	$45,955.96	$9,323.80	$111,885.67
31C	3/3.5	2,245		$5,675,000	0.3335%	0.4932%	$12,362.50	$2,539.75	$30,477.05	$152.42	$1,829.03	$4,011.50	$48,138.06	$2,692.17	$32,306.08	$6,551.26	$78,615.11
32C	3/3.5	2,245		$5,725,000	0.3335%	0.4932%	$12,362.50	$2,539.75	$30,477.05	$152.42	$1,829.03	$4,011.50	$48,138.06	$2,692.17	$32,306.08	$6,551.26	$78,615.11
33C	3/3.5	2,245		$5,775,000	0.3335%	0.4932%	$12,362.50	$2,539.75	$30,477.05	$152.42	$1,829.03	$4,011.50	$48,138.06	$2,692.17	$32,306.08	$6,551.26	$78,615.11
34C	3/3.5	2,245		$5,825,000	0.3335%	0.4932%	$12,362.50	$2,539.75	$30,477.05	$152.42	$1,829.03	$4,011.50	$48,138.06	$2,692.17	$32,306.08	$6,551.26	$78,615.11
35C	3/3.5	2,245		$5,875,000	0.3335%	0.4932%	$12,362.50	$2,539.75	$30,477.05	$152.42	$1,829.03	$4,011.50	$48,138.06	$2,692.17	$32,306.08	$6,551.26	$78,615.11
36C	3/3.5	2,245		$5,925,000	0.3335%	0.4932%	$12,362.50	$2,539.75	$30,477.05	$152.42	$1,829.03	$4,011.50	$48,138.06	$2,692.17	$32,306.08	$6,551.26	$78,615.11
37C	3/3.5	2,245		$6,125,000	0.3335%	0.4932%	$12,362.50	$2,539.75	$30,477.05	$152.42	$1,829.03	$4,011.50	$48,138.06	$2,692.17	$32,306.08	$6,551.26	$78,615.11
38C	3/3.5	2,245		$6,175,000	0.3335%	0.4932%	$12,362.50	$2,539.75	$30,477.05	$152.42	$1,829.03	$4,011.50	$48,138.06	$2,692.17	$32,306.08	$6,551.26	$78,615.11
39C	3/3.5	2,245		$6,225,000	0.3335%	0.4932%	$12,362.50	$2,539.75	$30,477.05	$152.42	$1,829.03	$4,011.50	$48,138.06	$2,692.17	$32,306.08	$6,551.26	$78,615.11
40C	3/3.5	2,245		$6,300,000	0.3335%	0.4932%	$12,362.50	$2,539.75	$30,477.05	$152.42	$1,829.03	$4,011.50	$48,138.06	$2,692.17	$32,306.08	$6,551.26	$78,615.11
41C	3/3.5	2,245		$6,400,000	0.3335%	0.4932%	$12,362.50	$2,539.75	$30,477.05	$152.42	$1,829.03	$4,011.50	$48,138.06	$2,692.17	$32,306.08	$6,551.26	$78,615.11
31D	3/3.5	2,481		$5,675,000	0.3595%	0.5316%	$13,322.50	$2,736.98	$32,843.72	$164.30	$1,971.63	$4,324.25	$51,890.95	$2,901.28	$34,815.35	$7,061.22	$84,734.67
32D	3/3.5	2,481		$5,725,000	0.3595%	0.5316%	$13,322.50	$2,736.98	$32,843.72	$164.30	$1,971.63	$4,324.25	$51,890.95	$2,901.28	$34,815.35	$7,061.22	$84,734.67
33D	3/3.5	2,481		$5,775,000	0.3595%	0.5316%	$13,322.50	$2,736.98	$32,843.72	$164.30	$1,971.63	$4,324.25	$51,890.95	$2,901.28	$34,815.35	$7,061.22	$84,734.67
34D	3/3.5	2,481		$5,825,000	0.3595%	0.5316%	$13,322.50	$2,736.98	$32,843.72	$164.30	$1,971.63	$4,324.25	$51,890.95	$2,901.28	$34,815.35	$7,061.22	$84,734.67
35D	3/3.5	2,481		$5,875,000	0.3595%	0.5316%	$13,322.50	$2,736.98	$32,843.72	$164.30	$1,971.63	$4,324.25	$51,890.95	$2,901.28	$34,815.35	$7,061.22	$84,734.67
36D	3/3.5	2,481		$5,925,000	0.3595%	0.5316%	$13,322.50	$2,736.98	$32,843.72	$164.30	$1,971.63	$4,324.25	$51,890.95	$2,901.28	$34,815.35	$7,061.22	$84,734.67
37D	3/3.5	2,481		$6,125,000	0.3595%	0.5316%	$13,322.50	$2,736.98	$32,843.72	$164.30	$1,971.63	$4,324.25	$51,890.95	$2,901.28	$34,815.35	$7,061.22	$84,734.67
38D	3/3.5	2,481		$6,175,000	0.3595%	0.5316%	$13,322.50	$2,736.98	$32,843.72	$164.30	$1,971.63	$4,324.25	$51,890.95	$2,901.28	$34,815.35	$7,061.22	$84,734.67
39D	3/3.5	2,481		$6,225,000	0.3595%	0.5316%	$13,322.50	$2,736.98	$32,843.72	$164.30	$1,971.63	$4,324.25	$51,890.95	$2,901.28	$34,815.35	$7,061.22	$84,734.67
40D	3/3.5	2,481		$6,300,000	0.3595%	0.5316%	$13,322.50	$2,736.98	$32,843.72	$164.30	$1,971.63	$4,324.25	$51,890.95	$2,901.28	$34,815.35	$7,061.22	$84,734.67
41D	3/3.5	2,481		$6,400,000	0.3595%	0.5316%	$13,322.50	$2,736.98	$32,843.72	$164.30	$1,971.63	$4,324.25	$51,890.95	$2,901.28	$34,815.35	$7,061.22	$84,734.67
PHA	4/5.5	5,870	510	$21,000,000	0.8617%	1.2738%	$31,850.00	$6,548.27	$78,579.28	$393.82	$4,725.88	$10,364.96	$124,379.60	$6,937.09	$83,240.11	$16,908.23	$202,888.78
PHB	3/3.5	4,048		$12,950,000	0.6207%	0.9179%	$23,062.50	$4,721.53	$56,658.34	$283.68	$3,404.14	$7,466.09	$89,593.08	$5,005.21	$60,062.48	$12,187.62	$146,251.42
CONDO SUBTOTAL		457,952	6,194	$986,850,000	67.6248%	100.0000%	$2,500,000.00	$513,600.42	$6,160,205.00	$30,906.58	$370,878.92	$813,424.91	$9,761,098.88	$544,506.99	$6,534,080.92	$1,327,025.32	$15,924,060.88

SCHEDULE A
ONE WEST END NEW YORK, NY

ANTICIPATED FIRST YEAR OF CONDOMINIUM OPERATION -- OCTOBER 1 2016 to AUGUST 31, 2017***

	(1)	(2)	(2)	(3)	(4)	(4)	(5)	(6)	(6)	(7)	(7)	(7)	(7)				
UNIT	BEDROOMS / BATHROOMS	APPROX. UNIT SQUARE FOOTAGE	APPROX. OUTDOOR SPACE	OFFERING PRICE	PERCENT OF COMMON INTEREST	PROPORTIONATE SHARE OF AGGREGATE TOWER SECTION COMMON INTEREST	RMU PAYMENT	EST. MONTHLY COMMON CHARGES	EST. ANNUAL COMMON CHARGES	EST. MONTHLY R.E. TAX w/ 421-a	EST. ANNUAL R.E. TAX w/ 421-a	EST. MONTHLY R.E. TAX w/o 421-a	EST. ANNUAL R.E. TAX w/o 421-a	EST. TOTAL MONTHLY CARRYING COSTS w/ 421-a	EST. TOTAL ANNUAL CARRYING COSTS w/ 421-a	EST. TOTAL MONTHLY CARRYING COSTS w/o 421-a	EST. TOTAL ANNUAL CARRYING COSTS w/o 421-a
Rental		102,805			15.7349%			$24,918.42	$299,021.00	$7,191.32	$86,295.90	$189,267	$2,271,206.94	$32,110	$385,317	$214,185.66	2,570,228
Office Unit 1		17,113			2.1921%			$3,544.54	$42,534.54	$1,827.87	$18,334.46	$20,707.66	$248,494.28	$5,072.42	$60,868.99	$22,235.73	$291,628.82
Office Unit 2		17,260			2.2117%			$3,576.24	$42,914.82	$1,541.53	$18,490.27	$20,089.00	$250,715.96	$5,117.77	$61,413.19	$22,434.53	$269,636.76
Office Unit 3		12,679			1.6242%			$2,626.15	$31,513.79	$1,192.80	$14,289.48	$15,342.42	$184,109.10	$3,758.15	$45,097.77	$16,474.42	$215,672.88
Office Unit 4		12,640			1.6192%			$2,616.07	$31,416.85	$1,128.52	$13,542.19	$15,095.23	$183,542.79	$3,746.59	$44,959.04	$16,423.75	$214,959.64
Office Total		59,692			7.64720%			$12,363.00	$148,380.00	$5,029.92	$60,356.98	$72,230.51	$866,862.12	$17,694.92	$212,339.90	$84,603.51	$1,015,242.12
Retail Unit		24,489			3.3006%			$4,977.33	$59,728.00	$2,308.66	$27,696.94	$31,180.66	$374,168.13	$7,277.91	$87,334.94	$33,481.28	$438,096.19
Garage Unit		38,465			4.8923%			$9,000.50	$108,006.00	$53,771.74	$645,260.81	$53,771.74	$645,260.81	$62,772.24	$753,266.81	$107,543.48	$753,266.81
Subtotal Commercial		122,602			16.6403%			$26,342.93	$316,114.00	$61,402.24	$736,826.93	$157,190.93	$1,886,291.16	$87,745.07	$1,052,940.93	$193,533.76	$2,292,405.19
GRAND TOTAL		580,554			100.00000%			$564,881.67	$6,778,340.00	$45,764.94	$549,179.30	$1,159,883.08	$13,918,596.97	$610,626.81	$7,327,513.30	$1,724,744.75	$20,696,936.97
Storage 1		25		$30,000													
Storage 2		25		$30,000													
Storage 3		25		$30,000													
Storage 4		25		$30,000													
Storage 5		25		$30,000													
Storage 6		25		$30,000													
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Storage 36		25		$30,000													
Storage 37		25		$30,000													

SCHEDULE A
ONE WEST END NEW YORK, NY

ANTICIPATED FIRST YEAR OF CONDOMINIUM OPERATION -- OCTOBER 1 2016 to AUGUST 31, 2017***

	(1)	(2)	(3)	(3)	(4)	(4)	(5)	(6)	(6)	(7)	(7)	(7)	(7)				
UNIT	BEDROOMS / BATHROOMS	APPROX. UNIT SQUARE FOOTAGE	APPROX. OUTDOOR SPACE	OFFERING PRICE	PERCENT OF COMMON INTEREST	PROPORTIONATE SHARE OF AGGREGATE TOWER SECTION COMMON INTEREST	RMU PAYMENT	EST. MONTHLY COMMON CHARGES	EST. ANNUAL COMMON CHARGES	EST. MONTHLY R.E. TAX w/ 421-a	EST. ANNUAL R.E. TAX w/ 421-a	EST. MONTHLY R.E. TAX w/o 421-a	EST. ANNUAL R.E. TAX w/o 421-a	EST. TOTAL MONTHLY CARRYING COSTS w/ 421-a	EST. TOTAL ANNUAL CARRYING COSTS w/ 421-a	EST. TOTAL MONTHLY CARRYING COSTS w/o 421-a	EST. TOTAL ANNUAL CARRYING COSTS w/o 421-a
Storage 38		25		$30,000													
Storage 39		25		$30,000													
Storage 40		25		$30,000													
Storage 41		25		$30,000													
Storage 42		25		$30,000													
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Storage 92		25		$30,000													
Storage 93		25		$30,000													

SCHEDULE A
ONE WEST END NEW YORK, NY

ANTICIPATED FIRST YEAR OF CONDOMINIUM OPERATION -- OCTOBER 1 2016 to AUGUST 31, 2017***

	(1)	(2)	(2)	(3)	(4)	(4)	(5)	(6)	(6)	(7)	(7)	(7)	(7)				
UNIT	BEDROOMS / BATHROOMS	APPROX. UNIT SQUARE FOOTAGE	APPROX. OUTDOOR SPACE	OFFERING PRICE	PERCENT OF COMMON INTEREST	PROPORTIONATE SHARE OF AGGREGATE TOWER SECTION COMMON INTEREST	RMU PAYMENT	EST. MONTHLY COMMON CHARGES	EST. ANNUAL COMMON CHARGES	EST. MONTHLY R.E. TAX w/ 421-a	EST. ANNUAL R.E. TAX w/ 421-a	EST. MONTHLY R.E. TAX w/o 421-a	EST. ANNUAL R.E. TAX w/o 421-a	EST. TOTAL MONTHLY CARRYING COSTS w/ 421-a	EST. TOTAL ANNUAL CARRYING COSTS w/ 421-a	EST. TOTAL MONTHLY CARRYING COSTS w/o 421-a	EST. TOTAL ANNUAL CARRYING COSTS w/o 421-a
STORAGE SUBTOTAL		2,325		$2,790,000													

NOTES TO SCHEDULE A

* Amounts are projected on the assumption that the First Year of Condominium Operation will be the year from October 1, 2016 – September 30, 2017. The actual First Year of Condominium Operation may begin earlier or later than that year.

(1) Any floor plan or sketch or schedule shown to a prospective Purchaser is only an approximation of the square foot area and layout of the Unit in question. However, any material change (for example, a reduction in square footage in excess of five percent (5%)) will be set forth in an amendment to the Plan, and no material adverse change will be made in the size (i.e., decrease), configuration, or layout of a Unit for which an Option Agreement which has been countersigned by Sponsor and returned to the Purchaser, unless the same is dictated by construction conditions at the Property (such as coordination of Building systems, conflicts with structural members or elements, conforming with Legal Requirements, unforeseen events, etc. and, in all cases, in good faith, reasonably necessary due to factors not within Sponsor's reasonable control, and where no practicable alternative (in the exercise of sound construction management practices) exists). In such event, Sponsor will, in the amendment disclosing such change and delivered to the Purchasers, offer the materially adversely affected Purchaser(s) the right, for at least fifteen (15) days, to rescind their Option Agreements and receive a refund of their Deposits, together with all interest earned thereon. An increase in the size of a room or Tower Unit will not on its own give rise to a right of rescission. There is a rebuttable presumption that a Unit size that is diminished by five percent (5%) or less is not material. (See the Section entitled "Changes in Prices and Units: Tower Units and Storage Licenses" in Part I of the Plan for further discussion concerning and certain limitations applicable to Sponsor's rights with respect to changes in the construction of the Units, Storage Bins and the Common Elements.)

Any Common Elements located within or appurtenant to any Tower Unit shall not be considered as part of that Unit.*

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* Each Unit includes, and each Unit Owner shall be responsible for, front entrance door and any other entrance doors to such Unit, windows, flooring, wallcoverings, non-load bearing interior walls and partitions and sheet rock and plaster wall covering, smoke detectors, all plumbing, gas and heating fixtures and equipment such as heating, ventilating and air conditioning units (including the fans inside the units), as may be affixed, attached or appurtenant to such Unit and serving such Unit exclusively. Plumbing, gas and heating fixtures and equipment as used in the preceding sentence shall include exposed gas and water pipes from branch or fixture shut-off valves attached to fixtures, appliances and equipment and the fixtures, appliances and equipment to which they are attached, and any special pipes or equipment which a Unit Owner may install within a wall or ceiling, or under the floor, but shall not include gas, water or other pipes, conduits, wiring or ductwork within the walls, ceilings or floors. Each Unit shall also include: (i) all lighting and electrical fixtures, cabinets, including, without limitation kitchen and bathroom cabinetry, countertops, and appliances and appliances within the Unit, and (ii) any special equipment, fixtures or Facilities (as defined in the Declaration) affixed, attached or appurtenant to the Unit by a Unit Owner other than Sponsor (in its capacity as declarant of the Declaration), to the extent located within a Unit and serving or benefiting only that Unit including, but not limited to, any freight elevators or freight entrances servicing a Commercial Unit. Notwithstanding anything contained in the Declaration to the contrary, each Unit Owner will have the right, subject to such rules as may be imposed by the Condominium Board or the Tower Board, to install, at such Unit Owner's sole cost and expense, decorations, fixtures and coverings (including, without limitation, painting, finishing, wall to wall carpeting, pictures, mirrors, shelving and lighting fixtures) on the surfaces of the walls, ceilings and floors that face the interior of such Unit Owner's Unit and to a depth of one inch behind such surfaces for the purposes of installing nails, screws, bolts and the like, provided that no such installation shall impair the structural integrity and mechanical and electrical systems of such Unit or of the Building.

The designation "D" listed in the adjacent column indicates that such Unit is a duplex.

(2) The approximate floor area of each Unit has been measured horizontally, on each of one or more floors, from the exterior side of the exterior Building walls (curtain wall), the Building line or Property line to the midpoint of an interior partition separating one Unit from another Unit, public corridor, stairs, elevators, mechanical equipment spaces or any other Common Element or to the Unit side of a continuous structural element separating one Unit from public corridor, stairs, elevators, mechanical equipment spaces or any other Common Element. Columns and mechanical pipes and shafts, or any other Common Element (whether along the perimeter or within the Unit) were not deducted from the square foot area of the Unit. Outdoor floor areas of Terraces or other outdoor areas, if any, appurtenant to a Unit were not included in the Unit's approximate floor areas. Measured vertically, each Unit consists of the volume from the top of the floor slab below (located under the finished flooring and sub-floor materials) to the underside of the floor slab above.

The approximate floor area of each Storage Bin has been measured horizontally from the Storage Bin side of the exterior Building walls or interior partition to the midpoint of an interior wire mesh partition. Vertical columns, mechanical pipes and shafts within the Storage Bin were deducted from the square foot area of the Storage Bin.

The square foot areas determined using the methodology set forth above, as shown in Schedule A in Part I of the Plan, would be different from that derived by using an alternative methodology of measuring from interior surfaces to interior surfaces (which would yield lesser actual useable floor area for each Unit than the methodology set forth above). The stated method of measurement used is applicable to all Units. The room count for each Tower Unit was determined by Sponsor's architect in accordance with industry practice for new construction condominiums and does not necessarily conform to the zoning room count or the method utilized by the Real Estate Board of New York.

(3) Sponsor has reserved the right to change the purchase prices (as well as other terms of sale) of Tower Units (and Storage Licenses) not subject to executed Option Agreements, so Purchasers may pay different prices for similar Tower Units (and Storage Licenses). (See the Section entitled "Changes in Prices and Units: Tower Units and Storage Licenses" in Part I of the Plan for further discussion.) In addition to paying the purchase prices of their Units, Purchasers will be responsible for paying certain closing adjustments and closing costs, including, without limitation, the obligation of Purchasers of Tower Units to contribute to the Working Capital Fund. Purchasers are advised to consult with their attorneys as to the exact closing costs they will incur in purchasing their Units. Whether or not included in an amendment, no price change will be effective with respect to any Unit (as against the applicable Purchaser) for which an Option Agreement is in effect without the consent of the applicable Purchaser. (See the Section entitled "Unit Closing Costs and Adjustments" in Part I of the Plan for further discussion.)

(4) The Common Interest of each Unit has been determined, pursuant to Section 339-i(1)(iv) of the Condominium Act. In accordance with such method of calculation, the Common

Interests have been determined based primarily upon a comparison of the floor areas of the Units, 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 the Common Elements for exclusive or shared use and the overall dimensions of the particular Unit. The aggregate Common Interests of all of the Units equals 100%.

The Proportionate Share of Aggregate Tower Section Common Interest is the ratio of the Common Interest appurtenant to each Tower Unit compared to the aggregate Common Interest appurtenant to all Tower Units, expressed as a percentage.

(5) This is the amount each Purchaser will be required to pay for such Purchaser's share of the purchase price of the Resident Manager's Unit. (See the Special Risk entitled "Resident Manager's Unit" and the Section entitled "Unit Closing Costs and Adjustments" in Part I of the Plan for further discussion.)

(6) These projections have been based upon the projections contained in "Schedule B – Projected Budget for First Year of Condominium Operation", which were made based on the assumption that the First Year of Condominium Operation will be from October 1, 2016 – September 30, 2017. The actual first year of operation may be earlier or later. In the event the actual or anticipated commencement date of the First Year of Condominium Operation is to be delayed by six (6) months or more, Sponsor will amend the Plan to include a revised budget with current projections. If the amended budget exceeds this projected budget by twenty-five percent (25%) or more, Sponsor will offer all Purchasers (other than Purchasers who are then in default beyond any applicable grace period, if the Plan has been declared effective) the right to rescind their Option Agreements within not less than fifteen (15) days after the presentation date of the amendment containing such revised budget, and any Purchasers electing rescission pursuant to such offer will have their Deposit and any interest accrued thereon returned.

As discussed above in the Section entitled "Available Services and Facilities" and in the Special Risk entitled "Interim Service Period", the full range of services and facilities described in this Plan may not be provided until move-ins are finished and construction work within and on the Building is completed.

The amount of the Common Charges necessary to defray the cost of the interim services and facilities described in the preceding paragraph, as well as the manner of allocating such Common Charges among any Tower Unit Owners who are exclusively benefited by any of the same, will be determined by the Tower Board, which will be controlled by Sponsor during such period. However, such allocation will be made in compliance with Section 339-m of the New York State Real Property Law, and in no event will Purchasers be assessed Common Charges during such interim period that are more than the Common Charges listed in Schedule A as the same may theretofore have been amended. Common Charges shall be charged to the Rental Unit Owner in a manner that is not proportional to such Unit's Common Interest.

As discussed below in the Section entitled "Control by Sponsor" and in the Special Risk entitled "Control by Sponsor; First Annual Tower Meeting", Sponsor shall have the right,

in its sole and absolute discretion, to cause the Tower Board to waive the collection of some or all of the Tower Common Charges from Tower Unit Owners for a period of time prior to full occupancy of the Building (the "Waiver Period"); provided, however, that Sponsor shall be solely responsible for payment of all remaining expenses to operate the Tower Section during the Waiver Period (the "Operating Expenses"). In connection with the Waiver Period, (i) Sponsor will disclose the implementation of such Waiver Period in the amendment to the Plan disclosing the occurrence of the First Closing; (ii) Sponsor shall file an amendment to the Plan disclosing the expiration of the Waiver Period at least thirty (30) days prior to such expiration; (iii) that during any such Waiver Period, Sponsor will timely pay all expenses of the Condominium, including but not limited to insurance premiums and any reserve fund payments required by lenders to the extent otherwise included in Schedule B – "Projected Budget for First Year of Condominium Operation"; (iv) upon the commencement of the collection of Common Charges, there will not be an assessment for any item set forth in the approved budget for the Condominium; and (v) Sponsor shall remain obligated to update the budget for the Condominium, as provided in the Condominium Documents.

In addition to the payment of Common Charges, each Unit Owner will incur additional expenses for, among other things:

(a) mortgage payments under any loan or loans obtained to finance the purchase of the Unit;

(b) the cost of electricity and any other utility supplied to the Unit, which will be separately metered and payable as and when billed;

(c) the cost of interior repairs, compliance with Legal Requirements and maintenance, painting and decoration in, to or of, the Unit, including, without limitation, the equipment and appliances contained in the same, and any appurtenant Tower Limited Common Elements;

(d) the cost of any insurance that the Unit Owner may be required to (or desire to) carry covering the furniture, belongings, equipment and other personal property in the Unit, as well as the cost of any insurance the Unit Owner may be required to carry covering liability to others for personal injury or property damage as a result of occurrences in the Unit;

(e) telephone, internet access and cable television charges; and

(f) real estate taxes (see note 7 below).

Holders of Storage Licenses, excluding Sponsor with respect to Unlicensed Storage Bins, will be required to pay a monthly license maintenance fee to the Tower Board in an amount equal to $1 per month per square foot of such Storage Bin, which amount shall, following the First Closing, be subject to biannual increases based upon the CPI Increase Factor in effect on the date of the First Closing. Further, the license fees are otherwise also subject to change from time to time as the Tower Board deems necessary or appropriate.

In addition, in accordance with Section 339-m of the New York Real Property Law, the allocation and apportionment of Common Charges to the Rental Unit (the "Rental Unit Common Charge Allocation") may be less than the allocation and apportionment of Common Charges to the other Units where such lesser Common Charges are necessary to ensure that the Common Charges paid by the Rental Unit do not exceed the Rental Unit Operating Income (as defined below). The Rental Unit Common Charge Allocation shall be implemented by either: (i) imposing Common Charges for the Rental Unit that are not proportional to the Common Charges for the other Units, or (ii) limiting the amount of Common Charges imposed on the Rental Unit (a "Rental Unit Common Charge Limitation"). In the event a Rental Unit Common Charge Limitation is implemented, the Common Charges payable by all other Unit Owners may be increased by the amount of such reduction in the Common Charges otherwise payable by the Rental Unit Owner on a pro-rata basis in accordance with their relative proportional Common Interest, or otherwise in accordance with the allocation methodology set forth in the Condominium By-Laws. For purposes hereof, "Rental Unit Operating Income" means the aggregate of (A) the annual rents paid by the Rental Apartments within the Rental Unit to the Rental Unit Owner, and (B) any other annual revenues obtained from the Rental Unit by the Rental Unit Owner. (See Section 6.1.9 in the Condominium By-Laws as set forth as Exhibit 7 in Part II of the Plan for further discussion.)

(7) Sponsor intends to apply for a partial exemption from real estate taxes with respect to the Property pursuant to Section 421-a of the New York State Real Property Tax Law. Pursuant to Section 421-a, the real estate tax estimate for the First Year of Condominium Operations will be based upon the assessed valuation of the Property in the tax year prior to the commencement of construction. During the tax year prior to the commencement of construction (2013/2014), the estimated allocated total taxable assessed value of the Land is $4,103,526, of which 67.6248% is estimated to be applicable to the Tower Units in the Building, which, results in a "mini-tax" assessment of $2,775,001 for the Tower Units.

NEITHER SPONSOR, SPONSOR'S COUNSEL, SEIDEN & SCHEIN, P.C. (SPONSOR'S 421-a TAX COUNSEL), SELLING AGENT, MANAGING AGENT NOR ANY OTHER PERSON MAKES ANY REPRESENTATION OR WARRANTY THAT A PARTIAL TAX EXEMPTION FROM REAL ESTATE TAXES UNDER SECTION 421-A WILL BE GRANTED OR, AS TO THE AMOUNT, IF ANY, OF THE MINIMUM TAX WHICH WILL BE ASSESSED AGAINST THE TOWER UNITS OR THE AMOUNT OF REAL ESTATE TAXES PAYABLE AT ANY TIME BY ANY TOWER UNIT OWNER. There is no guaranty or assurance that the criteria for Section 421-a benefits will be satisfied and neither Sponsor nor Sponsor's Counsel, Sponsor's 421-a Tax Counsel offers any opinion with respect to the eligibility of the Tower Units for Section 421-a benefits. If, for any reason, the application is not approved by HPD, the Tower Units will be subject to full real estate taxation and will receive no benefits under Section 421-a. **IN SUCH CASE, PURCHASERS WILL NOT BE ENTITLED TO ANY RIGHT OF RESCISSION, REDUCTION IN PRICE OR OTHER CREDIT OR CONCESSION.**

(See the Section entitled "Partial Real Estate Tax Exemption (Section 421-a)" in Part I of the Plan for further discussion.)

(8) The projection of the real estate taxes that will be payable for each of the Tower Units during the projected First Year of Condominium Operation is based upon an opinion of counsel letter prepared by Israel Schechter, PLLC, Sponsor's real estate tax attorney and reproduced the Section entitled "Opinions of Counsel" in Part I of the Plan (the "Real Estate Tax Opinion"). Since estimates for the projected First Year of Condominium Operation take into account anticipated reductions due to progress of construction of the Building, the projections of the real estate taxes that will be payable (and that are reflected on Schedule A) are instead made in respect of the 2017/2018 tax year (the first full year that taxes are anticipated to be assessed for the fully constructed property). Thus, as per the Real Estate Tax Opinion, by applying the estimated rate of 13.365% to the estimated transitional assessed value of $13,918,596.98, it is estimated that the real estate taxes for the Tower Units will be approximately $9,761,098.88 for the First Year of Condominium Operation (without an exemption pursuant to Section 421-a). SPONSOR MAKES NO REPRESENTATION THAT THE ASSESSED VALUE OF THE PROPERTY, THE ESTIMATED ALLOCATIONS OR THE TAX RATE WILL NOT BE CHANGED.

After the City of New York assesses each Unit as a separate tax lot and bills each Unit Owner, the Unit Owner will be responsible for paying the real estate taxes and assessments imposed against his or her Unit, and no Unit Owner will be responsible for the payment of, nor will his or her Unit be subjected to any lien arising from the non-payment of, taxes and assessments imposed on other Units.

No warranty, guaranty or assurance is given that:

(i) any projected or estimated amount set forth above (including, without limitation, the estimates of the Property's assessed valuations during the First Year of Condominium Operation, the estimates of the portions of such assessed valuations that will be allocable to the Units and the projection of the average real estate tax rate that will be in effect during such First Year of Condominium Operation and the date of completion of construction of the Building, which will determine the real estate tax rate between October 1, 2016 – September 30, 2017) will approximate the actual amount;

(ii) the New York City Real Estate Tax Assessment Bureau will allocate the Property's aggregate assessed valuation between the Units in accordance with the proportionate Common Interests of the Units, or that such bureau will allocate the aggregate assessed valuation attributable to the Units among the different Units as described above; or

(iii) any of the projections or estimates made above and in Schedule A are accurate.

Until the Units are separately assessed, each Tower Unit Owner will pay a share of the Property's real estate taxes for the period in question calculated on the basis of such Unit's Common Interest. The Tower Board will pay (or cause to be paid) such real estate taxes timely to the Department of Finance of The City of New York, or directly to

Sponsor if Sponsor has paid such taxes, so that no lien will be placed on any portion of the Tower Section or on any Tower Unit. If Sponsor fails to pay real estate taxes attributable to any Unsold Tower Unit in a timely manner and as a result of such failure a lien is placed on the Tower Section and/or any other Unit, Sponsor will immediately cause such lien to be removed at its sole cost and expense. If Tower Unit Owners fail to pay their pro-rata share of real estate taxes as set forth above, the Tower Board will be entitled to assess late charges and/or place a lien on their Units as if such unpaid share were Tower Common Charges. (See the subsection entitled "Collection and Lien for Non-Payment of Common Charges" in the Section entitled "Rights and Obligations of the Unit Owners and the Boards of Managers" in Part I of the Plan for further discussion.)

Upon determination of individual tax lots and individual assessments for such Unit, the New York City tax authorities may allocate taxes among the Units on some other basis rather than its relative Common Interest, and, if so, Units having the same or similar Common Interest may pay different real estate taxes and/or taxes may differ from those set forth on Schedule A. In addition, the New York City tax authorities may assess taxes against the Building in a different manner and in a different amount than that assumed by Sponsor's real estate tax attorney and, if so, Unit Owners may pay significantly different real estate taxes than those set forth on Schedule A.

There is no assurance that the proration of taxes described in the paragraph above will equal the actual amount or allocation of real estate taxes which will be assessed against the Units, and the actual amounts may vary considerably from the method set forth above. Sponsor will amend the Plan to disclose the actual amount of real estate taxes assessed against the Units promptly after the same are assessed.

In the opinion of Sponsor's Counsel, an individual Tower Unit Owner who is a resident of New York City for tax purposes and who itemizes his or her deductions generally will, under the income tax laws and regulations in effect as of the date of this Plan and subject to certain limitations and qualifications, be entitled to deduct from his or her Federal, New York State and New York City income, the state and local real property taxes assessed against his or her Tower Unit and paid by such Tower Unit Owner. However, the amount of such deductions may vary from year to year due to changes in the amount of the real estate taxes payable by the Tower Unit Owner (which might result from changes in the assessed valuation of the Tower Unit, in the tax rate and/or in the manner of assessing real property). Prospective Purchasers should refer to the Sections entitled "Income Tax Deductions to Tower Unit Owners and Tax Status of Condominium" and "Opinions of Counsel" in Part I of the Plan for further discussion.

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SCHEDULE B

One West End Avenue Condominium
Projected Budget for First Year of Condominium Operation
October 1, 2016 – September 30, 2017

SCHEDULE "B"
One West End Condominium
Projected Budget for the First Year of Condominium Operation
October 1, 2016-Septermber 30, 2017

PROJECTED INCOME:	
Common Charges (1).....	
Tower Unit Common Charges.....	$ 6,163,205
Rental Unit Common Charges.....	$ 299,021
Retail Unit Common Charges.....	$ 59,728
Office Units Common Charges	$ 148,380
Parking Unit Common Charges.....	$ 108,006
TOTAL PROJECTED INCOME.....	$ 6,778,340
PROJECTED EXPENSES:	
Salary, Wages, Payroll Taxes & Benefits (2).....	$ 2,157,009
Heat (3).....	$ 512,567
Hot Water, Cooking, Dryer Gas (4).....	$ 155,202
Electricity (5).....	$ 1,064,933
Water & Sewer (6).....	$ 291,208
Repairs & Maintenance (7).....	$ 50,000
Services & Supplies (8).....	$ 562,500
Insurance (9).....	$ 541,913
Management Fee (10).....	$ 175,000
Amenities Facilities (11).....	$ 570,000
Legal & Auditing Fees (12).....	$ 20,000
Resident Manager Unit Costs (13).....	$ 20,000
Administration (14).....	$ 30,000
Riverside South Park Maintenance (15).....	$ 66,887
Riverside Center Park Maintenance (16).....	$ 65,000
10 Freedom Place Contribution (17).....	$ 120,000
Reserve Fund (18).....	$ 316,121
Contingency (19).....	$ 60,000
TOTAL PROJECTED EXPENSES (20).....	$ 6,778,340

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

NOTES TO SCHEDULE B

Notes to Schedule B

(1) **COMMON CHARGES - (Budget - $ 6,778,340)**

The estimated Common Charges to be collected from Unit Owners during the first year of Condominium operation are based upon the assumption that the first year of Condominium operation will be the twelve months commencing October 1, 2016. The actual first year of operation may be earlier or later.
The allocation for the General Common Expenses to be borne by Tower Unit, Rental Unit, Retail Unit, Office Units and Parking Unit have been allocated on the basis of their respective Percentage of Common Interest, 67.6248%; 15.7349%; 3.3008%; 7.6472%; and 5.6923%. Any expenses solely shared by the Tower Unit and the Rental Unit will be proportioned based on each Unit's allocable share which is 81.1241% and 18.8759% respectively.

		Tower Unit	Rental Unit	Retail Unit	Office Units	Parking Unit
		67.6248%	15.7349%	3.3008%	7.6472%	5.6923%
Projected Income						
Common Charges						
Tower Unit Common Charges	6,163,205	6,163,205				
Rental Unit Common Charges	299,021		299,021			
Retail Unit Common Charges	59,728			59,728		
Office Units Common Charges	148,380				148,380	
Parking Unit Common Charges	108,006					108,006
Total Projected Income	6,778,340	6,163,205	299,021	59,728	148,380	108,006
Projected Expenses						
Salary, Wages, Payroll Taxes	2,157,009	2,037,624	112,858	1,295	2,999	2,233
Heat	512,567	504,582	3,881	814	1,886	1,404
Hot Water Cooking & Dryer Gas	155,202	155,202	0	0	0	0
Electricity	1,064,933	988,889	36,959	7,753	17,962	13,370
Water & Sewer	291,208	289,564	799	168	388	289
Repairs & Maintenance	50,000	33,813	7,867	1,650	3,824	2,846
Services & Supplies	562,500	528,837	2,832	3,140	17,275	10,416
Insurance	541,913	366,469	85,269	17,887	41,441	30,847
Management Fee	175,000	118,343	27,536	5,776	13,383	9,962
Amenities Facilities	570,000	570,000	0	0	0	0
Legal & Auditing Fees	20,000	13,526	3,147	660	1,529	1,138
Resident Manager Unit Costs	20,000	15,955	3,712	66	153	114
Administration	30,000	20,288	4,720	990	2,294	1,708
Riverside South Park Maintenance	66,887	53,679	0	2,620	6,070	4,518
Riverside Center Park Maintenance	65,000	52,164	0	2,546	5,899	4,391
10 Freedom Place Contribution	120,000	120,000	0	0	0	0
Reserve Fund	316,121	253,694	0	12,383	28,689	21,355
Contingency	60,000	40,576	9,441	1,980	4,588	3,415
Total Projected First Year Expenses	6,778,340	6,163,205	299,021	59,728	148,380	108,006

In the event the projected commencement date of the first year of Condominium operation is to be delayed more than six (6) months from the anticipated date of the First Closing, the Plan will be amended to include a revised budget disclosing the then current budget projections. Sponsor will not declare the plan effective if any material changes to the budget are not yet disclosed in an amendment to the plan.

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

(2) **SALARIES, WAGES, PAYROLL TAXES & BENEFITS - (Budget -$ 2,157,009)**

The budgeted amount includes base wages, worker's compensation and disability insurance, welfare and pension costs, payroll taxes, and the cost of sick days, holidays and vacation pay for a projected building staff of One Resident Manager, 3 Handyman, 4.2 Concierge (24 hours per day, 7 days per week), 4.2 Doormen (24 hours per day, 7 days per week), 2.8 hallmen (16 hours per day, 7 days per week), 2.8 Security Personnel (16 hours per day, 7 days per week) and 6 Porters. The full staff may not be employed until certain building occupancy levels are achieved. The projected level of staffing for the building complies with all applicable housing and labor laws. It is anticipated that such employees will be union members. Accordingly, the labor costs discussed below are computed in accordance with the current contract rate of Local 32B-32J of the Service Employees International Union, AFL-CIO expiring April 20, 2018.

	Base Wages
(1) Resident Manager	$160,000
(3) Handyman	$1,017.23 for 29 weeks $1,047.03 for 23 weeks
(20) 4.2 Concierge, 4.2 Doorman, 2.8 Hallmen, 2.8 Security Personnel and 6 Porters	$922.23 for 29 weeks $950.03 for 23 weeks

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

Total Base Wages	$ 1,392,086
FICA @7.65% of Base Wages	$ 106,495
Worker's Compensation @ 5.5% of Total Wages	$ 76,565
FUI & FUTA-NYS Unemployment @ $600 Per Employee	$ 14,400
NYS Disability @ $60 per employee	$ 1,440
Union Welfare (health) @ $17,196 per employee per year	$ 412,705
Union Pension @ $5,499 per employee per year	$ 131,977
Legal Fund/Training School Fund @ $369.12 per employee	$ 8,861
Union Annuity Plan @ $10 per employee per week	$ 12,480
Total Benefit	$ 764,923
Total Wages, Taxes, & Benefits	$2,157,009

It is anticipated that a small portion of the Resident Manager's, 1 handyman, and one porter's time (estimated at 10% (4 hours per week, per man) will be devoted to those General Common Elements that service or benefit all the Units and accordingly such portion ($39,220) has been allocated among all Units based upon their respective Percentage of Common Interest.

The Rental Unit will also share in the remaining cost of the Resident Manager, 2 handymen and 2 porters since they are residential unit's that will need the services provided by these employees. The Rental Unit will pay its allocable share of the cost of these maintenance personnel. The Concierge, Doormen, Hallmen, 1 handyman, Security Personnel and 4 of the 6 Porter's payroll will be solely borne by the Tower Unit since these employees will be exclusively used to service the Tower Unit Owners.

(3) HEAT - (Budget - $512,567)

Heat for the building will be provided by Con Edison steam. The budgeted amount is based upon a letter from, Buro Happold, located at 100 Broadway, New York, NY 10005, Sponsor's Consulting Engineer dated May 27, 2014. It is anticipated that the annual consumption of steam for heat will be 12,320.84 m/lbs. of steam per year at an average cost of $36.00 per m/lbs. for an annual cost of $443,550 for the Tower Units. In addition, approximately $22,420 of the steam cost for heat will be used for General Common Elements and all units will pay their pro-rata share of this cost based on their Common Interest Percentage. A 10% inflation factor has been added. The Rental Unit, Retail Unit, Office Units and Parking Unit will be separately metered for heat and will pay these costs directly to the utility company.

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

(4) HOT WATER, COOKING, DRYER GAS - (Budget - $ 155,202)

The Tower Units will not be separately metered for gas to be used for hot water, cooking, dryer and fireplace gas. Based on a letter dated May 27, 2014 from Buro Happold it is estimated that the gas cost for hot water, cooking, dryer and fireplace gas based on 108,533 therms of gas at an average cost of $1.30 per therm is $ 141,093. A 10% inflation factor has been added.

Gas, if any, will be separately metered for the Retail Unit, Office Units, Rental Unit and Parking Unit.

(5) ELECTRICITY - (Budget – $1,064,933)

The electricity consumption for the first year of Condominium Operation for the Common Areas was estimated by Buro Happold in a letter dated May 27, 2014. The estimated cost for Residential Tower Unit Common Area electricity is based on an assumed consumption of 3,772,940 KWHRS per year at an average cost of $.20 per KWHR for a total annual cost of $ 754,588.

This estimate includes costs for common area lighting, air conditioning, amenity facility, distribution pumps, and elevators for the Tower Unit. A 10% inflation factor has been added. Based on the May 27, 2014 letter from Buro Happold, approximately $213,533 of the total electricity cost will be used for the General Common Elements and the Rental Unit, Retail Unit, Office Units and Parking Unit will each pay its pro rata share of this cost based on its respective Percentage of Common Interest.

Electricity will be separately metered for the Rental Unit, Retail Unit, Office Units and Parking Unit.

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

(6) WATER & SEWER - (Budget - $291,208)

The Tower Units will have a main water meter which will measure actual water usage. Based upon a letter from Buro Happold, dated May 27, 2014, the estimated cost for water and sewer is based on a combined charge of $ 9.27

per CCF and usage of 26,840 CCF. The annual cost for water and sewer charges during the first year of Condominium Operation is estimated at $ 248,811.

Based on the letter from Buro Happold, dated May 27, 2014, it is anticipated that the General Common Elements of the Condominium will utilize 476 CCF of water at a cost of $9.27 per CCF for a total cost of $4,413. All units will pay their pro rata share of this cost based upon their Common Interest Percentage. A 15% inflation factor has been added to all water and sewer usage.

Water and Sewer charges will be separately metered or sub-metered for the Rental Unit, Retail, Office Units and Parking Units and these Units will pay the cost of water and sewer usage directly to the Condominium Board or the taxing authority.

(7) REPAIRS & MAINTENANCE – (Budget - $50,000)

Since the Building will be newly constructed, it has no operating history upon which to project future cost of repairs and maintenance. No major capital repairs are included in the Budget since all major construction and mechanical systems will be new. Future capital repairs to the General Common Elements will be borne by all Unit Owners. The budgeted figure for this item includes the cost of normal maintenance and repairs to the General Common Elements of the Building that are the responsibility of the Condominium Board. Unit Owners will be responsible for the cost of the interior maintenance, repair, decorating, and painting of their respective Units, including the appliances, and heating/air conditioning units. The budgeted amount for repairs and maintenance has been allocated to all Units based upon their respective Percentage of Common Interest.

(8) SERVICE & SUPPLIES - (Budget - $562,500)

The budgeted amount includes the cost of shared cleaning equipment and miscellaneous supplies for the General Common Elements as well as the anticipated cost of service contracts to be entered into by the Condominium Board during the first year of Condominium Operation.

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

It is projected that the Condominium Board will enter into maintenance agreements and/or for the following services:

Metal Marble Wood Maintenance	$ 20,000
Heating and Cooling System	$ 40,000
Elevator Maintenance	$ 65,000
Sprinkler System/Fire Protective Alarm System	$ 15,000
Landscaping	$ 25,000
Exterminator	$ 10,000
Uniform Cleaning and Maintenance	$ 15,000
Water Treatment	$ 10,000
Miscellaneous Supplies	$ 60,000
Lobby Flowers	$ 15,000
Building Maintenance System	$ 20,000
Concierge Services	$ 50,000
Window Washing & Rig Maintenance	$200,000
Building Link	$ 7,500

Converged Network Maintenance	$ 10,000

The shared building staff will be responsible for the cleaning and maintenance of the General Common Elements. The estimated budgeted cost for Sprinkler System/Fire Protective Alarm System, and $ 3,000 of the estimated $ 60,000 budgeted for Miscellaneous Supplies have been allocated between all Units based upon their respective Percentage of Common Interest. The Exterminator, Building Maintenance System, water treatment have been allocated to the Tower Unit, Office Units, Retail Unit and Parking Unit based on their allocable share.

(9) **INSURANCE – (Budget - $541,913)**

Based upon the proposal dated May 13, 2014, from Willis of New York, Inc., having an office at One Financial Center, 200 Liberty Street, New York, NY 10281 , the following insurance coverage will be obtained for the Building for the first year of Condominium Operation:

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

Property Policy

$490,996,634	Blanket Real & Personal Property/Building Ordinance "All Risk", Replacement Cost, $25,000 deductible
$25,000,000	Flood - $100,000 Deductible
$25,000,000	Earthquake - $100,000 Deductible
Included	Named Windstorm - $100,000 Deductible
Included	Terrorism
TBD	Business Income/Rents
$50,000,000	Demolition/Increased Cost of Construction
$25,000,000	Equipment Breakdown
$20,000,000	Excess Flood DIC (aggregate)

General Liability Policy

$1,000,000	Each Occurrence
$2,000,000	General Aggregate
$2,000,000	Products/Completed Operations Aggregate
$1,000,000	Personal & Advertising Injury
$1,000,000	Employer's Liability
$1,000,000	Fire Damage Legal Liability
$5,000	Medical Payments – each person

Umbrella Liability

$100,000,000 Occurrence/Aggregate

Commercial Crime

$5,000,000 Employee Theft-deductible $25,000

Directors and Officers Liability

$5,000,000 Combined Limit

The annual premium for the above mentioned insurance portfolio is estimated to be $541,913.

The insurance costs are for the entire Condominium and have been allocated among all Units based upon each unit's respective Percentage of Common Interest.

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

Each individual Unit Owner must obtain additional insurance at such Unit Owner's own cost for the following coverage, which is not included in the above coverage:

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

(10) MANAGEMENT FEE - (Budget - $ 175,000)

At or prior to the first closing the Condominium Board is expected to enter into a management agreement with Halstead Management Company, LLC have an office at 770 Lexington Avenue, New York, NY 10065, a real estate management firm. The managing agent will receive an annual fee of $ 175,000 payable in equal monthly installments of $14,583.33 the Agreement will be for an initial term of two years. The managing agent's fee for the first year of Condominium Operation is comparable to the "going rate" for similar services in comparable buildings.

This budgeted item will be allocated to all Units within the Condominium based upon each Unit's respective Percentage of Common Interest.

See the section of the plan entitled "Management Agreements" for further details.

(11) **AMENITIES FACILITY – (Budget - $ 570,000)**

Based on a proposal from J. Wright as Recreational Facility Manager to provide management of the Recreational Facility (including, without limitation, cleaning, lifeguards and pool supplies), it is anticipated that the cost for operating the Amenities Facilities will be approximately $570,000 during the first year of Condominium operation.

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

The Condominium Board will engage a law firm to act as the attorney for the Condominium. The estimated cost for these minor legal services for the Condominium's First Year, which do not include special collection matters or litigation, is $ 5,000. It is anticipated that the Condominium Board will enter into an agreement with Friedman, LLP, located at 1700 Broadway, New York, NY 10019, to provide tax returns and audited financial statement preparation for the Condominium. It is estimated that the first year cost for these services will be $15,000.

This budgeted item will be shared by all Units based upon each Unit's Common Interest Percentage.

(13) **RESIDENT MANAGER UNIT COSTS - (Budget - $20,000)**

Residential Unit 8G shall be designated as the Resident Manager's Unit and will be occupied by the Resident Manager of the Building and owned by the Condominium.

The Condominium will be responsible for the Real Estate Taxes on the unit. The estimated Real Estate Taxes for the first year Condominium operation for Unit 8G, assuming a 421-a tax exemption, will be approximately $ 5,000. The Condominium will also be responsible for the cost of the electricity and basic telephone service for the Resident Manager's Unit as well as basic repairs. It is estimated that the cost of these items will be approximately $ 15,000 in the first year of Condominium operation. The estimated costs for the Resident Manager's Unit for the Condominium's first year of operation is $ 20,000 and will be allocated to all units in the same manner as the Resident Manager's salary and benefits in note 2.

(14) **ADMINISTRATION – (Budget - $30,000)**

The budgeted amount includes anticipated expenses for telephone, internet, cellphones, postage, printing, miscellaneous office supplies, payroll processing costs, permits and fees and other administrative costs associated with the Condominium.

This budgeted item will be allocated to all Units based upon each Unit's respective Common Interest.

(15) **RIVERSIDE SOUTH PARK MAINTENANCE (Budget - $ 66,887)**

As described elsewhere in this Offering Plan, each Development Parcel is obligated to contribute its proportionate share of the cost of maintaining, operating and insuring the Park Areas by making payments to the Property Owners Association which in turn will pay these sums to the City of New York. The aggregate cost of Riverside South Park Maintenance and operation projected for the first year of Condominium operation is $66,887. This budgeted item will be allocated to the Tower, Retail, Office and Parking Units based on their allocable share.

(16) RIVERSIDE CENTER PARK MAINTENANCE (Budget - $ 65,000)

As described elsewhere in this Offering Plan, each Development Parcel is obligated to contribute its proportionate share of the cost of maintaining, operating and insuring the Park Areas by making payments to the Property Owners Association which in turn will pay these sums to the City of New York. The aggregate cost of Riverside Center Park Maintenance and operation projected for the first year of Condominium operation is approximately $65,000. This budgeted item will be allocated to the Tower, Retail, Office and Parking Units based on their allocable share.

(17) 10 FREEDOM PLACE CONTRIBUTION (Budget - $ 120,000)

On the first anniversary of the closing of title of the first Tower Unit, and on each anniversary thereafter, the Board of Managers of the Condominium on behalf of all Tower Unit owners shall pay to the owner of the Affordable Housing Condo Unit $120,000, as such amount is thereafter adjusted by increases to the Consumer Price Index for all urban consumers as determined by the US Bureau of Labor Statistics ("CPI"), or any successor index, for the prior 12 month period ending June 30. For the First Year of Condominium Operation the amount anticipated to be paid to the owner of the Affordable Housing Condominium Unit will be $120,000. This cost will be solely borne by the Tower Unit Owners. Please refer to the relevant section of the Plan for further details.

(18) RESERVE FUND – (Budget - $ 316,121)

This reserve fund is the product of a Reserve Fund Study. This fund will be used towards future capital repairs, replacements and improvements of certain Common Elements and facilities of the Building. No representation is made as to the actual or anticipated cost, or timing or nature of any such capital work or the adequacy of any such reserve. This budgeted item will be allocated to the Tower, Retail, Office and Parking Units based on their allocable share.

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(19) CONTINGENCY – (Budget - $60,000)

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

The budgeted item will be shared by all units based upon each unit's respective Common Interest.

(20) TOTAL PROJECTED EXPENSES – (Budget - $6,778,340)

The projections set forth in this budget assume that the first year of Condominium operation will cover the period from October 1, 2016 through September 30, 2017.

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

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SCHEDULE B-1

Projected Annual Electricity Cost

By letter dated December 22, 2014, Buro Happold Consulting Engineers P.C., provided the following estimate of annual electric energy costs for lighting and for operating the typical electrical appliances located in each apartment:

The estimate of kilowatt hour ("KWH") per year per square foot and annual cost of electricity per square foot utilized by individual apartments are based on Con Edison rate of $0.20 per KWH for calendar year 2014. The following table sets forth the estimated annual costs of electricity for typical Units:

APARTMENT SIZE	ANNUAL KWH	TOTAL ANNUAL COST
918 sq. ft.	5,827 KWH	$ 1,165.40
1,442 sq. ft.	12,421 KWH	$ 2,484.20
2,013 sq. ft.	16,825 KWH	$ 3,365.00
3,905 sq. ft.	30,827 KWH	$ 6,165.40
5,371 sq. ft.	36,678 KWH	$ 7,335.60

The projected rates were made using Con Edison rates for calendar year 2014 increased by an estimated three percent (3%) annual inflation. The projected rates are not guaranteed and it must be expected that these rates will increase with the passage of time and may be affected by many factors which are beyond the control of the Sponsor. Purchasers are advised that the projections are only estimates and actual consumption will be metered and will vary based on the personal needs of occupants and weather conditions.

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

HALSTEAD
PENMARK

COMPLIANCE WITH REAL PROPERTY LAW SECTION 339(i)

August 20, 2014

Riverside Center Site 5 Owner LLC
c/o El Ad US Holding, Inc.
575 Madison Avenue, 22nd Floor
New York, New York 10022

Re: ONE WEST END AVENUE CONDOMINIUM
One West End Avenue, New York, New York 10023

Dear Sir or Madam:

The undersigned, Penmark Management LLC, is a licensed real estate brokerage firm in the State of New York. The principals of the Firm have been engaged in the real estate and brokerage business for many years and have been actively associated with sale and management of condominium and cooperative buildings. Of these, more than 100 are cooperatives or condominium buildings. The undersigned has no beneficial interest in Sponsor or the profitability of the subject project.

The undersigned has reviewed the allocation of common interests as shown on the Schedule A to be included in the Condominium described in the offering plan for the subject project.

The common interests among the Units have been allocated to each based upon floor space, subject to the location of such space and the additional factors of relative value to other space in the Condominium, the uniqueness of the Unit, the availability of Common Elements for exclusive or shared use, and the overall dimensions of the particular Unit, in accordance with Section 339-i(1)(iv) of the New York State Real Property Law. This allocation utilizes measurements and calculations of net square footage made by GHW Architects, LLP, Sponsor's Architect.

Very truly yours,

PENMARK MANAGEMENT, LLC

By: _____
Name: Leslie Bogen Winkler
Title: Senior Vice President

Sworn to before me this
20 day of Aug, 2014

Notary Public

LYNA M. SANDAU
NOTARY PUBLIC, STATE OF NEW YORK
NO. 486263
CERTIFICATE FILED IN NEW YORK COUNTY
COMMISSION EXPIRES SEPTEMBER 11, 20 14

F. COMMERCIAL UNITS

The Condominium will initially include the following Commercial Units: (i) the Rental Unit, comprised of approximately 116 affordable Rental Apartments; (ii) the Retail Unit; (iii) four (4) Office Units (referred to as "Office Unit 1", "Office Unit 2", "Office Unit 3" and "Office Unit 4"); and (iv) the Garage Unit. As more particularly set forth in the Declaration and Condominium By-Laws, the Condominium Board shall generally have the power and authority to govern the affairs of the Commercial Units.

Each of the Commercial Unit Owners will be obligated to pay its share of the expenses that are incurred by the Condominium Board in furnishing services, and operating, maintaining and repairing General Common Elements, only to the extent the same are utilized by or benefit such Commercial Unit Owner. As more fully set forth in the "Notes to Schedule B" above, each of the Commercial Unit Owners will therefore pay only allocated percentages of only certain expenses, which percentages may be less (or more) than in proportion to their Common Interest. The allocated percentages represent a projection of the proportionate usage of the services and facilities in question by each of the Commercial Unit Owners, as estimated by Halstead Management Company, LLC, an independent expert retained by Sponsor. It is the opinion of Halstead Management Company, LLC, as set forth as Exhibit 9D in Part II of the Plan, that the aforementioned Common Charges payable by each of the Commercial Unit Owners are sufficient to cover the General Common Expenses fairly attributable to such Unit Owner's Commercial Unit.

No unlawful use by any of the Commercial Unit Owners may be made of the Property or any portion thereof and all valid Legal Requirements relating to any portion of the Property shall be complied with at the sole cost and expense of the applicable Unit Owner or the applicable Board(s), whichever party has the obligation to maintain or repair such part of the Property, as set forth in the Declaration or the Condominium By-Laws.

The Rental Unit, located principally on portions of the Ground Floor through Rental Unit Floor 7, is anticipated to be operated as a Rental Apartment building (and ancillary uses) with 116 apartments located on portions of Rental Unit Floors 2 through 7 of the Building; the Retail Unit, located principally on portions of the Ground Floor of the Building, which Sponsor currently anticipates will initially be used for retail purposes (and ancillary uses); Office Unit 1, located principally on a portion of Floor 2 of the Building, which Sponsor currently anticipates will be used as professional/medical office space; Office Unit 2, located principally on a portion of Floor 3 of the Building, which Sponsor currently anticipates will be used as professional/medical office space; Office Unit 3, located principally on a portion of Floor 4 of the Building, which Sponsor currently anticipates will be used as professional/medical office space; Office Unit 4, located principally on a portion of Floor 5 of the Building, which Sponsor currently anticipates will be used as professional/medical office space; and the Garage Unit, located at the Ground Floor, Subcellar Level and Cellar Level of the Building, which Sponsor currently anticipates will initially be used as public parking (and ancillary uses). The Retail Unit will be accessible only from the exterior of the Building.

Subject to certain restrictions set forth in the Declaration and Condominium By-Laws, each Commercial Unit may be used and operated for any legally permitted purpose (subject to

compliance with all Legal Requirements, including, without limitation, the certificate of occupancy for such Unit and any applicable zoning regulations) , including, without limitation, for retail, hotel, restaurant, banking, commercial, office, storage, garage, residential (to the extent the certificate of occupancy is amended to permit such use with respect to Commercial Units other than the Rental Unit), fitness facility and utility purposes (and ancillary uses of any of the foregoing). The Unit Owner of any such Unit may lease or license all or any portion of its Unit to one or more lessees (or may permit occupants or permittees to use all or any portion of its Unit) so long as the uses thereof are in conformance with all Legal Requirements, the Declaration and the Condominium By-Laws.

The Rental Apartments will be rent-stabilized apartments under the Rent Stabilization Law and Code, as required by the Regulatory Agreement. During any period in which a Rental Apartment is subject to the Rent Stabilization Law and Code, absent the prior written consent of the Rental Unit Owner, which consent may be withheld by the Rental Unit Owner in its sole discretion, neither the Condominium Board, nor the Tower Board, may make any determination or take any action that constitutes a Decrease in Service, as same may be finally determined by HCR, DHCR or a court of competent jurisdiction.

Sponsor intends to develop the Building pursuant to the requirements of the City's Inclusionary Housing Program as set forth in Section 23-90 et. seq. of the New York City Zoning Resolution. In connection therewith, Sponsor and HPD entered into a Regulatory Agreement that will govern the use and occupancy of the Rental Apartments and will impose certain restrictions on the amount of Common Charges that can be charged by the Board to the Rental Unit. Such Regulatory Agreement includes provisions requiring the 116 affordable Rental Apartments to remain affordable to households within a prescribed income range for the life of the Building. As of the filing date of this Plan, Sponsor shall be required to rent forty-three (43) of the 116 affordable Rental Apartments to persons with a household income of not more than eighty percent (80%) of AMI and seventy-three (73) of the 116 affordable Rental Apartments to persons with a household income of not more than sixty percent (60%) of AMI. The requirement to rent seventy-three (73) Rental Apartments to persons with sixty percent (60%) of AMI shall be in effect for the Affordability Period, and upon a vacancy of a sixty percent (60%) of AMI household, Sponsor and any successors and/or assigns, will be required to rent such seventy-three (73) Rental Apartments, for the life of the Building, to persons with a household income of not more than eighty percent (80%) of AMI, pursuant to the requirements of the Inclusionary Housing Program. Section 29(d) of the Regulatory Agreement provides that each deed for the first conveyance of a Tower Unit shall provide that such Tower Unit is subject to the Regulatory Agreement as recorded against the underlying tax lot for such Unit. A copy of the Regulatory Agreement is set forth as Exhibit 13 in Part II of the Plan.

Assuming receipt of Section 421-a benefits at such time, prior to the First Unit Closing Sponsor will enter into a 421-a Restrictive Declaration with HPD. Pursuant to the 421-a Restrictive Declaration, Sponsor shall be required to rent seventy-three (73) of the 116 affordable Rental Apartments to persons with a household income of not more than sixty percent (60%) of the AMI for a period of thirty-five (35) years after the completion of construction of such Rental Apartments, plus the duration of any tenancies in existence at the end of such thirty-five (35) year period (the "Affordability Period"). All leases must be registered with DHCR, with properly drafted 421-a riders, as rent stabilized until the end of the Affordability Period. Upon

the expiration of the Affordability Period, Sponsor will be required to rent such seventy-three (73) Rental Apartments, for the life of the Building, to persons with a household income of not more than eighty percent (80%) of AMI, pursuant to the requirements of the Inclusionary Housing Program.

As of the Filing Date, 80% and 60% of the Area Median Income are as follows:

Household Size	**Maximum Household Income (80% of AMI)**
1	$47,000
2	$53,700
3	$60,400
4	$67,100
5	$72,500
6	$77,850
Household Size	**Maximum Household Income (60% of AMI)**
1	$35,280
2	$40,320
3	$45,360
4	$50,340
5	$54,420
6	$58,440

In the event that Section 421-a benefits are not granted, Sponsor shall have the right to rent the Rental Apartments subject to the income restrictions set forth in the Regulatory Agreement.

Although the Rental Unit, like the Tower Units, contains residential apartments, the Rental Unit Owner nonetheless has certain rights that differ from the rights of the Tower Unit Owners. The rights of the Rental Unit Owner are like those of any other Commercial Unit Owners (as described below). For instance, but without limitation, the Rental Unit Owner will not be subject to a right of first refusal by the Tower Board upon the sale, lease or license of all or any part of such Owner's Unit. In addition, the Rental Unit Owner may: (i) make structural additions, alterations or improvements to the Rental Unit, (ii) change the layout of the Rental Unit, and (iii) subdivide the Rental Unit and reapportion Common Interest previously allocated to such Unit among the newly created Units, on prior notice to, but without the consent of, the Condominium Board.

To the extent permitted by law, and subject to certain restrictions set forth in the Declaration and Condominium By-Laws, each Commercial Unit Owner will have the right with regard to its respective Unit, without the vote or consent of the Boards, Managing Agent, other Unit Owners, or any other party, to mortgage or otherwise hypothecate its Unit, to decorate or make alterations, additions or improvements to its Unit (except that alterations, additions or improvements which would either in the course of performance or upon completion have a material adverse effect on: (i) the structural, mechanical, electrical or plumbing elements of the

Building or would increase insurance premiums or maintenance costs for any other Unit or the Common Elements shall be subject to the approval, not to be unreasonably withheld, of the Condominium Board, or (ii) any other Unit Owner's Unit, or the Tower Section, or the use thereof or access thereto, shall be subject to the approval, not to be unreasonably withheld, of the affected Unit Owner or the Tower Board, as applicable), to change the size of its Unit by subdividing it into any desired number of condominium units (or by combining any units resulting from such subdivision), and to reapportion among the newly created condominium units resulting from any subdivision (or combination) their appurtenant Common Interests, provided that any such changes are in compliance with Article 9-B, Section 339 of the New York Condominium Act. As more particularly provided in Article 10 of the Declaration, the Commercial Unit Owners will each have the right with regard to its Unit to amend the Declaration in order to reflect such changes, or to cause the Condominium Board to do so. If any of the Commercial Units is subdivided or combined, the owner of each Unit resulting from a subdivision or combination will generally have all of the rights (without the consent of the Boards or other Unit Owners), set forth above in this paragraph and in the Declaration, described as pertaining to the Unit Owner of the original Unit or Units in question.

All normal maintenance and repairs of the roof of the Building will be made by the Condominium Board and chargeable to all Unit Owners as a General Common Expense. Capital repairs and replacements to the roof, other than normal maintenance and repairs, will be charged to all Unit Owners as a General Common Expense.

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G. CHANGES IN PRICES AND UNITS: TOWER UNITS AND STORAGE LICENSES

The purchase prices set forth in Schedule A and other terms of payment (but not other terms of sale) with respect to a particular Tower Unit or Storage License are negotiable and may be changed by Sponsor at any time and from time to time, both before and after the recording of the Declaration, without prior notice and without the consent of the Boards, any Unit Owner or mortgagee. However, no such change with respect to any Unit (as against the applicable Purchaser) for which an Option Agreement or Storage License is then in effect may be made without the consent of the Purchaser thereunder, and no Option Agreement will be modified to waive any of the Purchaser's rights or abrogating any of Sponsor's obligations, under this Plan or Article 23-A of the New York General Business Law.

The Plan will be amended to disclose: (a) any increase (but not any decrease) in the purchase price of an offered Unit; (b) any changes in either purchase prices (whether increases or decreases) or other financial terms of sale that are across-the-board changes affecting one (1) or more lines or types of Units; or (c) any changes in either purchase prices or other financial terms of sale that are to be advertised. Other than the changes described in (a) through (c) above, purchase prices and other terms of sale of one (1) or more Units which are not subject to executed Option Agreements may be changed without either notice or amendment of the Plan.

If Sponsor changes the purchase price of a Tower Unit or Storage License, the Purchaser affected thereby may pay more or less than other Purchasers under the Plan for similar Tower Units or Storage Licenses, but this will not affect any prior or subsequent sales, nor will the Common Interest of any Tower Unit be altered as a result of a price change for such Tower Unit.

In order to meet the possible varying demand for number and type of different Tower Units, or to meet particular requirements of prospective Purchasers, or for any other reason, Sponsor and its designees reserve the right (except to the extent prohibited by applicable Legal Requirements) at any time and from time to time, before and after the recording of the Declaration, without prior notice and without the consent of the Boards, any Unit Owner or mortgagee, to: (i) make alterations, additions or improvements, whether structural or non-structural, interior or exterior, ordinary or extraordinary, in, to and upon any Unsold Tower Unit; (ii) change the layout of, or number of rooms in, any Unsold Tower Unit; (iii) change the size and/or number of Unsold Tower Units by subdividing one (1) or more such Tower Units into two (2) or more separate Tower Units, combining separate Unsold Tower Units (including those resulting from a subdivision or combination or otherwise) into one (1) or more Tower Units, altering any boundary walls between any Unsold Tower Units, and/or incorporating within any Unsold Tower Unit the use of any portion of the Common Elements adjacent thereto (but only to the extent that such Common Elements are not required by law to be maintained as Common Elements based upon such alterations); (iv) if appropriate, reapportion among the Unsold Tower Units affected by such change, their Common Interests, provided, however, that after the recording of the Declaration, no change in any Unit's Common Interest will be made without obtaining the prior consent of all Unit Owners affected by such change; (v) change the permitted use of some or all of the Unsold Units; (vi) increase the number of Tower Units contained within the Building; and (vii) reclassify a Common Element as a Unit and vice versa. Sponsor also reserves the right to convert all or any portion of a Commercial Unit to Unsold Tower Units and vice versa and to create additional Storage Bins and to sell additional Storage Licenses therefor.

Any such change described in subsections (ii) through (vii) in the immediately preceding paragraph and additionally any material adverse change in the size or quality of any of the Tower Limited Common Elements shall be disclosed by Sponsor in a duly filed amendment to the Plan and, when applicable, to the Declaration. In the event of any such change after the Declaration is recorded, the Declaration and Floor Plans shall each be amended and such amendments duly recorded and disclosed in a duly filed amendment to the Plan. As more particularly provided in the Declaration, Sponsor or its designee will have the right to (or to cause the Condominium Board to) so amend the Declaration and Floor Plans, to the extent required, in order to reflect any such change affecting Unsold Tower Units. None of the foregoing changes will be made if the same would materially and adversely affect any Tower Unit for which an Option Agreement has been countersigned by Sponsor and returned to Purchaser unless: (a) the applicable Purchaser consents or is in default; (b) such change has been dictated by construction conditions at the Property (such as coordination of Building systems, conflicts with structural members or elements, conforming with Legal Requirements, unforeseen events, etc.) and, in all cases, in good faith, reasonably necessary due to factors not within Sponsor's reasonable control, and where no practicable alternative (in the exercise of sound construction management practices) exists, and in such event, Sponsor will, in the amendment disclosing such material adverse change, offer the affected Purchaser(s) the right for at least fifteen (15) days to rescind their Option Agreement(s) and receive a refund of their Deposit(s), together with all interest earned thereon, and the Purchaser elects not to exercise such right of rescission. Notwithstanding the foregoing, so long as the layout and dimensions of a Tower Unit conforms substantially to the Plans and Specifications, a Purchaser will not be excused from purchasing such Tower Unit by reason of such minor, non-material deviation or change and will not have any claim against Sponsor as a result thereof.

Sponsor will have no liability to any Purchaser, nor will any Purchaser be entitled to a credit, offset or reduction in the purchase price for his or her Tower Unit or otherwise be relieved of any obligations under the Option Agreement, by virtue of a minor inaccuracy or error in the Floor Plans. With regard to size, such minor error would mean a decrease of five percent (5%) or less or any increase in the size of any Unit or room contained in a Unit. Purchasers should note that notwithstanding that a five percent (5%) or less increase or decrease is not deemed a material and adverse change by Sponsor, a Purchaser may consider such a reduction in the smaller sections of the Tower Unit (i.e., a closet, foyer or bathroom) to be a material and adverse change. In such instance, a Purchaser may not have a lawful basis to seek recourse from Sponsor or an abatement in the purchase price as a result of such reduction. PROSPECTIVE PURCHASERS SHOULD THEREFORE CAREFULLY CONSIDER SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A TOWER UNIT. There is a rebuttable presumption that a Unit size that is diminished by five percent (5%) or less is not material.

Sponsor shall have the same rights with respect to changes in Storage Bins and the prices for licenses thereto as are set forth in Schedule A above with respect to the Storage Licenses offered under this Plan.

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H. INTERIM LEASES

Sponsor will endeavor in good faith to sell, but nevertheless reserves the unconditional right, prior to the date of closing title to a Unit, to rent or lease, rather than sell, such Unit to Purchasers and others. As a result, a Purchaser of a Tower Unit may be acquiring a Unit that has been previously occupied or used, but, unless otherwise specifically agreed to in writing by Sponsor and such Purchaser, such Unit will be delivered at the closing vacant and free and clear of all leases, tenancies and rights of occupancy. However, once an Option Agreement for a Unit is fully executed and for so long as the Option Agreement is in effect, such Unit may only be leased to its Purchaser. No Purchaser shall have the right to occupy or use any Unit prior to the closing unless Sponsor agrees to permit such occupancy under an interim lease or other written rental agreement.

Interim leases will not be subject to the New York City Rent Law (rent control), the Emergency Tenant Protection Act of 1974, the New York City Rent Stabilization Law, the New York City Rent Stabilization Code, any rent regulatory scheme or code, rule or regulation promulgated under any of the foregoing, or any other rental protection laws.

If Sponsor agrees to lease a vacant Tower Unit, the lease will be for a rent and upon such other terms and conditions as may be agreed upon by Sponsor and the tenant; provided, however, that in the case of an interim lease to a Purchaser, such lease will provide that an uncured default by the Purchaser under the Option Agreement (that is, a default not cured within thirty (30) days after the sending of written notice thereof) will constitute a default under the lease entitling the landlord (i.e., Sponsor), at its sole option, to immediately terminate such lease, whereupon the lessee must vacate the Unit within ten (10) days thereafter. The Option Agreement will contain a similar provision entitling Sponsor to terminate the Option Agreement and retain the Deposit (and any interest thereon) as liquidated damages, and not as a penalty, in the event the Purchaser fails to cure a default under such Purchaser's lease, if any, within the applicable grace period (if any) and either: (a) Sponsor has obtained an order of eviction or other judgment or order from a court or agency of competent jurisdiction against the Purchaser; or (b) the Purchaser has vacated the Tower Unit.

No portion of the rental paid under any lease will be credited towards the purchase price of a Tower Unit unless the lease and the Option Agreement therefor expressly so provide.

In the event of any amendment to the Plan which discloses a material adverse change to the Plan and offers the Purchaser a right to rescind, if a Purchaser who is a tenant under an interim lease duly elects to rescind, the Purchaser's Deposit will be returned subject to the terms of the Plan and the interim lease made with such Purchaser shall be cancelled and possession of the Tower Unit must be surrendered within sixty (60) days thereafter free of all occupants and in broom clean condition. A Purchaser shall be liable to Sponsor for any and all damages, costs and expenses incurred by Sponsor by reason of any failure to vacate within said sixty- (60) day period. If such failure to timely vacate occurs prior to the First Closing, the Purchaser shall be liable for use and occupancy in an amount equal to twice the rent under the interim lease. If such failure to timely vacate occurs after the First Closing, the Purchaser shall be liable for twice the costs of carrying the Tower Unit (such as Common Charges, real estate taxes and the allocable portion, based on such Tower Unit's Common Interest, of debt service on any loan covering the

Unsold Tower Units) as calculated by Sponsor. In addition, irrespective of when such failure to timely vacate occurs, such Purchaser shall be liable to Sponsor for loss of profit and all costs and expenses incurred by Sponsor to obtain possession of the Tower Unit, including the cost of litigation and reasonable attorneys' fees and expenses.

In the event the Plan is abandoned, a Purchaser who has entered into an interim lease will have no right to remain in occupancy as a tenant after the abandonment of the Plan.

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I. PROCEDURE TO PURCHASE

1. Execution of Documents

Any party desiring to purchase a Tower Unit will be required to execute four (4) original counterparts of an Option Agreement, in the form set forth as Exhibit 1 in Part II of the Plan, for each such Tower Unit desired. The Option Agreement sets forth in detail the terms of sale with respect to the Units offered hereunder and should be read carefully by each prospective Purchaser. In the event of any conflict or ambiguity between the Plan and the Option Agreement, the provisions of the Plan shall control.

No signed Option Agreement will be accepted from a prospective Purchaser for three (3) business days following such Purchaser's receipt of a copy of the Plan, including all amendments thereto. For the convenience of some Purchasers, however, Sponsor will have the right, at its sole option, to accept an Option Agreement prior to the expiration of such period of three (3) business days; and in such event, and only in such instance, such Purchaser will have the right to rescind such Option Agreement by written notice sent to Sponsor by certified or registered mail, return receipt requested, or by personal delivery within seven (7) days of such Purchaser's submission of the Option Agreement, whereupon Sponsor will refund, without interest (notwithstanding any provision of this Plan regarding interest to the contrary), the Deposit received by Sponsor from such Purchaser in connection with such Option Agreement.

A Purchaser shall deliver to Selling Agent, together with the four (4) signed original counterparts of the completed Option Agreement, the following: three (3) completed and signed copies of either Form W-9 (Request for Taxpayer Identification Number and Certification) or Form W-8BEN (Certificate of Foreign Status of Beneficial Owner for United States Tax Withholding), or other appropriate Form W-8, as applicable, in the form required by law (the forms currently required by law are reproduced as Exhibits 1A and 1B in Part II of this Plan); and a payment as set forth below.

Option Agreements will not be binding on Sponsor until approved and executed by Sponsor. Sponsor will have thirty (30) days after delivery by the Purchaser of an executed Option Agreement, together with the amounts and other items described below within which to accept or reject such Option Agreement. Sponsor reserves the right to request thorough identification and financial information concerning any prospective Purchaser, subject to any limitations and requirements imposed by law. Each Purchaser shall in all events be deemed to represent and warrant that the Deposit and all sums deposited by Purchaser pursuant to the Option Agreement are such Purchaser's own funds and that no other party has any right thereto. If an Option Agreement is not accepted by Sponsor within such thirty- (30) day period, the Option Agreement shall be deemed to have been rejected and cancelled and all sums deposited by such prospective Purchaser in connection therewith shall be promptly returned, together with any accrued interest. Sponsor reserves the right to reject any prospective Purchaser without cause or explanation, provided that such rejection is not based on race, creed, color, age, gender, sexual orientation, disability, marital status, national origin, ancestry, or any other ground proscribed by law, and to refuse to execute an Option Agreement for any Unit, or an Option Agreement or Option Agreements, as the case may be, for more than one Unit to any one person or entity.

2. Deposits/Escrow

(a) General

At the time an agreement for the purchase of either a Tower Unit (a "Option Agreement") is executed, the Purchaser thereunder is required to make a payment in an amount equal to ten percent (10%) of the purchase price set forth therein (the "Initial Deposit"); and an additional payment equal to ten percent (10%) of such purchase price (the "Additional Deposit") due and payable no later than the earlier to occur of: (x) four (4) months after the date of the Option Agreement; or (y) fifteen (15) days after Sponsor serves Purchaser with written notice of an amendment to the Offering Plan declaring the same effective, but in no event later than the closing of title to the Unit; provided, however, that with respect to Option Agreements entered into after the Offering Plan has been declared effective, Sponsor reserves the right to require both the Initial Deposit and the Additional Deposit due and payable upon execution of the Option Agreement. The Deposit for the purchase of a Storage License is fifteen percent (15%) of the gross purchase price of the Storage License. The term "Deposit" as used herein refers to both the Initial Deposit and, if the same has been paid at the time in question, the Additional Deposit, as well as in connection with the purchase of a Storage License. Notwithstanding the foregoing, if a Purchaser is a foreign government, a resident representative of a foreign government or other person or entity otherwise entitled to the immunities from suit enjoyed by a foreign government (i.e., diplomatic or sovereign immunity), such Purchaser will be required to make an Initial Deposit equal to fifty percent (50%) of the applicable purchase price and will not be required to make an Additional Deposit. All such payments shall be made by unendorsed check drawn only on a member bank of the New York Clearing House Association made payable to "Kramer Levin Naftalis & Frankel LLP, as escrow agent." All such checks shall be subject to collection and if any such check is returned for insufficient funds or for any other reason, Sponsor shall have the right, among other things, to deem such Option Agreement to be cancelled and of no further force or effect, and to retain any Deposit and other amounts previously deposited.

With respect to any check or other instrument that is dishonored or fails on collection, the Escrow Agent is authorized to deliver to Sponsor the dishonored or uncollected instrument and Sponsor will have the choice of remedies set forth in the Plan and in the Option Agreement with respect to an Event of Default (which includes suing on such dishonored or uncollected instrument or (at Sponsor's option) canceling the Option Agreement and returning the instrument to Purchaser without affording Purchaser a grace period to cure such default). Notwithstanding the foregoing, Purchasers are advised that, in the event any check or other instrument with respect to the Initial Deposit is dishonored or fails on collection, and Purchaser cures within any afforded grace period, Purchaser shall not be afforded a grace period with respect to payment of the Additional Deposit.

All deposits, Deposits or advances received by Sponsor will be held in by Escrow Agent (as hereinafter defined) and placed in the Escrow Account (as hereinafter defined) in conformity with the procedure set forth herein. Sponsor will comply with the escrow and trust fund requirements of New York General Business Law Sections 352-e(2-b), 352-h, and the provisions of Lien Law Section 71-a(3), as applicable.

(b) The Escrow Agent

The law firm of Kramer Levin Naftalis & Frankel LLP, with an address at 1177 Avenue of the Americas, New York, New York 10036, and telephone number 212-715-9100, shall serve as escrow agent ("Escrow Agent") for Sponsor and Purchaser. Escrow Agent has designated the following attorneys to serve as signatory: Jay A. Neveloff, Jonathan H. Canter, Neil R. Tucker, James Godman and Tzvi Rokeach. All designated signatories, current or future, are or will be admitted to practice law in the State of New York. Neither the Escrow Agent nor any authorized signatories on the account are the Sponsor, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing.

(c) The Escrow Account

The Escrow Agent has established escrow accounts at Wells Fargo N.A., 1156 Avenue of the Americas, New York, New York 10036 and Bank of America Merrill Lynch, One Bryant Park, New York, New York 10036 (individually or collectively, as the context requires, the "Bank"), each of which is a bank authorized to do business in the State of New York. Each Escrow Account will be "One West End Avenue Condominium Attorney Escrow Account" or similar name (each, the "Escrow Account"). The entirety of each Purchaser's Deposit shall be deposited in a single Bank. Each Escrow Account is federally insured by the FDIC at the maximum amount of $250,000 per deposit (the FDIC limit in effect as of the filing date hereof). Any deposit in excess of $250,000 (or the FDIC limit in effect from time to time) will not be insured. Purchasers are also advised that if a Purchaser has any additional accounts at either Bank, the funds in said accounts will be added together with the Deposit held in escrow and the aggregate of all the funds held by the Bank will only be insured up to the $250,000 FDIC maximum coverage.

Any deposits or payments made for upgrades, extras, or custom work shall be initially deposited into the Escrow Account, and released in accordance to the terms of a written agreement between Purchaser and Sponsor.

The interest rate for all Deposits made into the Escrow Account shall be the prevailing rate for such accounts, which is fixed by the Bank and which will vary from time to time. As of February 1, 2015, such rate at Wells Fargo N.A. was .20% and such rate at Bank of America, N.A. was .02%. The actual initial interest rate for the Escrow Account with respect to any particular Purchaser's Deposit shall be set forth in the notice to be sent to Purchaser (as described below). As noted, the interest rate on such accounts will fluctuate and neither Sponsor nor Escrow Agent makes any representation regarding the rates that will be in effect from time to time or the actual rate of interest on, or the interest that may accrue for any particular account or for any particular Purchaser, from time to time. Interest, if any, shall begin to accrue upon placing the Deposit into the Escrow Account, however, no interest will be earned until the Deposit check is deposited with and collected by the Bank and provided that the Purchaser has delivered the required number of completed and signed Form W-9 (Request for Taxpayer Identification Number) in the form reproduced as Exhibit 1A in Part II of the Plan or Form W-8BEN (Certificate of Foreign Status of Beneficial Owner for United States Tax Withholding), or other appropriate Form W-8, as applicable, in the form reproduced as Exhibit 1B in Part II of the Plan, as applicable, to Sponsor or Selling Agent at the time Purchaser tenders the Deposit and the Option Agreement. If a Purchaser does not deliver the Form W-9 or Form W-8BEN, or other appropriate Form W-8, as applicable, the Deposit will be deposited in a non-interest-bearing

escrow account at the aforesaid bank until the Form W-9 or Form W-8BEN, or other appropriate Form W-8, as applicable, has been delivered, and neither Sponsor, Selling Agent, the Escrow Agent nor the Bank shall be liable for interest for the period prior to the delivery of such form. Interest will not be earned after a withdrawal is made from the Escrow Account in anticipation of the closing. All interest earned on a Purchaser's Deposit shall be paid to or credited to the Purchaser at closing unless Purchaser has defaulted and Sponsor is entitled to retain the Deposit. No fees of any kind may be deducted from the Escrow Account, and Sponsor shall bear all costs associated with the maintenance of the Escrow Account.

(d) The Option Agreement

The Option Agreement is attached hereto as Exhibit 1 in Part II of the Plan. The relevant escrow trust fund provisions are included in a Rider to the Option Agreement, which must be executed by the Escrow Agent. Purchaser and Sponsor must also each execute such Rider which when fully executed shall constitute a tri-party agreement related to the Deposit.

(e) Notification to Purchaser

Within five (5) business days after the Agreement has been tendered to Escrow Agent along with the Deposit, Escrow Agent shall sign the Agreement and place the Deposit into the Escrow Account. Within ten (10) business days of placing the Deposit into the Escrow Account, Escrow Agent shall provide written notice to Purchaser and Sponsor, confirming the Deposit. The notice shall provide the account number and the initial interest rate to be earned on the Deposit. Any Deposits made for upgrades, extras, or custom work shall be initially deposited into the Escrow Account, and released in accordance to the terms of a written agreement between Purchaser and Sponsor.

Escrow Agent is obligated to send notice to the Purchaser once the Deposit is placed in the Escrow Account. If the Purchaser does not receive notice of such deposit within fifteen (15) business days after tender of the Deposit and execution of the Option Agreement by Sponsor, Purchaser and Escrow Agent, then Purchaser may cancel the Option Agreement within ninety (90) days after tender of the Option Agreement and Deposit to Escrow Agent. Complaints concerning the failure to honor such cancellation requests may be referred to the New York State Department of Law, Real Estate Finance Bureau, 120 Broadway, 23rd Floor, New York, N.Y. 10271. Rescission shall not be afforded where proof satisfactory to the Attorney General is submitted establishing that the Deposit was timely placed in the Escrow Account in accordance with the New York State Department of Law's regulations concerning Deposits and requisite notice was timely mailed to the Purchaser.

(f) Release of Funds

All Deposits, except for advances made for upgrades, extras, or custom work received in connection with the Option Agreement, are and shall continue to be the Purchaser's money, and may not be comingled with any other money or pledged or hypothecated by Sponsor, as per GBL § 352-h.

Under no circumstances shall Sponsor seek or accept release of the Deposit of a defaulting Purchaser until after consummation of the Plan, as evidenced by the acceptance of an

amendment following the First Closing by the New York State Department of Law. Consummation of the Plan does not relieve the Sponsor of its obligations pursuant to GBL §§ 352-e(2-b) and 352-h.

The Escrow Agent shall release the Deposit if so directed:

(a) pursuant to terms and conditions set forth in the Option Agreement upon closing of title to the Unit; or

(b) in a subsequent writing signed by both Sponsor and Purchaser; or

(c) by a final, non-appealable order or judgment of a court.

If the Escrow Agent is not directed to release the Deposit pursuant to paragraphs (a) through (c) immediately above, and Escrow Agent receives a request by either party to release the Deposit, then the Escrow Agent must give both the Purchaser and Sponsor prior written notice of not fewer than thirty (30) days before releasing the Deposit. If Escrow Agent has not received notice of objection to the release of the Deposit prior to the expiration of the thirty (30) day period, the Deposit shall be released and Escrow Agent shall provide further written notice to both parties informing them of said release. If Escrow Agent receives a written notice from either party objecting to the release of the Deposit within said thirty (30) day period, Escrow Agent shall continue to hold the Deposit until otherwise directed pursuant to paragraphs (a) through (c) immediately above. Notwithstanding the foregoing, Escrow Agent shall have the right at any time to deposit the Deposit contained in the Escrow Account with the clerk of the county where the Building is located and shall give written notice to both parties of such deposit.

Sponsor shall not object to the release of the Deposit to:

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

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

The Department of Law may perform random reviews and audits of any records involving the Escrow Account to determine compliance with all applicable statutes and regulations.

(g) Waiver Void

Any provision of any Option Agreement or separate agreement, whether oral or in writing, by which a Purchaser purports to waive or indemnify any obligation of Escrow Agent holding any Deposit in trust is absolutely void. The provisions of the Attorney General's regulations and GBL §§ 352-e(2-b) and 352-h concerning escrow trust funds shall prevail over any conflicting or inconsistent provisions in the Option Agreement, Plan, or any amendment thereto.

(h) Other

Sponsor or Escrow Agent will submit a Form 1099-INT to the Internal Revenue Service reporting interest earned on the Deposit, if any. Purchaser will be taxed accordingly on such interest, whether or not Purchaser ultimately receives the interest in accordance with the terms of its Option Agreement or the Plan. Before funds are transferred to a new Escrow Account, or if the Escrow Agent is replaced, the Plan must be amended to provide the same full disclosure with respect to the new account, the escrow agent and the applicable escrow agreement as was originally provided. A bond, letter of credit or other security may be substituted for the Escrow Account only after the Attorney General approves in writing the use of such alternate form of security.

Sponsor has agreed to indemnify and hold Escrow Agent harmless from any and all losses, damages, claims, liabilities, judgments and other costs and expenses which may be claimed against or incurred by Escrow Agent by reason of its acceptance of, and/or its performance under, the escrow agreement and/or Option Agreement (other than those ultimately determined to have arisen out of the willful misconduct or gross negligence of Escrow Agent), including, without limitation, reasonable attorneys' fees either paid to retained attorneys or amounts representing the fair value of legal services rendered to itself.

Escrow Agent will maintain all records concerning the Escrow for seven (7) years after the release of funds.

Purchasers are advised that Escrow Agent is also acting as counsel to Sponsor; and Escrow Agent shall be permitted to act as counsel to Sponsor in any dispute as to the disbursement of the Deposit or any other dispute between Sponsor and a Purchaser whether or not the Escrow Agent is in possession of the Deposit and continues to act as the Escrow Agent, provided that Escrow Agent shall not violate its obligations with respect to the maintenance or release of the Deposit under the Option Agreement while it continue to hold such Deposit.

3. Date of the First Closing

In the event the actual or anticipated commencement date of the projected First Year of Condominium Operation is to be delayed by six (6) months or more, Sponsor will amend the Plan to include a revised Condominium budget with current projections therefor, and if: (i) such amended budget exceeds the projected budget set forth herein by twenty-five percent (25%) or more; or (ii) the First Closing does not occur within twelve (12) months after October 1, 2016, the date set forth in Schedule B – "Projected Budget for First Year of Condominium Operation" as the commencement date for the projected First Year of Condominium Operation, then in either case Sponsor will offer all Purchasers (other than Purchasers who are then in default under their Option Agreements, if the Plan has been declared effective) the right to rescind their Option Agreements within not less than fifteen (15) days after the presentation date of the amendment containing such revised budget or such twelve (12) month period, as the case may be, and any Purchasers electing rescission pursuant to such offer will have their Deposits and any interest accrued thereon returned. Purchasers' rights as described in the preceding sentence are in lieu of any other rights or remedies which may be available pursuant to any applicable law, regulation, statute or otherwise, all of which shall be deemed to have been waived by all Purchasers.

4. Default

In the event that a Purchaser fails to close title on the date set for closing or otherwise fails to perform any other obligation under Purchaser's Option Agreement, and such default is not cured within thirty (30) days after Sponsor gives written notice to such Purchaser of the default, Sponsor, at its option, may cancel such Option Agreement and retain as liquidated damages the Deposit made by the Purchaser, together with all interest earned thereon, if any. With regard to Sponsor's right to retain the Deposit as liquidated damages, it is acknowledged and agreed by Sponsor and each Purchaser that it would be impractical and/or extremely difficult to fix or establish the actual damage sustained by Sponsor as a result of such a default by a prospective Purchaser, and that the Deposit (including all interest) shall constitute and be deemed to be the reasonable and agreed upon liquidated damages of Sponsor in respect of the possible loss of a timely closing, the possible fluctuation of values, additional carrying costs of the Unit and other expenses that may be incurred, including, without limitation, attorneys' fees, and shall be paid by Purchaser to Sponsor as Sponsor's sole and exclusive remedy. In such case, all rights, obligations and liabilities of Sponsor and the Purchaser to each other shall cease and terminate and Purchaser shall have no further liability to Sponsor in respect of the Option Agreement (except for those matters expressly specified therein or herein to survive the termination thereof); however, such Purchaser shall not have any right whatsoever to the return of all or any portion of its Deposit (or any interest thereon). The payment of the deposit (including all interest) as liquidated damages is not intended to be a forfeiture or penalty, but is intended to constitute liquidated damages to Sponsor. For the avoidance of doubt, no statutory interest will accrue during any period of time during which there is a dispute over the Deposit being held in escrow. (See the subsection entitled "Deposits/Escrow" above within this Section of the Plan for further discussion.)

Purchasers are advised that notwithstanding the foregoing, nothing herein shall be deemed to grant Purchaser any right of rescission and/or right to the return of all or any portion of a Deposit except as expressly set forth in the Plan. In the event Sponsor elects not to cancel the Option Agreement as a result of the failure of the Purchaser to close on the date specified by Sponsor, or if Sponsor approves a request from the Purchaser to adjourn the closing date, then Sponsor may require that: (a) the Purchaser pay Sponsor interest at a rate of 0.04% per day (or such lower daily rate which is the legal limit, if 0.04% per day exceeds the legal limit) on the total purchase price, computed from the original closing date until the transaction is actually closed; and (b) all apportionments between Sponsor and the Purchaser be made as of the original closing date; in addition, the Purchaser shall reimburse Sponsor for any additional costs incurred by Sponsor as a result of the Purchaser's delay.

TIME IS OF THE ESSENCE with respect to the Purchaser's obligation to close title on the date set for closing and to pay, perform or observe all of his or her other obligations under the Option Agreement, and to cure a default within thirty (30) days after Sponsor gives notice to the Purchaser of such default. Therefore, a Purchaser who defaults under his or her Option Agreement and who does not cure such default within such thirty (30) day period may not be permitted any additional time to cure such default.

As provided in the form of Option Agreement, which is set forth as Exhibit 1 in Part II of the Plan, the following occurrences, without limitation of any other term or provision thereof or

of the Plan, shall constitute an event of default under a Purchaser's Option Agreement: (a) Purchaser's assignment of any of Purchaser's property for the benefit of creditors, or Purchaser's filing a voluntary petition in bankruptcy; (b) the appointment of a non-bankruptcy trustee or receiver over Purchaser or Purchaser's property, or the filing of an involuntary petition in bankruptcy against Purchaser; or (c) the filing of a judgment or tax lien against Purchaser which Purchaser does not pay or bond within thirty (30) days after the filing thereof.

5. Risk of Loss

The risk of loss to any Purchaser's Unit by fire or other casualty until the closing of title to such Unit (or an earlier taking of possession by the Purchaser) is assumed by Sponsor, but Sponsor has no obligation or liability to repair or restore any Unit. If a Unit is damaged or destroyed by fire or other casualty prior to the closing of title, but after the signing of an Option Agreement, and Sponsor gives written notice to the Purchaser of Sponsor's election to repair or restore the Unit, then the Option Agreement shall continue in full force and effect, and the Purchaser shall not have the right to reject title or receive a credit against, or abatement in, the purchase price. Sponsor shall be entitled to a reasonable period of time within which to complete the repair or restoration, and any proceeds received from insurance or in satisfaction of any claim or action in connection with such loss shall, subject to the rights, if any, of the applicable Board(s) and other Unit Owners, belong entirely to Sponsor.

However, if Sponsor notifies the Purchaser in writing that it does not elect to repair or restore the Unit, or if the Unit Owners entitled to make such determination do not resolve to make such repair or restoration pursuant to the Condominium By-Laws or the Tower By-Laws, the Option Agreement shall be deemed terminated, Sponsor shall return to the Purchaser the entire Deposit, together with interest earned thereon, and the parties shall be released and discharged from all rights, obligations and liability under the Option Agreement and this Plan, except that if the Purchaser is then in default under the Option Agreement beyond any applicable grace period, Sponsor may retain such Purchaser's Deposit, together with interest earned thereon. (See the Section entitled "Rights and Obligations of the Unit Owners and the Boards of Managers" in Part I of the Plan for further discussion.)

6. Financing

Although a Purchaser may obtain financing from any lending institution or any other source, the Purchaser's obligation pursuant to an Option Agreement to purchase a Unit shall not be contingent on the Purchaser obtaining a commitment for financing or actually obtaining financing for such purchase. In other words, a Purchaser shall remain obligated under an Option Agreement to purchase his or her Unit whether or not he or she is able to obtain financing. Neither Sponsor nor Selling Agent makes any representations as to the terms or availability of any mortgage financing. Prospective Purchasers are, therefore, advised to finalize their financing arrangements before signing an Option Agreement. However, prospective Purchasers should be aware that even if a loan commitment is obtained, its term may be limited, and it could expire before the closing date, and Sponsor shall have no liability as a result of any scheduling or adjournment of closing beyond the expiration of a loan commitment. Purchasers should further note that in the current real estate market, banks and other lenders are imposing various restrictions on loans. Such restrictions include requiring that a certain percentage of the

apartments in a building be sold before the lender will consider making a loan. Therefore it may be possible for a Purchaser to experience difficulty obtaining a loan if the percentage of Units purchased is lower than a lender's particular sales minimum.

7. Transfer (and Mansion) Taxes

As described more fully in the Section entitled "Terms of Sale" in Part I below, Purchasers shall be responsible (as is customary in condominium offerings) for the payment at closing of all New York City Real Property Transfer Tax and New York State Real Estate Transfer Tax, notwithstanding that these taxes are by law primarily the obligation of the seller. For purposes of calculating the taxes payable, the amounts of such taxes will be included in the consideration subject to such tax. Purchasers shall also be obligated to pay the New York State Additional Tax pursuant to Article 31 of the New York State Tax Law, commonly referred to as the "Mansion Tax," currently (as of the date of the filing of this Plan) one percent (1%) of the consideration paid when the consideration is $1,000,000 or more, which tax by law is the primary obligation of the Purchaser.

The purchase price, together with transfer taxes and any other consideration or amounts payable by Purchasers which are the obligation of Sponsor, will be added together by the New York State Department of Taxation and Finance and the New York City Department of Finance or, collectively, the "taxing authorities" to arrive at total consideration for transfer tax and Mansion Tax purposes. However, Sponsor makes no representation regarding the calculation of such taxes or of the "consideration" upon which the taxing authorities may base such taxes and shall have no liability with respect thereto. Purchasers should consult with their own counsel and/or tax advisors.

In addition to the New York City Real Property Transfer Tax, New York State Real Estate Transfer Tax and Mansion Tax, Purchaser shall also pay at Closing any tax (for example, without limitation, a pied-a-terre tax) payable by either a transferor or transferee that may be imposed by New York City or New York State (an "Additional Tax") after the date of this Plan on transactions for the sale of residential condominium units. Sponsor will amend the Plan to disclose any Additional Tax if any of the same is adopted. Notwithstanding the foregoing, Purchaser will not be liable for any Additional Tax not disclosed in the Plan prior to its Closing, although the adoption of any such tax and its inclusion in the Plan shall not give rise to any right of rescission or recourse of any kind.

8. Foreign Missions; Required Notification and Waiver of Diplomatic or Sovereign Immunity

Any Purchaser that is a foreign mission, as such term is defined under the Foreign Missions Act, 22 U.S.C. 4305, must notify the United States Department of State prior to purchasing a Unit and provide a copy of such notice to Sponsor. Sponsor will not be bound under any Option Agreement with a foreign mission unless and until the earlier to occur of: (i) receipt of a notification of approval from the Department of State; or (ii) sixty (60) days after receipt of such Purchaser's notice by the Department of State.

Any Purchaser that is a foreign government, a resident representative of a foreign government or other person or entity otherwise entitled to the immunities from suit enjoyed by a foreign government (i.e., diplomatic or sovereign immunity) shall expressly and voluntarily waive such immunity and consent to any suit action or proceeding arising out of or relating to the Option Agreement being brought in any state or Federal court in the State of New York. Any such Purchaser shall designate C.T. Corporation System, having its offices, at the date hereof, at 111 Eighth Avenue, 13th Floor, New York, New York 10011 as its duly authorized and lawful agent to receive process for and on behalf of Purchaser in any state or Federal suit, action or proceeding in the State of New York based on, arising out of or connected with the Option Agreement.

9. Notice of Effectiveness

After the Plan has been declared effective, Sponsor will from time to time set the date for closing for all Units as to which Option Agreements have been executed by serving thirty (30) days written notice to said Purchaser(s) of said closing. Sponsor, in its sole discretion, may permit Purchasers to waive said thirty (30) day notice.

10. Exemption from Interstate Land Sales Full Disclosure Act

The Interstate Land Sales Full Disclosure Act 15. U.S.C. §§ et seq. ("ILSA") is a federal statute administered, as of July 21, 2011, by the Consumer Financial Protection Bureau ("CFPB") pursuant to the Dodd-Frank Act. ILSA requires sellers of lots in certain subdivisions to file a statement of record (the "Statement of Record") and property report (the "Property Report") with CFPB and provide a copy of the Property Report to purchasers before they sign a purchase agreement, unless the project or sale is exempt from this filing requirement. On September 26, 2014, President Obama signed into law a bill amending ILSA to exempt sponsors of new construction condominium projects from the obligation to file a Statement of Record and Property Report. The law took effect on March 25, 2015. Accordingly, the registration and filing requirements of ILSA are not applicable to the Condominium as the Condominium is exempt from same. Thus, Purchasers will receive the Plan only, without copies of a Statement of Record and Property Report, and will not have the rights afforded purchasers of units in non-exempt projects pursuant to ILSA.

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J. ASSIGNMENT OF OPTION AGREEMENTS

An Option Agreement may not be assigned by the Purchaser thereunder. If a Purchaser desires to assign its rights under an Option Agreement or to take title in the name of an affiliate of, or entity related to, or controlled by, the Purchaser that differs from the name on the Option Agreement, or to add, delete or substitute the name of a member of the Purchaser's family, then, if such assignment, alteration, addition, deletion or substitution is permitted by Sponsor (in Sponsor's sole discretion), the Purchaser will be required to deliver to Selling Agent or Sponsor's Counsel, four (4) signed assignments of the Option Agreement (to be prepared by Sponsor's Counsel at Purchaser's expense and in form and content acceptable to Sponsor, in its sole discretion), as well as three (3) completed and signed copies of either Form W-9 (Request for Taxpayer Identification Number and Certification) or Form W-8BEN (Certificate of Foreign Status of Beneficial Owner for United States Tax Withholding), or other appropriate Form W-8, as applicable, in the form required by law. Upon each assignment or other change permitted by Sponsor (in its sole discretion), the assignments and Forms W-9 or Forms W-8BEN, or other appropriate Form W-8, as applicable, must be delivered to the Selling Agent or Sponsor's Counsel, together with a personal certified check, or an official bank or cashier's check, in the amount of $1,500 made payable to "Kramer Levin Naftalis & Frankel LLP" (for services rendered in connection with the assignment), not less than twenty (20) days prior to the date scheduled for the Purchaser's closing. In no event will the Purchaser (or its assignee or any added or substituted party) have the right to adjourn or postpone the closing as a result of such change or assignment. Sponsor is not obligated to consent to any such change or assignment and, if Sponsor refuses to consent, the Purchaser will not be excused from his or her obligations under the Option Agreement; and the prohibition against advertising or listing any Tower Unit(s) for sale or resale with any broker or otherwise advertising, promoting or publicizing the availability of such Tower Unit(s) for sale shall remain in effect.

In connection with the foregoing, if Purchaser is a corporation, any sale, assignment, transfer, pledge, encumbrance or other disposition of any of the stock of Purchaser, or if Purchaser is a partnership, a limited liability company or other entity, any sale, assignment, transfer, pledge, encumbrance or other disposition of any interest in such partnership, limited liability company or other entity shall be considered an assignment and shall be subject to the provisions, prohibitions and terms of the Plan concerning assignment, except that a sale of less than fifty percent (50%) of the stock, or in the case of a partnership, limited liability company or other entity, less than fifty percent (50%) of the ownership interests, of Purchaser which does not result in a change in control of Purchaser shall not be considered an assignment. For purposes of the preceding sentence only, "control" shall mean the ownership of fifty-one percent (51%) or more of the interests in such entity and possession of the power to direct the management and policies of such entity and the distribution of its profits.

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K. EFFECTIVE DATE

The offering by Sponsor of the Tower Units is contingent upon the Plan being declared effective and upon compliance with the relevant conditions and time periods set forth in the Plan.

The Plan may be declared effective, at Sponsor's option, when bona fide Option Agreements (including those executed by investors) have been executed and are in effect with respect to not less than thirty-eight (38) Tower Units, representing fifteen percent (15%) of the Tower Units offered hereby. The Plan must, however, be declared effective when bona fide Option Agreements have been executed and are in effect with respect to at least 198 Tower Units, representing eighty percent (80%) or more of such Units.

The Plan will not be declared effective based on an Option Agreement: (i) signed by a Purchaser who has been granted a right of rescission that has not yet expired or been waived; (ii) subject to the immediately preceding clause "(i)", signed by a Purchaser not afforded the three (3) business day period to review the Plan (prior to executing an Option Agreement) provided for in the Section entitled "Procedure to Purchase" above in Part I of the Plan; or (iii) entered into with a Purchaser who is Sponsor, Selling Agent or the Managing Agent, or who is a principal of any of the foregoing or who is related to any of the foregoing or any principal thereof by blood, marriage or adoption or as a business associate, employee, shareholder or limited partner, except that such a Purchaser (other than Sponsor or a principal of Sponsor) may be included if Sponsor submits proof satisfactory to the Department of Law establishing that such Purchaser is bona fide. Except as otherwise limited by this Section of the Plan, all 246 Tower Units shall be counted toward declaring the Plan effective.

The Plan will be declared effective either by: (i) an amendment to the Plan; or (ii) mailing or delivering personally to each Offeree a written notice to such effect, in which event Sponsor will submit an amendment to the Plan to the Department of Law confirming that the Plan was declared effective on a specified date within five (5) days after such mailing or delivery. The First Closing will not occur until the Plan is declared effective and the effectiveness amendment is accepted for filing by the Department of Law.

The Plan may be withdrawn or abandoned by Sponsor, at its option, for any reason whatsoever at any time prior to its being declared effective. Once the Plan has been declared effective, it may not be abandoned or withdrawn, except that prior to the First Closing, the Plan may be abandoned at the option of Sponsor in the event of: (i) the existence of one or more defects in title (including violations of record or work orders of an insurance carrier) affecting any one or more Units and/or the Common Elements which cannot be cured, removed or complied with except through litigation or the expenditure of more than one-half of one percent (0.5%) of the total initial offering amount; (ii) substantial damage to or destruction of the Building (or any portion thereof) by fire or other casualty which cannot be cured or repaired for an amount which is less than one-half of one percent (0.5%) of the total initial offering amount; or (iii) a taking of all or a material portion of the Property by condemnation or eminent domain. In calculating the costs referred to in clauses (i) and (ii) above, any defects in title (including violations or work orders) that existed on the date the Units were initially offered for sale under the Plan, and were either known to Sponsor or were a matter of public record, and attorneys' fees, shall be excluded.

In the event of a withdrawal or abandonment of the Plan, Sponsor will promptly submit an amendment to the Department of Law to such effect, together with such forms as may be required by law. Purchasers will be notified in writing of a withdrawal or abandonment of the Plan. All Deposits, together with any interest earned thereon, will be returned to Purchasers within twenty (20) days following such withdrawal or abandonment, except that after the Plan has been declared effective, Sponsor may retain the Deposit, together with interest earned thereon, of any Purchaser who is then in default under his or her Option Agreement beyond the applicable grace period or whose Option Agreement has been cancelled due to such Purchaser's default, provided, however, that any requisite notice has been given to the Purchaser and any dispute with respect to the disposition of the Deposit has been determined in favor of Sponsor pursuant to the dispute resolution procedures provided by the regulations promulgated by the Department of Law. Upon the return or retention of the Deposit, together with interest earned thereon, the Option Agreement pursuant to which such Deposit was given will be null and void and Sponsor will have no further obligation or liability to the Purchaser under the Plan or such Option Agreement.

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L. TERMS OF SALE

1. Prerequisites to Closing of Title

The terms "closing" or "closing of title" as used in this Plan refer to Sponsor's conveyance of title to a Unit to a Purchaser by the delivery of a deed, upon payment by the Purchaser to Sponsor of the balance of the purchase price for such Unit. The closing of title to each Unit shall take place only after or concurrently with the satisfaction of the following prerequisites:

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

(b) a temporary or permanent certificate of occupancy for the Unit is in effect (unless Sponsor and such Purchaser otherwise agree in writing or Sponsor is unable to obtain such temporary or permanent certificate of occupancy for the Unit as a result of special work being done in the Unit at the request of the Purchaser);

(c) the Declaration, By-Laws, Floor Plans and such other documents as may be required by law have been filed or recorded, as the case may be, or have been submitted to Sponsor's title insurance company for filing or recording;

(d) at least thirty (30) days' prior written notice of the initial time and place of the closing of title has been given to the Purchaser (unless a Purchaser chooses to waive such thirty-(30) day notice);

(e) the Purchaser or Purchaser's designee has been given an opportunity to examine the Unit within the week prior to the closing; and

(f) the Unit and its appurtenant interest in the Common Elements have been released from the lien of all mortgages encumbering the Property.

2. Closing of Title; Payment of Balance of Purchase Price

At the closing of title to each Tower Unit, Sponsor shall execute and deliver to the Purchaser a bargain and sale deed with covenant against grantor's acts, substantially in the form of the Tower Unit Deed set forth as Exhibit 3 in Part II of the Plan, conveying title to the Tower Unit and its appurtenant Common Interest, free and clear of all liens, encumbrances and other title exceptions other than the Permitted Encumbrances. The Purchaser shall also sign the Tower Unit Deed.

Simultaneously with the delivery of the Tower Unit Deed, the Purchaser shall pay the balance of the purchase price and the closing apportionments and costs described below in the Section entitled "Unit Closing Costs and Adjustments." Payments shall be by official bank or cashier's check or unendorsed certified check drawn on or issued by a bank or trust company which is a member of the New York Clearing House Association, payable to the direct order of Sponsor or to such other party or parties as Sponsor notifies the Purchaser prior to the closing. Purchasers are advised that uncertified attorney escrow checks and other non-conforming checks

may not be accepted by Sponsor. Any delay in closing occasioned by the presentation of such checks shall be deemed to have been caused by Purchaser and may, at the option of Sponsor, constitute a default under the Option Agreement and/or give rise to additional costs or expenses to be borne by Purchaser.

3. Tax Returns, Unit Owner Power of Attorney

Each Purchaser of a Tower Unit will also be required to execute and deliver at the closing: (i) a New York City Real Property Transfer Tax Return and New York State Real Estate Transfer Tax Return and Credit Line Mortgage Certificate, in the forms required to be filed by law; (ii) a Tower Unit Owner Power of Attorney substantially in the form set forth as Exhibit 2 in Part II of the Plan in favor of: (1) the persons who shall from time to time constitute the Tower Board, designating the Tower Board as the Purchaser's attorney-in-fact, for the purpose of acquiring or leasing in the name of the Tower Board or its designee on behalf of all Tower Unit Owners any Tower Unit and to otherwise deal with the Tower Section and the Tower Limited Common Elements, all in accordance with the provisions of the Declaration, the Condominium By-Laws and the Tower By-Laws; and after any such acquisition or leasing of any Tower Unit, to manage, convey, sell, lease, sublease, mortgage or otherwise deal with any such Tower Unit so acquired or leased, as the case may be; (2) the persons who shall from time to time constitute the Condominium Board, designating such Board as the Purchaser's attorney in fact, for the purpose of acquiring or leasing in the name of the Condominium or its designee on behalf of all Unit Owners any Unit and to otherwise deal with the Common Elements all in accordance with the provisions of the Declaration, the Condominium By-Laws and the Tower By-Laws; and after any such acquisition or leasing of said Unit, to manage, convey, sell, lease, sublease, mortgage or otherwise deal with the Unit so acquired or leased, as the case may be, all in accordance with the provisions of the Declaration, the Condominium By-Laws and the Tower By-Laws, as the case may be; and (3) Sponsor, for the purpose of executing an amendment to any of the Condominium Documents or acquiring any permits, applications or documents required to undertake, perform or complete work to Unsold Tower Units or Common Elements by Sponsor or obtaining an amended certificate of occupancy therefor. Failure by any Purchaser to deliver such documents at closing shall constitute an event of default under a Purchaser's Option Agreement, entitling Sponsor to all remedies set forth in such Option Agreement.

4. Tax-Deferred Exchanges

The form of Option Agreement (as set forth as Exhibit 1 in Part II of the Plan) provides that in the event a Unit is being acquired by a Purchaser as part of a tax-deferred exchange under §1031 of the Internal Revenue Code, Sponsor shall reasonably assist and cooperate in such tax-deferred exchange, provided, however, that: (i) any action taken in connection with such tax-deferred exchange or requested of Sponsor shall not result in any cost, expense or liability on the part of Sponsor or increased risk to Sponsor relating to the transaction (and, among other things, Purchaser acknowledges that a fee may be payable to Sponsor's Counsel in connection with the review of any documentation related to such tax-deferred exchange); (ii) no action or failure on the part of the Purchaser (or any other party to such tax-deferred exchange) or cooperation on the part of Sponsor in connection with or related to the tax-deferred exchange will frustrate the purpose of the Option Agreement or otherwise result in a reduction of Sponsor's rights, remedies and privileges under the Option Agreement or increase any of Sponsor's obligations or duties

under the Option Agreement or otherwise; and (iii) Sponsor shall not be obligated, as part of such tax-deferred exchange, to convey any property (other than the applicable Unit), acquire any property, or accept any form of payment in respect of any of the amounts due under the Option Agreement other than as set forth therein or in the Plan. Purchaser shall indemnify, defend and hold Sponsor harmless from and against any and all costs, expenses, fees (including, without limitation, reasonable attorneys' fees and expenses) or liabilities incurred by Sponsor in connection with or resulting from the tax-deferred exchange, and such indemnity shall survive the closing of title to the Unit. Notwithstanding the foregoing, Sponsor makes no representation and expresses no opinion with respect to the applicability of §1031 of the Internal Revenue Code to the purchase or acquisition of a Unit.

5. Risk of Loss

The risk of loss to any Purchaser's Unit by fire or other casualty until the closing of title to such Unit (or an earlier taking of possession by the Purchaser) is assumed by Sponsor, but Sponsor has no obligation or liability to repair or restore any such Unit. If a Unit is damaged or destroyed by fire or other casualty prior to the closing of title, but after the signing of an Option Agreement, and Sponsor gives written notice to the Purchaser within forty-five (45) days of Sponsor's election to repair or restore the Unit, then the Option Agreement shall continue in full force and effect, and the Purchaser shall not have the right to reject title or receive a credit against, or abatement in, the purchase price. Sponsor shall be entitled to a reasonable period of time (not to exceed 180 days) within which to complete the repair or restoration, and any proceeds received from insurance or in satisfaction of any claim or action in connection with such loss shall, subject to the rights, if any, of any applicable Boards and other Unit Owners, belong entirely to Sponsor.

However, if Sponsor notifies the Purchaser in writing that it does not elect to repair or restore the Unit, or if the Unit Owners entitled to make such determination do not resolve to make such repair or restoration pursuant to the Condominium By-Laws and Tower By-Laws (see the Section entitled "Rights and Obligations of the Unit Owners and the Boards of Managers" in Part I of the Plan), the Option Agreement shall be deemed terminated, Sponsor shall return to the Purchaser the entire Deposit, together with interest earned thereon, and the parties shall be released and discharged from all rights, obligations and liability under the Option Agreement and this Plan, except that if the Purchaser is then in default under the Option Agreement beyond any applicable grace period, Sponsor may retain such Purchaser's Deposit, together with interest earned thereon.

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M. UNIT CLOSING COSTS AND ADJUSTMENTS

As more particularly set forth in the Option Agreement, in addition to the Purchaser's own legal fees, the Purchaser will pay the following closing costs at the time of the closing of title of such Purchaser's Unit:

1. Title Insurance: If the Purchaser elects to obtain fee title insurance, the Purchaser will pay the premium therefor, which premium will vary depending upon the amount of insurance purchased. Purchasers may obtain title insurance from the Title Company or, without incurring additional fees from Sponsor, from any other title company of Purchaser's choosing. As of the filing of this Plan, the rates for fee title insurance from the Title Company will be $342 for the first $35,000.00 of fee insurance plus $5.67 for each $1,000.00 of additional fee insurance up to $50,000.00. For additional rates for purchase prices under $1,000,000, please refer to the schedule below. Please note that these and any rates are subject to change from time to time.

FEE AMOUNT	PREMIUM
$ 35,000.00	$ 342
$ 50,000.00	$ 427
$ 100,000.00	$ 658
$ 500,000.00	$ 2,142

For additional rates for purchase prices over $1,000,000 please refer to the schedule below.

FEE AMOUNT	PREMIUM	
$ 35,000.00	$ 402	
$ 50,000.00	$ 502	
$ 100,000.00	$ 774	
$ 500,000.00	$ 2,518	
$ 1,000,000.00	$ 4,508	
$ 5,000,000.00	$ 19,148	
$ 10,000,00.00	$ 35,398	
$ 15,000,000.00	$ 50,748	per thousand up to purchase price

Purchasers are advised that Purchasers may be entitled to a seventy percent (70%) rate (bulk rate) on the fee owner's title insurance since the Condominium has ten (10) or more units.

As of the filing of this Plan, if Purchaser elects to simultaneously obtain both fee title insurance and mortgage title insurance from the Title Company, the premium for the mortgage title insurance will be at a simultaneous rate.

LOAN AMOUNT	PREMIUM			
$ 35,000.00	$ 344	+ 5.55	per thousand up to	$ 50,000.00
$ 50,000.00	$ 427	+ 4.54	per thousand up to	$ 100,000.00
$ 100,000.00	$ 654	+ 3.64	per thousand up to	$ 500,000.00

$	500,000.00	$ 2,110	+ 3.31	per thousand up to	$ 1,000,000.00
$	1,000,000.00	$ 3,765	+ 3.05	per thousand up to	$ 5,000,000.00
$	5,000,000.00	$ 15,965	+ 2.71	per thousand up to	$10,000,000.00
$	10,000,000.00	$ 29,515	+ 2.55	per thousand up to	$15,000,000.00
$	15,000,000.00	$ 42,748	+ 2.31	and up per thousand up to amount of mortgage amount	

Sponsor makes no representation or warranty regarding the terms of any such insurance.

2. Recording Charges: The fees charged by the City Register's Office for recording the Unit Deed, Unit Owner Power of Attorney and mortgage (if any), in the amount of $37.00 for each document, plus $5.00 per page (including the cover page), shall be payable by Purchaser, plus the $125.00 filing fee for the RP-5217 form. In addition, a Purchaser's title insurance company may charge various fees and service charges in connection with such recordings and filings, which shall be payable by Purchaser.

3. Transfer Taxes and Mansion Tax: The New York City Real Property Transfer Tax ("RPT Tax") is currently, for the purchase of a single Tower Unit, one percent (1%) of the consideration paid for a Unit if such consideration is $500,000 or less and 1.425% of the consideration if such consideration is more than $500,000; and the New York State Real Estate Transfer Tax ("NYS Tax") is currently $2 for each $500 (or fractional part thereof) of the consideration. For purposes of calculating the taxes payable, the amounts of such taxes which are the primary obligation of the seller but are paid by Purchaser will be included in the consideration subject to tax. Therefore, the steps to compute the taxes payable are:

(i) compute the tentative RPT Tax by multiplying the purchase price (and any other consideration or amounts payable by Purchaser which are the obligation of Sponsor) by the RPT Tax rate;

(ii) compute the tentative NYS Tax by multiplying the purchase price (and any other consideration or amounts payable by Purchaser which are the obligation of Sponsor) by the NYS Tax rate;

(iii) compute the taxable consideration by adding (i), the tentative RPT Tax and (ii), the tentative NYS Tax to the consideration;

(iv) multiply (iii), the taxable consideration, by the RPT Tax rate to determine the actual RPT Tax payable; and

(v) (y) multiply (iii), the taxable consideration, by the NYS Tax rate to determine the actual NYS Tax payable.

As an example, in respect of Tower Unit 26B, purchased with the consideration in the amount of $3,500,000 (which, in addition to the purchase price, would include any other consideration or amounts payable by Purchaser which are the obligation of Sponsor), the transfer tax calculation is as follows: (i) $3,500,000 x 1.425% = $49,875; (ii) $3,500,000/$500 x $2 = $14,000; (iii) $49,875 + $14,000 + $3,500,000 = $3,563,875; (iv) $3,563,875 x 1.425% =

$50,785.22; (v) $3,563,875/$500 x $2 = $14,256. Mansion Tax (described below) in the amount of $35,638.75 ($3,563,875 x 1%) would also be payable.

Under the current policies of the New York City Department of Finance (the "Department of Finance"), where a Purchaser purchases two or more Tower Units that have not been physically combined into a single residence before the transfer, the RPT Tax rate will be imposed at non-residential rates, i.e., where the consideration is $500,000 or less, the rate will be 1.425%, and where the consideration is in excess of $500,000, the rate will be 2.625%. This may be the case even if the Tower Units are transferred to the Purchaser pursuant to separate sales contracts with separate closing dates. The Department of Finance has taken the position that the consideration for the transfer of a Tower Unit under a deed is not aggregated with the consideration for the transfer of other Tower Units under separate deeds for purposes of determining total consideration. The Department of Finance has stated that such determinations are made on a case-by-case basis depending on the particular facts and circumstances and there is no guarantee that the Department of Finance will not change its position with respect to the foregoing.

If the purchase price together with other consideration paid for a Tower Unit is $1,000,000 or more, Purchaser will also pay the New York State Additional Tax pursuant to Article 31 of the Tax Law, commonly referred to as the "Mansion Tax," which is currently (as of the filing of this Plan) one percent (1%) of the purchase price (the computation of which shall include the RPT Tax and NYS Tax as described above). Purchase price together with transfer taxes (the amount of which shall be computed as described above) and any other consideration or amounts payable by Purchasers which are the obligation of Sponsor, will be added together by the taxing authorities to arrive at total consideration for Mansion Tax purposes. For example, the Purchaser of a Tower Unit with a purchase price of $990,000, with respect to which Purchaser pays the NYS Tax and RPT Tax and other consideration, would be liable for the Mansion Tax because the aggregate consideration would be $1,000,000 or more. However, Sponsor makes no representation regarding the calculation of the Mansion Tax or the "consideration" upon which the New York State taxing authorities may base the Mansion Tax and shall have no liability with respect thereto. Purchasers should consult with their own counsel and/or tax advisors.

In addition to the New York City Real Property Transfer Tax, New York State Real Estate Transfer Tax and Mansion Tax, Purchaser shall also pay at Closing any tax (for example, without limitation, a pied-a-terre tax) payable by either a transferor or transferee that may be imposed by New York City or New York State (an "Additional Tax") after the date of this Plan on transactions for the sale of residential condominium units. Sponsor will amend the Plan to disclose any Additional Tax if any of the same is adopted. Notwithstanding the foregoing, Purchaser will not be liable for any Additional Tax not disclosed in the Plan prior to its Closing, although the adoption of any such tax and its inclusion in the Plan shall not give rise to any right of rescission or recourse of any kind.

4. Mortgage Tax Credit. In order to reimburse Sponsor for the mortgage recording tax previously paid in connection with any existing mortgage(s), if the Purchaser: (a) obtains a mortgage loan, the Purchaser will pay to Sponsor an amount equal to the partial mortgage tax credit which may be available pursuant to Section 339-ee(2) of the New York State Condominium Act; or (b) assumes or consents to the continuation of a mortgage lien

encumbering only such Purchaser's Unit and as a result is entitled to an exemption of all or a portion of the mortgage tax otherwise payable, the Purchaser will pay to Sponsor an amount equal to such exemption, but in no event will the amount payable by the Purchaser to Sponsor exceed the amount of mortgage tax which would have been payable by the Purchaser to the taxing authority if such mortgage tax credit or exemption had not been available to the Purchaser.

5. Mortgage and Related Costs: If the Purchaser obtains a mortgage loan, the Purchaser will be responsible for the payment of all mortgage recording taxes (taking into account however any payments made pursuant to subparagraph (4) above) and closing costs and expenses in connection therewith, in amounts determined by Purchaser's lender, which closing costs may include, but are not limited to, the fees of such lender's counsel, recording charges and mortgage title insurance. Currently, the New York State and New York City mortgage recording tax levied on individual residential condominium Units located in New York City is $2.05 for each $100 (and each remaining major fraction thereof) with respect to mortgages of less than $500,000, and $2.175 for each $100 (and each remaining major fraction thereof) with respect to mortgages in the amount of $500,000 or more (less, in each case, a $30.00 credit). The two mortgage recording tax rates described in the previous sentence are comprised of the New York City mortgage recording tax ($1.00, or $1.125 in the case of individual residential condominium Unit mortgages in the amount of $500,000 or more); and the New York State Basic ($.50), Additional ($.30); and Special Additional ($.25) mortgage recording taxes. Mortgage lenders may require borrowers to pay mortgage recording taxes. However, with respect to individual residential condominium Units, mortgage lenders may not require borrowers to pay, subject to certain statutory exceptions, the special additional mortgage recording tax, which accounts for $.25 of the New York State rate (as previously described in this paragraph 5). Mortgage lenders also may require borrowers to pay deposits for Common Charges, real estate taxes, fire and casualty insurance premiums, assessments and water charges and sewer rents. No representation or warranty is made with respect to the amounts of such closing costs and expenses or the availability or cost of mortgage financing from any sources. As previously stated in subparagraph 4 above, if a mortgage tax credit becomes available pursuant to Section 339-ee(2) of the Condominium Act, such credit will inure solely to the benefit of Sponsor and such Purchaser will cooperate with Sponsor in obtaining such credit. Accordingly, at Closing, each Purchaser utilizing mortgage financing will pay the full amount (but not in excess thereof) of the mortgage recording tax chargeable on the entire amount being financed and Sponsor will be reimbursed by Purchaser to the extent of any mortgage tax credit allowed.

6. Closing Fees: Purchaser shall also be responsible for payment of the following fees to office of Kramer Levin Naftalis & Frankel LLP ("Sponsor's Counsel"), in connection with the closing of title to such Purchaser's Unit: (i) the sum of $3,750 per Unit as a closing fee in connection with the closing of title to the Purchaser's Unit, and for each issuance of a Storage License, the sum of $500 as a fee in connection with processing the issuance of such Storage License; (ii) if the Purchaser requests the closing to occur other than at the offices of Sponsor's Counsel (or such other place as Sponsor may designate in its closing notice) and Sponsor consents to such change (in its sole discretion), an attendance fee of $500 (closings may not be scheduled to occur outside Manhattan); (iii) if the closing is adjourned through no fault of Sponsor, an additional fee of $700 for each such adjournment to help defray the cost of preparing for and coordinating the new closing; (iv) if Sponsor, in its sole discretion, consents to a

Purchaser's request for an assignment of the Option Agreement, or for the addition, deletion or substitution of names on the Option Agreement, a fee of $800, payable in advance, for preparation of an assignment agreement; (v) $250 for the preparation of ACRIS transfer documents required by the City of New York; (vi) if Purchaser obtains mortgage financing, an additional fee of $750 to Sponsor's Counsel to defray the additional costs associated therewith. Purchaser may be required to pay more than one fee pursuant to the preceding provisions of this paragraph with respect to a single Unit; and (vii) Purchaser shall pay Sponsor's Counsel the sum of $600 in connection with the consideration, review and processing of any agreement of exchange or the like which Sponsor is requested to execute in connection with any tax deferred exchange under §1031 of the Internal Revenue Code. Other additional charges may apply. At Sponsor's option (in its sole discretion), any one or more of the foregoing fees to be paid to Sponsor's Counsel shall be paid by Purchaser prior to closing upon notice to Purchaser.

7. Working Capital: A contribution to the Working Capital Fund in an amount equal to two (2) months' Common Charges then in effect for the Tower Unit pursuant to the budget in accordance with Schedule A hereto, as the same may be amended from time to time.

8. Common Charges: In addition to the contribution to the Working Capital Fund by the Purchaser of a Tower Unit as described in paragraph (7) above, Purchaser will pay to the Tower Board the Tower Common Charges for the Tower Unit for the first full month following the month in which title closes. If Purchaser is a foreign government, a resident representative of a foreign government or other person or entity otherwise entitled to the immunities from suit enjoyed by a foreign government (i.e., diplomatic or sovereign immunity), Purchaser shall pay to the Tower Board an amount equal to the Common Charges for such Unit for a period of two (2) years as security for the faithful observance by such Unit Owner of the terms, provisions and conditions of the Tower By-Laws. In the event that such Unit Owner defaults in respect of the terms, provisions and conditions of the Tower By-Laws, the Tower Board may use, apply, or retain the whole or any part of the security so paid in advance to the extent required for the payment of any Common Charges or any other sum as to which such Unit Owner is in default; and such Unit Owner shall, within thirty (30) days after notice from the Tower Board, deposit with the Tower Board the amount so applied or retained so that at the option of the Tower Board, the applicable Board shall have the full amount of said security on hand at all times.

9. Resident Manager's Unit: At the Closing to each Tower Unit, the Purchaser thereof, as a closing cost of such Purchaser's Tower Unit, will be required to make the RMU Payment to the Tower Board in an amount equal to such Purchaser's pro-rata share of the Purchase Price of the Resident Manager's Unit determined in proportion to their respective Common Interests, as set forth on Schedule A – "Purchase Prices and Related Information."

The following table illustrates the projected amounts of the costs set forth in this section of the Offering Plan for Tower Unit 26B, purchased by a Purchaser for a purchase price of $3,500,000, assuming such Purchaser finances fifty percent (50%) (i.e., $1,750,000) of the purchase price:

Fee Title Insurance (if purchased simultaneously with mortgage title insurance)	$ 9,560.00

Fee for recording Tower Unit Deed (7 pages), Tower Unit Owner Power of Attorney (5 pages), and form RP-5217	$	259.00
Mortgage Loan Closing Costs:		
- recording mortgage (assuming 20 pages)	$	137.00
- Purchaser's mortgage recording tax (at 2.175% of $1,750,000) (Purchaser may be required to pay a portion of such tax directly to Sponsor)	$	38,062.50
- mortgage title insurance (if purchased simultaneously with fee insurance)	$	1,271.00
- other bank charges (an appraisal fee of $400 and legal fees of $700 and assuming further that the lender does not require Purchaser to deposit funds to establish any escrow)	$	1,100.00
New York City and New York State Real Property Transfer Tax	$	65,041.22
New York State Mansion Tax	$	35,638.75
Working Capital Payment	$	4,146.00
RMU Payment	$	10,095.00
Closing Fee (assuming the closing occurs at the offices of Sponsor's Counsel), including costs for ACRIS preparation and Purchaser's financing (and otherwise assuming Purchaser has not incurred any additional fees as set forth above)	$	4,750.00
TOTAL:	**$**	**170,060.47**

The projected closing costs referred to above are approximate and are not guaranteed. The mortgage loan closing costs vary widely among different lenders and also will vary depending on the loan program chosen.

At the closing, adjustments will be made between Sponsor and the Purchaser with respect to: (a) real estate taxes and assessments, if any (including water charges and sewer rents if separately assessed) on the basis of the period for which assessed; (b) Common Charges for the month in which title closes; and (c) accrued rent and any other charges pursuant to any interim lease or occupancy or other rental agreement affecting the Unit, if the Purchaser had been allowed to lease, occupy or rent such Unit prior to the closing. Real estate taxes will be adjusted at closing between Sponsor and each Purchaser based on the period for which real estate taxes have been prepaid by Sponsor either directly to the taxing authority or as part of the Common Charges to the applicable Board. If real estate taxes have been separately assessed to each Unit as of the closing, then the adjustment shall be based on the Unit's actual taxes for such period. If the real estate taxes have not been separately assessed against each Unit as of the closing, then

the adjustment shall be determined by allocating to the Unit a prorated portion of the actual taxes for the entire Property for such period calculated on the basis of the Common Interest.

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N. RIGHTS AND OBLIGATIONS OF SPONSOR

1. Sponsor's Obligations

a. Construction

Sponsor will perform such work and supply such materials, or will cause the same to be performed and supplied, as is necessary in order to complete the construction of the Building with a quality of construction comparable to the currently prevailing local standards and substantially in accordance with the Plans and Specifications for the work filed with the Department of Buildings of The City of New York and other appropriate governmental authorities.

Based upon the Sponsor's construction schedule anticipated as of the initial filing of this Plan, Sponsor presently contemplates that, unless delayed by weather, casualty, labor difficulties (including work stoppages and strikes), late delivery and/or the inability to obtain on a timely basis or otherwise, materials or equipment, governmental restrictions, acts of god or other events beyond its reasonable control construction of the Building will be sufficiently completed to permit closings of title to Tower Units to begin on or about October 1, 2016. Prospective Purchasers should note, however, that the Units will be completed at differing times over a period that may begin prior to and/or extend significantly beyond such date. Sponsor will have no liability to any Purchaser, nor will a Purchaser be entitled to any credit, offset or reduction in the purchase price for his or her Tower Unit or otherwise be relieved from any obligations under the Option Agreement, in the event that the First Closing occurs earlier or later than the targeted date or the time to complete or to close title to such Purchaser's Unit is accelerated, delayed or postponed by Sponsor; provided, however, that in the event the actual or anticipated commencement date of the projected First Year of Condominium Operation is to be delayed by six (6) months or more, Sponsor will amend the Plan to include a revised Condominium budget with current projections and if: (i) such amended budget exceeds the projected Condominium budget set forth herein by twenty-five percent (25%) or more; or (ii) the First Closing does not occur within twelve (12) months after October 1, 2016, the date set forth in Schedule B – "Projected Budget for First Year of Condominium Operation" as the commencement date for the projected First Year of Condominium Operation, then in either case Sponsor will offer all Purchasers (other than Purchasers who are then in default beyond any applicable grace period under their Option Agreements, if the Plan has been declared effective) the right to rescind their Option Agreements within not less than fifteen (15) days after the presentation date of the amendment containing such revised budget or after such twelve (12) month period, as the case may be, and any Purchasers electing rescission pursuant to such offer will have their Deposit and any interest accrued thereon returned. Purchasers' rights as described in the preceding sentence are in lieu of any other rights or remedies which may be available pursuant to any applicable law, regulation, statute or otherwise, all of which shall be deemed to have been waived by all Purchasers. As set forth in the Section entitled "Effective Date" in Part I of the Plan, no closing of title to any Unit offered hereunder will take place prior to the Plan being declared effective.

Sponsor reserves the right, without prior notice to Purchasers or amendment of this Plan (but subject to obtaining any required approval(s) of any governmental authorities having jurisdiction), to: (a) amend from time to time any of the Plans and Specifications (including

changes in layouts and designs and changes affecting the materials, appliances, equipment, fixtures and other construction details); and/or (b) substitute materials, appliances, equipment and fixtures that are of equivalent or better quality and design in place of those described in the Plans and Specifications. Any such change, if material (for example, variations in square footage in excess of five percent (5%)), shall be disclosed by Sponsor in a duly filed amendment to the Plan and, when applicable, to the Declaration. There is a rebuttable presumption that a Unit size that is diminished by five percent (5%) or less is not material. No such change will be made if the same would materially adversely affect any Purchaser under an Option Agreement which has been countersigned by Sponsor and returned to the Purchaser unless the same is dictated by construction conditions at the Property (such as coordination of Building systems, conflicts with structural members or elements, conforming with Legal Requirements, unforeseen events, etc. and, in all cases, in good faith, reasonably necessary due to factors not within Sponsor's reasonable control, and where no practicable alternative (in the exercise of sound construction management practices) exists, and in such event, Sponsor will, in the amendment disclosing such material adverse change, offer the affected Purchaser(s) the right, for at least fifteen (15) days from the presentation date of such amendment, to rescind their Option Agreement(s) and receive a refund of their Deposit(s), together with all interest earned thereon. However, as long as the layout and dimensions of a Tower Unit conform substantially to the Plans and Specifications, a Purchaser will not be excused from purchasing a Tower Unit by reason of a minor, non-material deviation or change and will not have any claim against Sponsor as a result thereof.

The issuance of a temporary or permanent Certificate of Occupancy for all or any portion of the Building shall be deemed presumptive evidence that the construction of the Building or such portion and its appurtenances and all of the Units has been substantially completed in accordance with this Plan and the Plans and Specifications. However, notwithstanding the foregoing, Sponsor or its representatives will correct, repair or replace all defects in the construction of the Building and its appurtenances and the Units offered hereby, or in the installation or operation of any appliances, fixtures or equipment in the same, or will cause the same to be corrected, repaired or replaced, but only if such defects are due to improper workmanship or material substantially at variance with the Plans and Specifications, and Sponsor is notified by the Condominium Board or the affected Unit Owner in writing of such defect: (i) as to the Common Elements, within one (1) year from the earlier of the issuance of a temporary Certificate of Occupancy for the portion of the Building subject to such defect or the date of substantial completion of the portion(s) of the Common Elements which is claimed to be defective; or (ii) as to any Unit, on or prior to the date of closing for such Unit, except that if any such defect in a Unit can be detected only by occupancy of the Unit, Sponsor will correct such defect if notified in writing by the Unit Owner within one (1) year from the earlier of the closing of title to such Unit or the commencement date of an interim lease for such Unit. Notwithstanding the foregoing, Sponsor will not be responsible for correcting any defects in construction or installation or operation of any appliances, equipment or fixtures with respect to which assignable warranties or other undertakings (however denoted) from contractors, materialmen or others are assigned to the Condominium Board, Tower Board or Unit Owners; or for any condition resulting from normal wear and tear or natural deterioration or from normal settling or shifting of the Building, or for defects of an insubstantial nature, such as, without limitation, partial or total demise of any landscape improvements, nail pops, ridging on gypsum board or sheet rock walls, lumber shrinkage, doors or windows sticking due to weather, door

warpage, grouting cracks, scratches in formica or porcelain surfaces, bath and kitchen tile grouting cracks, adjustment of any bi-fold doors, walls not square, electrical plates not straight, discolorations or shrinkages, normal settlement and deflection or any consequential damage resulting therefrom including, without limitation, cracks in any concrete roof pavers, or concrete cracks which do not impair the structural soundness of the Building, ceiling imperfections, slight separation in joints of kitchen tile or wood flooring, warping, cupping or creaking of wood flooring or any nicks, scratches, gouges, imperfections or discolorations thereof, floors out of level, variations in width, length or tone of wood floor strips or other flooring or floor finishes, also, normal shrinkage or expansion of wood flooring due to changes in moisture content of wood, ceiling imperfections, painting defects, alignment of bathroom finishes, air infiltration from windows, any consequential damage resulting from settling (including, without limitation, concrete or drywall cracks which do not impair the structural soundness of the Building), existence of mold (as more particularly described above in the subsection entitled "Features of Condominium Ownership" in the Section entitled "Introduction"), normal plumbing, heating and air conditioning noises, or carpet discoloring and stretching; or for paint touch-ups or for repair of chips, mars, breaks or other defects in windows, and window sashes, sliding glass doors, lighting fixtures and globes, interior painted surfaces, sinks, tubs, bowls, shower doors, kitchen cabinets, counter tops, vanity tops and bases, medicine cabinets, doors, mirrors, saddles, appliances, woodwork, doors, hardware, flooring and appliance cabinets, salting, or color variation in exterior colored mortar and deep colored brick, ponding and/or controlled drainage on the roof surface, or cracks in any pressure treated wood or redwood used or intended for use outside the Building. Sponsor shall be obligated to repair only abnormally chipped stone, formica and porcelain surfaces, which repair shall be made by filling the stone or formica or refinishing the porcelain, but Sponsor shall not be obligated to replace such stone, formica or porcelain surfaces. Except as expressly set forth herein, Sponsor has no obligation to make any repairs of any kind. In no event shall Sponsor be liable for special or consequential damages (whether based on negligence, breach of contract, warranty, or otherwise), it being intended that Sponsor's sole obligations under the Plan shall be to repair or, at Sponsor's option, replace any defective item of construction (whether arising as a result of defects in material or improper workmanship or material substantially at variance with the Plans and Specifications), subject to the terms and conditions set forth in this paragraph, provided, however, that nothing contained herein is intended to relieve Sponsor of liability for actual damages resulting from property damage or personal injury arising as a result of negligence of Sponsor or its authorized agents or employees in connection with the transactions contemplated in the Plan.

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

Each Unit offered hereby and the fixtures and personal property contained therein, are being sold and delivered "AS IS" (subject to Sponsor's obligation to deliver the Unit in the condition set forth in the Section of Part II of this Plan entitled "Description of Property and Building Condition"), as described in the Plan at the time of transfer of title to such Unit, unless Sponsor and the Purchaser of such Unit otherwise agree in writing. The Purchaser of a Unit shall inspect such Unit prior to the closing date and shall execute at such time an inspection statement acknowledging the Purchaser's acceptance of the Unit in good condition and in accordance with the terms of the Plan. However, if a Purchaser finds that Sponsor's improvements as described in the Plan or in the Option Agreement for such Unit or other writing duly executed and delivered by Sponsor, have not been fully completed, although such improvements have been substantially completed, then Sponsor or its designated representative and the Purchaser will at the time of such execution agree upon and set forth in the inspection statement a list of the incomplete work to be completed in the Unit by Sponsor following the closing for such Unit. Sponsor reserves the right to limit the number of individuals who may accompany Purchaser(s) in its inspection of the Unit.

The Housing Merchant Implied Warranty Law (New York State General Business Law Article 36-B) does not apply to this offering.

The New York City Department of Buildings will not issue a temporary or a permanent Certificate of Occupancy for the portion of the Tower Section that will benefit from the additional zoning area to be constructed by virtue of the Inclusionary Housing Program until HPD has issued a Certificate of Completion with respect to the Rental Unit. Section 23-954(c)(1) of the Zoning Resolution provides that "the Department of Buildings shall not issue a temporary or permanent certificate of occupancy for any portion of the Compensated Development that utilizes Floor Area Compensation until HPD has issued a "Completion Notice" with respect to the affordable housing that generates such Floor Area Compensation. However, DOB may issue a temporary or permanent certificate of occupancy for any story if such temporary or permanent certificate of occupancy includes each Affordable Housing Unit located in such story before the issuance of a Completion Notice. Upon completion of the Building and Rental Unit to the satisfaction of HPD, HPD will issue a Completion Notice which sets forth the total amount of inclusionary affordable floor area that is generated by the Rental Unit and transferred tto the Building, which enables the issuance of a temporary Certificate of Occupancy for the Units in the bonus floor area and a permanent Certificate of Occupancy for the entire Condominium.

b. Real Property Law §339-kk

Section 339-kk of the Real Property Law ("RPL"), a copy of which is set forth as Exhibit 11 in Part II of the Plan, applies to all condominiums in the State of New York, and provides additional financial protection for a condominium association if the sponsor or other non-occupant Unit Owner of a Unit fails to make monthly payments for common charges, assessments and late fees due in connection with such owner's Unit.

With respect to Unsold Tower Units of a condominium owned by a sponsor or by any other non-occupant Unit owner and occupied by a tenant, RPL §339-kk provides as follows:

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

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

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

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

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

In addition, Sponsor makes no representation as to (i) RPL §339-kk's effect on the lien priority of a loan heretofore or hereafter made to a non-occupant Owner and secured by a Unit, or whether RPL §339-kk's enactment or compliance therewith by a tenant constitutes a default by the Unit Owner under said loan, (ii) RPL 339-kk's effect on assignments of leases and rents given by a non-occupant Owner to mortgagee in connection with purchase-money financing or otherwise, (iii) the Condominium's remedies if a tenant fails or refuses to make rental payments to the Tower Board after notice from the Tower Board (in accordance with RPL §339-kk) to do so, (iv) the consequence of the Tower Board's failure to give notice to a tenant, or (v) who is responsible for designating an agent to whom rental payments are to be made after the non-occupant Tower Unit Owner is brought current in payment of Common Charges, assessments and late fees.

No representation is made about the tax effects of RPL §339-kk.

Prospective Purchasers should review RPL §339-kk to determine its effect on their own situation.

c. Payment of Expenses

All costs and expenses in connection with the construction of the Building and its appurtenances (including all sums properly due to contractors, subcontractors, suppliers and all

others involved in such construction for work performed and fixtures, material and equipment supplied or installed) will be paid by Sponsor. Sponsor will cause all mechanics' liens arising out of the construction of the Building to be bonded or discharged promptly after Sponsor receives notice of the filing of the same. Alternatively, Sponsor will cause the Title Company or the title insurance company insuring a Purchaser's title to a Unit to affirmatively insure against collection of such liens out of, or enforcement of the same against, such Unit by posting a bond or bonds or escrowing a sum of money. However, if a Purchaser's title insurance company refuses to grant such affirmative insurance and the Title Company or any other title or abstract company which is a member of the New York State Land Title Association, Inc. would have been willing to grant the same at its regular rates without additional premium, neither such lack of affirmative insurance nor the existence of the liens in question will constitute a valid objection to title.

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

d. Assignment of Warranties

Upon the recording of the Declaration, Sponsor will deliver, assign or otherwise grant to the Condominium Board, on behalf of all Unit Owners with respect to the General Common Elements and Office Limited Common Elements, and to the Tower Board, with respect to the Tower Limited Common Elements, the right to proceed under any assignable warranties and other undertakings received by Sponsor from its contractors, suppliers or others in connection with the construction of the Building, except that warranties and undertakings received by Sponsor which relate to appliances, equipment or fixtures located in any Tower Unit shall be assigned to the Purchaser of such Unit on the date of closing of title thereto.

e. Certificate of Occupancy

If, as of the First Closing, only a temporary Certificate of Occupancy has been issued for the Building, Sponsor will use all reasonable diligence to cause the New York City Department of Buildings to continuously renew the temporary Certificate of Occupancy until a permanent Certificate of Occupancy for all of the Units has been issued. Sponsor will, at its sole expense, do and perform, or cause to be done and performed, all such work (subject to events and circumstances beyond Sponsor's reasonable control, e.g., casualty, strikes, governmental restrictions, acts of god, etc.), and will supply, or cause to be supplied, all such materials, and will submit or cause to be submitted all such documentation, and shall pay all applicable fees required by the New York City Department of Buildings that shall be necessary in order to cause the temporary Certificate of Occupancy to be continuously renewed until a permanent Certificate of Occupancy for the Building has been issued, as well as to obtain any requisite certificates or permits relative to the electrical work, plumbing, heating and air-conditioning facilities and elevators at the Building. Prospective Purchasers are advised that permanent Certificates of Occupancy are required for permanent use of the Building, and that a temporary Certificate of Occupancy may be renewed only for a total of two (2) years from the first date of issuance. Sponsor projects, but cannot assure, that a permanent Certificate of Occupancy for the Building will be obtained within two (2) years after the First Closing.

In the event that a permanent Certificate of Occupancy has not been issued for the Building as of the First Closing, Sponsor is required to maintain all Deposits and funds paid on account of purchase prices (but not any payments given for special work ordered by Purchasers) in the special escrow account required by General Business Law Section 352-e(2)(b), unless Sponsor's engineer, architect, construction manager or other qualified expert certifies that a lesser amount will be reasonably necessary to complete the work remaining to be done by Sponsor in order to obtain such permanent Certificate of Occupancy, in which case the sum exceeding the amount so certified by Sponsor's engineer, architect, construction manager or other qualified expert may be released from the special escrow account. Alternatively, Sponsor may place in escrow with Escrow Agent an unconditional irrevocable letter of credit, a surety bond from an institutional lender or recognized bonding company acceptable to the Department of Law, or cash, in each case in an amount that when added to the Deposits being maintained in the special escrow account, will equal not less than the amount so certified. Sponsor may also use as collateral to similarly secure its obligation to obtain a permanent Certificate of Occupancy, the unfunded portion of a construction loan (if any) or other collateral acceptable to the Department of Law and disclosed in an Amendment to this Plan. If Sponsor has placed cash in escrow, such funds will be held by Sponsor's Counsel in escrow in a separate bank account. All interest and income on such escrowed funds will be paid to Sponsor, as and when earned and collected.

As the work progresses, Deposits held for Units conveyed to Purchasers may be released to Sponsor by Sponsor's Counsel or Escrow Agent, as the case may be, from time to time, provided the remaining Deposits maintained in the special escrow account, together with said unfunded construction loan (if any) or other acceptable collateral, shall be not less than the amount then so certified to be reasonably necessary to complete all remaining work in order to obtain a permanent Certificate of Occupancy. Sponsor's Counsel or Escrow Agent, as the case may be, will rely entirely upon such certificate in releasing such funds or other collateral and will not make any independent inquiry or evaluation. Any remaining balance of the escrow funds and/or other collateral will be released to Sponsor upon the issuance of a permanent Certificate of Occupancy for the Building. If Sponsor has deposited a letter of credit or surety bond, it will be subject to periodic reduction in amount upon the same terms as described above for the reduction and release of a cash deposit.

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

f. Architect's Certification

In accordance with Section 339-p of the New York Condominium Act, a registered architect or licensed professional engineer shall, simultaneously with the recording of the Declaration, certify within reasonable tolerances that the Floor Plans are an accurate copy of portions of the plans of the Building as filed with appropriate governmental authorities.

g. Payment of Common Charges and Real Estate Taxes

Sponsor will pay all Tower Common Charges, real estate taxes and special assessments attributable to the Unsold Tower Units in accordance with the provisions of the Condominium By-Laws and the Tower By-Laws. Sponsor expects to have the financial resources to meet the aforesaid obligations with respect to Unsold Tower Units and fund same from income from projected sales, the rental or leasing of Unsold Tower Units and Sponsor's other financial resources. No bond or other security has been posted by Sponsor to secure its obligation to pay Tower Common Charges, special assessments or real estate taxes with respect to Unsold Tower Units.

h. Insurance

Sponsor will initially cause the Condominium Board and/or the Tower Board to procure, to take effect on or before the date of the First Closing, the insurance relating to the Condominium and the Tower Section, as applicable, which is required to be maintained in accordance with the provisions of the Condominium By-Laws and/or the Tower By-Laws (see the Section entitled "Rights and Obligations of the Unit Owners and the Boards of Managers" in Part I of the Plan). Such required coverage(s) may be satisfied by any so-called builder's risk policy obtained in connection with the construction of the Building, provided the limits and terms of coverage set forth in such budget(s) are provided under such policy/ies. To the extent any such policy/ies obtained and paid for by Sponsor shall satisfy the insurance requirements of the Condominium Board or Tower Board in respect of any period following the First Closing, the Condominium Board or Tower Board, as applicable, shall reimburse Sponsor for its prorated share of the cost of such coverage. (See the Section entitled "Rights and Obligations of the Unit Owners and the Boards of Managers" in Part I of the Plan for further discussion.)

For the avoidance of doubt, each Unit includes, and each Unit Owner shall be responsible for, front entrance door and any other entrance doors to such Unit, windows, flooring, wallcoverings, non-load bearing interior walls and partitions and sheet rock and plaster wall covering, smoke detectors, all plumbing, gas and heating fixtures and equipment such as heating, ventilating and air conditioning units (including the fans inside the units), as may be affixed, attached or appurtenant to such Unit and serving such Unit exclusively. Plumbing, gas and heating fixtures and equipment as used in the preceding sentence shall include exposed gas and water pipes from branch or fixture shut-off valves attached to fixtures, appliances and equipment and the fixtures, appliances and equipment to which they are attached, and any special pipes or equipment which a Unit Owner may install within a wall or ceiling, or under the floor, but shall not include gas, water or other pipes, conduits, wiring or ductwork within the walls, ceilings or floors. Each Unit shall also include: (i) all lighting and electrical fixtures, cabinets, including, without limitation kitchen and bathroom cabinetry, countertops, and appliances and appliances within the Unit, and (ii) any special equipment, fixtures or Facilities (as defined in the Declaration) affixed, attached or appurtenant to the Unit by a Unit Owner other than Sponsor (in its capacity as declarant of the Declaration), to the extent located within a Unit and serving or benefiting only that Unit including, but not limited to, any freight elevators or freight entrances servicing a Commercial Unit. Notwithstanding anything contained in the Declaration to the contrary, each Unit Owner will have the right, subject to such rules as may be imposed by the Condominium Board or the Tower Board, to install, at such Unit Owner's sole cost and expense,

decorations, fixtures and coverings (including, without limitation, painting, finishing, wall to wall carpeting, pictures, mirrors, shelving and lighting fixtures) on the surfaces of the walls, ceilings and floors that face the interior of such Unit Owner's Unit and to a depth of one inch behind such surfaces for the purposes of installing nails, screws, bolts and the like, provided that no such installation shall impair the structural integrity and mechanical and electrical systems of such Unit or of the Building.

i. Right of Access

Sponsor and its contractors, subcontractors, agents and employees will have a right of access to each Unit and to the Common Elements for the purpose of fulfilling Sponsor's obligations under the Plan, performing certain alterations and repairs in or about the Unsold Units and exercising its other rights or performing its other obligations under the Plan. Sponsor will repair any damage caused as a result of such access and will use reasonable efforts to exercise such access in such a manner as will not unreasonably interfere with the use of any Unit for its permitted purposes.

j. Dissolution

In the event of the dissolution or liquidation of Sponsor, or the transfer of ten (10) or more Tower Units or twenty percent (20%) or more of the total number of Tower Units in the Condominium, whichever is less, to a single Purchaser, the principals of Sponsor will provide financially responsible entities or individuals who will assume the status and all of the obligations of Sponsor for those Units under the Plan and applicable Legal Requirements (including, without limitation, Sponsor's representation that will endeavor in good faith to sell the Units offered hereunder but subject to the reservation of the unconditional right to rent or lease, rather than sell, such Units).

k. General

Sponsor's representations, warranties and covenants under this Section of the Plan will survive the delivery of the deeds to the respective Units only for the time periods set forth in this Plan. The obligations of Sponsor to pay Common Charges and to perform its other duties as a Unit Owner with respect to any Unsold Units will survive for as long as Sponsor owns the same.

Sponsor agrees to indemnify the Tower Board and the Tower Unit Owners against, hold them harmless from and defend on their behalf any suits, proceedings, or claims arising out of any default by Sponsor in performing its obligations under this Plan or any breach of any representation expressly made by Sponsor in this Plan and resulting: (a) as to any Tower Unit, from any occurrence taking place prior to the closing of title to such Tower Unit; or (b) as to the Common Elements, from any occurrence taking place prior to the First Closing. However, Sponsor will not be liable for, or obligated to defend, any suits, proceedings or claims arising out of any occurrence taking place from and after the respective dates set forth in this Plan, except those arising out of any negligence or violation of Article 23A of the New York State General Business Law by Sponsor or as explicitly stated in this Plan.

The obligations of Sponsor hereunder shall be enforceable by the Tower Board on behalf of all Tower Unit Owners. Obligations of Sponsor shall be enforceable by individual Tower

Unit Owners if either: (i) the Board fails to take reasonable action to enforce such obligations within ninety (90) days following the giving of notice of such claim by any Tower Unit Owner to the Tower Board; or (ii) the applicable statute of limitations with respect to any claim by a Tower Unit Owner which would otherwise be enforceable by the Tower Board will expire during the aforesaid ninety (90) day period.

Sponsor has not furnished any bond or other security for the performance of the obligations of Sponsor under the Plan. Sponsor's ability to perform its obligations under the Plan will depend on its financial condition from time to time. No warranty is made that Sponsor will be financially able to perform all or any of such obligations.

l. Use of Unsold Units

Sponsor and its designee reserve the right to use or occupy or to rent, hire or lease any Unsold Unit to any Purchaser or non-Purchasers at any time, both before and after the First Closing (provided that a permanent or temporary Certificate of Occupancy covering each such Unit has been obtained). Sponsor will endeavor in good faith to sell, but nevertheless, reserves the unconditional right, to rent or lease such Unit to Purchasers and others. As a result, Purchaser may be acquiring a Unit that has been previously occupied, but, unless otherwise specifically agreed to in writing by Sponsor and such Purchaser, such Unit will be delivered at closing free and clear of all leases and tenancies and rights of occupancy. Moreover, once an Option Agreement is signed for a Unit, and for so long as such Option Agreement is in effect, such Unit may be leased only to the Purchaser listed on the Option Agreement.

Notwithstanding the foregoing or anything contained herein, in the Declaration, By-Laws or the Rules and Regulations to the contrary, Sponsor or its designee may, without the permission of the Boards use or grant permission for the use of any Unsold Unit for any purpose, including, but not limited to, the use of any Unsold Units as models and sales and/or promotion offices in connection with the sale or rental of the Units or for any other purpose, subject only to compliance with applicable governmental laws and regulations as to any such use.

m. Alterations of Unsold Units

Sponsor shall have the right, pursuant (and subject) to the terms of the Declaration, and the By-Laws, as the same may be amended from time to time, without the approval of any Board or any other Unit Owner or any Mortgagee, to make any alterations, additions, improvements or repairs in or to any Unsold Units, whether structural or non-structural, interior or exterior, ordinary or extraordinary (including, without limitation, the right to combine two (2) or more Unsold Units, or to add more Units by subdividing Unsold Units or to change the number of rooms in, as well as the size, layout and square foot area of any Unsold Unit). An initial Purchaser of an Unsold Unit shall have the right, without the approval of the Board(s), but subject to the applicable By-Laws provisions regarding the same, to make any alterations, additions, improvements or repairs in or to such Unit, provided that such Purchaser obtains all necessary approvals required by law and that Sponsor has consented to the same in writing at or prior to the closing of title to such Unit, which consent Sponsor may withhold or condition in its sole and absolute discretion. Absent Sponsor's consent thereto, Purchasers shall have rights in respect of alterations as are set forth in Article 8 of the Condominium By-Laws and Article 6 of

the Tower By-Laws and described generally below in the Section entitled "Rights and Obligations of Unit Owners and the Boards."

n. Successors to Sponsor

Sponsor reserves the right to sell two (2) or more Units and to designate the Purchaser of such block(s) of Units as a "sponsor" under this Plan. The party so designated as a "sponsor" will have those additional rights and obligations (including the obligation to comply with all applicable Legal Requirements) applicable to a "sponsor" as more fully described in the Plan.

o. Reservation of Air and Development Rights

Sponsor has retained and expressly reserves all excess Air Rights otherwise appurtenant to the Property and not used in connection with the original construction of the Building as described in this Plan. As a result, unless Air Rights are separately acquired therefor on behalf of the Condominium or a Unit Owner, as the case may be, any future expansion of the Building by the Condominium Board or of a Unit by any Unit Owner as may otherwise be permitted pursuant to any applicable Legal Requirements, may not be possible or may be limited. Further, as a result of such reservation by Sponsor, Sponsor may transfer or sell such Air Rights to the owner(s) of adjoining properties and in such case such properties may be increased as a result of such transfer or sale.

The Air Rights reserved by Sponsor will not be used to add additional floors to the top of the Building. Except in the case of a sale or transfer for use in connection with other properties, the reserved Air Rights will be used in the Property solely for the purpose of reconfiguring certain areas (e.g., adding mezzanine space, converting mechanical space to space used for other purposes) which, pursuant to the applicable provision of the Zoning Resolution, will require the use of Air Rights in excess of those used in connection with the initial construction of the Building in accordance with the Plan. In the event such excess Air Rights are transferred to the owner(s) of adjoining properties, a Unit Owner's views and exposure to light may be affected.

p. Miscellaneous

Sponsor and its designee(s) shall have the right, until the tenth (10th) anniversary of the First Closing, to use, without charge, portions of the Building, including the Common Elements, for exhibitions, events, promotional functions (e.g., with respect to any sales programs for Unsold Units or otherwise).

q. Sponsor's Right to Issue Storage Licenses

Sponsor (or its designee), in its own name or in the name of the Tower Board, shall have the exclusive right to issue initial Storage Licenses for Storage Bins.

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O. CONTROL BY SPONSOR

Until the First Annual Meeting of the Tower Unit Owners (the "First Annual Tower Meeting"), the Tower Board shall generally consist of five (5) persons designated by Sponsor from time to time. Until the First Annual Tower Meeting, Sponsor reserves the right to designate fewer than five (5) persons to the Tower Board; however, in such case, Sponsor's designees shall be the only members of the Tower Board and such designees shall collectively hold five (5) of the seven (7) votes on the Condominium Board (in addition to the votes of any representatives of the Commercial Units serving on the Condominium Board who were designated by Sponsor as the owner of a Commercial Unit, as applicable). Sponsor anticipates designating the following persons as the initial Tower Board members (all of whom are experienced in real estate matters, familiar with the Property, and who are affiliated with Sponsor): Yoel Shargian, Rob Vecsler and Emanuel Edwards. Sponsor will amend the Plan prior to the First Closing in the event such persons shall not constitute the initial Tower Board members. The First Annual Tower Meeting shall be held not later than thirty (30) days following the later to occur of: (a) the second anniversary of the First Closing; or (b) the closing of title to Tower Units representing at least fifty percent (50%) both in number and aggregate Common Interests of all Tower Units to Purchasers; and at such meeting, the incumbent five (5) member Tower Board designated by Sponsor will resign and a new Tower Board, consisting of five (5) members, will be installed, as described below. At meetings of the Tower Unit Owners, Sponsor will have the right to vote all of the Common Interests appurtenant to the Tower Units owned by Sponsor as it sees fit.

At elections of members to the Tower Board held at and after the First Annual Tower Meeting, but before the expiration of the Initial Control Period, Sponsor and/or its designee shall have the right to designate four (4) of the five (5) members of the Tower Board, who may be persons related to and/or affiliated with Sponsor, such designee or other Unsold Tower Unit Owners; and Sponsor, such designee and all other Tower Unit Owners shall have the right to elect the remaining one (1) member of the Tower Board who shall not be related to or affiliated with Sponsor, such designee or other Unsold Tower Unit Owners. From and after the First Annual Tower Meeting, until such time as none of Sponsor, its designee or any other Unsold Tower Unit Owner owns any Tower Units: (i) of the five (5) Tower Board members also serving as the Tower Section's representatives to the Condominium Board, at least one (1) of such members shall at all times be a Tower Board member designated by Sponsor, its designee or any Unsold Tower Unit Owner, and (ii) the Tower Board cannot be expanded to more than five (5) members without the prior written consent of Sponsor.

At elections of members to the Tower Board held after the expiration of the Initial Control Period, but while Sponsor and/or its designee still owns at least one (1) Tower Unit, Sponsor and/or its designee shall have the right to designate at least one (1) of the five (5) members of the Tower Board, who may be a person related to and/or affiliated with Sponsor, such designee or other Unsold Tower Unit Owners; and Sponsor, such designee and all other Tower Unit Owners shall have the right to elect the remaining members of the Tower Board who shall not be related to or affiliated with Sponsor, such designee or other Unsold Tower Unit Owners. Accordingly, from and after the expiration of the Initial Control Period, at least four (4) of the five (5) members of the Tower Board shall not be designated by or related to or affiliated with Sponsor, its designee or other Unsold Tower Unit Owners; and subject to the foregoing shall be elected by all Tower Unit Owners (including Sponsor, its designee or other Unsold

Tower Unit Owner). There is no restriction on the right of the Unsold Tower Unit Owners (including Sponsor) to vote for members of the Tower Board who are not related to or affiliated with Sponsor, its designee or other Unsold Tower Unit Owners. However, after the expiration of the Initial Control Period, neither the Sponsor nor its designee will designate all the members to the Tower Board at the annual meeting of Tower Unit Owners. The number of members of the Tower Board may not be increased without the consent of the owner(s) of the Unsold Tower Units, for so long as there remains at least one (1) Unsold Tower Unit.

Moreover, during the Initial Control Period, the Tower Board may not, without the prior written consent of Sponsor: (i) make any addition, alteration or improvement to the Tower Limited Common Elements or any Tower Unit (unless required by any applicable Legal Requirements); (ii) assess any Tower Common Charges for the creation of, addition to or replacement of all or any reserve, contingency or surplus fund in respect of the Tower Section; (iii) increase or decrease the number of, or change the kind of, employees initially hired for the Tower Section, as provided for in Schedule B – "Projected Budget for First Year of Condominium Operation" set forth in the Plan; (iv) enter into any service or maintenance contract for work not covered by contracts in existence on the date of the First Closing or otherwise provide services in excess of those referred to in the Offering Plan, except as is required to reflect normal annual increases in operating services; (v) borrow money on behalf of the Tower Section, unless any such borrowing is approved by the owners of Tower Units representing at least seventy-five percent (75%) both in number and aggregate Common Interests of all Tower Units; or (vi) exercise any right of first refusal to lease or purchase a Tower Unit. However, the Tower Board may perform any function or take any action enumerated in subsections (i) through (v) hereinabove without the consent of Sponsor if, and only if, the performance of such function or the carrying out of such action is necessary, and no other alternative is available, either to enable the Tower Board to comply with any Legal Requirements, or to remedy any notice of violation entered against the Tower Section, or to comply with any proper work order by an insurer of the Tower Section, or for the health and safety (but not the general comfort or welfare) of the occupants of the Tower Section.

Sponsor may not exercise veto power over expenses described in Schedule B – "Projected Budget for First Year of Condominium Operation", or over expenses required to comply with any Legal Requirements applicable to the Tower Section, or to remedy any notice of violation entered against the Tower Section or to comply with any proper work order by an insurer of the Tower Section. Sponsor may, however, exercise veto power over expenses other than those described in the preceding sentence, to the extent provided in the Plan, for a period ending not more than five (5) years after the First Closing or whenever the Unsold Tower Units constitute less than twenty-five percent (25%) of the Common Interest, whichever is sooner.

The Tower By-Laws do not include a provision that after the expiration of the Initial Control Period a majority of the Tower Board must be Tower Unit Owner-occupants or members of a Tower Unit Owner-occupant's household who are unrelated to Sponsor and its principals. Tower Unit Owner-occupants and non-resident Tower Unit Owners, including Sponsor, may have inherent conflicts on how the Tower Section should be managed because of their different reasons for purchasing, i.e., purchase as a home as opposed to as an investment.

In addition, because Sponsor reserves the unconditional right to rent or lease Units, there is no commitment to enter into Agreements for more Tower Units than the fifteen percent (15%) of such Units necessary to declare the Plan effective and, accordingly, Tower Unit Owners may never gain effective control and management of the Condominium and/or Tower Section, and the First Annual Tower Meeting may never occur.

Prospective Purchasers should be advised that Tower Unit Owners, Tower Unit occupants and non-resident Tower Unit Owners, including Sponsor, may have inherent conflicts on how the Tower Section should be managed because of their different reasons for purchasing, i.e., for use as a home as opposed to as an investment.

Sponsor shall have the right, in its sole and absolute discretion, to cause the Tower Board to waive the collection of some or all of the Tower Common Charges from Tower Unit Owners for a period of time prior to full occupancy of the Building (the "Waiver Period"); provided, however, that Sponsor shall be solely responsible for payment of all remaining expenses to operate the Tower Section during the Waiver Period (the "Operating Expenses"). In connection with the Waiver Period, (i) Sponsor will disclose the implementation of such Waiver Period in the amendment to the Plan disclosing the occurrence of the First Closing; (ii) Sponsor shall file an amendment to the Plan disclosing the expiration of the Waiver Period at least thirty (30) days prior to such expiration; (iii) that during any such Waiver Period, Sponsor will timely pay all expenses of the Condominium, including but not limited to insurance premiums and any reserve fund payments required by lenders to the extent otherwise included in Schedule B – "Projected Budget for First Year of Condominium Operation"; (iv) upon the commencement of the collection of Common Charges, there will be not be an assessment for any item set forth in the approved budget for the Condominium; and (v) Sponsor shall remain obligated to update the budget for the Condominium, as provided in the Condominium Documents.

All Operating Expenses paid by Sponsor during the Waiver Period are based on the actual cost of operating the Building and not on estimates set forth in Schedule B – "Projected Budget for First Year of Condominium Operation". Purchasers should note that Schedule B – "Projected Budget for First Year of Condominium Operation" will not be in effect until the expiration of the Waiver Period. Notwithstanding anything to the contrary set forth above, the Operating Expenses shall not include real estate taxes regardless of whether the Unit has been separately assessed. In all instances the Unit Owners will remain responsible for the payment of the real estate taxes. Sponsor shall be responsible for payment of each Purchaser's allocable share of the property insurance premium attributable to its respective Unit during the Waiver Period. Sponsor, in its sole and absolute discretion, may upon thirty (30) days prior written notice to Unit Owners terminate the Waiver Period.

The powers and duties necessary for or incidental to the administration of the affairs of the Condominium will be vested in the Condominium Board. All five (5) of the members of the Tower Board shall also serve as the Tower Section's five (5) designees to the seven (7) member Condominium Board. The Commercial Unit Owners shall have the right to designate the remaining two (2) of the seven (7) members of the Condominium Board. Thus, during the Initial Control Period, Sponsor will also control the Condominium Board. In the event that prior to the First Annual Tower Meeting Sponsor designates fewer than five (5) persons to the Tower Board, such designees shall collectively hold five (5) of the seven (7) votes on the Condominium

Board (in addition to the votes of any representatives of the Commercial Unit Owners serving on the Condominium Board who were designated by Sponsor as the owner of a Commercial Unit, as applicable).

Therefore, during this Initial Control Period Sponsor will be able to control the maintenance and operation of, and services to be provided to, the Condominium and the Tower Section; provided, however, that any changes made by Sponsor to Schedule B – "Projected Budget for First Year of Condominium Operation" set forth in the Plan must provide for the same level of services disclosed in Schedule B – "Projected Budget for First Year of Condominium Operation". Sponsor will also be able to control the determination of the Common Charges to be paid by all Unit Owners.

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P. THE TOWER BOARD

1. General

The affairs of the Tower Section shall be governed by the Tower Board, subject to any matters and authority vested in the Condominium Board as described in the Declaration, the Condominium By-Laws and the Tower By-Laws.

Until the First Annual Tower Meeting, the Tower Board shall generally consist of five (5) persons designated by Sponsor, at which time the incumbent Tower Board designated by Sponsor will resign and a new Tower Board, consisting of five (5) members, will be elected and/or designated by the Tower Unit Owners and Sponsor, as described below. Until the First Annual Tower Meeting, Sponsor reserves the right to designate fewer than five (5) persons to the Tower Board; however, in such case, Sponsor's designees shall be the only members of the Tower Board and such designees shall collectively hold five (5) of the seven (7) votes on the Condominium Board (in addition to the votes of any representatives of the Commercial Units serving on the Condominium Board who were designated by Sponsor as the owner of a Commercial Unit, as applicable). Sponsor anticipates designating the following persons as the initial Tower Board members (all of whom are experienced in real estate matters, familiar with the Property, and who are affiliated with Sponsor): Yoel Shargian, Rob Vecsler and Emanuel Edwards. Sponsor will amend the Plan prior to the First Closing in the event such persons shall not constitute the initial Tower Board members. The First Annual Tower Meeting shall be held not later than thirty (30) days following the later to occur of: (a) the second anniversary of the First Closing; or (b) the closing of title to Tower Units representing at least fifty percent (50%) both in number and aggregate Common Interests of all Tower Units to Purchasers; and at such meeting, the incumbent five (5) member Tower Board designated by Sponsor will resign and a new Tower Board, consisting of five (5) members, will be installed, as described below. At meetings of the Tower Unit Owners, Sponsor will have the right to vote all of the Common Interests appurtenant to the Tower Units owned by Sponsor as it sees fit.

At elections of members to the Tower Board held at and after the First Annual Tower Meeting, but before the expiration of the Initial Control Period, Sponsor and/or its designee shall have the right to designate four (4) of the five (5) members of the Tower Board, who may be persons related to and/or affiliated with Sponsor, such designee or other Unsold Tower Unit Owners; and Sponsor, such designee and all other Tower Unit Owners shall have the right to elect the remaining one (1) member of the Tower Board who shall not be related to or affiliated with Sponsor, such designee or other Unsold Tower Unit Owners. Following the Initial Control Period but while Sponsor owns at least one (1) Tower Unit, Sponsor shall be entitled to designate at least one (1) Tower Board Member. (See the subsection entitled "Meetings and Votes of Tower Unit Owners" in this Section below and the Section entitled "Control by Sponsor" in Part I of the Plan for further discussion.)

The term of office of each of the five (5) members comprising the Tower Board elected or designated at the First Annual Tower Meeting shall be fixed at such meeting as follows: (a) two (2) of such members will serve for a term of approximately three (3) years; (b) two (2) of such members will serve for a term of approximately two (2) years; and (c) one (1) of such members will serve for a term of approximately one (1) year. Those members of the first five (5)

member Tower Board who receive the highest number of votes will serve for the longest terms of office, but except as set forth in the Tower By-Laws, any members designated by Sponsor or its designee as the owner of Unsold Tower Units shall serve for the shortest terms of office. At each annual meeting of Tower Unit Owners subsequent to the first such meeting, the Tower Unit Owners shall elect (and/or Sponsor shall designate, as the case may be) Tower Board members to replace the Tower Board members whose terms of office are then expiring, each to serve a term of office fixed at three (3) years. Notwithstanding the expiration of the term of office of a member of the Tower Board or anything contained herein to the contrary, such member of the Tower Board (including any member designated by Sponsor) shall serve until his or her successor shall be elected (or designated) and qualified. Subject to the requirements described in the Section of the Plan entitled "Control by Sponsor", there shall be no limit on the number of terms of office, successive or otherwise, that a Tower Board member (including any member of the Tower Board designated by Sponsor) may serve.

Except for Tower Board members designated by Sponsor or its designee, all members of the Tower Board shall be: (i) individual Tower Unit Owners or Permitted Mortgagees of Tower Units; (ii) partners or employees of a partnership owning, or holding a mortgage encumbering, a Tower Unit; (iii) officers, directors, stockholders or employees of corporate owners or corporate Permitted Mortgagees of Tower Units; (iv) members or employees of a limited liability company owning, or holding a Permitted Mortgage encumbering, a Tower Unit; (v) fiduciaries or their beneficiaries who are owners or Permitted Mortgagees of Tower Units (or officers, directors or stockholders of corporate fiduciaries or partners or employees of partnership fiduciaries); (vi) adult family members or spouses of any of the foregoing individuals; or (vii) individuals designated by a sovereign government, consulate or other similar entity that is a Tower Unit Owner or a mortgagee of a Tower Unit. Other than Tower Board members designated by Sponsor or its designee, no Tower Board member shall continue to serve after he or she ceases to be qualified as set forth above.

Prospective Purchasers are advised that Tower Unit Owners, Tower Unit occupants and non-resident Tower Unit Owners, including Sponsor, may have inherent conflicts on how the Tower Section should be managed because of their different reasons for purchasing, i.e., for use as a home as opposed to as an investment.

In no event shall any Tower Unit Owner (or its proxy) or another interested party be eligible for election to the Tower Board, and any such Unit Owner (or its proxy) or other party may be removed as a Tower Board member by a majority vote of the other Tower Board members, if such Tower Unit Owner is then in arrears, beyond any applicable grace period, in the payment of Tower Common Charges or any other amounts required by the Tower Board. In addition, no member of the Tower Board (or his or her proxy) may continue to participate as a member thereof after the Tower Board has perfected a lien against its Unit, for so long as such lien remains unsatisfied.

Members of the Tower Board shall serve without compensation. All Tower Board members and employees of the Tower Section will be covered by crime insurance or fidelity bonds (or similar insurance or bonds) at all times from and after the First Closing in favor of the Tower Section. The cost of same has been provided for in the estimate of the Tower Common

Charges contained in Schedule B – "Projected Budget for First Year of Condominium Operation" herein.

2. Powers and Duties of and Determinations by the Tower Board

Subject to any matters and authority vested in the Condominium Board as described in the Declaration, the Condominium By-Laws and the Tower By-Laws, the Tower Board shall have the powers and duties necessary for or incidental to the administration of the affairs of the Tower Section. As more fully set forth (and except as may otherwise be provided) in the Tower By-Laws, all determinations required to be made by the Tower Board shall be by majority of the votes cast at any meeting at which a quorum is present.

The Tower Board shall make reports to the Tower Unit Owners on a regular basis, but at least annually, regarding the actions taken and matters coming before the Tower Board.

3. Meetings and Votes of Tower Unit Owners

After the First Annual Tower Meeting as described above, annual meetings of Tower Unit Owners will be held within approximately four (4) weeks of the anniversary of the First Annual Tower Meeting, on a date to be set by the Tower Board. At each such meeting, the Tower Unit Owners shall elect (or designate, as applicable) members to replace those members, if any, of the Tower Board whose terms have expired. In addition, special meetings may be held from time to time pursuant to the Tower By-Laws. At all meetings of Tower Unit Owners, the presence in person or by proxy of more than forty percent (40%) of the Common Interests attributable to all Tower Units shall constitute a quorum and, except as otherwise provided in the Tower By-Laws or Declaration, a majority of votes cast at any such meeting at which a quorum is present or is not required shall be binding on all Tower Unit Owners.

Each Tower Unit Owner, upon obtaining title, will in accordance with Section 339-e of the Real Property Law, automatically have the right to vote at all meetings of the Tower Unit Owners, based upon the Common Interest appurtenant to each of the Tower Unit(s) owned by such Unit Owner, and at all such meetings, each such Unit Owner (or his or her proxy) entitled to vote thereat (including Sponsor or its designee with respect to Unsold Tower Units) shall be entitled to cast one vote for each .0001% of interest in the Common Elements (proportionate among the Common Interest attributable to all Tower Units) appurtenant to his or her Tower Unit(s).

4. Officers

The principal officers of the Tower Board will be the President, Vice-President and Secretary/Treasurer, all of whom shall be elected by the Board. The Board may also appoint additional officers as the Tower Board in its judgment may deem advisable.

The officers of the Tower Board are required to be Tower Unit Owners or have any interest therein and be members of the Tower Board. Notwithstanding the foregoing, any officer elected by Sponsor by virtue of its control of the Tower Board does not need to be a Tower Unit Owner or have any interest therein or be a member of the Tower Board.

Upon the affirmative vote of a majority of the members of the Tower Board, present in person or by proxy at a regular meeting of such Board, or at a special meeting of such Tower Board called for such purpose, at which a quorum is present or is otherwise not required, any officer may be removed, either with or without cause, and his or her successor shall be elected.

5. Designation of Members to the Condominium Board

All five (5) of the members of the Tower Board shall also serve as the Tower Board's representatives on the Condominium Board. Until the First Annual Tower Meeting, such five (5) members shall be the five (5) Tower Board members designated by Sponsor. During this time, Sponsor reserves the right to designate fewer than five (5) persons to the Tower Board; however, in such case, such designees shall collectively hold five (5) of the seven (7) votes on the Condominium Board (in addition to the votes of any representatives of the Commercial Unit Owners serving on the Condominium Board who were designated by Sponsor as the owner of a Commercial Unit, as applicable). From and after the First Annual Tower Meeting, until such time as none of Sponsor, its designee or any other Unsold Tower Unit Owner owns any Tower Units: (i) of the five (5) Tower Board members also serving as the Tower Section's representatives to the Condominium Board, at least one (1) of such members shall at all times be a Tower Board member designated by Sponsor, its designee or any Unsold Tower Unit Owner, and (ii) the Tower Board cannot be expanded to more than five (5) members without the prior written consent of Sponsor.

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Q. THE CONDOMINIUM BOARD

1. General

While the exclusive affairs of the Tower Section will be governed by the Tower Board (as described more fully above and in the Tower By-Laws and Condominium By-Laws), such governance is subject and subordinate to the governance of the Condominium overall which is vested in the board of managers of the Condominium (the "Condominium Board").

The Condominium Board shall generally consist of seven (7) members: (i) five (5) members designated by or on behalf of the Tower Board (see the subsection entitled "Designation of Members to the Condominium Board" in the Section entitled "The Tower Board" in Part I of the Plan); one (1) member designated by the Rental Unit Owner; and one (1) member designated by the Commercial Unit Owners other than the Rental Unit Owner pursuant to the Condominium By-Laws. Moreover, it is initially intended that Sponsor may own one (1) or more Commercial Units and may, in such capacity, have the right to designate additional members to the Condominium Board in addition to the rights reserved to Sponsor with respect to the election and/or designation of members of the Tower Board.

The initial Condominium Board will be comprised of five (5) members designated by Sponsor as the initial Tower Board members (see the subsection entitled "General" in the Section entitled "The Tower Board" in Part I of the Plan), and the members designated by the Commercial Unit Owners (which may be designees of Sponsor if Sponsor is permitted to designate such members pursuant to the Condominium By-Laws), the names of which members will be included in the First Closing amendment to the Offering Plan if such members have not been previously identified at that time. Until the First Annual Tower Meeting, Sponsor reserves the right to designate fewer than five (5) persons to the Tower Board; however, in such case, Sponsor's designees shall collectively hold five (5) of the seven (7) votes on the Condominium Board (in addition to the votes of any representatives of the Commercial Unit Owners serving on the Condominium Board who were designated by Sponsor as the owner of a Commercial Unit, as applicable).

The term of office of each of the seven (7) members of the Condominium Board will expire annually and, in general, the replacement of such member, which may be the same person, will be made by the Board or Unit Owner which designated such member. Notwithstanding the expiration of the term of office of a member of the Condominium Board, such member shall serve until a successor has been elected and qualified.

Members of the Condominium Board shall serve without compensation. All officers, Condominium Board members and employees of the Condominium will be covered by crime insurance or fidelity bonds (or similar insurance or bonds) at all times in favor of the Condominium in amounts deemed appropriate by the Condominium Board. The cost of same has been provided for in the estimate of the Common Charges allocated to all Unit Owners contained in Schedule B – "Projected Budget for First Year of Condominium Operation".

With respect to the Condominium Board members: (i) the qualifications set forth in the Tower By-Laws (and described in the Section entitled "The Tower Board" in Part I of the Plan)

for members of the Tower Board shall apply to the Condominium Board members (other than those designated by Sponsor) representing the Tower Section; and (ii) no restrictions shall apply as to which persons the Commercial Unit Owner may designate from time to time to the Condominium Board except that each Condominium Board member (and any proxy) must be a natural person and not an entity.

In no event shall any Unit Owner (or its proxy) be eligible for election to the Condominium Board if such Unit Owner is then in default, beyond any applicable grace period, in the payment of Common Charges or any other amounts required by the Condominium Board to be paid. In addition, no member of the Condominium Board (or his or her proxy) may continue to participate as a member thereof after the Condominium Board has perfected a lien against its Unit, for so long as such lien remains unsatisfied.

Prospective Purchasers are advised that Tower Unit Owners, Tower Unit occupants and non-resident Tower Unit Owners, including Sponsor and the Commercial Unit Owners may have inherent conflicts on how the Condominium should be managed because of their different reasons for purchasing, i.e., for use as a home vs. investment vs. for business/commercial purposes.

The Tower Section and the Commercial Units will be represented on the Condominium Board, with the Tower Section having the right to appoint five (5) of the seven (7) members of the Condominium Board, and certain of the Commercial Unit Owners having the right to designate the remaining two (2) of the seven (7) members of the Condominium Board as previously described. As a result, neither the Rental Unit Owner nor the Commercial Unit Owner members of the Condominium Board will ever control a majority vote thereon, and the Tower Section (which will initially and may thereafter be controlled by Sponsor or affiliates of Sponsor) will control a majority of the votes on the Condominium Board. Moreover, it is initially intended that Sponsor may own one (1) or more Commercial Units and may, in such capacity, have the right to designate additional members to the Condominium Board in addition to the rights reserved to Sponsor with respect to the election and/or designation of members of the Tower Board.

2. Powers and Duties of and Determinations by the Condominium Board

The Condominium Board shall have the powers and duties necessary for or incidental to the administration of the affairs of the Condominium. Subject to such authority of the Condominium Board, generally, but subject to the Declaration and Condominium By-Laws provisions governing the same, all determinations, which do not (to more than an immaterial extent) relate to or affect or involve the Condominium generally or the General Common Elements, and do not affect (to more than an immaterial extent) any portion of the Building other than the Tower Section, shall be made by the Tower Board. Any dispute between or among one or more of the Tower Board and the Condominium Board as to which Board shall be entitled to make a particular determination shall be settled by arbitration in the manner provided in the Condominium By-Laws. As more fully set forth (and except as may otherwise be provided) in the Condominium By-Laws, all determinations required to be made by the Condominium Board shall be by majority of the votes cast at any meeting at which a quorum is present.

For convenience of operation of the Condominium, the Tower Board may (with the Condominium Board's consent) designate the Condominium Board to act as its agent with respect to any matters the determination of which is entitled to be made by the Tower Board.

3. Meetings and Votes of Unit Owners

No joint annual meetings of the Tower Unit Owners and all other Unit Owners will be held unless required by law, in which event such joint annual meeting will be held on the date specified by the Condominium Board. Special meetings may be called from time to time pursuant to the Condominium By-Laws. At all such joint meetings of Unit Owners, if any, the presence in person or by proxy of Unit Owners representing not less than forty percent (40%) (in Common Interest) of all Unit Owners shall constitute a quorum; provided that the members of the Condominium Board designated by the Commercial Unit Owners shall have the absolute right (except in the case of an Emergency (as defined in the Condominium By-Laws)) to require an adjournment of any such Unit Owners Meeting (notwithstanding the presence of a quorum) for a period not longer than thirty (30) days; and, except as otherwise provided in the Condominium By-Laws or Declaration, a majority of votes cast at any such meeting at which a quorum is present or is not required shall be binding on all Unit Owners.

Each Unit Owner, upon obtaining title, will in accordance with Section 339-e of the Real Property Law, automatically have the right to vote at all joint meetings of the Unit Owners, if any, based upon the Common Interest appurtenant to each of the Unit or Units owned by such Unit Owner, and at all such meetings, each Unit Owner (or his or her proxy) entitled to vote thereat (including Sponsor or its designee with respect to Unsold Units) shall be entitled to cast one (1) vote for each .0001% of interest in the Common Elements attributable to its, his or her Unit(s).

4. Officers

The principal officers of the Condominium will be the President, Vice President, a Secretary and a Treasurer, all of whom shall be elected by the Condominium Board. The Condominium Board may also appoint additional officers as the Condominium Board in its judgment may deem advisable.

The officers of the Condominium Board are required to be Unit Owners or have any interest therein and be members of the Condominium Board or the Tower Board. Notwithstanding the foregoing, any officer elected by Sponsor by virtue of its control of the Condominium Board does not need to be a Unit Owner or have any interest therein or be a member of the Condominium Board or Tower Board.

Except as otherwise determined by the Condominium Board, no officer shall receive any compensation for acting as such. Upon the affirmative vote of a majority of the members of the Condominium Board, any officer of the Condominium Board may be removed, either with or without cause, and his or her successor shall be elected, at any regular meeting of the Condominium Board or at any special meeting of the Condominium Board called for such purpose.

5. Liability of Condominium Board and Unit Owners

To the extent permitted by applicable law, Condominium Board members shall have no liability to the Unit Owners, except that a Condominium Board member shall be liable for his or her own bad faith, gross negligence or willful misconduct. The Condominium Board may contract or effect any other transaction with any Condominium Board member, any member of the Tower Board, any Unit Owner, Sponsor or its designee, or any affiliate of any of them without incurring any liability for self-dealing, except in cases of bad faith, gross negligence or willful misconduct. All Unit Owners shall severally, to the extent of their respective interests in their Units and their appurtenant Common Interests, indemnify each Condominium Board member against any liability or claim except those arising out of the bad faith, gross negligence or willful misconduct of such member.

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R. RIGHTS AND OBLIGATIONS OF THE UNIT OWNERS AND THE BOARDS OF MANAGERS

1. Sales and Leases of Tower Units

Each Tower Unit Owner may sell his or her Tower Unit, or lease his or her Tower Unit for a minimum term of one (1) year, in each case, provided, in each case, such Tower Unit Owner first gives the Tower Board notice of intention to sell or lease such Tower Unit, accompanied by a fully executed copy of the contract of sale or lease, as the case may be. The Tower Board shall then have the right to purchase or lease the Tower Unit at the same price or rental and on the same terms as were offered in good faith by a prospective Purchaser or lessee, as more specifically set forth in Article 8 of the Tower By-Laws. If the Tower Board does not elect to purchase or lease the Tower Unit within thirty (30) days after receipt of the notice, or waives such election in writing, the Tower Unit Owner will have sixty (60) days thereafter to consummate the transaction set forth in the contract of sale or lease with the prospective Purchaser or lessee, as the case may be, as more particularly set forth in Section 8.1 of the Tower By-Laws. In the event that such sale or lease is not consummated, or if such contract or lease is renegotiated or modified in any way (whether orally, in writing or by a side agreement) to be on terms less favorable to the Tower Unit Owner, the Tower Unit Owner will be required again to offer the same first to the Tower Board. The Tower Board may not exercise its option to purchase or lease any Tower Unit without prior approval of a majority in interest of Tower Unit Owners present in person or by proxy and voting at a meeting at which a quorum is present. Any such lease shall be in the form and substance then approved by the Tower Board (as the same may be changed from time to time), including provisions such as a prohibition on assignment or subletting. The Tower Board shall have the right to release or waive such option without the prior approval or a vote of the Tower Unit Owners.

In connection with the foregoing, the Tower Board may not discriminate against any person on the basis of race, creed, color, national origin, gender, sexual orientation, age, disability, marital status or other grounds prohibited by law.

If a Tower Unit Owner is a corporation, any sale, assignment, transfer or other disposition of any of its stock, or if a Tower Unit Owner is a partnership, limited liability company or other entity, any sale, assignment, transfer or other disposition of any interest in such partnership, company or other entity, in each case other than through any recognized national securities exchange or "over-the-counter" market, which results in a change in the majority beneficial or legal ownership of such entity, shall also subject the Tower Unit owned by such entity to the requirement that the Tower Unit first be offered to the Tower Board for purchase or lease, as described above.

Further, in the event that title to a Tower Unit is taken by a corporation, partnership, limited liability company or other entity, the name of a principal of said entity shall be identified to Sponsor.

Notwithstanding the foregoing, without complying with the foregoing restrictions, a Tower Unit Owner may sell, lease or convey his or her Tower Unit, and the owner of any interest in a Tower Unit Owner which is a corporation, partnership, limited liability company or other

entity, may sell, lease or convey such interest, to an affiliate or one (1) or more family members, as hereinafter defined, or convey a Unit or interest in a Tower Unit Owner, as the case may be, by gift, or devise it by will, or have it pass by intestacy. (An "affiliate" is defined for purposes hereof as a person or entity that owns fifty percent (50%) or more of the legal and beneficial interest of such Tower Unit Owner or owner of an interest in a Tower Unit Owner, as the case may be, or an entity with respect to which such Tower Unit Owner or owner of an interest in a Tower Unit Owner owns fifty percent (50%) or more of the legal and beneficial interest, and "family member" is defined for purposes hereof as a spouse, domestic partner, adult child, parent or adult sibling, or a trust for the benefit of any one or more of the foregoing and/or one or more minor children of any of the foregoing.) Article 8 of the Tower By-Laws more specifically describes the right of first refusal and those situations in which a Tower Unit Owner may sell or convey his or her Tower Unit to a related or controlled individual or entity.

The restrictions upon the sale or lease of Tower Units shall not apply to Sponsor or its designee with respect to any Unsold Tower Units, to the Tower Board or to any Tower Units acquired by a mortgagee in foreclosure or by deed in lieu of foreclosure; such Tower Units may be sold to anyone without first being offered for sale to the Tower Board.

Each conveyance of a Tower Unit by the Owner thereof shall include as part of the property to be conveyed, such Tower Unit Owner's: (i) undivided interest in the Common Elements; (ii) undivided interest in any Tower Unit or Tower Units acquired by the Tower Board from Unit Owners (or the proceeds received at a foreclosure or other judicial sale of a Tower Unit); and (iii) undivided interest in any other assets of the Tower Board or assets of the Condominium (including, without limitation, in the Resident Manager's Unit). No part of a Tower Unit Owner's interest in the Common Elements may be sold, transferred or otherwise disposed of, except as part of a sale, transfer or other disposition of the Tower Unit to which such interest appertains or as part of a sale, transfer or other disposition of the specific interest in the Tower Limited Common Elements or the General Common Elements by all affected Tower Unit Owners.

A Tower Unit may not be conveyed unless all unpaid Tower Common Charges and liens against such Tower Unit (other than Permitted Mortgages) are paid and satisfied at or prior to closing. The Tower Board may establish reasonable fees for the processing of such offers for sale or lease, which shall be payable by the selling or leasing Tower Unit Owner to the Residential Managing Agent. In addition, the Tower Board shall have the right to impose a fee in connection with any waiver of its right of first refusal pursuant to Section 8.1 of the Tower By-Laws, either with respect to a sale or a lease of a Tower Unit; provided, however, that no fee shall be assessed in connection with: (i) a renewal of a lease of a Tower Unit, as to which lease the Tower Board previously waived its right of first refusal in accordance with the Tower By-Laws; and (ii) sales or leases of Unsold Tower Units by Sponsor. Neither the sale of the Rental Unit, nor the lease of any Rental Apartment, shall be subject to a right of first refusal held by or other approval of the Tower Board.

2. Assignment of Storage Licenses

To help protect the security of the Building, the holder of a Storage License (other than Sponsor) must at all times be a Unit Owner; provided, however, that the foregoing restriction

shall not apply: (i) to Sponsor or its designee; or (ii) to the Tower Board or its designees. If the Tower Board terminates a Storage License or a Unit Owner surrenders a Storage License without assigning such license to another Unit Owner, the Tower Board shall have the right to issue a new Storage License for the corresponding Storage Bin upon terms and conditions determined in its sole discretion. If at any time the licensee of a Storage Bin sells its Tower Unit, it shall simultaneously assign its license of the Storage Bin to the purchaser of such Tower Unit or to another owner of a Tower Unit, failing which, the Tower Board shall have the right to terminate the license of the Storage Bin and take possession of the same, without compensation to the licensee.

Upon the issuance of a Storage License to a Unit Owner, such Unit Owner may freely assign such license without the consent of the Tower Board provided such assignee is also a Unit Owner; and provided further that the Tower Board is provided written notice of such assignment. Neither Sponsor nor the Tower Board shall have any liability or obligation with respect to a private assignment of a Storage License.

3. Use of Tower Units and Storage Bins

A Tower Unit may be used only as a residence and, subject to compliance with the Condominium By-Laws and Tower By-Laws, for a lawful home occupation. Each such Tower Unit may only be occupied by: (i) any individual who is a Tower Unit Owner or permitted lessee; (ii) any officer, director, shareholder or employee of any corporation which is a Tower Unit Owner or permitted lessee; (iii) any partner or employee of any partnership which is a Tower Unit Owner or permitted lessee; (iv) any member or employee of any limited liability company which is a Tower Unit Owner or permitted lessee; (v) the fiduciary or beneficiary or employee of any fiduciary which is a Tower Unit Owner or permitted lessee; (vi) any principal or employee of any other entity (including, but not limited to, embassies and consulates of foreign governments) which is a Tower Unit Owner or permitted lessee; provided that in each instance in clauses (i) through (vi) above: (A) the individual, designated officer, director, shareholder, partner, member, fiduciary, beneficiary, principal or employee is designated as the primary occupant of the Tower Unit and is not being designated to use the Tower Unit on a transient basis or as other than the primary occupant; and (B) such use is not, in fact or in effect, part of or in furtherance of an Occupancy Plan; and (vii) family members, domestic partners, domestic employees and/or non-paying guests of any of the foregoing. Subject to the foregoing, Tower Units may only be leased in accordance with the Tower By-Laws and the Tower Rules and Regulations. An "Occupancy Plan" means a program, plan, agreement or other arrangement for the use, occupancy, marketing, advertising or promotion of one (1) or more Tower Units under short-term, timeshare, fractional or shared ownership, interval exchange (whether the program is based on direct exchange of occupancy rights, cash payments, reward programs or other point or accrual systems) or other membership plans or arrangements through which a participant in the plan or arrangement acquires a direct or indirect ownership interest in the Tower Unit(s) in question with attendant rights of periodic use and occupancy or acquires contract rights to such periodic use and occupancy of such Tower Unit(s) or a portfolio of accommodations including such Tower Unit(s).

There is no limit on the number of Tower Unit Owners who may purchase a Tower Unit for investment, rather than for personal occupancy, purposes. As such, there may always be a substantial percentage of Tower Unit Owners who are non-residents of the Condominium.

The Storage Bins may only be used for storage purposes and in no event may be used as a dwelling space or for the storage of toxic or inflammable items or Combustibles (as such term is defined in the New York City Building Code). No materials which pose a health or safety threat or which otherwise create a nuisance may be stored in the Storage Bins. To do so may result in a violation placed against the Building by the Department of Buildings that will be the obligation of the licensee to remove. Notwithstanding the foregoing, Sponsor or its designee shall have the right to use without charge any Unlicensed Storage Bins for any lawful purpose or to change the permitted use of any Unlicensed Storage, subject, however, to the provisions of Article 6 of the Tower By-Laws which provide, among other things, that no use shall be allowed in the Condominium which interferes with the peaceful possession and proper use of the Condominium by its occupants.

Each licensee shall be liable for all damage arising out of such licensee's use or misuse of its Storage Bin. Neither the Sponsor, nor its respective agents or employees shall be liable for any theft or damage to any property stored in the Storage Bins. Each licensee shall indemnify and hold Sponsor and its respective directors, officers, partners, parent and subsidiary and affiliated companies, agents and employees, harmless from and against any and all liabilities, claims, causes of action, damages, lawsuits, penalties, judgments, and liens, together with any related costs and expenses, including but not limited to reasonable legal fees, asserted against or sustained by any of them in connection with any act, omission, or negligence of a licensee or a licensee's family, servants, employees, agents, guests and invitees in connection with the purchase of a Storage License.

Holders of Storage Licenses, excluding Sponsor with respect to Unlicensed Storage Bins, will be required to pay a monthly license maintenance fee to the Tower Board in an amount equal to $1 per month per square foot of such Storage Bin, which amount shall, following the First Closing, be subject to biannual increases based upon the CPI Increase Factor in effect on the date of the First Closing. Further, the license fees are otherwise also subject to change from time to time as the Tower Board deems necessary or appropriate.

The form of Storage License to be used for licensing the use of such Storage Bins to individual Tower Unit Owners is set forth as Exhibit 11 in Part II of the Plan.

4. General Provisions with Respect to Use

No portion of a Tower Unit, other than the entire Tower Unit, may be leased. No nuisance or offensive or unlawful use shall be allowed in the Tower Section or any portion thereof. All Legal Requirements relating to any portion of the Property, shall be complied with at the sole expense of whichever Unit Owners or Board shall, pursuant to the Declaration or By-Laws, have the obligation to maintain or repair such portion of the Property.

The Tower Rules and Regulations concerning the use of the Tower Units may be amended from time to time by the Tower Board, provided that copies thereof are furnished to

each Tower Unit Owner prior to the time that they become effective. Further provisions with respect to the use of the Tower Units are set forth in the Declaration, the Condominium By-Laws, the Tower By-Laws, the General Rules and Regulations and the Tower Rules and Regulations. However, no amendment of the Tower Rules and Regulations will apply to Sponsor or the Unsold Tower Units, unless agreed to by all the owners of same who are affected by such amendment.

5. Mortgage of Tower Units by Tower Unit Owners

Each Tower Unit Owner may mortgage his or her Tower Unit, in accordance with the provisions of Article 7 of the Tower By-Laws, which requires that the Tower Board be notified in writing of the making of such mortgage and receive a conformed copy of the note and mortgage and that the Tower Unit Owner first satisfy all unpaid liens against the Tower Unit, other than Permitted Mortgages. Each Commercial Unit Owner shall have the right to mortgage or otherwise encumber its Commercial Unit in accordance with the terms of the Condominium By-Laws.

6. Common Charges: Determination and Assessment

As described in the Condominium By-Laws, the Condominium Board shall from time to time, but at least annually, prepare a budget setting forth its projections of General Common Expenses and will assess against the Tower Board, in the manner described in the Condominium By-Laws, the General Common Charges necessary to meet the Tower Section's allocated share of General Common Expenses. As described in the Tower By-Laws, the Tower Board shall from time to time, but at least annually, prepare or cause to be prepared a budget setting forth its projections of the Tower Common Expenses for the next fiscal year of the Tower Section, including, the Tower Section's allocated share of the General Common Charges, and will allocate and assess to each Tower Unit Owner in proportion to such Tower Unit's percentage Common Interest compared to the total for all Tower Unit Owners, Tower Common Charges to meet the Tower Common Expenses. (Under the Condominium By-Laws, the Tower Common Charges collected by the Tower Board shall, in all instances, first be payable by the Tower Board to the Condominium Board in payment of the Tower Section's allocated share of General Common Charges and before application for any other purpose. If such priority of payment fails to occur, the Condominium Board shall have the right, without limitation, and in addition to all other remedies available at law, to avail itself of the remedy of specific performance with respect to the obligations of the Tower Board.) Generally, any Common Expenses incurred and related exclusively to the Tower Limited Common Elements will be allocated and assessed to the Tower Unit Owners, and any Common Expenses incurred and related exclusively to the Office Limited Common Elements will be allocated and assessed to the Office Unit Owners. The respective Common Interests of the Units, as estimated by Sponsor, have been allocated to each Unit based upon floor space subject to the location of such space and the additional factors of relative value to other space in the Condominium, the uniqueness of the Unit, the availability of Common Elements for exclusive or shared use and the overall dimensions of the particular Unit, in accordance with Section 339-i(1)(iv) of the New York State Real Property Law.

The Tower Board will furnish copies of the Condominium budget to all Tower Unit Owners and advise each Tower Unit Owner of the amount of Tower Common Charges payable.

Unless otherwise determined by the Tower Board, Tower Common Charges will be payable in monthly installments, in advance, on the first day of each month.

7. Collection and Lien for Non-Payment of Common Charges

Tower Unit Owners may not exempt themselves from liability for Tower Common Charges by waiving use of any of the Common Elements or by abandoning their Units. No Tower Unit Owner, however, will be liable for the payment of any part of the Tower Common Charges assessed against his or her Unit subsequent to a permissible sale, transfer or other conveyance by him or her of such Unit. In addition, as more specifically set forth in Section 6.2 of the Tower By-Laws, a Tower Unit Owner, by conveying his or her Unit (without consideration) to the Tower Board and provided that such Unit is free and clear of liens and encumbrances other than the statutory lien for unpaid Tower Common Charges (provided no amounts are owing under any such lien) and that no violation of the Declaration, the Condominium By-Laws, the Tower By-Laws, the General Rules and Regulations or the Tower Rules and Regulations then exists with respect to such Unit, may be exempt from Tower Common Charges thereafter accruing.

On a resale of any Tower Unit, the Purchaser will be liable for the payment of any unpaid Tower Common Charges against such Unit; except that, to the extent then permitted by law, a Permitted Mortgagee acquiring a Tower Unit at a foreclosure sale will not be liable for a lien for the payment of Tower Common Charges assessed against such Unit for the period following the recording of the Permitted Mortgage and prior to such Unit's acquisition by the Permitted Mortgagee (which provision may change in the event of statutory modification). In the event of a foreclosure by the Tower Board of its lien on any Unit for unpaid Tower Common Charges, or otherwise, if the net proceeds of the foreclosure sale are insufficient for the payment of such unpaid charges, or if a Unit is acquired by a mortgagee or Purchaser in foreclosure, the previous Unit Owner can be sued for the unpaid balance. The Tower Board will also have the right to assess such unpaid balance as a Common Charge among all Tower Unit Owners.

Pursuant to Section 339-z of the Real Property Law and under the provisions of the Tower By-Laws, the Tower Board, on behalf of all Tower Unit Owners will have a lien on each Tower Unit for unpaid Tower Common Charges together with interest thereon, assessed against such Unit. All such liens, however, to the extent permitted by applicable Law, will be subordinate to the lien of any first Permitted Mortgage of record and to liens for real estate taxes on the particular Unit. Pursuant to Section 339-aa of the Real Property Law, any lien for unpaid Tower Common Charges against a Tower Unit will be effective from and after filing of a verified notice thereof in the City Register's Office and until all sums secured thereby with interest accrued thereon shall have been fully paid, or until six (6) years from the date of filing (unless foreclosure of such lien is started within such six (6)-year period), whichever shall occur sooner. Such liens may be foreclosed by a suit brought in the name of the Tower Board (acting on behalf of all Tower Unit Owners) in the same manner as the foreclosure of a mortgage on real property, or an action may be brought by the Tower Board to recover unpaid Tower Common Charges without foreclosing such lien. In addition, the Tower Board may assess Tower Unit Owners a late charge of $250 per month if any such amount remains unpaid for more than ten (10) days from their due date (although nothing herein shall be deemed to extend the period within which such amounts are to be paid), which amount shall be subject to increase by the

Tower Board, and interest at the rate of one and one-half percent (1.5%) per month on such unpaid amounts (plus any "late charges" theretofore collected), plus all expenses of collection. Sponsor obligates itself to cause any members of the Tower Board related to or affiliated with Sponsor to vote in favor of filing a lien against any Unsold Tower Units owned by Sponsor with respect to which payments of Tower Common Charges have not been made within thirty (30) days after the date when due.

As provided in the Tower By-Laws, the Tower Board shall take prompt action to collect any Tower Common Charges which remain unpaid for more than thirty (30) days after the due date for payment thereof, including, without limitation, the institution of such actions and the recovery of interest and expenses. In the event the Tower Board fails to take such action against a Unit Owner, then the Condominium Board may do so, in its own name or, if necessary, in the name of the Tower Board.

8. Obligations to Condominium Board for General Common Charges and Special Assessments

As described in the Condominium By-Laws and in Article 6 of the Tower By-Laws, under the Condominium By-Laws, and to the extent permitted by law, the Tower Common Charges collected by the Tower Board shall, in all instances, first be payable to the Condominium Board in payment of the Tower Section's allocated share of General Common Charges, and before application for any other purpose. If such priority of payment fails to occur, the Condominium Board shall have the right, without limitation, and in addition to all other remedies available at law, to avail itself of the remedy of specific performance with respect to the obligations of the Tower Board.

In addition, in the event the Condominium Board levies a special assessment, a portion of which is allocated to the Tower Section, the Tower Board may levy a special assessment to meet the Tower Section's allocated share of any such special assessment levied by the Condominium Board.

9. Borrowing by the Condominium Board

Subject to the terms of the Condominium By-Laws, the Condominium Board shall have the power to borrow money on behalf of the Condominium when required in connection with the operation, care, upkeep and maintenance of, or the making of Repairs or Alterations (each as defined in the Condominium By-Laws) of, the General Common Elements or otherwise in connection with any permitted action or activity of the Condominium Board, provided, however, that: (i) a sixty-six and two-thirds (66-2/3%) vote of the members of the Condominium Board shall be required for any borrowings for such purposes if such borrowings are in excess of $3,000,000 (subject to increase by the CPI Increase Factor) in total in any one fiscal year; and (ii) no lien to secure repayment of any sum borrowed may be created on any Unit or its appurtenant Common Interest without the prior written consent of the owner of such Unit, or on the General Common Elements without the consent of all Unit Owners; and the power and right of the Tower Board to borrow money pursuant to the provisions of the Tower By-Laws is not limited or impaired by the foregoing.

10. Borrowing by the Tower Board

The Tower Board may, at any time, borrow money on behalf of the Tower Section when required in connection with: (i) the operation, care, upkeep and maintenance of, or the making of repairs, restorations and replacements of, and alterations, additions, or improvements to the Tower Limited Common Elements, or (ii) any permitted action or activity of the Tower Board; provided, however, that: (A) except as otherwise provided in the Tower By-Laws, the consent of at least sixty-six and two-thirds (66-2/3%) in Common Interest of all Tower Unit Owners shall be required for any borrowings for such purposes with respect to the Tower Limited Common Elements, if such borrowings are in excess of $3,000,000 (subject to increase by the CPI Increase Factor) in total any one (1) fiscal year (in each case excluding the pro-rata share of the Tower Section with respect to any borrowing made by the Condominium Board pursuant to the Condominium By-Laws); (B) no lien to secure repayment of any sum borrowed may be created on any Unit or its appurtenant interest in the Common Elements (except to the extent permitted by applicable law) without the prior written consent of the owner of such Unit; and (C) no Unit Owner other than the Tower Unit Owners shall be liable for the repayment of any such borrowing with respect to the Tower Limited Common Elements exclusively, and the loan documentation in such case shall so provide. Any such debt may be secured by future income and Tower Common Charges in which event the Tower Common Charges shall be deemed trust funds for the purpose of paying such debt. The Tower Board cannot secure such debt by a lien on the Common Elements without the consent of all affected Unit Owners.

In addition to the debt described above, the Tower Board, without approval of the Unit Owners may, at any time, incur, or refinance, debt from time to time secured by a lien on the Resident Manager's Unit or any other Unit acquired by the Tower Board pursuant to the Declaration and/or Tower By-Laws; provided, however, that no such financing or refinancing may be secured by an encumbrance or hypothecation of any portion of the Property other than the Unit (together with its appurtenant interest in the Common Elements) or other property acquired. If any sum borrowed by the Tower Board is not repaid by the Tower Board, a Unit Owner who pays to the creditor such proportion thereof as his or her interest in the Common Elements bears to the interest of all Tower Unit Owners in the Common Elements shall be entitled to obtain from the creditor a release of any judgment or other lien which said creditor has filed or has the right to file against such Unit Owner's Unit, and all loan documentation entered into by or on behalf of the Tower Board shall specifically so provide. The dollar amounts set forth above and all other dollar amounts referenced elsewhere in the Tower By-Laws, shall be adjusted to reflect any increase in the cost of living, as reflected by an increase in the CPI Increase Factor (as described in the Tower By-Laws).

11. Repairs to and Maintenance of Tower Units and Common Elements

Except as may otherwise be provided in the Condominium By-Laws and/or Tower By-Laws, generally, all painting, decorating, maintenance, repairs and replacements, whether structural or non-structural, or ordinary or extraordinary: (a) in or to any Tower Unit (other than any Common Elements included therein) will be made by the Owner of such Unit at his or her expense, (b) in or to the General Common Elements will be made by the Condominium Board and the expense thereof will be charged to the Unit Owners as a General Common Expense, (c) in or to the Tower Limited Common Elements will be made by the Tower Board and the expense

thereof will be charged to the Tower Unit Owners in the proportion that their respective Common Interests bear to the aggregate Common Interests of all Tower Unit Owners, and (d) in or to the Office Limited Common Elements will be made by the Condominium Board and the expense thereof will be charged to the Office Unit Owners in the proportion that their respective Common Interests bear to the aggregate Common Interests of all Office Unit Owners. Without limiting the foregoing, Tower Unit Owners shall be responsible for all maintenance, repairs and replacements of all plumbing, appliances and lighting fixtures, and heating and air conditioning units in their respective Units. Notwithstanding the foregoing, each Tower Unit Owner shall be responsible for all ordinary maintenance and cleaning of each Terrace appurtenant to its Tower Unit; however, the costs and expenses of any repairs or replacements, structural or otherwise with respect to each such Terrace (unless caused by or attributable to the applicable Unit Owner), shall be charged to all Tower Unit Owners as a Common Expense. Each Tower Unit Owner shall promptly comply with all Legal Requirements applicable to his or her Tower Unit. No Tower Unit Owner shall use or permit the use of Hazardous Materials (as defined in the Condominium By-Laws) on, about, under, or in his or her Tower Unit or the Property. Each Tower Unit Owner agrees to indemnify and hold harmless the Condominium Board, the Tower Board and each other Unit Owner from and against any and all claims or demands, including any action or proceeding brought thereon, and all costs, losses, expenses and liabilities of any kind relating thereto, including, but not limited to, costs of investigation, remedial response, and reasonable attorneys' fees and cost of suit, arising out of or resulting from any Hazardous Material used or permitted to be used by such Tower Unit Owner on, about, under or in his or her Tower Unit or the Property.

The Tower will feature a window washing rig for the cleaning of the exterior glass surfaces of Tower Unit windows. The washing and cleaning of interior glass surfaces of windows in the Tower Units shall be the responsibility of the respective Tower Unit Owners. The Condominium Board and the Tower Board may from time to time enforce the responsibility of Unit Owners to wash and clean the interior surfaces of windows located in their respective Units and charge the defaulting Unit Owner therefor. As more particularly set forth in the Condominium By-Laws, the exterior glass surfaces will be washed and cleaned and replaced at the direction of the Condominium Board and the cost thereof charged as a General Common Expense; provided, however, that with respect to Commercial Units, the cost of any window replaced by the Condominium Board shall be allocated to the Commercial Unit Owner of such Commercial Unit, and with respect to the Tower Units, the cost of any window replaced by the Condominium Board shall be allocated to the Tower Board, who shall further allocate such cost in accordance with the Tower By-Laws.

All normal maintenance and repairs of any Tower Limited Common Element exclusively appurtenant to a particular Tower Unit shall be made by the Tower Unit Owner having access thereto, at its own cost and expense; any structural or extraordinary repairs or replacements thereto (including leaks) shall be made by or for the Tower Board and the cost and expense thereof shall be charged to all Tower Unit Owners as a Tower Common Expense, unless due to the negligence, misuse, neglect or abuse of such Tower Unit Owner or its tenant, agent, invitee, licensee or guest, in which event such Tower Unit Owner shall bear the entire cost thereof, and the same shall, for all purposes hereunder, constitute part of the Tower Common Charges payable by such Tower Unit Owner.

As indicated in Schedule A, Terraces are appurtenant to certain Tower Units. Each Terrace is a Tower Limited Common Element. The Tower Unit Owner of a Unit having a Terrace shall have the exclusive use of the Terrace appurtenant thereto, subject to the right of the Tower Board to regulate its use in accordance with the Tower By-Laws and the Tower Rules and Regulations. As noted above, each Tower Unit Owner shall be responsible for all ordinary maintenance and cleaning of each Terrace appurtenant to its Unit, subject to the rights of the Boards to regulate its use, and to enter the Tower Unit to access the Terrace and to access any Limited Common Elements for maintenance, repair and replacement and other uses (including, without limitation, to access any Building mechanical equipment or other Common Elements located on any roof setback adjacent to any Terrace, or to use any Terrace as a platform for window washing equipment). Sponsor is not responsible for, can make no guarantees regarding and shall have no liability to Tower Unit Owners with respect to, the level of noise or vibrations or odors resulting from the operation of the Building or the Units or the degree of privacy which will be afforded to Unit Owners on their Terraces. The costs and expenses of any repairs or replacements to a Terrace, structural or otherwise (unless caused by or attributable to the Tower Unit Owner), shall be charged to all Tower Unit Owners as a Common Expense.

The Tower Board shall have the right to require a Tower Unit Owner to remove plantings, roof surfaces and other installations which have been placed on the Terraces if the Tower Board determines, in its sole discretion, that such plantings or other installations may adversely affect the integrity of the roof or other portion of the Building or is otherwise unsafe. In addition, the Tower Board shall have the right, in connection with any construction, repair or maintenance work in the Building, to erect scaffolding temporarily on any Terrace. In no event shall any Tower Unit Owner of a Tower Unit having a Terrace be permitted to enclose or erect any structure on such Terrace. The Tower Board may establish such other rules and regulations it deems necessary to protect the Common Elements and the Units and to insure the integrity of the Building and the health and safety of the occupants.

If a Tower Unit contains an appurtenant Terrace, the fencing, railings, gates, parapets, structural, waterproofing and drainage elements in or on the Terrace are Tower Limited Common Elements appurtenant to such Tower Unit. Any pavers, decking, tile or other flooring installed on the Terrace and any faucets, hose bibs, electrical outlets and lighting installed in or on the Terrace, are part of the Unit. Doors leading from a Tower Unit to a Terrace are also part of the Unit. Pursuant to the foregoing, the structural concrete roof slab or other roof construction material, the asphalt or other roofing material thereover, the roof membrane, flashing and similar waterproofing or other roofing elements protecting the interior of the Building and located under the pavers, decking, tiles or other flooring of the Terrace, as well as any drainage system and fencing or railing, are Tower Limited Common Elements appurtenant to the Unit. No alterations of or installations on or in a Terrace appurtenant to a Tower Unit may be made without the prior written consent of the Tower Board, and during the Initial Control Period, Sponsor as well. In no event may these areas be enclosed.

Moreover, Terraces and any other areas that are exposed to the elements must be kept free of snow, ice and accumulation of water to the extent failure to do so could cause damage to the Building and/or other Units therein. In the event a Tower Unit Owner fails to comply with any of its maintenance obligations, the Tower Board may, at the expense of the Unit Owner and

without liability to the Tower Board, enter the Unit and perform such acts as are necessary to cure the Unit Owner's default.

In order to promote a consistent appearance of the Tower from the outside, unless waived by the Tower Board, each Tower Unit Owner will be required to install and maintain window treatments having a white-colored backing on the sides facing and nearest to the windows in its Tower Unit, which window treatments and backings must conform to any specifications (including a new color) established from time to time by the Tower Board. Neither the interior nor the exterior glass surfaces of any windows located in any Tower Unit may be altered, colored or painted.

Unless expressly authorized by the Tower Board in each case, at least eighty percent (80%) of the floor area of each Tower Unit (excepting only kitchens, pantries, bathrooms, closets and foyers) must be covered with rugs, carpeting or equally effective noise reducing material.

The Condominium By-Laws and Tower By-Laws provide that each Unit and all portions of the Common Elements shall be kept in a clean and sanitary condition, and in good working order (and all portions thereof exposed to public view shall be kept in a neat appearance and in first-class condition in accordance with the high quality, character and dignity of the Building), in each case, by the Unit Owners, the Condominium Board or the Tower Board, whichever is responsible, for the maintenance thereof. In the event that any Tower Unit Owner fails to keep his or her Unit in such condition, the Tower Board, at the expense of such Unit Owner, may enter such Unit and perform such acts as are necessary to cure such default. (See subsection entitled "Rights of Access" in this Section below for further discussion.)

In the event the Tower Board fails to take action within after notice from the Condominium Board against a Tower Unit Owner who is in default beyond the expiration of any notice or cure period in or the performance of any other obligation under the Declaration, the Condominium By-Laws or the Tower By-Laws, then the Condominium Board may do so, in its own name or, if necessary, in the name of the Tower Board.

Any alteration, addition, improvement or repair in or to a Unit or any Common Elements must comply with all Legal Requirements.

12. Representation on Condominium Board

As described in Articles 2 and 3 of the Tower By-Laws and in the Condominium By-Laws, Tower Unit Owners shall not be entitled to vote in their individual capacities as Unit Owners at any meeting of the Condominium Board. The entire Common Interest of such Unit Owners shall be represented on the Condominium Board by the designees of the Tower Board.

13. Alterations and Improvements of Tower Units

No Tower Unit Owner (other than Sponsor or its designee or other owner of Unsold Tower Units) may make any alteration, addition, improvement or repair in or to such Unit Owner's Unit that affects the structure of the Tower and/or the Building's systems without the prior written approval of the Tower Board and in certain circumstances, the Condominium Board, but this provision does not apply to an Unsold Tower Unit. Except as otherwise

permitted in the Condominium By-Laws and/or Tower By-Laws, no Tower Unit Owner may make any alteration, addition, improvement or repair in or to the Common Elements without the prior written approval of the Condominium Board and/or the Tower Board, as applicable. The Tower Board may impose fees upon such Unit Owner to reimburse the Condominium and/or the Tower Board for costs incurred in connection with the review or supervision of such Unit Owner's work.

The Tower Board, at its option, may require a Tower Unit Owner to execute an agreement in form and substance satisfactory to the Tower Board setting forth the terms and conditions under which such alteration, addition, improvement or repair may be made. Additionally, as set forth in more detail in the Tower By-Laws, any Tower Unit Owner making or permitting an alteration, addition, improvement or repair in its Tower Unit is required by the Tower By-Laws to: (i) obtain such insurance as the Tower Board or the Residential Managing Agent may require, (ii) indemnify the Tower Board, the Condominium Board, all other Unit Owners and the Managing Agent against any liability arising from the work, (iii) reimburse the Tower Board and the Condominium Board for its architectural, engineering and legal fees incurred in connection with such work, (iv) employ such architects, engineers, contractors, workers, suppliers and other laborers who are reasonably acceptable to the Tower Board and Condominium Board and Managing Agent; and (v) perform such work in a manner which will not interfere with, or cause any labor disturbances or stoppages (which may result from, among other things, the use of non-union labor) in, the work of Sponsor, the Condominium Board, the Tower Section, the Commercial Unit Owners, or other contractors or subcontractors employed by such parties or otherwise in the Building. In addition, no work or change by or on behalf of a Tower Unit Owner will be permitted without the consent of the Tower Board and Sponsor (which consent may be withheld or conditioned in their sole discretion if such work or change would result in a delay in obtaining a temporary or new permanent Certificate of Occupancy for the Building, or any amendment to, or extension of, the same if theretofore issued).

The foregoing restrictions affecting Tower Units shall not apply to Sponsor or its designee in respect of the Unsold Tower Units or to the Owner(s) of the Commercial Units. There are no restrictions on the ability of Sponsor or its designee to alter or improve any Unsold Tower Unit (including, without limitation, dividing, subdividing and combining one or more Unsold Tower Units or portions of same). Additionally, to the extent permitted by law, and subject to certain restrictions set forth in the Condominium By-Laws and Declaration, the Commercial Unit Owners will each have the right with regard to its Unit, without the consent of the Condominium Board, the Tower Board, the Managing Agent, other Unit Owners, or any other party, to mortgage or otherwise hypothecate its Unit, to decorate or make alterations, additions or improvements to its Unit (except that alterations, additions or improvements which would affect the structural, mechanical, electrical or plumbing elements of the Building or the exterior appearance of the Building shall be subject to the approval, not to be unreasonably withheld, of the Condominium Board) and to combine or subdivide its Commercial Unit into one (1) or more newly constituted Commercial Units.

Furthermore, an initial Purchaser of an Unsold Tower Unit shall have the right, without the approval of the Tower Board, to make any alterations, additions, improvements or repairs in or to such Tower Unit, provided that such Purchaser obtains all necessary approvals required by law and that Sponsor has consented to the same in writing at or prior to the closing of title to

such Tower Unit, which consent Sponsor may withhold or condition in its sole and absolute discretion.

Any alteration, addition, improvement or repair in or to a Unit or any Common Elements must comply with all Legal Requirements.

14. Alterations and Improvements of Common Elements

Generally, all alterations, additions or improvements in or to the Common Elements will be made by whichever Board or Unit Owner is required to maintain and repair such Common Elements. The costs of alterations, additions or improvements to the General Common Elements will be charged either to all Unit Owners as a General Common Expense; costs attributable to the Tower Limited Common Elements will be charged to all Tower Unit Owners as a Residential Common Expense in the proportion that their respective Common Interests bear to the aggregate Common Interests of all Tower Unit Owners or the Tower Unit Owner(s) responsible therefore, as the case may be; and costs attributable to the Office Limited Common Elements will be charged to all Office Unit Owners as a General Common Expense in the proportion that their respective Common Interests bear to the aggregate Common Interests of all Office Unit Owners or the Office Unit Owner(s) responsible therefore, as the case may be. Whenever, in the judgment of the Tower Board, the Tower Limited Common Elements for which it is responsible require additions, alterations or improvements which are capital in nature and would cost more than $1,000,000 (subject to increase by the CPI Increase Factor) in any calendar year or $3,000,000 in the aggregate (subject to increase by the CPI Increase Factor), then such additions, alterations or improvements may not be made unless first approved by a majority in number and Common Interest of Tower Unit Owners liable for the cost thereof, including Sponsor, if it then owns any Tower Unit, at a duly constituted meeting of the Tower Unit Owners, and by the Tower Mortgagee Representatives, if any, appointed pursuant to the Tower By-Laws, or unless the same is a non-capital repair or necessary to comply with applicable Legal Requirements, to remedy any violation imposed against the Property, to comply with a proper work order of an insurer of the Property, or for the health or safety (but not the general comfort or welfare) of the residents or occupants of the Property. In any such event, the Tower Board may, in its discretion, assess each Tower Unit Owner liable therefor for his or her pro-rata share of the cost of such additions, alterations, or improvements, according to his or her Common Interest, as part of the Tower Common Charges.

Any additions, alterations or improvements costing the amounts set forth above or less, in the aggregate, in any calendar year or which is a non-capital repair may be made by the Tower Board without the approval of the Tower Unit Owners or Tower Mortgagee Representatives.

Notwithstanding the foregoing, elevator landings which serve a single Tower Unit may be decorated and/or furnished by the applicable Tower Unit Owner as they desire (subject to the conditions of the Tower By-Laws), at their expense, provided that such Tower Unit Owner consents in writing thereto, and the Tower Board gives its written consent to such decoration and/or furnishing, which consent of the Tower Board may be granted or withheld in such board's sole discretion. After an elevator landing is decorated and/or furnished by the Tower Unit Owner serviced by the same, the owner of such Tower Unit, and not the Tower Board, will be responsible for keeping the decor and furnishings in a first class condition and state of repair and

performing, at its own expense, all repairs and maintenance necessary or desirable in order to accomplish the same.

In addition, as set forth in the Tower By-Laws and to the extent permitted by law, the owner or owners of any one or more Tower Units, if such Tower Unit or Units are the only Tower Unit or Units serviced or benefited by any Tower Limited Common Elements adjacent or appurtenant thereto (for example, that portion at the end of a hallway that is directly adjacent to the Tower Unit or Units located at the end of such hallway) and not affecting access or service (including, without limitation, heating, ventilating and air-conditioning) to any other Unit or to any other portion of the Tower Limited Common Elements shall, with the consent of the Tower Board (which consent shall be in the Tower Board's sole discretion and shall not be required if the Tower Unit Owner or Owners shall be Sponsor or their designees), have the exclusive right of use of such portion of the Tower Limited Common Elements as if it were a part of such Tower Units (including the right, in the above example of a portion of a hallway, to enclose such portion) and no amendment to the Declaration nor reallocation of Common Interests shall be made by reason thereof; provided, however that, notwithstanding the provisions of Section 6.1 hereof, such Tower Unit Owner or Owners agrees, at their sole cost and expense to: (a) be responsible for the operation, maintenance and repair of that portion of the Tower Limited Common Elements for so long as such Tower Unit Owner or Owners exercise such exclusive right of use; and (b) restore that portion of the Tower Limited Common Elements to its original condition, reasonable wear and tear excepted, after such Tower Unit Owner or Owners cease to exercise such exclusive right of use. The Owner of any such Tower Units which are Unsold Tower Units shall have the rights set forth in the preceding sentence without the necessity for obtaining the consent of the Tower Board. Notwithstanding the above, if an Owner transfers or conveys its Tower Units to a successor Owner, the transferor need not comply with (b) above provided that the transferee agrees to abide by (a) and (b) above.

15. Rights of Access

As more fully set forth in the Condominium By-Laws and the Tower By-Laws, the Tower Board, the Condominium Board and any managing agent, manager and other persons authorized by the foregoing will have a right of access to any Tower Unit for the purposes, among others, of: (a) making inspections of, or removing violations of Legal Requirements against, any part of the Property; (b) curing defaults under the Condominium By-Laws, the Tower By-Laws, Declaration, General Rules and Regulations or Tower Rules and Regulations, as applicable, by the owner of such Unit; (c) performing maintenance, installations, alterations, repairs or replacements to the mechanical, plumbing or electrical systems, or other portions of the Common Elements, located within such Unit or elsewhere in the Building; or (d) correcting any conditions originating in any Tower Unit and threatening another Unit or any Common Element. Additionally, in the case of an emergency affecting a Commercial Unit Owner or its Unit, such Unit Owner will have a right of access to any Tower Unit for the purpose of curing or abating such emergency for so long as and only so long as such emergency shall exist.

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

Each Tower Unit Owner must strictly comply with the provisions of the Declaration, Condominium By-Laws, General Rules and Regulations, Tower By-Laws and Tower Rules and

Regulations. Pursuant to Section 339(j) of the Condominium Act, failure to so comply will be grounds for an action for damages or injunctive relief, or both. The Condominium By-Laws and Tower By-Laws, together with the General Rules and Regulations and Tower Rules and Regulations, will be recorded with the Declaration or an amendment thereto in the City Register's Office.

17. Repair or Reconstruction after Fire or Other Casualty

If any portion of the Property other than solely the Tower Section is damaged or destroyed by fire or other casualty, or if any portion of the Tower Section is damaged or destroyed together with any other portion of the Property, the provisions of the Condominium By-Laws shall control as to control over repair and restoration. In the event that solely the Tower Section or any part thereof is damaged or destroyed by fire or other casualty (unless, in accordance with the Condominium By-Laws, the Building is not to be repaired), the Tower Board will arrange for the prompt repair and restoration of the Tower Section (including each Tower Unit, but excluding improvements, betterments, equipment, furniture, furnishings or other personal property in any such Unit) and the Tower Board, or the Insurance Trustee, as provided in the Condominium By-Laws, shall disburse the proceeds of all applicable insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments.

If the insurance proceeds are insufficient to cover the cost of repairs or restoration, Unit Owners may be assessed for such deficiency. If there is a surplus of insurance proceeds, the surplus shall be paid to Unit Owners in accordance with the following paragraph, except that no payment shall be made to a Unit Owner until there has first been paid out of his or her share, such amounts as may be necessary to reduce unpaid liens on his or her Unit, other than Permitted Mortgages, in the order of priority of such liens.

If only the Commercial Units (or a portion thereof) are destroyed or damaged by fire or other casualty and if the net insurance proceeds are insufficient to cover, or exceed, the cost of repairs and restoration, the affected Commercial Unit Owners will bear the entire amount of the deficit, or shall receive all of the excess, as the case may be, in proportion to their respective Common Interests. Similarly, if only the Tower Units and/or the Tower Limited Common Elements are damaged or destroyed by fire or other casualty and the insurance proceeds are insufficient to cover, or exceed, the cost of repairs and restoration, the deficit or surplus, as the case may be, will be shared by all Tower Unit Owners in proportion to their respective Common Interests. If said damage or destruction by fire or other casualty affects the General Common Elements, or any combination of (i) the Commercial Units and (ii) the Tower Units, then any deficit or surplus in insurance proceeds shall be borne or shared by all Unit Owners, or by the Unit Owners of the affected portions of the Building, as appropriate, in proportion to their respective Common Interests.

Any surplus allocable to any Tower Unit pursuant to the applicable provision of the Tower By-Laws shall first be lessened by such amounts as may be required to discharge unpaid liens (other than mortgages which are not Permitted Mortgages) on any such Unit in the order of priority of such liens, and the remaining surplus, if any, shall then be paid to the owner of such Unit.

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

18. Insurance

Under Article 11 of the Condominium By-Laws, subject to the provisions of the final paragraph of the preceding section, the Condominium Board is required to obtain and maintain, to the extent obtainable and to the extent determined by the Condominium Board to be appropriate, the following insurance: (a) fire insurance with coverage for special causes of loss, including, flood earth movement and seepage from sewers and drains and vandalism and malicious mischief endorsements, insuring the entire Building (including the physical structure of each Unit, but excluding additions, alterations, fixtures, furniture, furnishings, betterments and improvements, or other personal property not constituting a part of such Unit), together with all service machinery contained therein, and covering the interests of the Condominium, each Board and all Tower Unit Owners and Permitted Mortgagees, as their respective interests may appear, in an amount equal to the full replacement value of the Building on a replacement cost basis (exclusive of foundation and footings), without deduction for depreciation; (b) business income, extra expense rent insurance in an amount equal to General Common Charges for one year, if applicable; (c) workers' compensation and New York State disability benefits insurance, as required or if applicable; (d) boiler and machinery insurance; (e) fidelity insurance covering all Condominium Board members, officers, directors and employees of the Condominium, the Tower Section and any managing agents; (f) directors' and officers' errors and omissions coverage; and (g) such other insurance as the Condominium Board may from time to time determine. (Notwithstanding the foregoing, the Condominium Board will at all times maintain any insurance coverage required pursuant to any mortgage or other security instrument granted by Sponsor, or any affiliate thereof, prior to the First Closing.)

The amount of fire insurance and all risk extended coverage to be maintained until the first meeting of the Tower Board following the First Annual Tower Meeting shall be equal to the full replacement cost of the Building.

All policies of physical damage insurance shall contain, to the extent obtainable, waivers of subrogation and waivers of any defense based on co-insurance, and shall provide that such policies may not be cancelled or substantially modified without at least ten (10) days' prior written notice to the Condominium Board and to all of the insureds, including all Tower Unit Owners and Permitted Mortgagees, who have requested the same from the Condominium Board (or the Tower Board, in the case of a Tower Unit Owner) in writing. Duplicate originals or certificates of insurance of all policies of insurance and of all renewals thereof, if obtainable,

together with proof of payment of premiums, shall be delivered to the Tower Board, in all events, and all Unit Owners and Permitted Mortgagees who have requested the same from the Condominium Board in writing. Renewals shall be obtained at least ten (10) days prior to the expiration of the then current policies.

The Condominium Board shall also be required to obtain and maintain, to the extent obtainable, commercial general liability insurance against claims for personal injury or bodily injury occurring in, on or about the Property, in such amounts as are carried by prudent owners of comparable properties in the City of New York as the Condominium Board may from time to time determine, covering: (i) the Boards, and the managing agent(s) thereof, and each Board member and each officer and employee of the Condominium and the Tower Section, and (ii) each Unit Owner except that such policy will not cover liability of a Unit Owner arising from occurrences within his or her own Unit or within the Common Elements, if any, exclusive to its Unit. In no event shall the commercial general liability insurance afford protection to the limit of less than $1,000,000 per occurrence.

Any insurance maintained by the Condominium Board may provide for such deductible amounts as the Condominium Board may determine. The premiums for all insurance referred to above shall be a General Common Expense and shall be borne by the Unit Owners, in such proportions between them, with consideration of the respective risks, liabilities and replacement values, as are equitable (determined by the respective insurance carriers) as part of Common Charges.

Neither the Condominium Board nor the Tower Board, as the case may be, is required to obtain or maintain any insurance with respect to any property contained in any Unit or any liability with respect to occurrences or operations in or about each Unit or the Limited Common Elements appurtenant thereto. Consequently, all Tower Unit Owners are required to obtain and maintain liability insurance (a personal liability policy if the Tower Unit Owner is an individual or a commercial general liability policy if the Tower Unit Owner is a corporate entity) against claims for personal injury, death or property damage occurring in, on or about such Unit Owner's Unit or the Common Elements, if any, exclusive to his or her Unit, affording protection of at least $1,000,000 per occurrence. In addition, all Tower Unit Owners are urged to obtain casualty insurance with respect to any and all additions, alterations, improvements and betterments located within their respective Units (including, without limitation, fixtures, equipment, furniture, furnishings and any other personal property). Purchasers are also advised that the insurance policies to be maintained by or on behalf of the Tower Board will be on a "replacement cost" and will not cover losses to the extent that market value may exceed such replacement cost.

Unit Owners may carry additional insurance, provided that any such policies shall contain waivers of subrogation, if available, and further provided that the liability of the carriers issuing insurance obtained by the Condominium Board shall not be affected or diminished by reason of any such additional insurance carried by any Unit Owner.

19. Liability of Tower Board and Tower Unit Owners

Every contract made by the Tower Board, any officer of the Tower Section, or the managing agent thereof shall state that: (a) it is being executed by such party only as agent for all Tower Unit Owners, and such Tower Board members, officer or managing agent shall have no personal liability thereon (except in their capacities, if any, as Unit Owners), and (b) the liability of any Unit Owner with respect to such contract shall be limited to (i) such proportionate share of the total liability as the Common Interest of such Unit Owner bears to the aggregate Common Interests of all Tower Unit Owners, and (ii) to the extent permitted by Legal Requirements or as otherwise determined by the Tower Board in its sole and absolute discretion, such Unit Owner's interest in his or her Unit and its appurtenant Common Interest.

To the extent permitted by applicable Legal Requirements, Tower Board members shall have no liability to the Tower Unit Owners, except that a Tower Board member shall be liable for his or her own bad faith or willful misconduct. The Tower Board may contract or effect any other transaction with any Tower Board member, any Unit Owner, Sponsor or its designee, or any affiliate of any of them without incurring any liability for self-dealing, except in cases of bad faith or willful misconduct. All Tower Unit Owners shall severally, to the extent of their respective interests in their Units and their appurtenant Common Interests, indemnify each Tower Board member against any liability or claim except those arising out of the bad faith or willful misconduct of such member.

20. Amendments to Condominium Documents

Generally, subject to certain exceptions, any provision of the Declaration, Condominium By-Laws or Tower By-Laws affecting only the Tower Units or the Tower Unit Owners (and not affecting, *inter alia*, the General Common Elements) may be amended, added to or deleted by affirmative vote of at least sixty-six and two-thirds percent (66-2/3%) in number and in Common Interest of the Tower Unit Owners; provided, however, that the use of Units or the Common Interest appurtenant to each Unit as expressed in the Declaration shall not be altered without the written consent of all Unit Owners affected thereby.

Notwithstanding any provision contained herein or the Declaration, Condominium By-Laws or Tower By-Laws to the contrary, no amendment, modification, addition to or deletion of the Declaration, the Condominium By-Laws or the Tower By-Laws, or the General Rules and Regulations and Tower Rules and Regulations shall be effective in any way against: (a) Sponsor or its designee, for so long as Sponsor or its designee is the owner of one (1) or more Tower Units, or any Unsold Tower Unit, unless Sponsor or its designee, as applicable, has given its prior written consent thereto; or (b) the holder of any present or future mortgage, pledge or other lien or security interest covering any Unsold Tower Unit unless such holder has given its prior written consent thereto.

Notwithstanding the foregoing and subject to the provisions contained in the Condominium By-Laws, Tower By-Laws or in the Declaration with respect to amendments, modifications, additions or deletions affecting Sponsor or its designee, any Unsold Tower Units or Permitted Mortgagees, no amendment, modification, addition or deletion pursuant to the provisions of clause (a) or (b) above shall be effective without the written consent (which

consent shall not be unreasonably withheld or delayed) of the Tower Mortgagee Representative(s), if any.

Notwithstanding anything to the contrary contained herein, in the Declaration, By-Laws, or the Rules and Regulations, if any Unit Owner is notified in writing that its consent to a proposed amendment or modification to the Declaration, the By-Laws or the Rules and Regulations is requested, then, provided that such notice contains a copy of the proposed amendment or modification (and a statement in bold capital letters to the effect that if such Unit Owner does not notify the sending party in writing within ten (10) Business Days after such Unit Owner receives such notice (together with a copy of such amendment or modification), that such Unit Owner disapproves such proposed amendment or modification, then such Unit Owner shall be deemed to have approved such amendment or modification), if such Unit Owner does not notify the sending party in writing within ten (10) Business Days after such Unit Owner receives such notice (together with a copy of such amendment or modification), that such Unit Owner disapproves such proposed amendment or modification, then such Unit Owner shall be deemed to have approved such amendment or modification. The foregoing shall not apply to notices given to Sponsor or any other holder of Unsold Tower Units requesting the Sponsor's or such holder's consent to a proposed amendment or modification.

21. Termination of Condominium

The Condominium shall continue and the Property shall not be subject to an action for partition until: (a) terminated by casualty loss, condemnation or eminent domain, as more particularly provided in the Condominium By-Laws; or (b) such time as withdrawal of the Property from the provisions of the New York Condominium Act is authorized by a vote of at least eighty percent (80%) both in number and aggregate of the Common Interests of all Unit Owners. No such vote shall be effective, however: (a) without the written consent (which consent shall not be unreasonably withheld or delayed) of a majority of the Tower Mortgagee Representatives, if any; and (b) without the written consent of the Sponsor or any other owner of Unsold Tower Units for so long as any such Person owns any Unsold Tower Unit(s), provided that in no event shall any such consents in this clause (b) be required more than five (5) years after the earlier to occur of the First Closing.

To the fullest extent permissible under Legal Requirements, each Unit Owner shall be deemed to have waived any right to seek partition of the Property. In the event said withdrawal is authorized as aforesaid, and only to the extent the waiver contained in the preceding sentence shall be inapplicable or unenforceable, the Property shall be subject to an action for partition by any Unit Owner or lienor as if owned in common, in which event the net proceeds of sale, together with the net proceeds of any applicable insurance policies, shall be divided among all Unit Owners in accordance with their respective Common Interests; provided, however, that no payment shall be made to a Unit Owner until there has first been paid out of its share of such funds, such amounts as may be necessary to discharge all unpaid liens on its Unit (other than mortgages which are not Permitted Mortgages) in the order of the priority of such liens.

22. Tower Units Acquired by the Tower Board

All Tower Units acquired or leased by the Tower Board or its designee shall be held by the Tower Board, or its designee, on behalf of all Tower Unit Owners. The rent or purchase price, closing costs and adjustments payable in connection therewith shall be assessed against all Tower Unit Owners. No Tower Units held by the Tower Board shall carry any voting rights at Tower Unit Owner meetings.

The purchase of any Tower Unit by the Tower Board or its designee, on behalf of all Tower Unit Owners, may be made from the funds deposited in the capital and/or expense accounts of the Tower Board by or on behalf of Tower Unit Owners. If the funds in such accounts are insufficient to effectuate any such purchase, the Tower Board may levy an assessment against each Tower Unit in proportion to its respective Common Interest, as a Residential Common Charge, and/or the Tower Board may, in its discretion, finance the acquisition of such Unit, subject to the limitations on borrowing otherwise set forth herein, and in the Tower By-Laws and Declaration, and provided, however, that no such financing may be secured by an encumbrance or hypothecation of any portion of the Tower Section (except to the extent permitted by law) other than the Unit to be purchased together with its appurtenant interest in the Common Elements.

23. Procedure to Review Real Estate Tax Assessments

The Tower Board, on behalf of and as agent for all Tower Unit Owners, will be authorized to commence, pursue and settle certiorari proceedings to obtain reduced real estate tax assessments with respect to the Tower Units. All Tower Unit Owners will share the costs in connection therewith and the benefits derived therefrom. In the event any Tower Unit Owner individually seeks to have the assessed valuation of his or her Unit reduced by bringing a separate certiorari proceeding, the Tower Board, if necessary for such proceeding, will execute any documents or other papers required for, and otherwise cooperate with such Unit Owner in pursuing such reduction, provided that such Unit Owner indemnifies the Tower Board from all claims, costs and expenses (including, without limitation, reasonable attorneys' fees and expenses) resulting from such proceedings. Each Commercial Unit Owner shall pursue any such proceedings separately and not as part of the proceedings described in this paragraph in respect of the Tower Units.

24. Mechanics' Liens

Under the current provisions of the New York Condominium Act, no lien of any nature may arise or be created against any of the Common Elements, except with the unanimous consent of all Unit Owners. Liens may arise or be created against only the several Units and their respective Common Interests. Labor performed on, or materials supplied to, a Unit may not be the basis for a mechanic's lien against the Unit of a Unit Owner not expressly consenting to or requesting such work, except in the case of emergency repairs. No labor performed on, or materials furnished to, the Common Elements shall be the basis for a lien thereon but all Common Charges received by the Condominium Board or the Tower Board, as the case may be, shall constitute trust funds for the purpose of paying the cost of labor performed or materials

furnished at the request or with the consent of such Board or the managing agent acting on its behalf.

25. Easements

(a) General

In order to facilitate the operation and maintenance of the Tower Section and the sale or leasing of the Units therein, each of the Tower Units will be subject to certain easements, including, but not limited to, easements in favor of Sponsor. These easements, which are more particularly set forth in Article 15 of the Declaration, include an easement in favor of each Tower Unit Owner to install, operate, maintain, repair, alter, rebuild, restore and replace Common Elements and, generally, an easement of support and of necessity in favor of all Units and the Common Elements. Additionally, the Condominium Board, Sponsor and Sponsor's designee will each have an easement to install and maintain pipes, conduits, wires, ducts and other facilities in the space between the underside of each such floor slab and the top surface of each Unit's finished ceiling, without any need to obtain the consent of any Unit Owner with respect to the same. These easements shall be exercised in a manner that will not unreasonably interfere with the normal conduct of business of the tenants and occupants of the Units or with the use of such Units or Storage Bins for their permitted purposes. As is set forth in more detail in the Declaration and Condominium By-Laws, the Commercial Unit Owner shall likewise have similar easements benefiting and burdening its Unit.

Among other things, Sponsor shall also have an easement to erect, maintain, repair and replace lights and lighting fixtures and to erect maintain and replace satellite communication equipment and similar equipment, as permitted by law, on the roofs and facade of the Building and elsewhere on the Common Elements which shall entitle Sponsor to utilize such easement for its own account or the account of any licensee of Sponsor for the purpose of servicing the Condominium or any other building or area. In addition, Sponsor and the owner of any Unsold Tower Units shall have an easement to erect, maintain, repair and replace any signs, awnings, marquees, canopies, banners, flags, pennants, aerials, antennas or the like (each a "Sign") permitted by law on the Property (including, without limitation, on its roof and exterior walls) for the purposes of advertising the sale of any Unit, the leasing of space in any Unit and the operation of any business of a tenant or occupant of any Unit.

(b) Courtyard

The roof of the Retail Unit is anticipated to be used as an internal courtyard for the sole and exclusive use of the Rental Unit (the "Rental Courtyard"). The Rental Courtyard shall be designated as a General Common Element. Occupants of the Rental Unit and their guests shall have an easement to access and use the Rental Courtyard, subject to the terms of the Declaration and By-Laws.

(c) Public Space and Access Easements

Pursuant to the RC Restrictive Declaration, Riverside Center includes publicly accessible open space, consisting of publicly accessible passive recreation space (the "RC Public Space"); two privately owned public access easement areas that are required to be improved and operated

as extensions of West 60th Street and Freedom Place South (the "RC Public Access Areas"); and public access easement areas located along the perimeter of the site, adjacent to 61st Street, 59th Street, the extension of Riverside Boulevard, and West End Avenue, that are required to be improved and operated as widened portions of the adjacent sidewalks (the "RC Perimeter Sidewalk Enlargements") (the RC Public Space, RC Public Access Areas, and RC Perimeter Sidewalk Enlargements, collectively, the "RC Public Space and Access").

Each owner of a Parcel is required to construct the RC Public Space and Access located on its Parcel in connection with the development of the building on that Parcel, and to thereafter perform all required capital repairs and capital maintenance on such RC Public Space and Access. In the case of the Property, the RC Public Space and Access includes the portion of Freedom Place South located between the northern boundary of West 59th Street and the southern boundary of the West 60th Street RC Public Access Area, as well as an RC Perimeter Sidewalk Enlargement adjacent to West 59th Street. Upon the substantial completion of the RC Public Space located on a Parcel, the City is granted a non-exclusive easement, for the benefit of the public, for the purposes of passive recreational use by the general public and emergency services access. Upon the substantial completion of the RC Public Access Area and RC Perimeter Sidewalk Enlargements located on a Parcel, the City is granted a non-exclusive easement, for the benefit of the public, for the purposes of pedestrian and vehicular access over such areas. The owner is required to construct and maintain the RC Public Access Areas and RC Perimeter Sidewalk Enlargements located on its Parcel in accordance with New York City Department of Transportation standards and specifications, as though they were a public street.

(d) Amtrak Right-of-Way

The Riverside Center and Riverside South sites are traversed by a below-grade rail right-of-way, owned and used by Amtrak for rail service, which runs generally in a southeast-to-northwest direction from the intersection of West 59th Street and West End Avenue to the intersection of West 72nd Street and Riverside Boulevard (the "Right-of-Way Parcel"). The Right-of-Way Parcel is in separate ownership from the RS Development Parcels and the Riverside Center Parcels. A portion of the Right-of-Way Parcel, improved as a tunnel, intersects the Property. Pursuant to the Agreement dated as of August 26, 1997, and recorded in the Register's Office in Reel 2554, Page 691, between the then RS Development Parcel Owners and Amtrak (the "Amtrak Agreement"), Amtrak was granted a permanent non-exclusive easement on and over the RS Development Parcels, including a portion of the Property, for access to the Right-of-Way Parcel. The Amtrak Agreement contemplates the enclosure of the easement areas in connection with the development of Riverside South and Riverside Center, and it requires Amtrak to keep the easement areas secure and to repair any damage to improvements and facilities caused by Amtrak.

Purchasers are advised that Sponsor shall have the right to enter into either an amendment or modification of the Amtrak Agreement and/or a supplemental easement and/or right of way agreement with AMTRAK in connection with Sponsor's construction of the Condominium, and in such event, such document(s) shall be deemed Permitted Encumbrances.

(See the Section entitled "Agreements Binding on the Condominium" in Part I of the Plan for further discussion.)

26. Lot Line Windows

No zoning lot line windows exist. (See "Description of Property and Specifications" as set forth as Exhibit 4 in Part II of the Plan for further discussion.)

27. Signage

There will be signs, notices, advertisements and illuminations (collectively "Signage") in various exterior portions of the Building, on or at windows and in interior public spaces of the Building, which may be affixed by the Tower Board, the Condominium Board and/or one or more of the Commercial Unit Owners, all as provided in the Condominium By-Laws. The Condominium By-Laws contain general guidelines governing Signage. Sponsor makes no representation and shall have no liability whatsoever with respect thereto. Such Signage may include, without limitation, the name of the Building and/or the Condominium, the identity of the stores occupying all or any portion of the Commercial Units. The Tower Board will have approval rights and will control any signage proposed to be placed within or upon the Tower Limited Common Elements and on the exterior windows of any Tower Unit.

28. Use of Condominium Name or Likeness Prohibited

No individual Tower Unit Owner (other than Sponsor or Declarant or its/their designee) may use the name or likeness of the Building or the Condominium to promote or in connection with any commercial venture.

29. Pet Policy

Purchasers are advised that the Tower Section's anticipated policy with respect to pets is set forth in Rule #12 of the Tower Rules and Regulations annexed to the Tower By-Laws, which are set forth as Exhibit 4 in Part II of the Plan.

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S. REAL ESTATE TAXES

The projection of the real estate taxes that will be payable for each of the Tower Units during the projected First Year of Condominium Operation, is based upon an opinion of counsel letter prepared by Israel Schechter, PLLC, Sponsor's real estate tax attorney (the "Real Estate Tax Opinion").

Since estimates for the projected First Year of Condominium Operation take into account anticipated reductions due to progress of construction of the Building, the projections of the real estate taxes that will be payable (and that are reflected on Schedule A) are instead made in respect of the 2017/2018 tax year (the first full year that taxes are anticipated to be assessed for the fully constructed property). Thus, as per the Real Estate Tax Opinion, by applying the estimated rate of 13.365% to the estimated transitional assessed value of $13,918,596.98, it is estimated that the real estate taxes for the Tower Units will be approximately $9,761,098.88 for the First Year of Condominium Operation (without an exemption pursuant to Section 421-a). (The Real Estate Tax Opinion is reproduced in the subsection entitled "Real Estate Tax Opinion" in the Section entitled "Opinions of Counsel" in Part I of the Plan.)

Sponsor intends to apply for a partial exemption from real estate taxes with respect to the Property pursuant to Section 421-a of the New York State Real Property Tax Law. Pursuant to Section 421-a, the real estate tax estimate for the First Year of Condominium Operations will be based upon the assessed valuation of the Property in the tax year prior to the commencement of construction. During the tax year prior to the commencement of construction (2013/2014), the estimated allocated total taxable assessed value of the Land is $4,103,526, of which 67.6248% is estimated to be applicable to the Tower Units in the Building, which, results in a "mini-tax" assessment of $2,775,001 for the Tower Units. NEITHER SPONSOR, SPONSOR'S COUNSEL, SEIDEN & SCHEIN, P.C. (SPONSOR'S 421-a TAX COUNSEL), SELLING AGENT, MANAGING AGENT NOR ANY OTHER PERSON MAKES ANY REPRESENTATION OR WARRANTY THAT A PARTIAL TAX EXEMPTION FROM REAL ESTATE TAXES UNDER SECTION 421-A WILL BE GRANTED OR, AS TO THE AMOUNT, IF ANY, OF THE MINIMUM TAX WHICH WILL BE ASSESSED AGAINST THE TOWER UNITS OR THE AMOUNT OF REAL ESTATE TAXES PAYABLE AT ANY TIME BY ANY TOWER UNIT OWNER. There is no guaranty or assurance that the criteria for Section 421-a benefits will be satisfied and neither Sponsor nor Sponsor's Counsel, Sponsor's 421-a Tax Counsel offers any opinion with respect to the eligibility of the Tower Units for Section 421-a benefits. If, for any reason, the application is not approved by HPD, the Tower Units will be subject to full real estate taxation and will receive no benefits under Section 421-a. In such case, Purchasers will not be entitled to any right of rescission, reduction in price or other credit or concession. (See the Section entitled "Partial Real Estate Tax Exemption (Section 421-a)" in Part I of the Plan for further discussion.)

No guaranty or assurance is given that: (i) any of the assumptions described above will be valid; (ii) any projected or estimated amount set forth above (including, without limitation, the estimates of the Property's assessed valuations during the First Year of Condominium Operation, the estimates of the portions of such assessed valuations that will be allocable to the Units and the projection of the average real estate tax rate that will be in effect during such first year) will approximate the actual amount; (iii) the estimated or actual amount of assessed value of the

Property following the projected First Year of Condominium Operation and the taxes payable based upon such assessment (which may be significantly higher to the extent that a portion of the Property is not fully assessed during such First Year); or (iv) the Real Estate Tax Assessment Bureau of the New York City Department of Finance will allocate the Property's aggregate assessed valuation between the Units or classifications of Units in accordance with the values and methods used by Sponsor's real estate tax attorney for such purpose, or that such bureau will allocate the aggregate assessed valuation attributable to the Units among the different Units. Sponsor will amend the Plan promptly to disclose the same if it discovers that any of such assumptions are invalid as well as after the Units have been assessed and the applicable tax rate determined.

Until the Units are separately assessed, each Tower Unit Owner will pay a share of the Property's real estate taxes for the period in question calculated on the basis of such Unit's Common Interest. The Tower Board will pay (or cause to be paid) such real estate taxes timely to the Department of Finance of The City of New York, or directly to Sponsor if Sponsor has paid such taxes, so that no lien will be placed on any portion of the Tower Section or on any Tower Unit. If Sponsor fails to pay real estate taxes attributable to any Unsold Tower Unit in a timely manner and as a result of such failure a lien is placed on the Tower Section and/or any other Unit, Sponsor will immediately cause such lien to be removed at its sole cost and expense. If Tower Unit Owners fail to pay their pro-rata share of real estate taxes as set forth above, the Tower Board will be entitled to assess late charges and/or place a lien on their Units as if such unpaid share were Tower Common Charges. (See the subsection entitled "Collection and Lien for Non-Payment of Common Charges" in the Section entitled "Rights and Obligations of the Unit Owners and the Board of Managers" in Part I of the Plan for further discussion.) A Unit Owner will not be responsible for the payment of, and will not be subject to any lien arising from the non-payment of real estate taxes assessed against any other Units. At such time as a Unit is separately assessed and separate tax bills are issued, the Unit Owner will pay such taxes directly to the taxing authority.

There is no assurance that the proration of taxes described in the paragraph above will equal the actual amount of real estate taxes which will be assessed against the Units, and the actual amounts may vary considerably from the method set forth above.

Real estate taxes will be adjusted between Sponsor and each Purchaser at the closing of title to each Unit based on the period for which real estate taxes have been prepaid by Sponsor either directly to the taxing authority or as part of Common Charges. If real estate taxes have been separately assessed to each Unit as of the closing, then the adjustment shall be based on the Unit's actual taxes for such period. If the real estate taxes have not been separately assessed to each Unit as of the closing, then the adjustment shall be determined by allocating to the Unit in question a prorated portion of the actual taxes for the Building for such period as described generally above and determined as provided in the By-Laws.

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T. PARTIAL REAL ESTATE TAX EXEMPTION (SECTION 421-a)

Sponsor intends to apply on behalf of all Unit Owners to the New York City Department of Housing Preservation & Development ("HPD") for a partial real estate tax exemption (the "Exemption") under Section 421-a of the New York Real Property Tax Law ("Section 421-a"). As the Property is located in the Geographic Exclusion Area (as defined under RPTL), Sponsor intends to obtain such real estate tax benefits by setting aside twenty percent (20%) of the apartments in the Condominium for low income households (i.e., the Rental Apartments) pursuant to the requirements of Section 421-a. As required by HPD, Sponsor will be required to enter into a Restrictive Declaration pursuant to which it will agree, *inter alia*, that, if rented, the Rental Apartments will be registered as rent stabilized apartments with the DHCR. Following execution and recording in the Office of the City Register of such Restrictive Declaration this Plan will be amended to disclose the same.

NEITHER SPONSOR, SPONSOR'S COUNSEL, SEIDEN & SCHEIN, P.C. (SPONSOR'S 421-a TAX COUNSEL), SELLING AGENT, MANAGING AGENT NOR ANY OTHER PERSON MAKES ANY REPRESENTATION OR WARRANTY THAT A PARTIAL TAX EXEMPTION FROM REAL ESTATE TAXES UNDER SECTION 421-A WILL BE GRANTED OR, AS TO THE AMOUNT, IF ANY, OF THE MINIMUM TAX WHICH WILL BE ASSESSED AGAINST THE TOWER UNITS OR THE AMOUNT OF REAL ESTATE TAXES PAYABLE AT ANY TIME BY ANY TOWER UNIT OWNER. There is no guaranty or assurance that the criteria for Section 421-a benefits will be satisfied and neither Sponsor nor Sponsor's Counsel, Sponsor's 421-a Tax Counsel offers any opinion with respect to the eligibility of the Tower Units for Section 421-a benefits. If, for any reason, the application is not approved by HPD, the Tower Units will be subject to full real estate taxation and will receive no benefits under Section 421-a. In such case Purchasers will not be entitled to any right of rescission, reduction in price or other credit or concession. (See Schedule A of the Plan for projected monthly real estate taxes for each Tower Unit with and without the benefits under Section 421-a). Purchasers may obtain more information about the Section 421-a application process, tax benefits, and requirements associated therewith at http://www.nyc.gove/html/hpd/html/developers/421a.shtml.

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

Prospective purchasers should note that the real estate taxes that will be payable by the Unit Owners for years in which 421-a benefits are phasing out or have expired entirely will vary in accordance with the amounts of the Unit's assessed valuation (transitional and actual) and of the real estate tax rate. With regard to the Exemption, prospective purchasers should note that,

assuming the partial exemption from real estate taxes pursuant to Section 421-a is maintained, the real estate taxes payable by the Unit Owners will in any event increase periodically over the twenty (20) years of condominium ownership as an integral part of the Section 421-a program. The schedule for the twenty (20) year post-construction partial 421-a real estate tax exemption is as follows: one hundred percent (100%) exemption on any increase in the assessed value of the Property over the "prior assessed value" for years one (1) through twelve (12), commencing on the July 1st following the taxable status date (January 5) after receipt of at least a temporary or permanent Certificate of Occupancy covering all residential Units in the Building; eighty percent (80%) exemption in years thirteen (13) and fourteen (14); sixty percent (60%) exemption in years fifteen (15) and sixteen (16); forty percent (40%) exemption in years seventeen (17) and eighteen (18); and twenty percent (20%) exemption in years nineteen (19) and twenty (20), with full real estate taxes due and payable commencing with the twenty-first (21th) year.

20-year Exemption

Benefit Years	**% of Exemption**
1-12	100%
13-14	80%
15-16	60%
17-18	40%
19-20	20%
21	0%

Sponsor will keep all records required by HPD and will make them available to HPD whenever requested to do so. HPD routinely conducts audits which can result in the reduction or revocation of benefits if proper documentation is not provided. Upon recording of the Declaration, Sponsor will make all tax benefit documents available to the Condominium Board and Tower Board for inspection and copying for the life of the benefits and Sponsor will file all applications and timely comply with all procedures required to properly process and maintain the tax benefits.

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U. INCOME TAX DEDUCTIONS TO TOWER UNIT OWNERS AND TAX STATUS OF CONDOMINIUM

The following discussion of certain income tax consequences of the Plan was prepared by Sponsor based, in part, upon the opinion of Sponsor's Counsel, a copy of which opinion is included herein in the Section of the Plan entitled "Opinions of Counsel." Prospective Purchasers should refer to such opinion letter itself for a more detailed discussion of the tax consequences summarized below.

Prospective Purchasers should note that the opinion letter addresses the tax consequences that would result from the ownership of a Tower Unit by an individual resident of New York City for tax purposes, as further described herein. It does not address, among other things, the tax consequences that might result from the ownership of a Tower Unit by a taxpayer who is not an individual and a resident of New York City for tax purposes, including corporations and other entities, and foreign individuals and foreign entities. It also does not address the tax consequences that might result from the ownership of a Tower Unit that is held by an individual taxpayer in connection with his or her trade or business, for investment, or for the production of income. Further, the opinion letter does not address the tax consequences that might result from the ownership of a Commercial Unit or a Storage License.

KRAMER LEVIN NAFTALIS & FRANKEL LLP IS COUNSEL TO SPONSOR AND NOT TO ANY PURCHASER UNDER THE PLAN. EACH PURCHASER SHOULD CONSULT WITH HIS OR HER OWN TAX COUNSEL, ACCOUNTANT OR OTHER FINANCIAL ADVISOR AS TO THE TAX CONSEQUENCES OF THE OWNERSHIP OF A RESIDENTIAL UNIT.

1. Deductibility of Real Estate Taxes and Mortgage Interest

Each Tower Unit Owner will own legal (fee simple) title to his or her Tower Unit, together with an undivided interest in the Common Elements. Subject to certain restrictions, each Tower Unit Owner may mortgage his or her Tower Unit, and thereby become individually liable for the payment of the principal and any finance charges or interest on such mortgage indebtedness. Additionally, each Tower Unit will be a separate tax lot for purposes of New York City real property taxes and assessments. As a result, each Tower Unit Owner will be individually liable for the real property taxes and assessments levied against his or her Tower Unit.

Generally, it is the opinion of Sponsor's Counsel that each individual Tower Unit Owner who itemizes his or her deductions will, under the income tax laws and regulations in effect as of the date of this Plan and subject to certain limitations and qualifications, be entitled to deduct from his or her Federal, New York State and New York City income:

(a) the state and local real property taxes assessed against his or her Tower Unit and paid by such Tower Unit Owner; and

(b) "qualified residence interest" paid by such Tower Unit Owner with respect to such Tower Unit.

Qualified residence interest includes interest paid by the Tower Unit Owner on: (i) debt used to acquire, construct or substantially improve any "qualified residence," as defined below, and secured by such residence, up to $1,000,000 in the aggregate ($500,000 in the case of a married individual filing a separate return); and (ii) in general, other indebtedness secured by a qualified residence, which does not exceed such qualified residence's net equity, up to $100,000 in the aggregate ($50,000 in the case of a married individual filing a separate return). Interest on home mortgage indebtedness in excess of these limitations is not deductible.

A "qualified residence" generally means: (i) the "principal residence" of the Tower Unit Owner and (ii) one other residence selected by the Tower Unit Owner, provided that, if such other residence is rented at any time during the taxable year, it will not be a qualified residence unless the taxpayer uses it for personal purposes for a number of days which exceeds the greater of (i) fourteen (14) days or (ii) ten percent (10%) of the number of days during such year for which such unit is rented at a fair value.

Prospective Purchasers should note that no deduction will be allowed to a cash basis taxpayer in the year of payment for prepaid interest (except in the case of "points" paid under certain circumstances), and that the deductions for state and local real property taxes and qualified residence interest may be subject to the overall limitation on the allowance of itemized deductions for federal income tax purposes. No deduction for state and local real property taxes is permitted for purposes of the Federal alternative minimum tax and interest deductions may be limited for such purposes. New York State and New York City limitations on deductions may also apply.

No portion of the Common Charges payable by Tower Unit Owners that are attributable to real property taxes assessed against the Resident Manager's Unit (which will be owned by the Board on behalf of all Tower Unit Owners) or mortgage interest, if any, incurred by the Board to acquire or refinance the Resident Manager's Unit, will be deductible by a Tower Unit Owners.

2. Taxation of the Condominium

In certain circumstances, a condominium board may elect to be treated as a "homeowners association" within the meaning of section 528(c) of the Internal Revenue Code of 1986, as amended (the "Code") and, therefore, could elect to be exempt from Federal income tax on amounts received as membership dues, fees, or assessments from owners of condominium housing units ("exempt function income"). In order for the Tower Board or the Condominium Board to qualify to make such an election, Code section 528 and the Treasury Regulations promulgated thereunder require, among other things, that at least eighty-five percent (85%) of the total square footage of all the units within the Tower Section, in the case of the Tower Board or the Condominium, in the case of the Condominium Board, be used by individuals for residential purposes and that the condominium board meet certain gross income and expenditure tests.

It is currently anticipated that more than eighty-five percent (85%) of the total square footage of all the Units in the Tower Section will be used by individuals for residential purposes. If such residential use requirement is in fact satisfied, and provided the other requirements of Code section 528 are satisfied, the Tower Board should be eligible to make this election. For

any taxable year for which the Tower Board is eligible to and does elect to be treated as a homeowners association under Code section 528, the Tower Board will be subject to a U.S. federal income tax equal to thirty percent (30%) of its taxable income, which is defined as its non-exempt function income less allowable deductions (computed with certain modifications) directly connected with the production of such income, and any applicable New York State and New York City income taxes.

In addition, since it is currently anticipated that less than eighty-five percent (85%) of the total square footage of the Units in the Condominium will be used for residential purposes, the Condominium Board will not be eligible to elect to be treated as a homeowners association.

Absent the application of Code section 528, the status of a condominium board for Federal, New York State, and New York City income tax purposes is not clear. If a condominium board is not eligible to elect to be treated as a homeowners association under Code section 528 (as will be the case with respect to the Condominium Board) or the condominium board is eligible to elect to be treated as a homeowners association under Code section 528, but does not make such an election (as could be the case with respect to the Tower Board), the present state of the law is uncertain as to the proper reporting and tax treatment of the income of each Board derived from Unit Owners ("membership income") and others ("nonmembership income") in excess of appropriate deductions and credits. It is possible that the Tower Board or the Condominium Board could be deemed to be merely conduits for the Unit Owners, rather than as separate taxpayers, in which case each Tower Unit Owner would be required to report his or her proportionate share of nonmembership and possibly membership income (and the deductions attributable thereto) directly on his or her own tax return.

Alternatively, if the Tower Board or the Condominium Board were treated as separate entities, it is unclear whether each Board would be taxable as a corporation or treated as a partnership. If the Tower Board or the Condominium is taxable as a corporation, such Board would be considered a separate taxpayer with respect to income and deductions and return filing requirements and would be subject to Federal corporate income tax, the New York State Corporation Franchise Tax and the New York City General Corporation Tax. If the Tower Board or the Condominium Board were treated as a partnership, the Tower Unit Owners (but not the Tower Board or the Condominium Board) would be subject to Federal, New York State, and New York City income tax on their proportionate share of taxable income of each Board. In addition, in that instance the Tower Board or the Condominium Board may be subject to the New York City Unincorporated Business Tax. In determining the taxable income of the Tower Board or the Condominium Board, the deductions attributable to furnishing services to Unit Owners may be limited to their membership income. Certain amounts expended for the benefit of Unit Owners, and possibly rebates, if any, to Unit Owners of excess membership dues, fees or assessments, may be treated as distributions to them.

No representations or warranties are given that the Internal Revenue Service, the New York State Department of Taxation and Finance or the New York City Department of Finance will allow any of the deductions mentioned in this Section U of the Plan or that the tax laws or the regulations or rulings issued thereunder, or any judicial interpretation thereof, upon which Sponsor's counsel bases its opinion, will not change, possibly with retroactive effect. In addition, no warranties are given by Sponsor, Sponsor's counsel, the Tower Board, the

Condominium Board, the Selling Agent, the Managing Agent or any other person connected with this offering, with respect to the tax consequences of the Plan or the tax consequences of ownership of any Tower Units offered under the Plan, and no one has been authorized to give any such representations or warranties.

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V. OPINIONS OF COUNSEL

TAX OPINION OF SPONSOR'S COUNSEL

April 15, 2015

Riverside Center Site 5 Owner LLC
c/o El Ad US Holding, Inc.
575 Madison Avenue, 23rd Floor
New York, New York 10022

Re: Condominium Offering Plan for
One West End Avenue Condominium (the "Condominium")

To Whom it May Concern:

You have requested our opinion concerning (i) the deductibility, for Federal, New York State and New York City income tax purposes, of mortgage interest and state and local real property taxes paid by individual residents of New York City who purchase Tower Units pursuant to the above-referenced Offering Plan (the "Plan"), and (ii) the income tax treatment to the Tower Board and the Condominium Board of the assessments payable by Tower Unit Owners to meet common expenses of the Tower Section and the Condominium ("Common Charges").

In connection with rendering this opinion, we have reviewed the Plan (including the exhibits thereto), relevant sections of the Internal Revenue Code of 1986, as amended (the "Code"), the New York State Tax Law, the New York City Administrative Code, the Regulations promulgated thereunder and such other material as we deemed relevant. The opinions expressed herein are based upon the assumptions that (1) the Plan is accepted for filing by the New York State Department of Law and is consummated in accordance with its terms, (2) condominium ownership of the Tower Units located in the Tower Section in the premises known as One West End Avenue Condominium is established under applicable law, and (3) the legal consequences of the Plan are as described therein. Except where otherwise indicated, the terms used in this opinion have the same meaning as in the Plan.

The Plan provides for the establishment of condominium ownership of the land and building, and appurtenances thereto, comprising the Tower Section located in the Condominium, situated between West End Avenue and Freedom Place South, New York, New York 10023. The Condominium will be comprised of 246 Tower Units, Storage Bin Licenses, the Rental Unit, the Retail Unit, four Office Units, the Garage Unit and Common Elements. This opinion addresses certain Federal, New York State and New York City income tax consequences that would result from the ownership of a Tower Unit by an individual who is a resident of New York City for tax purposes. It does not address, among other things, ownership of Tower Units by taxpayers who are not individual residents of New York City for tax purposes, including corporations and other entities, and foreign individuals or foreign entities; the ownership by any individual or entity of a Storage Bin License, the Rental Unit, the Retail Unit, the Office Units, or the Garage Unit; the tax consequences which may result with respect to any Tower Units held

in connection with a trade or business, for investment purposes or for the production of income; or the estate tax consequences of ownership of any Unit.

Deductibility of Mortgage Interest and State and Local Real Property Taxes

Each Tower Unit Owner will own his or her Tower Unit and an undivided interest in certain Common Elements in fee simple and, under New York State Law, each Tower Unit (including its undivided interest in the Common Elements) will be taxed as a separate parcel for New York real property tax purposes. Each Tower Unit Owner may mortgage his or her Tower Unit and become individually liable for the payment of the principal and any finance charges or interest on such mortgage indebtedness, and will be liable to the local tax authority for the tax assessment with respect to his or her interest in the Tower Unit. Under these circumstances, the Internal Revenue Service has ruled that the owner of a residential condominium unit who itemizes deductions in filing his or her Federal income tax returns may deduct interest paid on his or her mortgage indebtedness and the state and local real property taxes assessed and paid on his or her interest in the property. Rev. Rul. 64-31, 1964-1 (Part I) C.B. 300.

Based on the foregoing, and subject to the limitations expressed herein, it is our opinion that each individual Tower Unit Owner who itemizes deductions will be entitled under current Federal income tax law to deduct from his or her gross income, the New York real property taxes assessed against his or her Tower Unit and paid by the Tower Unit Owner to the local authority, subject to the Federal overall limitation on itemized deductions as set forth in section 68 of the Code. Further, no deduction for state and local real property taxes is permitted for purposes of the Federal alternative minimum tax. Tower Unit Owners should consult their tax advisers regarding (i) the applicability of the Federal overall limitation on itemized deductions to the deductibility of state and local real property taxes and (ii) the effect of the alternative minimum tax.

A taxpayer is entitled to a deduction for Federal income tax purposes for interest paid during the taxable year on "acquisition indebtedness" or "home equity indebtedness" with respect to a "qualified residence" of the taxpayer. A "qualified residence" generally means: (i) the principal residence of the taxpayer and (ii) one other residence selected by such taxpayer, provided that, if such other residence is rented at any time during the taxable year, it will not be a qualified residence unless the taxpayer uses it for personal purposes for a number of days which exceeds the greater of (i) fourteen (14) days or (ii) ten percent (10%) of the number of days during such year for which such unit is rented at a fair value. "Acquisition indebtedness" means any indebtedness which is secured by any qualified residence of the taxpayer and which is incurred in acquiring, constructing or substantially improving the qualified residence (or which constitutes a refinancing thereof, to the extent that such indebtedness does not exceed the amount of the refinanced debt). The aggregate amount treated as acquisition indebtedness for any period cannot exceed $1,000,000 ($500,000 in the case of a married individual filing a separate return). "Home equity indebtedness" means any indebtedness (other than acquisition indebtedness) secured by a qualified residence, up to the excess of the fair market value of such qualified residence over the amount of acquisition indebtedness with respect to such residence. The aggregate amount treated as home equity indebtedness for any period cannot exceed $100,000 ($50,000 in the case of a married individual filing a separate return). Accordingly, an owner of a Tower Unit who itemizes deductions and who uses such Tower Unit as a qualified residence will

be entitled, under current Federal income tax law, to deduct from his or her gross income, subject to the Federal overall limitation on itemized deductions, interest paid by him or her on (i) acquisition indebtedness incurred with respect to such Tower Unit to the extent that such indebtedness, when added to the amount of acquisition indebtedness incurred with respect to a second qualified residence (if any), does not exceed $1,000,000 ($500,000 in the case of a married individual filing a separate return) and (ii) home equity indebtedness with respect to his or her Tower Unit to the extent that such indebtedness, when added to the amount of home equity indebtedness incurred with respect to a second qualified residence (if any), does not exceed $100,000 ($50,000 in the case of a married individual filing a separate return). Further, no deduction will be allowed to a cash basis taxpayer in the year of payment for prepaid interest (except in the case of "points" paid under certain circumstances). The rules and limitations regarding the deductibility of home mortgage interest are complex, and thus, Purchasers are urged to consult their tax advisers regarding the application of such rules to them, as well as regarding the deductibility of mortgage interest with respect to their Tower Units for alternative minimum tax purposes (which at present is subject to rules different from those described above for regular tax purposes). Tower Unit Owners should consult their tax advisers regarding (i) the applicability of the Federal overall limitation on itemized deductions to the deductibility of interest paid on mortgage indebtedness and (ii) the effect of the alternative minimum tax.

Each owner of a Tower Unit who uses such Tower Unit as a qualified residence will generally be entitled to the same deduction for mortgage interest and real property taxes paid or accrued with respect to such Tower Unit for New York State and New York City income tax purposes as is allowed for Federal (regular) income tax purposes. However, under New York State and New York City income tax law, itemized deductions, such as mortgage interest and real property tax deductions, are subject to reduction by as much as 100% in the case of individuals having income exceeding certain prescribed levels.

Common Charges

Under the Plan, the Tower Board and the Condominium Board will, from time to time, assess Common Charges against the Tower Unit Owners, generally in proportion to their respective percentage interests in the Common Elements in order to pay the costs and expenses of operating, repairing, and maintaining all such Common Elements.

In certain circumstances, a condominium board may elect to be treated as a "homeowners association" within the meaning of section 528(c) of the Code and, therefore, could elect to be exempt from Federal income taxes on amounts received as membership dues, fees, or assessments from owners of condominium housing units ("exempt function income"). In order for the Tower Board or the Condominium Board to qualify to make such an election, Code section 528 and the Treasury Regulations promulgated thereunder require, among other things, that at least eighty-five percent (85%) of the total square footage of all of the Units within the Tower Section (in the case of the Tower Board), or within the Condominium (in the case of the Condominium Board), be used by individuals for residential purposes and that the respective Board meet certain gross income and expenditure tests.

With respect to the Tower Board, it is currently anticipated that more than eighty-five percent (85%) of the total square footage of all of the Units in the Tower Section will be used by

individuals for residential purposes. If such residential use requirement is in fact satisfied, and provided the other requirements of Code section 528 are satisfied, the Tower Board will be eligible to make this election. For any taxable year for which the Tower Board is eligible to and does so elect to be treated as a homeowners association under Code section 528, the Tower Board will be subject to a U.S. federal income tax equal to thirty percent (30%) of its taxable income, which is defined as its non-exempt function income less allowable deductions (computed with certain modifications) directly connected with the production of such income, and any applicable New York State and New York City income taxes.

With respect to the Condominium Board, it is currently anticipated that less than eighty-five percent (85%) of the total square footage of all of the Units in the Condominium will be used for residential purposes, and therefore, the Condominium Board will not be eligible to elect to be treated as a homeowners association.

Absent the application of Code section 528, the status of a condominium board for Federal, New York State, and New York City income tax purposes is unclear, as will be the case with respect to the Condominium Board and may be the case with respect to the Tower Board (e.g., if the Tower Board were to qualify but fail to elect to be treated as a homeowners association under section 528). If the Tower Board or the Condominium Board do not qualify under section 528 or if the Tower Board or the Condominium Board qualify but fail to elect to be treated as a homeowners association under section 528, the present state of the law is uncertain as to the proper reporting and tax treatment of the income of the Tower Board and the Condominium Board derived from Unit Owners ("membership income") and others ("nonmembership income") in excess of appropriate deductions and credits. It is possible that the Tower Board and the Condominium Board could be viewed as agents or conduits for Unit Owners, in which case each Tower Unit Owner would be required to report his or her proportionate share of nonmembership and possibly membership income (and the deductions attributable thereto) directly on his or her own tax return. Alternatively, the Internal Revenue Service may take the position that the Tower Board and the Condominium Board should be treated as separate entities. In that case, it is unclear whether the Tower Board and the Condominium Board would be taxable as corporations or treated as partnerships. If the Tower Board and the Condominium Board were taxable as corporations, they would be considered separate taxpayers with respect to income and deductions, and return filing requirements and would be subject to Federal corporate income tax, the New York State Corporation Franchise Tax and the New York City General Corporation Tax. If the Tower Board and the Condominium Board were treated as partnerships, the Tower Unit Owners would be subject to Federal, New York State, and New York City income tax on their proportionate share of taxable income of the Tower Board and the Condominium Board. In addition, in that instance, the Tower Board and the Condominium Board may be subject to the New York City Unincorporated Business Tax. In determining the taxable income of the Tower Board and the Condominium Board, the Tower Board's and the Condominium Board's deductions attributable to furnishing services to Unit Owners may be limited to their membership income. Certain amounts expended for the benefit of Unit Owners, and possibly rebates, if any, to Unit Owners of excess membership dues, fees or assessments, may be treated as distributions to them.

We express no opinion concerning: (a) any Federal, New York State or New York City tax consequences not explicitly discussed in this opinion, (b) any other aspects of the Plan other

than those consequences and aspects explicitly discussed in this opinion, or (c) the tax status and tax consequences of the Plan, including the ownership of a Tower Unit, under the laws of any state other than New York, local jurisdiction other than New York City, or foreign jurisdiction. Except as explicitly provided herein, this opinion does not address: (i) the tax consequences of the ownership of Tower Units by taxpayers who are not individual residents of New York City for tax purposes, including corporations and other entities, and foreign individuals and foreign entities; (ii) the ownership by any individual or entity of a Storage Bin License, the Rental Unit, the Retail Unit, the Office Units, or the Garage Unit; (iii) the tax consequences which may result with respect to any Tower Units held in connection with a trade or business, for investment purposes or for the production of income; or (iv) the estate tax consequences of ownership of any Unit. This opinion also does not discuss the tax consequences which may arise if Tower Units or Common Elements are acquired by the Board or the issue of whether a Tower Unit Owner may be deemed to be a resident of the United States, New York State, or New York City as a result of the ownership of a Tower Unit. We advise, therefore, that each person contemplating the purchase of a Tower Unit consult his or her own tax adviser concerning all such tax matters, as well as with respect to the matters discussed in this opinion.

It should be noted that this opinion is based solely on the facts and documents referred to above and is not binding on the Internal Revenue Service, the New York State Department of Taxation and Finance, or the New York City Department of Finance. Moreover, the Federal, New York State and New York City tax laws and regulations and the rulings and decisions thereunder may change and thereby affect the opinions stated above in whole or in part. We undertake no obligation to update, modify or supplement this opinion in the event of any such change in applicable law, although we have advised Sponsor that it is obligated to do so.

This opinion is not a guarantee; it is based on existing rules of law applied to the facts and documents referred to above. No assurances can be given that the tax laws upon which we base this opinion will not change, possibly with retroactive effect. In no event will we, Sponsor, the Tower Board, the Condominium Board, the Selling Agent, the Managing Agent or any other person connected with the Plan be liable if there are changes in the facts on which we relied in issuing this opinion or if there are changes in the applicable statutes, regulations, rulings or decisions on which we relied which cause the Tower Unit Owners not to be entitled to the income tax deductions described above or which affect the tax treatment of the Tower Board and the Condominium Board as described herein.

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

Very truly yours,

Kramer Levin Naftalis & Frankel LLP

OPINION REGARDING ALLOCATION OF COMMON INTERESTS

KRAMER LEVIN NAFTALIS & FRANKEL LLP

August 11, 2014

Riverside Center Site 5 Owner LLC
c/o El Ad US Holding, Inc.
575 Madison Avenue, 23rd Floor
New York, New York 10022

Re: One West End Avenue Condominium (the "Condominium")

Ladies and Gentlemen:

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

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

Based upon our review of the foregoing, we have determined that Common Interests were allocated to the Units pursuant to the method set forth in Real Property Law ("RPL") Section 339-i(1)(iv), i.e., based upon floor space, subject to the location of such space and the additional factors of relative value to other space in the Condominium, the uniqueness of the Unit, the availability of Common Elements for exclusive or shared use and the overall dimensions of the particular Unit.

Accordingly, based on the foregoing it is our opinion that RPL Section 339-i has been complied with in assigning Common Interests to the Units. This opinion, while based upon existing rules of law applied to the facts and documents referred to above, is not a guarantee to Purchasers. In no event will the Sponsor, Kramer Levin Naftalis & Frankel LLP, Selling Agent, the Managing Agent(s) or the Boards be liable if there are changes in the facts on which we have relied in issuing this opinion or if there are changes in RPL Section 339 or other applicable law.

Very truly yours,

Kramer Levin Naftalis & Frankel LLP

1177 Avenue of the Americas New York NY 10036-2714 Phone 212.715.9100 Fax 212.715.8000
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REAL ESTATE TAX OPINION

ISRAEL SCHECHTER, PLLC

ATTORNEY AT LAW

570 Lexington Avenue
New York, NY 10022
Telephone: (212) 755-5511
Facsimile: (212) 755-5554

August 19, 2014

Riverside Center Site 5 Owner LLC
575 Madison Avenue, 23rd Floor
New York, NY 10022

Re: ONE WEST END AVENUE CONDOMINIUM
One West End Avenue
Block: 1171 Lot: 165
Borough: Manhattan

Gentlemen:

You have requested that we provide you with an estimate of the real estate tax assessments on a condominium to be created upon completion of construction of a mixed use building at the above location.

You have also requested an estimate of the real estate taxes that would be applicable to the condominium upon completion of the project, without regard to any potential tax exemption benefits, as well as an estimate of real estate taxes assuming the property's eligibility for tax benefits pursuant to section 421-a of the New York Real Property Tax Law (the 421-a program).

You have advised us that title to the site which is currently designated as Block 1171, Lot 165 on the Official Tax Map of the City of New York, is owned by Riverside Center Site 5 Owner LLC. You have informed us that you intend to construct a forty-two (42) story elevator mixed use building that will contain approximately 858,583 square feet of grade and above gross floor area. You advised that the Condominium will be comprised of 247 residential units in the tower section of the building, an affordable residential rental unit containing 116 apartments, a retail unit, 4 commercial units and a garage unit.

You further advise that the Percentage of Common Interest, in aggregate, of each of these units will be:

	COMMON INTEREST PERCENTAGE
Tower Tax Lots	67.6248%
Affordable Tax Lot	15.7349%
Retail Tax Lot	3.3008%
Commercial Tax Lots	7.6472%
Garage Tax Lot	5.6923%

You have informed us that you intend to start construction between July 1, 2014 and June 15, 2015 and will complete construction in or about September, 2016. You have further advised us that the first fiscal year of condominium operation is currently anticipated to be from September 1, 2016 through August 31, 2017.

Although the setting of an assessment on any particular property is subject to an individual assessor's subjective determination based upon general assessment guidelines, it is possible to estimate an approximate assessed value based upon a number of factors.

These factors include actual construction costs, the property's location, a hypothetical economic analysis of the condominium as if it were a rental property (as required pursuant to section 581 of the New York Real Property Tax Law), assessed valuations of comparable buildings and New York City Department of Finance Assessment Guidelines. We have examined these factors in arriving at our estimates.

New York City Department of Finance records indicate that the current tax lot 165 was apportioned out of the former tax lot 165 effective with the 2014/15 tax year. The assessment history, as apportioned for tax years 2011/12 through 2013/14, and the assessment for the 2014/15 tax year of the newly created tax lot are:

New Tax Lot 165			Land	Total
Final	2011/12	Actual	$3,899,101	$3,912,729
		Transition	$3,534,603	$3,544,142
Final	2012/13	Actual	$4,415,003	$4,428,904
		Transition	$3,851,183	$3,862,820
Final	2013/14	Actual	$4,415,003	$4,428,904
		Transition	$4,089,790	$4,103,526
Final	2014/15	Actual	$4,500, 000	$4,500,000
		Transition	$4,206, 205	$4,206,205

New York City is an annual assessing jurisdiction and is required to assess property for each upcoming fiscal tax year (July 1 – June 30) based upon its use and condition on January 5th (taxable status date). Annual increases or decreases in assessed value resulting from construction, demolition or other physical changes to the property (i.e., "physical" or "alteration" increases) are taxable the year they are levied. For "class 4" commercial properties, and "class 2" residential properties having more than 10 units, annual assessment increases or decreases not resulting from physical changes (i.e., "equalization" changes) are phased in for tax purposes over a five (5) year period at 20% per year. Hence, two assessed values: 1) the "actual assessment," which is reflective of

the City's claimed market value; and 2) the "transitional assessment," which is based on physical increases and the 5-year phase in of equalization changes. Real property taxes in any given year are based on the lesser of the actual or transitional assessment.

As of January 5, 2016, which will be the basis for the property's 2016/17 assessed value, you have advised us that the project will be 50% complete. As a result the taxes due for ten (10) months (September 1, 2016 to June 30, 2017) of the first fiscal year of condominium operation will not reflect taxes based on a fully assessed building. You have therefore advised us to estimate taxes based on the first New York City Fiscal tax year after completion of construction (July 1, 2017 – June 30, 2018).

As of January 5, 2017, which will be the basis for the property's 2017/18 assessed value, you have advised us that the project will be complete. Given the property's condition and use as of the taxable status date, we estimate that the 2017/18 taxable assessed value will be $108,000,000.

The most recent tax rates available as of the date of this letter are those used by the City of New York for 2013/14 tax year. The "Class 2" tax rate is 13.145%. Since tax rates can and have changed annually (increasing or decreasing) based on a number of factors, for the purpose of this projection we have reviewed annual "Class 2" tax rate changes from 2003/04 through 2013/14. The estimated tax rates therefore assume a 0.416% annual increase over the 2013/14 rate (one tenth of the cumulative 10 year increase of 4.16%). Our review of "Class 4" tax rates changes during the same period indicates a net cumulative decrease. However, since there have been increases in the rate in each of the most recent two tax years, our estimated tax rate for "Class 4" also assumes a 0.416% annual increase over the 2013/14 rate of 10.323% .

We have been advised, that in allocating the assessed values for the individual condominium units, since July 1, 2007 The New York City Department of Finance procedure and practice has been to determine the percent of the total building value attributed to each condominium based on the percentage interest in common elements as stated in the condominium declaration recorded with the New York City Register. **No warranties are being made that the City of New York will not change this practice.** Based on this practice, and using the percentages of common interest that are anticipated to be recorded with the City Register we have allocated the 421-a Mini Tax Assessed Value, the estimated assessed valuations and taxes as set forth below.

Assuming that the property is converted to condominium status for the 2017/18 tax year and utilizing the estimated tax rates, we estimate that real estate taxes for the fiscal year July 1, 2017 through June 30, 2018 (exclusive of any potential tax exemption benefits) would approximate $13,918,596.98. Allocating the total assessed value in accordance with the aggregate total of "Schedule A" percentage of general common elements results in the following:

	Percentof Common Interest	Estimated Taxable Assessed Value	Estimated Tax Rate	Estimated Tax Liability
Tower Tax Lots	67.6248%	$73,034,784	13.365%	$9,761,098.88
Affordable Tax Lot	15.7349%	$16,993,692	13.365%	$2,271,206.94
Retail Tax Lot	3.3008%	$ 3,564,864	10.496%	$ 374,168.13
Commercial Tax Lots	7.6472%	$ 8,258,976	10.496%	$ 866,862.12
Garage Tax Lot	5.6923%	$ 6,147,684	10.496%	$ 645,260.90

The above estimates do not take into account any future increases in the level of assessed valuation applied to residential and commercial property.

You have advised us that the project is eligible for and that you intend to apply for 20 year real property tax exemption benefits pursuant to Section 421-a of the New York Real Property Tax Law for the entire project excluding the garage tax lot. You further represent that the floor area of the project's eligible space will exceed twelve (12%) percent of the aggregate floor area resulting in a reduction in the 421-a exemption by 3.72%. Should your 421-a application ultimately be approved with that percentage of reduction in exemption for excess non residential area, the 2017/18 exemption of the 421-a covered tax lots will be based on 96.28% of the increase in its allocated pre-construction assessed value.

According to New York City Department of Finance records, the property's 2013/14 (421-a mini-tax year) taxable assessed value was in the total amount of $4,103,526. Allocating the 2013/14 taxable assessed value to the portions of the project that will be covered by your 421-a application results in the following allocated mini tax assessed values:

	Percent of Common Interest	Allocated Mini Tax Assessed Value
Tower Tax Lots	67.6248%	$2,775,001
Affordable Tax Lot	15.7349%	$ 645,686
Retail Tax Lot	3.3008%	$ 135,449
Commercial Tax Lots	7.6472%	$ 313,805

Given the project's start and anticipated completion dates, the 2017/18 should represent the first year of the 421-a post-construction benefit period. Past practices of The New York City Department of Finance has been to reduce the exemption of the non residential tax lots by reducing the exemption percentage applied to the increase in the allocated mini tax assessed value of only those tax lots. **There can be no guaranty or warranty that this calculation will be used in the future or that the City of New York will not change its methodology.** Based on the current practice, should your 421-a application be granted, we estimate that the assessed value and tax liability will be:

	Estimated Taxable Assessed Value	Estimated Tax Rate	Estimated Tax Liability
2017/18			
Tower Tax Lots	$2,775,001	13.365%	$370,878.92
Affordable Tax Lot	$ 645,586	13.365%	$ 86,295.90
Retail Tax Lot	$ 263,023	10.496%	$ 27,606.94
Commercial Tax Lots	$ 609,365	10.496%	$ 63,958.98
Garage Tax Lot	$6,147,684	10.496%	$645,260.90

No representations or warranties are made herein regarding the property's eligibility for exemption and/or abatement benefits, that the New York City Department of Housing Preservation & Development and Department of Finance will approve these benefits, or that these benefits will ultimately be realized or realized in the amounts set forth. See separate opinion of Sponsor's 421-a counsel.

This letter was prepared at the sponsor's request. The figures set forth herein are approximations derived from material submitted by the sponsor and are subject to variation. No government agency has passed upon these figures or the estimates of assessed valuation and taxes herein. We have not passed on the accuracy of any figures or estimates contained in the Offering Plan, and offer no warranties on real estate assessments, tax classifications, taxes, or tax rates for any period. All prospective purchasers are advised that, although the estimates of assessed valuation upon completion of construction are good faith estimates, such assessed valuations when actually made may be less or greater than as estimated herein.

The above estimates do not take into account any future increases in the level of assessed valuation applied to residential and commercial property or any increase in the real estate tax rates. The above opinion is based upon our interpretation of The New York State Real Property Tax Law and The Administrative Code of the City of New York and is not intended to be a guarantee or assurance that the actual tax assessments or actual taxes will be as estimated.

No representation is made that the provisions of law or New York City Department of Finance policies and practices will apply at the time the construction of the building is complete. You should be aware that the laws, regulations and practices of the Department of Finance upon which this opinion is predicated may in the future be revised in a manner adverse to your interests, or that there may be an adverse interpretation of the law or regulations by one or more agencies of the City of New York, or Courts of competent jurisdiction.

While we believe our opinions are well-founded, they are not intended, and should not be construed as, representations or warranties that assessment and taxes will not be determined in a different amount. The foregoing analysis is based upon our knowledge of the making and review of assessments by the Real Property Assessment Department and the Tax Commission of the City of New York with respect to residential properties held in the condominium form of ownership. Application of a particular approach to valuation by an individual assessor may yield a different result.

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

Very truly yours,

ISRAEL SCHECHTER, PLLC

BY: _____
ISRAEL SCHECHTER

IS:

SECTION 421-a TAX OPINION

SEIDEN & SCHEIN, P.C.
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OF COUNSEL:
DAVID F. YAHNER

Revised Counsel's 421-a Real Estate Tax Benefits Opinion

August 18, 2014

Riverside Center Site 5 Owner LLC
El Ad US Holding, Inc.
575 Madison Avenue, 22nd Floor
New York, New York 10022

Re: 421-a Partial Tax Exemption ("421-a")
Premises: 601 West 59th Street
Block: 1171, Lot: to-be-formed condominium tax lots on p/o Lot 165 (formerly p/o 165)
Manhattan, New York

Dear Sir or Madam:

We have been requested by our clients, Riverside Center Site 5 Owner LLC and El Ad US Holding, Inc. (collectively, the "Developer"), to prepare this revised letter opining as to the eligibility of the above-captioned Site and the to-be-built approximately three hundred sixty-three (363) Class A residential dwelling units, along with retail and commercial space to be constructed without substantial governmental assistance ("SGA") (together, the "Project") for section 421-a partial real estate tax exemption benefits ("421-a benefits"). Developer has advised us at least twenty percent (20%) of the dwelling units at the Property (approximately seventy-three (73) dwelling units) will be affordable under the 421-a Statute and Rules at 60% of Area Median Income ("AMI") (the "421-a Units"). A total of one hundred sixteen (116) of the Project's dwelling units, including the 421-a Units, will be contained within a single condominium tax lot and will be made available to individuals or families at or below eighty percent (80%) of Area Median Income ("AMI") (the "Affordable Units") and will comply with the Inclusionary Housing Program of the New York City Zoning Resolution and as administered by the New York City Department of Housing and Preservation ("HPD"). Separate condominium tax lots will be created to contain the Project's remaining two hundred forty-seven (247) market-rate condominium dwelling units, the retail space, the commercial space and the garage space (omitted from the 421-a application). All of the Project's Affordable Units will be located in accordance with the New York City Zoning Resolution and HPD's Inclusionary Housing Guidelines.

In order to opine as to the Project's eligibility for 421-a benefits, I have set forth the requirements of the program. The application of these requirements to the Site and Project are discussed below.

I. ELIGIBILITY REQUIREMENTS

To be eligible for section 421-a tax benefits, the Project must comply with each of the eligibility requirements set forth in section 421-a of the New York State Real Property Tax Law (the "Statute"); Chapter 6 of Title 28 of the Rules of the City of New York (the "Rules"); and New York City Administrative Code sections 11-245 and 11-245.1 (the "Local Law").

The 421-a Statute was enacted with the specific intent of encouraging residential construction. The statute does so by providing for partial real estate tax exemption on increases in assessed valuation of eligible property which result from the construction of new class "A" Multiple Dwellings, during the construction period and on a descending sliding scale for a period of either 10, 15, 20 or 25 years after completion of construction, provided the property was previously vacant, under-utilized, or improved with a non-conforming use on the Operative Date. "Operative Date" is defined as thirty-six (36) months prior to the commencement of construction. In accordance with Section 6-09 of the 421-a Rules, construction shall be deemed to have commenced on the date immediately following the issuance by the Department of Buildings ("DOB") of a new building permit or alteration permit for a multiple dwelling (based upon architectural and structural plans approved by DOB) on which the excavation and the construction of initial footings and foundations commences in good faith as certified by an architect or professional engineer licensed in New York State, provided that the construction of such multiple dwelling has been completed without undue delay, as certified by such architect or professional engineer. Developer has represented that construction will commence in mid-2014 in the 2014/2015 tax year and, therefore, the Operative Date was in fiscal year 2011/2012.

A. Location

1. Geographic Exclusion Area

The 421-a Statute and Rules provide that a new multiple dwelling located within the geographic exclusion area, constructed without SGA, and containing not less than four (4) dwelling units may be eligible for 421-a benefits, provided that construction is commenced prior to June 15, 2015, and provided further that twenty percent (20%) of the units (i.e., the 421-a units), are at initial and all subsequent rentals after vacancy: (1) rented to households whose incomes do not exceed 60% of the area median incomes adjusted for family size; and (2) provided at rents that do not exceed 30% of 60% of the area median incomes adjusted for family size, minus the amount of any applicable utility allowance (together, the "60% AMI Rental Limit").

The Project contains approximately 363 dwelling units, is located within the geographic exclusion area, and Developer has represented that construction will commence prior to June 15, 2015. Developer has also indicated that the Project is designed to include affordable rental units, that under the terms of a to-be-executed and recorded HPD Regulatory Agreement, entered into as part of the Project's inclusion in the Inclusionary Housing program, the Affordable Units will be made permanently affordable to individuals or families at or below 80% of AMI, and that under a to-be-executed and recorded 421-a Restrictive Declaration the 421-a Units will be affordable at the 60% AMI Rental Limit.

2. Public and Private Park Limitation

Paragraphs (5) and (6) of Section 6-02(c) of the Rules bar 421-a benefits for projects either 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. The Site does not fall within the aforesaid categories.

B. Site Requirements

Section 6-02(f)(1) of the Rules states that for a project to be eligible for 421-a benefits "the land upon which an eligible project is located must have been vacant, predominantly vacant, under-utilized or improved with a non-conforming use on the Operative Date (three years prior to the commencement of construction). As discussed previously, the Operative Date is in the 2011/2012 tax year.

Lot: 165

Section 6-02(f)(3)(G) of the Rules defines under-utilized as land "that was improved with a non-residential building or buildings . . . (b) each of which had an actual assessed valuation equal to or less than fifty percent (50%) of the actual assessed valuation of the land on which the building or buildings were situated."

According to records of the New York City Department of Finance (**Exhibit A**), on the 2011/2012 Operative Date, Lot: 165 was improved with tax class 4 (non-residential) building and had the following actual assessed values ("A.V."):

Lot	Actual Building A.V. in 2011/2012 Tax Year	Actual Land A.V. in 2011/2012 Tax Year	Actual Building A.V. as a % of Actual Land A.V.
165	$45,000	$13,614,300	0.33%

Therefore, on the 2011/2012 Operative Date, Block: 1171, Lot: 165 qualifies as under-utilized under Section 6-02(f)(3)(G)(b) of the Rules.

C. Project Requirements

1. New Multiple Dwelling

Section 6-02(b) of the Rules provides that a project is eligible for 421-a benefits only if it is a "new multiple dwelling." The Developer has represented to us that the Project will be built pursuant to a new building permit and will contain 363 Class A dwelling units. Based upon the definition of Multiple Dwelling in the RPTL, it is our opinion that the Project will constitute a new multiple dwelling.

2. Not Used as a Hotel or For Single Room Occupancy

Paragraphs (3) and (4) of Section 6-02(c) of the Rules deem any building or portion thereof which is used as a hotel or for single room occupancy ineligible for 421-a benefits. Pursuant to Section 6-02(1)(c) of the Rules, Hotel use includes the provision of a short term rental, which is defined as a lease, sublease, license or any other form of rental agreement for a period of less than six months. Developer has represented to us that no such use of the Project will occur.

3. Prevailing Wage Requirement

Subdivision (8) of the 421-a Statute requires that, for buildings containing fifty (50) or more dwelling units, all building service employees receive the applicable prevailing wage, as defined therein, for the duration of the benefit period, unless no less than fifty percent (50%) of the dwelling units within the building are affordable to individuals or families with a gross household income at or below 125% of area median income. Developer has represented that the Project will contain 363 dwelling units, and that it will comply with this requirement.

D. Construction Requirements

1. Number of Rooms

Section 6-02(e)(2) of the Rules states that if a multiple dwelling contains more than 100 dwelling units, not less than 10% shall contain at least 4 ½ rooms and not less than 15% shall contain at least 3 ½ rooms. Developer has indicated that the Project will contain approximately 363 Class A dwelling units and that it will comply with this requirement.

2. Class A Unit Replacement

Section 6-02(e)(3) of the Rules requires that a project with more than twenty (20) apartments contain at least five (5) apartments for each Class A apartment in existence during the

30 day period immediately preceding the Commencement of Construction. Because the Site contained no Class A apartments during the specified period as defined by HPD, this requirement is not applicable.

3. Energy Star Requirement

Section 6-05(d)(1)(viii) of the Rules requires that for 421-a applications received on or after December 19, 2006, the applicant provide an affidavit certifying that certain household appliances installed or replaced in any dwelling unit within the multiple dwelling shall be certified as Energy Star or that applicable exceptions to the HPD's Energy Star requirement apply. Developer has represented to us that it will comply with this requirement.

4. Affordable Unit Requirements

Section 6-09(b)(3)(iii) of the 421-a Rules requires that the Affordable Units be marketed pursuant to a fair and open process in accordance with HPD's marketing guidelines and that residents of the Community District in which the Project is located be given priority for the purchase or rental of 50% of the Affordable Units. Section 6-09(b)(3)(ii) requires that the Project be subject to a to-be-executed and recorded 421-a Restrictive Declaration, the form of which would be issued by HPD when required. In addition, Section 6-08(g)(1)(ii) of the Rules requires that the 421-a Units meet one of the following requirements unless they are otherwise preempted by federal requirements: (a) have a comparable number of bedrooms as market rate units and a unit mix proportional to the market rate units, (b) at least 50% of the 421-a Units must have two or more bedrooms and no more than 50% of the remaining affordable units can be smaller than one bedroom, or (c) the floor area of the 421-a Units must be no less than 20% of the total floor area of all dwelling units. Developer has represented to us that it will comply with the marketing, Community District, and 421-a Restrictive Declaration requirements, and that the 421-a Units at the Project will comply with (b) above.

Further, the Affordable Units must comply with all Inclusionary Housing requirements including, but not limited to, the Inclusionary Housing affordable dwelling unit construction requirements, such as the proportionality or two bedroom test.

E. Limitation on Other Real Estate Tax Benefits

Section 421-a(2)(c)(i) provides that a multiple dwelling shall be eligible for tax benefits pursuant to that section only if "exemption from taxes is not availed of concurrently under any other law." Developer has represented to us that the block and lots containing the Project will not receive real estate tax benefits under any other state or local law.

II. TIMING REQUIREMENTS

A. Project Commencement

The 421-a Statute and Rules require that construction of projects must be commenced prior to June 15, 2015 to qualify under the Statute, Rules and Local Law referred to in this Opinion. Developer has represented to us that the Project's anticipated commencement of construction date is in mid-2014 and that it will comply with this requirement.

B. Project Completion

Subsection (b)(2)(iv) of the definition of "commence" contained in Section 6-09(a) of the Rules requires that construction be completed without "undue delay" which, for a project consisting of one multiple dwelling, means completion within thirty-six (36) months of the later occurring of: 1) initial installation of a new metal or concrete structure, 2) of the date of the issuance of a New Building permit (based on architectural and structural plans approved by the NYC Department of Buildings ("DOB")) or 3) December 28, 2007. Developer has advised us that construction will commence prior to June 15, 2015 during the 2014/2015 tax year. In addition, paragraph (b)(iv)(3) of the definition of "commence" contained in Section 6-09 of the Rules indicates that projects that meet the "Affordability Requirement," as defined within Section 6-09 are deemed to have been completed without undue delay. Developer has represented to us that at least 20% of the Project's dwelling units, i.e. the 421-a Units, will comply with the 60% AMI Rental Limit. Accordingly, the Project will meet the Affordability Requirement and be deemed to have been completed without undue delay.

C. Application Timing

Section 6-05(b) and 6-05(d) of the Rules impose specific timing requirements for filing applications for Preliminary and Final Certificates of Eligibility. Developer has represented that it will comply with these requirements.

III. CONDOMINIUM/COOPERATIVE REQUIREMENT

1. Developer has indicated it intends that any of the Project's homeownership units shall be exempted from the statutory obligation to register such homeownership unit as rent-stabilized by reason of its condominium status.

2. In accordance with the New York State Department of Law, Real Estate Finance Bureau's memorandum dated June 24, 2014, if, prior to consummation of the offering, any of the Project's homeownership units are rented to any person other than an interim lessee, Developer is obligated to abandon the offering plan with respect to such unit. Developer has indicated that it will comply with such requirement.

3. Section 6-05(d)(1)(iii) of the Rules requires that if a project is to be owned as a cooperative or condominium, the applicant must provide a statement that if the prospective cooperative or condominium plan has not been declared effective for filing at a time fifteen months after the issuance of a final certificate of eligibility, such applicant will register these

rental units with the New York State Division of Housing and Community Renewal within fifteen days after such fifteen month period, or if the building is not occupied, an affidavit stating that the applicant shall register all units as they become occupied. Developer has represented that it will comply with this requirement.

IV. RENT REGULATION/AFFORDABILITY REQUIREMENT

1. Section 6-02(g)(2) of the Rules requires that rental apartments be subject to rent stabilization. Developer has represented that the all rental dwelling units in the Project will be duly registered and will remain rent stabilized for at least as long as the Project receives 421-a tax exemption benefits and that any 421-a Units will remain rent stabilized for at least thirty-five (35) years, as specified in IV(3), below. Under the terms of the HPD Regulatory Agreement, all Affordable Units will be permanently subject to rent and income limitations.

2. For the Project's rental units (i.e. the Affordable Units), the maximum initial rent will be set by HPD in accordance with the provisions of section 6-04(a) of the Rules the 421-a Units must comply with the 60% AMI Limit, as set forth above, with the remaining Affordable Units subject to an 80% AMI limit under the HPD Regulatory Agreement. Developer has represented that the rents of the Project will comply with these requirements.

3. Since the Project contains rental 421-a Units, section 6-09(b)(3)(ii) of the 421-a Rules requires that, at the time of filing of the 421-a Preliminary Application for the Project, a restrictive declaration in a form satisfactory to HPD must be submitted to HPD that has: (a) been executed by all parties in interest, (b) has been recorded against the real property containing the multiple dwelling receiving 421-a benefits and (c) provides that the 421-a Units must for 35 years from the completion of construction (1) comply with the affordability requirements of the 421-a Statute and Rules and (2) remain rent stabilized and allow tenants holding a lease and in occupancy at the expiration of such 35-year period to remain as rent stabilized tenants for the duration of their occupancy. In addition, as discussed in Section IV(1), above, the rental Affordable Units shall be permanently affordable under the terms of the HPD Regulatory Agreement.

V. MULTIPLE DWELLING REGISTRATION

Section 6-05(d)(1)(vii) of the Rules requires that the applicant submit proof that the multiple dwelling has been registered with HPD pursuant to article two of the Housing Maintenance Code. Developer has represented that it will comply with this requirement.

VI. COMMUNITY BOARD NOTICE REQUIREMENTS

Section 6-03 of the Rules requires that a 421-a application for a project containing more than twenty (20) apartments be submitted to the community board in the district in which the

project is located. Developer has represented that the Project will contain approximately 363 apartments and that it will comply with this requirement.

VII. DURATION OF 421-A BENEFITS

The 421-a Statute and Rules state that a construction period exemption from any increase in the prior assessed valuation is available for up to three (3) years and a twenty (20) year post-construction exemption is available for new multiple dwellings located in the borough of Manhattan south of or adjacent to 110th Street that commence construction prior to June 15, 2015 and contain at least 20% of units which meet the 60% AMI Rental Limit. The Project is located in the borough of Manhattan south of or adjacent to 110th Street, and Developer has represented that the Project will commence construction prior to June 15, 2015 in the 2014/2015 tax year. Developer has also represented that the Project will not receive SGA and at least 20% of the onsite units will be rented in compliance with the 60% AMI Rental Limit. Therefore, the Project is eligible for a construction period 421-a exemption of up to 3 years and a 20 year post-construction 421-a exemption.

The schedule for the post-construction partial tax exemption is as follows:

Benefit Years	Percent of Exemption of Increases in Assessed Value
1-12	100%
13-14	80%
15-16	60%
17-18	40%
19-20	20%
21 and subsequent years	0%

VIII. REDUCTION OF BENEFIT FOR EXCESS COMMERCIAL, COMMUNITY FACILITY OR ACCESSORY USE SPACE

Section 6-06(b) of the Rules provides for the tax exemption benefit granted by the 421-a Statute to be reduced if the floor area of the project's eligible commercial, community facility and accessory use space exceeds twelve percent (12%) of the aggregate floor area. The amount of space attributable to commercial, community facility and accessory use space in the Project will be determined in accordance with the Rules.

IX. COUNSEL'S OPINION

Based upon the information which the Developer has provided to us and the assumptions stated herein, we are of the opinion that the Project will be eligible for a construction period partial tax exemption of up to three (3) years and a twenty (20) year post-construction partial tax exemption, as provided by 421-a. Except as stated specifically herein, this letter is based solely upon the information which the Developer has provided to us and the assumptions stated herein. We have not verified any of the Developer's statements or investigated the accuracy of our assumptions. The Project must satisfy all statutory and regulatory requirements of 421-a in order to be eligible for benefits and we cannot render a final opinion regarding eligibility until all documentation required for 421-a Preliminary and Final Certificates of Eligibility has been provided to us and reviewed. This letter relates only to the above-captioned Project and the specific facts and circumstances the Developer has provided to us in connection therewith.

X. LIMITATIONS

This is an opinion, not a guaranty, that the Project will qualify for 421-a real estate tax benefits pursuant to section 421-a. No warranties are made that the laws and regulations upon which this opinion is based will not be changed. In no event will we be liable to any party if the Project fails to qualify for such real estate tax benefits for any reason beyond our control including, but not limited to, changes to sections 421-a or to the regulations issued thereunder or to decisional law thereunder. This opinion is made only for the benefit of the addressees of this letter and their successors and/or assigns.

Very truly yours,
SEIDEN & SCHEIN, P.C.

By: _____
Jay G. Seiden

EXHIBIT A

FINAL ASSESSMENT ROLL 2011-2012 | City of New York

Taxable Status Date: January 5, 2011

EXPLANATION OF ASSESSMENT ROLL

View 2014 FINAL ASSESSMENT ROLL
View May 25, 2014 - Market Value History
View 2014 TENTATIVE ASSESSMENT ROLL
View January 15, 2014 - Market Value History
View May 25, 2013 - Market Value History
View 2013 FINAL ASSESSMENT ROLL
View 2013 TENTATIVE ASSESSMENT ROLL
View January 15, 2013 - Market Value History
View 2012 FINAL ASSESSMENT ROLL
View May 25, 2012 - Market Value History
View 2012 TENTATIVE ASSESSMENT ROLL
View May 25, 2011 - Market Value History
View January 15, 2011 - Market Value History
View 2011 TENTATIVE ASSESSMENT ROLL
View May 25, 2010 - Market Value History
View 2010 FINAL ASSESSMENT ROLL
View 2010 TENTATIVE ASSESSMENT ROLL
View 2009 FINAL ASSESSMENT ROLL
View 2008 FINAL ASSESSMENT ROLL
View 2007 FINAL ASSESSMENT ROLL
View 2006 FINAL ASSESSMENT ROLL

Parcel Information

◂◂ Previous BBL Next BBL ▸▸

Owner Name:
CRP/EXTELL PARCEL N, L.P.

Property Address and Zip Code:
1 WEST END AVENUE 10023

Real Estate Billing Name and Address:
CRP/EXTELL PARCEL N, L.P.
1 WEST END AVENUE
NEW YORK NY 10023

Borough: MANHATTAN
Block: 1171
Lot: 165

Tax Class: 4
Building Class: G6 Codes

Land Information

Lot Size	Irregular	Corner
548.90FT X 458.67FT		NW

Building Information

Number of Buildings	Building Size	Extension	Stories
	0.00FT X 0.00FT		

Assessment Information

Description	Land	Total
ESTIMATED MARKET VALUE		30,354,000
ACTUAL AV	13,614,300	13,659,300
ACTUAL EXAV	0	0
TRANS AV	12,341,610	12,373,110
TRANS EXAV	0	0

Taxable/Billable Assessed Value

	Assessed Value
SUBJECT TO ADJUSTMENTS, YOUR 2011/12 TAXES WILL BE BASED ON	12,373,110

Property is assessed at the following uniform percentages of full market value, unless limited to a lesser amount by law:

Class 1 - 6% **Class 2 - 45%** **Class 3 - 45%** **Class 4 - 45%**

Statements List | Select a BBL | Logon to NYCProperty

W. WORKING CAPITAL FUND; NO RESERVE FUND

The Purchaser of each Tower Unit shall be required to make a contribution to the Tower Board at the closing of title to such Tower Unit(s) to or in respect of the working capital fund of the Tower Section (the "Working Capital Fund"). Such contribution shall be in an amount equal to two (2) months' Tower Common Charges then in effect for such Tower Unit pursuant to the budget then in effect for the Tower Section and in accordance with Schedule A hereto, as the same may be amended from time to time.

Other than as set forth in Schedule B, no reserve fund is being established for the Condominium. Sponsor has elected not to provide for such a reserve fund for capital replacements or repairs, because the Building will be newly constructed. The Condominium Board, in its discretion, and subject to certain restrictions contained in the Condominium By-Laws, may decide in the future to create a reserve fund by special assessment or by increases in Common Charges.

Other than as set forth in Schedule B, no reserve fund is being established for the Tower Section. In the Tower Board's discretion, subject to the terms of the Tower By-Laws, the Tower Board may decide in the future to establish a reserve fund or pay for necessary repairs or capital items to the Tower Limited Common Elements by special assessment or by increasing Tower Common Charges. The Condominium Board may also decide in the future to establish a reserve fund for repairing and maintaining the General Common Elements (such as the roofs and various mechanical, and building systems). In each case, each Tower Unit Owner would be individually liable for the amount of such special assessment against, or increase payable by, the Tower Board to the extent of such Tower Unit Owner's proportionate Common Interest among all Tower Unit Owners.

At the First Closing, Sponsor will apportion the following items with the Tower Board, or Condominium Board, as applicable, as of the date preceding said closing:

(1) employees' wages, vacation and severance pay, pension and welfare benefits and all other payments or obligations relative to the employees of the Condominium and/or Tower Section;

(2) fees for assignable permits and licenses, if any;

(3) charges for steam, gas, electricity and other utilities;

(4) payments under assignable service, maintenance and concession contracts;

(5) water charges and sewer rents on the basis of the fiscal year for which assessed (unless separately assessed to individual Tower Units);

(6) cost of fuel and Building supplies on hand, at Sponsor's cost (plus sales tax);

(7) premiums for transferable insurance policies; and

(8) other customary adjustments.

If any of the foregoing items to be apportioned cannot be adjusted at the First Closing because they are not fully ascertainable, they shall be apportioned and adjusted to the extent reasonably possible at the First Closing, and final adjustment will be made as soon thereafter as the undetermined amounts are ascertained. No such adjustments or apportionments are expected to be substantial. Except as herein otherwise expressly provided, the customs in respect to title closings adopted by the Real Estate Board of New York, Inc., as amended, shall apply to apportionments and other matters herein mentioned.

The Working Capital Fund may be held or used for working capital, to make repairs and/or for such other appropriate purposes permitted under the Declaration and the Tower By-Laws as will be determined by the Tower Board, in its sole discretion; and may be augmented by allocations from monthly Tower Common Charges collected by the Tower Board. Other than as provided in the preceding sentence (with respect to monthly Tower Common Charges), Sponsor will not separately contribute to the Working Capital Fund. However, while Sponsor controls the Tower Board, the Working Capital Fund will not be used to reduce estimated Tower Common Charges, and in no event shall any portion of the Working Capital Fund be used to pay any Tower Common Charges attributable to Unsold Tower Units.

No representation is made that the Working Capital Fund, together with the Tower Common Charges, will be, or is intended to be, adequate to cover expenses for the first or any subsequent year of operation, including, without limitation, the cost of any necessary repairs or replacements. If additional funds are required over and above the Working Capital Fund, it may be necessary to increase the Tower Common Charges or to impose special assessments on Tower Unit Owners.

Neither the Department of Law nor any other governmental agency has passed upon the adequacy of the Working Capital Fund.

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X. AGREEMENTS BINDING ON THE CONDOMINIUM

1. Management Agreement

It is presently contemplated that at or prior to the First Closing, the Condominium Board will enter into management agreements (collectively, the "Management Agreement") with Halstead Management Company, LLC (the "Managing Agent"), having a principal office at 770 Lexington Avenue, 7th Floor, New York, New York 10065, to act as managing agent with respect to the Condominium, the Tower Section and the Common Elements appurtenant to the Rental Unit. The Rental Unit Owner will engage a separate managing agent to manage the Rental Unit. Notwithstanding the foregoing, Sponsor reserves the right to cause the Condominium Board to engage (or to engage on behalf of the Condominium Board) a different managing agent (which may be an affiliate of Sponsor) to serve as Managing Agent. The identity of any different or substitute managing agent to serve as Managing Agent will be disclosed in a duly filed amendment to this Plan.

It is contemplated that the Management Agreement will provide for an initial term of two (2) years commencing on the First Closing and thereafter, if not otherwise terminated by either party, for a one (1) year period. The Managing Agent will receive an annual fee of $175,000 for such first year, payable in equal monthly installments. The annual fee will increase by three percent (3%) for each successive year. Either party may terminate the Management Agreement without cause at any time upon thirty (30) days prior written notice to the other party. At any time, the Agreement may be terminated "for cause" upon notice from one party to the other.

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

(a) Supervise, hire and discharge employees necessary for the proper maintenance and operation of the Condominium.

(b) Cause the Common Elements to be maintained, repaired, replaced and altered in the manner deemed advisable by the Condominium Board. The approval of the Condominium Board is necessary for any expenditure of over $10,000 for any one item of ordinary repairs or alterations (other than emergency repairs or repairs to comply with a governmental notice or order).

(c) Contract for necessary services and purchasing all supplies necessary to properly maintain and operate the Condominium and its Common Elements subject to the approval of the Condominium. The approval of the Condominium is necessary for any contract with a term of more than one (1) year or in excess of $10,000.

(d) Advise the Condominium Board with respect to proper insurance coverage pertaining to the Condominium, and its employees.

(e) Check all bills received in connection with the maintenance and operation of the Common Elements and causing all such bills and other expenses to be paid.

(f) If requested by the Condominium Board, list and offer for sale, lease or sublease space reserved, acquired or reacquired by the Condominium Board in the Condominium.

(g) Assist in the creation of an application package and accept applications from all prospective Tower Unit Owners, and prospective tenants of space being leased by a Tower Unit Owner or the Tower Board.

(h) Supervise and coordinate the moving in and out of Unit Owners and lessees and, as far as possible, arrange the dates thereof so that there shall be a minimum of disturbance to the operation of the Tower Section and of inconvenience to other Unit Owners.

(i) Bill and collect Common Charges payable by the Unit Owners.

(j) Consider and, when reasonable, attend to complaints of Unit Owners and lessees, providing such complaints concern a violation of the Condominium Documents, a general Building system, service, or common area.

(k) Cause to be prepared and filed the necessary forms for unemployment insurance, withholding and social security taxes and all other tax and other forms relating to employment of Condominium employees and the maintenance and operation of the Condominium as required by any Federal, State or municipal authority.

(l) Not later than the fifth (5th) day of each month, render monthly statements of receipts and disbursements to the Condominium Board or other designated entity.

(m) Maintaining accurate sets of books for the Condominium Board.

(n) Cooperate with the Condominium Board's accountants with regard to the annual audit of the books of account of the Condominium Board.

(o) When requested by Condominium Board, cooperate with the Condominium Boards' accountants in preparing and submitting annually to the Condominium Board an operating budget of the anticipated income and expenses for the ensuing year.

(p) Attend meetings of the Condominium Board and Tower Board, and annual meetings of the Unit Owner and Tower Unit Owners at the Condominium's and/or Tower Section's expense to record the minutes of such meetings.

(q) Prepare and send out all letters, notices and reports as the Condominium Board and/or Tower Board may request, including but not limited to notices of meetings, special, annual and monthly, as required by the By-Laws and the Offering Plan, as directed by the Boards.

(r) Assist the Condominium Board in preparing an operating budget for the Condominium for the ensuing year.

The management fee will be included as a Common Expenses as discussed above in Schedule B – "Projected Budget for First Year of Condominium Operation." The Managing Agent will be entitled to additional fees for certain special services performed by it, including, among others:

(a) Fees for discretionary services rendered pursuant to the Management Agreement:

(i) Unit Sales. In connection with the processing of an application for the sale/transfer of ownership by a Tower Unit Owner and conducting a credit check, a nonrefundable sum of $1,000.00 to be paid by the Tower Unit Owner/transferee and not by the Tower Board;

(ii) Unit Leases. In connection with the processing of a lease application on behalf of a Tower Unit Owner, a non-refundable sum of $1,000.00 to be paid by the Tower Unit Owner/sublessee and not by the Tower Board;

(iii) Lease Renewals. In connection with the renewal of a lease, a fee of $500.00 to be paid by the Tower Unit Owner/sublessee and not by the Tower Board;

(iv) Unit Mortgage Refinancing. In connection with Tower Unit Owner's application for appraisal or mortgage refinancing, a fee of $500.00 for each application, to be paid by Tower Unit Owner in advance and not by the Board; and

(v) Alteration Agreements. If a Tower Unit Owner undertakes an alteration to an apartment requiring Tower Board review and approval of architect's plans, issuance of building department permits, and the negotiation and execution of an Alteration Agreement between the Tower Board and the Tower Unit Owner, a fee in the amount of the greater of $500.00 or two percent (2%) of the alteration.

Tower Unit Owners shall be obligated to reimburse the Tower Board for all costs incurred related to the approval of the alterations and oversight by the Managing Agent (i.e., processing the application, Building access, coordination, etc.).

(c) Reimbursement for out of pocket expenses for items such as messenger service, postage, facsimile transmissions, photocopying, printing, scanning, on-line payment service fee and other administrative expenses incurred by the Managing Agent.

The Boards will indemnify the Managing Agent against liability for all claims for all acts properly performed by the Managing Agent pursuant to the Management Agreement or at the instructions of the Boards, provided, however, any such indemnification shall not cover any claims resulting from the Managing Agent's gross negligence or willful misconduct.

Notwithstanding anything to the contrary set forth above, the Managing Agent's responsibility under the management agreement shall not extend to supervising or managing major capital renovations or major capital improvements, unless specifically agreed upon in writing by the parties and unless the Managing Agent receives an additional fee therefor.

The Managing Agent, at its own expense, will maintain: (i) general and umbrella liability insurance with limits of not less than $25,000,000 per occurrence and in the aggregate, which liability insurance shall cover Managing Agent's activities at Managing Agent's offices and not at the Property and which insurance shall be secondary to the similar insurance maintained by the Condominium Board; (ii) fidelity/crime insurance in an amount of not less than $1,000,000;

(iii) workers' compensation and employer's liability insurance covering Managing Agent's employees; and (iv) professional liability insurance in an amount of not less than $1,000,000.

Sponsor reserves the right during the Initial Control Period to designate any other reputable managing agent to perform all of the duties and services to be performed by the Managing Agent under the Plan and if Sponsor does so, Sponsor will cause such other managing agent to accept employment on terms substantially similar to the terms specified above. After the Initial Control Period, upon the expiration or sooner termination of the then current agreement with the Managing Agent, the Condominium Board may designate any other managing agent to perform the duties and services to be performed by the Managing Agent under the Plan. The term "Managing Agent" when used in the Plan with respect to any time after Sponsor or the Condominium Board has designated another managing agent shall mean such other agent. The Management Agreement may not be assigned by the Managing Agent without the prior written consent of the Condominium Board. Sponsor will amend the Plan to disclose having entered into the Management Agreement promptly after execution thereof.

2. RC Restrictive Declaration; Parcel 5 ZLDA

The RC Restrictive Declaration governs the development of the five Parcels of Riverside Center, including with respect to, without limitation, the permitted use and bulk of each building; affordable housing obligations; the development of the RC Public Space and Access; the timing of development; measures to be taken in the design, construction, and operation of buildings to mitigate their environmental impacts; and the energy performance of buildings. Certain rights and obligations set forth in the RC Restrictive Declaration are further distributed among the Parcel owners by private zoning lot and development agreements, including, with respect to the Property, the Parcel 5 ZLDA.

The RC Restrictive Declaration provides for the phased development of the RC Public Space and Access, with each owner of a Parcel required to construct the RC Public Space and Access located on its Parcel in connection with the development of the building on that Parcel, and to thereafter perform all required capital repairs and capital maintenance on such RC Public Space and Access. In the case of the Property, the RC Public Space and Access includes the portion of Freedom Place South located between the northern boundary of West 59th Street and the southern boundary of the West 60th Street RC Public Access Area, as well as an RC Perimeter Sidewalk Enlargement adjacent to West 59th Street. As Sponsor owns only the Property, Sponsor does not represent or warrant if and when construction of all or any portion of the RC Public Space and Access located on Parcels other than the Property will be built, or if built, when construction will commence or be completed.

Pursuant to the RC Restrictive Declaration, before temporary or permanent certificates of occupancy are issued for more than 938 residential units in Riverside Center, the owner of Parcel 2 of Riverside Center is required to complete construction of, and deliver to the New York City Construction Authority, the core and shell for a public school within the building on Parcel 2 (the "Parcel 2 School Obligation"). Depending on the order in which the Riverside Center Parcels are developed, and the number of residential units within each such development, the use and occupancy of some or all of the Tower Units may be restricted until the Parcel 2 School

Obligation is satisfied. As Sponsor owns only the Property, Sponsor does not represent or warrant if and when the owner of Parcel 2 will satisfy the Parcel 2 School Obligation.

The foregoing does not purport to be a comprehensive summary of the RC Restrictive Declaration and the Parcel 5 ZLDA, nor does it purport to address each item in these agreements that may be of concern to each Purchaser. Purchasers are urged and advised to read the complete RC Restrictive Declaration and Parcel 5 ZLDA, copies of which are available for review in the Sales Office.

3. RS Restrictive Declaration; Miller Highway

The RS Restrictive Declaration governs the development of Riverside South, including, without limitation, the type of development permitted, development of the open space and RS Park Areas, timing of development, and affordable housing construction obligations in Riverside South. The West Side Highway (the elevated portion of which between 59th Street and 72nd Street is also known as the Miller Highway) is located between the Property and the Hudson River. Under the RS Restrictive Declaration and other applicable documents, the West Side Highway may be relocated by the City of New York, subject to federal, state and local government approvals, to a point closer to the Property, but such relocation may be underground (i.e., a covered roadway) under Riverside Boulevard and portions of the future RS Park Areas. Sponsor makes no representation or warranty as to if or when the City of New York will exercise its right to cause the relocation of the Miller Highway, or whether the necessary approvals will be granted, or how close to the Property the Miller Highway will be if it is relocated.

4. Riverside Center Property Owners Association

The RCPOA was formed primarily to assess its members for the cost of operating, maintaining, and repairing the RC Public Space and Access. It operates pursuant to the RCPO Declaration, which sets forth the specific purposes and responsibilities of the RCPOA. The RCPOA was created and the RCPO Declaration was prepared in accordance with the RC Restrictive Declaration. The RCPOA is a membership organization, with membership limited to owners of Parcels in Riverside Center. Sponsor, as owner the Property, is presently a member of the RCPOA for purposes of the RCPO Declaration. Upon recording of the Declaration, Sponsor's membership status in the RCPOA will be transferred to the Condominium Board. At such time, the Condominium Board shall appoint the Vice President for RCPOA Liaison to attend and represent it at meetings of the RCPOA and to vote on behalf of the Condominium at such meetings.

Under the RCPO Declaration, the RCPOA may impose assessments on members to fund the cost of the day-to-day, non-capital maintenance, operation, and repair of the RC Public Space and Access and to reimburse Parcel owners for certain defined costs incurred by them in connection with the RC Public Space and Access. However, each Parcel owner is responsible, at its sole cost and expense, for the construction, capital maintenance, and capital repair of the RC Public Space and Access associated with its Parcel, and continues to own and be responsible for all real estate taxes on such RC Public Space and Access, as set forth in the RC Restrictive Declaration.

The owner of a Parcel becomes obligated to pay assessments to the RCPOA, and its voting rights in the RCPOA vest, only upon the owner's making of a required deposit into the Active Open Space Fund (as defined in the RC Restrictive Declaration) pursuant to the RC Restrictive Declaration, which deposit the owner is required to make before applying for a temporary or permanent certificate of occupancy for any dwelling units or hotel rooms located on the Parcel. The percentage of assessment costs imposed on a Parcel owner and the number of votes held by the owner are determined by the Parcel's "POA Percentage," which is defined as the ratio of floor area on the Parcel to the aggregate floor area then existing on all Parcels. There is no expiration date of the RCPOA; provided, however, that the RCPO Declaration expressly provides that it shall continue in full force and effect in perpetuity unless and until there is an affirmative, unanimous vote by the RCPOA members to terminate the RCPO Declaration and dissolve the RCPOA.

With respect to the Condominium, the RCPOA Declaration requires the Condominium Board to pass on all costs imposed by RCPOA assessments to Unit Owners as General Common Expenses of the Condominium, and it provides that each Unit Owner shall be responsible for that Unit's proportionate share of the assessment. If the Condominium Board fails to pay an assessment to the RCPOA, the RCPOA may take action against the Condominium Board generally, or against individual Unit Owners specifically, for their proportionate share of the assessment, and the Unit Owner's share of the assessment shall be a lien against the Unit. However, in the event that the Condominium Board fails to pay an assessment, an individual Unit Owner may pay its proportionate share of the assessment and be released by the RCPOA from the lien. Notwithstanding anything to the contrary contained herein, the Rental Unit Owner and Garage Unit Owner shall have no obligation to contribute toward the Condominium's membership assessments to the RCPOA, and such assessments shall be borne by the Tower Units Owners, Retail Unit Owner and Office Unit Owners in accordance with their proportionate share of such assessment.

The RCPOA shall be governed by a board of directors. Membership and board voting is described in the by-laws of the RCPOA.

5. Riverside South Property Owners Declaration

The RSPOA was formed at the start of development of Riverside South, primarily to assess its members for the cost of maintaining and insuring the RS Park Areas contained within Riverside South and to own RS Public Access Areas as more particularly described below. Assessments collected from members of the RSPOA to maintain the RS Park Areas are paid to the City of New York Department of Parks and Recreation, which is under contract to perform the physical maintenance of the RS Park Areas, or to another entity holding such maintenance contract. The RSPOA operates pursuant to the RSPO Declaration. The specific purposes and responsibilities of the RSPOA are set forth in the RSPO Declaration. The RSPOA was created and the RSPO Declaration was prepared in accordance with the RS Restrictive Declaration. The RSPOA is a membership organization, with membership limited to owners of RS Development Parcels or tax lots resulting from the subdivision of an RS Development Parcel. Sponsor is presently the owner of the Property and a member of the RSPOA for purposes of the RSPO Declaration. Upon recording of the Declaration, such statuses will be transferred to the Condominium Board. At such time, the Condominium Board shall appoint the Vice President

for RSPOA Liaison to attend and represent it at meetings of the RSPOA and to vote on behalf of the Condominium at such meetings.

As Sponsor owns only the Property, Sponsor makes no representation as to any future development of Development Parcels in Riverside South and the requisite appurtenant RS Park Areas and streets other than to confirm that Sponsor has contributed or will contribute or cause to be contributed all payments required to be contributed by the RS Development Parcel Owner of the Land toward construction of the RS Park Areas. The RS Park Areas are being developed in conjunction with the City of New York. As of the date of this Plan, the City has suspended development of the RS Park Areas and has not indicated when it will recommence development of the RS Park Areas. Accordingly, Sponsor does not represent or warrant that all or any portion of the RS Park Areas or any other components of Riverside South will be built, or if built, when construction will commence or be completed.

The RSPOA also is empowered under the RSPO Declaration to acquire, own, hold, operate, maintain and repair the RS Public Access Areas under the RS Public Access Easements (as hereinafter defined), and to operate, maintain and repair the RS Public Access Easements themselves. However, the RSPO Declaration provides that in each instance where the RS Restrictive Declaration imposes on the RSPOA the obligation to maintain, repair and replace a RS Public Access Area (once same is conveyed to the RSPOA), and the RS Public Access Easement thereon (once same is conveyed to the City of New York), this obligation is deemed by the RSPO Declaration to be delegated to each RS Development Parcel Owner adjacent to or abutting a RS Public Access Area.

The RSPOA also is authorized under the RSPO Declaration to own property to the extent necessary to facilitate development of Riverside South. Pursuant to the RSPO Declaration, all costs incurred by the RSPOA are to be allocated proportionately among the Members relative to their interest in Riverside South, and paid by the members to the RSPOA as assessments. With respect to the Condominium, the costs assessed by the RSPOA will be passed to Unit Owners as General Common Expenses of the Condominium, and thus assessed to Unit Owners as General Common Charges. Notwithstanding anything to the contrary contained herein, the Rental Unit Owner and Garage Unit Owner shall have no obligation to contribute toward the Condominium's membership assessments to the RSPOA, and such assessments shall be borne by the Tower Units Owners, Retail Unit Owner and Office Unit Owners in accordance with their proportionate share of such assessment.

The RSPO Declaration provides that since assessments are to be passed on to Unit Owners as Common Charges, each Unit Owner shall be responsible for that Unit's proportionate share of any assessment levied by the RSPOA. The Unit Owner's share of the assessment shall be a lien against the Unit. However, if a Unit Owner pays to the Condominium Board the Unit Owner's share of the assessment and the Condominium Board pays same to the RSPOA, the Unit belonging to the Unit Owner shall be deemed released from that lien. However, if the Unit Owner fails to pay its share, or if the Unit Owner pays its share and the Condominium Board neglects to pay same to the RSPOA, the RSPOA may take action against the Condominium Board or the Unit Owner to obtain payment.

The RSPOA shall be governed by a board of directors. Membership and board voting is described in the by-laws of the RSPOA.

6. Operating Agreement

The RS Development Parcel Owners entered into that certain Operating Agreement, dated as of June 23, 2003 (as amended, the "Operating Agreement"). The Operating Agreement governs the development and operation of Riverside South. The Operating Agreement binds all RS Development Parcel Owners. In the case of RS Development Parcels submitted to the Condominium Act, the Operating Agreement provides that the respective boards of managers shall be RS Development Parcel Owners under the Operating Agreement. Accordingly, upon creation of the Condominium the Condominium Board shall be bound as RS Development Parcel Owner for the Property under the Operating Agreement.

Among other obligations under the Operating Agreement, is the obligation of an RS Development Parcel Owner to pay its proportionate share of "Agreed Expenses" (as defined in the Operating Agreement). These are expenses that are: (i) incurred in operating, maintaining and owning the Common Areas, (ii) not duplicative of sums payable under the RSPO Declaration, and (iii) agreed by a "Majority in Interest of Non-C/O Owners" (as defined in the Operating Agreement) to be treated as "Agreed Expenses" under the Operating Agreement. Procedures for challenging this determination are included in the Operating Agreement. "Common Areas" (as defined in the Operating Agreement) refers to the RS Park Areas located within Riverside South.

The foregoing does not purport to be a comprehensive summary of the Operating Agreement, nor does it purport to address each item in the Operating Agreement that may be of concern to each Purchaser. Purchasers are urged and advised to read the complete Operating Agreement, a copy of which is available for review in the Sales Office.

7. Mapping Agreement

The Mapping Agreement delineates RS Park Areas, new streets and RS Public Access Areas to be developed as part of Riverside South and addresses, among other things, maintenance of the Riverside South streets and RS Public Access Areas. Pursuant to the RS Restrictive Declaration and the Mapping Agreement, the RS Development Parcel Owners are obligated to construct the Riverside South streets and the RS Public Access Areas. The Mapping Agreement provides that, where an RS Development Parcel Owner is required to construct a street pursuant to the RS Restrictive Declaration, the City of New York will accept dedication of such street upon its completion. The RS Public Access Areas, in contrast, are not dedicated to the City in fee, but instead are made subject to a permanent surface level (and above) easement for use by the City of New York and the general public for vehicular and pedestrian access (the "RS Public Access Easement"). However, the rules and regulations of the Department of Transportation are applicable to the RS Public Access Areas in the same manner as if they were public streets.

Pursuant to the Mapping Agreement, the owners of Riverside Center are required to construct, as streets to be dedicated to the City, the portion of Riverside Boulevard located

between West 59th and West 61st Streets and the portion of West 61st Street located between West End Avenue and Riverside Boulevard. The Global Agreement, dated as of March 21, 2006, by and among, CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P., and CRP/Extell Parcel H, L.P., CRP/Extell Parcel I, L.P., CRP/Extell Parcel J, L.P., and CRP/Extell Parcel K, L.P., and recorded in the Office of the City Register on January 26, 2007, as CRFN 2007000048533, as the same has been amended by the First Amendment to Global Agreement, dated as of November 21, 2006, and recorded in the Office of the City Register on January 26, 2007, as CRFN 2007000048534; the Second Amendment to Global Agreement, dated as of December 18, 2012, and recorded in the Office of the City Register on January 25, 2013, as CRFN 2013000034839; and the Third Amendment to Global Agreement, dated as of April 9, 2013, and recorded in the Office of the City Register on May 22, 2013, as CRFN 2013000205804 (the "Global Agreement"), the Parcel 5 ZLDA, and certain other agreements reallocate the construction obligations of the RS Development Parcel Owners under the Mapping Agreement, as contemplated by the Mapping Agreement, such that the owner of the Property does not have an obligation to construct any street or RS Public Access Area within Riverside South.

It is anticipated, but not represented or guaranteed, that the City of New York will accept dedication of the streets delineated in the Mapping Agreement after the streets are constructed. If the City of New York does not accept dedication of one or more these streets, they will continue to be owned by Hudson Waterfront Associates, L.P. ("HWA"), or an affiliate thereof, which will be responsible for maintenance and repair of, and removal of snow from, such streets. Purchasers are advised that HWA may, at its option, charge the Condominium for its pro-rata share of the real estate taxes, if any, payable with respect to the streets, based on the percentage interest of the Condominium in HWA, and, until such time that the City of New York accepts dedication of the streets, the Condominium reserves the right to charge Unit Owners for any such costs in proportion to their respective Common Interests. However, inasmuch as the City is obligated under the Mapping Agreement to accept dedication of the streets once they are substantially completed, Sponsor believes, but does not warrant or represent, that the City's failure to accept dedication of the streets is only a remote possibility.

The Mapping Agreement also requires that any deeds for property in Riverside South obligate the grantee to comply with the Mapping Agreement while grantee owns property in Riverside South. Accordingly, all Tower Unit deeds will be deemed to contain an appropriate provision.

Furthermore, pursuant to the Mapping Agreement, the Condominium Board may have the responsibility to maintain and repair the sidewalks adjacent to the Property, and the obligation to hold the City of New York harmless for failure to comply with this maintenance and repair obligation and for any tort liability arising out of failure to maintain and repair. The Mapping Agreement requires maintenance of "adequate" liability insurance protecting the Condominium Board and all Unit Owners and the City for accidents occurring on the sidewalk. Specific insurance provisions are mandated in the Mapping Agreement.

8. Regulatory Agreement

A Regulatory Agreement by and between Sponsor and HPD was executed as of December 22, 2014 as a condition of obtaining a zoning bonus for the construction of a portion of the Tower Section under the Inclusionary Housing Program. The Regulatory Agreement obligates Sponsor to complete construction of the Rental Unit within three (3) years from December 22, 2014. HPD shall deem construction of the Rental Unit to be complete upon HPD's issuance of a Certificate of Completion of Affordable Housing Units (the "Certificate of Completion").

The issuance of the Certificate of Completion is also conditioned upon certain requirements such as, but not limited to, the receipt of at least a temporary Certificate of Occupancy for all of the apartments in the Rental Unit; the funding of a Special Reserve Fund in the amount of either (i) $304,186.50 or (ii) $2.2.5 per square foot of affordable housing, as stated in the New York City Department of Building-approved zoning calculations, to be placed in a blocked reserve account for the exclusive use of the Rental Unit; submission of certificates of insurance; and submission to HPD of DOB-approved zoning calculations.

On the date that HPD issues the Certificate of Completion, Sponsor shall fund $1,000,000 into an interest-bearing account (the "Supplemental Reserve"), to be held and administered by an entity that had been approved by HPD. The Supplemental Reserve shall be used to fund the Rental Unit's "Operating Deficits" (as defined in the Regulatory Agreement) in accordance with the terms of the Regulatory Agreement. See Section 15(d) of the Regulatory Agreement for disclosure about how the Rental Unit Owner would be able to utilize the Supplemental Reserve in the event of an Operating Deficit.

The Regulatory Agreement obligates the Board of Managers of the Condominium to pay to the Rental Unit Owner $120,000 annually (as increased for inflation by the CPI Increase Factor), commencing on the first anniversary of the first Tower Unit Closing and on each anniversary thereafter ("Annual Payments"). The Annual Payments shall be utilized by the Rental Unit Owner to cover operating and capital expenses of the Rental Unit.

In the event of a default under the Regulatory Agreement, HPD may, if such default is not cured in accordance with the Regulatory Agreement, (i) assume the management of the Rental Unit; (ii) freeze all bank accounts established for the management and operating of the Rental Unit; (iii) seek the remedy of specific performance of the Regulatory Agreement or an injunction against its violation; (iv) have a receiver appointed during the pendency of any litigation; (v) seek monetary damages against Sponsor or the administering agent for the Rental Unit, or any future owner of the Rental Unit; and/or (vi) terminate the Regulatory Agreement with respect to any portion of the Rental Unit for which a Certificate of Completion has not been issued.

Each deed to a Tower Unit that is purchased from Sponsor shall provide that such Unit is subject to the Regulatory Agreement, as recorded against the underlying tax lot.

The foregoing does not purport to be a comprehensive summary of the Regulatory Agreement, nor does it purport to address each item in the Regulatory Agreement that may be of

concern to each Purchaser. Purchasers are urged and advised to read the complete Regulatory Agreement, a copy of which is available for review in the Sales Office and recorded with the New York City Office of the City Register at CRFN 2015000005374.

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Y. IDENTITY OF PARTIES

1. Sponsor

Sponsor is Riverside Center Site 5 Owner LLC, a limited liability company organized and existing under the laws of the State of Delaware, duly authorized to do business in the State of New York, with an office c/o El Ad US Holding, Inc., 575 Madison Avenue, 23rd Floor, New York, New York 10022. Sponsor, in its capacity as declarant under the Declaration, is referred to as "Declarant".

The principals of Sponsor are Orly Daniell and Martin S. Burger.

Orly Daniell is a real estate developer, owner, operator and investor. Ms. Daniell is a resident of New Jersey and has an office at 575 Madison Avenue, 23rd Floor, New York, New York 10022. She is also the President of El Ad US Holding, Inc. Prior to this Offering Plan, Ms. Daniell has been a sponsor or principal of sponsor in the following cooperative or condominium offering plans: The O'Neill Condominium, 655 Sixth Avenue (offering filed January 24, 2005), 310 West 52nd Street Condominium (offering filed June 3, 2005), The Grand Madison, 225 Fifth Avenue, (offering filed April 7, 2005), The Plaza Residences, 1 Central Park South (offering filed December 7, 2005), The Plaza Hotel Condominiums, 768 Fifth Avenue (offering filed June 20, 2006), 250 West Condominium, 250 West Street (offering filed July 5, 2011), Franklin Place, 5 Franklin Place (offering filed May 2, 2013), and 22 Central Park South Condominium, 22 Central Park South (offering filed September 13, 2013). Other than as stated above, Ms. Daniell has not been involved in any cooperative or condominium offerings in the State of New York within the past five (5) years.

Martin S. Burger is Chief Executive Officer of Silverstein Properties, Inc. He joined the company in February 2010 and leads the new development, acquisitions and finance efforts in the U.S. and abroad. Prior to joining Silverstein Properties, Inc., Mr. Burger spent 15 years at Related, including serving as Executive Vice President of The Related Companies, L.P. and President of Related Las Vegas. He was also a Principal and Chief Investment Officer for Related Urban Development (mixed use division), Related Lodging Group (hotel division) and Related Experiences (sponsorship division). Prior to this Offering Plan, Mr. Burger has been a sponsor or principal of sponsor in the condominium offering plan for 30 Park Place, Four Seasons Private Residences New York Downtown, 30 Park Place (offering filed May 6, 2014). Other than as stated above, Mr. Burger has not been involved in any cooperative or condominium offerings in the State of New York within the past five (5) years.

The Secretary of State has been designated to receive service of process for Sponsor.

There have been no prior felony convictions of Sponsor, or any principals of Sponsor; and no prior convictions, injunctions and judgments against Sponsor, or any principals of Sponsor that may be material to the Plan or an offering of securities generally, that occurred within fifteen (15) years prior to the submission of this Plan.

2. Attorneys for Sponsor

Sponsor has retained the law firm of Kramer Levin Naftalis & Frankel LLP, having an office at 1177 Avenue of the Americas, New York, New York 10036 ("Sponsor's Counsel"), to represent it in connection with the Plan. Jonathan H. Canter, Esq. and Josh S. Winefsky, Esq. had principal responsibility for the preparation of the Plan, the Declaration, the Condominium By-Laws, Tower By-Laws and the forms of Option Agreement, Tower Unit Deed and Tower Unit Owner Power of Attorney. Sponsor's Counsel has also rendered opinions with respect to the possible availability of income tax deductions to Purchasers of Tower Units and the allocation of Common Interests. Sponsor's Counsel will serve as Escrow Agent under the Agreements and will represent Sponsor in connection with Unit closings.

3. Selling Agent

The Selling Agent for the project is Corcoran Sunshine Marketing Group, 888 Seventh Avenue, New York, New York 10106. In the past, Corcoran Sunshine Marketing Group has engaged in all phases of real estate sales and marketing, including sales of cooperative and condominium apartments.

There have been no prior felony convictions of Selling Agent, or any principals of Selling Agent; and no prior convictions, injunctions and judgments against the Selling Agent, or any principals of Selling Agent that may be material to the Plan or an offering of securities generally, that occurred within fifteen (15) years prior to the submission of this Plan.

4. Managing Agent

Sponsor anticipates entering into an agreement with Halstead Management Company, LLC, having an address at having a principal office at 770 Lexington Avenue, 7th Floor, New York, New York 10065, to be the managing agent of the Building. Managing Agent is an affiliate of Sponsor. Halstead Management Company, LLC has been involved in the management of real estate for many years, and has experience in the management of all types of residential and commercial buildings, including condominiums.

There have been no prior felony convictions of Managing Agent or any principals of Managing Agent; and no prior convictions, injunctions and judgments against Managing Agent or any principals of Managing Agent that may be material to the Plan or an offering of securities generally, that occurred within fifteen (15) years prior to the submission of this Plan.

5. Budget Expert

Halstead Management Company, LLC estimated all amounts of income and expenses in Schedule B – "Projected Budget for First Year of Condominium Operation", in consultation with Sponsor. The budget expert has no financial interest in the Property or in Sponsor, or in any other party interested in this transaction, except: (i) for its fees for services rendered in connection with the same; or (ii) that it may serve as Managing Agent.

6. Real Estate Tax Attorney

Israel Schechter, PLLC, having an office at 570 Lexington Avenue, Suite 505, New York, New York 10022, has been engaged as a real estate tax attorney in connection with the Plan. The firm prepared a forecast of the assessed valuation of the Units following construction and submission of the Property to a condominium regime of ownership that was used in preparing the provisions of Schedule A and other disclosures in the Plan regarding projected real estate taxes. The real estate tax attorney has no financial interest in the Property, in Sponsor, in the Managing Agent, or in any other party interested in this transaction, except for its fees for services rendered in connection with the same.

7. 421-a Tax Counsel and Inclusionary Housing Counsel

Seiden & Schein, P.C., having an office at 570 Lexington Avenue, 14th Floor, New York, New York 10022, has been engaged as Sponsor's Section 421-a tax counsel and inclusionary housing counsel in connection with the Plan. The firm prepared certain disclosures in the Plan regarding the potential inclusionary housing program relating to the Rental Unit. Seiden & Schein, P.C. has no financial interest in the Property, in Sponsor, in the Managing Agent, or in any other party interested in this transaction, except for its fees for services rendered in connection with the same.

8. Construction Professionals

The architect who prepared the property description and Floor Plans appearing as Exhibit 4 in Part II of the Plan is Goldstein Hill & West Architects, LLP, located at 11 Broadway, Suite 1700, New York, New York 10004. Goldstein Hill & West Architects, LLP has over twenty (20) years extensive experience in the planning and design of high-rise residential and hospitality buildings, retail structures and multi-use complexes.

The mechanical engineer is Buro Happold Consulting Engineers, PC, having an address at 100 Broadway, New York, New York 10005.

None of the construction professionals has a financial interest in the Property, in Sponsor, in the Managing Agent, or in any other party interested in this transaction, except for their respective fees for services rendered in connection with the same.

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Z. REPORTS TO UNIT OWNERS

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

1. a financial statement of the Tower Section prepared by a certified public accountant or public accountant, within 120 days after the end of each fiscal year of the Tower Section. Such statement shall be certified while Sponsor is in control of the Tower Board;

2. at least thirty (30) days' prior notice of the annual Tower Unit Owners' meeting; and

3. a copy of the proposed annual budget of the Tower Section at least thirty (30) days prior to the date set for adoption thereof by the Tower Board.

While Sponsor is in control of the Tower Board, such budget shall be certified in compliance with Section 20.4(d) of the Regulations of the Department of Law.

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AA. DOCUMENTS ON FILE

Pursuant to the provisions of Section 352-e of the New York General Business Law, copies of the Plan, all documents referred to herein and all Exhibits submitted to the Department of Law in connection with the filing of the Plan shall be kept on file and available for inspection without charge, and for copying at a reasonable charge, at Sponsor's office for a period of six (6) years after the First Closing. In addition, a set of Floor Plans showing the layout, locations and approximate dimensions of each Unit and its Unit number designation and tax lot number, certified by the appropriate governmental authority of The City of New York as conforming to the official tax lot number for each such Unit, will be filed in the City Register's Office when the Declaration is recorded, or in an amendment to the Declaration filed prior to the First Closing and an additional set will be furnished to each of the Condominium Board and the Tower Board at the time of the First Closing.

The Declaration and By-Laws will be recorded in the City Register's Office prior to or concurrently with the First Closing, and a copy thereof will be furnished to each of the Condominium Board and Tower Board at such time.

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BB. GENERAL

Except as set forth herein, there are no lawsuits, administrative proceedings or other proceedings, the outcome of which may materially affect the offering, the Property, Sponsor's capacity to perform all of its obligations under the Plan, the Condominium or the operation of the Condominium.

To the best of Sponsor's knowledge, the Property has not been the subject of any prior cooperative or condominium offerings filed with the Department of Law. No preliminary binding agreements have been entered into and no money has been collected from prospective Purchasers.

Sponsor and the Selling Agent each hereby represent that it will not discriminate against any person on the basis of race, creed, color, national origin, gender, sexual orientation, age, disability, marital status or other grounds prohibited by law.

Sponsor hereby represents that no contracts or agreements, written or oral, have been entered into, and no funds received, with respect to any of the Units offered in this Plan as of the date this Plan is first accepted for filing by the Department of Law.

The Plan does not knowingly omit any material fact or knowingly contain any untrue statement of any material fact. Sponsor believes that the Plan contains a fair summary of the material provisions of the documents referred to in the Plan, including those documents contained in Part II of the Plan. Exact copies are contained in Part II of the Plan of the proposed forms of Declaration, Condominium By-Laws, Tower By-Laws, Option Agreement, Tower Unit Deed, Tower Unit Owner Power of Attorney and other documents. Statements made in Part I of the Plan as to the provisions of such documents or any other document referred to herein, copies of which are on file with Sponsor, are not necessarily complete. Each such statement is qualified in all respects by the contents of such documents and, in the case of any such documents executed by or with the written consent of a Purchaser pursuant to the Plan, any rider or separate agreement changing or adding provisions to such document.

No party other than any Purchaser shall have any right or benefit herein or herefrom, including, without limitation, the right to insist upon or enforce against Sponsor the performance of all or any of the Sponsor's obligations hereunder and no party other than any Purchaser shall be deemed to have received any benefit as a result of any of the provisions of the Plan.

Sponsor reserves the right to substantially revise the terms and conditions upon which the Units offered hereunder are to be sold, including, without limitation, changes affecting the rights, obligations and liabilities of Sponsor and/or prospective Purchasers under the Plan. However, no such change with respect to any such Unit for which an Option Agreement is then in effect may be made without the consent of the Purchaser thereunder. All substantive or material revisions will be contained in a duly filed amendment to the Plan. If there is a material change that adversely affects any Purchasers, Sponsor shall grant such Purchasers a right to rescind their respective Option Agreements by written notice to Sponsor given within fifteen (15) days after the date of presentation of such amendment. In such event, Sponsor shall direct the Escrow Agent to return the Deposit of any Purchasers who duly rescind their Option Agreements.

No person has been authorized to make any statement or representation or furnish any information not expressly contained herein. Any information, data, or representations not contained herein or in the documents and exhibits referred to herein must not be relied upon. The Plan may not be changed or modified orally.

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CC. RESERVATION OF AIR AND DEVELOPMENT RIGHTS

Sponsor has retained and expressly reserves all excess Air Rights otherwise appurtenant to the Property and not used in connection with the original construction of the Building as described in this Plan. As a result, unless Air Rights are separately acquired therefor on behalf of the Condominium or a Unit Owner, as the case may be, any future expansion of the Building by the Condominium Board or of a Unit by any Unit Owner as may otherwise be permitted pursuant to any applicable Legal Requirements, may not be possible or may be limited. Further, as a result of such reservation by Sponsor, Sponsor may transfer or sell such Air Rights to the owner(s) of adjoining properties and in such case such properties may be increased as a result of such transfer or sale.

The Air Rights reserved by Sponsor will not be used to add additional floors to the top of the Building. Except in the case of a sale or transfer for use in connection with other properties, the reserved Air Rights will be used in the Property solely for the purpose of reconfiguring certain areas (e.g., adding mezzanine space, converting mechanical space to space used for other purposes) which, pursuant to the applicable provision of the Zoning Resolution, will require the use of Air Rights in excess of those used in connection with the initial construction of the Building in accordance with the Plan. In the event such excess Air Rights are transferred to the owner(s) of adjoining properties, a Unit Owner's views and exposure to light may be affected.

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DD. SPONSOR'S STATEMENT OF BUILDING CONDITION

Sponsor hereby adopts the Description of Property and Specifications set forth as Exhibit 4 in Part II of the Plan and represents that it has no knowledge of any material defects or need for major repairs to the Building.

The Units are being sold "as is" (subject to Sponsor's obligation to deliver the Unit in the condition set forth in the Section of Part II of this Plan entitled "Description of Property and Building Condition") in the condition in which they exist at the time of transfer of title to such Unit, unless Sponsor and the Purchaser of such Unit otherwise agree in writing. Except as otherwise expressly provided in this Plan, Sponsor's obligation to make repairs in any Unit shall cease upon the closing of title to such Unit.

As more fully described in the subsection entitled "The Property" in the Section entitled "Introduction" above, and subject to the matters described therein, Sponsor anticipates that construction of the Building will be sufficiently completed to allow the first closing of a Unit to occur in or about October 1, 2016. A new Certificate of Occupancy will be issued for the Building when the construction of the Building is complete. Sponsor will obtain a temporary Certificate of Occupancy permitting occupancy of specific Units prior to the closing of the sale of such Units.

SPONSOR:

Riverside Center Site 5 Owner LLC

PART II

EXHIBIT 1

AGREEMENT

TOWER UNIT OPTION AGREEMENT

_____

_____,

Purchaser(s)

with

Riverside Center Site 5 Owner LLC,

Sponsor/Seller

Tower Unit Number ____
One West End Avenue Condominium
1 West End Avenue
New York, New York 10023

TOWER UNIT OPTION AGREEMENT
TOWER UNIT NO. ___

One West End Avenue Condominium
1 West End Avenue
New York, New York 10023

(to be executed in quintuplicate)

TOWER UNIT OPTION AGREEMENT (this "Agreement"), made as of the ___ day of _____ 20__, between Riverside Center Site 5 Owner LLC, having an office c/o El Ad US Holding, Inc., 575 Madison Avenue, 23rd Floor, New York, New York 10022 (hereinafter, "Sponsor"), and

_____

_____

having an address at _____ (hereinafter, "Purchaser").

W I T N E S S E T H:

1. Definitions. Terms used in this Agreement and not otherwise defined herein shall have the meanings set forth in the Offering Plan for the One Riverside Park Condominium (such plan, together with any amendments thereto filed prior to the date hereof, is hereinafter referred to as the "Plan").

2. The Unit. Upon and subject to the terms and conditions set forth herein, Sponsor agrees to sell and convey, and Purchaser agrees to purchase, condominium Unit No. ___ (the "Unit") at the Condominium (as shall be designated in the Declaration), together with the undivided ___% interest in the Common Elements appurtenant to such Unit, upon and subject to the terms and conditions set forth herein. The land upon which the Condominium is located is as described on Schedule A annexed hereto.

3. Purchase Price.

3.1 The purchase price for the Unit (the "Purchase Price") is $_____ payable as follows:

(a) $_____ (the "Initial Deposit"), due upon the signing and submitting of this Agreement, receipt of which (subject to collection) is hereby acknowledged;

(b) $_____ (the "Additional Deposit"; the term "Deposit", as used herein, refers to both the Initial Deposit and, if the same has been paid at the time in question, the Additional Deposit), due upon the earlier to occur of: (i) _____ (the date which is four (4) months after the date of this Agreement); or (ii) fifteen (15) days after Sponsor serves Purchaser with written notice of an amendment declaring the Plan effective, but in no event later than the

closing of title, subject to collection; provided, however, that if this Agreement is entered into after the Plan has been declared effective, Sponsor reserves the right to require both the Initial Deposit and the Additional Deposit due and payable upon execution of this Agreement.; and

(c) $_____ (the "Balance"), constituting the balance of the Purchase Price, at the closing as hereinafter provided.

3.2 All checks shall represent United States currency, be drawn on or issued by a New York bank which is a member of the New York Clearing House Association and shall be unendorsed. Checks for the Deposit shall be Purchaser's good check(s) or, at Sponsor's option, Purchaser's certified check(s) or an official bank check(s), made payable to the direct order of "Kramer Levin Naftalis & Frankel LLP, as escrow agent". The check or checks for the Balance and all other sums due Sponsor pursuant to this Agreement shall be good certified check of Purchaser or official bank or cashier's check, made payable to the direct order of "Riverside Center Site 5 Owner LLC" (or such other party as Sponsor directs to Purchaser, in writing, prior to the date of closing of title). If any check is returned, dishonored or fails collection for insufficient funds or for any other reason, the Escrow Agent is authorized to deliver such check to Sponsor and Sponsor will have the choice of remedies set forth in the Plan and in this Agreement with respect to an Event of Default (which shall include suing on such dishonored check or (at Sponsor's option) canceling this Agreement and returning the instrument to Purchaser without affording Purchaser a grace period to cure such default).

4. Deposit.

4.1 Prior to or concurrent with execution hereof and payment by Purchaser of the Deposit, Purchaser, Sponsor and Escrow Agent will enter into the "Escrow Rider" annexed to this Agreement. The Escrow Rider must be executed by Sponsor, Purchaser and Escrow Agent.

4.2 The provisions of paragraphs 3-6 of the Escrow Rider annexed hereto are incorporated by reference.

4.3 Sponsor is required by law to submit a Form 1099 to the Internal Revenue Service reporting any interest earned on the Deposit, if any. Purchaser will be taxed accordingly on such interest, whether or not Purchaser ultimately receives the interest in accordance with the terms of this Article or Article 8.

5. Closing Date and Place.

5.1 The closing of title shall be held at the offices of Kramer Levin Naftalis & Frankel LLP, 1177 Avenue of the Americas, New York, New York 10036 (or such other place in the City and State of New York as Sponsor may designate to Purchaser) and on such date and hour as Sponsor may designate to Purchaser on not less than thirty (30) days' prior notice. Sponsor may, from time to time, adjourn such date and hour upon reasonable prior notice to Purchaser, which notice shall fix a new date (and hour and place, if appropriate) for the closing of title (but in no event may Sponsor adjourn the date originally set herein for a closing for more than twelve months in the aggregate without the consent of Purchaser).

5.2 Whenever used herein, the terms "Closing Date" or "closing of title" or words of similar import shall mean the date on which the deed to the Unit is delivered to Purchaser.

6. Delivery of Deed and Power of Attorney.

6.1 At the closing of title, Sponsor shall deliver to Purchaser a bargain and sale deed with covenant against grantor's acts conveying fee simple title to the Unit to Purchaser, subject only to the liens, encumbrances and title conditions set forth on Schedule B annexed hereto and made a part hereof. Sponsor shall prepare the deed, which shall be substantially in the form set forth in Exhibit 3 in Part II of the Plan, and Sponsor and Purchaser shall execute the deed and have the same acknowledged, in form for recording.

6.2 At the closing of title, Purchaser shall execute and acknowledge a power of attorney to the Condominium Board, Tower Board and Sponsor, prepared by Sponsor and substantially in the form set forth as Exhibit 2 in Part II of the Plan.

6.3 The executed deed and power of attorney shall be delivered to the representative of the title company insuring Purchaser's title (or if no such representative is present, then to Sponsor's attorney) for recording in the City Register's Office, which recording shall be at Purchaser's expense. After being recorded: (i) the deed shall be returned to Purchaser; and (ii) the power of attorney in favor of the Boards and Sponsor shall be returned to the Tower Board (or as such Board shall direct).

6.4 Purchaser's payment of the Balance and acceptance of the deed to the Unit shall constitute Purchaser's recognition that Sponsor has fully and satisfactorily performed those obligations stated in the Plan and/or this Agreement to be performed by Sponsor prior to closing. However, nothing herein contained shall excuse Sponsor from performing those obligations (if any) expressly stated herein or in the Plan to be performed subsequent to the closing, and nothing herein shall be in derogation of the rights of purchasers under Article 23-A of the General Business Law, the Plan or Part 20 of the Regulations issued by the Department of Law.

7. State of Title.

7.1 The title conveyed by Sponsor to Purchaser shall be subject only to the liens, encumbrances and title conditions set forth in Schedule B annexed hereto and made a part hereof. Any lien, encumbrance or condition to which title is not to be subject shall not be an objection to title if: (a) the instrument required to remove it of record is delivered at or prior to the closing of title to the proper party or to either Royal Abstract of New York LLC (500 Fifth Avenue, New York, New York, Attention: Martin Kravet; (212) 376-0900), or Title Associates, Inc. (825 Third Avenue, Floor 30, New York, New York 10022; Attention: Norman Sloane (212) 758-0050) (or such other title or abstract company designated by Sponsor; the "Title Company"), together with the recording or filing fee; or (b) Purchaser's title insurance company will insure Purchaser, at the company's regular rates and without additional premium, that it will not be collected out of, or enforced against, the Unit; or (c) Purchaser's title insurance company is unwilling to issue the affirmative insurance described in subsection (b) at its regular rates and without additional premium, and the Title Company would be willing to do so at its regular rates

and without additional premium (as evidenced by the issuance of the same by the Title Company in connection with the closing of any other Units in the Condominium).

7.2 Sponsor shall be entitled to adjourn the closing to remove or correct any defect in title which is not set forth in Schedule B. However, if such defect existed at least ten (10) days prior to the closing and Purchaser, or Purchaser's attorney, failed to send Sponsor's attorney written notice of such defect in title at least ten (10) days prior to the closing, then, for purposes of Article 12 below, Purchaser shall be deemed at fault for not having sent timely notice, and the closing adjournment to allow Sponsor to correct or remove such title defect shall be considered as having been requested by Purchaser.

7.3 The covenants in the deed will be solely for the personal benefit of Purchaser and will not inure to the benefit of Purchaser's successors or subrogees. In the event of a claimed breach of any covenant of the grantor contained in the deed, Purchaser must first seek recovery against Purchaser's title insurance company before proceeding against Sponsor, it being agreed that the liability of Sponsor will be limited to any loss or damage not covered by such title insurance. In the event that Purchaser elects not to purchase title insurance, then the liability of Sponsor shall be limited to any loss or damage which would not have been covered by the title insurance that was available to Purchaser at the closing. The terms of any marked-up title binder of any title insurance company authorized to do business in New York State issued in connection with any Unit shall be conclusive evidence of the title insurance coverage that was available to Purchaser. The provisions of this Section 7.3 shall survive the closing of title or the termination of this Agreement.

8. Closing Adjustments.

8.1 The following costs with respect to the Unit shall be apportioned between Sponsor and Purchaser as of the Closing Date:

(a) real estate taxes and assessments, if any (including water charges and sewer rents, if separately assessed), on the basis of the period for which assessed;

(b) Common Charges for the month in which title closes; and

(c) if Purchaser is allowed to occupy the Unit prior to the closing, accrued rent and any other charges pursuant to an interim lease or occupancy or other agreement, if any, covering the Unit.

8.2 If the Unit has been separately assessed but 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, if any, shall be paid by Purchaser; however, the installment for the then current period shall be apportioned appropriately. If the Unit has not been separately assessed as of the Closing Date for the then current tax period, the adjustment under subsection 8.1(a) hereof shall be based upon the Property's actual taxes and assessment for such period prorated to the Unit in the manner set forth in Section 6.15 of the Tower By-Laws and in Part I of the Plan.

8.3 Sponsor shall remit or cause to be remitted to Purchaser an amount equal to interest, if any, earned on the Deposit, on or promptly after the Closing Date.

8.4 In the event that Purchaser fails to close title to the Unit on the date originally scheduled for the closing of title, postpones the closing for any reason, or is deemed at fault for not timely sending notice of a title defect as provided in Article 7 above, and title thereafter closes, then:

(a) the closing apportionments shall be made as of the originally scheduled closing date regardless of when the actual closing of title occurs; and

(b) Purchaser shall pay Sponsor interest at the rate of 0.04% per day (or such lower rate per day which is the legal limit, if 0.04% per day exceeds the legal limit) on the total purchase price, computed from the original Closing Date until this transaction is actually closed. If, through no fault of Purchaser, Sponsor postpones the originally scheduled Closing Date, the foregoing provisions shall apply to the rescheduled Closing Date if Purchaser fails for any reason to close title to the Unit on the rescheduled Closing Date.

8.5 Adjustments and apportionments shall be calculated on the basis of the actual number of days in the period for which payments were made or are due, as the case may be. The "Customs in Respect to Title Closings" recommended by The Real Estate Board of New York, Inc., as amended to date, shall apply to the adjustments and other matters therein mentioned, except as aforesaid and as otherwise provided herein or in the Plan.

8.6 Any errors or omissions in calculating apportionments at closing shall be corrected, and payment shall be made to the proper party, promptly after discovery. This provision shall survive the closing.

9. Closing Costs.

Purchaser shall be required to pay certain costs in connection with the purchase of the Unit, in addition to any net credit in favor of Sponsor that may result from the closing adjustments and any interest or late closing charge described in Article 8. Other than any such net credit in favor of Sponsor that may result from the closing adjustments (or certain other fees which may be payable prior to the closing, as described below), all such closing costs shall be paid by Purchaser, at closing, by Purchaser's unendorsed, personal certified check or by official bank check, in either event drawn only upon a bank that is a member of the New York Clearing House Association. Such closing costs will include the following, the amounts of which (where applicable) are based on rates in effect on the date hereof and are subject to change without prior notice:

9.1 If Purchaser elects to obtain fee title insurance, Purchaser will pay a premium to the title company for such insurance, which will vary depending upon the amount of insurance purchased.

9.2 Purchaser will pay a fee to the City Register for recording the deed and the power of attorney of approximately $37.00 for each instrument plus $5.00 for each page (including the cover page), plus a $125.00 filing fee for the RP-5217 form. In addition,

Purchaser's title insurance company may charge various fees and service charges in connection with such recordings and filings, all of which shall be payable by Purchaser.

9.3 If Purchaser obtains a mortgage loan, Purchaser shall pay all closing costs associated with such loan, which may include, but need not be limited to, the following:

(a) a fee and service charge for recording the mortgage at the same rates given above for recording the deed and power of attorney;

(b) a mortgage recording tax in the amount provided for by law, which on the date hereof is 2.05% of the principal amount of the mortgage for mortgages of less than $500,000 and 2.175% of the principal amount of the mortgage for mortgages equal to or greater than $500,000, and which shall have the amount (if any) payable to Sponsor under subparagraph (c) below deducted;

(c) to Sponsor, a sum equal to the full amount (but not in excess thereof) of the partial mortgage recording tax credit provided by Section 339-ee(2) of the New York Condominium Act, to the extent the same is or becomes available, as a reimbursement for the mortgage recording taxes previously paid (such credit is based, in general, on the Common Interest of the Units being purchased multiplied by a portion of the mortgage tax previously paid on account of pre-existing mortgages on the Property);

(d) the premium for mortgage title insurance, if required by Purchaser's lender;

(e) deposits for Common Charges, real estate taxes, any assessments, water charges and sewer rents (if separately assessed), if required by Purchaser's lender; and

(f) such other costs and expenses in connection with such loan as determined by Purchaser's lender.

9.4 Purchaser will be responsible for payment of the following fees to the Kramer Levin Naftalis & Frankel LLP ("Sponsor's Counsel"), in connection with the closing of title to such Purchaser's Unit: (i) the sum of $3,750 per Unit as a closing fee in connection with the closing of title to the Purchaser's Unit, and for each issuance of a Storage License, the sum of $500 as a fee in connection with processing the issuance of such Storage License; (ii) if the Purchaser requests the closing to occur other than at the offices of Sponsor's Counsel (or such other place as Sponsor may designate in its closing notice) and Sponsor consents to such change (in its sole discretion), an attendance fee of $500 (closings may not be scheduled to occur outside Manhattan); (iii) if the closing is adjourned through no fault of Sponsor, an additional fee of $700 for each such adjournment to help defray the cost of preparing for and coordinating the new closing; (iv) if Sponsor, in its sole discretion, consents to a Purchaser's request for an assignment of this Agreement, or for the addition, deletion or substitution of names on this Agreement, a fee of $800, payable in advance, for preparation of an assignment agreement; (v) $250 for the preparation of ACRIS transfer documents required by the City of New York; (vi) if Purchaser obtains mortgage financing, an additional fee of $750 to Sponsor's Counsel to defray the additional costs associated therewith. Purchaser may be required to pay more than one fee pursuant to the preceding provisions of this paragraph with respect to a single Unit; and (vii)

Purchaser shall pay Sponsor's Counsel the sum of $600 in connection with the consideration, review and processing of any agreement of exchange or the like which Sponsor is requested to execute in connection with any tax deferred exchange under §1031 of the Internal Revenue Code. Purchaser may be required to pay more than one fee pursuant to the preceding provisions of this paragraph with respect to a single Unit.

9.5 Purchaser shall make a contribution to the Working Capital Fund of the Condominium, payable to the Tower Board, in an amount equal to two (2) months' Common Charges then in effect for each Unit pursuant to the Condominium budget and in accordance with Schedule A in the Plan, as the same may be amended from time to time.

9.6 Purchaser shall pay to the Tower Board the Tower Common Charges for the Unit for the first full month following the month in which title closes. In addition, if Purchaser is a foreign government, a resident representative of a foreign government or such other person or entity otherwise entitled to the immunities from suit enjoyed by a foreign government (i.e., diplomatic or sovereign immunity) shall pay to the Tower Board an amount equal to the Tower Common Charges for such Unit for a period of two (2) years as security for the faithful observance by such Unit Owner of the terms, provisions and conditions of the Tower By-Laws. In the event that Purchaser defaults in respect of the terms, provisions and conditions of the Tower By-Laws, the Tower Board may use, apply, or retain the whole or any part of the security so paid in advance to the extent required for the payment of any Tower Common Charges or any other sum as to which Purchaser is in default; and such Unit Owner shall, within thirty (30) days after notice from the Tower Board, deposit with such Board the amount so applied or retained so that at the option of such Board, the Board shall have the full amount of said security on hand at all times. The provisions of the preceding sentence shall survive the closing of title.

9.7 Purchaser shall pay the Real Estate Transfer Tax due to the State of New York (the so-called "deed stamps" and, if applicable, the so-called "mansion tax"), the Real Property Transfer Tax due to the City of New York and any other real property transfer tax due to the City or State of New York. Purchaser agrees to indemnify and hold Sponsor harmless from and against any and all liabilities and expenses (including, without limitation, reasonable legal fees and disbursements) incurred by Sponsor by reason of the non-payment by Purchaser of any of the taxes Purchaser is obligated to pay hereunder in connection with the purchase of the Unit. Purchaser's obligations to pay the taxes described in this Section 9.7 and to indemnify Sponsor as herein provided shall survive the closing of title or the termination of this Agreement.

9.8 In connection with the purchase of a Tower Unit, Purchaser will be required to pay to the Tower Board Purchaser's share of the purchase price (and additional closing costs) of the Resident Manager's Unit determined in proportion to Purchaser's respective Common Interest in accordance with Schedule A in the Plan.

10. Transfer Tax Returns. At the closing, Purchaser shall duly complete and sign before a notary public the real property transfer tax return required to be filed with The City of New York ("RPT Form") and Purchaser shall duly complete and sign the Combined Real Estate Transfer Tax Return and Credit Line Mortgage Certificate ("Combined Tax Form") required to be filed with the Department of Taxation and Finance of the State of New York (the "Tax

Department"), or such other forms as may then be required by law. The RPT Form and Combined Tax Form shall be delivered at closing to the representative of Purchaser's title insurance company (or, if none, to Sponsor's attorney) for filing with the proper governmental officer. Sponsor will similarly execute all of such forms and other documents required in connection with recording of the deed including, without limitation, smoke detector and multiple-dwelling affidavits.

11. The Plan.

11.1 Purchaser acknowledges having received and read a copy of the Plan, including all amendments thereto, if any, filed prior to the date hereof with the Department of Law of the State of New York, at least three (3) business days before submitting this Agreement. If, however, Purchaser did not receive a copy of the Plan at least three (3) business days before submitting this Agreement, Purchaser may rescind this Agreement, by sending written notice of same to Sponsor by certified or registered mail, return receipt requested, or by personal delivery, in either case within seven (7) days of Purchaser's submission of this Agreement.

11.2 The Plan is incorporated herein by reference and made a part hereof with the same force and effect as if set forth herein at length. In the event of any inconsistency between the provisions of this Agreement and the Plan, the Plan shall govern, except with respect to express modifications to the terms of the Plan included in this Agreement and agreed to by Sponsor and Purchaser, in which case such modifications will govern.

11.3 Purchaser hereby adopts, accepts and approves the Plan (including, without limitation, the Declaration, the Condominium By-Laws, the Tower By-Laws (and Rules and Regulations contained therein) and agrees to abide and be bound by the terms and conditions thereof, as well as all amendments to the Plan duly filed by Sponsor.

12. Default by Purchaser. (a) Any of the following shall constitute an "Event of Default" hereunder:

(i) Purchaser's failure to pay the Additional Deposit on the date set forth in Article 3 hereof, Purchaser's failure to pay the Balance or any closing apportionment or closing cost required to be paid by Purchaser in Article 8 or 9 hereof on the Closing Date designated by Sponsor pursuant to Article 5 hereof, or the dishonor of any check given by Purchaser to Sponsor; or the failure to pay, perform or observe any of Purchaser's other obligations hereunder; or

(ii) the occurrence of any Events of Default under any other Agreement between Sponsor and Purchaser, or between Sponsor and any member or members of Purchaser's immediate family or between Sponsor and any parent, affiliate or subsidiary of Purchaser; or

(iii) if Purchaser is permitted to become the tenant or other occupant of the Unit, Purchaser's failure to pay rent or to perform some other lease or occupancy obligation within the period after notice, if any, set forth in the lease or occupancy or other agreement and either (x) Sponsor has obtained

an order of eviction against Purchaser from a court of competent jurisdiction or (y) Purchaser has vacated the Unit; or

(iv) Purchaser's assignment of any of Purchaser's property for the benefit of creditors, or Purchaser's filing a voluntary petition in bankruptcy; or

(v) if a non-bankruptcy trustee or receiver is appointed over Purchaser or Purchaser's property, or an involuntary petition in bankruptcy is filed against Purchaser; or

(vi) if a judgment or tax lien is filed against Purchaser and Purchaser does not pay or bond the same within thirty (30) days.

(b) **TIME IS OF THE ESSENCE** with respect to Purchaser's obligations to pay the Balance and to pay, perform or observe Purchaser's other obligations under this Agreement. Upon the occurrence of an Event of Default, Purchaser shall have thirty (30) days from the giving of written notice of such default to cure the specified default. If the default is not cured within such thirty (30) days, TIME BEING OF THE ESSENCE, then Sponsor, in its sole discretion, may thereupon cancel this Agreement. If Sponsor elects to cancel, this Agreement shall be deemed cancelled, and Sponsor shall have the right to retain, as and for liquidated damages, the Deposit and any interest earned on the Deposit. Upon the cancellation of this Agreement, Purchaser and Sponsor will be released and discharged of all further liability and obligations hereunder and under the Plan, and the Unit may be sold to another as though this Agreement had never been made, and without accounting to Purchaser for any of the proceeds of such sale.

(c) Sponsor and Purchaser each hereby agree and acknowledge that it would be impractical and/or extremely difficult to fix or establish the actual damage sustained by Sponsor as a result of a default by a Purchaser hereunder, and that the Deposit (including all interest) shall constitute and be deemed to be the reasonable and agreed upon liquidated damages of Sponsor in respect of the possible loss of a timely closing, the possible fluctuation of values, additional carrying costs of the Unit and other expenses that may be incurred, including, without limitation, attorneys' fees, and shall be paid by Purchaser to Sponsor. The payment of the deposit (including all interest) as liquidated damages is not intended to be a forfeiture or penalty, but is intended to constitute liquidated damages to Sponsor. For the avoidance of doubt, no statutory interest will accrue during any period of time during which there is a dispute over the Deposit being held in escrow.

(d) NEITHER SELLER NOR PURCHASER SHALL CHALLENGE THE VALIDITY OF THE PROVISIONS OF THIS AGREEMENT OR THE PLAN WITH RESPECT TO LIQUIDATED DAMAGES OR ANY RIGHT OF SPONSOR SET FORTH HEREIN OR THEREIN TO RETAIN THE DEPOSIT IN THE EVENT OF A PURCHASER DEFAULT. SUCH PROVISIONS HAVE BEEN AGREED TO VOLUNTARILY, AFTER NEGOTIATION, WITHOUT DURESS OR COERCION BY ANY PARTY UPON ANY OTHER PARTY, AND WITH EACH PARTY HAVING BEEN (OR HAVING HAD FULL AND ADEQUATE OPPORTUNITY TO BE) REPRESENTED AND ADVISED BY

COUNSEL, ACCOUNTANTS, BROKERS, APPRAISERS AND OTHER EXPERTS AND ADVISORS OF ITS OWN CHOOSING.

13. Agreement Subject to Lien of Mortgage. No lien or encumbrance shall arise against the Property or the Unit as a result of this Agreement or any money deposited hereunder, except as hereinafter set forth. In furtherance and not in limitation of the provisions of the preceding sentence, Purchaser agrees that the provisions of this Agreement are and shall continue to be subject and subordinate to the lien of any mortgage heretofore or hereafter made 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 fullest extent thereof, without the execution of any further legal documents by Purchaser. Sponsor shall, at its option, either satisfy such mortgages or obtain a release of the Unit and its undivided interest in the Common Elements from the lien of such mortgages on or prior to the Closing Date, unless, if Purchaser is obtaining financing on the Unit, Purchaser assumes such mortgages (at Sponsor's discretion). The existence of any mortgage or mortgages encumbering the Property, or portions thereof, other than the Unit and its undivided interest in the Common Elements, shall not constitute an objection to title or excuse Purchaser from completing payment of the Purchase Price or performing all of Purchaser's other obligations hereunder or be the basis of any claim against, or liability of, Sponsor, provided that any such mortgage is subordinated to the Declaration, or the Unit is released from, or not subject to, the lien of such mortgage at closing (unless Purchaser has assumed the continuation of a mortgage lien encumbering such Unit as hereinabove described).

14. Agreement Subject to Plan Being Effective. The performance by Sponsor of its obligations under this Agreement is contingent upon the Plan having been declared effective in accordance with the terms and provisions of the Plan (as the same may be amended from time to time). The Plan may be withdrawn or abandoned by Sponsor only under certain conditions and at certain times, as set forth in the Plan. If the Plan is abandoned or if, after being declared effective, the Plan is not consummated for any reason and Purchaser is not in default under this Agreement beyond any applicable grace period, this Agreement shall be deemed cancelled and the Deposit, together with interest, if any, earned thereon, shall be returned to Purchaser. Upon such return, neither party shall have any further rights, obligations or liability to or against the other and the parties shall be released and discharged from all obligations and liability under this Agreement and the Plan.

15. Sponsor's Inability to Convey the Unit. If Sponsor is unable to deliver title to the Unit to Purchaser in accordance with the provisions of this Agreement and the Plan by reason of a defect in title, substantial damage or destruction of the Building by fire or other casualty, or the taking of any material portion of the Property by condemnation or eminent domain, Sponsor 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 Sponsor is not so obligated under the Plan and notifies Purchaser of its election not to cure such inability, and Purchaser is not in default hereunder, Purchaser's sole remedy shall be to either (a) take title to the Unit subject to such inability (without any abatement in or credit against the Purchase Price, or any claim or right of action against Sponsor for damages or otherwise) or (b) terminate this Agreement. If Purchaser so elects to terminate this Agreement, Sponsor shall, within thirty (30) days after receipt of notice of termination from Purchaser, return

the Deposit to Purchaser, together with interest, if any, earned thereon. Upon making such payment, this Agreement shall be terminated and neither party shall have any further rights, obligations or liability to or against the other and the parties shall be released and discharged from all obligations and liability under this Agreement and the Plan. The foregoing remedy must be exercised by written notice sent by Purchaser to Sponsor within ten (10) days after the giving of Sponsor's notice of election not to cure such inability, failing which it shall be conclusively deemed that Purchaser elected the first remedy above to acquire title subject to such inability.

16. Fixtures, Appliances and Personal Property. Only those fixtures, appliances and items of personal property which are described in the Plan as being included in the Unit are included in the sale of the Unit pursuant to this Agreement. No portion of the Purchase Price shall be attributable to such items.

17. Construction.

17.1 The construction of the Building and the Unit, including the materials, equipment and fixtures to be installed therein, shall be substantially in accordance with the Plan and the Plans and Specifications (as defined in the Plan), subject to the right of Sponsor to amend the Plan and the Plans and Specifications in order to substitute materials, equipment or fixtures of equal or better quality, provided that the approval of any governmental authorities having jurisdiction is first obtained (if required). The issuance of a temporary or permanent Certificate of Occupancy for the Building shall be deemed presumptive evidence that the Building and the Unit have been fully completed in accordance with the Plan and the Plans and Specifications. However, nothing herein contained shall excuse Sponsor from its obligation to correct any defects in construction in accordance with the conditions set forth in the Section entitled "Rights and Obligations of Sponsor" in Part I of the Plan.

17.2 The construction of the Building and the Unit and the correction of any defects in the construction thereof to the extent required under the Plan are the sole responsibility of Sponsor. Purchaser acknowledges and agrees that Sponsor will not be liable for, and will have no obligation to correct, certain variations from the Plan and Plans and Specifications as indicated in the Section entitled "Rights and Obligations of Sponsor" in Part I of the Plan and will only be responsible to correct any construction defects to the extent, and on the terms and conditions, set forth in such Section.

17.3 The closing of title shall occur only after, or concurrently with, compliance with the prerequisites set forth under "Prerequisites to Closing of Title" in Part I of the Plan. As a result, if all other prerequisites not involving the construction of the Unit are met, Purchaser shall be obligated to close and complete payment of the full Purchase Price (without any credit against or abatement in the Purchase Price and without any provision for escrow) once a temporary or permanent Certificate of Occupancy is issued for the Unit (notwithstanding any construction items noted on Purchaser's Inspection Report (as hereinafter defined) remaining for Sponsor to complete and/or correct in accordance with its obligations under the Plan, and notwithstanding the incomplete construction and/or decoration of any other portions of the Building).

17.4 Sponsor has projected that, based upon Sponsor's construction schedule anticipated as of the initial filing date of the Plan, construction of the Building will be sufficiently completed to permit closings of Units to begin in or about October 1, 2016. The actual date for the First Closing is only an estimate and is not guaranteed or warranted, and may be earlier or later depending on the progress of construction and compliance with the other prerequisites described in the Plan. Purchaser acknowledges that construction may be delayed by weather, casualty, labor difficulties (including work stoppages and strikes), late delivery or inability to obtain on a timely basis or otherwise materials or equipment, governmental restrictions, or other events beyond Sponsor's reasonable control. Purchaser further acknowledges that the Units in the Building will be completed at varying times over a period that could extend well beyond the First Closing. The order in which the Units will be completed is in the discretion of Sponsor. Purchaser acknowledges that except as otherwise expressly provided in the Plan, Purchaser shall not be excused from paying the full Purchase Price, without credit or set-off, and shall have no claim against Sponsor for damages or losses, in the event that the First Closing occurs substantially earlier or later than the projected date or the time to complete or to close title to the Unit is accelerated, delayed or is postponed by Sponsor, Purchaser's rights as set forth in Plan in respect thereof being in lieu of any other rights or remedies which may be available pursuant to any applicable law, regulation, statute or otherwise, all of are hereby expressly waived by Purchaser.

18. Inspection of Unit. At least one (1) week prior to the Closing Date, at Sponsor's direction, Selling Agent or Sponsor's Counsel shall notify Purchaser that the Unit is ready for inspection. Upon receipt of the notice, Purchaser shall promptly arrange an appointment with Selling Agent to inspect the Unit within the week prior to the Closing Date. Purchaser or his or her duly authorized agent shall attend such inspection, shall carefully inspect the Unit, and shall complete, date and sign the Inspection Statement (in the form set forth as Schedule C to this Agreement) and deliver same to Selling Agent at the conclusion of the inspection. Failure of Purchaser either to arrange such appointment or to inspect the Unit within the week prior to the Closing Date or to so sign and deliver the completed Inspection Statement shall not excuse Purchaser from paying the Balance when due and shall constitute Purchaser's full acceptance of the Unit. Sponsor reserves the right to limit the number of individuals who may accompany Purchaser in its inspection of the Unit. However, nothing herein shall relieve Sponsor of its obligations as set forth in "Rights and Obligations of Sponsor" in the Plan.

19. Damage to the Unit. If between the date of this Agreement and the closing of title, the Unit is damaged by fire or other casualty, the following shall apply:

19.1 The risk of loss to the Unit by fire or other casualty, until the earlier of closing of title or possession of the Unit by Purchaser, is assumed by Sponsor; provided that Sponsor shall have no obligation or liability to repair or restore the Unit. In the event of damage or destruction of the Unit due to fire or other casualty prior to the closing of title and the election by Sponsor to repair or restore the Unit, this Agreement shall continue in full force and effect, Purchaser shall not have the right to reject title or receive a credit against, or abatement in, the Purchase Price and Sponsor shall be entitled to a reasonable period of time within which to complete the repair or restoration. Any proceeds received from insurance or in satisfaction of any claim or action in connection with such loss shall, subject to the rights of the Board and other Unit Owners if the Declaration has theretofore been recorded, belong entirely to Sponsor

and if such proceeds are paid to Purchaser, Purchaser shall promptly upon receipt thereof turn them over to Sponsor. The provisions of the preceding sentence shall survive the closing of title or the termination of the Agreement.

19.2 In the event of damage to or destruction of the Unit by fire or other casualty prior to the closing of title and the election by Sponsor, with notice thereof to Purchaser, that it does not elect to repair or restore the Unit, or, if the Declaration has been recorded prior thereto, then if the Unit Owners do not resolve to make such repairs or restoration pursuant to the By-Laws, this Agreement shall be deemed cancelled and of no further force or effect and Sponsor shall return to Purchaser all sums deposited by Purchaser hereunder, together with interest, if any, earned thereon, and neither party shall have any further rights, obligations or liability to or against the other and the parties shall be released and discharged from all obligations and liability hereunder and under the Plan, except that if Purchaser is then in default hereunder (beyond the applicable grace period, if any), Sponsor shall retain all such sums deposited by Purchaser hereunder and any interest earned thereon, as and for liquidated damages.

20. No Representations. Purchaser acknowledges that Purchaser has not relied upon any architect's plans, sales plans, selling brochures, advertisements, websites, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, made by Sponsor, Selling Agent or otherwise, including, but not limited to, any relating to the description or physical condition of the Property, the Building or the Unit, or the size or the dimensions of the Unit or the rooms therein contained or any other physical characteristics thereof, the services to be provided to Unit Owners, the estimated Common Charges allocable to the Unit, the estimated real estate taxes of the Unit, the ability to rent the Unit and/or the rental income therefor, 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; Purchaser has relied solely on his or her own judgment and investigation in deciding to enter into this Agreement and purchase the Unit. No person has been authorized to make any representations on behalf of Sponsor. No oral representations or statements shall be considered a part of this Agreement. Purchaser agrees (a) to purchase the Unit, without offset or any claim against, or liability of, Sponsor, whether or not any layout or dimension of the Unit or any part thereof, or of the Common Elements, as shown on the Floor Plans on file in Sponsor's office and [to be]* filed in the City Register's Office, is accurate or correct, and (b) that Purchaser shall not be relieved of any of Purchaser's obligations hereunder by reason of any immaterial or insubstantial inaccuracy or error. The provisions of this Article 20 shall survive the closing of title or the termination of this Agreement.

21. Prohibition Against Advertising. Purchaser hereby covenants and agrees that it shall not, prior to the closing of title hereunder, list the Unit for sale or resale with any broker or otherwise advertise, promote, or publicize the availability of the Unit for sale. Any such listing of the Unit or form of advertising, promotion or publicizing of the Unit by Purchaser or its agents or representatives prior to the closing of title shall be an Event of Default hereunder, entitling Sponsor to the remedies set forth in Article 12 hereof. In addition, Purchaser hereby covenants and agrees that, Purchaser may not and shall not advertise for sale, list for sale or sell the Unit for twelve (12) months after the acquisition of its Unit (i.e., the transfer of title by Sponsor to

* Omit after Floor Plans have been filed in City Register's office.

Purchaser). Any such conveyance in violation of the foregoing will be voidable by Sponsor. The provisions of this paragraph shall survive the closing of title.

22. Broker. Purchaser represents to Sponsor that Selling Agent [and [_____] (the "Broker")] is [are] the only broker(s) or sales agent(s) with whom Purchaser has dealt in connection with this transaction. Purchaser shall pay the commission of any broker with whom Purchaser may have dealt, other than Selling Agent [and the Broker], and Sponsor agrees to pay the commissions earned by Selling Agent and the Broker pursuant to separate agreements. Purchaser agrees that should any claim be made against Sponsor for commissions by any broker[, other than the Selling Agent and Broker,] on account of any acts of Purchaser or Purchaser's representatives, Purchaser will indemnify and hold Sponsor free and harmless from and against any and all liabilities and expenses in connection therewith, including, but not limited to, reasonable legal fees and disbursements. The provisions of this Article 22 shall survive the closing of title or the termination of this Agreement.

23. Agreement May Not Be Assigned.

23.1 This Agreement, or any interest of Purchaser herein, shall not inure to the benefit of any successors or assigns of Purchaser and may not be assigned by Purchaser, without the prior written consent of Sponsor, which consent may be given or denied by Sponsor in its sole discretion. Any purported assignment by Purchaser in violation of this Agreement shall be an event of default by Purchaser entitling Sponsor to the remedies set forth in Article 12 hereof, and shall be voidable at the option of Sponsor.

23.2 If Purchaser is a corporation, any sale, assignment, transfer, pledge, encumbrance or other disposition of any of the stock of Purchaser, or if Purchaser is a partnership, limited liability company or other entity, any sale, assignment, transfer, pledge, encumbrance or other disposition of any interest in such partnership, limited liability company or other entity shall, for purposes of this Agreement, be considered an assignment and shall be subject to the provisions, prohibitions and terms of this Article concerning assignment of this Agreement, except that a sale of less than fifty percent (50%) of the stock, or in the case of a partnership, limited liability company or other entity, less than fifty percent (50%) of the ownership interests, of Purchaser which does not result in a change in control of Purchaser shall not be considered an assignment. For purposes of the preceding sentence only, "control" shall mean the ownership of fifty-one percent (51%) or more of the interests in such entity and possession of the power to direct the management and policies of such entity and the distribution of its profits. For purposes of this Agreement, it is the intent of the part(ies) that the individuals controlling Purchaser shall be deemed to be _____.

23.3 If a Purchaser desires to assign its rights under this Agreement or to take title in the name of an affiliate of, or entity related to, or controlled by Purchaser that differs from that reflected in this Agreement, or to add, delete or substitute the name of a member of the Purchaser's family, then, if such assignment, alteration, addition, deletion or substitution is permitted by Sponsor (in Sponsor's sole discretion), Purchaser shall deliver to Selling Agent or Sponsor's counsel, four (4) signed forms of assignment of this Agreement (to be prepared by Sponsor's counsel at Purchaser's expense and in form and content acceptable to Sponsor, in its sole discretion), as well as three (3) completed and signed copies of either Form W-9 (Request

for Taxpayer Identification Number and Certification) or Form W-8BEN (Certificate of Foreign Status of Beneficial Owner for United States Tax Withholding), as applicable, in the form required by law. Upon each assignment or other change permitted by Sponsor (in its sole discretion), the assignments and Form W-8 or Form W-9, as applicable, must be delivered to Selling Agent or Sponsor's counsel, together with a personal certified check, or an official bank or cashier's check, in the amount of $1,500 made payable to "Kramer Levin Naftalis & Frankel LLP" (for services rendered in connection with the assignment), not less than twenty (20) days prior to the date scheduled for the Purchaser's closing. In no event shall Purchaser or its assignee (or any added or substituted party) have any right to adjourn or postpone the closing as a result of any such change or assignment. Sponsor is not obligated to consent to any such change or assignment and, Sponsor's refusal to consent to an assignment or change in name will not entitle Purchaser to cancel this Agreement or excuse Purchaser from any of its obligations hereunder or give rise to any claim for damages against Sponsor; and the prohibition against advertising or publicizing the availability of Purchaser's Unit as set forth in Article 21 above and in the Plan will remain in effect.

23.4 Notwithstanding the provisions of Section 23.1 above, Sponsor will not unreasonably withhold its consent to the assignment by Purchaser, on one (1) occasion only, of all of Purchaser's rights under this Agreement to a Purchaser Affiliate or to member(s) of Purchaser's Immediate Family, provided that any such assignment is made without consideration and otherwise in accordance with the provisions and procedures set forth in Section 23.3 above. For purposes of this Section 23.4 only: (i) "Purchaser Affiliate" means an entity, as of the date of the assignment and at all times thereafter through and including the Closing, controlled by or under common control with Purchaser; (ii) "Immediate Family Members" means Purchaser's spouse, domestic partner, children, grandchildren, parents, grandparents, brothers or sisters, stepchildren and stepparents; and (iii) "control" means the ownership of fifty-one percent (51%) or more of the interests in such entity and possession of the power to direct the management and policies of such entity and the distribution of its profits.

23.5 Notwithstanding any consent by Sponsor pursuant to the terms of this Article to any such change of name or assignment, in no event shall Purchaser, as assignor, be released or relieved from any obligations, promises, covenants and liabilities under or in respect of this Agreement.

24. Binding Effect. The submission of this Agreement to Purchaser does not create a binding obligation on the part of Sponsor. This Agreement shall not be binding on Purchaser or Sponsor until Purchaser has signed this Agreement and delivered the signed Agreement and the Deposit to Sponsor, and a counterpart hereof executed by Sponsor has been delivered to Purchaser. If this Agreement is not signed by Sponsor and a fully executed counterpart delivered to Purchaser or its attorneys within thirty (30) days after the date hereof, this Agreement shall be deemed to have been rejected and the Deposit shall be promptly returned to Purchaser. Upon such refund being made, neither party shall have any further rights, obligations or liabilities hereunder with respect to the other. Prior to Sponsor's countersigning and returning this Agreement to Purchaser, and at any time thereafter, Purchaser agrees upon request to provide Sponsor with written information about Purchaser's employment, financial and rental/ownership history. Such information obtained prior to countersignature may be used to determine Purchaser's qualification to purchase and own the Unit, but does not constitute a reservation or

binding obligation on either the applicant or Sponsor. Sponsor has the right, without incurring any liability, to reject this Agreement without cause or explanation to Purchaser. This Agreement may not be rejected due to Purchaser's sex, sexual orientation, race, creed, color, national origin, ancestry, disability, marital status, or other ground proscribed by law.

25. Notices.

25.1 Any notice, election, demand, consent, request or other communication hereunder or under the Plan shall be in writing and either delivered in person or sent, postage prepaid, by registered or certified mail, return receipt requested or by Federal Express or other reputable overnight courier, with receipt confirmed: to Purchaser at the address given at the beginning of this Agreement; and to Sponsor at the address given at the beginning of this Agreement, with a copy sent simultaneously and in like manner to Kramer Levin Naftalis & Frankel LLP, 1177 Avenue of the Americas, New York, New York 10036, Attention: Jonathan H. Canter, Esq. Either party may hereafter designate to the other in writing a change in the address to which notices are to be sent. Except as otherwise expressly provided herein, a notice shall be deemed given when personal delivery or delivery by overnight courier is effected or, in the case of mailing, three (3) days after the date of mailing, except that the date of actual receipt shall be deemed to be the date of the giving of any notice of change of address. Notwithstanding anything to the contrary, notices regarding closing costs or ministerial matters, the rescheduling of Closing Dates or the scheduling or rescheduling of inspections may be made by facsimile, electronic mail or telephone to each party's attorneys.

25.2 Sponsor hereby designates and empowers both Selling Agent and Sponsor's Counsel as Sponsor's agents to give any notice to Purchaser under this Agreement (including, without limitation, a notice of default) in Sponsor's name, which notice so given shall have the same force and effect as if given by Sponsor itself.

26. Joint Purchasers. The term "Purchaser" shall be read as "Purchasers" if the Unit is being purchased by more than one person, in which case their obligations shall be joint and several.

27. Liability of Sponsor. Sponsor shall be excused from performing any obligation or undertaking provided for in this Agreement for so long as such performance is prevented, delayed or hindered by an act of God, fire, flood, explosion, war, riot, sabotage, inability to procure or general shortage of energy, labor, equipment, facilities, materials or supplies in the open market, failure of transportation, strike, lockout, action of labor unions, or any other cause (whether similar or dissimilar to the foregoing) not within the reasonable control of Sponsor. Sponsor's time to perform such obligation or undertaking shall be tolled for the length of the period during which such performance was excused.

28. Further Assurances. Either party shall execute, acknowledge and deliver to the other party such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as such other party may reasonably request in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

29. Severability. If any provision of this Agreement or the Plan is invalid or unenforceable as against any person or under certain circumstances, the remainder of this Agreement or the Plan and the applicability of such provision to other persons or circumstances shall not be affected thereby. Each provision of this Agreement or the Plan, except as otherwise herein or therein provided, shall be valid and enforced to the fullest extent permitted by law.

30. Strict Compliance. Any failure by either party hereto to insist upon the strict performance by the other party of any of the provisions of this Agreement shall not be deemed a waiver of any of the provisions hereof, and each party, notwithstanding any such failure, shall have the right thereafter to insist upon the strict performance by the other party of any and all of the provisions of this Agreement to be performed by such other party.

31. No Lien. Neither this Agreement nor any monies deposited hereunder or expended by Purchaser in connection herewith shall constitute a lien against the Unit, any other Units, or any other portion of the Building or the Land upon which it is situated, and Purchaser may not record this Agreement or a memorandum thereof.

32. Governing Law. The provisions of this Agreement shall be governed by, and construed and enforced 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 principles of conflicts of law.

33. Purchaser's Representations.

33.1 Purchaser represents that Purchaser has full right and authority to execute this Agreement and perform Purchaser's obligations hereunder. If Purchaser is not a natural person, Purchaser agrees to deliver at Closing, such documents evidencing Purchaser's authority as may be required by Purchaser's title company. Purchaser further represents that the Deposit represents Purchaser's own funds and that no other party (other than Purchaser or Seller, as provided herein) has any right or claim to all or any portion of the Deposit.

33.2 Purchaser is not now, nor shall it be at any time prior to or at the closing of title, an individual, corporation, partnership, joint venture, trust, trustee, limited liability company, unincorporated organization, real estate investment trust or any other form of entity (collectively, a "Person") with whom a United States citizen, entity organized under the laws of the United States or its territories or entity having its principal place of business within the United States or any of its territories (collectively, a "U.S. Person"), is prohibited from transacting business of the type contemplated by this Agreement, whether such prohibition arises under United States law, regulation, executive orders and lists published by the Office of Foreign Assets Control, Department of the Treasury ("OFAC") (including those executive orders and lists published by OFAC with respect to Persons that have been designated by executive order or by the sanction regulations of OFAC as Persons with whom U.S. Persons may not transact business or must limit their interactions to types approved by OFAC or otherwise. Neither Purchaser nor any Person who owns an interest in Purchaser is now nor shall be at any time prior to or at the closing of title a Person with whom a U.S. Person, including a "financial institution" as defined in 31 U.S.C. 5312 (a)(z), as periodically amended, is prohibited from transacting

business of the type contemplated by this Agreement, whether such prohibition arises under United States law, regulation, executive orders and lists published by the OFAC or otherwise.

33.3 Purchaser has taken, and shall continue to take until the closing of title, such measures as are required by applicable law to assure that the funds used to pay to Seller the Purchase Price are derived: (i) from transactions that do not violate United States law nor, to the extent such funds originate outside the United States, do not violate the laws of the jurisdiction in which they originated; and (ii) from permissible sources under United States law and to the extent such funds originate outside the United States, under the laws of the jurisdiction in which they originated. Purchaser is, and will at closing be, in compliance with any and all applicable provisions of the USA PATRIOT Act of 2001, Pub. L. No. 107-56, the Bank Secrecy Act of 1970, as amended, 31 U.S.C. Section 5311 et. seq., the Trading with the Enemy Act, 50 U.S.C. App. Section 1 et. seq., the International Emergency Economic Powers Act, 50 U.S.C. Section 1701 et. seq., and the sanction regulations promulgated pursuant thereto by the OFAC, as well as laws relating to prevention and detection of money laundering in 18 U.S.C. Sections 1956 and 1957.

33.4 The provisions of this Article shall survive the closing of title to the Unit or termination of this Agreement.

34. Agreement Not Contingent Upon Financing. The terms and provisions of this Agreement and Purchaser's obligations hereunder are not contingent upon Purchaser securing financing of the Purchase Price (or any portion thereof) stated in Article 3 of this Agreement, and Purchaser understands and agrees that Purchaser's failure to obtain such financing will not relieve Purchaser of Purchaser's obligations hereunder. Purchaser further understands and agrees that if Purchaser chooses to finance the purchase of the Unit through a lending institution and obtain a commitment therefrom, neither a subsequent change in the terms of such commitment, the expiration or other termination of such commitment, any change in Purchaser's financial status or condition, nor any delay in or adjournment of the Closing, shall release or relieve Purchaser of Purchaser's obligations pursuant to this Agreement.

35. Costs of Enforcing and Defending Agreement. Purchaser shall be obligated to reimburse Sponsor for any legal fees and disbursements incurred by Sponsor in defending Sponsor's rights under this Agreement or, in the event Purchaser defaults under this Agreement beyond any applicable grace period, in canceling this Agreement or otherwise enforcing Purchaser's obligations hereunder. The provisions of this Article shall survive closing of title or the termination of this Agreement.

36. Waiver of Jury Trial. Except as prohibited by law, the parties shall, and they hereby do, expressly waive trial by jury in any litigation arising out of, connected with, or relating to this Agreement or the relationship created hereby or in the Plan. 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 such claim with, any action or proceeding in which a jury trial is waived. The provisions of this Article shall survive closing of title or the termination of this Agreement.

37. Waiver of Diplomatic or Sovereign Immunity.

37.1 Purchaser hereby waives any and all immunity from suit or other actions or proceedings and agrees that, should Sponsor or any of its successors or assigns bring any suit, action or proceeding in New York or any other jurisdiction to enforce any obligation or liability of Purchaser arising, directly or indirectly, out of or relating to this Agreement, no immunity from such suit, action or proceeding will be claimed by or on behalf of Purchaser.

37.2 As of the execution of this Agreement, Purchaser acknowledges and agrees that all disputes arising, directly or indirectly, out of or relating to this Agreement may be dealt with and adjudicated in the state courts of New York or the federal courts sitting in New York, and hereby expressly and irrevocably submits the person of Purchaser to the jurisdiction of such courts in any suit, action or proceeding arising, directly or indirectly, out of or relating to this Agreement. So far as is permitted under the applicable law, this consent to personal jurisdiction shall be self-operative and no further instrument or action shall be necessary in order to confer jurisdiction upon the person of Purchaser in any such court.

37.3 Purchaser irrevocably waives, to the fullest extent permitted by law, and agrees not to assert, by way of motion, as a defense or otherwise in any suit, action or proceeding arising, directly or indirectly, out of relating to this Agreement, brought in the state courts in New York or the federal courts sitting in New York: (i) any objection which it may have or may hereafter have to the laying of the venue of any such suit, action or proceeding in any such court; (ii) any claim that any such suit, action or proceeding brought in any such court has been brought in an inconvenient forum; or (iii) any claim that it is not personally subject to the jurisdiction of such courts. Purchaser agrees that final judgment from which Purchaser has not or may not appeal or further appeal in any such suit, action or proceeding brought in such a court shall be conclusive and binding upon Purchaser and, may so far as is permitted under the applicable law, be enforced in the courts of any state or any federal court and in any other courts to the jurisdiction of which Purchaser is subject, by a suit upon such judgment and that Purchaser will not assert any defense, counterclaim, or set off in any such suit upon such judgment.

37.4 Purchaser agrees to execute, deliver and file all such further instruments as may be necessary under the laws of the State of New York, in order to make effective the consent of Purchaser to jurisdiction of the state courts of New York and the federal courts sitting in New York and any other provisions of this Article 37.

37.5 Nothing in this Article 37 shall affect the right of Sponsor to bring proceedings against Purchaser in the courts of any jurisdiction or jurisdictions.

37.6 The provisions of this Article 37 shall survive the closing of title or the termination of this Agreement for the purpose of any suit, action, or proceeding arising directly or indirectly, out of or relating to this Agreement.

37.7 In the event Purchaser is a foreign government, a resident representative of a foreign government or such other person or entity otherwise entitled to the immunities from suit enjoyed by a foreign government (i.e., diplomatic or sovereign immunity), such Purchaser shall hereby be deemed to have designated and hereby designates C.T. Corporation System, having its offices, at the date hereof, at 111 Eighth Avenue, New York, New York 10011 as its duly authorized and lawful agent to receive process for and on behalf of Purchaser in any state or

Federal suit, action or proceeding in the State of New York based on, arising out of or connected with this Agreement.

37.8 If Purchaser is a foreign mission, as such term is defined under the Foreign Missions Act, 22 U.S.C. 4305, Purchaser shall notify the United States Department of State prior to purchasing a Unit and provide a copy of such notice to Sponsor. Sponsor shall not be bound under this Agreement unless and until the earlier to occur of: (i) a notification of approval is received from the Department of State; or (ii) sixty (60) days after Purchaser's notice is received by the Department of State.

38. Option Agreement. The parties acknowledge that, for federal income tax purposes only, this Agreement is sometimes referred to as an "option agreement." This characterization is consistent with Sponsor's intention to treat the Agreement for purposes of applicable provisions of the Internal Revenue Code as similar to an option and to obtain the same tax treatment that the Sponsor would be entitled to under certain proposed treasury regulations that were promulgated by the Internal Revenue Service on August 4, 2008 (the "Proposed Regulation"). If this characterization is respected, Sponsor will be able to account for the sale of the Unit for federal income tax purposes in the same manner as it would be able to account for such sale if the Unit had constituted a separate townhouse or other separate dwelling. Purchaser is not receiving any "options" and if the Purchaser does not close on the Agreement, Purchaser will forfeit the Deposit as liquidated damages. Purchasers should note that Sponsor's characterization of this Agreement is not binding on the Internal Revenue Service ("IRS") which may challenge such characterization. However, even if the IRS were to successfully challenge Sponsor's tax characterization of this Agreement and the Deposit, as described above, there will be no adverse tax or other consequences to Purchaser.

39. Mold. Purchasers are advised that the prevention of the growth of mold in a Unit is the responsibility of each Unit Owner. Construction is not, and cannot be, designed to exclude mold spores. Whether a Unit Owner experiences mold growth depends largely on how such Unit Owner manages and maintains his/her Unit. Unit Owners will need to take actions to prevent conditions which cause the mold or mildew, and it is the responsibility of each Unit Owner to ensure that he/she has taken the necessary precautions to prevent mold from becoming a problem in such Unit Owner's Unit. Sponsor will not be liable for and Purchaser hereby waives any claim for any actual, special, incidental or consequential damages based on any legal theory whatsoever, including, but not limited to, strict liability, breach of express or implied warranty, negligence or any other legal theory with respect to the presence and/or existence of molds, mildew and/or microscopic spores unless caused by the gross negligence or willful misconduct of Sponsor. The provisions of this Article shall survive closing of title or the termination of this Agreement.

40. Entire Agreement. This Agreement, together with the Plan, supersedes any and all understandings and agreements between the parties and constitutes the entire agreement between them with respect to the subject matter hereof.

41. Certain References. A reference in this Agreement to any one gender, masculine, feminine or neuter, includes the other two, and the singular includes the plural, and vice versa, unless the context otherwise requires. The term "herein," "hereof" or "hereunder," or similar

terms used in this Agreement, refer to this entire Agreement and not to the particular provision in which the term is used. Unless otherwise stated, all references herein to Articles, Sections or other provisions are references to Articles, Sections or other provisions of this Agreement.

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. Subject to the provisions of Article 23 hereof, the provisions of this Agreement shall bind and inure to the benefit of Purchaser and Purchaser's heirs, legal representatives, successors and permitted assigns and shall bind and inure to the benefit of Sponsor and its successors and assigns.

44. No Oral Changes. This Agreement, or any provision hereof, cannot be orally changed, terminated or waived. ANY CHANGES OR ADDITIONAL PROVISIONS MUST BE SET FORTH IN A RIDER ATTACHED HERETO OR IN A SEPARATE WRITTEN AGREEMENT SIGNED BY THE PARTIES AND WHICH REFERS TO THIS AGREEMENT.

45. Counterparts. The delivery of executed counterparts of this Agreement and any Rider(s) by a party hereto or their attorney by facsimile, PDF or other similar electronic means shall be given the same force and effect as delivery of an original executed counterpart of this Agreement or any such Rider(s). Upon written request from the other party, the party delivering a facsimile or PDF counterpart shall promptly deliver an ink-signed counterpart of the Agreement to the other party by overnight courier service; provided, however, that the failure of a party to deliver an ink-signed original counterpart shall not in any way affect the validity, enforceability or binding effect of a counterpart executed and delivered by facsimile or PDF transmission.

46. Rule of Construction. There shall be no presumption against the drafter of this Agreement or the Plan.

47. Section 1031 Exchange. Sponsor hereby acknowledges that the acquisition of the Unit hereunder may be in connection with a tax deferred exchange under §1031 of the Internal Revenue Code and that Purchaser (except as prohibited by paragraph 24 of this Agreement) may be assigning all of its rights and obligations hereunder to a qualified intermediary as part of, and in furtherance of, such tax deferred exchange. Sponsor hereby agrees to reasonably assist and cooperate in such tax deferred exchange, provided, however, that: (i) any action taken in connection with such tax deferred exchange or requested of Sponsor shall not result in any cost, expense or liability on the part of Sponsor or increased risk to Sponsor relating to the transaction contemplated by this Agreement (and, among other things, Purchaser acknowledges that a fee may be payable to Sponsor's counsel in connection with the review of any documentation related to such tax-deferred exchange); (ii) no action or failure on the part of Purchaser (or any other party to such tax deferred exchange) or cooperation on the part of Sponsor in connection with or related to said tax deferred exchange will frustrate the purpose of this Agreement or otherwise result in a reduction of Sponsor's rights, remedies and privileges under this Agreement or increase any of Sponsor's obligations or duties under this Agreement or otherwise; and (iii) Sponsor shall not be obligated, as part of any tax deferred exchange, to convey any property

(other than the Unit), acquire any property, or accept any form of payment in respect of the amounts due hereunder other than as set forth herein. Purchaser shall indemnify and shall hold Sponsor harmless from and against any and all costs, expenses, fees (including, without limitation, reasonable attorneys' fees) or liabilities incurred by Sponsor in connection with or resulting from the said tax deferred exchange, and such indemnity shall survive the closing of title or the termination of this Agreement. Notwithstanding the foregoing, Sponsor makes no representation and expresses no opinion with respect to the applicability of §1031 of the Internal Revenue Code to the purchase or acquisition of a Unit.

[NO FURTHER TEXT ON THIS PAGE; SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth hereinabove.

SPONSOR:

RIVERSIDE CENTER SITE 5 OWNER LLC

By:_____
Name:
Title:

PURCHASER(s):

By: _____
Name:
Title:
Social Sec. Number
or Federal Tax ID:_____

PURCHASER(s):

By: _____
Name:
Title:
Social Sec. Number
or Federal Tax ID:_____

Purchaser acknowledges receipt of Offering Plan [and amendments] on _____ __, 20___

Initials of Purchaser(s):

_____ _____

SCHEDULE A

DESCRIPTION OF THE LAND

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

BEGINNING at the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue;

1. RUNNING THENCE westerly along the northerly line of West 59th Street a distance of 388 feet 8 ¼ inches to a point;

2. THENCE northerly along a line forming an interior angle of 73 degrees 56 minutes 15 seconds with the last mentioned course a distance of 105 feet 1 ¼ inches to a point;

3. THENCE continuing northerly along a line forming an exterior angle of 174 degrees 15 minutes 28 seconds with the last mentioned course a distance of 102 feet 5 7/8 inches to a point;

4. THENCE easterly along a line forming an interior angle of 100 degrees 19 minutes 13 seconds with the last mentioned course, which line is also parallel with the northerly line of West 59th Street, a distance of 8 feet to a point;

5. THENCE southerly along a line forming a right angle with the last mentioned course, which line is also parallel with the westerly line of West End Avenue, a distance of 3 feet to a point;

6. THENCE easterly along a line forming a right angle with the last mentioned course, which line is also parallel with the northerly line of West 59th Street, a distance of 333 feet 3 inches to a point on the westerly line of West End Avenue;

7. THENCE southerly along westerly line of West End Avenue a distance of 198 feet 10 inches to the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue the point or place of BEGINNING.

EXCLUDING THEREFROM all that portion of the below described parcel lying below an upper limiting plane drawn 18 feet 4 inches above the top of rail, bounded and described as follows:

BEGINNING at a point on the westerly line of West End Avenue distant 27 feet 11 7/8 inches northerly from the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue;

1. RUNNING THENCE northerly along a line forming an interior angle of 19 degrees 37 minutes 20 seconds with the last mentioned course a distance of 181 feet 4 ½ inches to a point;

2. THENCE easterly along a line forming an interior angle of 70 degrees 22 minutes 40

seconds with the last mentioned course a distance of 58 feet 4 ¾ inches to a point;

3. THENCE southerly along a line forming an interior angle of 109 degrees 37 minutes 20 seconds with the last mentioned course, a distance of 7 feet 6 inches to a point on the westerly line of West End Avenue;

4. THENCE southerly along westerly line of West End Avenue a distance of 163 feet 9 3/8 inches to the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue the point or place of BEGINNING.

SCHEDULE B

PERMITTED ENCUMBRANCES

1. Building and zoning laws and other regulations, resolutions and ordinances (including, but not limited to, any variances or use regulations) and any amendments thereto now or hereafter adopted.

2. The terms, burdens, covenants, restrictions, conditions, easements and rules and regulations, all as set forth in the Declaration, the Condominium By-Laws (and the General Rules and Regulations made thereunder), the Tower By-Laws (and the Tower Rules and Regulations made thereunder), the Power of Attorney from Purchaser to the Condominium Board, the Tower Board and Grantor, and the Floor Plans, all as may be amended from time to time.

3. Any declaration or other instrument affecting the Property which Sponsor deems necessary or appropriate to comply with any Law, ordinance, regulation, zoning resolution or requirement of the Department of Buildings, the City Planning Commission, the Board of Standards and Appeals, or any other public authority, applicable to the demolition, construction, alteration, repair or restoration of the Building or any portion or element thereof.

4. Consents by Sponsor or any former owner of the Land for the erection of any structure or structures on, under or above any street or streets on which the Property may abut.

5. Any easement or right of use in favor of any utility company for construction, use, maintenance or repair of utility lines, wires, terminal boxes, mains, pipes, cables, conduits, poles, connections and other equipment and facilities on, under and across the Property.

6. Any easement or right of use required by Sponsor or its designee to obtain a temporary, permanent or amended Certificate of Occupancy for the Building or any part of same.

7. Any encumbrance as to which the Title Company (or the title insurance company that insures Purchaser's title to the Unit) would be willing to insure, at its regular rates and without additional premium, in a fee policy issued by it to Purchaser, that such encumbrance will not be collected out of or enforced against the Unit if it is a lien, or that such encumbrance is not a blanket lien encumbering the Common Elements.

8. Any other encumbrance, covenant, easement, agreement, restriction or matter of record against the Property other than a mortgage or other lien for the payment of money, which does not prevent the use of the Unit for its permitted purposes.

9. Revocability of licenses for vault space, if any, under the sidewalks and streets and the lien of any unpaid vault tax.

10. Encroachments of trim, copings, retaining walls, stoops, bay windows, balconies, sidewalk elevators, fences, fire escapes, cornices, foundations, footings, chutes, fuel oil lines, drainage and standpipes, and similar projections, if any, on, over or under the Property or the streets, sidewalks or premises abutting the Property, and the rights of governmental authorities to require the removal of any such projections, and variations between record lines of the Property and retaining walls and the like, if any.

11. Leases and service, maintenance, employment, concessionaire and license agreements, if any, of other Units or portions of the Common Elements.

12. The lien of any unpaid Common Charges, real estate tax, water charge or sewer rent, provided the same are adjusted at the closing of title.

13. The lien of any unpaid assessment payable in installments (other than assessments levied by the Condominium Board or the Tower Board, except that Sponsor shall pay all such assessments due prior to the Closing Date and Purchaser shall pay all assessments due from and after such date (however, the then current installment shall be adjusted at the closing of title).

14. Franchise taxes and New York City Business Corporation taxes of any corporation in the chain of title, provided that the Title Company would be willing in a fee policy issued by it to Purchaser, to insure that such taxes will not be collected out of the Unit.

15. Standard printed exceptions contained in the form of fee title insurance policy then issued by the Title Company (or the title insurance company insuring Purchaser's title to the Unit).

16. Any Certificate of Occupancy for the Building, so long as the same permits, or does not prohibit, use of the Unit for its stated purposes.

17. Any lease or other occupancy agreement for the Unit made by Sponsor and Purchaser.

18. Taxes and any applicable tax liens, restored tax deferrals and abatements, in rem actions, tax sales, assessments, water rates and sewer usage charges.

19. Any violations against the Property (other than the Unit) that are the obligation of the Condominium Board or another Unit Owner or Board to correct.

20. Any state of facts which a guaranteed survey of current date or a personal inspection of the Property and the Unit would show; provided such state of facts would not prevent the use of the Unit for its stated purposes; although any encroachment of a portion of the Unit structure upon another Unit or Units or upon the Common Elements may remain undisturbed as long as the same shall stand.

21. Terms, Conditions, Reservations, Right of Re-entry and Reverter contained in the Water Grants made by the Mayor, Alderman and Commonalty of the City of

New York to Upland Owners of property abutting the high water line of the Hudson River, which Water Grants were dated 9/4/1852 and recorded 12/14/1852 in Liber 623 page 33.

22. Terms, Conditions, Reservations, Right of Re-entry and Reverter ("Water Grant Conditions") contained in the Water Grants made by the Mayor, Alderman and Commonalty of the City of New York to Upland Owners of property abutting the high water line of the Hudson River, which Water Grants were dated 5/1/1869 and recorded 5/26/1869 in Liber 1103 page 396.

23. Terms, Covenants, Conditions and Easements set forth in deed by Robert W. Blanchette, Richard C. Bond and John H. McArthur, as Trustees of the Property of the Penn Central Transportation Company, Debtor, to the Consolidated Rail Corporation dated 3/30/76 and recorded 12/15/78 in Reel 463 page 1563.

(a) As corrected by Correction Conveyance made by and between the Owasco River Railway Inc. and Consolidated Rail Corporation dated 10/29/81 and recorded 12/3/81 in Reel 594 page 491.

(b) Release of Easement made by the Consolidated Rail Corporation and the Owasco River Railway Inc. dated 11/4/81 and recorded in Reel 594 page 453.

24. Restrictive Declaration made by Penn Yards Associates dated as of 12/17/92 and recorded 1/6/93 in Reel 1934 page 1.

(a) As supplemented by Letter Agreement between Penn Yards Associates and Members of Riverside South Planning Commission dated 3/31/93.

(b) Said Supplemental Letter Agreement does not affect "Studio" Site pursuant to letter dated 6/29/94.

(c) First Modification to Restrictive Declaration made by Hudson Waterfront Associates, L.P. dated as of 10/4/94 and recorded 12/2/94 in Reel 2159 page 1096.

(d) Second Modification to Restrictive Declaration made by Hudson Waterfront Associates, L.P. dated as of 1/9/97 and recorded 2/13/97 in Reel 2422 page 424.

(e) Third Modification to Restrictive Declaration made by Hudson Waterfront Associates, L.P. dated as of 9/13/99 and recorded 1/7/00 in Reel 3026 page 1983.

(f) Fourth Modification to Restrictive Declaration made by Hudson Waterfront Associates, L.P. dated as of 11/9/01 and recorded 1/25/02 in Reel 3436 page 1992.

(g) Restated Fourth Modification made by Hudson Waterfront Associates, L.P. dated as of 11/9/01 and recorded 3/15/02 in Reel 3470 page 1813.

(h) Fifth Modification to Restrictive Declaration made by Hudson Waterfront Associates, L.P. dated as of 9/1/11 and recorded 12/14/11 as CRFN 2011000434593.

(i) Sixth Modification to Restrictive Declaration made by Hudson Waterfront Associates, L.P. dated as of 6/12/2014 and recorded 9/25/2014 as CRFN 2014000317784.

25. Declaration of Covenants, Conditions and Restrictions made by Hudson Waterfront Associates I, L.P., Hudson Waterfront Associates II, L.P., Hudson Waterfront Associates III, L.P., Hudson Waterfront Associates IV, L.P., Hudson Waterfront Associates V, L.P. and Hudson Waterfront Associates, L.P. dated as of 8/26/97 and recorded 3/16/98 in Reel 2554 page 552.

26. Terms, Covenants, Conditions and Provisions of a Memorandum of Operating Agreement dated as of 8/26/97 by an among Hudson Waterfront Associates I, L.P., Hudson Waterfront Associates II, L.P., Hudson Waterfront Associates III, L.P., Hudson Waterfront Associates IV, L.P., Hudson Waterfront Associates V, L.P. and Hudson Waterfront Associates, L.P., dated as of 8/26/97 and recorded 3/16/98 in Reel 2554 page 644.

(a) Memorandum of Amended and Restated Operating Agreement made by and among Hudson Waterfront Associates I, L.P., Hudson Waterfront Associates III, L.P., Hudson Waterfront Associates IV, L.P., Hudson Waterfront Associates V, L.P., Hudson Waterfront Company A, LLC, The Board of Managers of 220 Riverside Boulevard at Trump Place Condominium, The Board of Managers of 200 Riverside Boulevard at Trump Place Condominium, Hudson Waterfront Company D, LLC, Hudson Waterfront Company E, LLC, Hudson Waterfront Company F, LLC and Hudson Waterfront Associates, L.P. dated as of 6/23/03, and recorded 1/11/05 as CRFN 2005000019369.

(b) First Amendment to Second Amended and Restated Operating Agreement made by and among Hudson Waterfront Associates I, L.P., Hudson Waterfront Associates III, L.P., Hudson Waterfront Associates IV, L.P., Hudson Waterfront Associates V, L.P., Hudson Waterfront Company A, LLC, Hudson Waterfront Company D, LLC, Hudson Waterfront Company E, LLC, Hudson Waterfront Company F, LLC and Hudson Waterfront Associates, L.P. dated as of 12/23/04 and recorded 3/30/05 as CRFN 2005000184566.

(c) Second Amendment to Second Amended and Restated Operating Agreement made by and among CRP/Extell Parcel H,L.P., CRP/Extell Parcel I, L.P., CRP/Extell Parcel J, L.P., CRP/Extell Parcel K, L.P., CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. dated as of 11/3/05 and recorded 4/12/06 as CRFN 2006000204061.

(d) Third Amendment to Second Amended and Restated Operating Agreement made by and among CRP/Extell Parcel H, L.P., CRP/Extell Parcel I, L.P., CRP/Extell Parcel J, L.P., CRP/Extell Parcel K, L.P., CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. dated as of 3/22/06 and recorded 11/16/06 as CRFN 2006000637586.

27. Terms, Covenants, Easements and Provisions of an Agreement between Hudson Waterfront Associates, L.P., et al and National Railroad Passenger Corporation dated as of 8/26/97 and recorded 3/16/98 in Reel 2554 page 691.

28. Terms, Covenants, Conditions and Provisions of The Mapping Agreement between Hudson Waterfront Associates, L.P., Hudson Waterfront Associates I, L.P., Hudson Waterfront Associates II, L.P., Hudson Waterfront Associates III, L.P., Hudson Waterfront Associates IV, L.P., Hudson Waterfront Associates V, L.P., Hudson Waterfront Company C, LLC, Hudson Waterfront Company D, LLC, and The City of New York dated as of 5/27/98 recorded 8/31/98 in Reel 2693 page 1897.

29. Zoning Lot and Large Scale Development Agreement made between CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. dated as of 11/3/05 and recorded 4/12/06 as CRFN 2006000204062.

(a) Amended and Restated Zoning Lot and Large Scale Development Agreement made by and among CRP/Extell Parcel L, L.P., CRP/Extell Parcel N, L.P. and Riverside Center Parcel 2 BIT Associates, LLC dated as of 12/18/12 and recorded 1/22/13 as CRFN 2013000034834.

(b) Supplemental Zoning Lot and Large Scale Development Agreement made among CRP/Extell Parcel L, L.P., CRP/Extell Parcel N, L.P. and Riverside Center Site 5 Owner LLC dated as of 12/16/2013 and recorded 12/31/2013 as CRFN 2013000532301.

(c) Amended and Restated Supplemental Zoning Lot and Large Scale Development Agreement made among CRP/Extell Parcel L, L.P., CRP/Extell Parcel N, L.P. and Riverside Center Site 5 Owner LLC dated as of 12/17/2014 and recorded 1/9/2015 as CRFN 2015000009867.

30. Easement and Development Agreement made between CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N. L.P. and CRP/Extell Parcel H, L.P., CRP/Extell Parcel I, L.P.,

CRP/Extell Parcel J, L.P. and CRP/Extell Parcel K, L.P. dated 3/21/06 and recorded 6/12/06 as CRFN 2006000327683.

31. Global Agreement made by and between CRP/Extell Parcel L, L.P., CRP/Extell Parcel N, L.P., CRP/Extell Parcel H, L.P., CRP/Extell Parcel I, L.P., CRP/Extell Parcel J, L.P. and CRP/Extell Parcel K, L.P. dated 3/21/06 and recorded 1/26/07 as CRFN 2007000048533.

(a) First Amendment to Global Agreement made between CRP/Extell Parcel L. L.P. and CRP/Extell Parcel N, L.P., and CRP/Extell Parcel H, L.P., CRP/Extell Parcel I, L.P., CRP/Extell Parcel J, L.P., and CRP/Extell Parcel K, L.P. dated 11/21/06 and recorded 1/26/07 as CRFN 2007000048534.

(b) Second Amendment to Global Agreement made between CRP/Extell Parcel H, L.P., CRP/Extell Parcel I, L.P., CRP/Extell Parcel K, L.P., CRP/Extell Parcel L, L.P., CRP/Extell Parcel N, L.P., and CRP/RAR III Parcel J, L.P. and Riverside Center Parcel 2 BIT Associates, LLC dated as of 12/18/12 and recorded 1/25/13 as CRFN 2013000034839. (affects Block 1171 Lots 150, 155, 164 and 165)

(c) Third Amendment to Global Agreement made between CRP/Extell Parcel H, L.P., CRP/Extell Parcel I, L.P., CRP/Extell Parcel K, L.P., CRP/Extell Parcel L, L.P., CRP/Extell Parcel N, L.P., and CRP/RAR III Parcel J, L.P. and Riverside Center Parcel 2 BIT Associates, LLC and The Board of Managers of The Aldyn Condominium, dated as of 4/9/13 and recorded 5/22/13 as CRFN 2013000205804.

32. Parcel LMN Restrictive Declaration made by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. dated as of 9/1/11 and recorded 12/14/11 as CRFN 2011000434594.

33. Declaration of Covenants, Conditions and Restrictions for Riverside Center Property Owners Association, Inc., made by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P., dated 12/18/12 and recorded 1/25/13 as CRFN 2013000034832.

34. Declaration of Zoning Lot Restrictions made between CRP/Extell Parcel L, L.P., CRP/Extell Parcel N, L.P. and Riverside Center Parcel 2 BIT Associates, LLC dated as of 2/25/13 and recorded 3/14/13 as CRFN 2013000104373. (affects Block 1171 Lots 155, 164 and 165).

35. EASEMENT AGREEMENT (AMTRAK) made by and between CRP/Extell Parcel N, L.P. and CRP/GF Parcel 2 LP dated 12/16/2013 and recorded 12/31/13 in CRFN 2013000532298.

(a) Amendment to Easement Agreement (Amtrak) made by and between Riverside Center Site 5 Owner LLC and CRP/GF Parcel 2 LP dated as of 12/3/2014 and recorded 2/5/2015 as CRFN 2015000040899.

36. EASEMENT AGREEMENT (FREEDOM PLACE SOUTH) by and among Riverside Center Site 5 Owner LLC, CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. dated 12/16/2013 and recorded 12/31/13 in CRFN 2013000532302.

37. Easement Agreement (Freedom Place South) made by and among CRP/Extell Parcel L L.P., CRP/Extell Parcel NL.P. and Riverside Center Site 5 Owner LLC dated 12/16/2013 and recorded 12/31/2013 as CRFN 2013000532303.

38. Declaration of Zoning Lot Restrictions dated 5/30/2014 and recorded 6/3/2014 as CRFN 2014000189555.

39. Regulatory Agreement made between Riverside Center Site 5 Owner LLC and the City of New York, acting by and through its Department of Housing Preservation and Development dated 12/22/2014 and recorded 1/6/2015 as CRFN 2015000005374.

(a) Subordination and Non-Disturbance Agreement made between Wells Fargo Bank, National Association and The City of New York, acting by and through its Department of Housing Preservation and Development dated as of 12/22/2014 and recorded 1/6/2015 as CRFN 2015000005375.

40. A future amendment or modification of documents 27, 35 and/or 35(a) and/or a supplemental easement and/or right of way agreement with National Railroad Passenger Corporation in connection with Sponsor's construction of the Condominium.

SCHEDULE C

INSPECTION STATEMENT

RIVERSIDE CENTER SITE 5 OWNER LLC
c/o El Ad US Holding, Inc.
575 Madison Avenue, 23rd Floor
New York, New York 10022

Re: Unit No._____
One West End Avenue Condominium

Ladies and 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, free of chips, mars, breaks or other defects:

Items	Initials	Exceptions (if any)
Windows, window frames		
Electric fixtures & globes		
Interior painted surfaces		
Sinks, tubs, bowls & shower doors & trim		
Kitchen cabinets & counter tops		
Vanity tops & base		
Medicine cabinets, doors & mirror		
Hardware		

Items	Initials	Exceptions (if any)
Flooring		
Appliances		

I/we understand that to prevent pilferage, certain items such as medicine cabinet doors, shower heads, toilet seats, kitchen cabinets, vanity knobs and mechanical chimes will be installed just prior to my/our date of moving. 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

_____
Sponsor's Representative

ESCROW RIDER

To Agreement dated: _____ __, 201_ Covering Unit(s): _____
Sponsor: RIVERSIDE CENTER SITE 5 OWNER LLC
Purchaser(s): _____
Escrow Agent: KRAMER LEVIN NAFTALIS & FRANKEL LLP

This rider ("Escrow Rider") to the captioned Agreement shall constitute a written agreement among Sponsor, Purchaser and Escrow Agent with respect to the subject matter hereof. Capitalized terms used but not defined herein shall have the meanings ascribed thereto as set forth in the captioned Agreement and/or the Plan, as applicable.

1. The law firm of Kramer Levin Naftalis & Frankel LLP, with an address at 1177 Avenue of the Americas, New York, New York 10036, and telephone number 212-715-9100, shall serve as escrow agent ("Escrow Agent") for Sponsor and Purchaser. Escrow Agent has designated the following attorney to serve as signatory: Jay A. Neveloff, Jonathan H. Canter, Neil R. Tucker, James Godman and Tzvi Rokeach. All designated signatories, current or future, are or will be admitted to practice law in the State of New York. Neither the Escrow Agent nor any authorized signatories on the account are the Sponsor, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing.

2. Escrow Agent and all authorized signatories hereby submit to the jurisdiction of the State of New York and its Courts for any cause of action arising out of the Agreement or otherwise concerning the maintenance of release of the Deposit from escrow.

3. The Escrow Agent has established escrow accounts at Wells Fargo N.A., 1156 Avenue of the Americas, New York, New York 10036 and Bank of America Merrill Lynch, One Bryant Park, New York, New York 10036 (individually or collectively, as the context requires, the "Bank"), each of which is a bank authorized to do business in the State of New York. Each Escrow Account will be "One West End Avenue Condominium Attorney Escrow Account" or similar name (each, the "Escrow Account"). Each Escrow Account is federally insured by the FDIC at the maximum amount of $250,000 per deposit (the FDIC limit in effect as of the filing date hereof). If Purchaser has any additional accounts at the Bank, the funds in said accounts will be added together with the Deposit held in escrow and the aggregate of all the funds held by the Bank will only be insured up to the $250,000 FDIC maximum coverage.

4. All Deposits received from Purchaser shall be made by unendorsed check drawn only on a member bank of the New York Clearing House Association made payable to "Kramer Levin Naftalis & Frankel LLP, as escrow agent." At the Sponsor's option, Sponsor may require that the Deposit and the Balance be made by Purchaser by wire transfer to an account designated by Sponsor.

5. The interest rate for all Deposits made into the Escrow Account shall be the prevailing rate for such accounts, which is fixed by the Bank and which will vary from time to time. As of February 1, 2015, such rate at Wells Fargo N.A. was .20% and such rate at Bank of America, N.A. was .02%. The actual initial interest rate for the Escrow Account with respect to Purchaser's Deposit shall be set forth in the notice to be sent to Purchaser (as described below).

As noted, the interest rate on such accounts will fluctuate and neither Sponsor nor Escrow Agent makes any representation regarding the rates that will be in effect from time to time or the actual rate of interest on, or the interest that may accrue for any particular account or for Purchaser, from time to time. Interest shall begin to accrue upon placing the Deposit into the Escrow Account, however, no interest will be earned until the Deposit check is deposited with and collected by the Bank and provided that the Purchaser has delivered the required number of completed and signed Form W-9 (Request for Taxpayer Identification Number) in the form reproduced as Exhibit 1A in Part II of the Plan or Form W-8BEN (Certificate of Foreign Status of Beneficial Owner for United States Tax Withholding) in the form reproduced as Exhibit 1B in Part II of the Plan, as applicable, to Sponsor or Selling Agent at the time Purchaser tenders the Deposit and the Agreement. If Purchaser does not deliver the Form W-9 or Form W-8BEN, as applicable, the Deposit will be deposited in a non-interest-bearing escrow account at the aforesaid bank until the Form W-9 or Form W-8BEN has been delivered, and neither Sponsor, Selling Agent, the Escrow Agent nor the Bank shall be liable for interest for the period prior to the delivery of such form. Interest, if any, will not be earned after a withdrawal is made from the Escrow Account in anticipation of the closing. All interest earned on Purchaser's Deposit shall be paid to or credited to Purchaser at closing unless Purchaser has defaulted and Sponsor is entitled to retain the Deposit. No fees of any kind may be deducted from the Escrow Account, and Sponsor shall bear all costs associated with the maintenance of the Escrow Account.

6. Within five (5) business days after the Agreement has been tendered to Escrow Agent along with the Deposit, Escrow Agent shall sign the Agreement and place the Deposit into the Escrow Account. Within ten (10) business days of placing the Deposit into the Escrow Account, Escrow Agent shall provide written notice to Purchaser and Sponsor, confirming the Deposit. The notice shall provide the account number and the initial interest rate to be earned on the Deposit. Any Deposits made for upgrades, extras, or custom work shall be initially deposited into the Escrow Account, and released in accordance to the terms of a written agreement between Purchaser and Sponsor.

7. Escrow Agent is obligated to send notice to the Purchaser once the Deposit is placed in the Escrow Account. If the Purchaser does not receive notice of such deposit within fifteen (15) business days after tender of the Deposit and execution of the Agreement by Sponsor, Purchaser and Escrow Agent, then Purchaser may cancel the Agreement within ninety (90) days after tender of the Agreement and Deposit to Escrow Agent. Complaints concerning the failure to honor such cancellation requests may be referred to the New York State Department of Law, Real Estate Finance Bureau, 120 Broadway, 23rd Floor, New York, N.Y. 10271. Rescission shall not be afforded where proof satisfactory to the Attorney General is submitted establishing that the Deposit was timely placed in the Escrow Account in accordance with the New York State Department of Law's regulations concerning Deposits and requisite notice was timely mailed to the Purchaser.

8. All Deposits, except for advances made for upgrades, extras, or custom work received in connection with the Agreement, are and shall continue to be the Purchaser's money, and may not be comingled with any other money or pledged or hypothecated by Sponsor, as per GBL § 352-h.

9. Under no circumstances shall Sponsor seek or accept release of the Deposit of a defaulting Purchaser until after consummation of the Plan, as evidenced by the acceptance of an amendment following the First Closing by the New York State Department of Law. Consummation of the Plan does not relieve the Sponsor of its obligations pursuant to GBL §§ 352-e(2-b) and 352-h.

10. The Escrow Agent shall release the Deposit if so directed:

(a) pursuant to terms and conditions set forth in the Agreement upon closing of title to the Unit; or

(b) in a subsequent writing signed by both Sponsor and Purchaser; or

(c) by a final, non-appealable order or judgment of a court.

If the Escrow Agent is not directed to release the Deposit pursuant to paragraphs (a) through (c) immediately above, and Escrow Agent receives a request by either party to release the Deposit, then the Escrow Agent must give both the Purchaser and Sponsor prior written notice of not fewer than thirty (30) days before releasing the Deposit. If Escrow Agent has not received notice of objection to the release of the Deposit prior to the expiration of the thirty (30) day period, the Deposit shall be released and Escrow Agent shall provide further written notice to both parties informing them of said release. If Escrow Agent receives a written notice from either party objecting to the release of the Deposit within said thirty (30) day period, Escrow Agent shall continue to hold the Deposit until otherwise directed pursuant to paragraphs (a) through (c) immediately above. Notwithstanding the foregoing, Escrow Agent shall have the right at any time to deposit the Deposit contained in the Escrow Account with the clerk of the county where the Building is located and shall give written notice to both parties of such deposit.

Sponsor shall not object to the release of the Deposit to:

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

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

The Department of Law may perform random reviews and audits of any records involving the Escrow Account to determine compliance with all applicable statutes and regulations.

11. Any provision of any Agreement or separate agreement, whether oral or in writing, by which a Purchaser purports to waive or indemnify any obligation of Escrow Agent holding any Deposit in trust is absolutely void. The provisions of the Attorney General's regulations and GBL §§ 352-e(2-b) and 352-h concerning escrow trust funds shall prevail over any conflicting or inconsistent provisions in the Agreement, Plan, or any amendment thereto.

12. Escrow Agent shall maintain the Escrow Account under its direct supervision and control.

13. A fiduciary relationship shall exist between Escrow Agent, and Purchaser, and Escrow Agent acknowledges its fiduciary and statutory obligations, in each case, to the extent applicable under GBL §§ 352(e)(2-b) and 352(h).

14. Escrow Agent may rely upon any paper or document which may be submitted to it in connection with its duties under the Agreement or this Escrow Rider and which is believed by Escrow Agent to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution or validity thereof.

15. Sponsor agrees that Sponsor and its agents, including any selling agents, shall deliver the Deposit received by them prior to closing of the Unit to a designated attorney who is a member of or employed by Escrow Agent, within two (2) business days of tender of the Deposit by Purchaser.

16. Sponsor agrees that it shall not interfere with Escrow Agent's performance of any fiduciary duties and statutory obligations as set forth in GBL §§ 352-(e)(2-b) and 352-(h) and the New York State Department of Law's regulations.

17. Sponsor shall obtain or cause the selling agent under the Plan to obtain a completed and signed Form W-9 or W-8, as applicable, from Purchaser and deliver such form to Escrow Agent together with the Deposit and this Agreement.

18. Prior to release of the Deposit, Escrow Agent's fees and disbursements shall neither be paid by Sponsor from the Deposit nor deducted from the Deposit by any financial institution under any circumstance.

19. Sponsor agrees to defend, indemnify and hold Escrow Agent harmless from and against all costs, claims, expenses and damages incurred in connection with or arising out of Escrow Agent's responsibilities arising in connection with the Agreement or this Escrow Rider or the performance or non-performance of Escrow Agent's duties under the Agreement, this Escrow Rider or the Plan, except with respect to actions or omissions taken or suffered by Escrow Agent in bad faith or in willful disregard of the obligations set forth in the Agreement or this Escrow Rider, or involving gross negligence of Escrow Agent. This indemnity includes, without limitation, disbursements and attorneys' fees either paid to retain attorneys or representing the hourly billing rates with respect to legal services rendered by Escrow Agent to itself.

[NO FURTHER TEXT ON THIS PAGE; SIGNATURE PAGE FOLLOWS]

SPONSOR:

RIVERSIDE CENTER SITE 5 OWNER LLC

By:_____
Name:
Title:

PURCHASER(s):

By:_____
Name:
Title:

Social Sec. Number
or Federal Tax ID:_____

PURCHASER(s):

By:_____
Name:
Title:

Social Sec. Number
or Federal Tax ID:_____

ESCROW AGENT:

KRAMER LEVIN NAFTALIS & FRANKEL LLP

By:_____
Name:
Title: a Partner

RIDER TO AGREEMENT

RE: STORAGE LICENSE

This Rider is made as of _____, _____ between Sponsor and Purchaser.

Re: Tower Unit ___ ("Unit")
One West End Avenue Condominium
1 West End Avenue
New York, New York 10023

1. LICENSE

(a) Sponsor agrees to sell and grant, and Purchaser agrees to purchase the right to use Storage Closet #___ for a purchase price of $_____. The license to use the Storage Closet (the "License") shall be prepared by Sponsor substantially in the form set forth in Part II of the Plan.

(b) Upon execution of this Rider, Purchaser has delivered a check to Sponsor (subject to collection) in the amount of $_____ representing the downpayment due in connection with the purchase of the License (the "License Deposit").

(c) Upon issuance of the License, Purchaser shall pay to Sponsor the balance of the purchase price allocable to the License in the amount of $_____.

(d) Upon issuance of the License, Purchaser shall pay to Sponsor's Counsel the sum of $500 to reimburse Sponsor for a portion of its attorney processing fees in connection with the issuance of each License.

(e) Purchaser shall be responsible for the payment of transfer taxes or other taxes, if any, that are payable in connection with the issuance of the License and shall indemnify Sponsor and the Licensor under such License in connection therewith. Such indemnity shall survive closing.

2. TEMPORARY CERTIFICATE OF OCCUPANCY

Purchaser may be required to consummate its purchase of use rights with respect to the License even though a Temporary Certificate of Occupancy covering the Storage Closet has not been issued, and access may not be available for the area of the Building designated for such use.

3. DAMAGE TO THE LICENSED AREA

If there is a fire or other casualty to the area of the Building where the Storage Closets are located and Sponsor does not elect to repair or restore such area following such fire or casualty, then the Agreement shall be deemed modified to provide for the closing of title with respect to the Unit only. In such event, any deposit theretofore paid hereunder in respect of the License shall be refunded to Purchaser.

4. SPONSOR'S RIGHT TO SUBSTITUTE STORAGE AREAS

At or prior to delivery of the Storage License to Purchaser, Sponsor hereby reserves the right, with or without prior notice to Purchaser, to substitute the Storage Closet designated in Paragraph A above (the "Original Storage Closet") for an alternate Storage Closet (the "Substituted Storage Closet"), provided that such Substituted Storage Closet is equally sized or larger than the Original Storage Closet and provided further that any monthly license fees payable by Purchaser to the Condominium in connection with such Substituted Storage Closet are comparable per square foot to those payable in connection with the Original Storage Closet. Any exercise of Sponsor's rights to designate a Substituted Storage Closet hereunder shall not result in an increased Storage Deposit or purchase price hereunder and shall not afford Purchaser any abatement in purchase price or excuse Purchaser from its obligations hereunder.

5. CROSS DEFAULT

A default by Purchaser under this Rider shall constitute a default under the Agreement for the Unit and any other default by Purchaser under the Agreement for the Unit shall constitute a default under this Rider entitling Sponsor to those default remedies as more fully described in the Agreement and the Plan. Notwithstanding an earlier closing of title with respect to the Unit, the provisions of the Agreement with respect to the delivery of the License shall survive. If for any reason the of title with respect to the Unit does not occur, there shall be no issuance of the License to Purchaser and this Rider shall have no further force or effect except that to the extent Purchaser is entitled to have its Deposit refunded, then Purchaser shall also be refunded the License Deposit.

6. DEFINITIONS

All capitalized terms used in this rider not defined herein shall have the same meanings ascribed to them in the Agreement to which this Rider is annexed or in the Plan.

7. CONFLICTS

In the event of any inconsistency between the provisions of this Rider and those contained in the Agreement to which this Rider is annexed, the provisions of this Rider shall govern and be binding.

8. FULL FORCE & EFFECT

Except as set forth in this Rider, all of the terms and conditions of the Agreement remain unchanged and in full force and effect.

[Signatures appear on following page]

PURCHASER(S):

_____
(signature)

_____
(signature)

SPONSOR:

RIVERSIDE CENTER SITE 5 OWNER LLC

By:_____
Name:
Title:

EXHIBIT 1A

FORM OF REQUEST FOR TAXPAYER IDENTIFICATION NUMBER (W-9)

Form **W-9**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____

Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

		–							

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here | **Signature of U.S. person ▶** | **Date ▶**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at *www.irs.gov/fw9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States:

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.

2. The treaty article addressing the income.

3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.

4. The type and amount of income that qualifies for the exemption from tax.

5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 28% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,

2. You do not certify your TIN when required (see the Part II instructions on page 3 for details),

3. The IRS tells the requester that you furnished an incorrect TIN,

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code* on page 3 and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships* above.

What is FATCA reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code* on page 3 and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of $50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a $500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account, list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note. ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C Corporation, or S Corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

Line 3

Check the appropriate box in line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box in line 3.

Limited Liability Company (LLC). If the name on line 1 is an LLC treated as a partnership for U.S. federal tax purposes, check the "Limited Liability Company" box and enter "P" in the space provided. If the LLC has filed Form 8832 or 2553 to be taxed as a corporation, check the "Limited Liability Company" box and in the space provided enter "C" for C corporation or "S" for S corporation. If it is a single-member LLC that is a disregarded entity, do not check the "Limited Liability Company" box; instead check the first box in line 3 "Individual/sole proprietor or single-member LLC."

Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space in line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)

2—The United States or any of its agencies or instrumentalities

3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

4—A foreign government or any of its political subdivisions, agencies, or instrumentalities

5—A corporation

6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession

7—A futures commission merchant registered with the Commodity Futures Trading Commission

8—A real estate investment trust

9—An entity registered at all times during the tax year under the Investment Company Act of 1940

10—A common trust fund operated by a bank under section 584(a)

11—A financial institution

12—A middleman known in the investment community as a nominee or custodian

13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over $600 required to be reported and direct sales over $5,000[1]	Generally, exempt payees 1 through 5[2]
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

[1] See Form 1099-MISC, Miscellaneous Income, and its instructions.

[2] However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Note. You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-member LLC that is disregarded as an entity separate from its owner (see *Limited Liability Company (LLC)* on this page), enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note. See the chart on page 4 for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at *www.ssa.gov*. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at *www.irs.gov/businesses* and clicking on Employer Identification Number (EIN) under Starting a Business. You can get Forms W-7 and SS-4 from the IRS by visiting IRS.gov or by calling 1-800-TAX-FORM (1-800-829-3676).

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note. Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: *A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.*

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 4, or 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code* earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account[1]
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor[2]
4. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee[1]
b. So-called trust account that is not a legal or valid trust under state law	The actual owner[1]
5. Sole proprietorship or disregarded entity owned by an individual	The owner[3]
6. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor*
For this type of account:	**Give name and EIN of:**
7. Disregarded entity not owned by an individual	The owner
8. A valid trust, estate, or pension trust	Legal entity[4]
9. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
10. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
11. Partnership or multi-member LLC	The partnership
12. A broker or registered nominee	The broker or nominee
13. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
14. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

[1] List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

[2] Circle the minor's name and furnish the minor's SSN.

[3] You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

[4] List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships* on page 2.

*Note. Grantor also must provide a Form W-9 to trustee of trust.

Note. If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records from Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Publication 4535, Identity Theft Prevention and Victim Assistance.

Victims of identity theft who are experiencing economic harm or a system problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to *phishing@irs.gov*. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at: *spam@uce.gov* or contact them at *www.ftc.gov/idtheft* or 1-877-IDTHEFT (1-877-438-4338).

Visit IRS.gov to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

EXHIBIT 1B

FORM OF CERTIFICATE OF FOREIGN STATUS (W-8BEN)

Form **W-8BEN**

(Rev. February 2014)

Department of the Treasury
Internal Revenue Service

Certificate of Foreign Status of Beneficial Owner for United States Tax Withholding and Reporting (Individuals)

▶ **For use by individuals. Entities must use Form W-8BEN-E.**
▶ **Information about Form W-8BEN and its separate instructions is at *www.irs.gov/formw8ben*.**
▶ **Give this form to the withholding agent or payer. Do not send to the IRS.**

OMB No. 1545-1621

Do NOT use this form if:	**Instead, use Form:**
• You are NOT an individual	W-8BEN-E
• You are a U.S. citizen or other U.S. person, including a resident alien individual	W-9
• You are a beneficial owner claiming that income is effectively connected with the conduct of trade or business within the U.S. (other than personal services)	W-8ECI
• You are a beneficial owner who is receiving compensation for personal services performed in the United States	8233 or W-4
• A person acting as an intermediary	W-8IMY

Part I Identification of Beneficial Owner (see instructions)

1 Name of individual who is the beneficial owner

2 Country of citizenship

3 Permanent residence address (street, apt. or suite no., or rural route). **Do not use a P.O. box or in-care-of address.**

City or town, state or province. Include postal code where appropriate.

Country

4 Mailing address (if different from above)

City or town, state or province. Include postal code where appropriate.

Country

5 U.S. taxpayer identification number (SSN or ITIN), if required (see instructions)

6 Foreign tax identifying number (see instructions)

7 Reference number(s) (see instructions)

8 Date of birth (MM-DD-YYYY) (see instructions)

Part II Claim of Tax Treaty Benefits (for chapter 3 purposes only) (see instructions)

9 I certify that the beneficial owner is a resident of _____ within the meaning of the income tax treaty between the United States and that country.

10 **Special rates and conditions** (if applicable—see instructions): The beneficial owner is claiming the provisions of Article _____ of the treaty identified on line 9 above to claim a _____ % rate of withholding on (specify type of income): _____

_____

Explain the reasons the beneficial owner meets the terms of the treaty article: _____

_____

Part III Certification

Under penalties of perjury, I declare that I have examined the information on this form and to the best of my knowledge and belief it is true, correct, and complete. I further certify under penalties of perjury that:

- I am the individual that is the beneficial owner (or am authorized to sign for the individual that is the beneficial owner) of all the income to which this form relates or am using this form to document myself as an individual that is an owner or account holder of a foreign financial institution,
- The person named on line 1 of this form is not a U.S. person,
- The income to which this form relates is:
  (a) not effectively connected with the conduct of a trade or business in the United States,
  (b) effectively connected but is not subject to tax under an applicable income tax treaty, or
  (c) the partner's share of a partnership's effectively connected income,
- The person named on line 1 of this form is a resident of the treaty country listed on line 9 of the form (if any) within the meaning of the income tax treaty between the United States and that country, and
- For broker transactions or barter exchanges, the beneficial owner is an exempt foreign person as defined in the instructions.

Furthermore, I authorize this form to be provided to any withholding agent that has control, receipt, or custody of the income of which I am the beneficial owner or any withholding agent that can disburse or make payments of the income of which I am the beneficial owner. **I agree that I will submit a new form within 30 days if any certification made on this form becomes incorrect.**

Sign Here ▶ _____ _____

Signature of beneficial owner (or individual authorized to sign for beneficial owner) — Date (MM-DD-YYYY)

_____ _____

Print name of signer — Capacity in which acting (if form is not signed by beneficial owner)

EXHIBIT 2

POWER OF ATTORNEY

TOWER UNIT OWNER
POWER OF ATTORNEY

_____

to

THE TOWER BOARD OF
ONE WEST END AVENUE CONDOMINIUM

and

THE CONDOMINIUM BOARD OF
ONE WEST END AVENUE CONDOMINIUM

and

RIVERSIDE CENTER SITE 5 OWNER LLC

ONE WEST END AVENUE CONDOMINIUM
1 West End Avenue
New York, New York 10023
Tower Unit No. _____

County:	New York
Block:	1171
Lot:	____

Record and Return to:

_____
_____
_____
_____

TOWER UNIT OWNER
POWER OF ATTORNEY

All terms used in this Tower Unit Owner Power of Attorney that are used in that certain Declaration, dated as of _____, 20__, by Riverside Center Site 5 Owner LLC ("**Declarant**"), pursuant to Article 9-B of the Real Property Law of the State of New York, establishing condominium ownership of the premises known as One West End Avenue Condominium, 1 West End Avenue, New York, New York 10023 (hereinafter called the "**Condominium**"), which Declaration was recorded in the New York County office of the City Register's Office, Land Records Division, NYC Department of Finance (hereinafter called the "**Register's Office**") on _____, 20__, as CRFN _____ (as the same may have been amended, hereinafter called the "**Declaration**"), shall have the same meanings in this Tower Unit Owner's Power of Attorney as in the Declaration.

The undersigned: _____, the owner of the Tower Unit (hereinafter called the "**Unit**") known as Unit No. __ at the Condominium, said Unit(s) being so designated and described in the Declaration and also designated as Tax Lot __ in Block 1171 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Bureau of the City of New York and on the Floor Plans of the Condominium certified by _____ of GHW Architects, LLP on _____, 20__, and filed with the Real Property Assessment Bureau of the City of New York on _____, 20__, as Condominium Plan No. _____ and also filed in the Register's Office on _____, 20__, as CRFN _____, [does/do] hereby irrevocably nominate, constitute and appoint the persons who may from time to time constitute:

A. the board of managers of the Tower Section of the Condominium (the "**Tower Board**"), jointly true and lawful attorneys-in-fact for the undersigned, coupled with an interest, with power of substitution, in their own names, as members of the Tower Board, or in the name of their designee (corporate or otherwise), but subject in all respects to the provisions of the Declaration, Condominium By-Laws and Tower By-Laws (collectively, the "**Condominium Documents**"), then in effect, to:

(i) acquire in the name of the Tower Board or its designee, corporate or otherwise, on behalf of all Tower Unit Owners, title to any Tower Unit, together with its appurtenant Common Interest:

(a) in connection with the enforcement of the Tower Board's lien for unpaid Tower Common Charges;

(b) whose owner desires to surrender the same pursuant to Section 6.2.2 of the Tower By-Laws;

(c) that becomes the subject of a foreclosure or other similar sale (including, without limitation, Tower Units with respect to which liens for real estate taxes are being sold by the City of New York); or

(d) that is intended to be used as the residence by the resident manager of the Tower Section;

on such terms, including, without limitation, price as said attorneys-in-fact shall deem proper;

(ii) acquire or lease in the name of the Tower Board or its designee, corporate or otherwise, on behalf of all Tower Unit Owners, any Tower Unit, together with its appurtenant Common Interest, from any Tower Unit Owner desiring to sell, convey, transfer, assign or lease the same, on such terms and conditions as said attorneys-in-fact shall deem proper;

(iii) manage, convey, sell, lease, sublease, mortgage or otherwise deal with (but not to vote the Common Interest appurtenant to) any Tower Unit so acquired or to sublease any Tower Unit so leased by them, without the necessity of any authorization by the Tower Unit Owners, on such terms as said attorneys-in-fact may determine, granting to said attorneys-in-fact the power to do all things in and to said Tower Unit which the undersigned could do if personally present;

(iv) prepare, execute and administer Storage Licenses and Wine Cellar Licenses and assignments and assumptions thereof; and

(v) execute, acknowledge, deliver and (if determined to be necessary or desirable by said attorneys-in-fact) cause to be recorded in the City Register's Office:

(a) any declaration or other instrument affecting the Tower Section and/or the Condominium that the Tower Board deems necessary or appropriate to comply with any law, ordinance, regulation, zoning resolution, or requirement of the Department of Buildings, the City Planning Commission, the Board of Standards and Appeals, or any other public authority (including, without limitation Chapter 3 of Title 25 of the New York City Administrative Code) applicable to the maintenance, demolition, construction, alteration, repair, or restoration of the Tower Section or the Condominium; or

(b) following due authorization by any affected Tower Unit Owner(s) to the extent required in the Condominium Documents, any consent, covenant, restriction, easement or declaration, or amendment thereto, affecting the Condominium, the Tower Section or any of the Common Elements, in each case that the Tower Board deems necessary or appropriate.

The acts of a majority of such persons constituting the Tower Board shall constitute the acts of said attorneys-in-fact; and

B. the board of managers of the Condominium (the "**Condominium Board**"), jointly true and lawful attorneys-in-fact for the undersigned, coupled with an interest, with power of substitution, in their own names, as members of the Condominium Board, or in the name of their designee (corporate or otherwise), but subject in all respects to the provisions of the Condominium Documents, then in effect, to:

(i) purchase or otherwise acquire in the name of the Condominium Board or its designee, corporate or otherwise, on behalf of all Unit Owners, title to any Unit, together with its appurtenant Common Interest that becomes the subject of a foreclosure or other similar sale on such terms, including, without limitation, price as said attorneys-in-fact shall deem proper;

(ii) convey, sell, lease, mortgage, or otherwise deal with (but not to vote the Common Interest appurtenant to) any Unit so acquired or to sublease any Unit so leased by them, without the necessity of any authorization by the Unit Owners, on such terms as said attorneys-in-fact may determine, granting to said attorneys-in-fact the power to do all things in and to said Unit which the undersigned could do if personally present; and

(iii) execute, acknowledge, deliver and (if determined to be necessary or desirable by said attorneys-in-fact) cause to be recorded in the City Register's Office:

(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 of the Department of Buildings, the City Planning Commission, the Board of Standards and Appeals, or any other public authority (including, without limitation Chapter 3 of Title 25 of the New York City Administrative Code) applicable to the maintenance, demolition, construction, alteration, repair, or restoration of the Condominium; or

(b) following due authorization by any affected Unit Owner(s) or the Tower Board, in each case to the extent required in the Condominium Documents, any consent, covenant, restriction, easement or declaration, or amendment thereto, affecting the Condominium, the Tower Section or any of the Common Elements, in each case 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; and

C. Riverside Center Site 5 Owner LLC (in its capacity as a Declarant under the Declaration and as sponsor of the condominium offering plan for the Condominium, the "**Sponsor**"): true and lawful attorney-in-fact for the undersigned, coupled with an interest, with power of substitution in the name of its designee (corporate or otherwise), but subject in all respects to the provisions of the Condominium Documents, then in effect,

(1) to execute an amendment to any of the Condominium Documents or acquire any permits, applications or documents required to undertake, perform or complete work to the Unsold Units or Common Elements by Sponsor or obtain an amended certificate of occupancy therefor or for the Building or any portion thereof, or any of said documents when such amendment:

(i) shall be required to reflect any changes in Unsold Units and/or the reapportionment of the Common Interests of the aforesaid Units resulting therefrom made by Sponsor in accordance with the Declaration; or

(ii) shall be required by: (1) a Permitted Mortgagee designated by Sponsor to make a mortgage loan secured by a mortgage on any Unit, (2) any governmental agency having regulatory jurisdiction over the Condominium, or (3) any title insurance company selected by Sponsor to insure title to any Unit;

provided, however, that any amendment made pursuant to the terms of subdivision (i) or (ii) of this paragraph shall not: (1) change the Common Interest of the undersigned's Tower Unit, (2) require a material or physical modification to the undersigned's Tower Unit, or (3) adversely affect the priority or validity of the lien of any purchase money mortgage held by a Permitted Mortgagee covering the undersigned's Tower Unit unless the undersigned (in the event described in subdivision (1) or (2) of this paragraph) or the holder of such mortgage (in the event described in subdivision (3) of this paragraph) shall consent thereto by joining in the execution of such amendment.

(2) to execute an amendment to any of the Condominium Documents and to consent on behalf of the undersigned, as a party in interest, to any declaration or other agreement effecting a merger or division of the zoning lot in which the Unit is located, with any other tax lots to form a single zoning lot for the purpose of transferring to or from Sponsor, or its successors, designees or assigns, all or any portion of the Development Rights described in the Declaration; and

This Tower Unit Owner Power of Attorney shall be irrevocable.

IN WITNESS WHEREOF, the undersigned (has)/(have) executed this Tower Unit Owner Power of Attorney as of the ____ day of _____, 20__.

_____

_____

STATE OF _____)
) ss.:
COUNTY OF _____)

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 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 on behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of _____, County of _____ and State of _____.

_____
Notary Public

STATE OF _____)
) ss.:
COUNTY OF _____)

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 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 on behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of _____, County of _____ and State of _____.

_____
Notary Public

EXHIBIT 3

FORM OF UNIT DEED

TOWER UNIT DEED

RIVERSIDE CENTER SITE 5 OWNER LLC

TO

_____

One West End Avenue Condominium
1 West End Avenue
New York, New York 10023
Unit _____

County:	New York
Block:	1171
Lot:	_____

Record and Return to:

_____
_____
_____
_____

TOWER UNIT DEED

THIS INDENTURE is made the ___ day of _____, 20__, by and between **Riverside Center Site 5 Owner LLC**, having an office c/o El Ad US Holding, Inc., 575 Madison Avenue, 23rd Floor, New York, New York 10022 (hereinafter called "**Grantor**"), and

_____

_____

having an address at _____ (hereinafter called "**Grantee**").

W I T N E S S E T H:

That Grantor, in consideration of Ten ($10.00) Dollars and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby grant and release unto Grantee, and the heirs or successors and assigns of Grantee, forever:

The Tower Unit (hereinafter called the "**Unit**") in the building (hereinafter called the "**Building**") known as One West End Avenue Condominium and by the street address 1 West End Avenue, New York, New York 10023, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Tower Unit ____ in that certain declaration, dated as of _____, 20__ , made by Riverside Center Site 5 Owner LLC, (in such capacity, "**Declarant**") pursuant to Article 9-B of the Real Property Law of the State of New York (hereinafter called the "**Condominium Act**") establishing condominium ownership of the Building and the land (hereinafter called the "**Land**") 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 New York County office of the City Register's Office, Land Records Division, NYC Department of Finance (the **"City Register's Office"**) on _____, 20__, as CRFN _____ (which declaration, and any amendments thereto, are hereinafter collectively called the "**Declaration**"). The Unit is also designated as Tax Lot ___ in Block 1171 of the Borough of Manhattan on the Tax Map of the Tax Map Unit, Land Records Division, NYC Department of Finance and on the Floor Plans of the Building certified by _____ on _____, 20__, and filed with the Tax Map Unit, Land Records Division, NYC Department of Finance on _____, 20__, as Condominium Plan No. ___ and also filed in the City Register's Office on _____, 20__, CRFN _____;

together with an undivided ___ % interest in the Common Elements (as such term is defined in the Declaration) of One West End Avenue Condominium;

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

together with, and subject to, all of the rights, obligations, easements, restrictions and other provisions set forth in the Declaration, the Condominium By-Laws and the Tower By-Laws of One West End Avenue Condominium, as each of the same may be amended from time to time (said Condominium By-Laws and any amendments thereto are hereinafter collectively

called the "**Condominium By-Laws**", and said Tower By-Laws and any amendments thereto are hereinafter collectively called the "**Tower By-Laws**"; the Condominium By-Laws and the Tower By-Laws are collectively referred to as the "**By-Laws**"), including, without limitation, the restrictions and other provisions with respect to the permitted uses of the Unit; all of which shall constitute covenants running with the Land and shall bind any person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein; subject also to such other liens, agreements, covenants, easements, restrictions, consents, other matters of record as pertain to the Unit, to the Land and/or to the Building (which Land and Building are hereinafter collectively called the "**Property**").

TO HAVE AND TO HOLD the same unto Grantee, and the heirs or successors and assigns of 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 or 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 or the By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of Article 18 of the Declaration shall control.

Except as otherwise specifically permitted by the Tower Board or provided in the Declaration or the By-Laws, the Tower Unit is intended for residential use only.

Grantor covenants that the Unit is free and clear of monetary liens and that Grantor has not done or suffered anything whereby the Unit has been encumbered in any way whatever, in each case except as set forth in the Offering Plan and the Purchase Agreement (each as defined in the Condominium By-Laws), and the Declaration, the Condominium By-Laws and the Tower By-Laws. This covenant is for the personal benefit of Grantee only and cannot be assigned to, exercised by, or inure to the benefit of any other person or entity, including, without limitation, any insurer of Grantee's title or successor to Grantee's interest.

In the event of a claimed breach of any covenant of Grantor contained in the preceding paragraph, Grantee shall first seek recovery against Grantee's title insurer before proceeding against Grantor for any breach of such covenants, it being agreed that the liability of Grantor shall be limited to the extent only that any loss or damage shall not be covered by such title insurance. In the event that Grantee shall elect not to purchase title insurance, then the liability of Grantor shall be limited to the extent only that any loss or damage would not have been covered by the title insurance that was available to Grantee as of the date of this conveyance. The terms of any marked-up title binder issued by any title insurer that is a member of the New York State Land Title Association, Inc. in connection with any unit in the Building shall be conclusive evidence against Grantee of the title insurance coverage that was available to Grantee as of the date of this conveyance.

Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenants that 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

improvements at the Property required to be made by Grantor 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.

Grantee hereby accepts and ratifies the provisions of the Declaration, the Condominium By-Laws and the Tower By-Laws (and any Rules and Regulations adopted under the Condominium By-Laws and Tower By-Laws) and agrees to comply with all the terms and provisions thereof, including, without limitation, all the terms and provisions with respect to the permitted uses of the Unit.

Grantee acknowledges that Grantee shall be liable for Grantee's share of costs assessed to the Condominium pursuant to the Declaration of Covenants, Conditions and Restrictions of the Riverside South Property Owners Association, Inc. and the Declaration of Covenants, Conditions and Restrictions of the Riverside Center Property Owners Association, Inc.

Grantee agrees to comply with all applicable terms and provisions of the Declaration of Covenants, Conditions and Restrictions of the Riverside South Property Owners Association, Inc., the Declaration of Covenants, Conditions and Restrictions of the Riverside Center Property Owners Association, Inc., the Parcel LMN Restrictive Declaration, and the Mapping Agreement.

Grantee acknowledges and agrees that the Unit is subject to a Regulatory Agreement entered into with the New York City Department of Housing Preservation & Development that is recorded in the City Register's Office against the Unit's block and lot.

This conveyance is made in the regular course of business actually conducted by Grantor. The Unit is not subject to a credit line mortgage.

The term "**Grantee**" shall be read as "**Grantees**" whenever the sense of this indenture so requires.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]

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

RIVERSIDE CENTER SITE 5 OWNER LLC

By:_____
Name:
Title:

PURCHASER:

_____
(Purchaser's Signature)

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

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 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 on behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

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 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 on behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public

SCHEDULE A

DESCRIPTION OF THE LAND

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

BEGINNING at the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue;

1. RUNNING THENCE westerly along the northerly line of West 59th Street a distance of 388 feet 8 ¼ inches to a point;

2. THENCE northerly along a line forming an interior angle of 73 degrees 56 minutes 15 seconds with the last mentioned course a distance of 105 feet 1 ¼ inches to a point;

3. THENCE continuing northerly along a line forming an exterior angle of 174 degrees 15 minutes 28 seconds with the last mentioned course a distance of 102 feet 5 7/8 inches to a point;

4. THENCE easterly along a line forming an interior angle of 100 degrees 19 minutes 13 seconds with the last mentioned course, which line is also parallel with the northerly line of West 59th Street, a distance of 8 feet to a point;

5. THENCE southerly along a line forming a right angle with the last mentioned course, which line is also parallel with the westerly line of West End Avenue, a distance of 3 feet to a point;

6. THENCE easterly along a line forming a right angle with the last mentioned course, which line is also parallel with the northerly line of West 59th Street, a distance of 333 feet 3 inches to a point on the westerly line of West End Avenue;

7. THENCE southerly along westerly line of West End Avenue a distance of 198 feet 10 inches to the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue the point or place of BEGINNING.

EXCLUDING THEREFROM all that portion of the below described parcel lying below an upper limiting plane drawn 18 feet 4 inches above the top of rail, bounded and described as follows:

BEGINNING at a point on the westerly line of West End Avenue distant 27 feet 11 7/8 inches northerly from the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue;

1. RUNNING THENCE northerly along a line forming an interior angle of 19 degrees 37 minutes 20 seconds with the last mentioned course a distance of 181 feet 4 ½ inches to a point;

2. THENCE easterly along a line forming an interior angle of 70 degrees 22 minutes 40

seconds with the last mentioned course a distance of 58 feet 4 ¾ inches to a point;

3. THENCE southerly along a line forming an interior angle of 109 degrees 37 minutes 20 seconds with the last mentioned course, a distance of 7 feet 6 inches to a point on the westerly line of West End Avenue;

4. THENCE southerly along westerly line of West End Avenue a distance of 163 feet 9 3/8 inches to the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue the point or place of BEGINNING.

SCHEDULE B

PERMITTED ENCUMBRANCES

1. Building and zoning laws and other regulations, resolutions and ordinances (including, but not limited to, any variances or use regulations) and any amendments thereto now or hereafter adopted.

2. The terms, burdens, covenants, restrictions, conditions, easements and rules and regulations, all as set forth in the Declaration, the Condominium By-Laws (and the General Rules and Regulations made thereunder), the Tower By-Laws (and the Tower Rules and Regulations made thereunder), the Power of Attorney from Purchaser to the Condominium Board and the Tower Board and Grantor, and the Floor Plans, all as may be amended from time to time.

3. Any declaration or other instrument affecting the Property which Sponsor deems necessary or appropriate to comply with any law, ordinance, regulation, zoning resolution or requirement of the Department of Buildings, the City Planning Commission, the Board of Standards and Appeals, or any other public authority, applicable to the demolition, construction, alteration, repair or restoration of the Building or any portion or element thereof.

4. Consents by Sponsor or any former owner of the Land for the erection of any structure or structures on, under or above any street or streets on which the Property may abut.

5. Any easement or right of use in favor of any utility company for construction, use, maintenance or repair of utility lines, wires, terminal boxes, mains, pipes, cables, conduits, poles, connections and other equipment and facilities on, under and across the Property.

6. Any easement or right of use required by Sponsor or its designee to obtain a temporary, permanent or amended Certificate of Occupancy for the Building or any part of same.

7. Any encumbrance as to which Commonwealth Land Title Insurance Company, or such other or additional company/ies designated by Grantor (or the title insurance company that insures Purchaser's title to the Unit) (the "**Title Company**") would be willing to insure, at its regular rates and without additional premium, in a fee policy issued by it to Purchaser, that such encumbrance will not be collected out of or enforced against the Unit if it is a lien, or that such encumbrance is not a blanket lien encumbering the Common Elements.

8. Any other encumbrance, covenant, easement, agreement, restriction or matter of record against the Property other than a mortgage or other lien for the payment of money, which does not prevent the use of the Unit for its permitted purposes.

9. Revocability of licenses for vault space, if any, under the sidewalks and streets and the lien of any unpaid vault tax.

10. Encroachments of trim, copings, retaining walls, stoops, bay windows, balconies, sidewalk elevators, fences, fire escapes, cornices, foundations, footings, chutes, fuel oil lines, drainage and standpipes, and similar projections, if any, on, over or under the Property or the streets, sidewalks or premises abutting the Property, and the rights of governmental authorities to require the removal of any such projections, and variations between record lines of the Property and retaining walls and the like, if any.

11. Leases and service, maintenance, employment, concessionaire and license agreements, if any, of other Units or portions of the Common Elements.

12. The lien of any unpaid Common Charges, real estate tax, water charge or sewer rent, provided the same are adjusted at the closing of title.

13. The lien of any unpaid assessment payable in installments (other than assessments levied by the Condominium Board or the Tower Board), except that Sponsor shall pay all such assessments due prior to the Closing Date and Purchaser shall pay all assessments due from and after such date (however, the then current installment shall be adjusted at the closing of title).

14. Franchise taxes and New York City Business Corporation taxes of any corporation in the chain of title, provided that the Title Company would be willing in a fee policy issued by it to Purchaser, to insure that such taxes will not be collected out of the Unit.

15. Standard printed exceptions contained in the form of fee title insurance policy then issued by the Title Company (or the title insurance company insuring Purchaser's title to the Unit).

16. Any Certificate of Occupancy for the Building, so long as the same permits, or does not prohibit, use of the Unit for its stated purposes.

17. Any lease or other occupancy agreement for the Unit made by Sponsor and Purchaser.

18. Taxes and any applicable tax liens, restored tax deferrals and abatements, in rem actions, tax sales, assessments, water rates and sewer usage charges.

19. Any violations against the Property (other than the Unit) that are the obligation of the Condominium Board or another Unit Owner or Board to correct.

20. Any state of facts which a guaranteed survey of current date or a personal inspection of the Property and the Unit would show; provided such state of facts would not prevent the use of the Unit for its stated purposes; although any encroachment of a portion of the Unit structure upon another Unit or Units or upon the Common Elements may remain undisturbed as long as the same shall stand.

21. Terms, Conditions, Reservations, Right of Re-entry and Reverter contained in the Water Grants made by the Mayor, Alderman and Commonalty of the City of

New York to Upland Owners of property abutting the high water line of the Hudson River, which Water Grants were dated 9/4/1852 and recorded 12/14/1852 in Liber 623 page 33.

22. Terms, Conditions, Reservations, Right of Re-entry and Reverter ("Water Grant Conditions") contained in the Water Grants made by the Mayor, Alderman and Commonalty of the City of New York to Upland Owners of property abutting the high water line of the Hudson River, which Water Grants were dated 5/1/1869 and recorded 5/26/1869 in Liber 1103 page 396.

23. Terms, Covenants, Conditions and Easements set forth in deed by Robert W. Blanchette, Richard C. Bond and John H. McArthur, as Trustees of the Property of the Penn Central Transportation Company, Debtor, to the Consolidated Rail Corporation dated 3/30/76 and recorded 12/15/78 in Reel 463 page 1563.

a. As corrected by Correction Conveyance made by and between the Owasco River Railway Inc. and Consolidated Rail Corporation dated 10/29/81 and recorded 12/3/81 in Reel 594 page 491.

b. Release of Easement made by the Consolidated Rail Corporation and the Owasco River Railway Inc. dated 11/4/81 and recorded in Reel 594 page 453.

24. Restrictive Declaration made by Penn Yards Associates dated as of 12/17/92 and recorded 1/6/93 in Reel 1934 page 1.

a. As supplemented by Letter Agreement between Penn Yards Associates and Members of Riverside South Planning Commission dated 3/31/93.

b. Said Supplemental Letter Agreement does not affect "Studio" Site pursuant to letter dated 6/29/94.

c. First Modification to Restrictive Declaration made by Hudson Waterfront Associates, L.P. dated as of 10/4/94 and recorded 12/2/94 in Reel 2159 page 1096.

d. Second Modification to Restrictive Declaration made by Hudson Waterfront Associates, L.P. dated as of 1/9/97 and recorded 2/13/97 in Reel 2422 page 424.

e. Third Modification to Restrictive Declaration made by Hudson Waterfront Associates, L.P. dated as of 9/13/99 and recorded 1/7/00 in Reel 3026 page 1983.

f. Fourth Modification to Restrictive Declaration made by Hudson Waterfront Associates, L.P. dated as of 11/9/01 and recorded 1/25/02 in Reel 3436 page 1992.

g. Restated Fourth Modification made by Hudson Waterfront Associates, L.P. dated as of 11/9/01 and recorded 3/15/02 in Reel 3470 page 1813.

h. Fifth Modification to Restrictive Declaration made by Hudson Waterfront Associates, L.P. dated as of 9/1/11 and recorded 12/14/11 as CRFN 2011000434593.

i. Sixth Modification to Restrictive Declaration made by Hudson Waterfront Associates, L.P. dated as of 6/12/2014 and recorded 9/25/2014 as CRFN 2014000317784.

25. Declaration of Covenants, Conditions and Restrictions made by Hudson Waterfront Associates I, L.P., Hudson Waterfront Associates II, L.P., Hudson Waterfront Associates III, L.P., Hudson Waterfront Associates IV, L.P., Hudson Waterfront Associates V, L.P. and Hudson Waterfront Associates, L.P. dated as of 8/26/97 and recorded 3/16/98 in Reel 2554 page 552.

26. Terms, Covenants, Conditions and Provisions of a Memorandum of Operating Agreement dated as of 8/26/97 by an among Hudson Waterfront Associates I, L.P., Hudson Waterfront Associates II, L.P., Hudson Waterfront Associates III, L.P., Hudson Waterfront Associates IV, L.P., Hudson Waterfront Associates V, L.P. and Hudson Waterfront Associates, L.P., dated as of 8/26/97 and recorded 3/16/98 in Reel 2554 page 644.

a. Memorandum of Amended and Restated Operating Agreement made by and among Hudson Waterfront Associates I, L.P., Hudson Waterfront Associates III, L.P., Hudson Waterfront Associates IV, L.P., Hudson Waterfront Associates V, L.P., Hudson Waterfront Company A, LLC, The Board of Managers of 220 Riverside Boulevard at Trump Place Condominium, The Board of Managers of 200 Riverside Boulevard at Trump Place Condominium, Hudson Waterfront Company D, LLC, Hudson Waterfront Company E, LLC, Hudson Waterfront Company F, LLC and Hudson Waterfront Associates, L.P. dated as of 6/23/03, and recorded 1/11/05 as CRFN 2005000019369.

b. First Amendment to Second Amended and Restated Operating Agreement made by and among Hudson Waterfront Associates I, L.P., Hudson Waterfront Associates III, L.P., Hudson Waterfront Associates IV, L.P., Hudson Waterfront Associates V, L.P., Hudson Waterfront Company A, LLC, Hudson Waterfront Company D, LLC, Hudson Waterfront Company E, LLC, Hudson Waterfront Company F, LLC and Hudson Waterfront Associates, L.P. dated as of 12/23/04 and recorded 3/30/05 as CRFN 2005000184566.

c. Second Amendment to Second Amended and Restated Operating Agreement made by and among CRP/Extell Parcel H,L.P., CRP/Extell Parcel I, L.P., CRP/Extell Parcel J, L.P., CRP/Extell Parcel K, L.P., CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. dated as of 11/3/05 and recorded 4/12/06 as CRFN 2006000204061.

d. Third Amendment to Second Amended and Restated Operating Agreement made by and among CRP/Extell Parcel H, L.P., CRP/Extell Parcel I, L.P., CRP/Extell Parcel J, L.P., CRP/Extell Parcel K, L.P., CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. dated as of 3/22/06 and recorded 11/16/06 as CRFN 2006000637586.

27. Terms, Covenants, Easements and Provisions of an Agreement between Hudson Waterfront Associates, L.P., et al and National Railroad Passenger Corporation dated as of 8/26/97 and recorded 3/16/98 in Reel 2554 page 691.

28. Terms, Covenants, Conditions and Provisions of The Mapping Agreement between Hudson Waterfront Associates, L.P., Hudson Waterfront Associates I, L.P., Hudson Waterfront Associates II, L.P., Hudson Waterfront Associates III, L.P., Hudson Waterfront Associates IV, L.P., Hudson Waterfront Associates V, L.P., Hudson Waterfront Company C, LLC, Hudson Waterfront Company D, LLC, and The City of New York dated as of 5/27/98 recorded 8/31/98 in Reel 2693 page 1897.

29. Zoning Lot and Large Scale Development Agreement made between CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. dated as of 11/3/05 and recorded 4/12/06 as CRFN 2006000204062.

a. Amended and Restated Zoning Lot and Large Scale Development Agreement made by and among CRP/Extell Parcel L, L.P., CRP/Extell Parcel N, L.P. and Riverside Center Parcel 2 BIT Associates, LLC dated as of 12/18/12 and recorded 1/22/13 as CRFN 2013000034834.

b. Supplemental Zoning Lot and Large Scale Development Agreement made among CRP/Extell Parcel L, L.P., CRP/Extell Parcel N, L.P. and Riverside Center Site 5 Owner LLC dated as of 12/16/2013 and recorded 12/31/2013 as CRFN 2013000532301.

c. Amended and Restated Supplemental Zoning Lot and Large Scale Development Agreement made among CRP/Extell Parcel L, L.P., CRP/Extell Parcel N, L.P. and Riverside Center Site 5 Owner LLC dated as of 12/17/2014 and recorded 1/9/2015 as CRFN 2015000009867.

30. Easement and Development Agreement made between CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N. L.P. and CRP/Extell Parcel H, L.P., CRP/Extell Parcel I, L.P.,

CRP/Extell Parcel J, L.P. and CRP/Extell Parcel K, L.P. dated 3/21/06 and recorded 6/12/06 as CRFN 2006000327683.

31. Global Agreement made by and between CRP/Extell Parcel L, L.P., CRP/Extell Parcel N, L.P., CRP/Extell Parcel H, L.P., CRP/Extell Parcel I, L.P., CRP/Extell Parcel J, L.P. and CRP/Extell Parcel K, L.P. dated 3/21/06 and recorded 1/26/07 as CRFN 2007000048533.

a. First Amendment to Global Agreement made between CRP/Extell Parcel L. L.P. and CRP/Extell Parcel N, L.P., and CRP/Extell Parcel H, L.P., CRP/Extell Parcel I, L.P., CRP/Extell Parcel J, L.P., and CRP/Extell Parcel K, L.P. dated 11/21/06 and recorded 1/26/07 as CRFN 2007000048534.

b. Second Amendment to Global Agreement made between CRP/Extell Parcel H, L.P., CRP/Extell Parcel I, L.P., CRP/Extell Parcel K, L.P., CRP/Extell Parcel L, L.P., CRP/Extell Parcel N, L.P., and CRP/RAR III Parcel J, L.P. and Riverside Center Parcel 2 BIT Associates, LLC dated as of 12/18/12 and recorded 1/25/13 as CRFN 2013000034839. (affects Block 1171 Lots 150, 155, 164 and 165)

c. Third Amendment to Global Agreement made between CRP/Extell Parcel H, L.P., CRP/Extell Parcel I, L.P., CRP/Extell Parcel K, L.P., CRP/Extell Parcel L, L.P., CRP/Extell Parcel N, L.P., and CRP/RAR III Parcel J, L.P. and Riverside Center Parcel 2 BIT Associates, LLC and The Board of Managers of The Aldyn Condominium, dated as of 4/9/13 and recorded 5/22/13 as CRFN 2013000205804.

32. Parcel LMN Restrictive Declaration made by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. dated as of 9/1/11 and recorded 12/14/11 as CRFN 2011000434594.

33. Declaration of Covenants, Conditions and Restrictions for Riverside Center Property Owners Association, Inc., made by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P., dated 12/18/12 and recorded 1/25/13 as CRFN 2013000034832.

34. Declaration of Zoning Lot Restrictions made between CRP/Extell Parcel L, L.P., CRP/Extell Parcel N, L.P. and Riverside Center Parcel 2 BIT Associates, LLC dated as of 2/25/13 and recorded 3/14/13 as CRFN 2013000104373. (affects Block 1171 Lots 155, 164 and 165).

35. EASEMENT AGREEMENT (AMTRAK) made by and between CRP/Extell Parcel N, L.P. and CRP/GF Parcel 2 LP dated 12/16/2013 and recorded 12/31/13 in CRFN 2013000532298.

36. EASEMENT AGREEMENT (FREEDOM PLACE SOUTH) by and among Riverside Center Site 5 Owner LLC, CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. dated 12/16/2013 and recorded 12/31/13 in CRFN 2013000532302.

37. Easement Agreement (Freedom Place South) made by and among CRP/Extell Parcel L L.P., CRP/Extell Parcel NL.P. and Riverside Center Site 5 Owner LLC dated 12/16/2013 and recorded 12/31/2013 as CRFN 2013000532303.

38. Declaration of Zoning Lot Restrictions dated 5/30/2014 and recorded 6/3/2014 as CRFN 2014000189555.

39. Regulatory Agreement made between Riverside Center Site 5 Owner LLC and the City of New York, acting by and through its Department of Housing Preservation and Development dated 12/22/2014 and recorded 1/6/2015 as CRFN 2015000005374.

a. Subordination and Non-Disturbance Agreement made between Wells Fargo Bank, National Association and The City of New York, acting by and through its Department of Housing Preservation and Development dated as of 12/22/2014 and recorded 1/6/2015 as CRFN 2015000005375.

40. A future amendment or modification of documents 27, 35 and/or 35(a) and/or a supplemental easement and/or right of way agreement with National Railroad Passenger Corporation in connection with Sponsor's construction of the Condominium.

EXHIBIT 4

DESCRIPTION OF PROPERTY AND SPECIFICATIONS

DESCRIPTION OF THE PROPERTY AND SPECIFICATIONS

The 1 West End Avenue Condominium
1 West End Avenue
New York, New York 10023

A. Location and Use of the Property:

1. Address: 1 West End Avenue
New York, New York 10023

2. Block/Lot Number: Block 1171, Lot 165.

Additionally, Lots 154, 155, 156, 157, 158, 164, and 165 comprise a merged zoning lot in accordance with the provisions of Section 12-10(d) of the NYC Zoning Resolution and pursuant to that certain Declaration of Zoning Lot Restrictions dated as of February 25, 2013, recorded as CRFN 2013000104373. Amtrak maintains rights to a subterranean parcel (Lot 8165) as well as other easements, primarily below grade.

Additional permitted zoning floor area has been obtained via an inclusionary housing bonus. The inclusionary housing will be located in the RENTL Unit. The Rental Unit must obtain both a TCO for all of its apartments from DOB and a Certificate of Completion before any of the Tower Units in the bonus portion of the Tower (floor 29 and above) can be TCO'd. However Tower Units in the non-bonused area (floor 28 and below) can be TCO'd before the Rental Unit has been completed, as can Retail Unit, Commercial Units and Garage Unit.

The Building is not required to comply with the Quality Housing regulations of the NYC zoning resolution (ZR 28-00).

3. Zoning: C4-7.

The property, together with the other parcels comprising Riverside Center, is the subject of a number of actions approved by resolutions adopted by the City Planning Commission on October 17, 2010, as confirmed and modified by resolutions adopted by the New York City Council on December 20, 2010, under ULURP Numbers C 100296(A) ZSM, M 920358(D) ZSM, N 100295 ZRM, C 100287 ZSM, C 100288 ZSM, C 100289 ZSM, C 100290 ZSM, C 100291 ZSM, C 100292 ZSM, C 100293 ZSM, C 100297 ZSM, N 100298 ZAM, N 100286 ZCM, N 100299 ZCM, and N 100300 ZCM. The actions consist of special permits

and text amendments to the Zoning Resolution to modify certain applicable bulk and use regulations; a special permit to allow development over a former rail yard and railroad right-of-way; special permits for public parking garages; an authorization and certifications to allow certain curb cuts; a certification to modify applicable streetscape regulations; and a modification of the original Riverside South general large-scale development special permit and restrictive declaration.

4. Permissible Uses: Use Groups 1-6 8, 9, 10, 12 as per New York City Zoning Resolution, which permits residential, community facility and commercial uses and as further modified by ULURP noted above. The Property and proposed uses will comply with all zoning and use requirements at closing.

B. Status of Construction:

1. Class of Construction: Class I-A: 3 hour protected - non-combustible (bearing walls and other major structural elements are generally of three hour fire resistance rating), conforming to all applicable regulations of the 2008 Building Code of the City of New York including accessibility provisions.

2. Status of Construction: The Building will be constructed under a New Building Permit. Documents have been filed with the New York City Department of Building under New Building Application No. 121333342 -NB. Completion date (Last T.C.O.) is expected to be approximately March 2017.

3. Certificate of Occupancy:
A Certificate of Occupancy will be issued for the building. The sponsor will obtain a temporary Certificate of Occupancy for each Tower Unit prior to the closing of each Tower Unit. The Sponsor expects to obtain the first temporary Certificate of Occupancy by January 2017.

Buyers are advised to visit the DOB website for further recommendations when purchasing unit(s) in a building that does not have a Final Certificate of Occupancy. In addition, see the special risk section of the offering for further disclosure regarding TCO issues.

C. Site:

1. Size: The size of the Building Lot (165) is approximately 72,099. Freedom Place South will be within the lot boundary.

2. Number and Use of The Building:
The Building, which will be the only structure on the property bounded by West End Avenue to the east, West 59th Street to the south, Freedom Place South to

the west and West 60th Street to the north will be used primarily for residential purposes. The building will consist of 246 Tower Units (Tower Units will be the residential apartments in the Tower Section of the Building), 1 Rental Unit (RENTL), 4 Commercial Units (COMM1, COMM2, COMM3, COMM4), 1 Garage Unit (GAR) and 1 Retail Unit (RET). The Retail Unit will be subdivided into four tenant spaces per the ULURP agreement.

The RENTL Unit will contain 116 apartments.

The Tower lobby entrance, Stairs G, H egress and Retail entrances will be located on West End Avenue. Retail entrances and pedestrian garage entrance will be located on West 60th Street. The Rental entrance, Rental service entrance, Stair F egress and Retail entrances will be located on Freedom Place South. Loading dock entrance, Stairs A, J egress, Garage entrance, Commercial lobby and Tower service entrance will be located on West 59th Street.

3. Streets:

West End Avenue and West 59th Street, Freedom Place South and West 60th Street abut the property. West End Avenue and West 59th Street are paved with asphalt, are owned and maintained by the City of New York and are in fair condition. Freedom Place South will be a new street paved with asphalt and will be privately owned and maintained by this Property. West 60th Street will be a new street. It is anticipated that it will be paved with asphalt and will be privately owned and maintained by the adjacent Property to the north (Riverside Center Parcel 2 BIT Associates, LLC).

West 59th Street and West End Ave, which abut the property are pitched to drain through catch basins. The catch basins are part of the New York City storm water drainage system. They are in usable condition. Freedom Place South will be drained via a series of gutters and area drains into the Building storm detention system. West 60th Street will be drained via the adjacent building.

There are currently three street lights adjacent to the property owned, operated, and maintained by the City of New York.

4. Drives, Sidewalks and Ramps:

The sidewalks adjacent to the property will be replaced with new concrete sidewalks running full width from the property line along the street and pitched for drainage to the curb. In some places the sidewalk will extend past the property line to the Building. Where the sidewalk extends over exterior subterranean space, there will be waterproofing below the sidewalk. Curbs

will be replaced with new steel-faced concrete curbs. There will be two dropped curbs on West 59th Street; at the entrance to the garage and loading dock entrances.

There are three existing NYC light poles adjacent to the property.

There will be two plazas, the East Plaza and the West Plaza. The walking surface will be a combination of concrete and stone pavers with waterproofing below. Landscaping will be as described in Article F. Drainage will be as described in Article K.6. Lighting will be as described in Article R.

The sidewalks, which will be approved by NYCDOT, were designed to be free of tripping hazards and ponding. Sidewalks, curbs, pedestrian/driveway curb cuts and ramps/aprons were designed in accordance with NYCDOT's standards and applicable accessibility requirements.

There will be no sidewalk vaults other than for use by Con Edison.

Site lighting will consist of standard -, wall - and/or pole-mounted fixtures. Numbers of fixtures of each type are as shown on plans.

There are no fire hydrants adjacent to the property. The closest fire hydrant is across west 59th Street, on the south side of the street.

Condominium will be responsible for maintaining the sidewalk in accordance with the requirements of the Authority Having Jurisdiction (AHJ).

D. Utilities:

1. Electricity:

The electricity will be provided by Consolidated Edison Company, Inc. (Con Ed), a regulated utility company.

There will be a main Con Edison utility meter provided to the operating entity for each of the RENTL Unit, Tower and four (4) provided to the Retail Unit. The Commercial Units will be included in the Tower and shall pay usage charges based on sub metering (Quad Logic or approved equal) by the management company via billing software.

Each Tower Unit will be separately metered via Building submeters (Quad Logic or approved equal) and shall pay usage charges to the management company via billing software.

Electricity consumed in the Tower Common Elements

of the Building and the cost of the same will be borne by the Tower Unit Owners as a Tower Common Expense. This will be apportioned to each Unit in accordance with its common interest as provided in the First Year's Budget.

The individual apartments within the RENTL Unit will have their own meter banks with individual Con Edison meters and shall pay actual usage charges directly to Con Edison on approved Utility Electric rates.

2. Gas:

The gas service will be provided by Consolidated Edison Company, Inc. (Con Ed), a regulated utility company.

A dedicated gas service will be provided for the Emergency Generator and will be separately metered, the cost of which will be borne by all of the Units inclusive of the RENTL Unit as a common expense.

A dedicated gas service will be provided by Con Edison Company for all other Building uses.

Gas for the Tower Units will be collectively metered by a single Con Edison meter. The cost of the gas consumed in the Tower Section (including all gas used for cooking purposes and central laundry) will be borne by the Tower Unit Owners as a common expense.

The Retail unit will be provided with a dedicated location for Con Edison gas meters. A provision has been made for up to four (4) retail gas meters.

The Commercial and Garage Units are not being provided with gas service.

The RENTL Unit will have its own gas meter and shall pay actual usage charges directly to Con Edison on approved Utility Gas rates.

3. Water and Sewer:

The City of New York provides water supply and combined sanitary and storm sewer service. A single DEP approved utility meter will be provided for each of the domestic water service and fire water service.

A Building submeter will be provided to both the Tower and the RENTL Unit.

The charges for water and sewer service provided to the Tower Common Elements will be levied on the basis of submetered usage and the cost of the same will be borne by only the Tower Unit Owners as a Tower Common Expense.

The Retail, Commercial and Garage Units will be

provided with sub-meters from the service to the Tower Section. These Units will be separately sub-metered, and the cost will be borne by the Unit Tenants and paid to the Condominium Board as measured by such sub-meter and the then applicable water/sewer charges of the taxing authority, plus applicable taxes.

The RENTL Unit will have their own water submeter and shall pay charges directly to the Tower management company on approved rates.

4. Telephone:

The "Local" telephone service will be provided by Verizon and/or other service provider.

Tower Unit Owners will be required to pay telephone/data charges with respect to his or her Unit directly to the telephone company providing such service.

The telephone charges with respect to the Tower common areas of the building (such as the concierge's desk, maintenance offices, etc.) will be borne by the Tower Unit Owners as a Tower Common Expense and apportioned to each Tower Unit in accordance with its common interest as provided in the First Year's Budget.

The Retail, Commercial and Garage Units will be required to pay telephone/data charges with respect to his or her Unit directly to the telephone company providing such service.

The RENTL Unit and rental apartments will be required to pay telephone/data charges directly to the telephone company providing such service.

5. Cable Television:

Cable (or Satellite) Television service will be available for all Tower Units from Time Warner Cable, Verizon or other alternate TV company.

Each Tower Unit that subscribes will pay all charges for cable television services, including installation and subscription charges directly to cable television provider.

Each Tower Unit will be provided with cable TV outlets in the living rooms and in each bedroom.

The cable television service charges with respect to the public areas of the building will be borne by the Tower Unit Owners as a Tower Common Expense.

Cable (or Satellite) Television service will be available for Commercial Units from Time Warner Cable, Verizon or other alternate TV company. Each Unit that

subscribes will pay all charges for cable television services, including installation and subscription charges directly to cable television provider.

Cable (or Satellite) Television service will be available for the RENTL Unit from Time Warner Cable, Verizon or other alternate TV company. Each apartment that subscribes will pay all charges for cable television services, including installation and subscription charges directly to such cable television service provider.

6. Steam:

The steam service will be provided by Consolidated Edison Company, Inc. (Con Ed), a regulated utility company.

The main steam service will have two independent PRV stations and Con Edison Steam Meters. One PRV and meter for RENTL Unit, and a shared PRV and meter for the Tower, Commercial Units and Retail Unit occupants.

A steam condensate meter will be provided for the Tower, and a shared steam condensate meter will be provided for Retail Unit and Commercial Units for billing purposes based on individual usage.

The Retail, Commercial and Garage Units will be provided with a single shared Con Edison meter. The cost of the steam consumed in these units will be borne by the Unit Owners or their tenants as a common expense. Refer to the heating section of this report for more information.
The RENTL Unit will have their own Con Edison steam meter and PRV station and shall pay actual usage charges directly to the utility company on approved rates.

E. Sub-Soil Conditions:

The subsurface profile generally consists of a surficial layer of fill underlain by sand, a layer of decomposed bedrock, and finally bedrock. The fill consists primarily of coarse to fine gravel and coarse to fine sand with varying amounts of silt and construction debris. The thickness of the historic fill layer ranges from 10 to 20 feet. The historic fill material contains above-background concentrations of semi-volatile organic compounds (SVOC), pesticides and metals. Soil remediation activities were conducted in accordance with an approved Remedial Action Work Plan under the NYC Voluntary Cleanup Program. Remediation activities included excavation and disposal of about 90,000 tons of soil and removal of underground storage tanks in accordance with all applicable laws and regulations, and collection and analysis of post-remediation soil samples to determine the performance

of the remediation. The site is expected to achieve the high level of cleanup.

The sub-soil is not suitable to bear the loads that are required for the proposed building. For the anticipated loads, the foundations supporting the superstructure columns and central shear core walls will consist of mat footings resting on 150 ton piles, 750 mini-caissons to rock as well as resting directly on rock with an allowed bearing capacity of 20 tons per square feet.

To address the hydrostatic pressure at foundation level, an approximately 1'-4" thick pressure slab will be provided. No sub-grade drainage system is recommended. The slab has been designed as a structural slab and has intermittent tie-down anchors to resist hydrostatic pressures. All concrete work that is placed against soil or rock will be provided with waterproofing membrane and joint sealant to prevent water infiltration.

Based on the updated FEMA Preliminary Flood Insurance Rate Maps for the city of New York, dated December 2013, the site is outside the Zone AE and Zone X flood zone boundaries. Exterior finished grades will be sloped away from the structure.

F. Landscaping:

1. Planting Areas, Grass: Plantings consisting of shrubs, perennials and ground cover in recessed and raised planters will be provided at the East and West Plazas. The recessed planters will be approximately 3 feet deep with a minimum of 3 feet of soil. Planters will be waterproofed to protect spaces below.

   Plantings consisting of shrubs, perennials and ground cover in raised planters will be provided at the Amenity Terrace. The height of the raised planters will vary from approximately 3 feet for trees to 18" from structural slab for ornamental grasses. Planters will be waterproofed to protect spaces below.

2. Fencing, Gates

   Fences separating the private terraces at the 29th floor from the walkway will be constructed of wood and painted aluminum. There will be two wood and painted aluminum gates, one on either side of the walkway. Painted aluminum fence and gate will surround the Amenity Terrace as well as at the 3rd floor Courtyard dividing the portion for the use of the RENTL Unit and the area to be accessed for maintenance only.

   Wood dividers will be used to partition certain areas. The partitions will be integrated into planters.

3. Garden Walls: Garden walls at the plazas as well as low retaining walls for planters will consist of poured in place reinforced concrete with a limestone stone veneer. Height of walls shall vary between 1.5 to 3 feet.

4. Display Pools and Fountains:
A water feature will be provided near the Tower entrance, surrounded by planter walls of poured in place reinforced concrete and stone.

5. Trees: The recessed planters at the East Plaza will be planted with approximately (9), 3.5" caliper canopy trees (Gleditisia) or approved equal and (7), 3.5" caliper understory flowering trees (Magnolia soulangiania, Saucer Magnolia) or approved equal.

The raised planters at the Amenity Terrace will be planted with a variety of small flowering trees. These will include Amelanchier laevis (Serviceberry), Cornus Alernifolia (Pagoda Dogwood), Magnolia x solangeana (Saucer Magnolia), and Parrotia persica (Ironwood) or approved equal. At planting the trees will be between approximately 10' and 15' in height.

6. Street trees: There are no existing street trees adjacent to the Property. Zoning regulations are such that a total of 23 street trees are required adjacent to the lot. As is customary, if some of these trees cannot be located, per above, due to other regulations and constraints, they will be planted by the Sponsor elsewhere.

G. Building Size:

1. Total Height: Approximately 514 feet from the top of slab at the Tower Lobby to the top of crown.

2. Floor Heights Exclusive of Floors with Tower Units:
All heights are approximate:

T.O.S. = Top of Slab
U.O.S. = Underside of Slab
T.O.F. = Top of Finish
U.O.F. = Underside of Finish

Subcellar:	primarily 9'-0" from T.O.S. to U.O.S. above.
Cellar:	varies from 9'-4"-16'-1" from T.O.S. to U.O.S. above.
1:	varies from 14'-11"-25'-7" from T.O.F. to U.O.F.
2:	11'-1" from T.O.S. to U.O.S. above.
3-4:	11'-3" from T.O.S. to U.O.S. above.
5:	13'-8" from T.O.S. to U.O.S. above.
6:	12'-4" from T.O.S. to U.O.S. above.
7:	13'-5" from T.O.S. to U.O.S. above.

2-7(RENTL): 8'-2" from T.O.S. to U.O.S. above.

3. Subcellar: There will be one subcellar.

4. Cellar: There will be one cellar.

5. Number of Floors Above Grade:
Floors above grade will be designated 1/Lobby, 2-12, 14-41, 42PH, 43/Roof, EMR Level, Bulkhead Roof, Crown. There will be no floor numbered 13. Floors above grade in the RENTL Unit will be designated 1/Lobby, 2-7, 8/Roof, Bulkhead Roof.

6. Equipment Rooms: Mechanical Equipment Rooms will be located at Subcellar, Cellar, 4 (Office mechanical room), 5 (pool mechanical room), 7 (Tower mechanical room), 28 (Tower mechanical room), 43/Roof, EMR Level. Mechanical Equipment Rooms within the RENTL Unit will be located at Subcellar, Cellar and 2.

7. Parapet/Railing Assemblies:
The parapet and/or railing assemblies will extend a minimum of 3' -6" above the roofs.

H. Occupancy:
(Location of Units and Tower lobby)

Subcellar:
GAR, RENTL.

Cellar:
GAR, RENTL

Floor 1:
Tower Lobby, GAR, RENTL, RET.

Floor 2:
COMM1.

Floor 3:
COMM2.

Floor 4:
COMM3.

Floor 5:
COMM4.

Floor 6-7:
None.

Floor 8-12, 14-41, 42PH:
246 Tower Units.

Floor 43/Roof, EMR Level, Bulkhead Roof, Crown:
None.

I. Structural System:

1. Structural System: The superstructure will be a conventional reinforced concrete flat plate system with interior and perimeter reinforced concrete columns. The lateral system will be composed of a dual system of shear walls and slab-column frames designed for wind resistance and a shear wall only lateral system for seismic resistance as stipulated by NYC Local Law 17/95.

2. Exterior Walls: The exterior walls will be primarily a curtain wall system, most of which will be 4-sided structural glazed with areas of vision and spandrel glass. The aggregate nominal thickness of the curtain wall will be approximately 8" thick. Where spandrel glass or stainless steel occurs, there will be an interior finish of 5/8" gypsum wallboard applied over 2½" steel studs and 3½" thick batt insulation (R-13). The curtain wall system will be securely anchored to the structure. Other decorative material may be used on the exterior of the Building including stone at the base.

The façade on floors 1-7 of the Tower, as well as 1-7 of the RENTL Unit, will be constructed of 6-8" thick precast concrete panels with an approximately 2" thick limestone veneer doweled into the concrete with stainless steel pins, with an interior finish of $^{5}/_{8}$" gypsum wallboard applied over 2½" steel studs and $2^{1}/_{2}$" thick fiberglass insulation, with an 'R' rating of 11.7 to meet NYCECC.

Local Law 11 report will be due in accordance with the NYCDOB schedule in effect at the completion of construction.

3. Windows: Tower Unit exterior windows, as well as RENTL Unit exterior windows, shall be a combination of fixed and outswing casement windows of aluminum construction with painted finish and glazed with factory-assembled minimum 1" thick insulating Low 'E' glass units. The windows will be provided with factory installed limit stops to meet the requirements for child safety window guards in compliance with applicable codes. Spandrel glass units shall consist of minimum 1" thick insulating glass units with an opacifier on the innermost surface, not exposed to weather. The spandrel glass units will also have insulation and gypsum wallboard as the interior finish as noted above. The custom windows will be manufactured by SOTA Glazing Inc. or no less equal in quality and design with a five year system warranty

and ten year glass warranty from the window manufacturer on material, workmanship and weather-tightness. No screens or separate storm windows will be provided. The perimeter of all windows will be caulked to control water and air infiltration.

Structural performance: Withstand without excessive deflection, damage or impairment of function the higher of the wind or seismic load established by the requirements of the New York City Building Code or a special wind tunnel study commissioned in order to determine the appropriate wind load requirements for this project.

A BMU (Building Maintenance Unit) will be located on the 43/Roof Level and will be utilized to clean the exterior of the curtain wall of the Tower.

The Building does not currently have landmark status.

4. Parapets and Coping: Parapets will be constructed of concrete and/or cmu, facing will be a continuation of the curtain wall or precast wall below with painted aluminum rails, where required. At Amenity Terrace and Tower Unit terraces the railing will be tempered or laminated glass rails or painted aluminum, where required. All rails will be secured with anchors to the structure, 3'-6" high minimum per code. Copings will be painted aluminum. As designed, all exterior metals and fasteners shall be corrosion resistant.

5. Lot Line Windows: None

6. Chimneys and Caps: The Tower will have one refuse chute, the RENTL Unit will also have one refuse chute. The chutes will each have an explosion vent and metal flashing collar terminating in accordance with the New York City Building Code. The Tower chute will terminate at the 43/Roof Level, the RENTL Unit chute at the bulkhead roof of such Unit. The chutes will be approximately 16 gauge aluminum coated cold rolled commercial quality steel with factory applied damping material manufactured by U.S. Chutes or equal enclosed in a concrete and/or concrete block and/or gypsum wallboard shaft with 1 1/2 hour rated doors at every opening and an explosion proof cap at the termination point.

The flue for the 43rd floor domestic hot water heaters at the Tower will be insulated triple wall steel, no enclosure as it runs from the heaters directly outside.

The flue for the Rental Unit domestic hot water heaters at the cellar will be insulated triple wall steel, enclosed in a concrete and/or concrete block and/or gypsum wallboard shaft. The flue will terminate above the roof.

There will be six gas fired fireplaces located in the Tower: Tower Lobby (1), Great Room of the Amenities (1), Salon of the Amenities (1), Tower Units PHE (2) and PHW (1). The fireplace chimneys will be triple wall, separately enclosed in gypsum wallboard shafts, and will be constructed and terminate to comply with the New York City Building Code. Clean outs will be located at bends greater than 90°. Back draft protection will be provided. The fireplaces will not be suitable for wood burning.

7. Balconies and Terraces:

Terraces will have concrete pavers as the deck finish with parapets and railings as described in Article I. 4;. Drainage at terraces will be as described in Articles I.10 and K.6. Doors will be of a painted aluminum construction integral to the curtain wall system and will have thermal breaks. The perimeter of all doors will be caulked to control water and air infiltration. Saddles will meet accessibility requirements. Refer to I.2 and 3 for warranty information.

As designed, all exterior metals, including exposed fasteners shall be corrosion resistant.

Terraces will be located at 6th floor 'Amenity Terrace', Tower Units 29A, 29B, PHE. Any areas on the 6th floor not within the confines of the Amenity Terraces will be accessible for maintenance only.

There will be no balconies.

The Courtyard at the 3rd floor of the Rental Unit will be used partially by the RENTL Unit and partially accessible for maintenance only, will have concrete pavers as the deck finish.

8. Exterior Entrances:

The primary Tower entrance will have a revolving door flanked by single swing doors, all with painted aluminum trim and tempered glass with a painted aluminum marquee above at the East Plaza and an additional pair of swing doors with painted aluminum trim and tempered glass on the West 59th Street side of the Building. The marquee will be securely fastened to the structure. The Commercial Lobby and RENTL Unit lobby entrance will each have a pair of swing doors with

painted aluminum trim and tempered glass. The Retail entrances will be a combination of single and pairs of swing doors with painted aluminum trim and tempered glass. The vehicular entrances to the garage and loading dock will each have will have an electric motor operated painted aluminum roll-up garage-type door. All other entrance and egress doors will have a combination of single or pair of painted aluminum swing doors. Door hardware will be heavy-duty, soffits will be painted aluminum. The exterior entrances were designed in accordance with applicable accessibility requirements and free of tripping hazards. As designed, all exterior metals, including exposed fasteners, shall be corrosion resistant. The custom exterior swing doors will be manufactured by Kawneer, Oldcastle, Wausau or approved equal. The custom overhead doors will be manufactured by Overhead Door Company, Arm-R-Lite Manufacturing Company or approved equal.

Drainage system will be as per Article K.6 and is adequate per code. Additionally, there will be a continuous slot drain near the garage entrance.

Front loading, metal, USPS approved mailboxes will be located in the Tower lobby at the 1st floor for the Tower Units only. Mailboxes will meet accessibility requirements.

The doors to the roof will be 1.5 hour fire rated, self-closing, hollow metal doors with metal frames, complying with code. Doors to terraces will be swing doors with painted aluminum trim and tempered glass.

9. Service Doors:

Service doors will be 1.5 hour or 45 minute fire rated, self-closing as required, hollow metal doors with metal frames complying with code.

10. Roof and Roof Structures:

The roofing system will primarily be an Insulated Roof Membrane Assembly (IRMA) roof comprised of a cold fluid applied roofing (90 mil minimum thickness, Kemper System 2K-PUR or approved equal), installed below 4" thick extruded polystyrene board insulation (R-20), installed below minimum 2" thick concrete pavers or stone ballast. The insulation is in compliance with the Energy Conservation Construction Code of New York State. Specifications require that the roofing manufacturer license and approve the applicator/installer for the specified membrane.

As specified, pavers shall be professionally installed so as not to impede drainage nor void the manufacturer's warranty.

Flashing will be as follows: base flashing, fluid-applied water-proofing membrane; counter-flashing and drain-flashing; aluminum (22 gauge minimum).

Cast iron roof and area drains will be provided for all roof areas, which will discharge through internal cast iron leaders into building storm drain system.

Painted steel exterior stairs will be provided from the EMR floor to the Bulkhead Roof.

Stair, elevator and mechanical equipment bulkheads will be constructed of cmu and will be parged. Additionally, the open air 'crown' will be constructed of the same curtain wall as below, panels at the canted surfaces will have painted aluminum louvers.

The roof will have a limited warranty by the roofing manufacturer for a period of ten years and a limited guarantee by the contractor for a period of two years.

There will be no skylights. Bulkheads will be lit and ventilated in accordance with NYC Building Code Section 910.

As designed, all exterior metals, including exposed fasteners shall be corrosion resistant.

Vibration isolation will be provided for all rooftop mounted mechanical equipment and mechanical equipment in indoor mechanical rooms to prevent vibration and noise from reverberating to the Units below. All steel dunnage will have a galvanized finish.

11. Fire Escapes: None.

12. Yards and Courts: There is one courtyard at the 3rd Floor of the RENTL Unit. Currently, no landscaping is planned. Roofing system and drainage at the courtyard will be as described in Articles I.10 and K.6. Lighting will be as described in Article R.

13. Interior Stairs: Stairs A and B a pair of scissor stairs (separately enclosed) will serve the Building from floors 1 through 43/Roof Level. Stair C will serve the Building from floors Subcellar-29. Stairs H and J will serve the Building from floor 1-5. Stairs D, E, F and G will serve the RENTL Unit from floors 1-8/Roof with D and E extending down to the Subcellar. The stairs will be constructed of concrete. The 2-hour rated stair enclosures will be constructed of reinforced concrete and/or concrete block and/or gypsum wallboard and will be painted. Painted steel pipe handrails will be provided. Where required, a 42" high painted steel

guardrail in addition to handrail will be provided; guardrail will comply with all DOB requirements.

An unenclosed concrete convenience stair with painted steel pipe handrails will be provided in the garage from floors SC-C.

Stairs internal to the duplex Tower Units will be open risers constructed of metal with metal stringers, wood treads and metal rails.

2. We're covering the metal frames with painted millwork trim

14. Interior Doors and Frames:

The entrance door to each Tower Unit will be UL rated, custom solid wood with wood stained finish, 1 3/4" thick F.P.S.C. 1 1/2 hour rated, STC 35 db, with stone saddles as required. Frames will be hollow metal covered with painted millwork trim. Doors and frames will be tested for UL rating as required. Tower Unit interior swing doors, inclusive of closet doors, will be custom 1¾ " thick, flush-panel painted solid core wood doors in painted wood frames with saddles as per the door schedule.

The entrance door and frame to each of the Storage Bins at the Subcellar will be metal and metal mesh and have metal and metal mesh dividers.

All public corridor doors and frames and stair hall doors and frames will be painted flush-panel hollow metal, 1 3/4" thick, F.P.S.C. 1 1/2 hour rated with saddles as per the door schedule.

Service doors and frames will be painted flush-panel hollow metal, 1 3/4" thick, F.P.S.C. 1½ hour or 45 minute rated with saddles, as appropriate.

15. Elevators:

Passenger Elevators PE1, PE2 and PE3 will serve floors C, 1, 6, 7, 21 thru PH42. PE1-3 will be 2,500 lbs (10 people) capacity passenger elevators operating at 1200 feet per minute (fpm). All three elevators will be gearless type machines operating as a group automatic with variable voltage, variable speed, variable frequency (VVVF) control system. Elevator doors will be 3'-6" wide x 8'-0" operating as automatic single speed center opening type. Elevator machine room will be located 43/Roof with suitable elevator overrun. Elevator PE3 is sized to fit hospital stretcher in the open position as required by NYC building code and appendix K.

Passenger Elevators PE4, PE5, PE6, PE7 will serve floors C, 1, 6, 7-12, 14-20. PE4-7 will be 2,500 lbs (10 people) capacity passenger elevators operating at 500 feet per minute (fpm) speed. All four elevators will be gearless permanent magnet (PM) type machine room-less elevators operating as a group automatic with variable voltage, variable speed, variable frequency (VVVF) control system. Elevator doors will be 3'-6" wide x 8'-0" operating as automatic single speed center opening type. Elevator control room will be located remotely on the 22nd floor. Elevator PE7 is sized to fit hospital stretcher in the open position as required by NYC building code and appendix K.

Service Elevator SE1 will serve floors C, 1-12, 14-PH42. SE1 will be 4,000 lbs (19 people) capacity passenger elevators operating at 700 feet per minute (fpm) speed. The elevator will be gearless type machines operating as Simplex Selective Collective system with variable voltage, variable speed, variable frequency (VVVF) control system. Elevator doors will be 4'-0" wide x 8'-0" operating as automatic two speed side slide opening type. Elevator machine room will be located at the EMR Level with suitable elevator overrun. Elevator is sized to fit hospital stretcher in the open position as required by NYC building code and appendix K.

Passenger Elevators PE8 and PE9 will serve floors C, 1-6. PE8 and PE9 will be 2,500 lbs (10 people) capacity passenger elevators operating at 350 feet per minute (fpm) speed. Both elevators will be gearless permanent magnet (PM) type machine room-less elevators operating as a Duplex Selective Collective system with variable voltage, variable speed, variable frequency (VVVF) control system. Elevator doors will be 3'-6" wide x 8'-0" high, operating as automatic single speed side slide opening type. Elevator control room will be located remotely on the 6th floor.

Passenger Elevator PE12 (Garage) will serve floors C and 1and Passenger Elevator PE13 (service) will serve floors SC, C and 1. PE12 and PE13 will be 2,500 lbs (10 people) capacity passenger elevators operating at 125 fpm speed. Each of the elevators will be hole-less hydraulic driven by pump/motor power unit and operating as a Simplex Selective Collective system. Elevator doors will be 3'-6" wide x 8'-0" high, operating as automatic single speed side slide opening type. Elevator Machine rooms will be located at SC.

Freight Elevator FE1 will serve floors SC, C, 1. FE1 will be 6,000 lbs capacity operating at 125 fpm speed. The elevator will be hole-less hydraulic driven by pump/motor power unit and operating as a Single push

button automatic system. Elevator doors will be 6'-0" wide x 9'-0" high, operating as automatic vertical bi-parting type. Elevator Machine room will be located at SC.

PE10 and PE11 will serve the RENTL Unit.

The make and model number of the custom elevators will be Fujitec Elevator Company Veridian System for elevators PE1 thru PE11. Elevators PE12, PE13, SE1 & FE1 will be Fujitec Elevator Company Millennium.

Per Sponsor, elevator maintenance contract term will be 12 months.

16. Elevator Cabs:

A manufacturer for the new elevator cabs has not yet been finalized. Similarly, the cab lighting, as well as the materials for the floor, walls and ceiling of the cabs, have not yet been finalized.

As per the NYC Elevator Code, all elevators will be equipped with an emergency lighting system to operate automatically in the event of loss of normal power and will provide the prescribed levels of illumination for a minimum of four hours.

Each car will also have a two-way, hands-free voice communication system for distressed passengers. It will be automatically activated when the emergency call button is pushed. As per the NYC Code the emergency alarm bell will operate on a supplemental, independent power source for a minimum of four hours.

17. Sound Insulation:

Interior partitions inclusive of demising walls and walls surrounding bedrooms will contain 2" thick sound attenuation blanket, partitions will have a 54stc rating. Floors will be comprised of a concrete slab (8" minimum thickness) and ¾" thick wood flooring with integral acoustical underlayment. INR will be 0.

J. Auxiliary Features:

1. Refuse Disposal:

The refuse chute for the Tower will be located off the public corridor at the service vestibule on each Tower floor. The refuse chute will discharge into Trash Compactor Room 1 located at the cellar. Building personnel will then take compacted refuse to the street via elevator for pickup up by NYC Dept. of Sanitation. The compactor (model no. 45KSR by Wilkinson, or approved equal with a standard 1 year manufacturer's warranty), when installed, will receive all necessary government approvals. The compactor will have a 0.26 cubic yard chamber capacity capable of displacing 33 cubic yards per hour with 38,500 lbs. of packing force.

The RENTL Unit will have its own refuse chute and compactor.

2. Laundry Room:

A Laundry Room will be located at the Cellar Level serving the Tower Residential Units. The laundry room will contain, one laundry sink, four electric washers and eight gas dryers. Per sponsor, the electric washers and gas dryers will be provided by an outside vendor.

The gas dryers will be vented by an exhaust fan to the exterior. Utility charges for the laundry room will be part of the Common Expenses and will be allocated to each Tower Unit as noted in the First Year's Budget in the Offering Plan.

All Tower Units will have their own clothes washer and electric dryers.

There will be a central Laundry Room serving the RENTL Unit at the 2nd floor of the Unit.

3. The Amenities:

The Amenities will be located on the 6th floor (approximately 14,000 s.f.) and 7th floor (approximately 7,000 s.f.) of the Tower, will be comprised of a Swimming Pool Room, Spa Treatment Rooms, Dining Room, Catering Kitchen, Kitchen, Great Room, Media Room, Game Room, Billiards Room, Playroom and various toilet and shower rooms on the 6th floor, Fitness Center, various exercise areas and toilet rooms on the 7th floor and will all be accessible from the passenger elevators. The maximum number of occupants will comply with NYC Building Code, hours of operation will be established by the Condominium Board or Management Company. The swimming pool will be as described in Article T. The Spa Treatment Rooms will each be furnished with a spa table. The Dining Room will be furnished with a custom dining table and chairs. Catering Kitchen and Kitchen will each be equipped with a refrigerator, microwave, cooktop and oven. The Great Room will be furnished with custom tables and chairs with access to the Kitchen. A gas–fueled fireplace will be located in the Great Room. Media Room will be wired for media equipment. Game Room will be wired for gaming equipment. Billiards room will be furnished with a billiards table. Playroom will be furnished with custom tables and chairs. The Fitness Center will be furnished with the following equipment or approved equals: treadmills, exercise bikes, elliptical/crosstrainer, multi-strength equipment, free-weights and benches. Rubberized flooring will be provided where appropriate. The Amenity Spaces will be for Tower Unit Owners and their guests only, maintenance of the facility will be part of the Tower Common Expenses and will be allocated to each Tower

Unit as noted in the First Year's Budget in the Offering Plan. There will be Amenities serving the RENTL Unit at the 2nd floor of the Unit.

4. Amenity Terrace: The Amenity Terrace (approximately 14,000 s.f.) will be located at level of the 6th floor of the Tower, accessible from the Amenities. Residents of the RENTL Unit will access via PE11. The terrace will be, as described in Section I. 7 with landscaping as described in Section F. Furnishings will consist of custom outdoor moveable seating, lounges and tables. The Amenity Terrace will be for Tower Unit Owners and their guests as well as by residents of the RENTL Unit. Maintenance of the facility will be part of the Tower Common Expenses and will be allocated to each Tower Unit as noted in the First Year's Budget in the Offering Plan.

   There will also be a Courtyard serving the RENTL Unit at the 3rd floor of the Unit. A portion of the Courtyard will have access for maintenance purposes only.

5. Bicycle Room: The Bicycle Room will be located at the cellar, accessible from the service corridor and will have racks & wall mounted hooks to store 126 bicycles. This facility will be for Tower Unit Owners only, maintenance of the facility will be part of the Tower Common Expenses and will be allocated to each Tower Unit as noted in the First Year's Budget in the Offering Plan. There will be a Bicycle Room serving the RENTL Unit at the 2nd floor of the Unit.

6. Storage Bins: There will be a Storage Room at the subcellar level, accessible from the public corridor, with 110 storage Bins (SB1-SB110). The Storage Bins will be licensed to Tower Unit Owners, license will include a nominal fee paid by licensee. The costs and expenses to operate and maintain this facility will be part of the Tower Common Expenses and will be allocated to each Tower Unit as noted in the First Year's Budget in the Offering Plan

K. Plumbing and Drainage:

1. Water Supply: Potable water will supplied via New York City public water system. A 6" domestic water service will provided from West 59th Street. The water pressure will be 30 psi at the top most plumbing fixtures in the Building and maintained by means of an automatic constant pressure booster system. A series of duplex (Peerless Model # 160DES88VFD-GAF, or approved equal) and quadplex (Peerless Model # 799QMSL329VFD-GAF or approved equal)domestic water booster pump with automatic pressure controls will maintain water pressure within the code required

limits. Domestic water service will be provided with RPZ backflow preventer and water meter in accordance with NYC DEP requirements.

The domestic water service with a main shut shut-off valve, a reduced pressure zone backflow preventer and a single DEP approved utility water meter, all located in the water meter room at the cellar Level.

Valved outlets for domestic cold water will be provided: four in the Retail Unit, one for each of the Commercial Units. Meters will be provided and paid for by the Retail Unit Owner or their tenants and by the Commercial Units.

The Garage Unit will have access to water via a series of wall mounted hose bibs. The RENTL Unit will its own domestic cold water distribution and its own building submeter.

The piping system will consist of type L copper tubing with 95-5 tin-antimony soldered joints. All mains and risers will be insulated. All hot and cold water piping will be insulated throughout as required by code.

A domestic water suction tank sized at 10,000 gallons is located in the Cellar.

2. Fire Protection System:

a. Fire Water Services:

The building will be fully sprinkled throughout via a combination standpipe and wet sprinkler system in accordance with New York City Building Code and NFPA 13 and 13R.

Siamese connections will be provided as required by New York City Building Code and FDNY requirements. Water for the system will be provided through one 8" dedicated Standpipe and sprinkler water service connected to the City water main from West 59th Street.

A 1,000 GPM automatic fire pump (Fairbanks Model #1800 or approved equal) controller power wiring will be tapped ahead of the main electrical service switch, and will supplement pressure for the fire protection system. A 30,000 gallon fire reserve tank will be located on the roof. The fire pump and fire reserve tank will serve all standpipes within the building inclusive of all those in the Tower Unit, Retail, Commercial, Garage and RENTL Unit.

b. Standpipes: The Tower floors will be served by one combination standpipe and sprinkler riser located in one side of the

main scissor stair enclosure, and a further additional standpipe in each remaining stair enclosure. A further sprinkler riser will be located in the trash chute.

The Commercial Units, Retail Unit and Garage Unit, will be served by one combination standpipe and sprinkler riser located in one side of their main stair enclosure, and a further additional standpipe in each remaining stair enclosure.

A drain riser will be provided in accordance with code alongside each of the combination standpipe and sprinkler risers.

The RENTL Unit will also be provided with a dedicated combination standpipe and sprinkler riser within one of their stair enclosures, and a further standpipe in each of their remaining stair enclosures. A dry pipe standpipe system with hose valves will be provided for the AMTRAK tunnel. This system has a dedicated connection at street level on West End Avenue and does not tie into the Building Wet Standpipe system.

Each combination standpipe and sprinkler system will consist of one 6-inch riser. The riser will serve all sprinkler floors and will be located in the stairway. A three way roof manifold will be provided. The fire standpipes will be supplied by the automatic fire pump.

Piping will be schedule 40 steel piping with rolled or cut grooved or threaded joints.

c. Hose Rack, Hoses and Nozzles:

A 2½ inch hose valve with cap and chain will be located at fire standpipe riser at each floor.

A central hose station and locked key box will be located at the first floor Lobby in accordance with NYC Building Code and Fire Department.

d. Sprinkler System:

Sprinkler heads will be Reliable Sprinkler Company's (or approved equal) concealed, pendant, sidewall or upright configuration as required to meet space conditions.

Sprinkler water will be from the 6" combined standpipe/sprinkler riser.

Automatic wet sprinklers will be supplied from combined FSP/sprinkler riser for entire Building.

Dry sprinklers and standpipes will be provided in the parking areas and loading docks.

Piping will be schedule 10 or 40 steel piping with rolled or cut grooved or threaded joints.

All sprinkler floor control valve assemblies will be provided with sprinkler water flow and valve tamper switches for monitoring by the fire alarm control panel. All service valves will be provided with tamper water flow switches connected to the sprinkler fire alarm panel. A sprinkler fire alarm panel will monitor the fire pump. A central station-monitoring panel will be provided to automatically transmit an alarm whenever flow is detected in the sprinkler system.

e. Siamese Connections:
Multiple flush mount Siamese connection, 2½" x 2½" x 8" will be located at the grade level along the perimeter of the building in accordance with New York City Building Code and FDNY requirements.

3. Water Storage Tank(s) and Enclosures:
A secondary water supply to the fire pump is required based on the building's height and seismic classification.

A 30,000 gallon fire storage tank will be located on the roof of the building.

A 10,000 gallon suction tank will be located in the Cellar for domestic water services.

Two (2) storm water detention tanks will be located within the cellar.

4. Sanitary Sewage System:
a. Sewage Piping: Sanitary sewage will be conveyed by gravity via vented soil and waste branches, stacks and house drains, to combined house sewer. Capped outlets will be provided for the Retail Units. Connection will be by the Retail Unit Owners or their tenants. The Garage will be provided with area drains in the parking and drive aisles, and floor drains within back of house spaces. Drainage will be piped to either sewage ejectors or sump pits, from which it will be pumped back up to the combined house sewer. The Commercial Unit bathrooms will have dedicated stacks to the combined house sewer. Capped connections will be provided within each Commercial Unit for future connection of further plumbing fixtures. The RENTL Unit will have their own dedicated sanitary stacks which will enter the Building's combined house sewer in the cellar level.

Drainage and vent piping will be no-hub cast iron piping with standard couplings consisting of stainless steel shield/clamp assembly and one-piece rubber sealing

sleeve.

b. Sanitary Ejector Pumps:
Duplex Ejector pumps (Flygt Model 3" # DP3068 or approved equal) will pump waste water, sewage from the cellar level to the sanitary pipe downstream of the house trap.

c. Sump Pumps: An elevator sump pump (Weil Pumps Model # 1413 or approved equal) will be provided in each elevator pit. Further sump pits will be provided in the subcellar for Garage Unit drainage.

d. Sewage Disposal:
One (1) 8-inch combined sewer with a further one (1) 8" dedicated sanitary sewer and one (1) storm sewer will be connected to street municipal sewer on West 59th Street. Combined sewer is allowed at this location.

5. Permits required: All permits will be obtained by the plumbing and sprinkler contractors. Approval will be obtained from the New York City Department of Environmental Protection for combined sewer connection. Approval will be obtained for fire service connection and domestic water service connection.

6. Storm Drainage System:
Gravity roof drainage from roof drains, terrace drains, plaza drains and yard area drains into the storm water detention tanks located within the cellar. Water will then be released into the sewer at a controlled rate at two (2) locations.

a. Catch Basins: None.

b. Roof and Terrace Drains:
Roof and terrace drains will be located on the roof and terraces.

c. Piping: Cast iron piping will be no-hub cast iron piping with standard couplings consisting of stainless steel shield/clamp assembly and one-piece rubber sealing sleeve.

L. Heating:

The heating plant will consist of shell and tube heat exchangers utilizing Con Ed Steam at the heating source. The steam service and subsequent hydronic distribution was designed to provide heating hot water to accommodate the building heating load.

The main steam service will have two independent PRV stations and Con Edison Steam Meters. One PRV and meter for RENTL Unit, and a shared PRV and meter for the Tower Unit, Commercial Units and Retail

Unit occupants. A steam condensate meter will be provided for the Tower Unit, and a shared steam condensate meter will be provided for Retail Unit and Commercial Units for billing purposes based on individual usage.

Each Tower Unit will be provided with four (4) pipe vertical or horizontal fan coil units serving heating and cooling loads for the building.

Chilled Water will be provided by multiple chillers (York or approved equal) located in the mechanical equipment room. The Tower Unit, RENTL Unit, Commercial Units, and Retail Unit will be charged for their prorated share of the chilled water system based on share calculation. The chiller plant shall be electrically metered.

Both hot water and chilled water will be distributed throughout the building. Operation of each fan coil will be controlled by a 7-day programmable wall mounted thermostat with automatic change over to provide heating or air conditioning. Nominal capacity of each unit will vary from 0.75 to 2 tons, depending on the size and exposure of the Tower Unit served.

Air conditioning and heating in common spaces and the lobby will be provided with horizontal fan coil units or air handing units Operation of each FCU & AHU will be controlled by a 7-day programmable thermostat.

All systems will be controlled by an automatic temperature control system(s) with capability of assigning heating or air conditioning service to each of the fan coil units.

All HVAC equipment shall meet minimum code requirements for efficiency. Heat pump units shall be rated at no less than 10.8 EER, and 3.24 COP. Makeup air units shall have a cooling efficiency of no less than 11.3 EER, and a heating efficiency of no less than 80%. Boilers shall have a minimum overall rated efficiency of 92%.

Other common areas, such as stairs, will be provided with electric unit heating elements.

Hydronic heating water, chilled water, and condenser water will be delivered to the Commercial Units. A capped connection will be provided within each space for future connection by the Tenant. The Commercial Units' Tenants will be responsible for providing their own HVAC equipment

Hydronic heating water and chilled water will be

delivered to the Retail Unit. Four (4) capped connections will be provided within each space for future connection by the Tenant. The Retail Unit Owner or their Tenants will be responsible for providing their own HVAC equipment.

The RENTL Unit will be provided with Packaged Terminal Air Conditioning Units (PTACs) with hydronic heating coils serving heating and cooling loads for the building.

The corridors and common areas shall be air conditioned from dedicated air conditioning equipment.

The RENTL Unit heating plant consists of dedicated shell and tube heat exchanges connected to the steam service. The hot water will be distributed throughout the building. Operation of each PTAC will be controlled by integral thermostat. Nominal capacity of each unit will vary from 0.75 to 2 tons, depending on the size and exposure of the space served.

RENTL Unit domestic hot water will be provided by gas fired domestic water heaters. Domestic hot water heaters will be located within a dedicated room within the cellar. All units are sized to provide 120 degree water at peak load.

M. Gas Supply:

1. Type:

The Building will be provided with two gas services as called for on the drawings, one for domestic hot water, cooking ranges, fire places and one for the emergency generator. The Tower Section, Retail Unit and RENTL Unit will be provided with access to Con Edison gas service.

Commercial Units and Garage Unit will not be provided with gas service.

Connections for gas service to the Retail Unit will be provided. Valved and plugged outlets will be provided for future meters in the gas meter room.

2. Meters:

The Tower Section will be provided with an individual Con Edison meter for domestic hot water, cooking ranges, fireplaces and central tower laundry. An individual Con Edison meter will be provided for the gas generator. Individual Con Edison gas metering will be provided to the Retail Unit. The Retail Unit will be provided with four (4) valved and plugged outlets for future meters within the main gas room. The RENTL

Unit will be provided with a dedicated meter for their domestic hot water and gas cooking.

3. Piping Material: Black steel Schedule 40 pipe with malleable fittings for low pressure piping 4 inch and smaller and welded joints for low pressure piping over 4 inches. High-pressure piping upstream of pressure regulators to be welded and radiologically examined.

N. Air Conditioning:

Each Tower Unit will be provided with a minimum of one vertical or horizontal four (4) pipe fan coil air conditioning units. Chilled water will be provided by central water cooled chillers and pumps located within the cellar mechanical room. Condenser water for the chillers will be provided by a cooling tower located on the roof and condenser water pumps to be located in the cellar mechanical room. Both cooling tower and condenser water pumps will be provided with variable speed drives for capacity control and energy conservation.

Operation of fan coil units will be controlled by a unit mounted thermostat. Nominal capacity of each unit will vary from 0.75 tons to 2 tons, depending on the size and exposure of the Tower Unit served. System will be capable of maintaining inside conditions of 78° F and 60% relative humidity when outside temperature is 89° DB.

Units will be manufactured by Enviro-Tec as follows or no less equal in quality and design:

Symbol	International Manufacturer and Model Number	CFM	Total Capacity BTUH Cooling	Total Capacity BTUH Heating
FCU-A	VHC-06	475	12300	16670
FCU-B	VHC-08	675	16270	21660
FCU-C	VHC-10	815	19140	24930
FCU-D	VHC-12	915	20780	26840
FCU-E	HLP-20	130	3200	4090
FCU-F	HLP-25	215	5310	6980
FCU-G	HLP-30	355	8150	10630
FCU-H	HLP-40	425	9520	11970
FCU-I	HLP-50	755	15900	20090
FCU-J	HLP-60	810	17930	23150

All Tower Units will have one or more fan coil units as scheduled above.

Each Commercial Unit Owner or Tenant will be responsible for the purchase and installation of their

own AC equipment. A dedicated mechanical room will be provided on each of the commercial floors for their use. Each mechanical room will be provided with capped connections to the condenser water supply and return system, and heating hot water supply and return system and chilled water supply and return system for future use. Capped connections to a dedicated outside air supply and return ductwork will also be provided with each mechanical room for future connection to the Tenant's AC equipment.

The Retail Unit Owner or Tenant will be responsible for the purchase and installation of their own AC equipment. The Retail Unit will be provided with capped connections to the chilled water supply and return system, and heating hot water supply and return system for future use. Capped connections to a dedicated outside air supply and return/exhaust louver plenum will be provided at perimeter storefront locations for future connection to the Tenant's AC equipment.

The garage will not be provided with air conditioning.

Individual air conditioning units are designed to meet all requirements of the NYCECC. Cooling capacities are based on ASHRAE and ARI conditions of 89 deg F DB/73 deg WB outside, 78 deg F DB/63 deg F WB inside air.

Separate fan coil units and air handling units will be provided for various common areas inclusive of the lobby, The Amenities, elevator machine room, telephone room.

Cooling and heating of corridor ventilation air will be provided by energy recovery units (ERU) on the roof (1 unit) and 7th floor (2 units) which will preheat (winter) or precool (summer) fresh air to the apartments & corridors with exhaust air. The roof mounted ERU will supply 10,000 CFM to floors 29 through 42PH. The 7th floor ERU's will supply 20,000 CFM to floors 8-12, 14 through 28.

The cooling tower has a 2040 ton cooling capacity at 6120 gallons per minute. The tower will be installed on galvanized or painted steel dunnage mounted on spring vibration isolators which are mounted on concrete curbs. The external vibration isolator is seismic rated and has a maximum of 4" deflection. As designed, all exterior metals including fasteners will be corrosion resistant.

Piping which is exposed to weather will be covered with a PVC plastic jacket similar to Johns-Manville "Zeston

2000" or equal or better, including all fittings in addition to insulation and finishes specified for piping exposed to outdoors.

Each apartment in the RENTL Unit will be provided with a minimum of one Packaged Terminal Air Conditioning Unit with Hydronic heating coil. Hydronic Heating water will be provided by central shell and tube heat exchangers and pumps located within the cellar mechanical room. Heating water pumps will be provided with variable speed drives for capacity control and energy conservation.

Operation of each PTAC unit will be controlled by a unit mounted thermostat with automatic change over to provide heating or air conditioning. Nominal capacity of each unit will vary from 0.75 tons to 1.5 tons, depending on the size and exposure of the Residential Unit served. System will be capable of maintaining inside conditions of 78° F and 60% relative humidity when outside temperature is 89° DB.

Units will be manufactured by McQuay (or equal) as follows or no less equal in quality and design:

Symbol	CFM	Total Capacity BTUH Cooling	Total Capacity BTUH Heating
PTAC	300	9,100	12,200
PTAC	400	12,200	16,350
PTAC	600	19,000	22,100

Separate air handling units will be provided for various common areas inclusive of the lobby, elevator machine room, telephone room.

Cooling and heating of corridor ventilation air in the RENTL Unit will be provided by packaged rooftop units.

O. Ventilation:

1. Bathrooms:

Interior residential bathrooms will be ventilated with an exhaust ventilation system exhausting 25 cubic feet of air per minute from each powder room, 50 cfm from each secondary bathroom, and 75 cfm from each master bathroom.

Bathroom exhaust systems within the Tower Unit will

connect back into the central ERUs, JCI Solutions Air Handler model # 69x111 or equal. Bathroom exhaust systems in the RENTL Unit will use a central fan(s), Greenheck model # SWD-10-VG or equal.

2. Non-Residential Bathrooms: Interior non-residential bathrooms will be ventilated with an exhaust ventilation system exhausting a minimum of 75 cubic feet of air per minute for each water closet and urinal.

3. Locker Room: Locker rooms will be ventilated with exhaust ventilation capable of exhausting air at a rate of 0.5 cfm/sqft.

4. Public Corridors: Typical floor corridors will be provided with conditioned outside air as required by NYC code. Corridor ventilation in the Tower is provided by central ERUs, JCI Solutions Air Handler model # 69x111 or approved equal. Corridor ventilation in the RENTL Unit will be provided by roof top units, AAON model RN-007 or equal.

5. Laundry Room: Laundry Room in the cellar will be provided with a fan forced exhaust system from dryers and an outside air supply interlocked with the dryers. Laundry exhaust system will use a central fan(s), Exhausto model # BESB315 or approved equal.

6. Gas Meter Room: Gas meter room will be provided with vent in 3 hour fire rated enclosure.

7. Bike Storage Room: Bike Storage Rooms will be ventilated with exhaust ventilation capable of exhausting air at a rate of 0.12 cfm/sqft.

8. Tower Units: Fresh air will be supplied directly into each Tower Unit at a rate of 10% greater than the toilet exhaust in the Tower Unit. The fresh air units will comprise of Energy Recovery Units (ERUs), JCI Solutions Air Handler model # 69x111 or approved equal.

   Where ducted kitchen hoods are provided, each will exhaust at a rate of up to 350cfm.

   Where ducted dryers are provided, each will exhaust at a rate of up to 150cfm. Dryer exhaust systems will use a fan(s), Enervex model # BESB-400 or approved equal.

9. Trash Rooms: Each trash room will be provided with a connection to a central exhaust system. This system will be controlled by a central fan(s), Greenheck model # GB-200HP or approved equal.

10. Garage: The Garage will include a supply air and exhaust air system with independent fans. Intake and exhaust air will be taken from level 1 exterior wall louvers, and ducted to fans located within the cellar level. The supply air fans will be Greenheck model # QEI-44-1-200 or approved equal, and the exhaust air fans will be Greenheck model # QEI-33-1-100 or approved equal. The ventilation rate will meet NYC Mechanical Code, and CO detectors will be provided.

11. General All spaces, inclusive of cellars shall be ventilated at the rate specified by the NYC Mechanical Code.

12. Noise All rooms inside Tower Units will be provided with air outlets with noise criteria (NC) between 30-40, all other spaces between NC 35-40.

13. Sound Performance All selected mechanical equipment will be provided to meet sound acoustical requirements in conformance to NYC Building and Noise Codes.

P. Electrical System:

1. Service from main switchgear:

The main electrical service will enter the building underground from West 59th Street. The service will have the capacity of (4) 5000 amps at 120/208 volt, 3-phase. Circuit breakers shall protect the wiring in accordance with the New York City Electrical Code. There will be one (1) meter room located in the cellar switchboard room, which will contain the electric distribution. Con Edison approved 120/208-volt, 3-phase meter banks will serve the single phase meter for the Tower Units. Separate main disconnect switches and metering equipment will be provided for the Tower Section house loads.

2. Service to individual Tower Units:

All Tower Units will be provided with a minimum 100 amp, 120/208 volt, 1-phase, 3- wire electrical service with the main circuit breaker located in the metering equipment in the floor electrical closets.

Each Tower Unit will have a dedicated circuit breaker panel, which contains circuits for fan coil units, small appliance circuits, general lighting and convenience receptacle circuits and dedicated circuits for large appliances, including dishwashers, ovens, and refrigerators. Tower Unit panel boards will include a minimum thirty (30) pole spaces.

Arc Fault Circuit Interrupters (AFCI) shall be provided as per latest applicable NEC requirements.
Each Retail, Commercial and Garage Unit will be provided with a dedicated electrical distribution panel

within each Tenant Space.

The RENTL will be provided with a dedicated electrical distribution room and onward distribution to each apartment.

3. Unit service:

The equipment will be rated to comply with New York City Code and will take into account all equipment provided in Tower Units, such as washing machines, clothes dryers, dishwashers, microwaves, etc.

4. Adequacy:
   a. Service:

Capacity provided for each Tower Unit will be in accordance with Code requirements. All Tower Units will be provided with a minimum100 amp, 120/208 volt, 1-phase, 3- wire electrical service. Electrical panels shall be rated for 100 amps or 200A where required.

Floors 8-12, 14-20

Unit A:	100A rated panel at 120/208V/1Ph/60Hz
Unit B:	100A rated panel at 120/208V/1Ph/60Hz
Unit C:	100A rated panel at 120/208V/1Ph/60Hz
Unit D:	100A rated panel at 120/208V/1Ph/60Hz
Unit E:	100A rated panel at 120/208V/1Ph/60Hz
Unit F:	100A rated panel at 120/208V/1Ph/60Hz
Unit G:	100A rated panel at 120/208V/1Ph/60Hz
Unit H:	100A rated panel at 120/208V/1Ph/60Hz
Unit I:	100A rated panel at 120/208V/1Ph/60Hz
Unit J:	100A rated panel at 120/208V/1Ph/60Hz
Unit K:	100A rated panel at 120/208V/1Ph/60Hz

Floors 21-28

Unit A:	100A rated panel at 120/208V/1Ph/60Hz
Unit B:	100A rated panel at 120/208V/1Ph/60Hz
Unit C:	100A rated panel at 120/208V/1Ph/60Hz
Unit D:	100A rated panel at 120/208V/1Ph/60Hz
Unit E:	100A rated panel at 120/208V/1Ph/60Hz
Unit F:	100A rated panel at 120/208V/1Ph/60Hz
Unit G:	100A rated panel at 120/208V/1Ph/60Hz
Unit H:	100A rated panel at 120/208V/1Ph/60Hz

Floors 29-30

Unit 28A:	100A rated panel at 120/208V/1Ph/60Hz
Unit 28B:	100A rated panel at 120/208V/1Ph/60Hz
Unit 28C:	100A rated panel at 120/208V/1Ph/60Hz
Unit 29A:	100A rated panel at 120/208V/1Ph/60Hz
Unit 29C:	100A rated panel at 120/208V/1Ph/60Hz
Unit 29D:	100A rated panel at 120/208V/1Ph/60Hz

Floors 31-41

Unit A:	200A rated panel at 120/208V/1Ph/60Hz
Unit B:	200A rated panel at 120/208V/1Ph/60Hz

Floor 42PH 200A rated panel at 120/208V/1Ph/60Hz

b. Lighting and fixtures:

Switched lighting fixtures will be provided in bathrooms, foyers, walk-in closets, and kitchens. Fixtures will be energy efficient lamp type in foyers, baths and kitchens.

c. Convenience receptacles, appliance receptacles:

Receptacles will be provided in each bedroom and living room in compliance with NYC Electrical Code. Ground fault receptacles will be provided in all bathrooms, on top of kitchen counters and at Tower Unit terraces, where applicable. Water-proof GFCI receptacles shall be used in all exterior uses. Appliance receptacles will be provided in kitchens. Convenience receptacles will be provided to meet the requirements of the NYC Electrical Code.

d. Emergency Power:

Natural gas emergency generator will be located in the enclosed mechanical equipment roof that has enough capacity to support the specified emergency life safety and optional standby loads.

The generator has been sized for both 'life safety loads' and critical building operation 'optional standby loads'. Optional standby loads in the Tower Section include mobile phone charging stations in the amenity spaces, ejector pits, domestic water pumps, water heaters. The retail and commercial units have not been provided with optional standby power.

5. Service to RENTL Unit: The apartments in the RENTL Unit will be provided with a minimum 60 amp, 120/208 volt, 1-phase, 3- wire electrical service with the main circuit breaker located in the metering equipment in the on floor electrical closets.

Each apartment will have a dedicated circuit breaker panel, which contains circuits for PTACs, small appliance circuits, general lighting and convenience receptacle circuits and dedicated circuits for large appliances, including ovens, and refrigerators. Apartment panel boards will include a minimum Eighteen (18) pole spaces.

Capacity provided for each apartment will be in accordance with Code requirements. All apartments will be provided with a 60 amp, 120/208 volt, 1-phase, 3- wire electrical service. Electrical panels shall be rated for 60 amps.

6. Lightning Protection System:

A UL master label faraday cage type lightning protection system will be provided for the building. The system will consist of air strike terminals located around the perimeter of the roof crown which are electrically connected to ground by means of multiple down conductors through the building. This will provide a safe path for electricity to flow to ground (earth) in the event of a lightning strike to the building.

7. FAA Obstruction Lighting:

Dual lamp steady red burning FAA approved LED aircraft warning lights will be provided at the top of the building. The lights will be located at the highest point of the building at the corners of the roof perimeter. The lights will have a controller and photosensor for dusk to dawn operation.

Q. Telephone, Intercom and Security Systems:

Telephone service will enter the Building on the Cellar level and will be routed through various rooms and terminate in the building's centrally located main telecom room. Pathways will be distributed throughout the building in the form of riser conduits and sleeves. Each Tower Unit will have the ability to be outfitted with telephone and data services from Verizon and/or Time Warner, at the resident's expense.

The system shall be capable of accommodating a variety of cable service providers.

The Tower will be equipped with an intercom system which enables two-way telephone communication between the lobby concierge desk and the residential units. The intercom system shall use the telephone system and the kitchen telephone shall be provided in each unit to provide for the intercom system. A similar system will be provided in the RENTL Unit.

Wiring will be installed within each Tower Unit to enable the Unit Owner to connect to telephone and cable television service at the Unit Owner's expense.

The Building will not be equipped with a master television antenna system.

The building will be outfitted with both closed circuit television cameras and access controlled doors in certain locations. Unit owners may enter through access controlled building entrances by using an access credential during periods when these entrances are secured.

The building's access control system may be used to control access to the passenger elevators as operationally required.

R. Public Area Lighting:

Entrances to the building at grade will be provided with a minimum of one light fixture. Lobbies will be provided with ceiling mounted and/or recessed downlight fixtures. All lighting levels have been designed in accordance with the NYC Building Code and the Housing Maintenance Code.

Public corridors in the cellar level will be lit by means of sealed and gasketed surface mounted fluorescent lights. Public corridors in the ground level will be lit by means of recessed lensed and surface mounted exposed fluorescent lights. The Tower will include fixture type Spectrum model # SSDFO3SF-OC14W-27K-XW-DS101 or approved equal. Public corridors on typical Tower floors will be lit by means of recessed downlights. The lighting in public corridors will be generator fed as required to maintain NYC minimum two (2) foot-candles upon power failure.

The building service rooms and stairwells will be lit by means of lensed and exposed surface mounted fluorescent lights.

The plazas and entrance ways will be provided with egress and way finding lighting (iGuzzini model # I.BA59-120 or approved equal) as well as landscape accent lighting. These will have time clock control.

S. Garage:

The Garage Unit (GAR) will be an attended public garage with 300 parking spaces located on the subcellar, cellar and 1st Floor (entry). One of the parking spaces will be an accessible drop off spaces. Vehicular access to the facility will be via a ramp from West 59thStreet, pedestrian access will be through West 60th Street. The structure will be constructed of reinforced concrete and/or concrete block and/or gypsum wallboard and will have fluorescent lighting, mechanical ventilation, and a wet sprinkler system throughout. The walls, concrete floor and concrete ceiling will not receive a finish except where foil faced insulation will be applied at the ceiling below heated spaces.

T. Swimming Pools:

There will be 1 swimming pool in swimming Pool Room in The Amenities on the 6th floor of the Building. The swimming pool will be approximately 14'-6" wide by 75'-0" feet long by 4'-0" to 4'-6" deep. The filter system will consist of a horizontal surge tank and a horizontal

commercial sand filter with a 7.5 HP pump, 250 GPM at 65' T.D.H. Chemical treatment will utilize sodium hypochlorite for disinfection supplemented with ultra-violet treatment.

The pool will be constructed of stainless steel with a tile finish and will be heated utilizing building steam or hot water to a stainless steel brazed plate heat exchanger. Pools will be structurally supported by the concrete superstructure. The concrete slab below the pool will be waterproofed.

Ventilation of the pool area will be provided by a dedicated dehumidification unit to achieve proper air exchange and to prevent condensation and excessive humidity. Swimming pool area and associated facilities are protected by fire protection system as described in Article K-2.

U. Recreation Facilities: Indoor recreation space will be provided in The Amenities located at the 6th and 7th floors as described in Article J. No outdoor recreation space will be provided.

V. Permits and Certificates: The building is being constructed under a New Building Permit.

W. Violations: Sponsor will cause all violations to be cured and/or removed of the record prior to issuance of the permanent Certificate of Occupancy.

X. Vaults: Five (5) Con Edison vaults located on West 59th Street.

Y. Tower Unit Information:

This description only applies to the Tower Units.

1. Tower Unit Information:

There will be 246 Tower Units.

Top of finish floor to underside of finished ceiling heights in the Units in living rooms and bedrooms will be approximately 9'-5" on floors 8-12, 14-28, 9'-5" to 11'-2" on floor 29 and 30, 9'-5" to 10'-5" on floors 31-41, 11'-0" to 12'-0" on floor 42PH. Ceiling heights in the Tower Units will be approximately 8'-2" in kitchens, hallways, closets, powder rooms and bathrooms on floors 8-12, 14-30, 8'-6" on floors 31-41, 9'-0" on floor 42PH and approximately 8'-6" in hallways floors 8-12, 14-30, 9'-4" on floors 31-41, 42PH. Ceiling heights in

the public corridors will be approximately 8'-4" on floors 8-12, 14-30, 8'-6" on floors 31-41, 9'-0" on floor 42PH. At beam drops and/or where there are concealed mechanical pipes or ducts or dropped ceilings, heights may be lower than the above stated heights and may also vary slightly from room to room.

The types of Tower Units, together with the type and number of rooms in each of the same, are as follows. 'Bedroom Foyer' is included although not a 'habitable room'. A '.5 bathroom' is without shower or bathtub.

Type/ Rooms	Unit	Floor
1 BEDROOM		
1 Bedroom, Living /Dining Room, Kitchen and 1.0 Baths	Unit: C	Floor: 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20
1 BEDROOM		
1 Bedroom, Living /Dining Room, Kitchen and 1.5 Baths	Unit: B Unit: E, L Unit: H	Floor: 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20 Floor: 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20 Floor: 21, 22, 23, 24, 25, 26, 27, 28
2 BEDROOM		
2 Bedrooms, Living /Dining Room, Kitchen and 1.5 Baths	Unit: D	Floor: 21
2 BEDROOM		
2 Bedrooms, Living /Dining Room, Kitchen and 2.0 Baths	Unit: G	Floor: 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20
2 BEDROOM		
2 Bedrooms, Living /Dining Room, Kitchen and 2.5 Baths	Unit: B Unit: F, H, J, K Unit: G Unit: D, G Unit: A	Floor: 8 Floor: 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20 Floor: 21 Floor: 22, 23, 24, 25, 26, 27, 28 Floor: 28
3 BEDROOM		
3 Bedrooms, Living /Dining Room, Kitchen and 2.5 Baths	Unit: D	Floor: 8, 9
3 BEDROOM		
3 Bedrooms, Living /Dining Room, Kitchen and 3.0 Baths	Unit: B	Floor: 21, 22, 23, 24, 25, 26, 27, 28
3 BEDROOM		

Type/ Rooms	Unit	Floor
3 Bedrooms, Living /Dining Room, Kitchen and 3.5 Baths	Unit: D Unit: C, E Unit: C, D	Floor: 10, 11, 12, 14, 15, 16, 17, 18, 19, 20 Floor: 21, 22, 23, 24, 25, 26, 27, 28 Floor: 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41
3 BEDROOM		
3 Bedrooms, Living /Dining Room, Bedroom Foyer, Kitchen and 3.5 Baths	Unit: A	Floor: 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27
3 BEDROOM		
3 Bedrooms, Living /Dining Room, Family Room, Kitchen and 3.5 Baths	Unit: D	Floor: 30
3 BEDROOM		
3 Bedrooms, Living /Dining Room, Kitchen and 4.0 Baths	C	Floor: 30
4 BEDROOM DUPLEX		
4 Bedrooms, Living /Dining Room, Family Room, Library, Kitchen and 5.5 Baths	Unit: B	Floor: 29-30
4 BEDROOM		
4 Bedrooms, Living /Dining Room, Family Room, Kitchen and 3.5 Baths	Unit: PHW	Floor: 42PH
4 BEDROOM		
4 Bedrooms, Living /Dining Room, Kitchen and 4.5 Baths	Unit: A, B Unit: F	Floor: 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41 Floor: 21, 22, 23, 24, 25, 26, 27, 28
4 BEDROOM		
4 Bedrooms, Living /Dining Room, Family Room, Kitchen and 4.5 Baths	Unit: C	Floor: 29
4 BEDROOM DUPLEX		
4 Bedrooms, Living /Dining Room, Kitchen and 4.5 Baths	Unit: A	Floor: 29-30
4 BEDROOM		
4 Bedrooms, Living /Dining Room, Library, Solarium, Kitchen and 5.5 Baths	Unit: PHE	Floor: 42PH

Fixtures and Appliances: Subject to Sponsor's right to make substitutions of no less equal in quality and design, the Tower Units will be equipped with the following fixtures and appliances:

ITEM	DESCRIPTION	UNITS
Dishwasher	Miele G4580 SCVi	Tower Units 8-12, 14-20 A,B,C,H, 21-27 A, E, F, H, 28 F, H.
Dishwasher	Miele G5670 SCVi	All Tower Units except 8-12, 14-20 A,B,C,H, 21-27 A, E, F, H, 28 F, H.
Gas Oven	Subzero SO30TM	Tower Units 8-12, 14-20 A, B, C, G, H, L, 21-27 A, E, F, H, 28 E, F, H, 31-41B.
Gas Oven	Subzero SO36TM	Tower Units 8-12, 14-20 A, D, E, F, J, K, 21-28 A, B, C, D, E, F, G, 31-41 B, C.
Gas Double Oven	Subzero DO30TM/S/TH	Tower Units 29 A, B, C, 30, C, D, 31-41 A, D, PHE, PHW.
Teppanyaki Module	Subzero TM 15T	Tower Units 29 A, B, C, 30, C, D, 31-41 A, D, PHE, PHW.
Gas Cooktop (4 burner)	Subzero CG304T/S	Tower Units 8-12, 14-20 B, C, H, G, L, 21-28H.
Gas Cooktop (5 burner)	Subzero CG365C/S	Tower Units 29 A, B, C, 30, C, D, 31-41 A, D, PHE, PHW.
Warming Drawer	Subzero WWD30	Tower Units 8-12, 14-20A, 21-27 A, E, F, 28 E, F, 29 A, B, C, 30 C, D, 31-41 A, B, D PHE, PHW.
Range Hood (30" recirculating)	Miele DA3480	Tower Units 8-12, 14-20 B, C, H, G, L, 21-28H.
Range Hood (36" vented)	Subzero PL341914 PL341912,	Tower Units 8-12, 14-20 A, D, E, F, 21-27 A, B, C, D, E, F, G, J, K, 28 A, B, C, D, E, F, G, 29, 30, 31-41 B, C.
Range Hood (51" vented)	Subzero PL461912 PL462212	Tower Units 29 A, B, C, 30, C, D, 31-41 A, D, PHE, PHW.
Microwave	Subzero MD24TE/S	All Tower Units except 8-12, 14-20 A, 21-27 A, E, F, 28 E, F, 31-41B.
Microwave	Subzero MD30TE/S	Tower Units 8-12, 14-20 A, 21-27 A, E, F, 28 E, F, 31-41B.

ITEM	DESCRIPTION	UNITS
Refrigerator/Freezer Drawer	Subzero ID-30CI	Tower Units 29 A, B, C, 30, C, D, 31-41 A, D, PHE, PHW.
Refrigerator Column	Subzero IC-30RI	Tower Units 8-12, 14-20A, 21-27 A, E, F, 28F, 29 A, B, C, 30 C, D, 31-41 A, B, D, PHE, PHW.
Refrigerator Column	Subzero IC-30CI	Tower Units 8-12, 14-20 B, C, D, E, F, G, H, J, K, L, 21-27 C, D, G, H, 28 A, C, D, G, J, H, 31-41C.
Refrigerator Column	Subzero IC-36CI	Tower Units 8-12, 14-20D, 21-27, 28, 29, 30, 31-41 PHE, PHW.
Refrigerator Drawer	Subzero IC-24R	Tower Units 28B, PHE, PHW.
Freezer Column	Subzero IC-18FI	Tower Units 8-12, 14-20A, 21-27 A, E, F, 28F, 29 A, B, C, 30 C, D, 31-41 A, B, D, PHE, PHW.
Wine Storage	Subzero IW-18	Tower Units 8-12, 14-20A, 21-27 A, E, F, 28F, 29 A, B, C, 30 C, D, 31-41 A, B, D, PHE, PHW.
Wine Storage	Subzero 315W/O	Tower Units 8-12, 14-20 B, C, E, G, H, L, 21-27 B, D, H.
Undercounter Wine Storage	Gaggenau RW404760	Tower Units 8-12, 14-20 D, F, J, K, 21-27 C, G, 28 A, C, G, 31-41C.
Kitchen Sink	Julien 003913	Tower Units 29 A, B, C, 30, C, D, 31-41 A, D, PHE, PHW.
Kitchen Sink	Julien 003925	Tower Units 8-12, 14-20 A, B, C, D, E, F, G, H, J, K, 21-28 A, B, C, D, E, F, G, 29 A, B, C, 30 C, D, 31-41 A, B, C, D, PHE, PHW.
Kitchen Sink	Julien 003932	Tower Units 8-12, 14-20L, 21-28H.
Kitchen Sink	Franke CCK110-15	Tower Units 28B, PHE, PHW.
Kitchen Faucet	Dornbracht 32800795+27714970-00	Tower Units 8-12, 14-20 A, B, C, D, E, F, G, H, J, K, L, 21-28 A, B, C, D, E, F, G, 29 A, B, C, 30 C, D, 31-41 A, B, C, D, PHE, PHW.
Kitchen Faucet	Dornbracht 32800795-00	Tower Units 29 A, B, C, 30, C, D, 31-41 A, D, PHE, PHW.

ITEM	DESCRIPTION	UNITS
Kitchen Faucet	Dornbracht 17851680-00	Tower Units 8-12, 14-20 A, B, C, D, E, F, G, H, J, K, 21-28 A, B, C, D, E, F, G, 29 A, B, C, 30 C, D, 31-41 A, B, C, D, PHE, PHW.
Kitchen Faucet	Dornbracht 30800875-000010	Tower Units 29 A, B, C, 30, C, D, 31-41 A, D, PHE, PHW.
Kitchen Faucet	Dornbracht 33521785-000010	Tower Units 28B, PHE, PHW.
Coffee System	Miele CVA4066	Tower Units 29 A, B, C, 30, C, D, 31-41 A, D, PHE, PHW.
Food Waste Disposer	InSinkErator Compact	Tower Units 8-12, 14-20 B, C, H, G, L, 21-28H.
Food Waste Disposer	InSinkErator Evolution Essential	All Tower Units except 8-12, 14-20 B, C, H, G, L, 21-28H
Clothes Washer	LG WM3250HWA	Tower Units 8-12, 14-20A, 21-28 D, E, F and All Tower Units on Floors 29-41, PH42.
Clothes Dryer (electric, vented)	LG DLEX3250W	Tower Units 8-12, 14-20A, 21-28 D, E, F and All Tower Units on Floors 29-41, PH42.
Clothes Washer	Miele W3037	All Tower Units except 8-12, 14-20A, 21-28 D, E, F and All Tower Units on Floors 29-41, PH42.
Clothes Dryer (electric, ventless)	Miele T8023C	All Tower Units except 8-12, 14-20A, 21-28 D, E, F and All Tower Units on Floors 29-41, PH42.
Water Closets	Toto MS654114MF	All Master Bathrooms except in Tower Units 29 A, B, C, 30 C, D, PHE, PHW, All Secondary Bathrooms and Powder Rooms.
Water Closets/Bidet	Toto MS992CUMF6	All Master Bathrooms in Tower Units 29 A, B, C, 30 C, D, PHE, PHW
Lavatories	Custom Stone	All Master Bathrooms.
Lavatories	Custom Solid Surface	All Secondary Bathrooms.
Lavatories	Toto LT156	All Powder Rooms.

ITEM	DESCRIPTION	UNITS
Bathtubs	Zuma C6030	Secondary Bathrooms in Tower Units 8B 8-12, 14-20 F, G, H, J, K, 21 B, E, F,G, H, 22-28 B, C, E, F, G, 29 A, C, 30 A, C, D, 31-40, A, B, C, D, 41 A, B, C, PHE.
Bathtubs	Zuma C6032	Master Bathrooms in Tower Units 9-12, 14-20 C.
Bathtubs	Zuma C6632	Master Bathrooms and Secondary Bathrooms in Tower Units 8-12, 14-20 B, E, G, H, J, L, 9-20 F, 21-28 B, H, 29 B, 31-41C.
Bathtubs	Zuma CD7232	Master Bathrooms in Tower Units 8-12, 14-20 K, 21-28 D, E, F, G.
Bathtubs	Zuma C6030ADA	Secondary Bathrooms in Tower Units 8-12, 14-20 A, 8-12, 14-17 D, 21-27 A C, 28C, 29 B,C, 30 C, D, 31-41 B,D, PHE, PHW.
Bathtubs	AF Supply DP7132FTNBISMW	Master Bathrooms in Tower Units 8-12, 14-20 A, D, 21-27 A, C, 28 C, 29 A, B, C, 30 A, B, C, D, 31-41 A, B, D, PHE, PHW.

Finish Schedule: The following is a finish schedule for a typical Tower Unit:

Location	Floor	Base	Walls	Ceiling	Remarks
Foyer, Corridors	wood	wood	gypsum board-painted	Conc. w/ Kadex-painted and/or Hung gypsum board-painted	
Living Rooms, Dining Room, Family Rooms, Closets, All other rooms and halls in Unit.	wood	wood	gypsum board-painted	Conc. w/ Kadex-painted and/or Hung gypsum board-painted	

Location	Floor	Base	Walls	Ceiling	Remarks
Bedroom	wood	wood	gypsum board-painted	Conc. w/ Kadex-painted and/or Hung gypsum board-painted	
Master Bathroom	stone tile	Stone tile	WR gypsum board	Conc. w/ Kadex-painted and/or Hung gypsum board-painted	Full height stone tile, mirror, stone countertop
Secondary Bathroom	Stone tile	stone tile	WR gypsum board	Conc. w/ Kadex-painted and/or Hung gypsum board-painted	Full height stone tile at tub surround, 3'-4" high stone tile at wet wall, stone countertop, mirror
Powder Room	stone tile	stone tile	WR gypsum board	Conc. w/ Kadex-painted and/or Hung gypsum board-painted	Full height stone tile at wet wall, mirror, stone countertop
Kitchen	wood	wood	WR gypsum board-painted	Conc. w/ Kadex-painted and/or Hung gypsum board-painted	stone countertops and backsplash
Laundry Closet	wood	wood	gypsum board-painted	Conc. w/ Kadex-painted and/or Hung gypsum board-painted	

Wood flooring in Tower Units will be approximately ¾"thick engineered White Oak (floors 9, 11 and even floors 14-40) or American Walnut (floors 10, 12, odd floors 15-41 and floor 42 PH) with 4mm wear layer and with integral acoustical underlayment.

'Painted' refers to 1 coat prime, 2 coats finish.

Z. Finish Schedule of Spaces Other Than Units:

Floor Number	Room	Floor	Walls	Ceiling	Remarks
SubCellar	Storage Room	Ceramic Tile	Painted GWB	Painted GWB	
	Building Storage Rooms	Painted Concrete	Painted Concrete / CMU	Painted Concrete	

Floor Number	Room	Floor	Walls	Ceiling	Remarks
	MDF/Telco ROOM	Painted Concrete	Painted Concrete / CMU	Concrete	
	Bicycle Room	Painted Concrete	Painted Concrete / CMU	Painted Concrete	
	Elevator Pits	Concrete	Concrete	Concrete	
	Elevator Machine Rooms	Painted Concrete	Painted Concrete/ CMU	Concrete	
	Amtrak Vestibule	Painted Concrete	Painted Concrete / CMU	Concrete	
	Stair Enclosure	Painted Concrete	Painted Concrete / CMU/GWB	Painted Concrete	
	Corridor	Painted Concrete	Painted Concrete / CMU/GWB	Painted Concrete	
Cellar	Staff Locker Room/Staff Lounge	Ceramic Tile	Painted GWB	Painted GWB	
	Staff Changing room	Ceramic Tile	Ceramic Tile	Painted GWB	
	Laundry Room	Ceramic Tile	Painted GWB	Painted GWB	
	Super's Office	Porcelain Tile	Painted GWB	Painted GWB	
	Super's Workshop	Porcelain Tile	Painted GWB	Painted GWB	
	Compactor Room	Painted Concrete	Painted CMU / Gypsum Board	Concrete	
	Water Service Room	Painted Concrete	Painted CMU / Gypsum Board	Concrete	
	Steam Room	Painted Concrete	Painted Concrete / CMU	Concrete	
	Emergency Electric Room	Painted Concrete	Painted Concrete / CMU	Concrete	

Floor Number	Room	Floor	Walls	Ceiling	Remarks
	Switch Gear Room	Painted Concrete	Painted Concrete / CMU	Concrete	
	Gas Meter Room	Painted Concrete	Painted Concrete / CMU	Concrete	
	Building Storage Rooms	Painted Concrete	Painted Concrete / CMU	Painted Concrete	
	Fountain Equipment Room	Painted Concrete	Painted Concrete / CMU	Concrete	
	Storm Detention Tank	Painted Concrete	Painted Concrete/ CMU	Painted Concrete	
	Suction Tank	Painted Concrete	Painted Concrete	Painted Concrete	
	Elevator Pits	Painted Concrete	Painted Concrete	Painted Concrete	
	Stair Enclosure	Painted Concrete	Painted Concrete / CMU / GWB	Painted Concrete	
	Corridor	Painted Concrete	Painted GWB	Painted GWB	
1	Residential Lobby/Concierge Desk Area/Elevator Alcove	Stone Tile	Painted GWB, Wood Panels, Stone Panels, Leather Panels	Painted GWB, Wood Panels	
	Mailroom	Wood Panels, Painted GWB	Wood panels, Painted GWB	Wood panels, Painted GWB	
	Loading Dock	Concrete	Painted Concrete / CMU / Gypsum Board	Concrete	

Floor Number	Room	Floor	Walls	Ceiling	Remarks
	Stair Enclosures	Painted Concrete	Painted Concrete / CMU / Gypsum Board	Painted Concrete	
	Toilet Room	Porcelain Tile	Painted GWB	Painted GWB	
	Janitor's Closet	Porcelain Tile	Painted GWB	Painted GWB	
	Service Corridors	Porcelain Tile	Painted GWB	Painted GWB	
	Service Vestibule	Porcelain Tile	Painted GWB	ACT	
	Package Room	Painted GWB	Painted GWB	ACT	
2-4	Stair Enclosures	Painted Concrete	Painted Concrete / CMU / Gypsum Board	Painted Concrete	
5	Stair Enclosures	Painted Concrete	Painted Concrete / CMU / Gypsum Board	Painted Concrete	
	Mechanical and Pool Equipment Room	Painted Concrete	Painted Concrete	Concrete	
6-7	Stair Enclosures	Painted Concrete	Painted Concrete / CMU / Gypsum Board	Painted Concrete	
	Refuse Closet	Porcelain Tile	Painted GWB	Painted GWB	
	Great Room	Stone Tile	Wood panels, Wall covering, Stone Panels, Painted GWB	Painted GWB	

Floor Number	Room	Floor	Walls	Ceiling	Remarks
	Media Room	Wood	Wood panels, Wall covering, Upholstered panels, Painted GWB	Painted GWB	
	Game Room	C	Wood panels, Wall covering, Painted GWB	Painted GWB	
	Playroom	Rubber	Wood panels, Wall covering, Upholstered panels, Painted GWB	Painted GWB	
	Billiards Room	Wood	Wood panels, wall covering, Upholstered panels, Painted GWB	Painted GWB	
	Catering Kitchen	Porcelain Tile	Metal Panels, Painted GWB	Painted GWB	
	Kitchen	Stone Tile	Wood panels, wall covering, stone tile, Glass panels, Painted GWB	Painted GWB	
	Dining Room	Wood	Wood panels, wall covering	Painted GWB	
	Fitness Center and Exercise Areas	Wood/ Rubber/ Stone Tile	Painted GWB	Painted GWB	

Floor Number	Room	Floor	Walls	Ceiling	Remarks
	Swimming Pool Room	Stone tile, Ceramic tile	Wood panels, Stone panels, painted GWB	Painted GWB, Wood panels	
	Men's & Women's Changing/Locker Rooms	Stone tile	Stole tile, painted GWB	Painted GWB	
	Treatment Rooms	Stone tile	Wall covering, Painted GWB	Painted GWB	
8-42PH	Stair Enclosures	Painted Concrete	Painted Concrete / CMU / Gypsum Board	Painted Concrete	
	Refuse Closet	Porcelain tile	Painted Gypsum Board	Painted Gypsum Board	
	Public Corridor	Carpet, Stone	Wood Panels, Wall covering, painted GWB	Painted GWB	
	Elevator Alcoves	Wood, Metal trim	Wood Panels	Wood Panels	
43/Roof, EMR Level	Stair Enclosures	Painted Concrete	Painted Concrete / CMU / Gypsum Board	Painted Concrete	
	Elevator Machine Rooms	Sealed Concrete	Painted Concrete / CMU	Concrete	
	Mechanical Rooms	Painted concrete	Painted Concrete / CMU	Concrete	

'Painted' refers to 1 coat prime, 2 coats finish.
Wood flooring will be approximately ¾"thick engineered American Walnut with 4mm wear layer and with integral acoustical underlayment

AA. Substitutions: The Sponsor reserves the right to substitute materials, appliances, fixtures and equipment of no less equal in quality than those set forth in this report.

BB. Safety and Warning Devices:

A one-way voice communication fire alarm system shall be provided for this building including smoke detectors at elevator lobbies, in elevator machine rooms and in elevator shafts for elevator recall and in mechanical rooms. Heat detectors shall be provided at top of elevator shafts for elevator recall and in the Boiler Room as required. A fire command station shall be provided in the building lobby within sight of the elevators. Speakers shall be provided in each apartment and in stairwells on every other floor. Fire Fighter phones shall be provided in every stairwell on every floor. A fire warden station shall be provided in every common space elevator lobby on each floor. The fire alarm system shall be installed as required per 2008 NYC building code.

Each apartment will be provided with a combination smoke/carbon monoxide alarms in each bedroom and within fifteen feet of each bedroom door (all devices interconnected), each apartment's system shall be stand alone and not part of the buildings fire alarm system. Smoke/Carbon monoxide detectors will comply with UL 2076. The base design includes for FIREX Kidde model # KN-COPE-1 or similar.

CC. Additional Information: To the best of my knowledge, belief and professional judgment, these plans and specifications are in compliance with the 2011 New York City Energy Conservation Construction Code (NYCECC) Chapter 5 Commercial Energy Efficiency.

As specified, the gypsum wallboard in this Building will be manufactured in the US and may contain non-detectable amounts of sulfides.

The architect of record, Goldstein, Hill & West Architects, LLP has not been retained by the Sponsor to perform controlled inspection/ commissioning agent on the project.

We have been advised by Sponsor that the following documents shall be transferred to the condominium management upon transfer of control: Operation & Maintenance (O&M) manuals for mechanical equipment; electronic system manual, equipment warranties; roof warranty; major equipment start-up sheets; control system as-built; original/most recent test and balance report for HVAC; final as-built mechanical, electrical and plumbing drawings as

maintained during construction.

DD. Additional Information on Floor Areas of Units:

The approximate floor area of each Unit has been measured horizontally, on each of one or more floors, from the exterior side of the exterior Building walls (curtain wall), the Building Line or Property Line to the midpoint of an interior partition separating one Unit from another Unit, public corridor, stairs, elevators, mechanical equipment spaces or any other Common Element or to the Unit side of a continuous structural element separating one Unit from public corridor, stairs, elevators, mechanical equipment spaces or any other Common Element.

Columns and mechanical pipes and shafts, or any other common element (whether along the perimeter or within the Unit) were not deducted from the square foot area of the Unit. Outdoor floor areas of terraces or other outdoor areas, if any, appurtenant to a Unit were not included in the Unit's approximate floor areas.

Measured vertically, each Unit consists of the volume from the top of the floor slab below (located under the finished flooring and sub-floor materials) to the underside of the floor slab above.

EE. Additional Information on Floor Areas of Storage Bins:

The approximate floor area of each Storage Bin has been measured horizontally from the Storage Bin side of the exterior Building walls or interior partition to the midpoint of an interior wire mesh partition. Vertical columns, mechanical pipes and shafts within the Storage Bin were deducted from the square foot area of the Storage Bin.

The foregoing constitutes a true, correct and complete Description of Property by our firm for the property located at 1 West End Avenue, New York, New York.

REGISTERED ARCHITECT
ALAN L. GOLDSTEIN
No. 013416
UNIVERSITY OF THE STATE OF NEW YORK

Dated: April 9, 2015

Alan Goldstein, A.I.A.

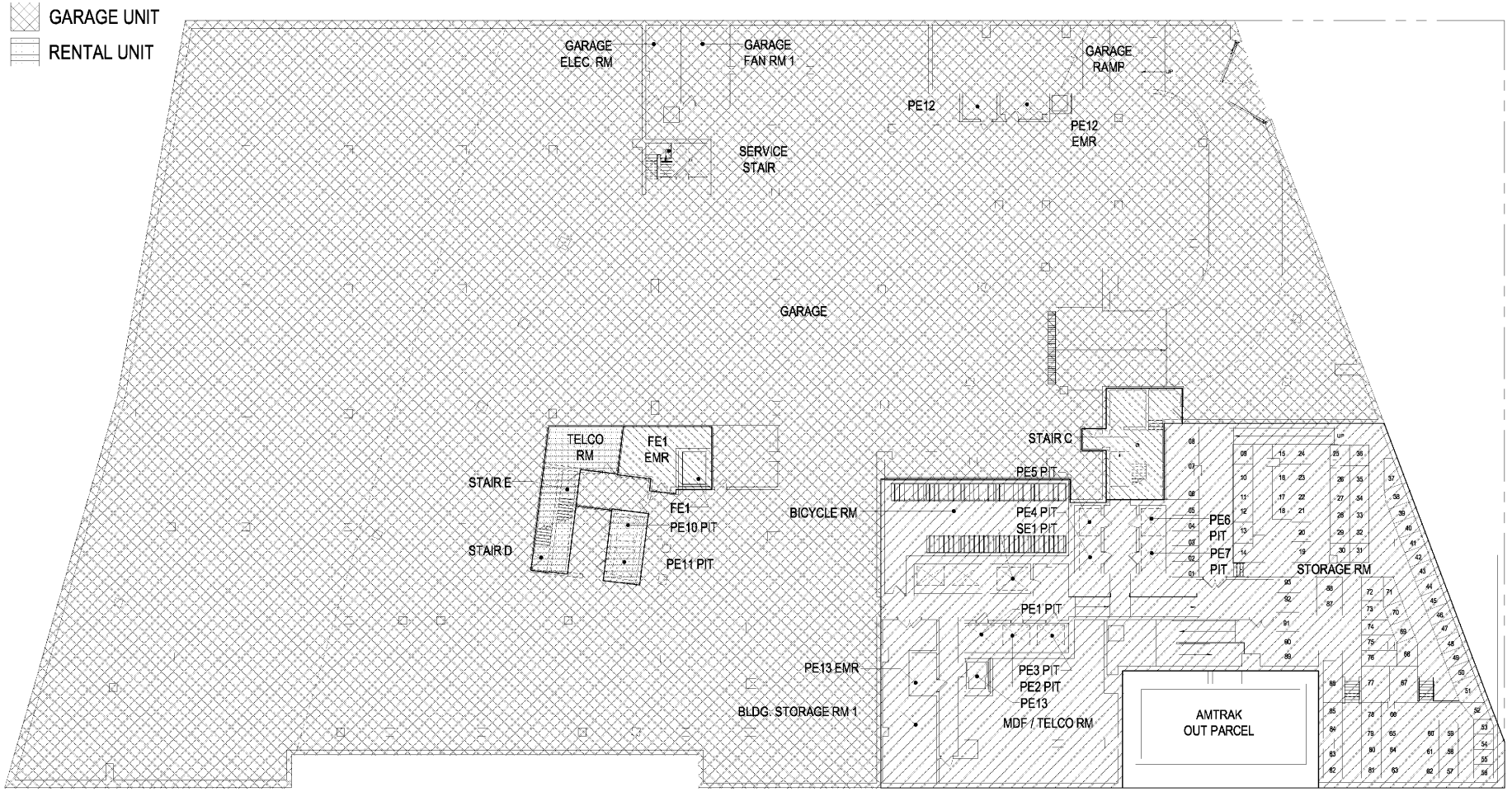
EXHIBIT 5

FLOOR PLANS

SUBCELLAR

- RESIDENTIAL COMMON ELEMENT
- COMMERCIAL COMMON ELEMENT
- GENERAL COMMON ELEMENT
- GARAGE UNIT
- RENTAL UNIT

ONE WEST END



0 5 15 30

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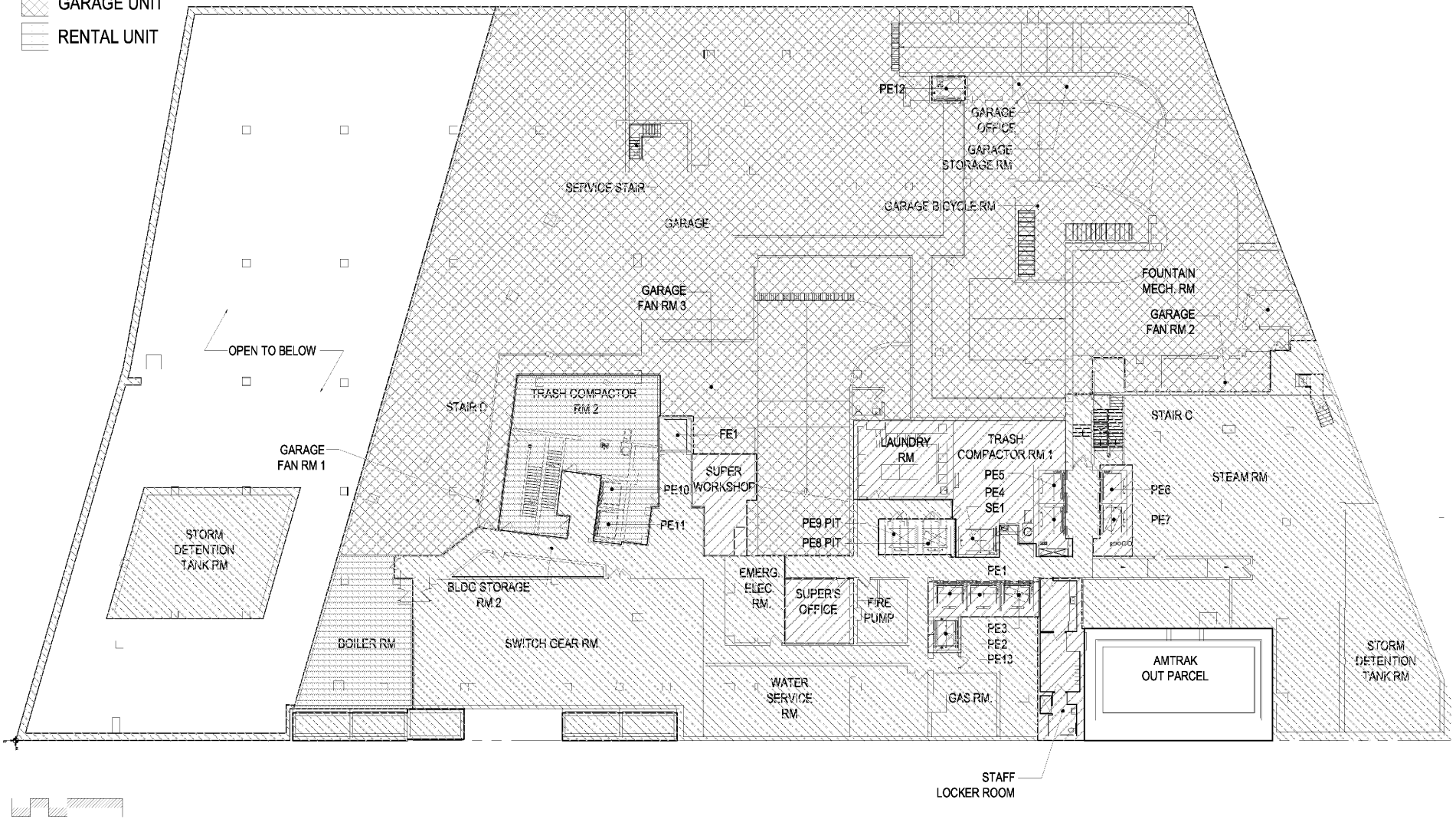


KEY - PLAN

CELLAR

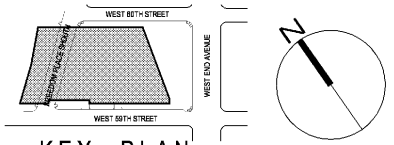
RESIDENTIAL COMMON ELEMENT
COMMERCIAL COMMON ELEMENT
GENERAL COMMON ELEMENT
GARAGE UNIT
RENTAL UNIT

ONE WEST END



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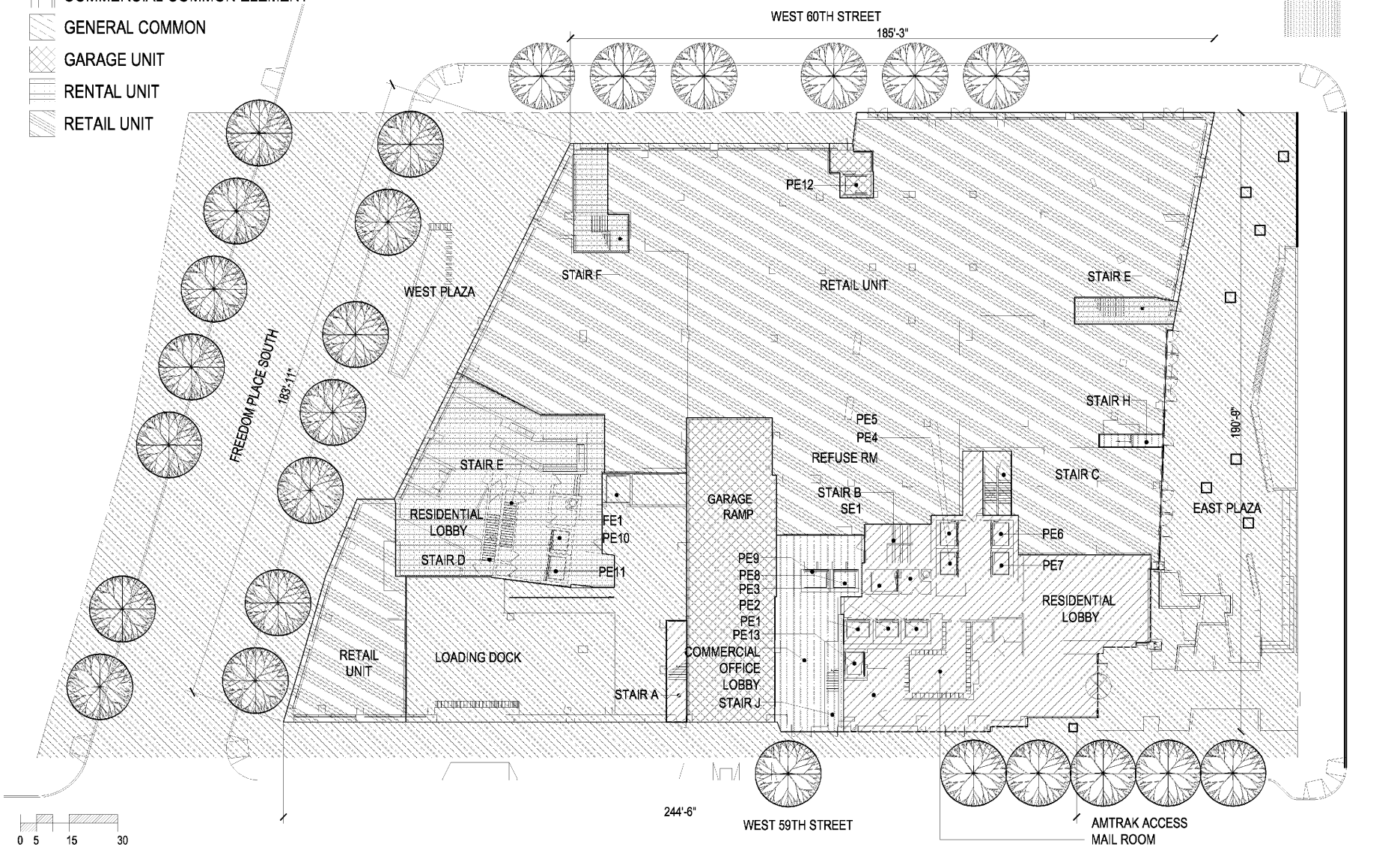


KEY - PLAN

1ST FLOOR

- RESIDENTIAL COMMON ELEMENT
- COMMERCIAL COMMON ELEMENT
- GENERAL COMMON
- GARAGE UNIT
- RENTAL UNIT
- RETAIL UNIT

ONE WEST END



0 5 15 30

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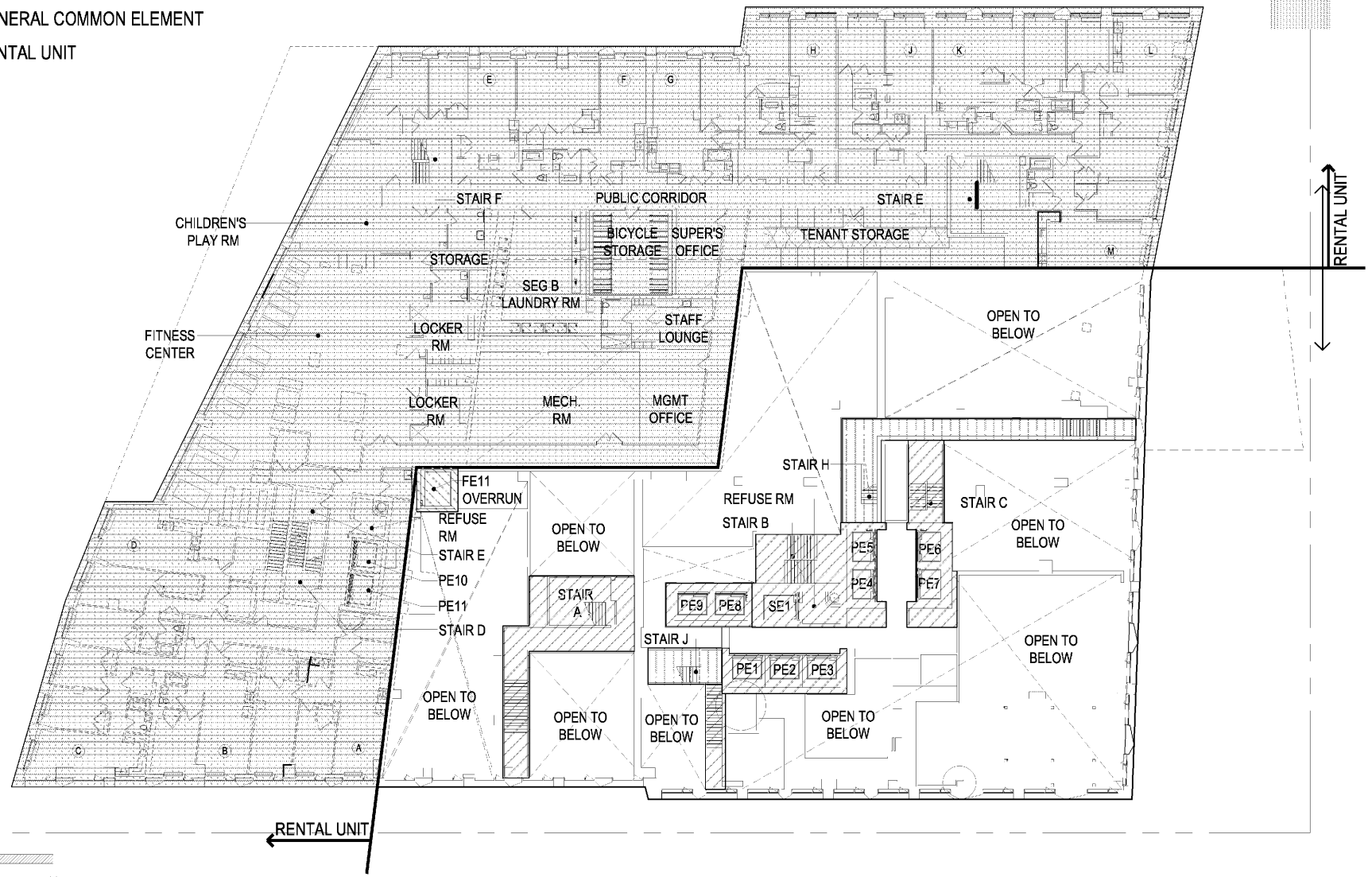


KEY - PLAN

2ND FLOOR RENTAL UNIT

RESIDENTIAL COMMON ELEMENT
COMMERCIAL COMMON ELEMENT
GENERAL COMMON ELEMENT
RENTAL UNIT

ONE WEST END



0 5 15 30

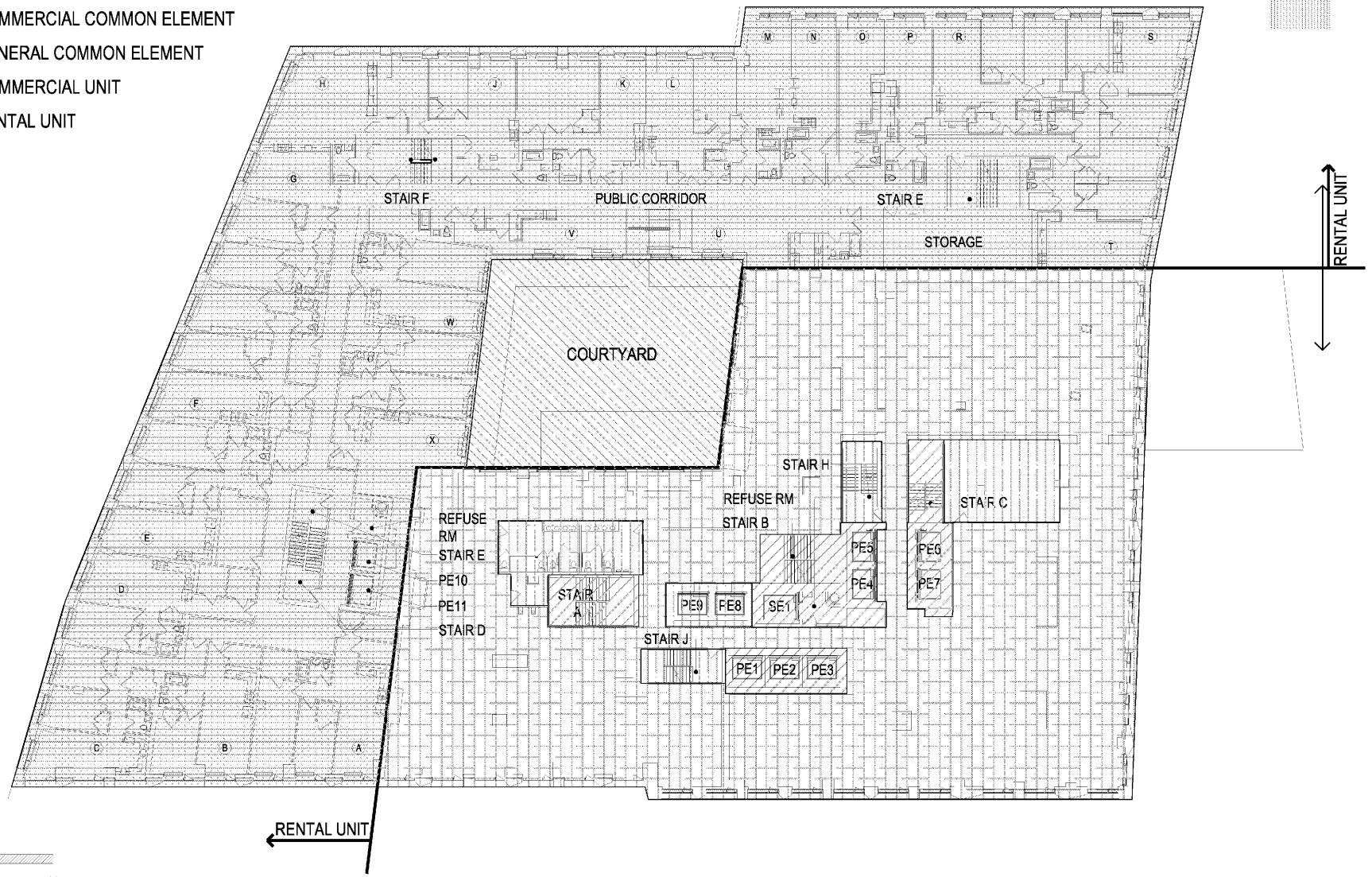
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2ND FLOOR
3RD FLOOR RENTAL UNIT

ONE WEST END

- RESIDENTIAL COMMON ELEMENT
- COMMERCIAL COMMON ELEMENT
- GENERAL COMMON ELEMENT
- COMMERCIAL UNIT
- RENTAL UNIT



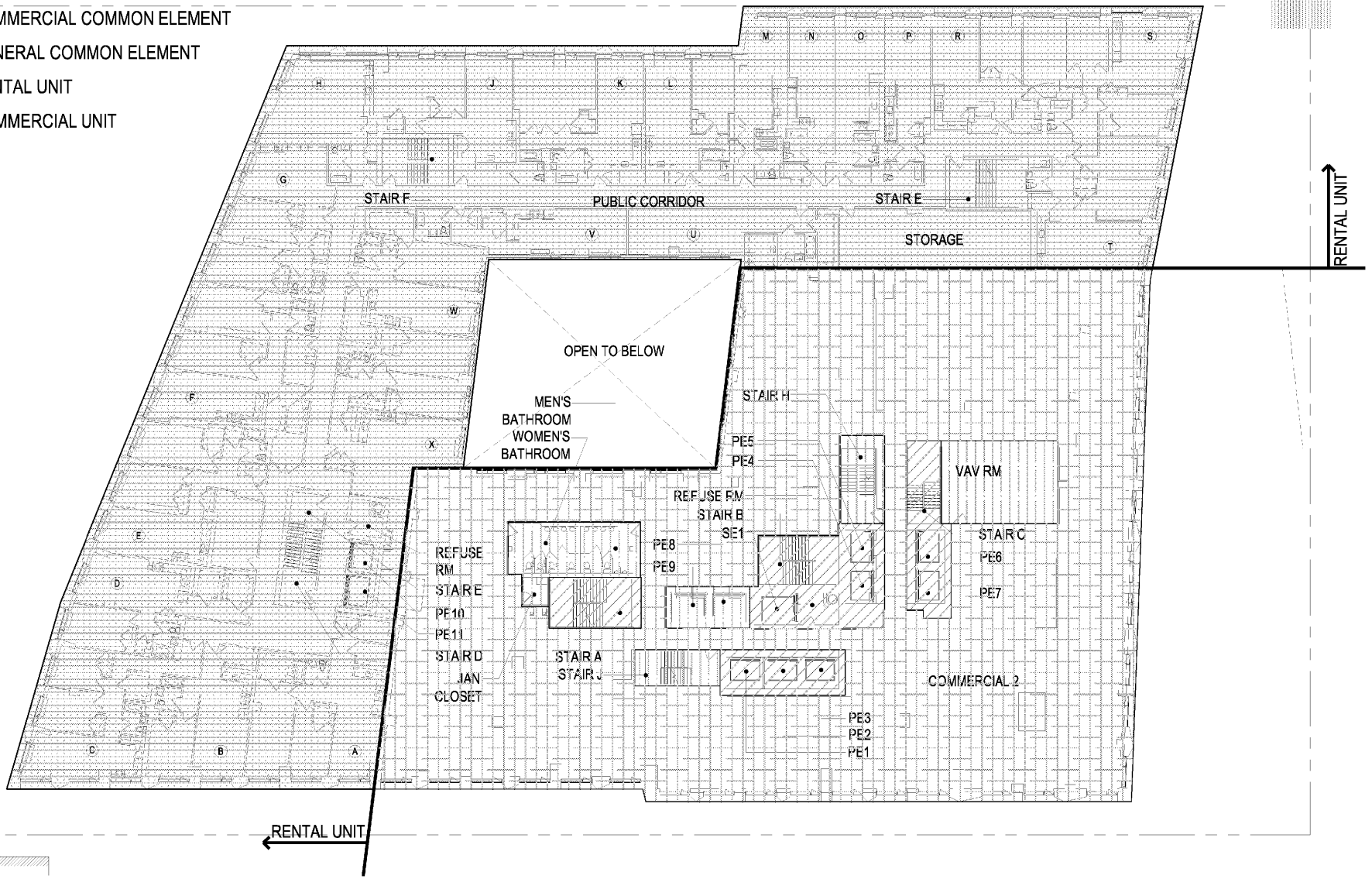
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3RD FLOOR
4TH-5TH FLOOR RENTAL UNIT

ONE WEST END

RESIDENTIAL COMMON ELEMENT
COMMERCIAL COMMON ELEMENT
GENERAL COMMON ELEMENT
RENTAL UNIT
COMMERCIAL UNIT



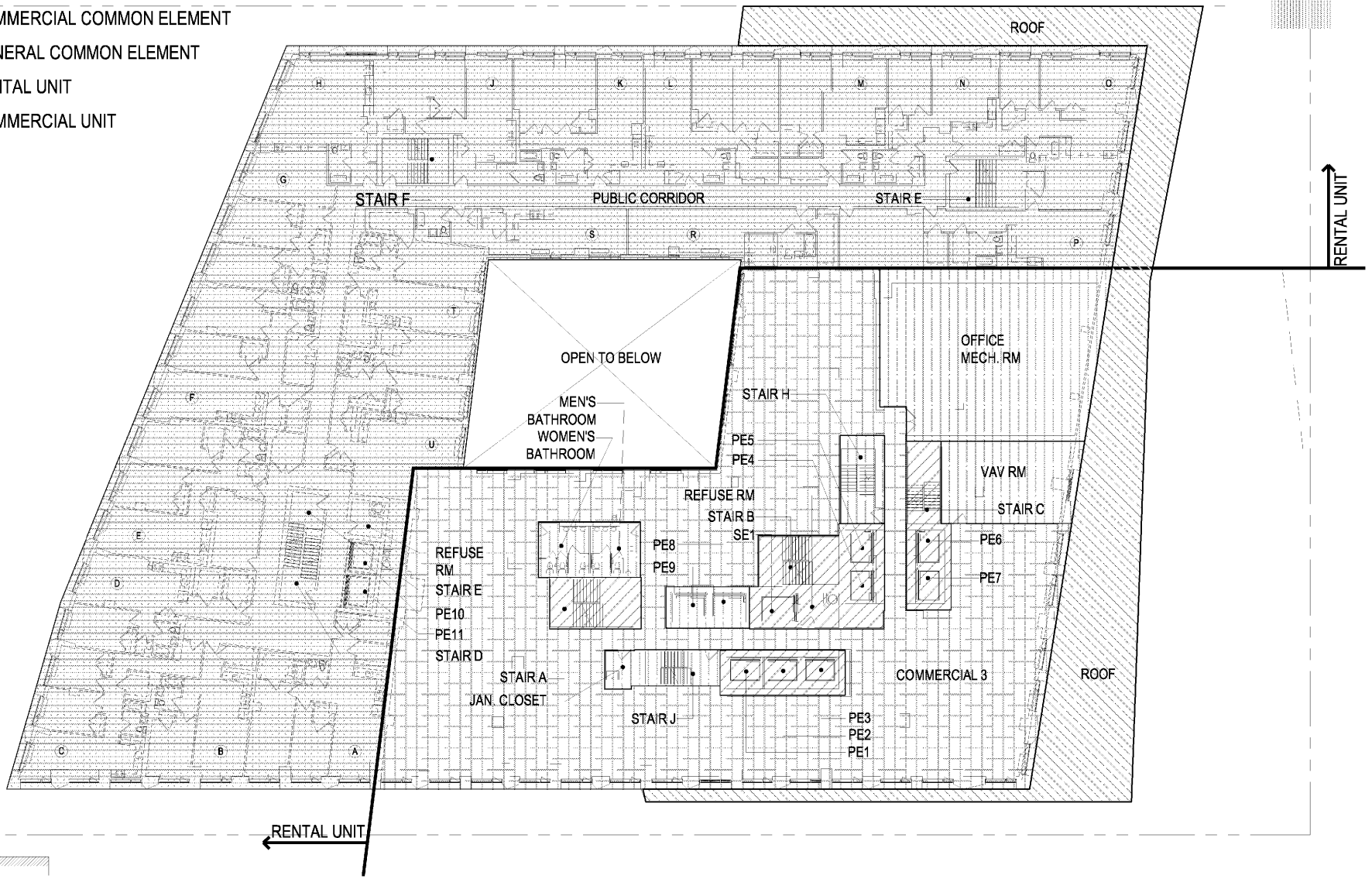
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4TH FLOOR
6TH FLOOR RENTAL UNIT

ONE WEST END

RESIDENTIAL COMMON ELEMENT
COMMERCIAL COMMON ELEMENT
GENERAL COMMON ELEMENT
RENTAL UNIT
COMMERCIAL UNIT



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5TH FLOOR
7TH FLOOR RENTAL UNIT

RESIDENTIAL COMMON ELEMENT

COMMERCIAL COMMON ELEMENT

RENTAL UNIT

COMMERCIAL UNIT

ONE WEST END



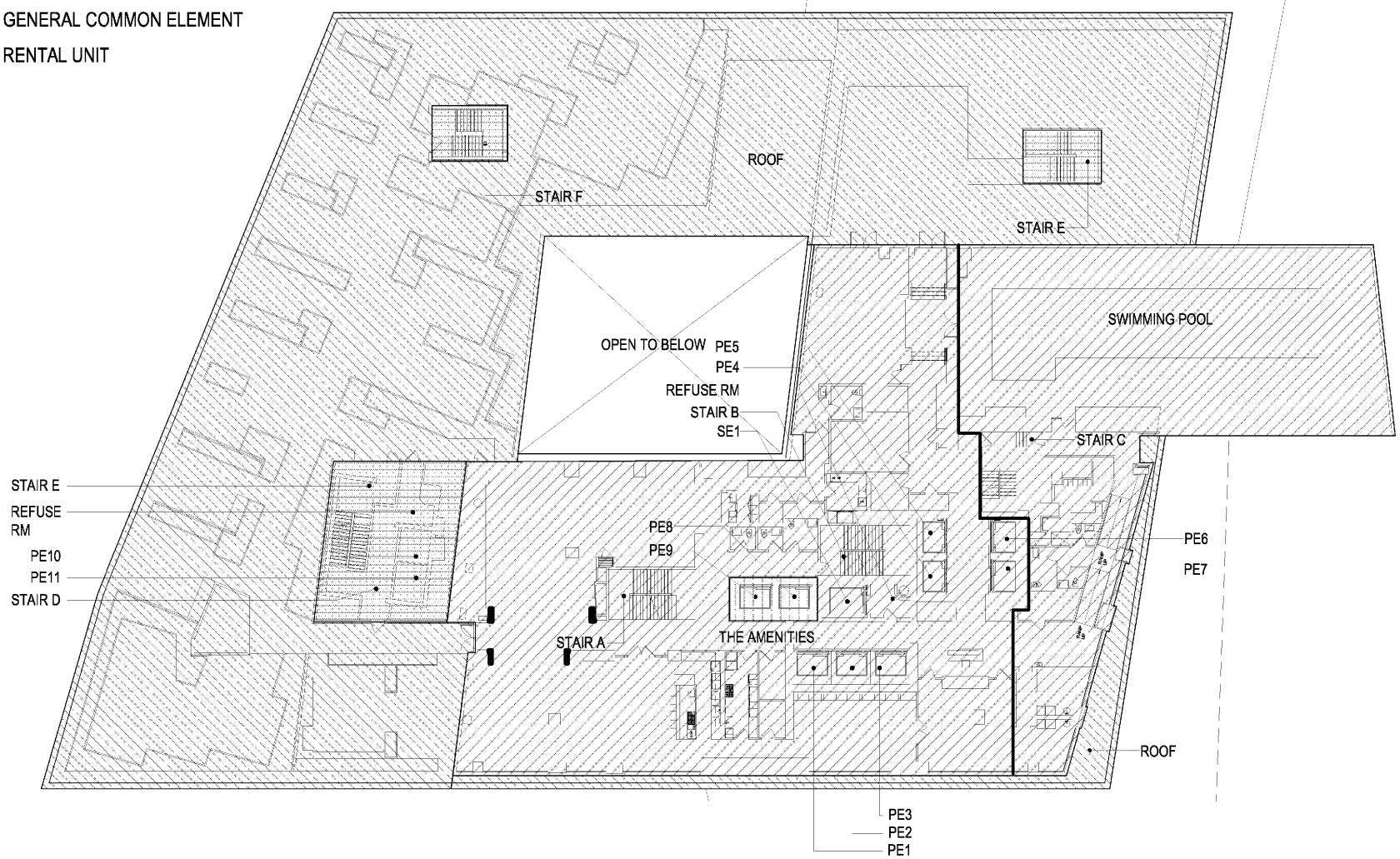
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6TH FLOOR
8TH FLOOR RENTAL UNIT

ONE WEST END

TOWER LIMITED COMMON ELEMENT
COMMERCIAL COMMON ELEMENT
GENERAL COMMON ELEMENT
RENTAL UNIT



0 5 15 30

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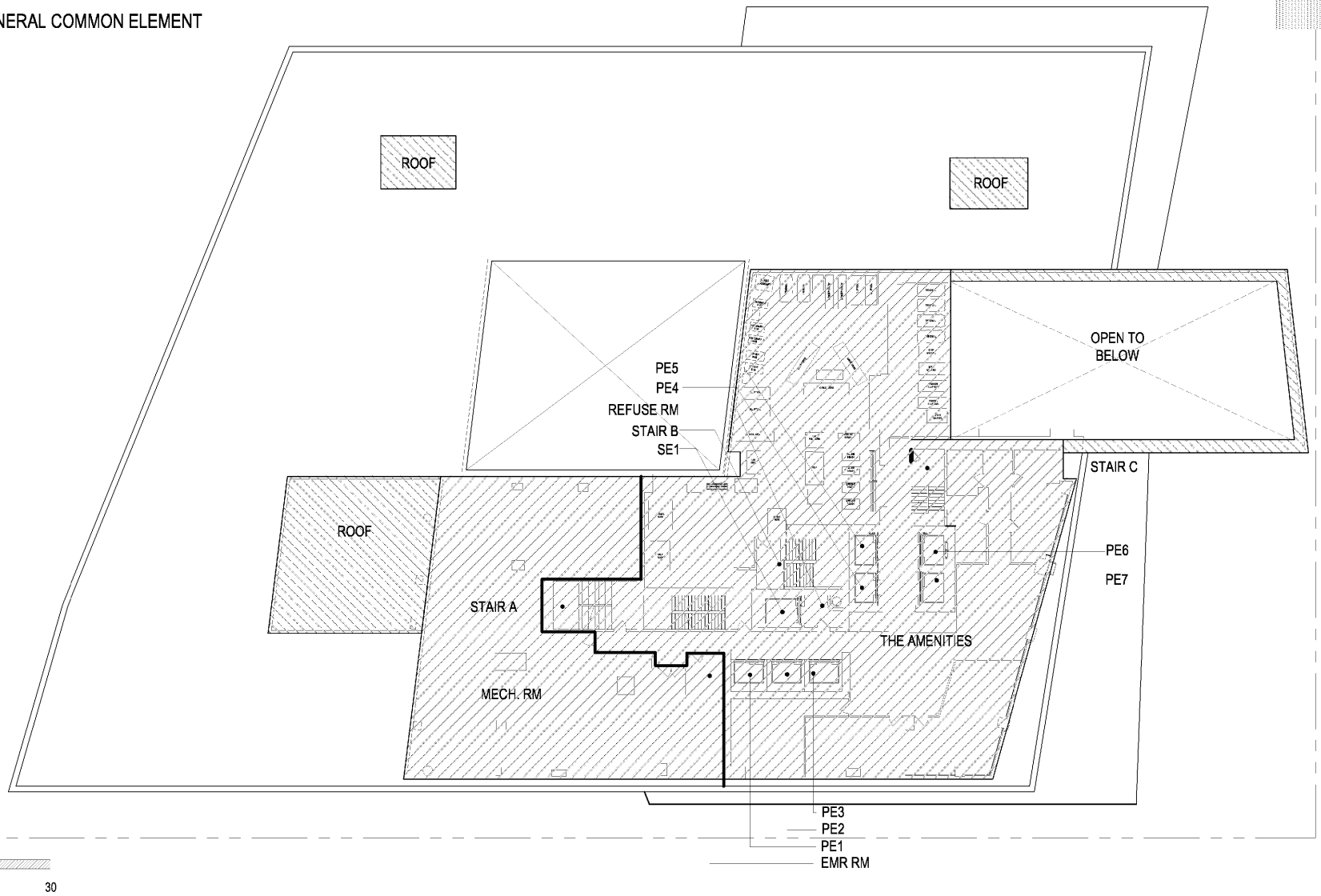
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7TH FLOOR
BULKHEAD ROOF RENTAL UNIT

ONE WEST END

RESIDENTIAL COMMON ELEMENT

GENERAL COMMON ELEMENT



0 5 15 30

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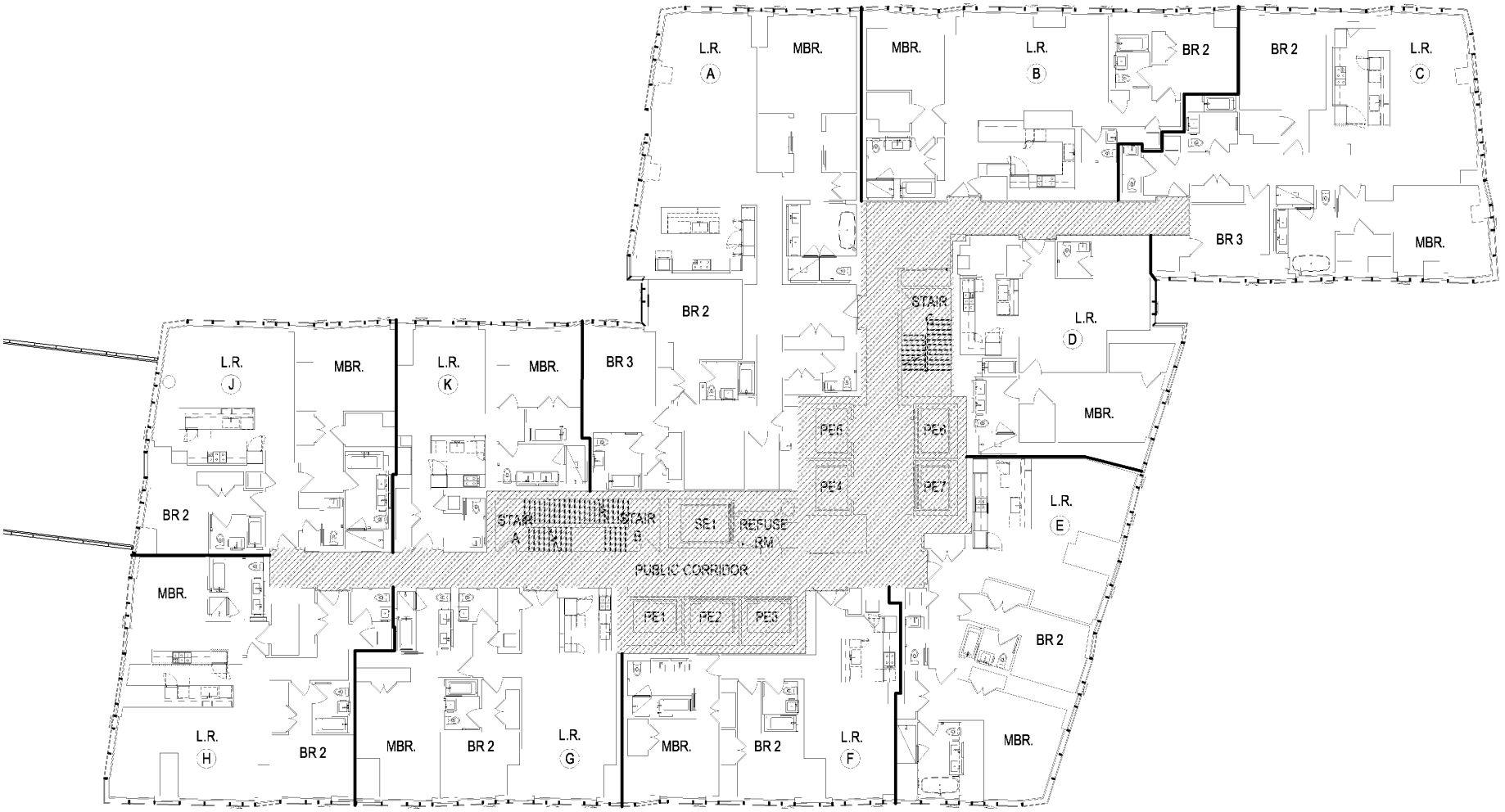
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8TH FLOOR

UNIT

RESIDENTIAL COMMON ELEMENT

ONE WEST END



0 5 15 30

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9TH FLOOR

UNIT

RESIDENTIAL COMMON ELEMENT

ONE WEST END



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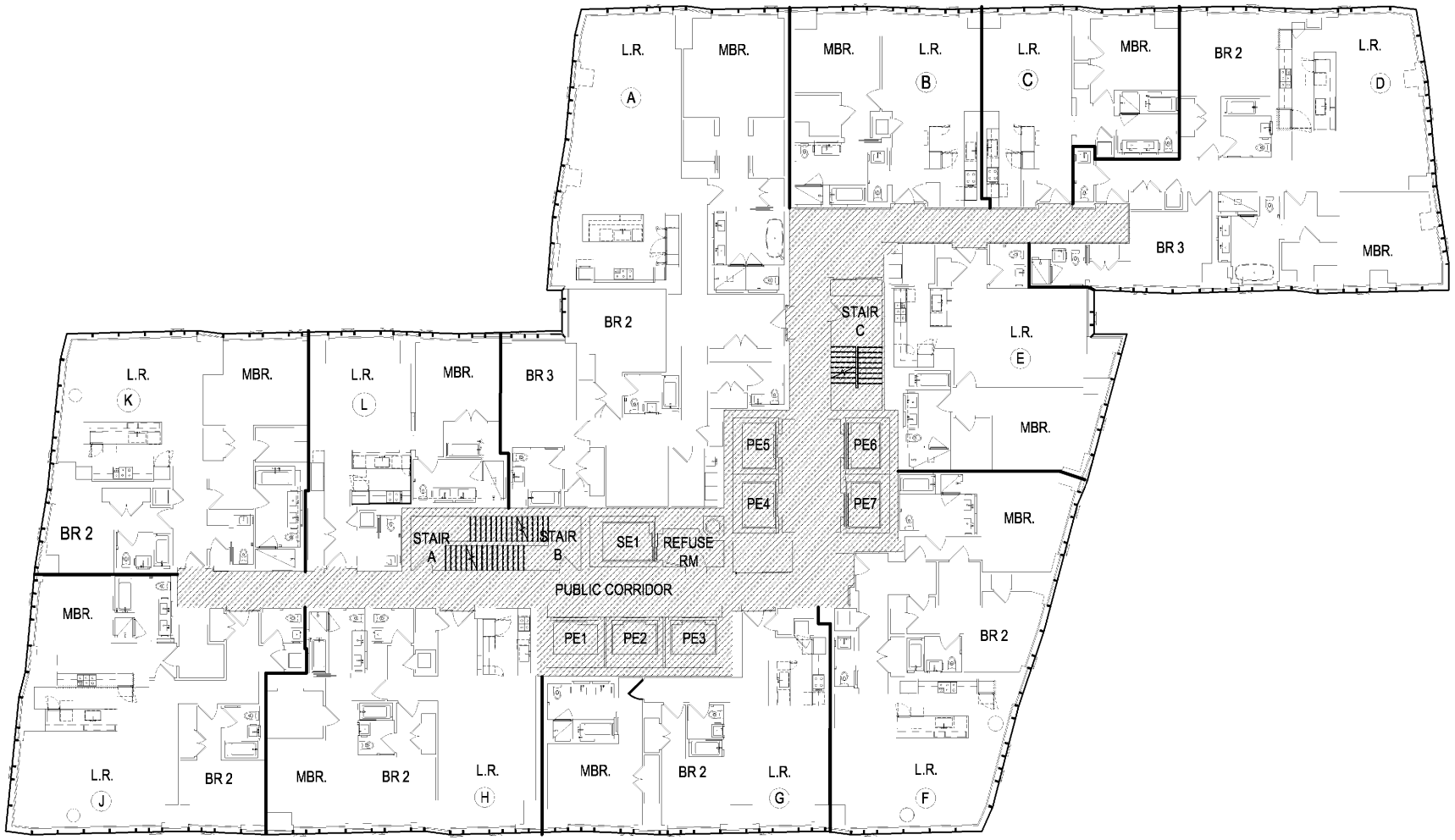
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10TH-11TH, 15TH-17TH FLOORS

UNIT

RESIDENTIAL COMMON ELEMENT

ONE WEST END



0 5 15 30

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12TH-14TH, 18TH-19TH FLOORS

UNIT

RESIDENTIAL COMMON ELEMENT

ONE WEST END



0 5 15 30

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20TH FLOOR

UNIT

RESIDENTIAL COMMON ELEMENT

ONE WEST END



0 5 15 30

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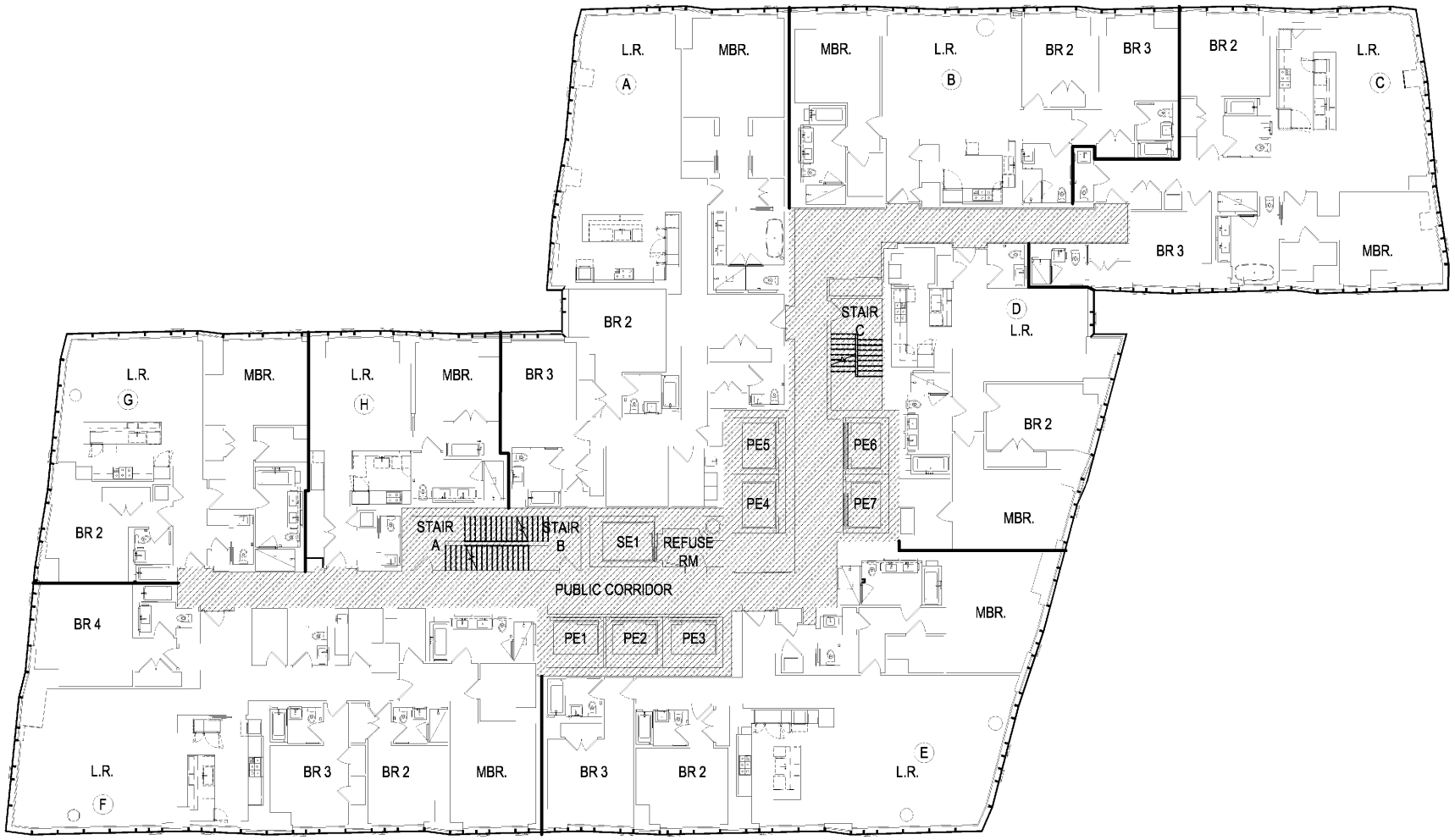
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21ST FLOOR

UNIT

RESIDENTIAL COMMON ELEMENT

ONE WEST END



0 5 15 30

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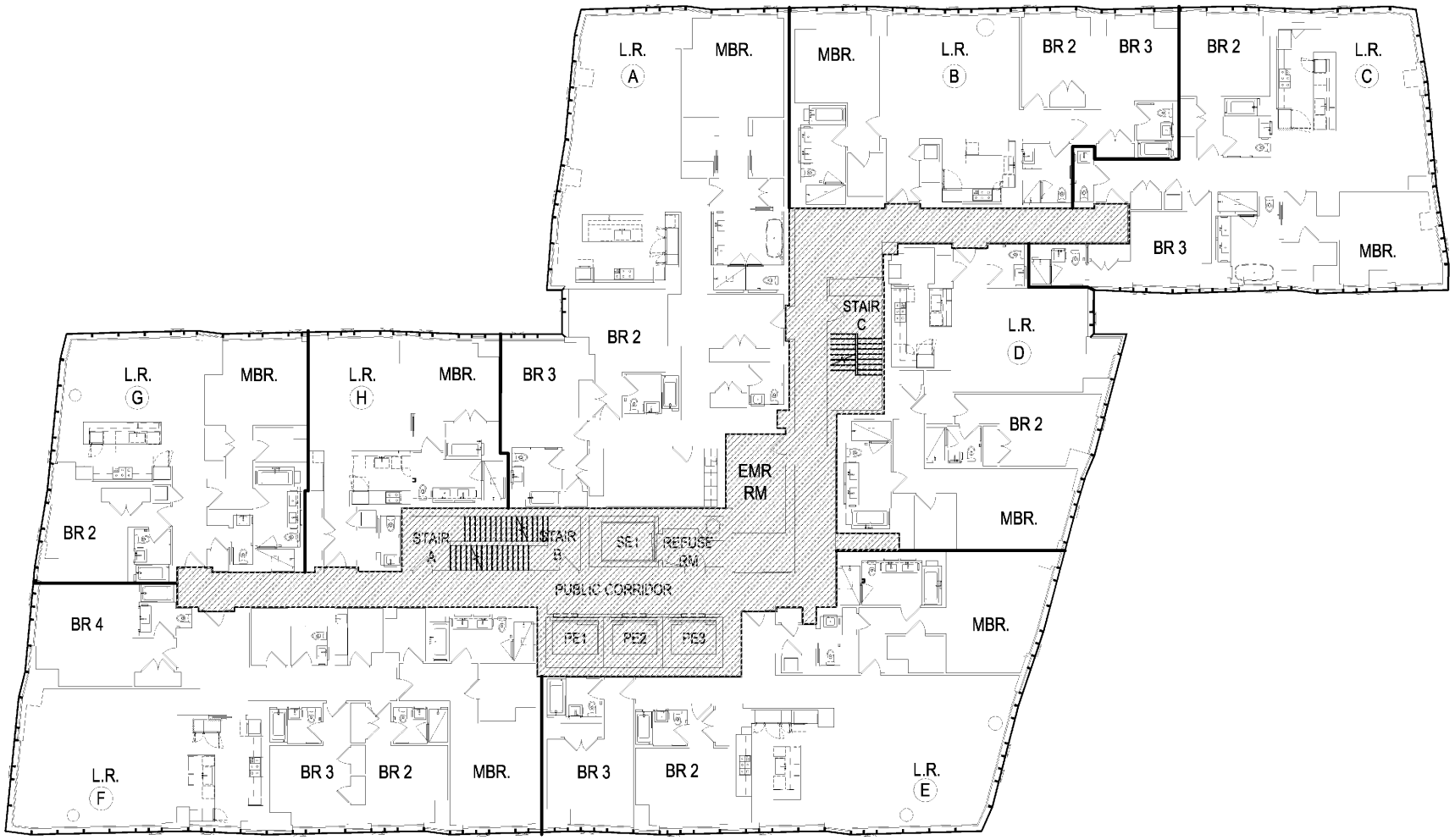
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22ND FLOOR

UNIT

RESIDENTIAL COMMON ELEMENT

ONE WEST END



0 5 15 30

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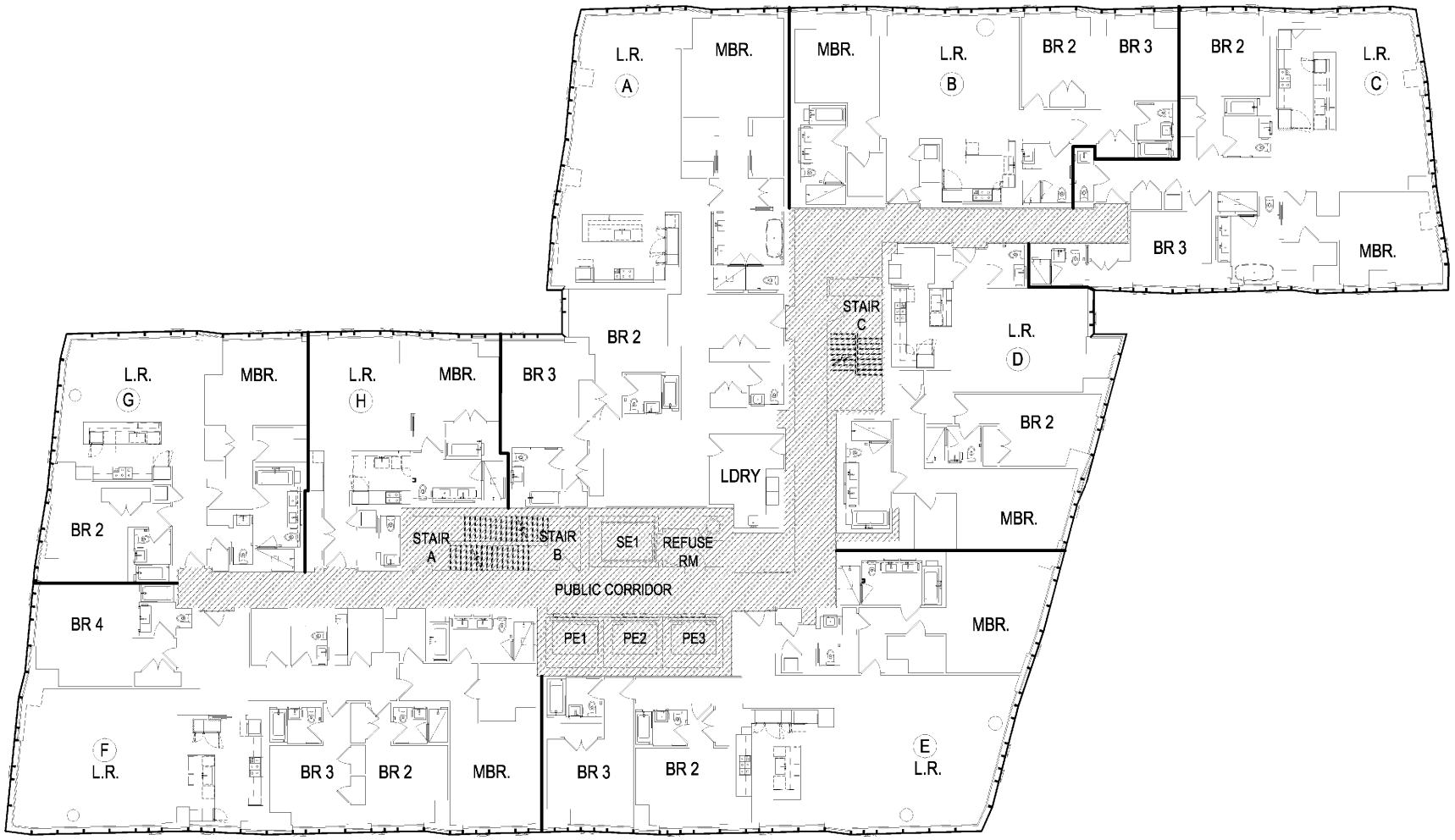
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23RD-24TH FLOORS

UNIT

RESIDENTIAL COMMON ELEMENT

ONE WEST END



0 5 15 30

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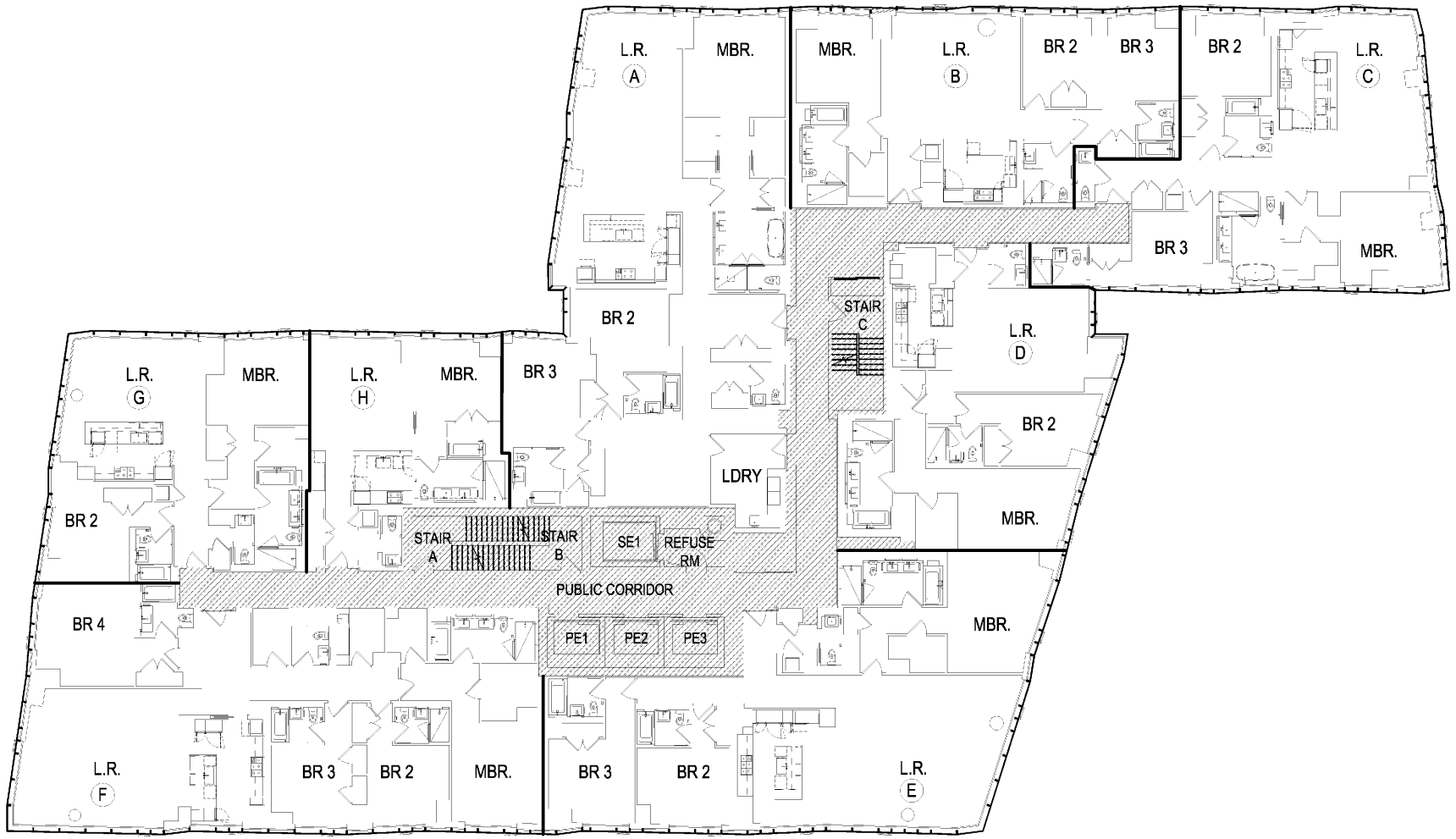
N

25TH-27TH FLOORS

UNIT

RESIDENTIAL COMMON ELEMENT

ONE WEST END



0 5 15 30

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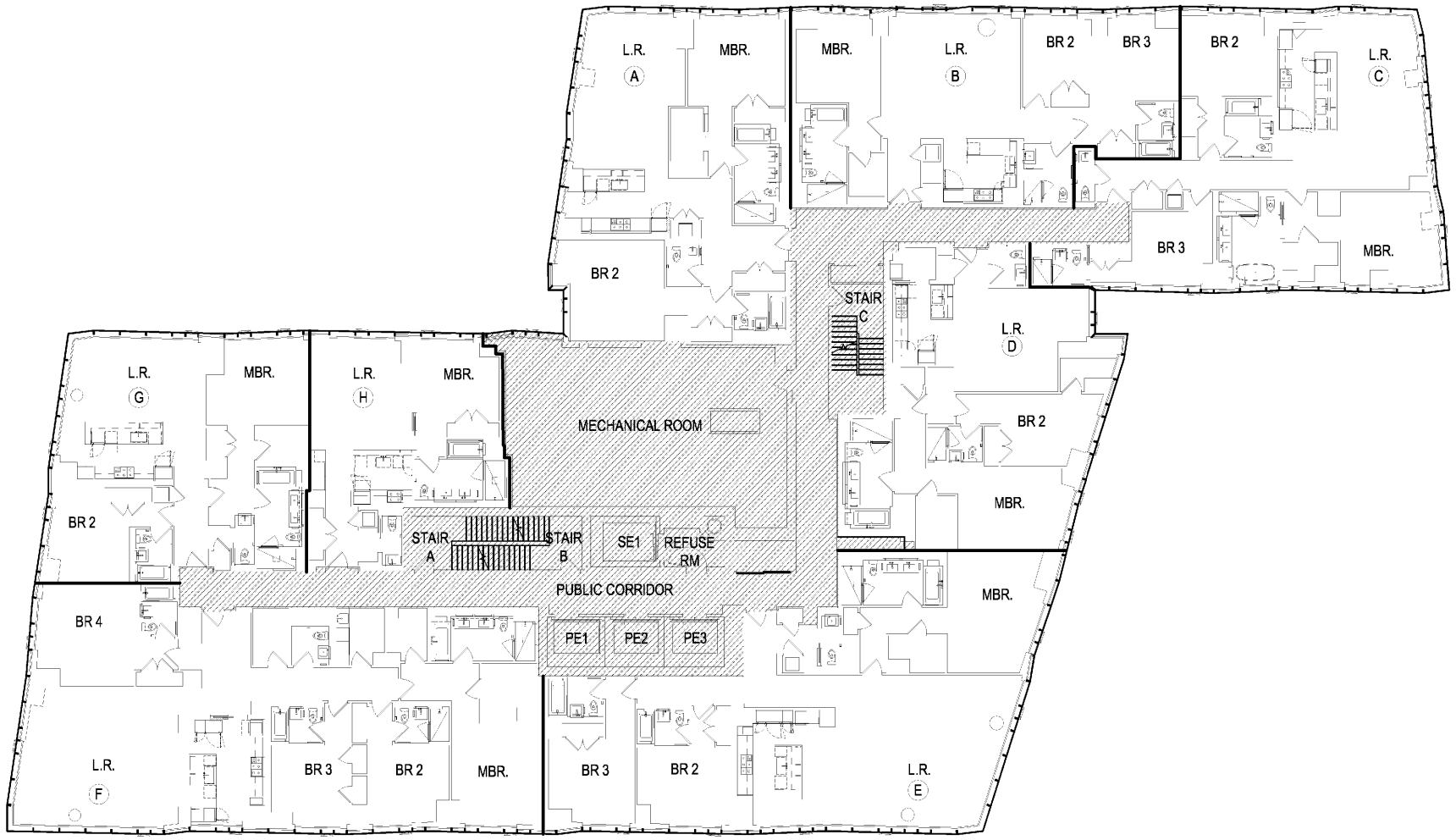
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28TH FLOOR

UNIT

RESIDENTIAL COMMON ELEMENT

ONE WEST END



0 5 15 30

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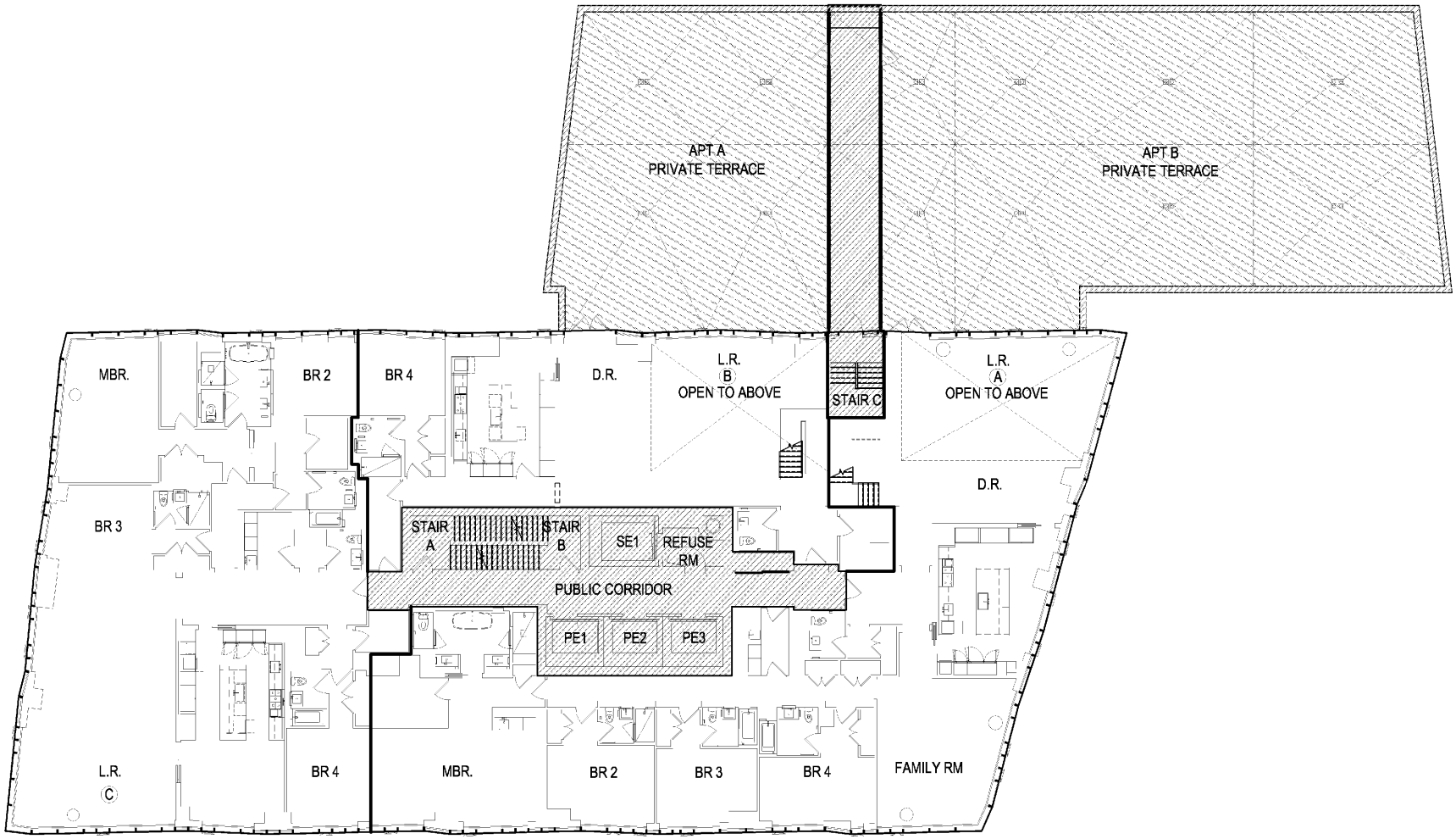
29TH FLOOR

UNIT

RESIDENTIAL COMMON ELEMENT

RESIDENTIAL LIMITED COMMON

ONE WEST END



0 5 15 30

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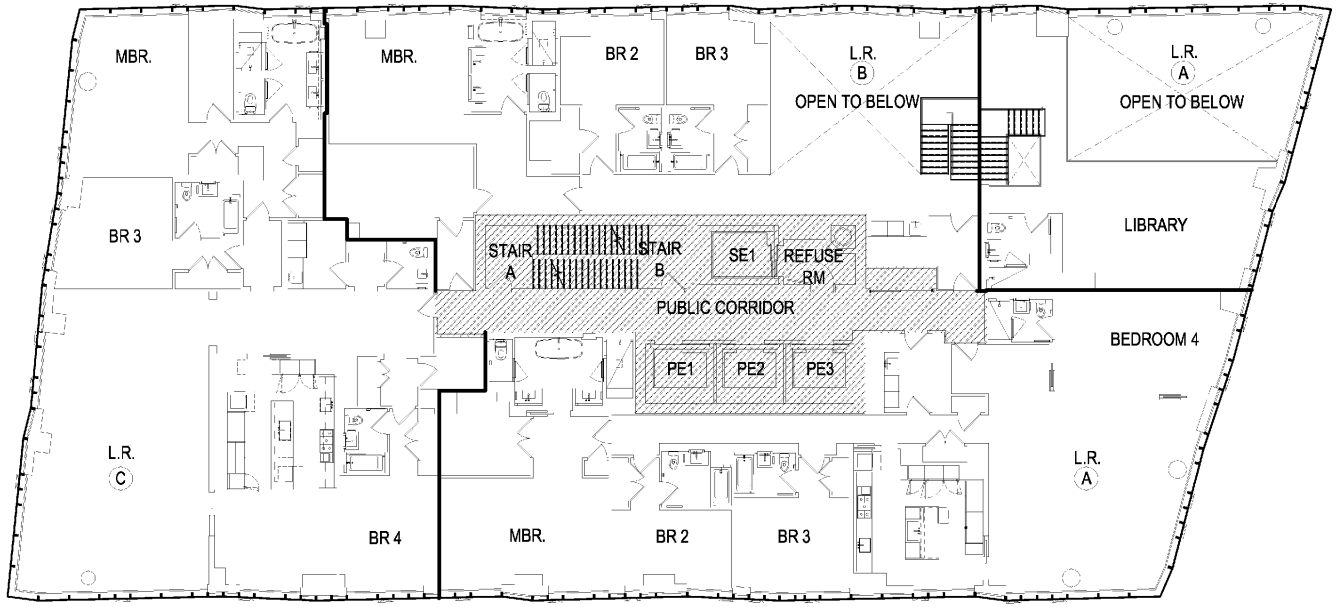
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30TH FLOOR

UNIT

RESIDENTIAL COMMON ELEMENT

ONE WEST END



0 5 15 30

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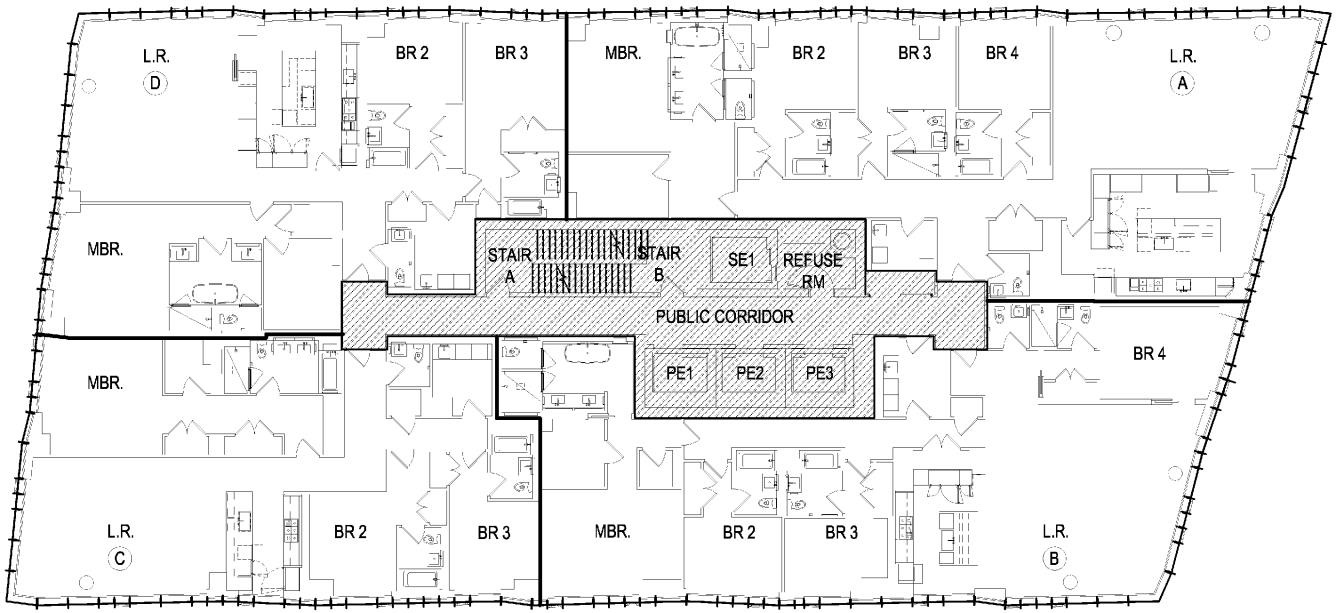
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31ST-33RD FLOORS

UNIT

RESIDENTIAL COMMON ELEMENT

ONE WEST END



0 5 15 30

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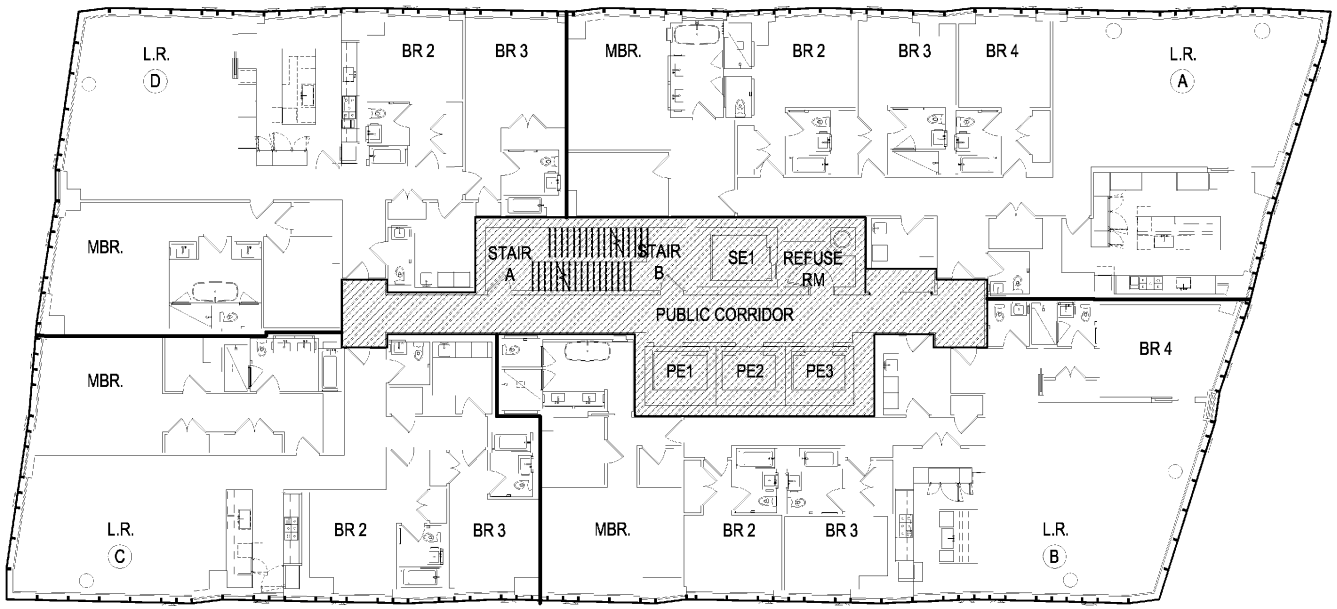
N

34TH-40TH FLOORS

UNIT

RESIDENTIAL COMMON ELEMENT

ONE WEST END



0 5 15 30

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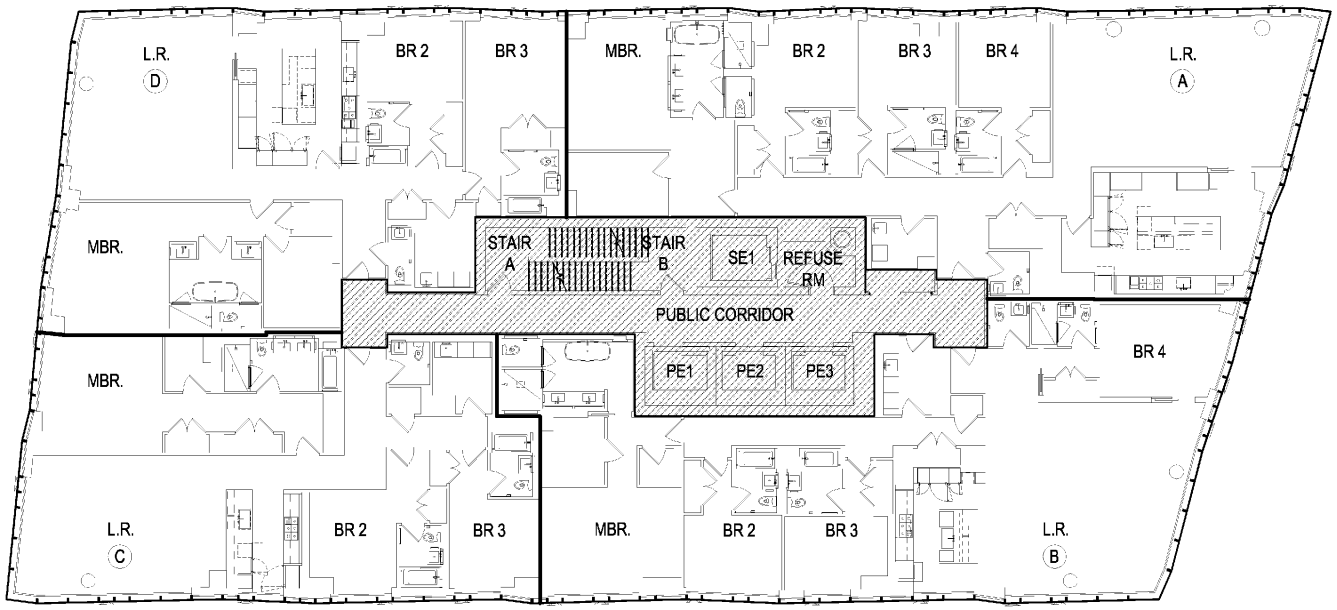
N

41ST FLOOR

UNIT

RESIDENTIAL COMMON ELEMENT

ONE WEST END



0 5 15 30

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N

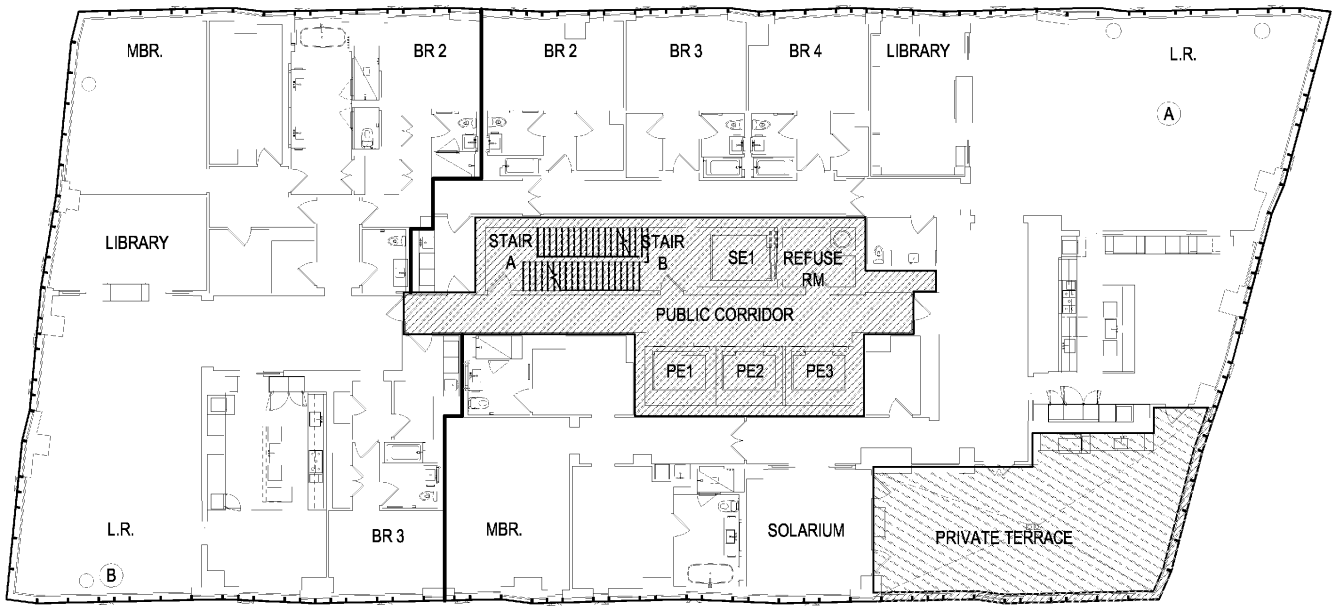
42ND FLOOR

UNIT

RESIDENTIAL COMMON ELEMENT

RESIDENTIAL LIMITED COMMON

ONE WEST END



0 5 15 30

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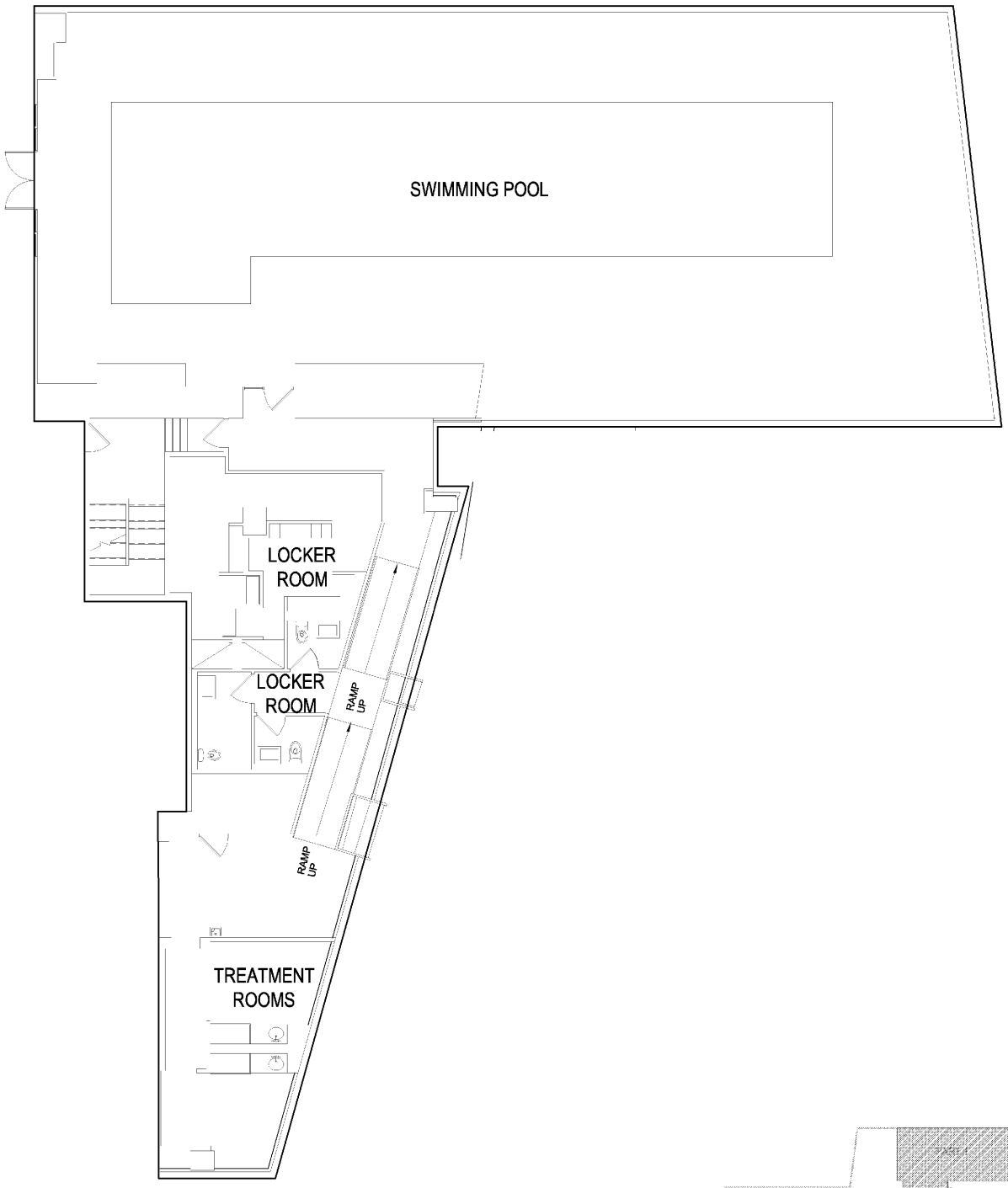
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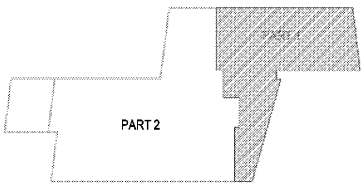
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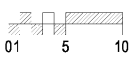
6TH FLOOR AMENITIES PART PLAN 1

SWIMMING POOL
TREATMENT ROOMS
LOCKER ROOMS

ONE WEST END

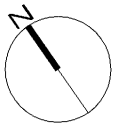






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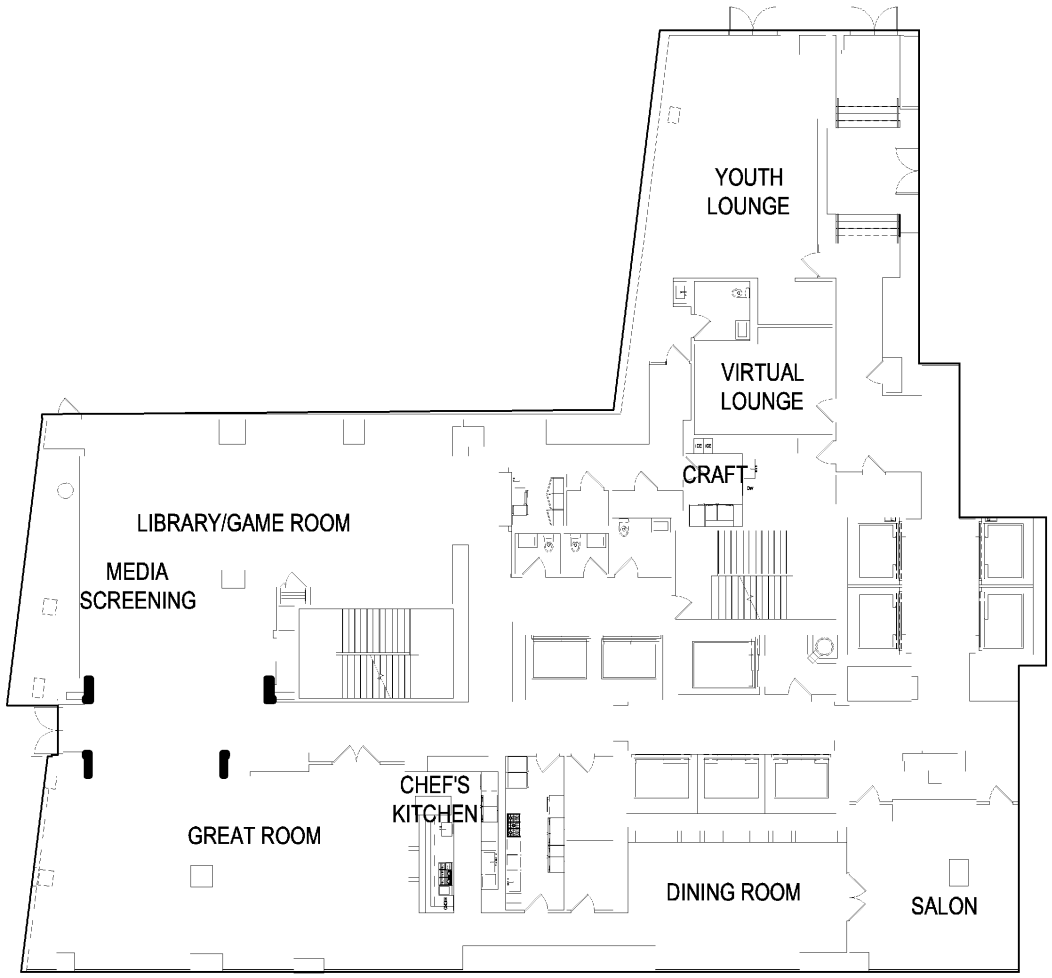
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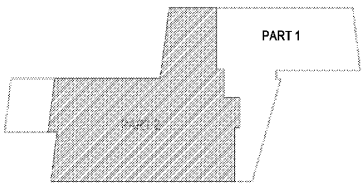


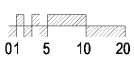
6TH FLOOR AMENITIES PART PLAN 2

DINNING ROOM
CATERING/ CRAFT KITCHEN
CHEF'S KITCHEN
GREAT ROOM
VIRTUAL LOUNGE
LIBRARY/ GAME ROOM
YOUTH LOUNGE
MEDIA SCREENING

ONE WEST END

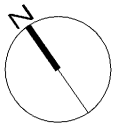






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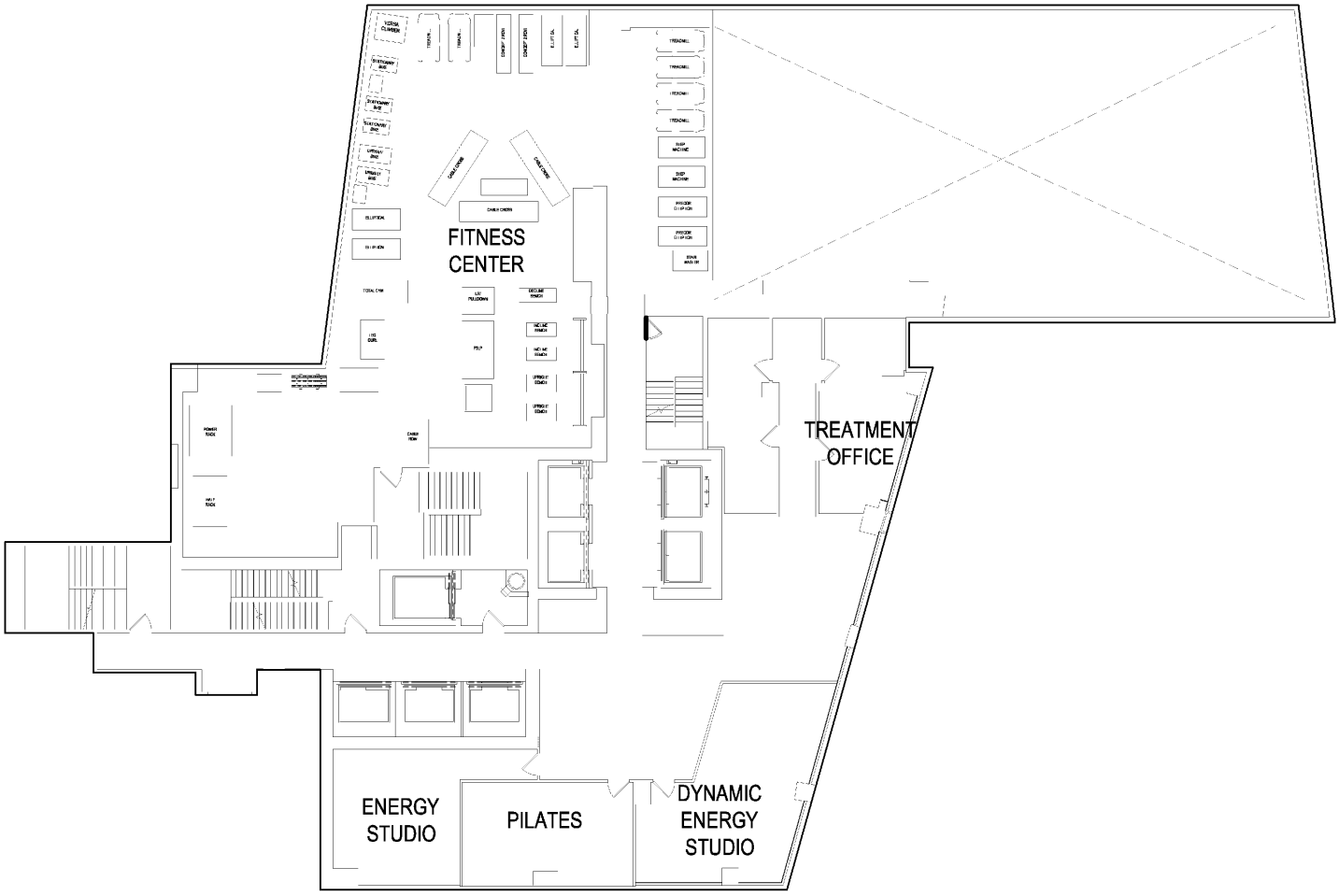
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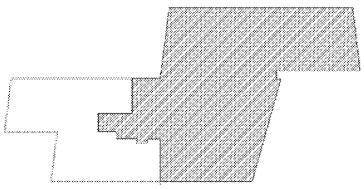


7TH FLOOR AMENITIES

FITNESS CENTER
RELAXED ENERGY STUDIO
PILATES/GYROTONICS STUDIO
DYNAMIC ENERGY STUDIO
TREATMENT OFFICE

ONE WEST END

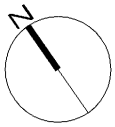




01 5 10 20

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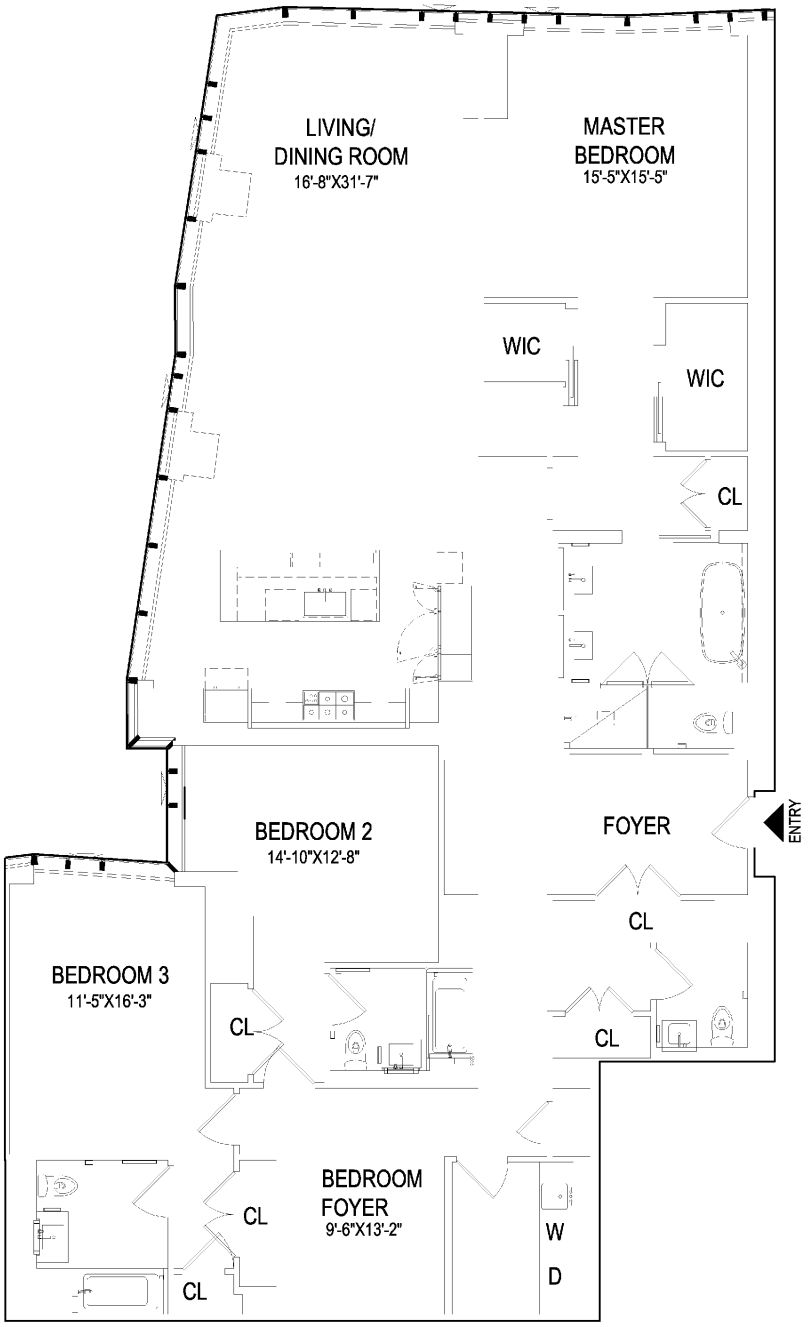
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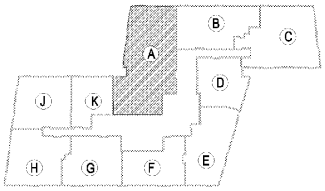


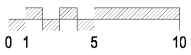
RESIDENCE A

8TH FLOOR
3 BEDROOMS
3.5 BATHS

ONE WEST END

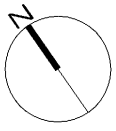






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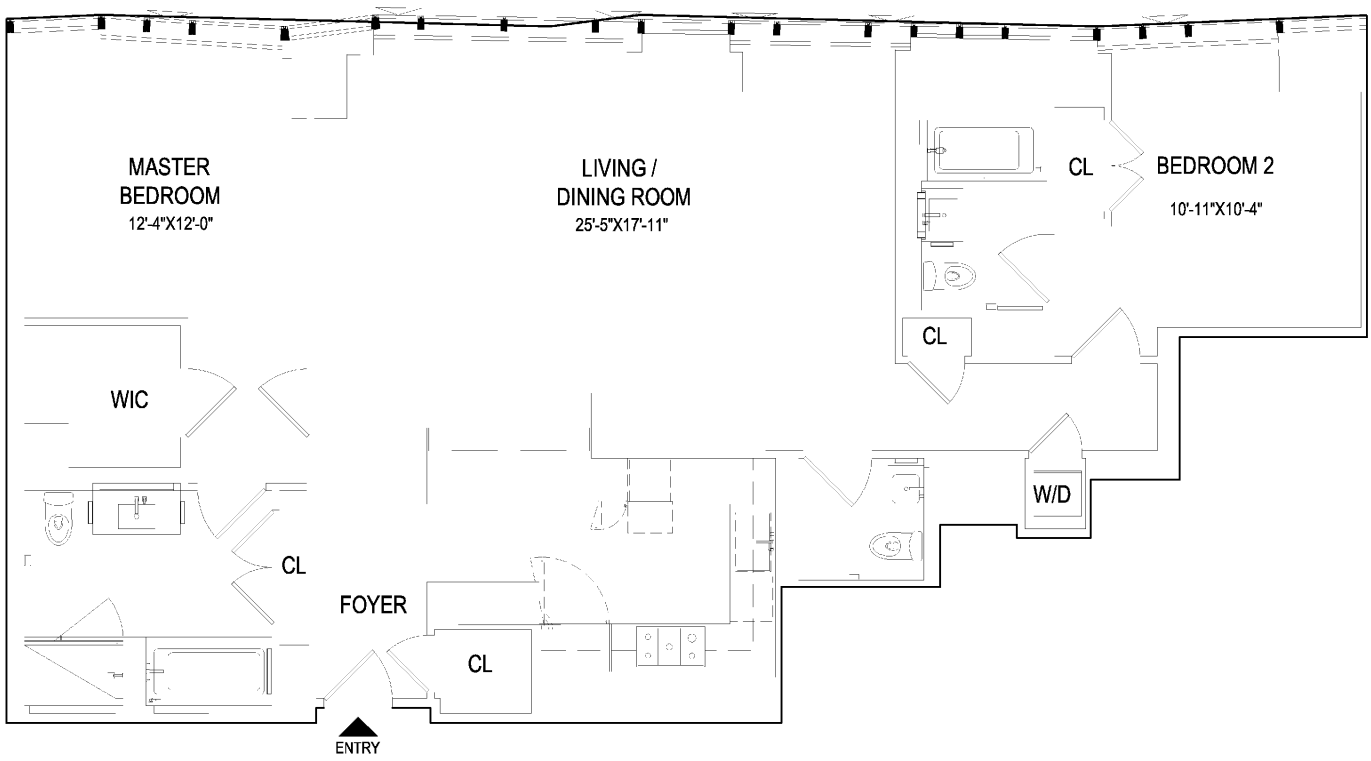
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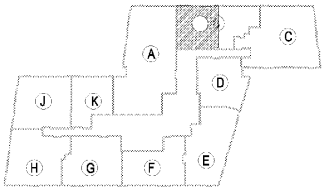


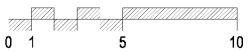
RESIDENCE B

8TH FLOOR
2 BEDROOMS
2.5 BATHS

ONE WEST END

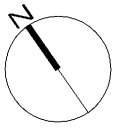






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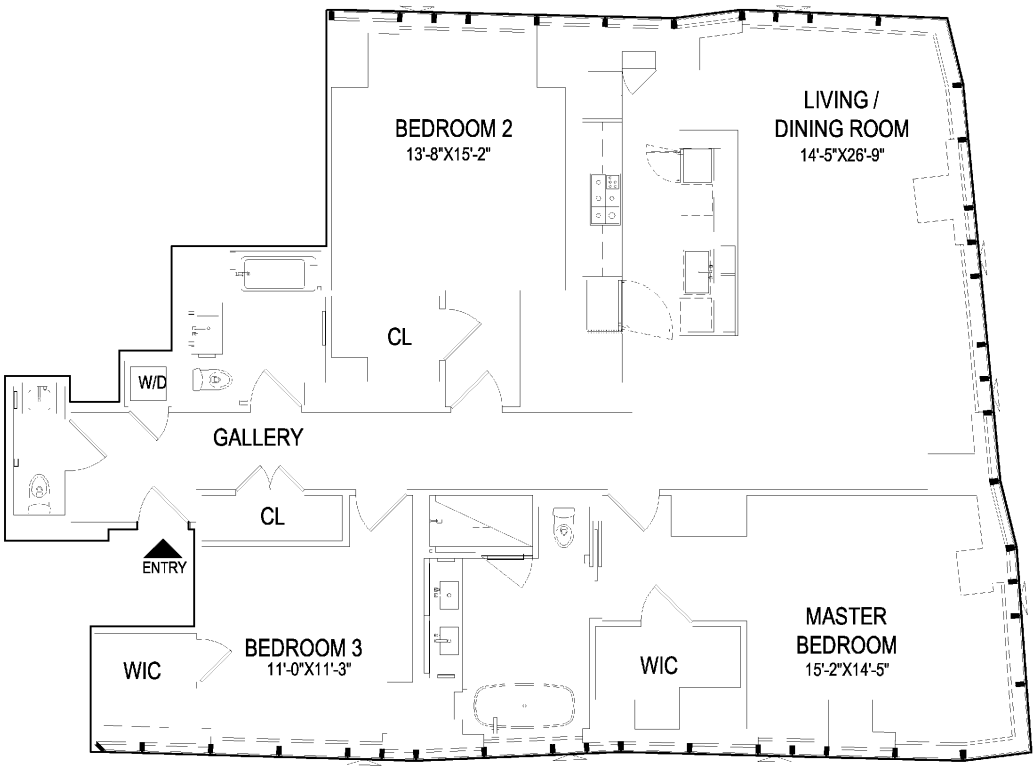
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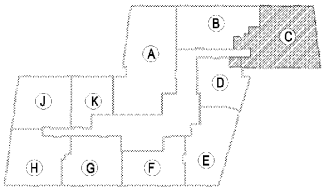


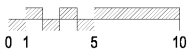
RESIDENCE C

8TH FLOOR
3 BEDROOMS
2.5 BATHS

ONE WEST END

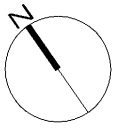






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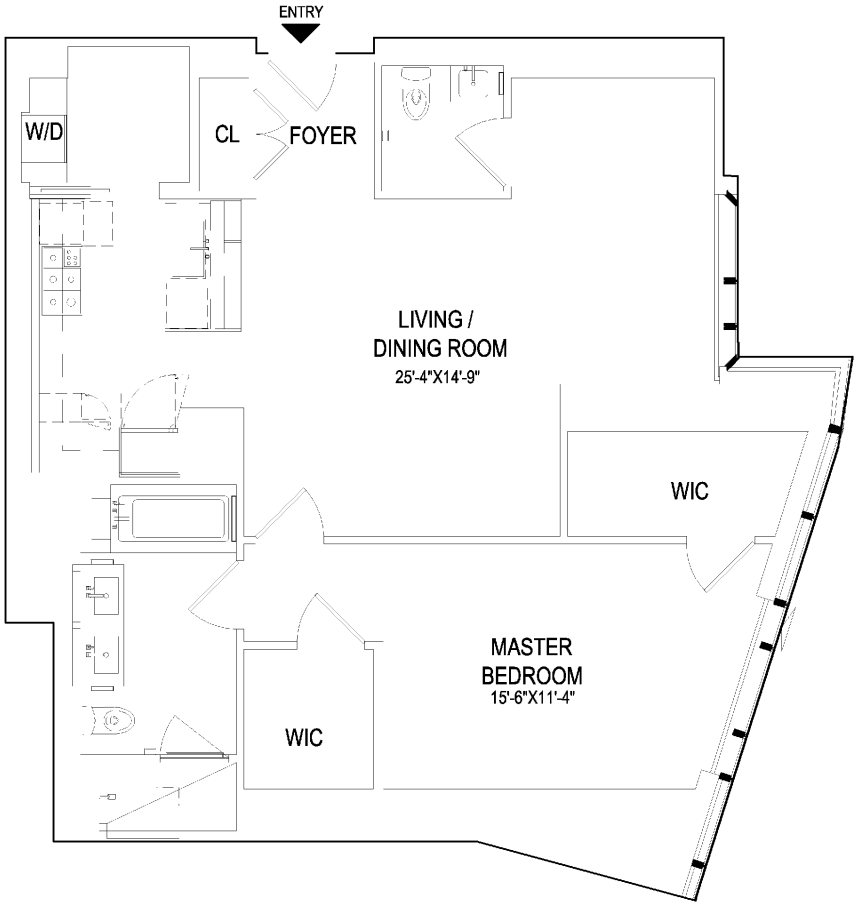
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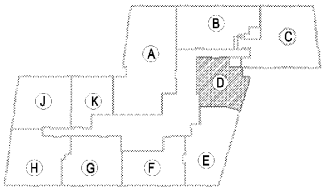


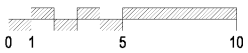
RESIDENCE D

8TH FLOOR
1 BEDROOM
1.5 BATHS

ONE WEST END

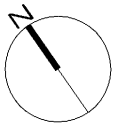






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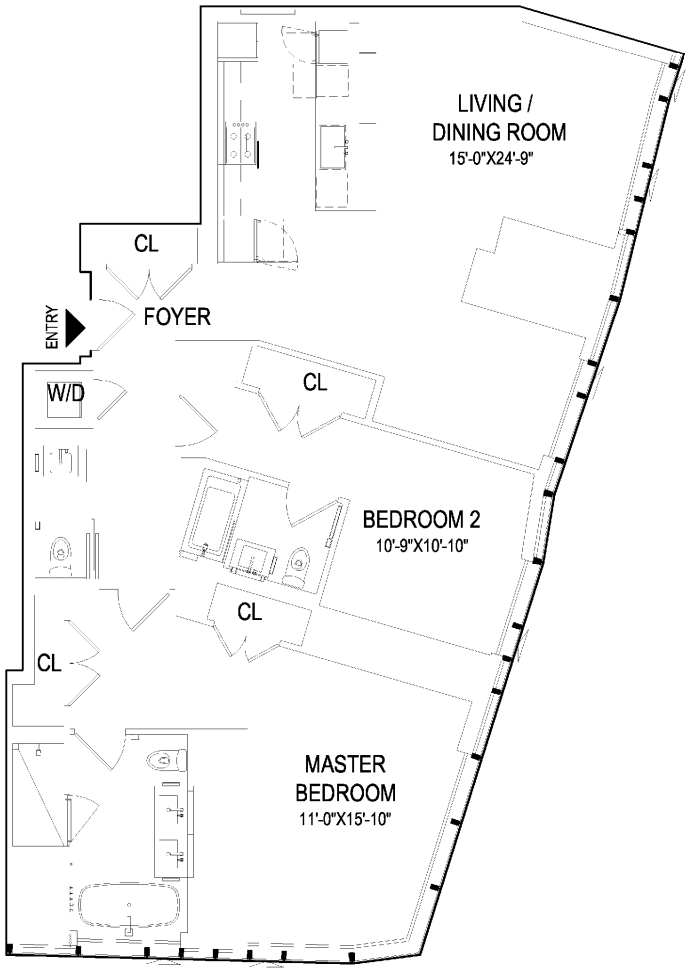
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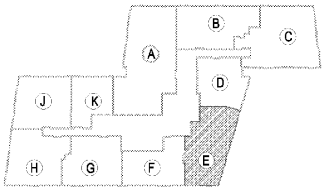


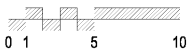
RESIDENCE E

8TH FLOOR
2 BEDROOMS
2.5 BATHS

ONE WEST END

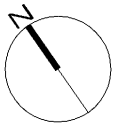






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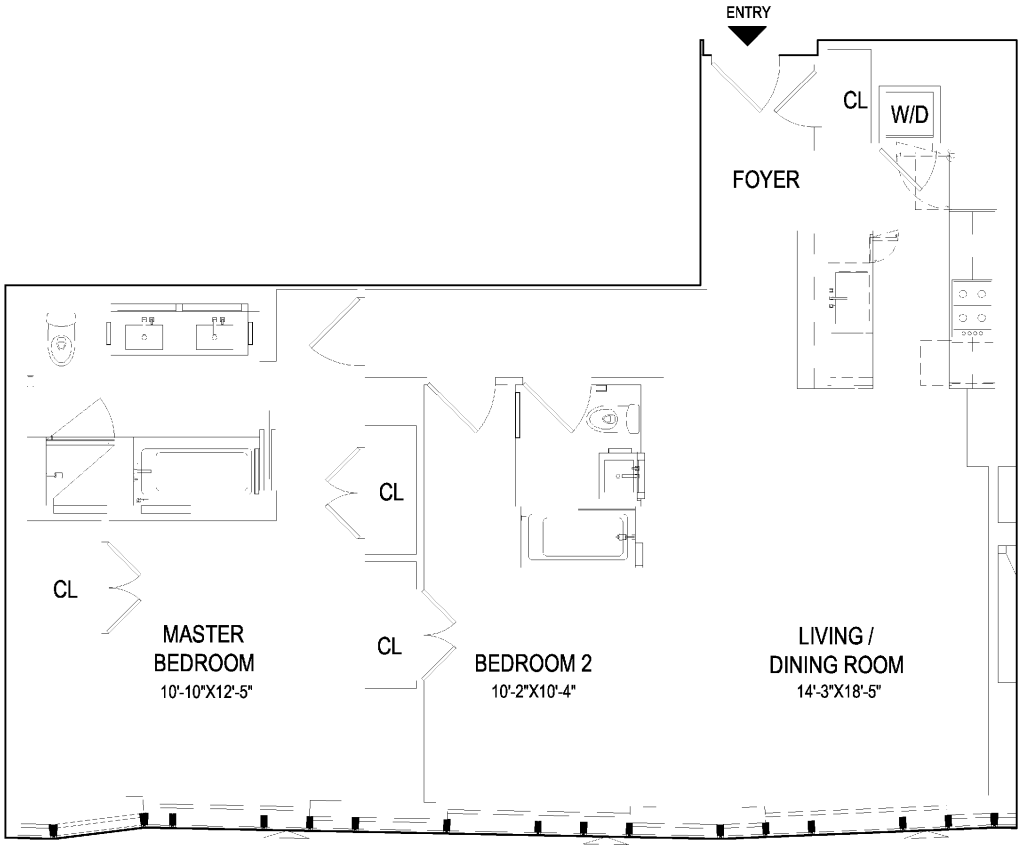
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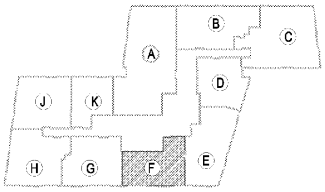


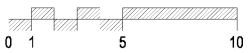
RESIDENCE F

8TH FLOOR
2 BEDROOMS
2 BATHS

ONE WEST END

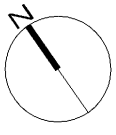






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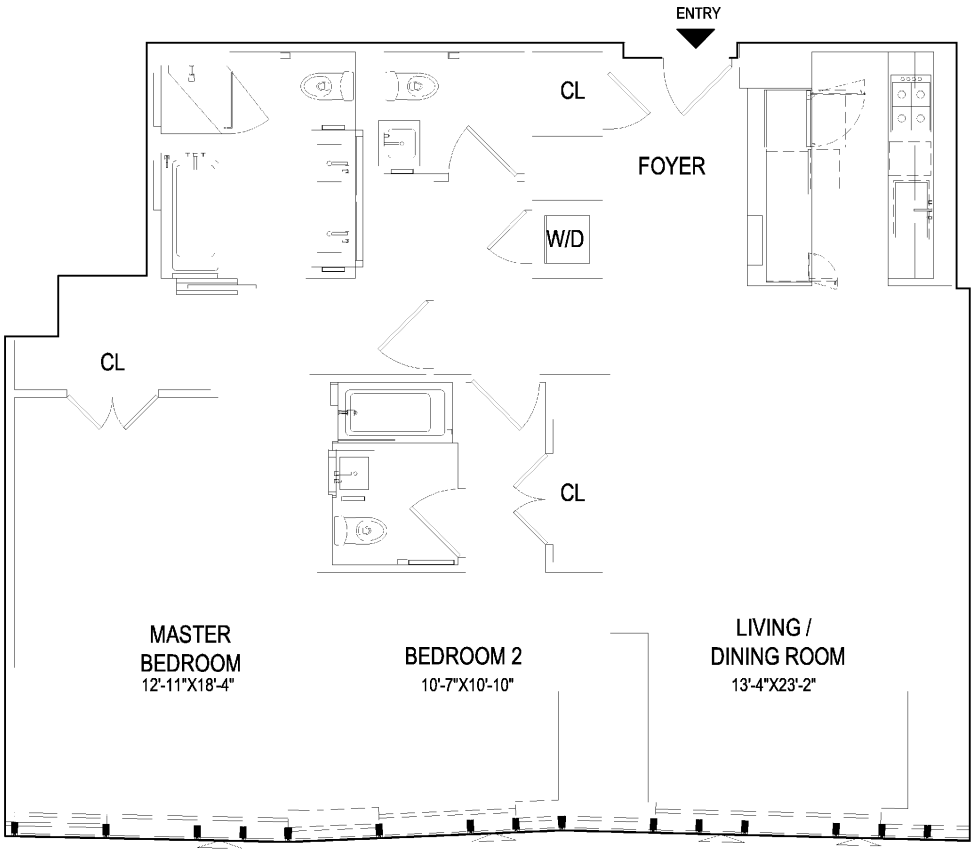
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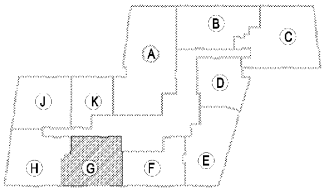


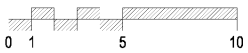
RESIDENCE G

8TH FLOOR
2 BEDROOMS
2.5 BATHS

ONE WEST END

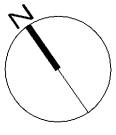






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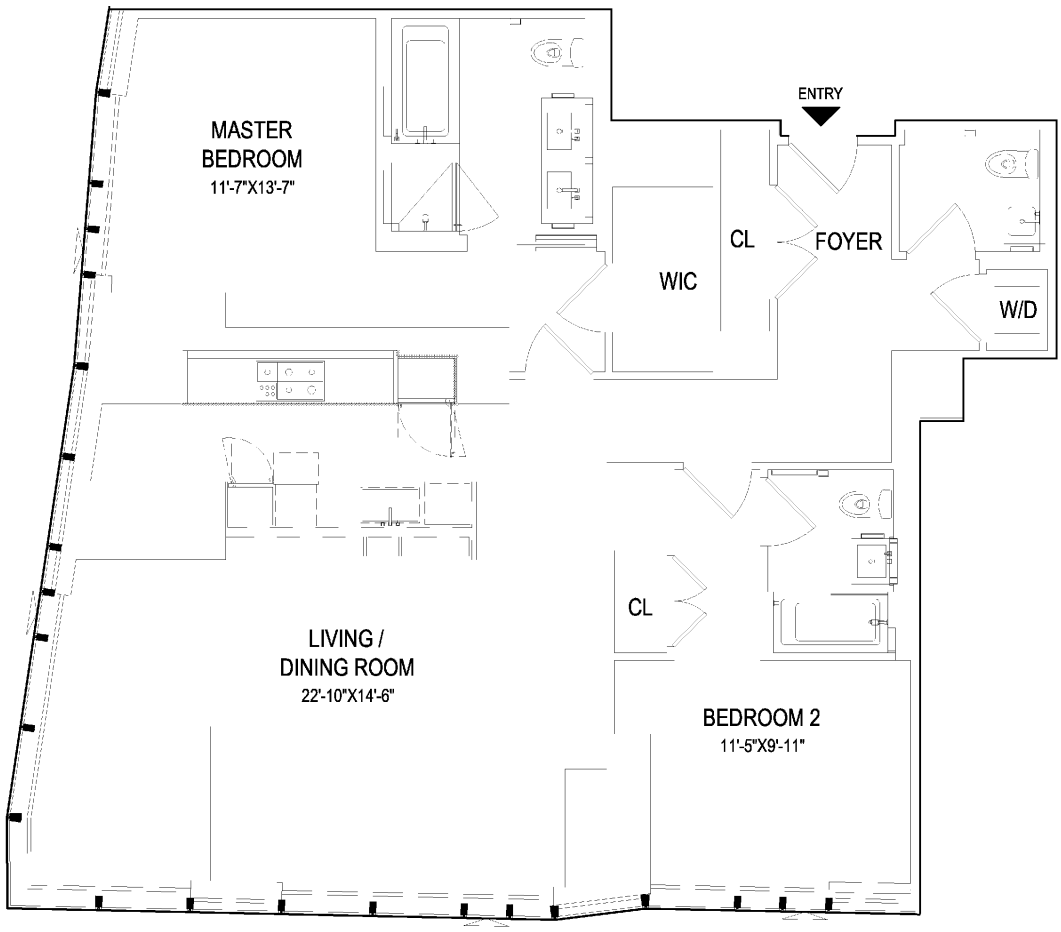
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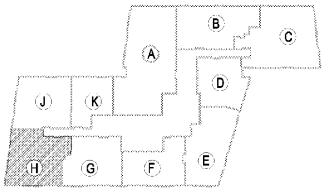


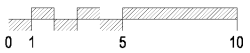
RESIDENCE H

8TH FLOOR
2 BEDROOMS
2.5 BATHS

ONE WEST END

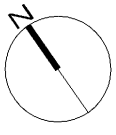






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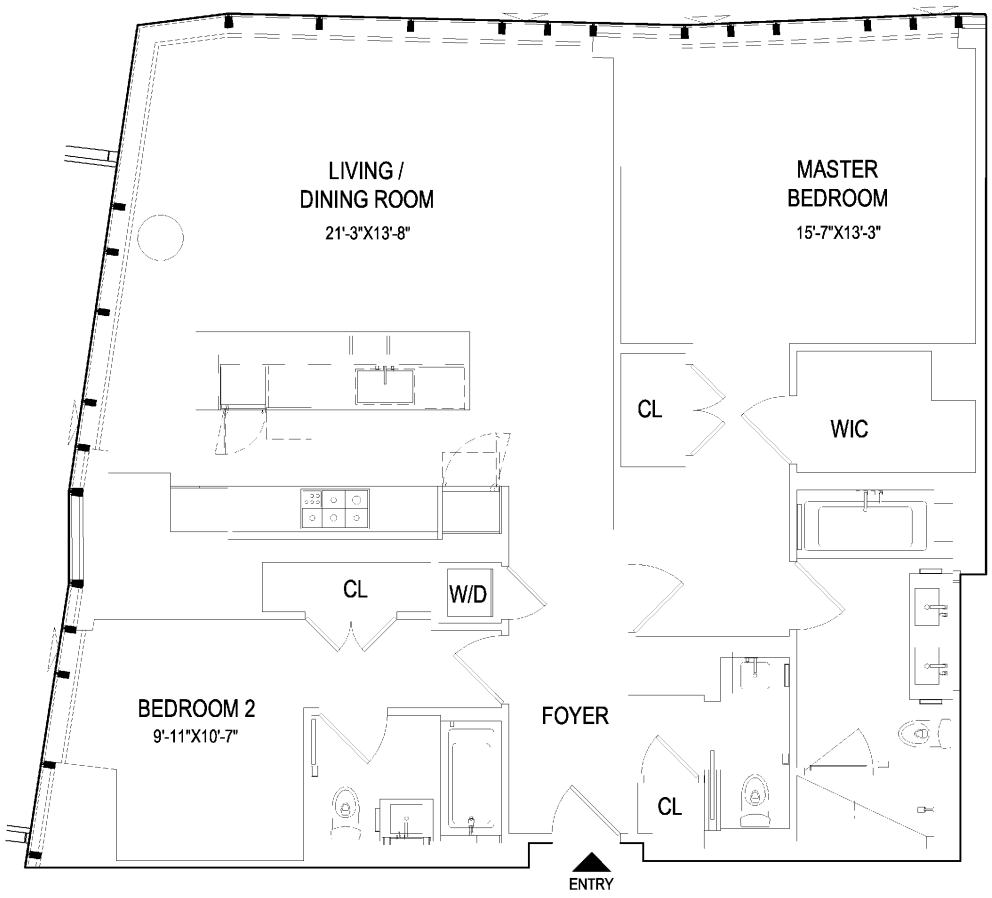
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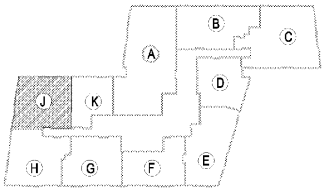


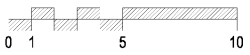
RESIDENCE J

8TH FLOOR
2 BEDROOMS
2.5 BATHS

ONE WEST END

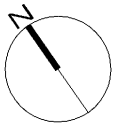






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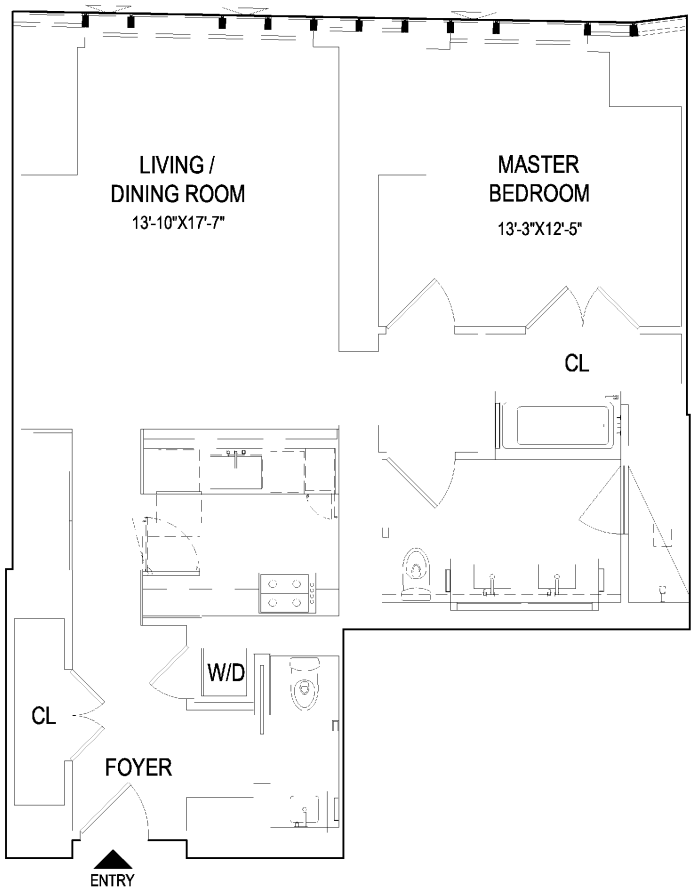
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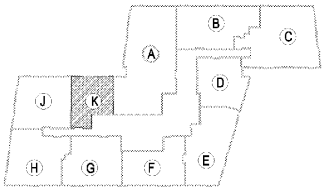


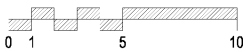
RESIDENCE K

8TH FLOOR
1 BEDROOM
1.5 BATHS

ONE WEST END

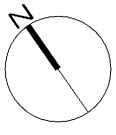






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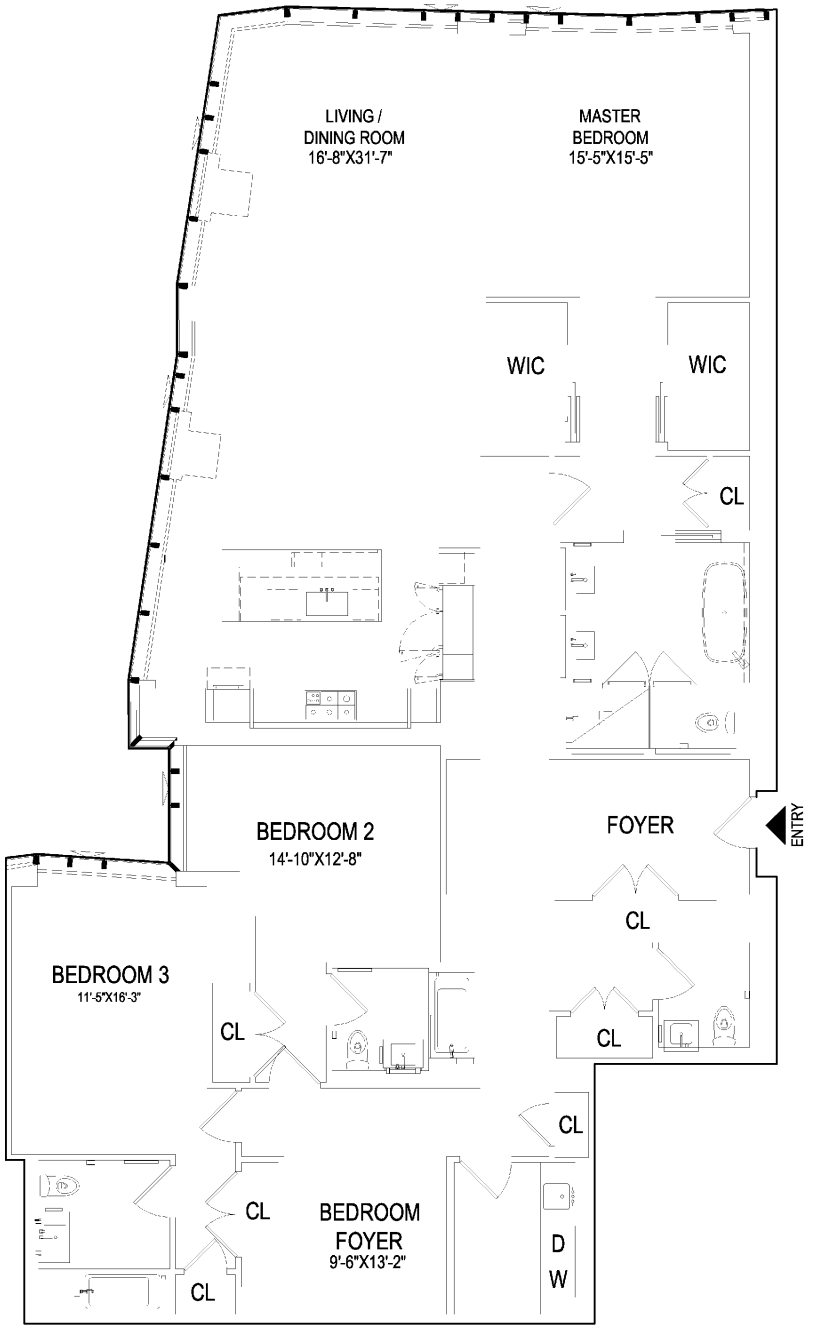
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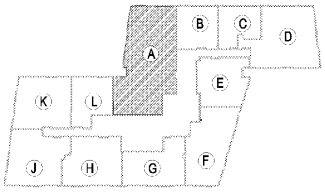


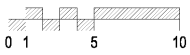
RESIDENCE A

9TH FLOOR
3 BEDROOMS
3.5 BATHS

ONE WEST END

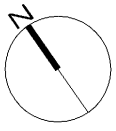






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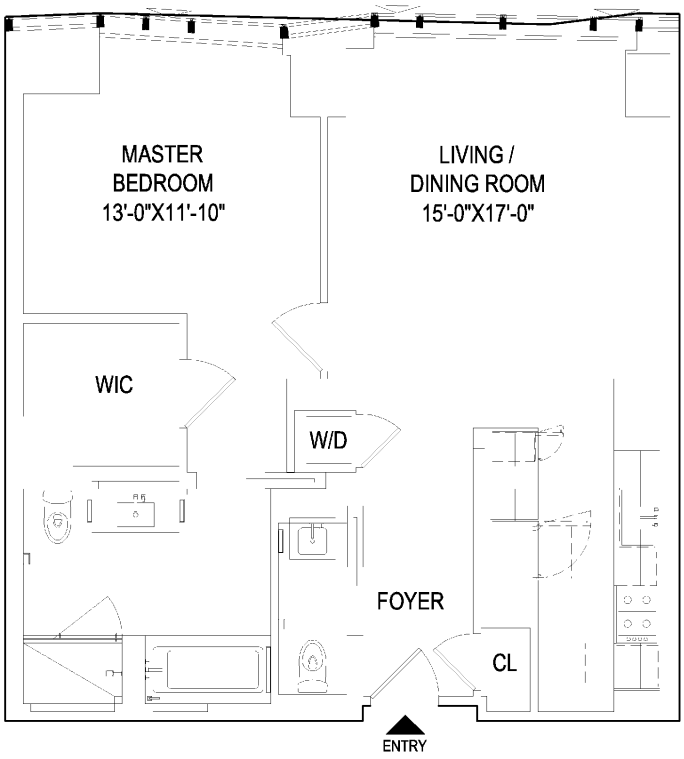
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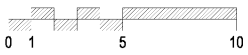


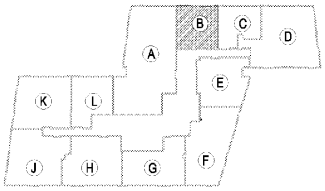
RESIDENCE B

9TH FLOOR
1 BEDROOM
1.5 BATHS

ONE WEST END

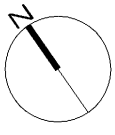






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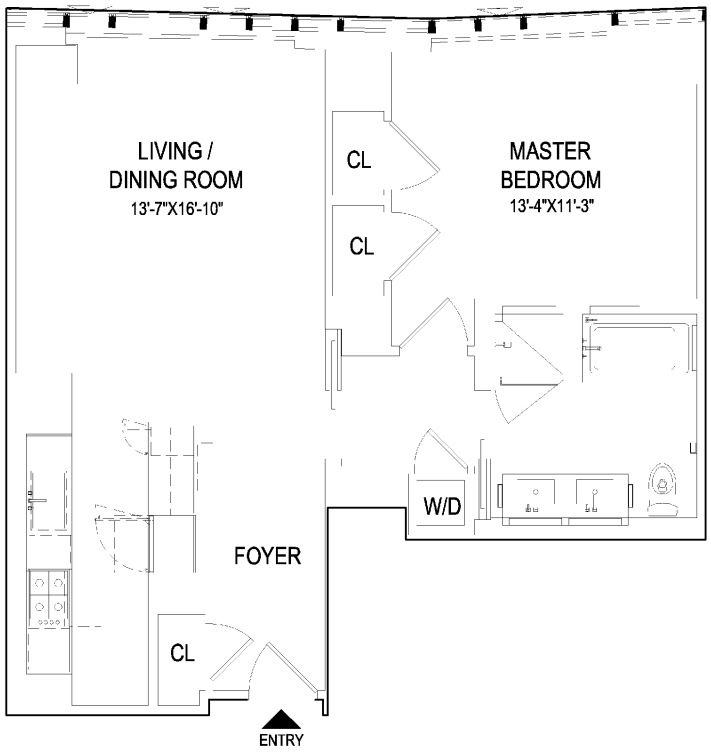
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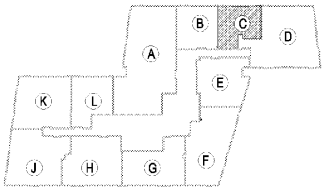


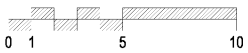
RESIDENCE C

9TH FLOOR
1 BEDROOM
1 BATH

ONE WEST END

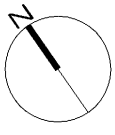






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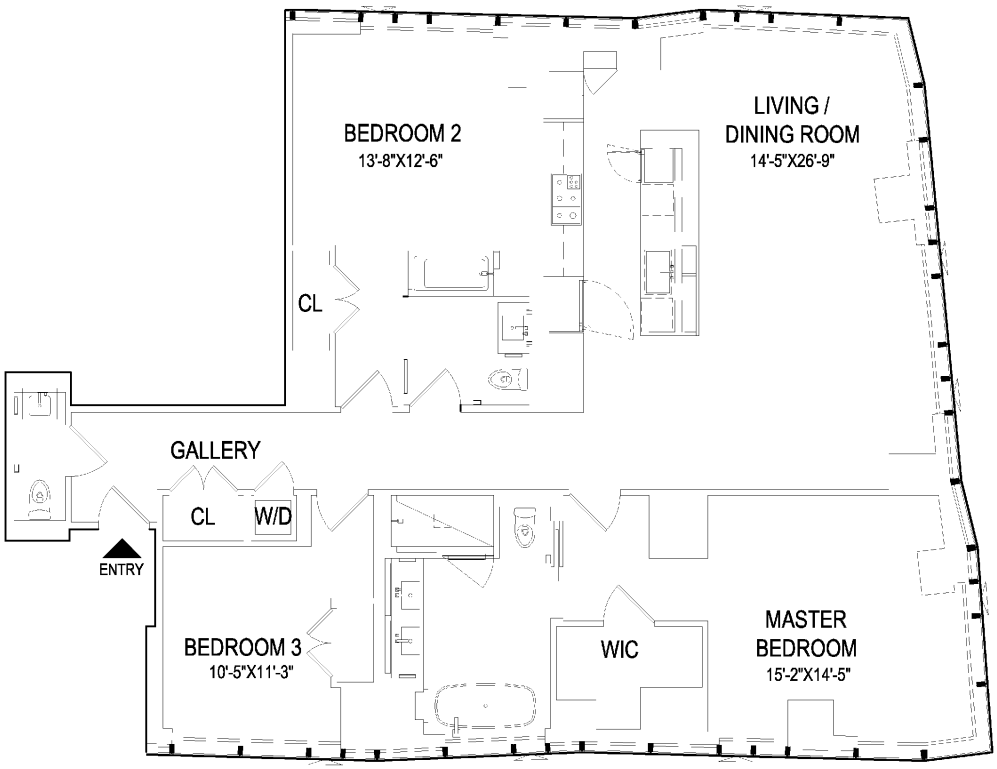
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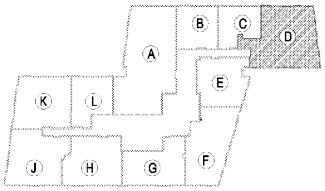


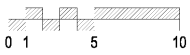
RESIDENCE D

9TH FLOOR
3 BEDROOMS
2.5 BATHS

ONE WEST END

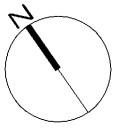






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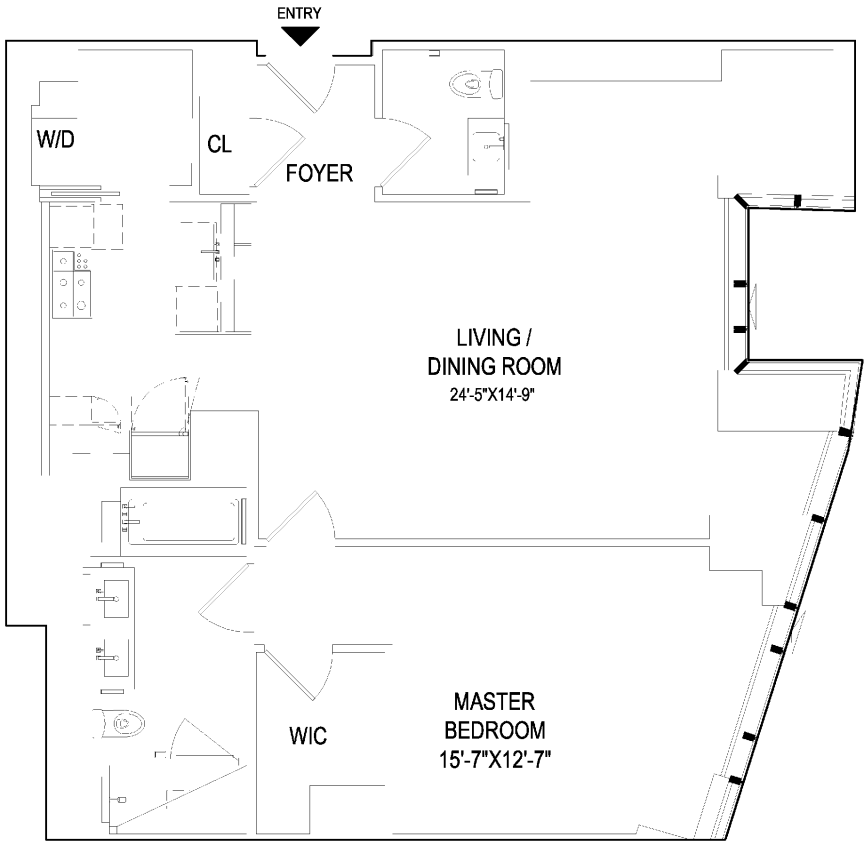
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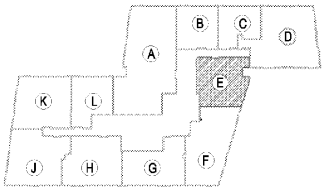


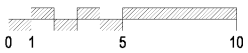
RESIDENCE E

9TH FLOOR
1 BEDROOM
1.5 BATHS

ONE WEST END

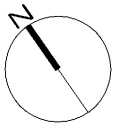






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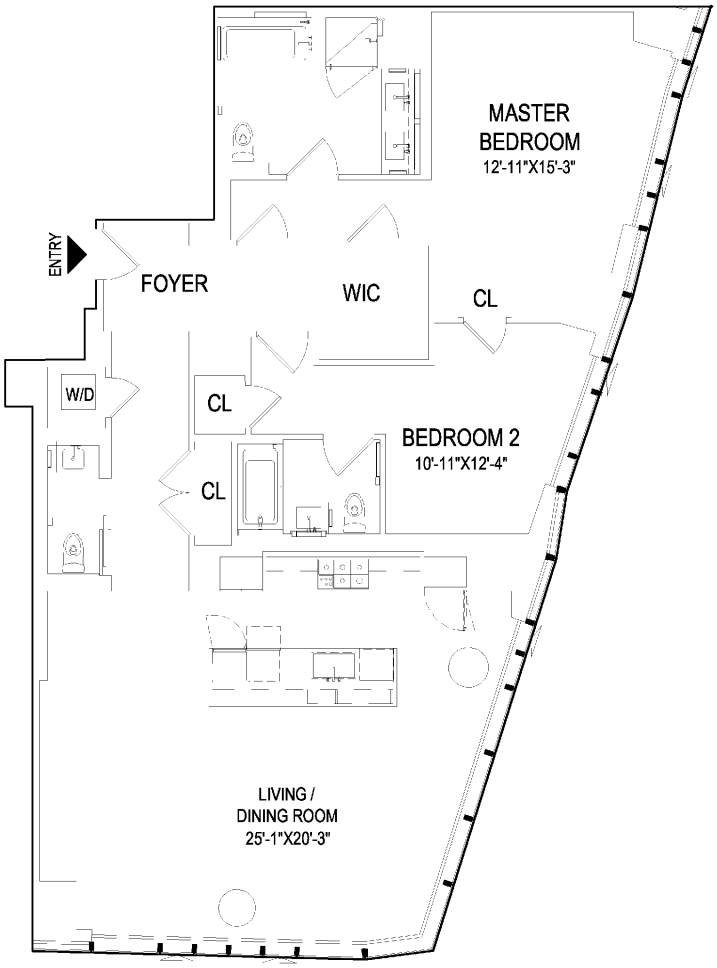
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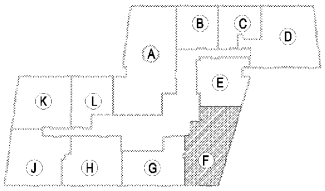


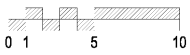
RESIDENCE F

9TH FLOOR
2 BEDROOMS
2.5 BATHS

ONE WEST END

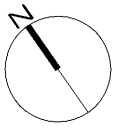






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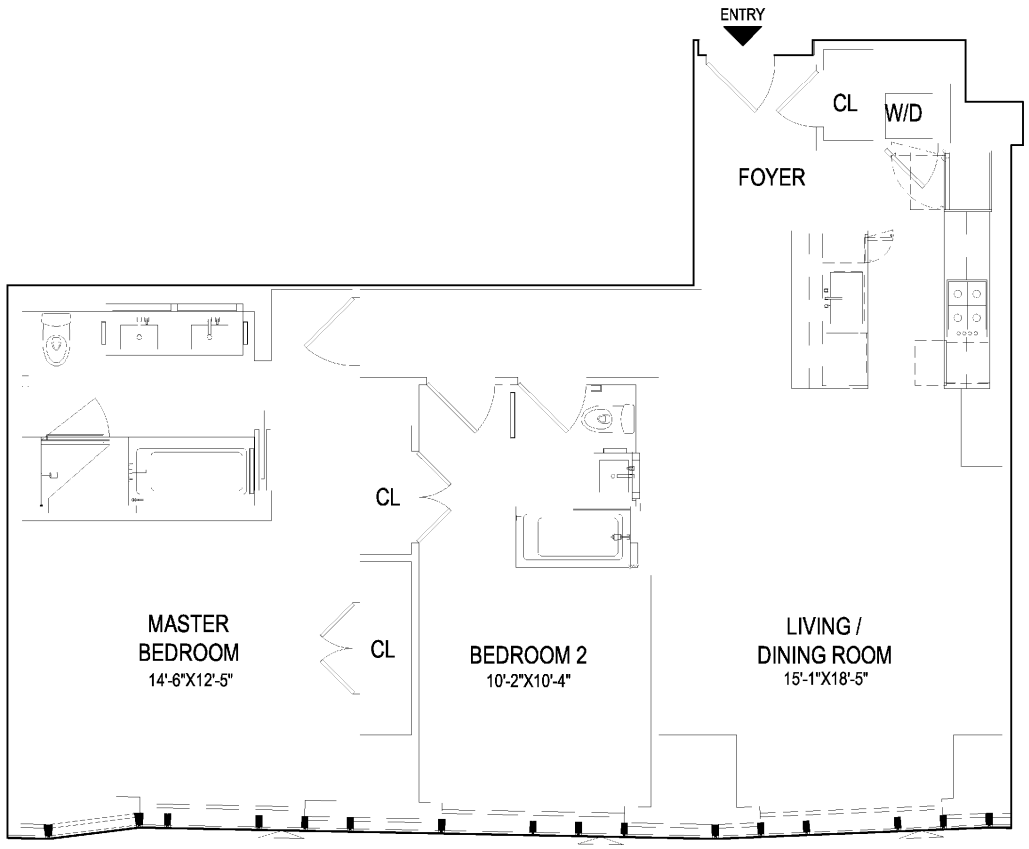
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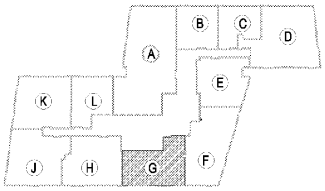


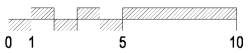
RESIDENCE G

9TH FLOOR
2 BEDROOMS
2 BATHS

ONE WEST END

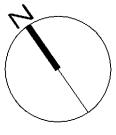






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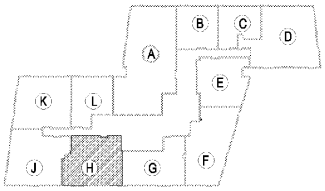


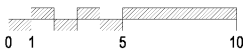
RESIDENCE H

9TH FLOOR
2 BEDROOMS
2.5 BATHS

ONE WEST END

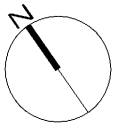






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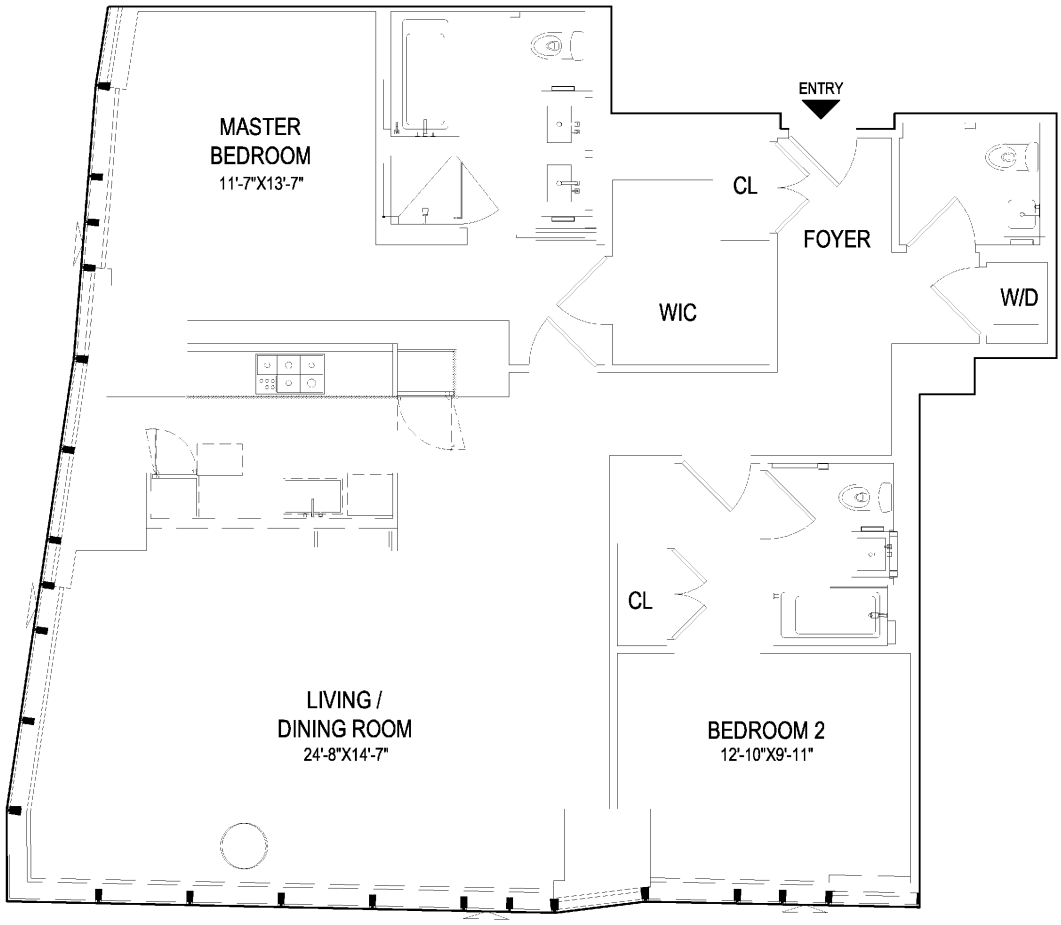
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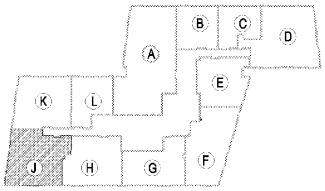


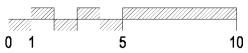
RESIDENCE J

9TH FLOOR
2 BEDROOMS
2.5 BATHS

ONE WEST END

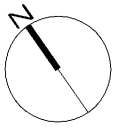






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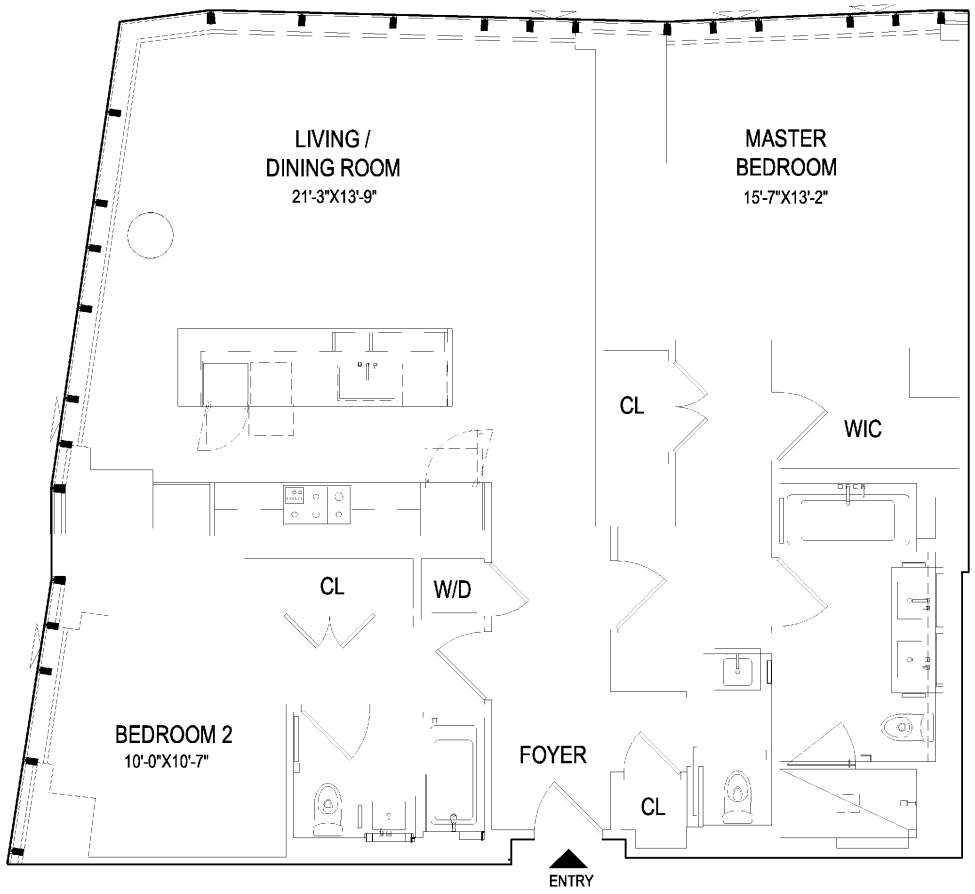
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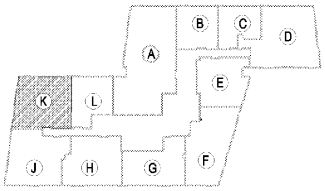


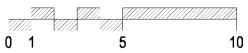
RESIDENCE K

9TH FLOOR
2 BEDROOMS
2.5 BATHS

ONE WEST END

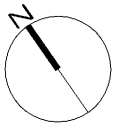






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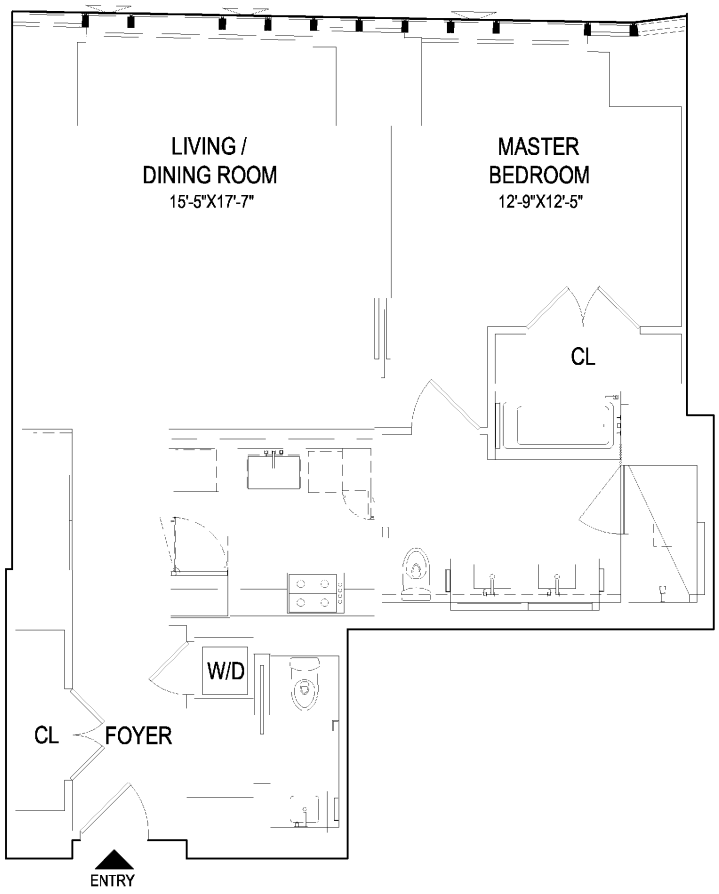
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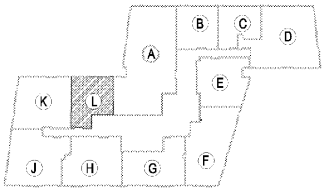


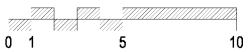
RESIDENCE L

9TH FLOOR
1 BEDROOM
1.5 BATHS

ONE WEST END

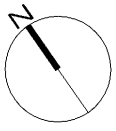






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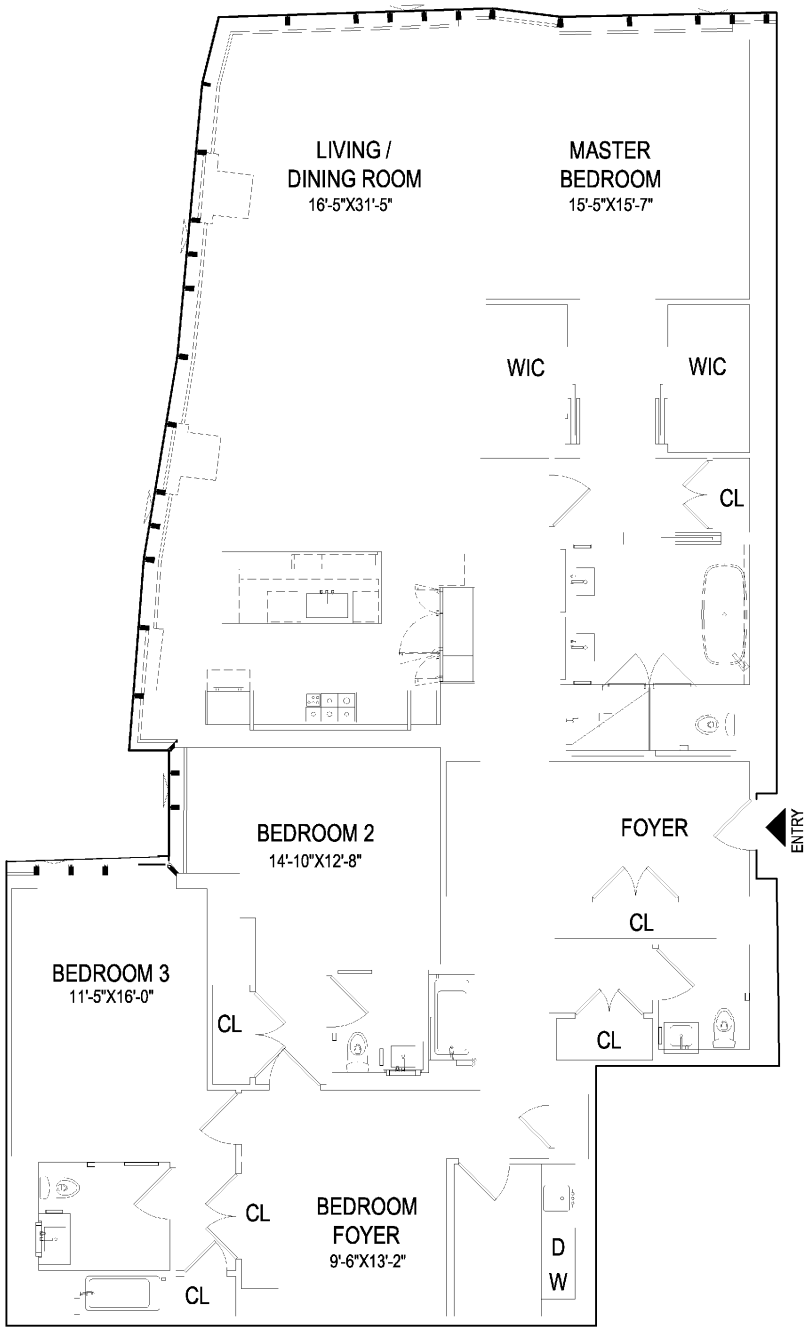
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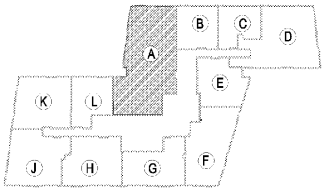


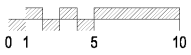
RESIDENCE A

10TH-11TH, 15TH-17TH FLOORS
3 BEDROOMS
3.5 BATHS

ONE WEST END

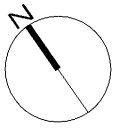






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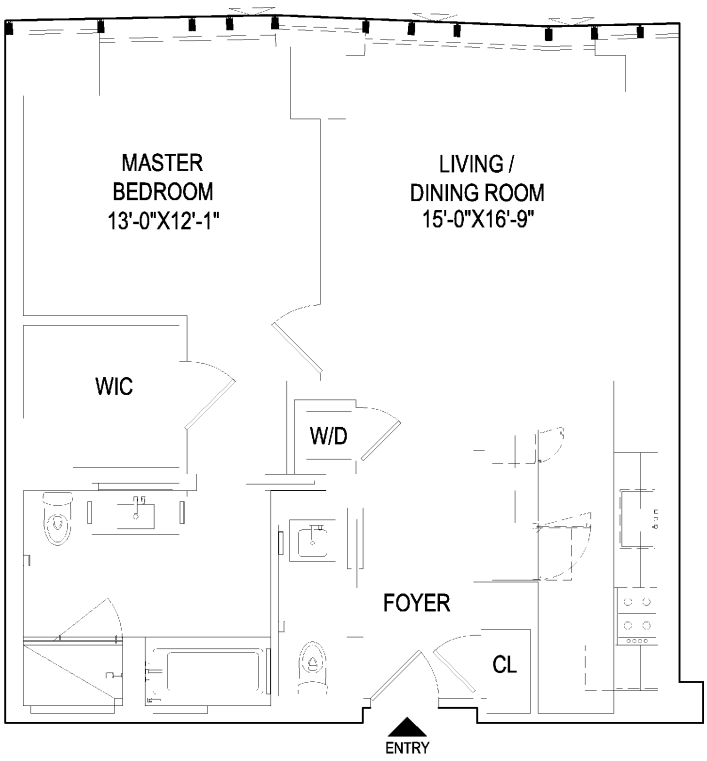
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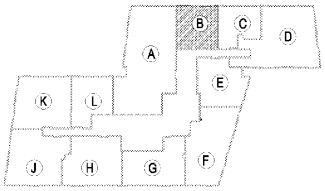


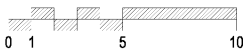
RESIDENCE B

10TH-11TH, 15TH-17TH FLOORS
1 BEDROOM
1.5 BATHS

ONE WEST END

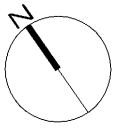






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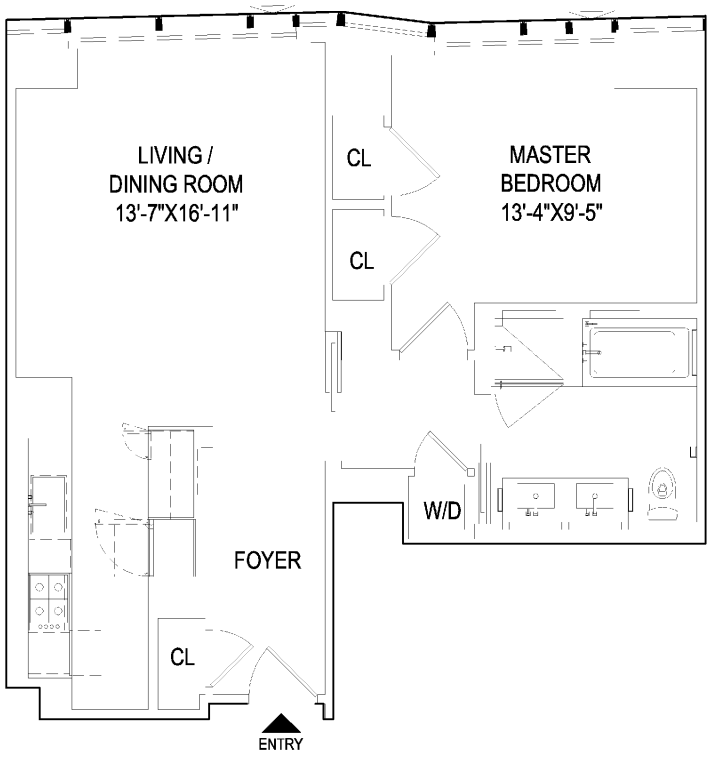
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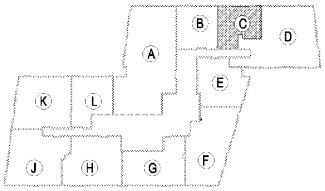


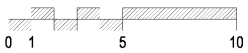
RESIDENCE C

10TH-11TH, 15TH-17TH FLOORS
1 BEDROOM
1 BATH

ONE WEST END

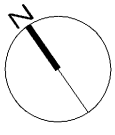






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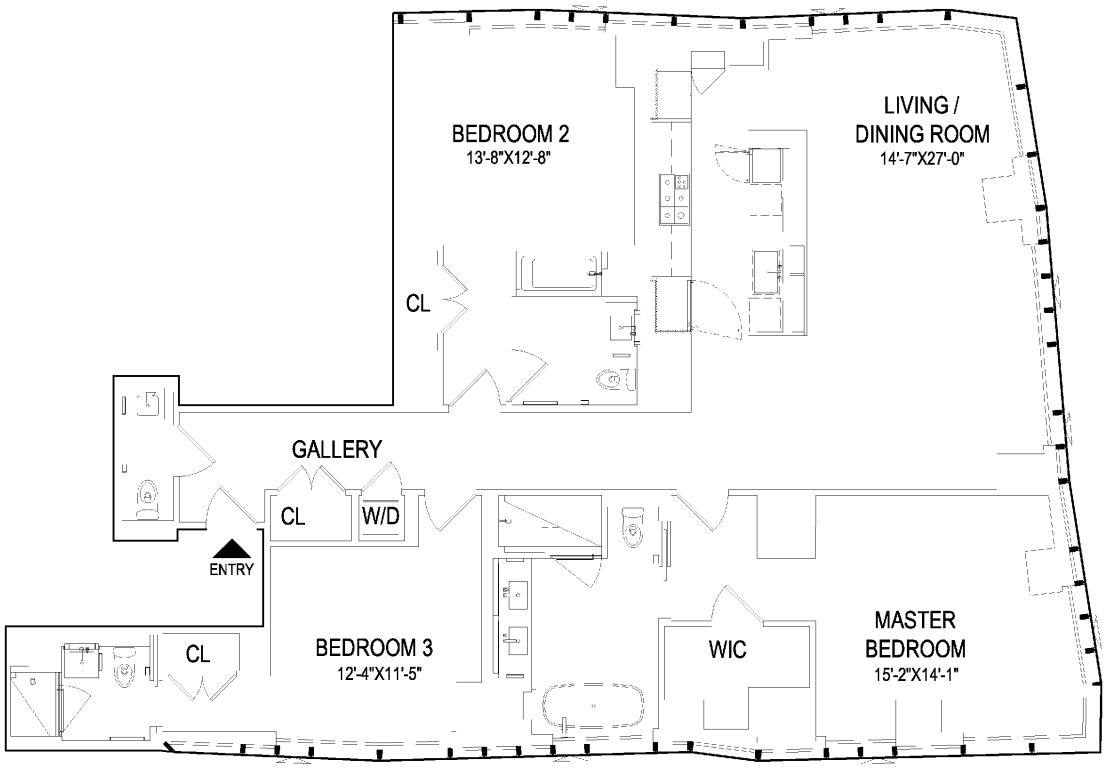
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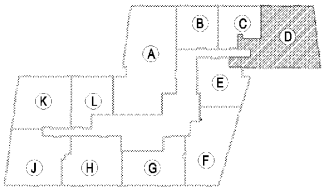


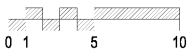
RESIDENCE D

10TH-11TH, 15TH-17TH FLOORS
3 BEDROOMS
3.5 BATHS

ONE WEST END

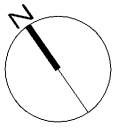






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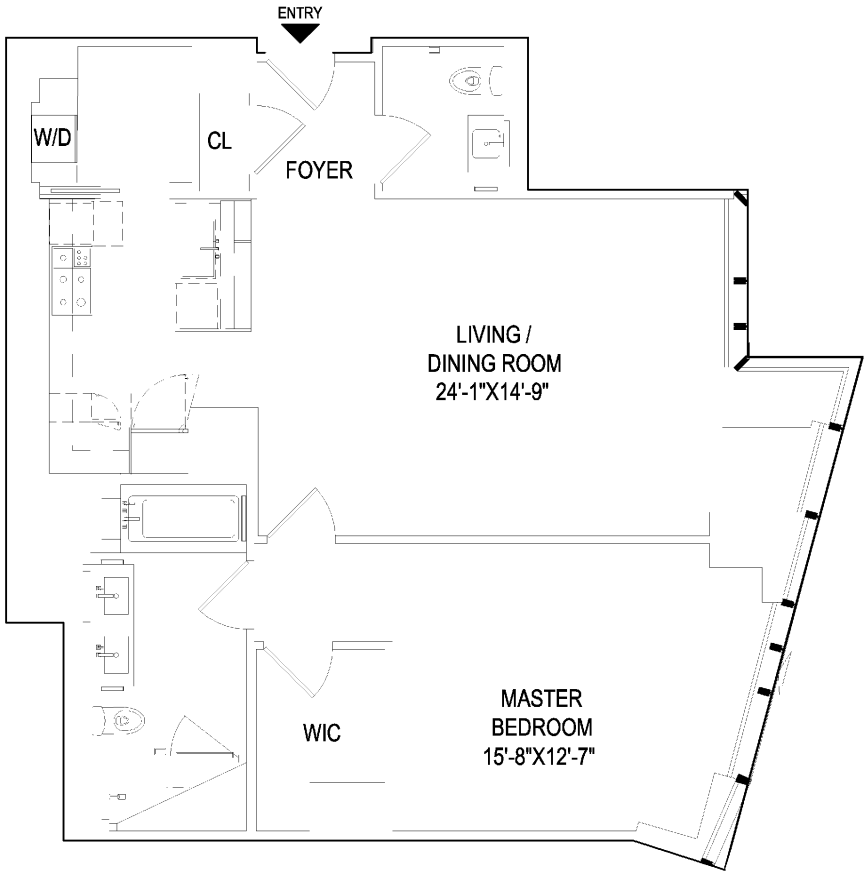
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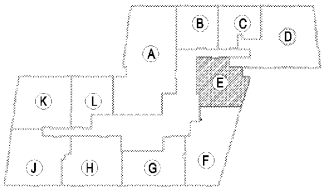


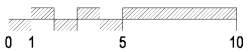
RESIDENCE E

10TH-11TH, 15TH-17TH FLOORS
1 BEDROOM
1.5 BATHS

ONE WEST END

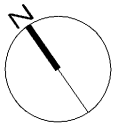






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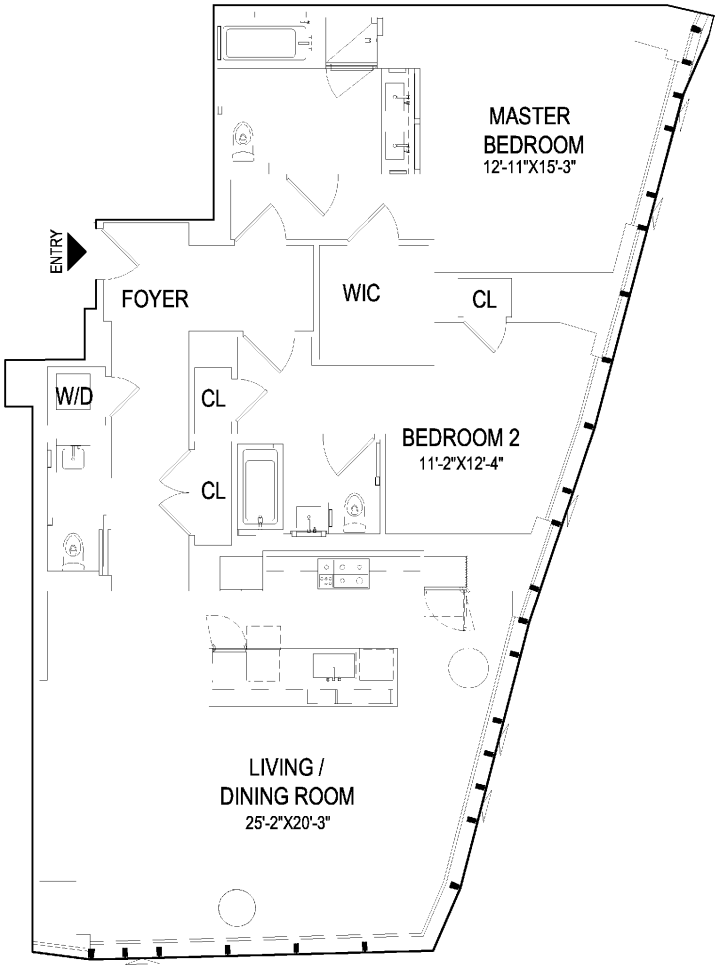
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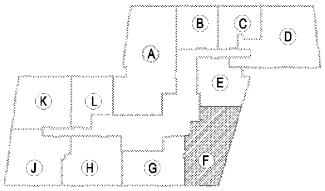


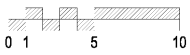
RESIDENCE F

10TH-11TH, 15TH-17TH FLOORS
2 BEDROOMS
2.5 BATHS

ONE WEST END

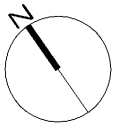






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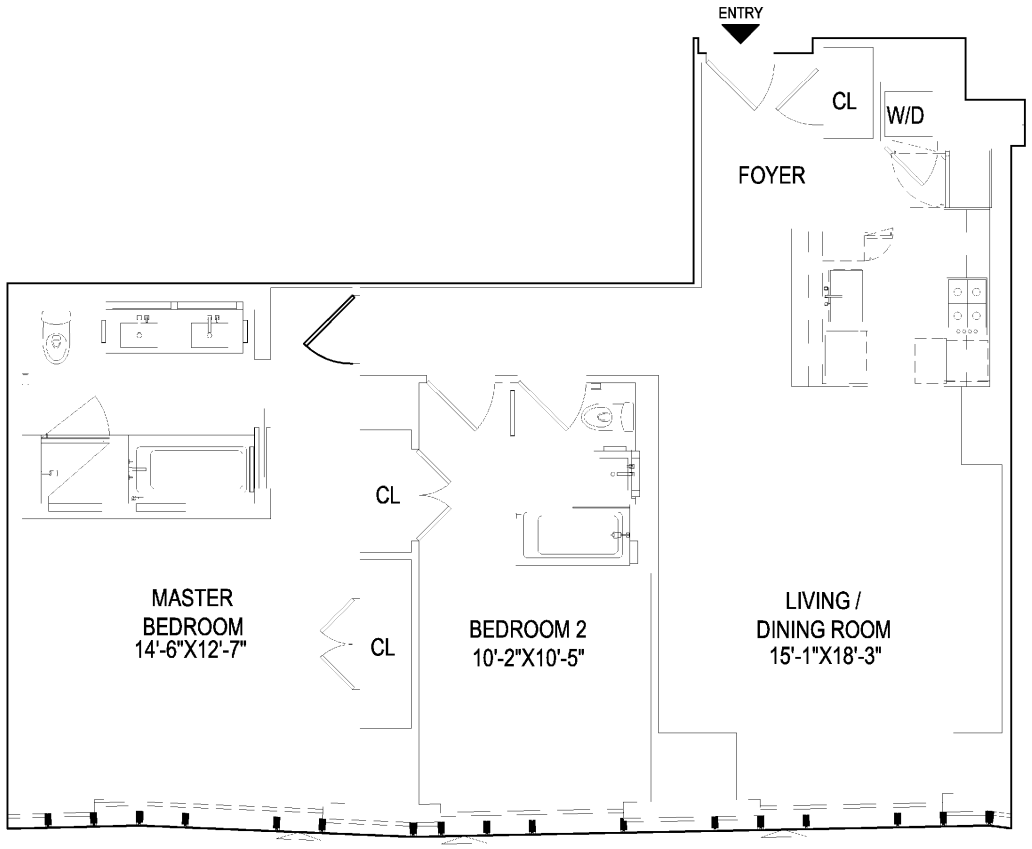
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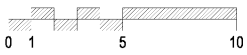


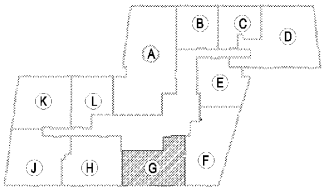
RESIDENCE G

10TH-11TH, 15TH-17TH FLOORS
2 BEDROOMS
2 BATHS

ONE WEST END

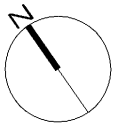






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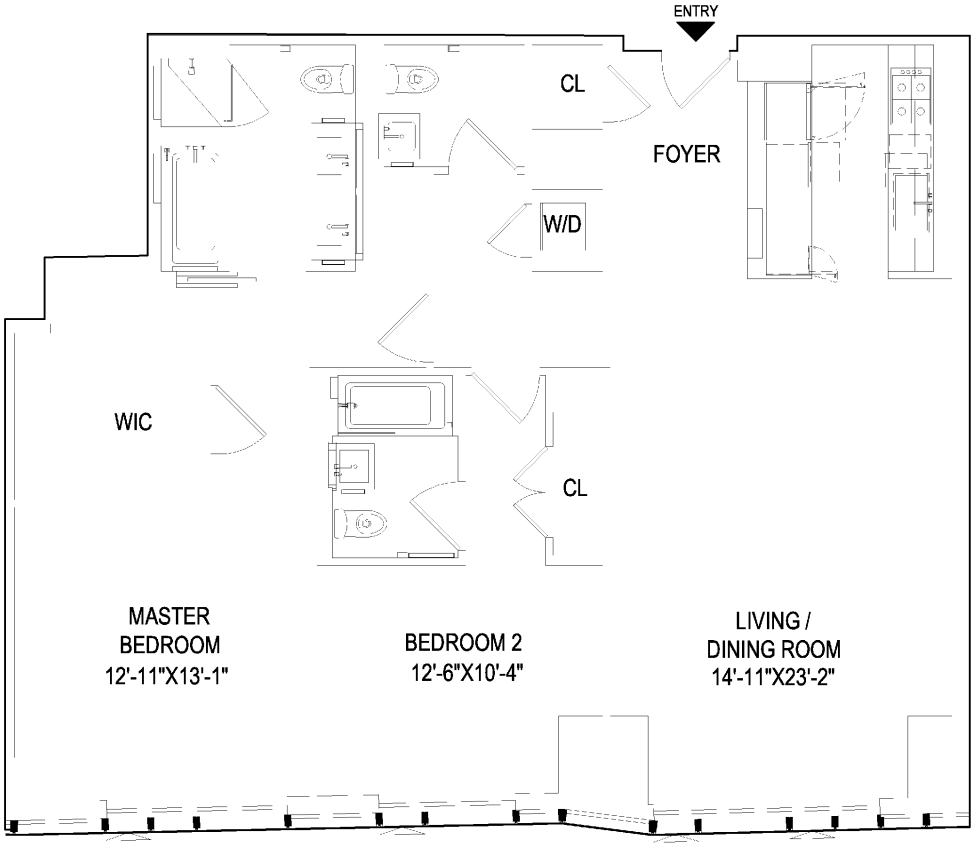
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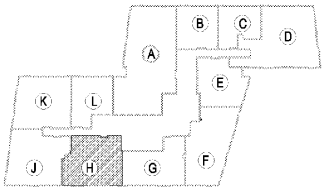


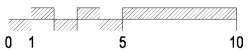
RESIDENCE H

10TH-11TH, 15TH-17TH FLOORS
2 BEDROOMS
2.5 BATHS

ONE WEST END

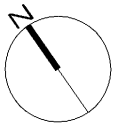






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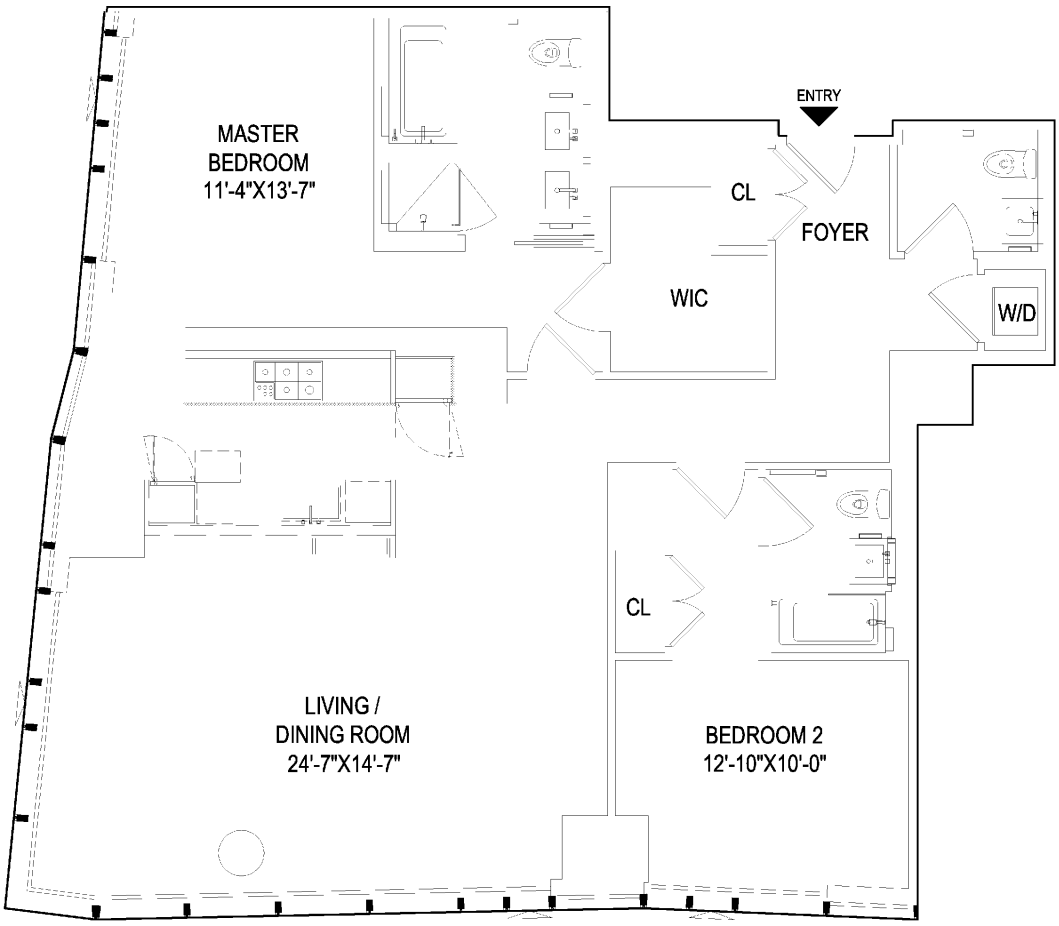
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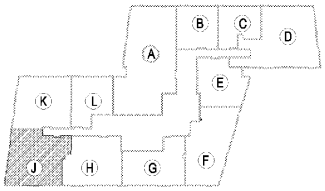


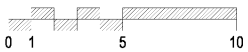
RESIDENCE J

10TH-11TH, 15TH-17TH FLOORS
2 BEDROOMS
2.5 BATHS

ONE WEST END

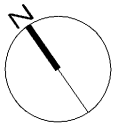






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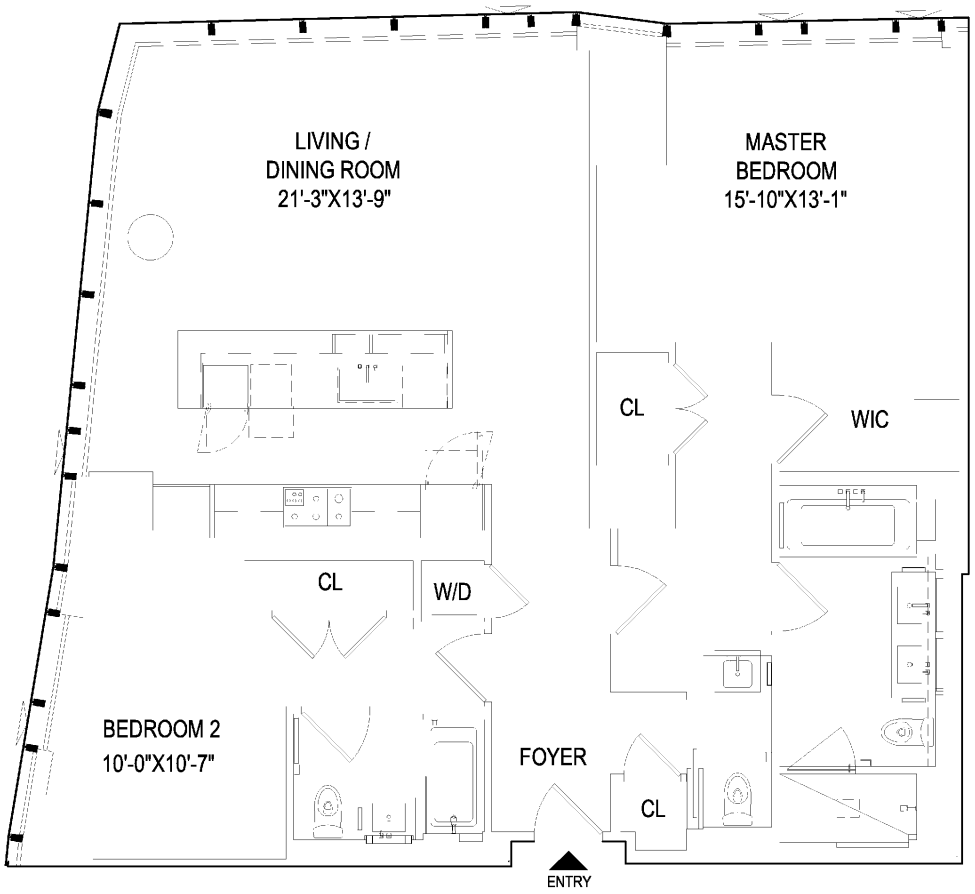
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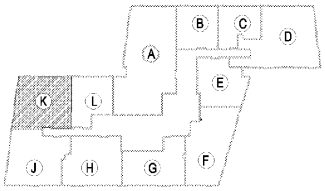


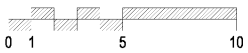
RESIDENCE K

10TH-11TH, 15TH-17TH FLOORS
2 BEDROOMS
2.5 BATHS

ONE WEST END

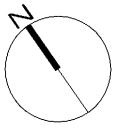






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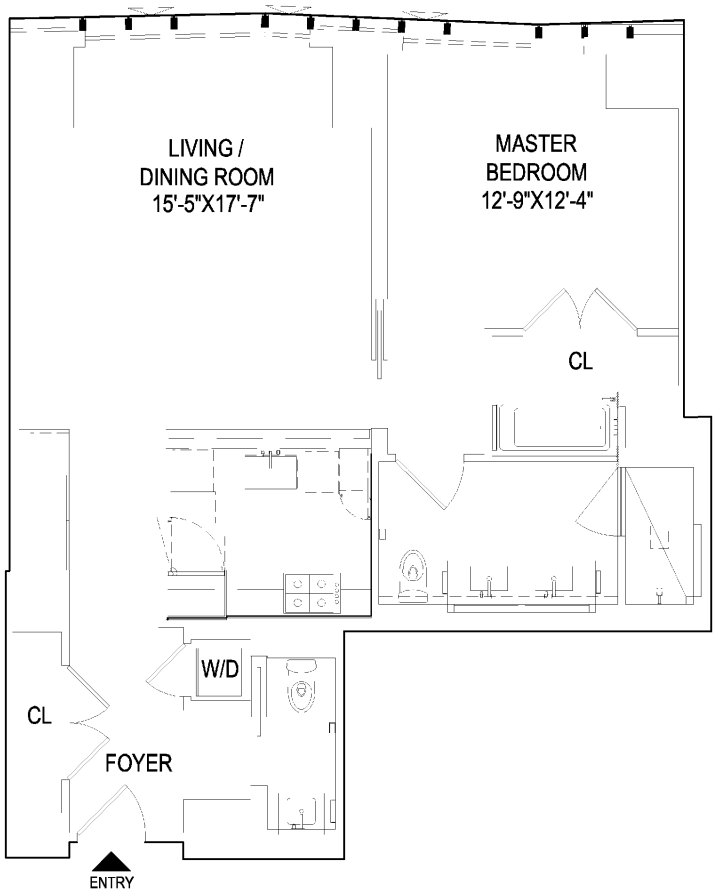
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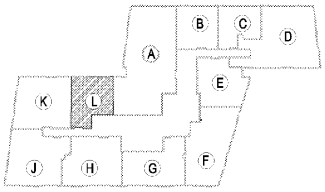


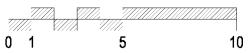
RESIDENCE L

10TH-11TH, 15TH-17TH FLOORS
1 BEDROOM
1.5 BATHS

ONE WEST END

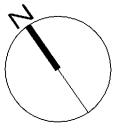






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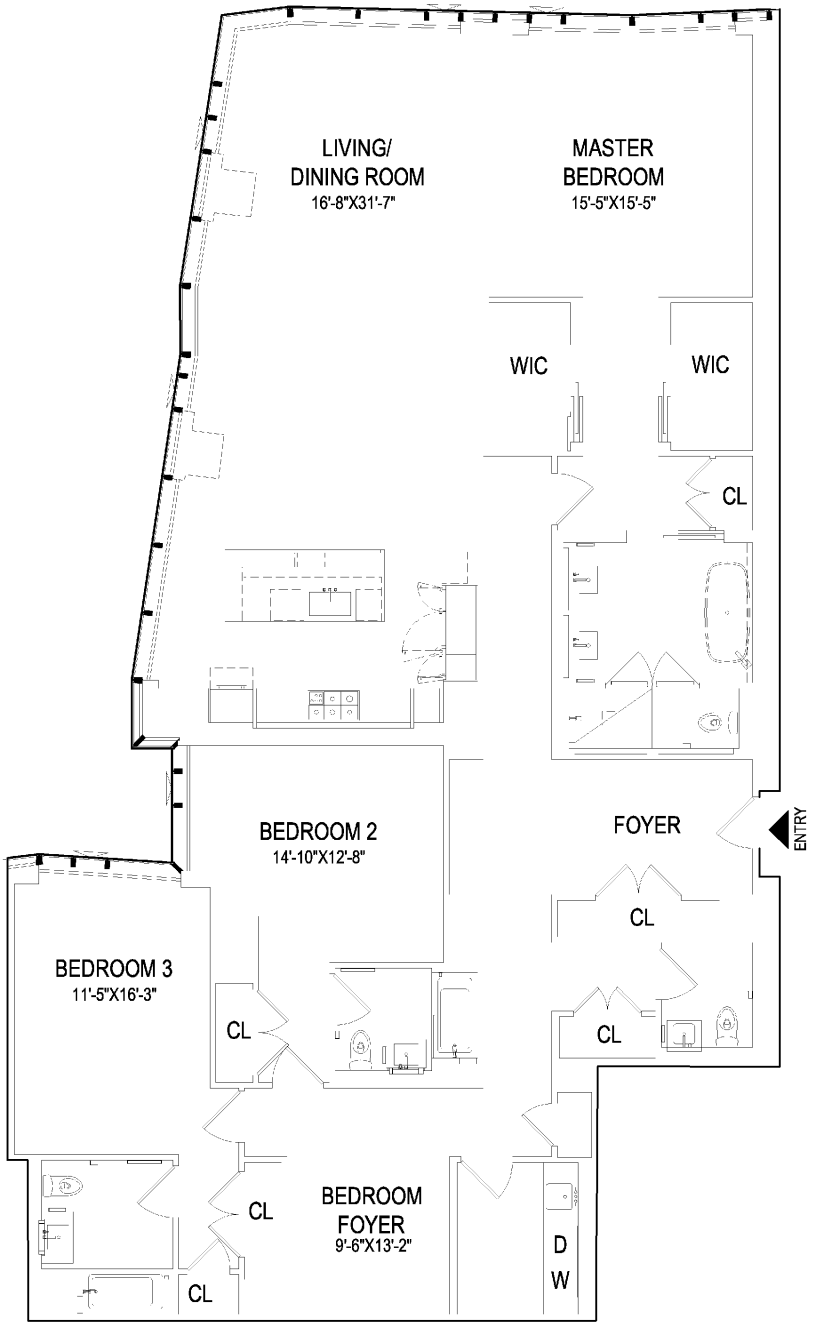
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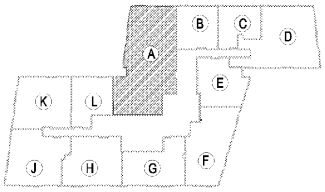


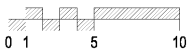
RESIDENCE A

12TH-14TH, 18TH-20TH FLOORS
3 BEDROOMS
3.5 BATHS

ONE WEST END

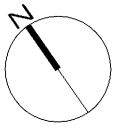






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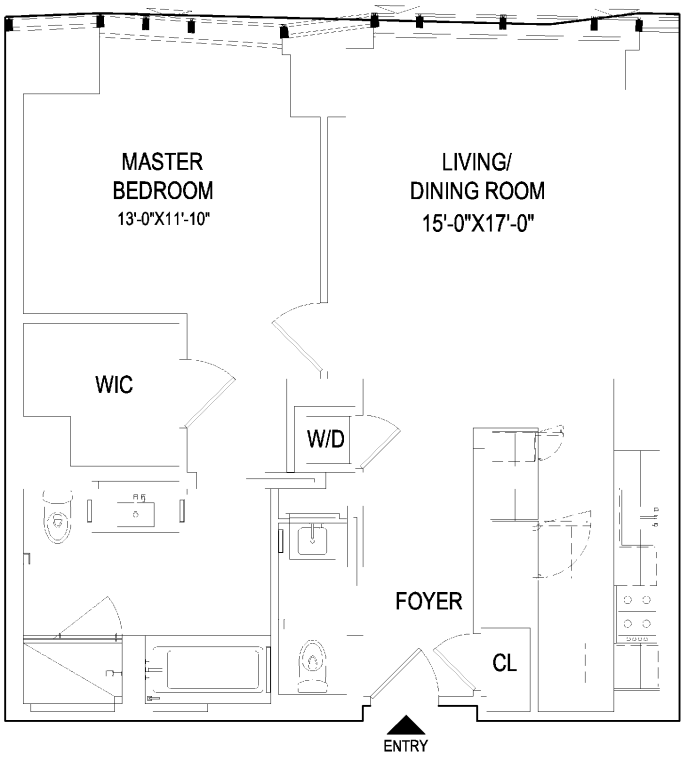
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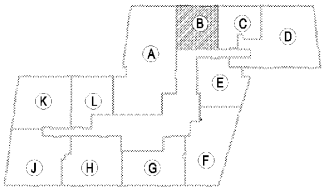


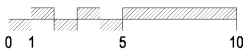
RESIDENCE B

12TH-14TH, 18TH-19TH FLOORS
1 BEDROOM
1.5 BATHS

ONE WEST END

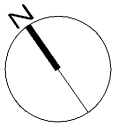






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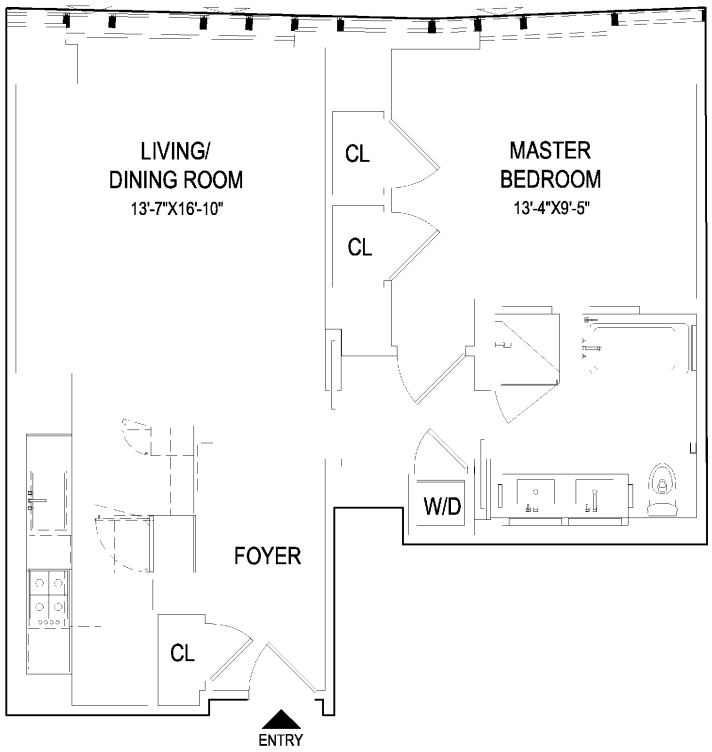
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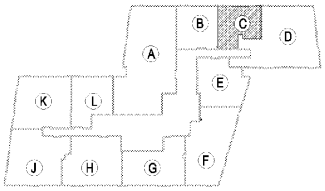


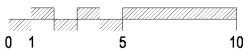
RESIDENCE C

12TH-14TH, 18TH-19TH FLOORS
1 BEDROOM
1 BATH

ONE WEST END

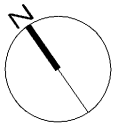






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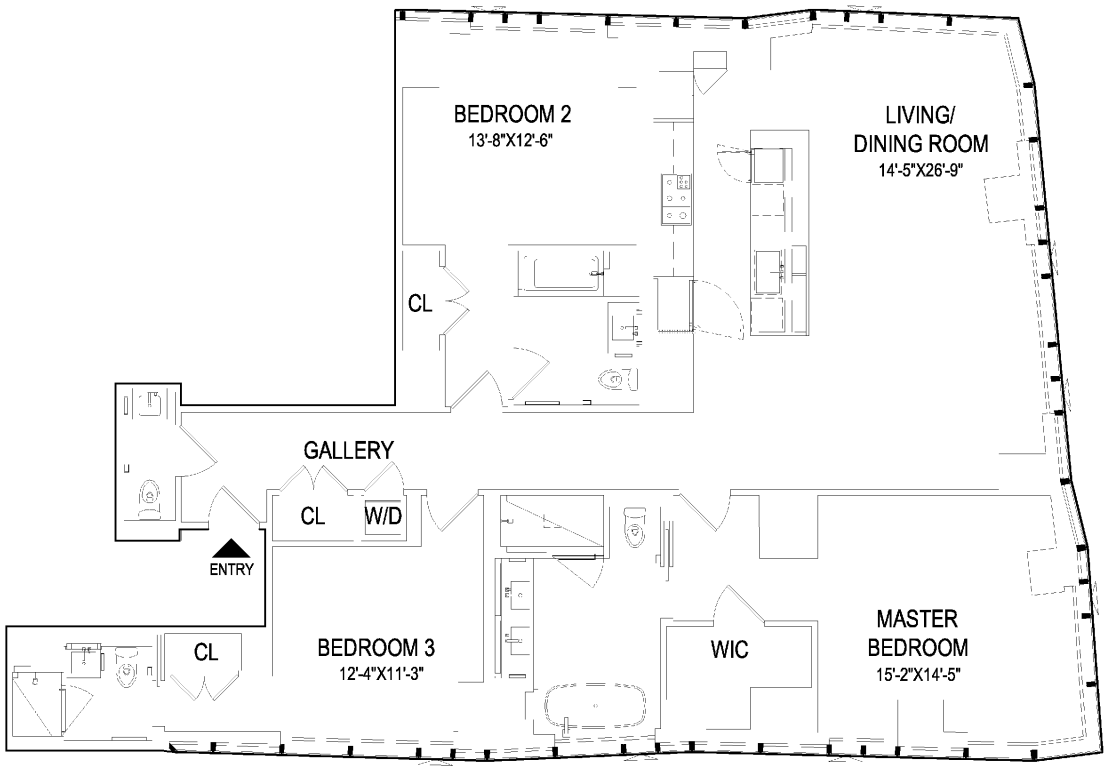
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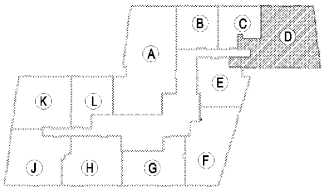


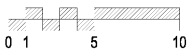
RESIDENCE D

12TH-14TH, 18TH-20TH FLOORS
3 BEDROOMS
3.5 BATHS

ONE WEST END

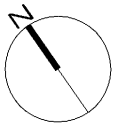






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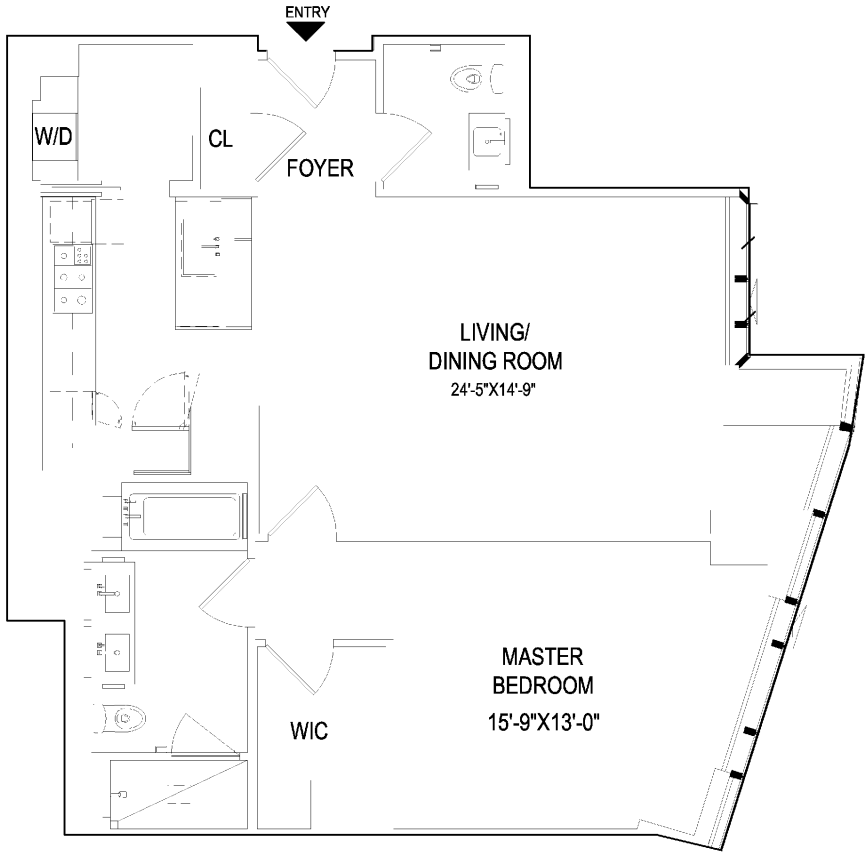
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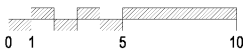


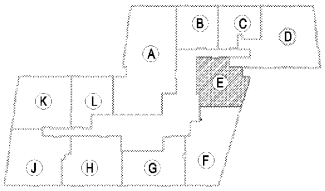
RESIDENCE E

12TH-14TH, 18TH-20TH FLOORS
1 BEDROOM
1.5 BATHS

ONE WEST END

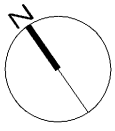






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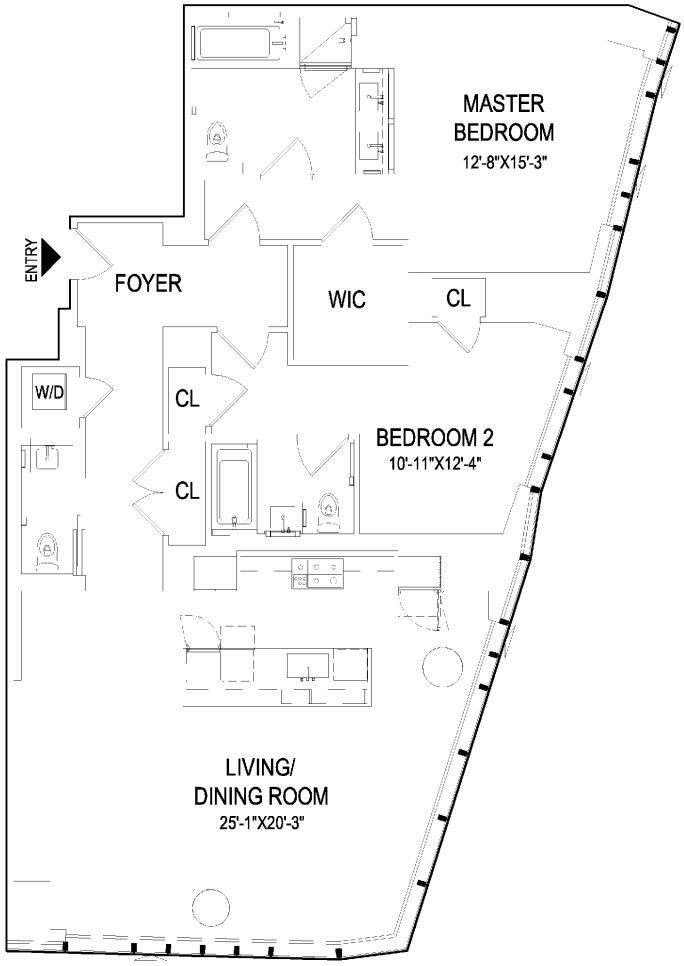
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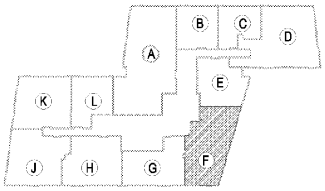


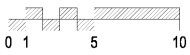
RESIDENCE F

12TH-14TH, 18TH-20TH FLOORS
2 BEDROOMS
2.5 BATHS

ONE WEST END

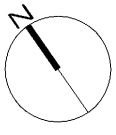






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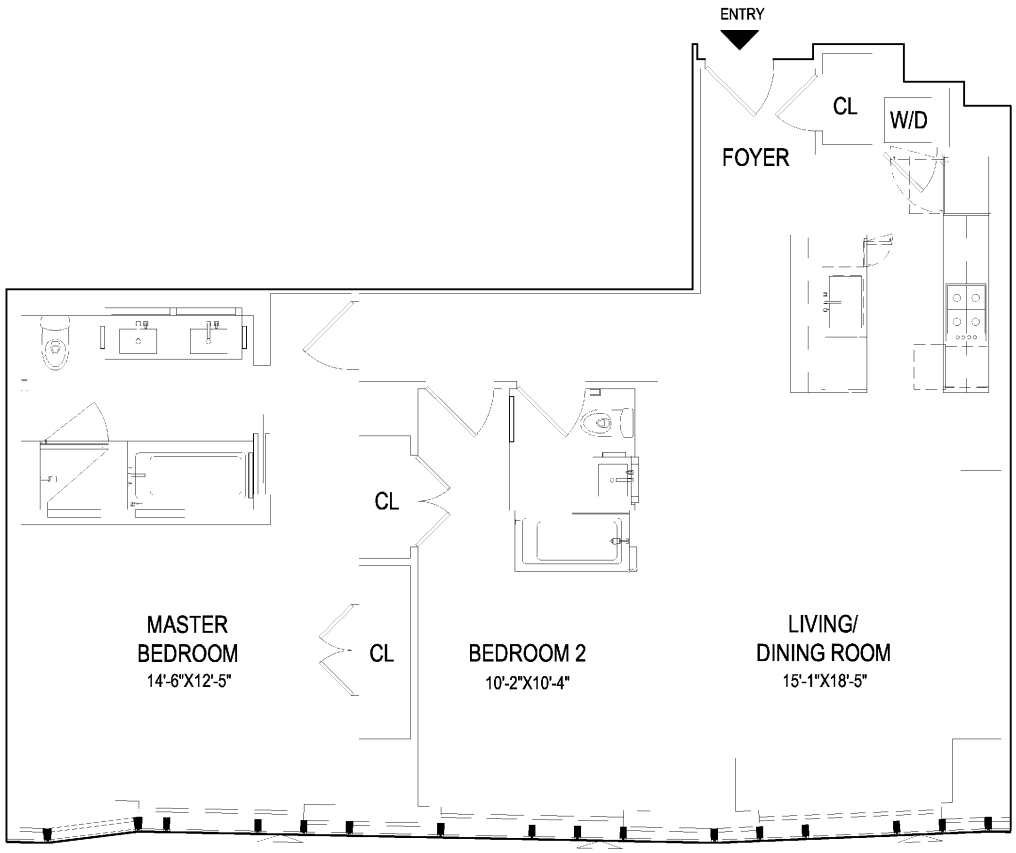
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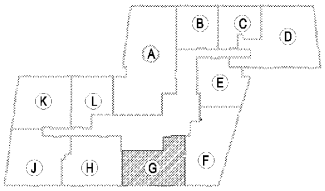


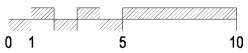
RESIDENCE G

12TH-14TH, 18TH-20TH FLOORS
2 BEDROOMS
2 BATHS

ONE WEST END

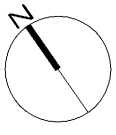






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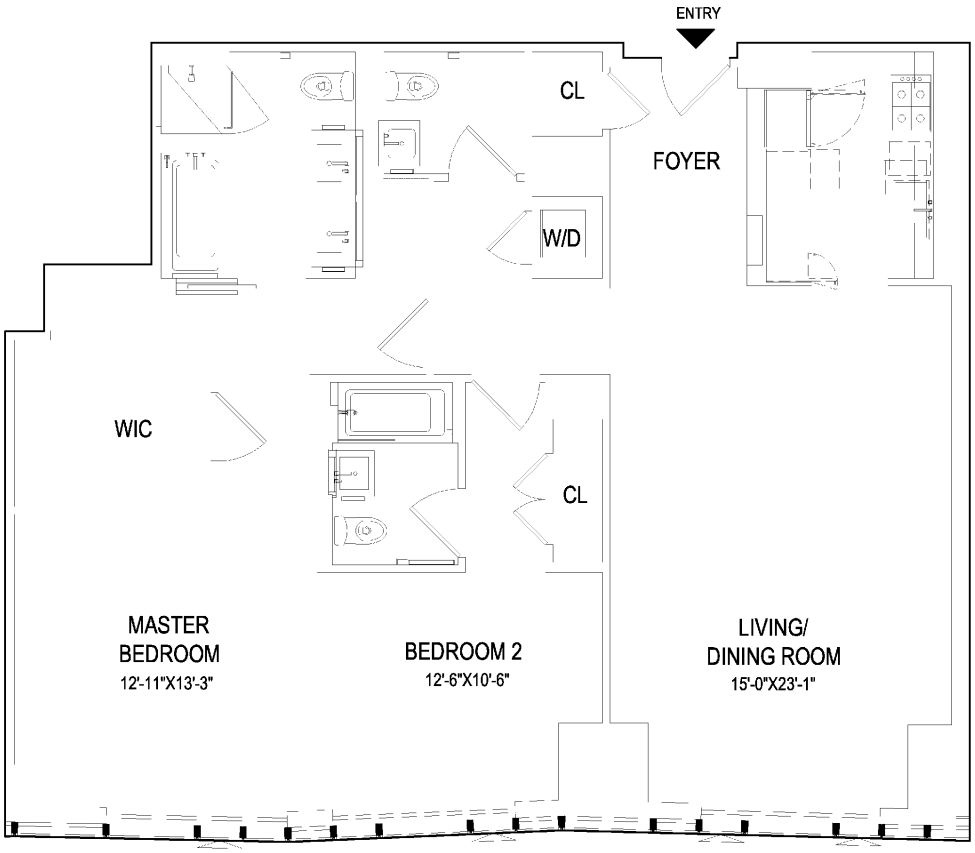
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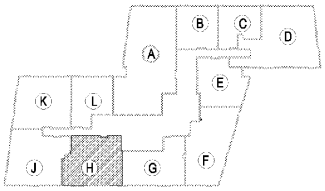


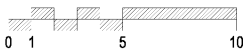
RESIDENCE H

12TH-14TH, 18TH-20TH FLOORS
2 BEDROOMS
2.5 BATHS

ONE WEST END

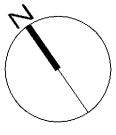






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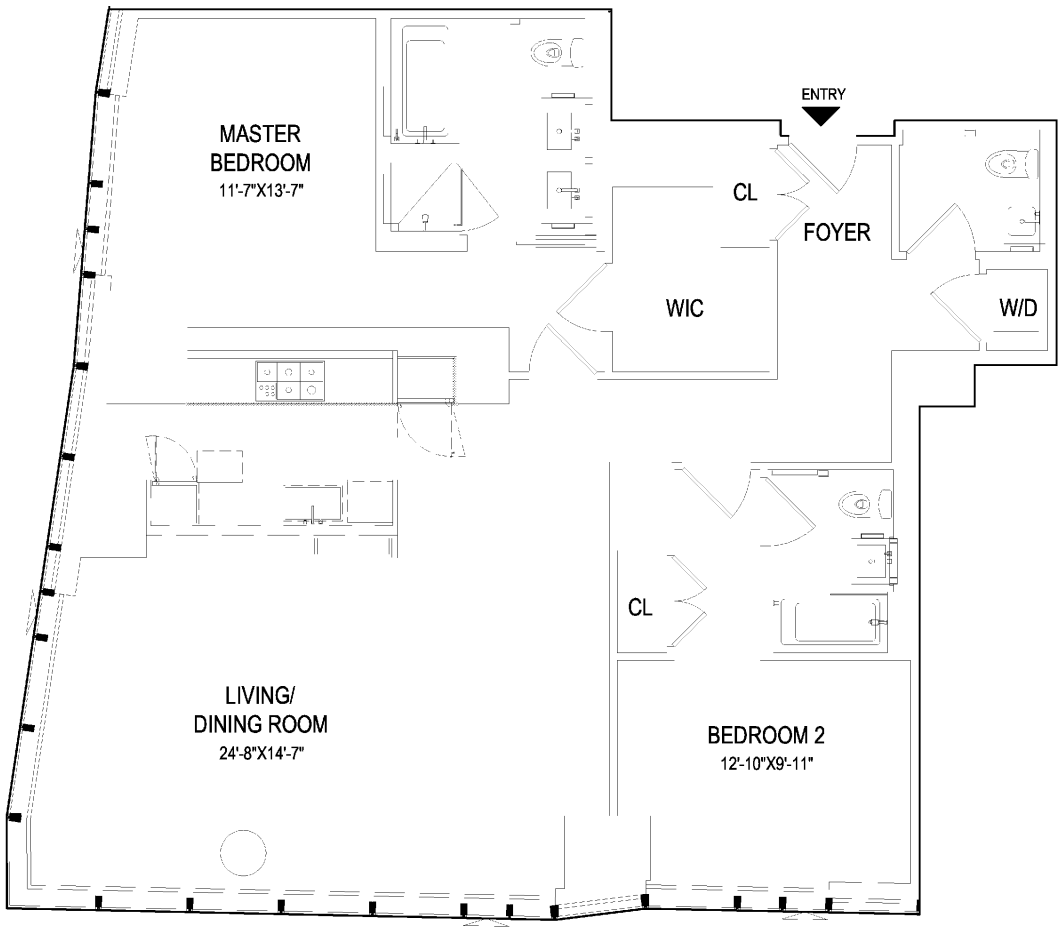
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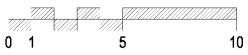


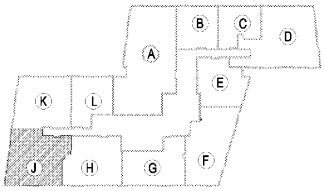
RESIDENCE J

12TH-14TH, 18TH-20TH FLOORS
2 BEDROOMS
2.5 BATHS

ONE WEST END

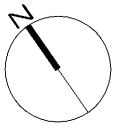






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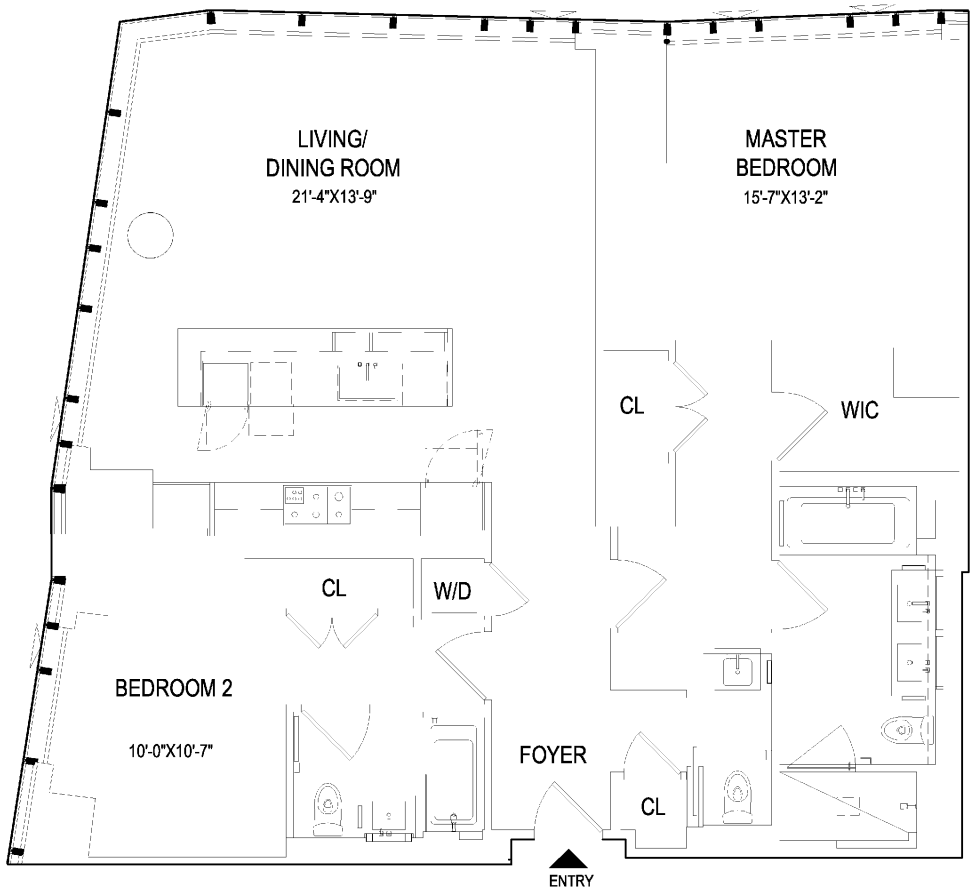
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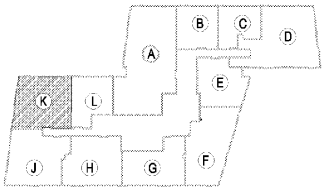


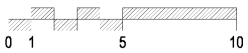
RESIDENCE K

12TH-14TH, 18TH-20TH FLOORS
2 BEDROOMS
2.5 BATHS

ONE WEST END

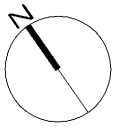






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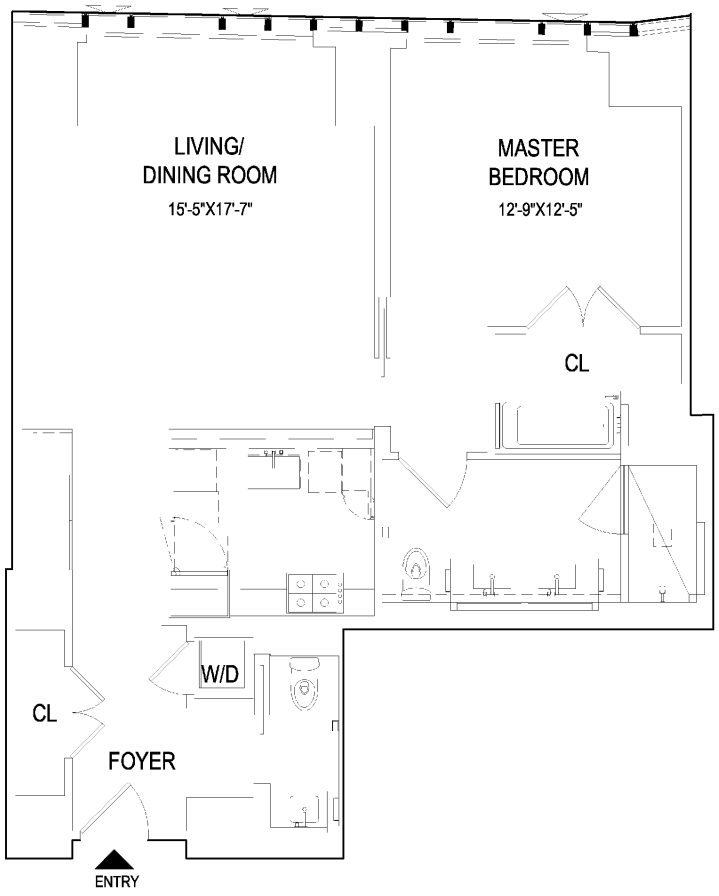
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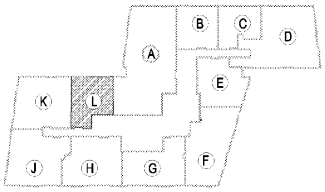


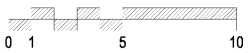
RESIDENCE L

12TH-14TH, 18TH-20TH FLOORS
1 BEDROOM
1.5 BATHS

ONE WEST END

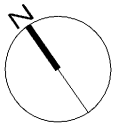






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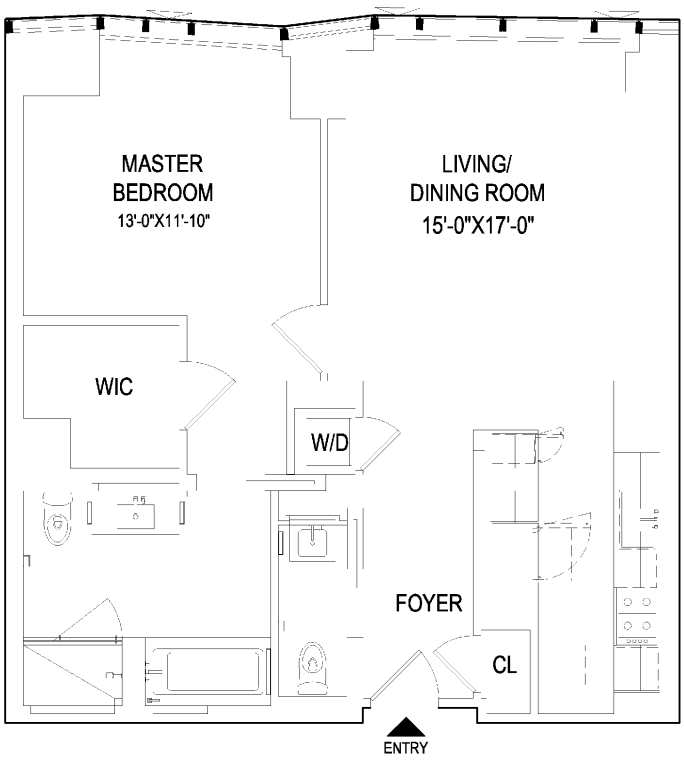
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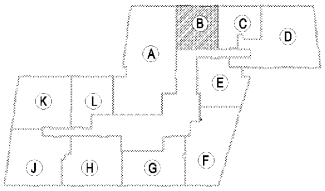


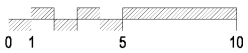
RESIDENCE B

20TH FLOOR
1 BEDROOM
1.5 BATHS

ONE WEST END

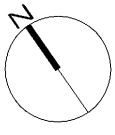






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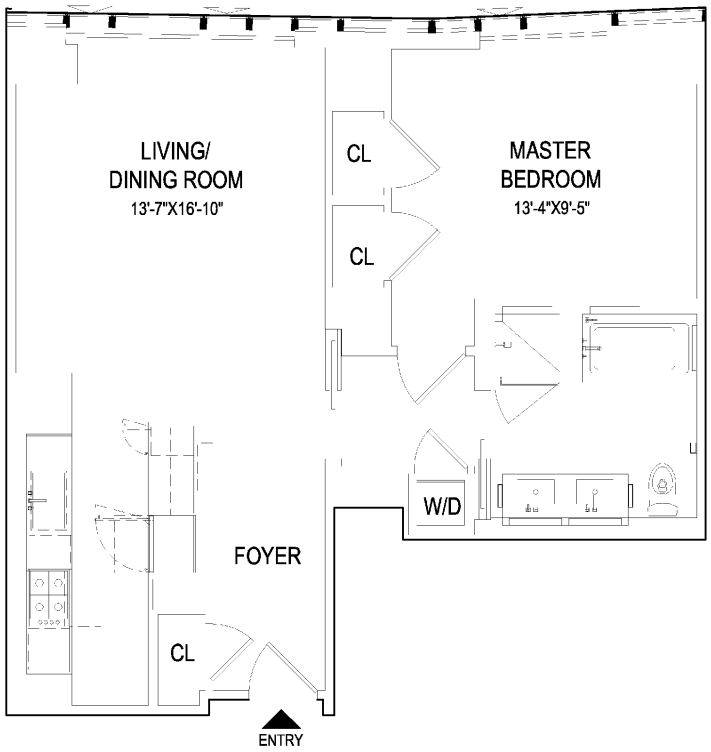
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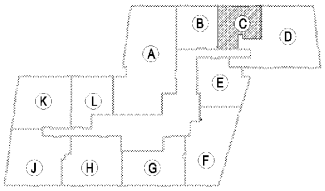


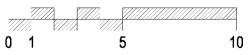
RESIDENCE C

20TH FLOOR
1 BEDROOM
1 BATH

ONE WEST END

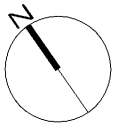






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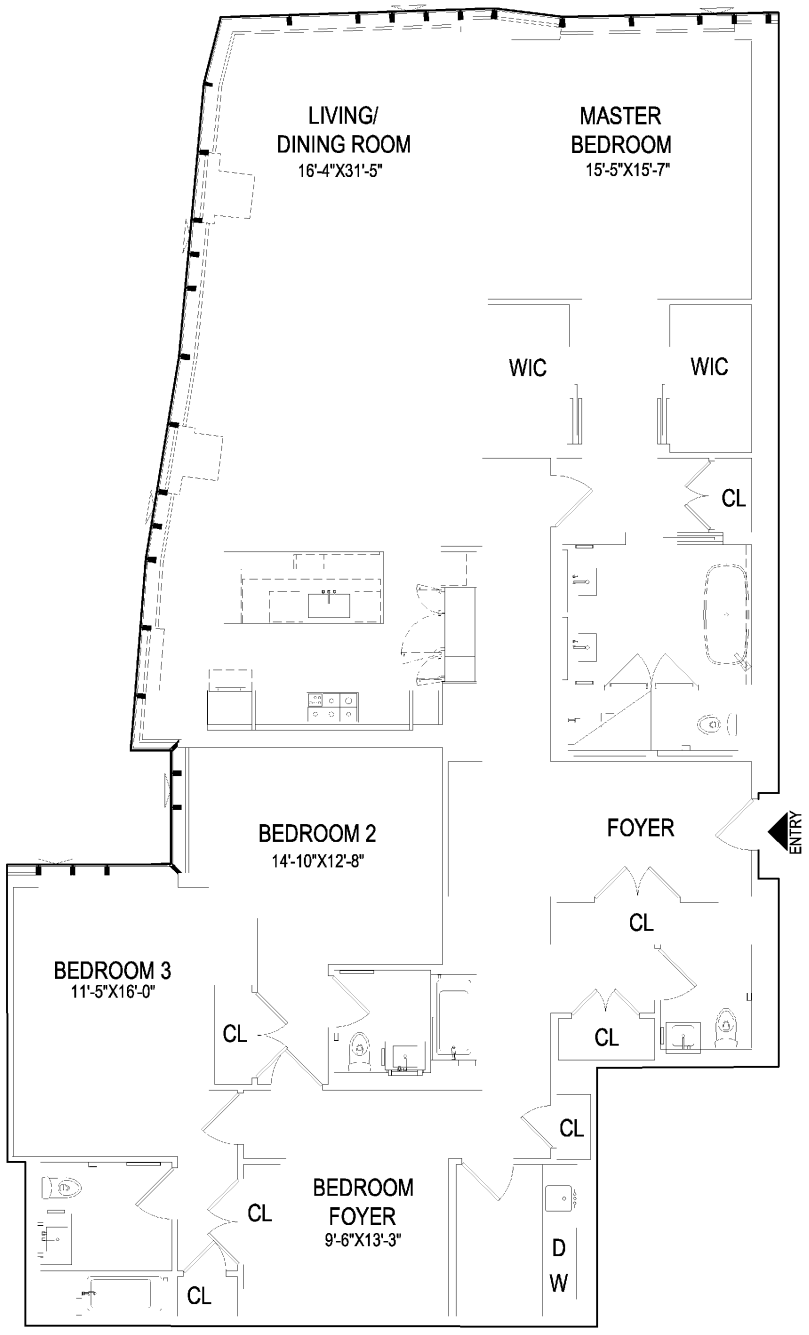
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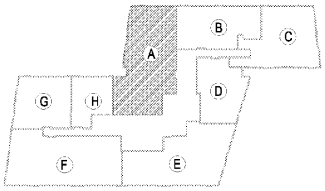


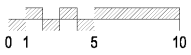
RESIDENCE A

21ST FLOOR
3 BEDROOMS
3.5 BATHS

ONE WEST END

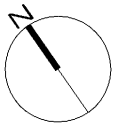






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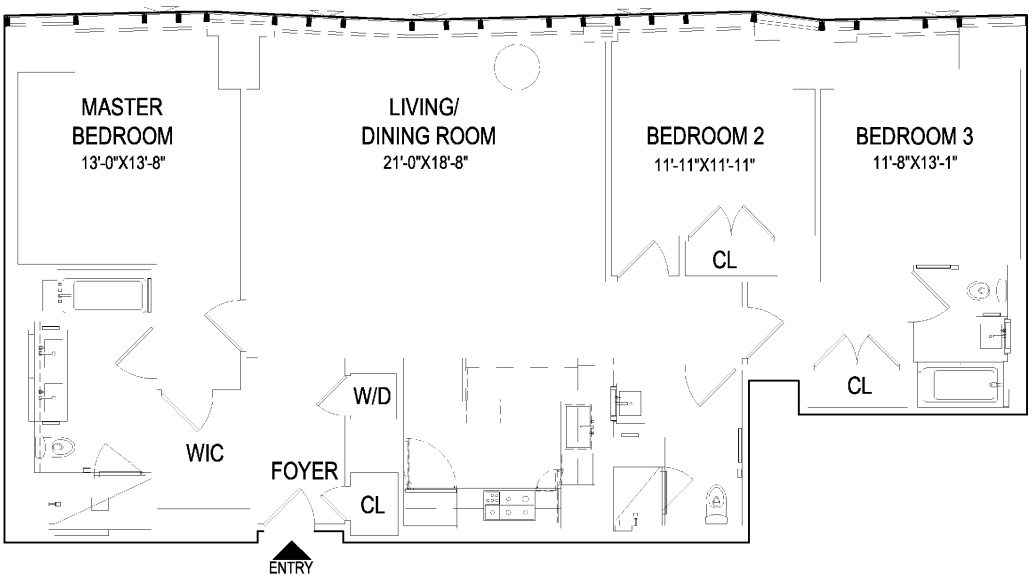
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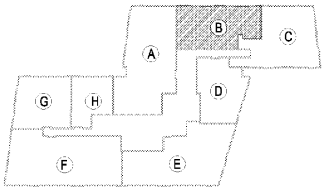


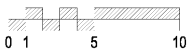
RESIDENCE B

21ST FLOOR
3 BEDROOMS
3 BATHS

ONE WEST END

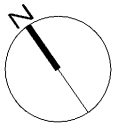






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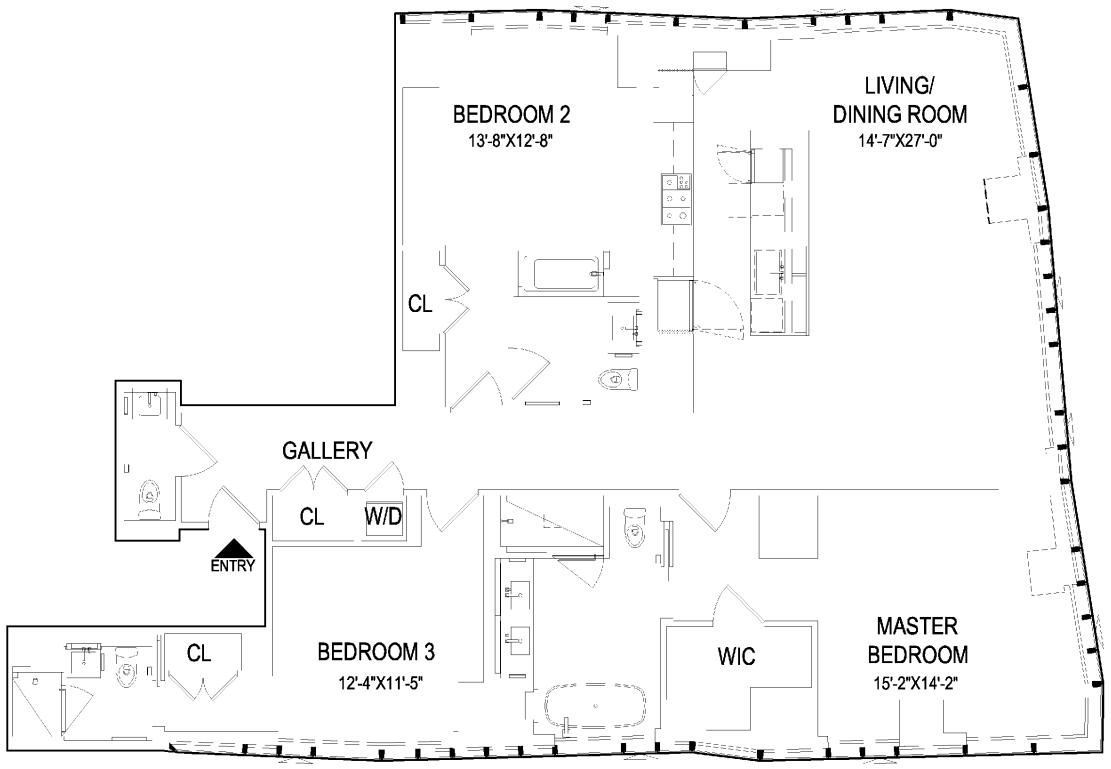
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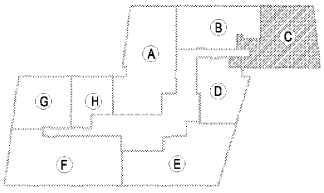


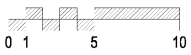
RESIDENCE C

21ST FLOOR
3 BEDROOMS
3.5 BATHS

ONE WEST END

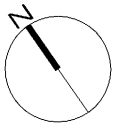






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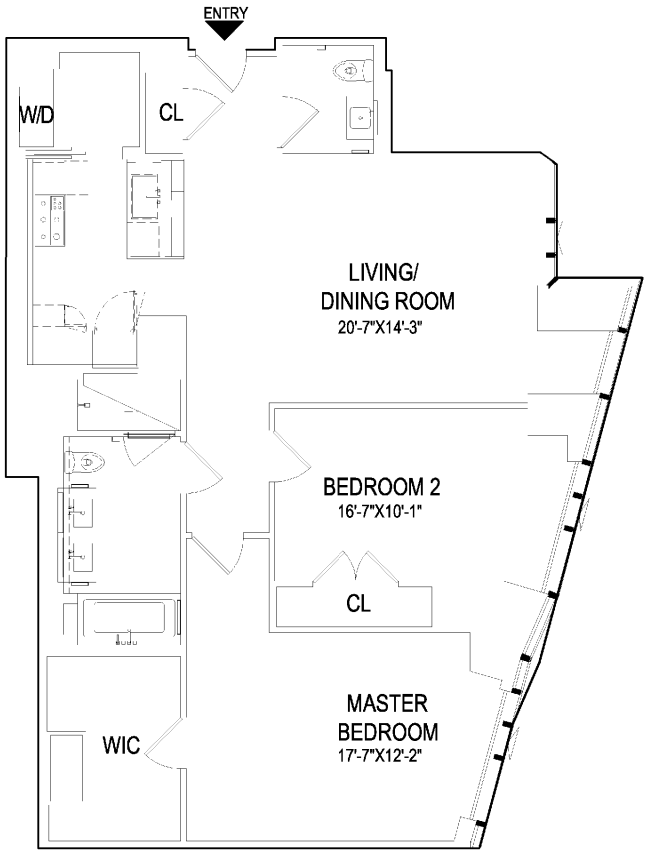
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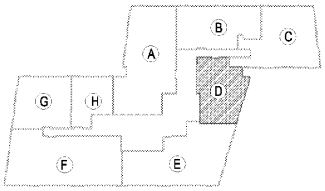


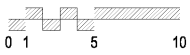
RESIDENCE D

21ST FLOOR
2 BEDROOMS
1.5 BATHS

ONE WEST END

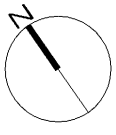






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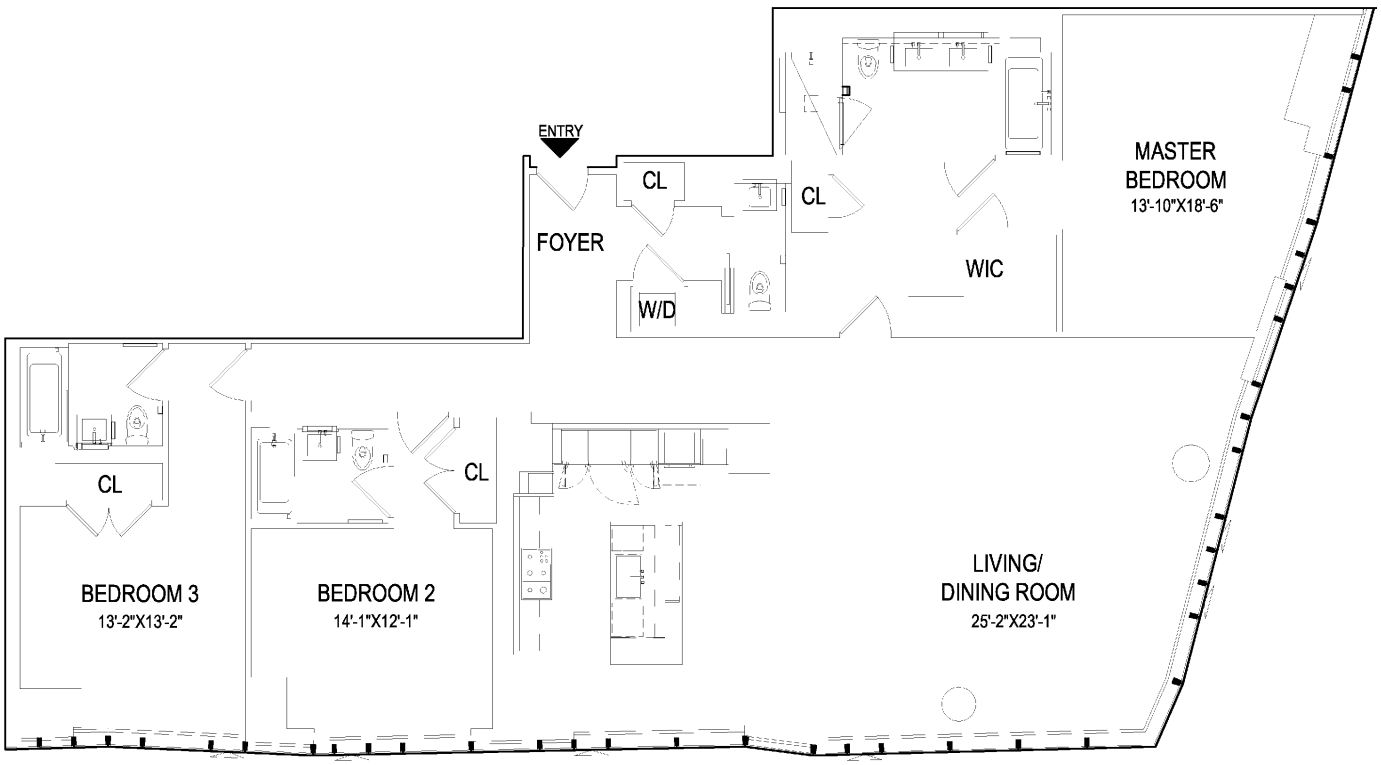
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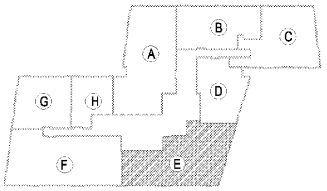


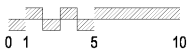
RESIDENCE E

21ST FLOOR
3 BEDROOMS
3.5 BATHS

ONE WEST END

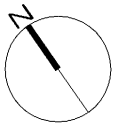






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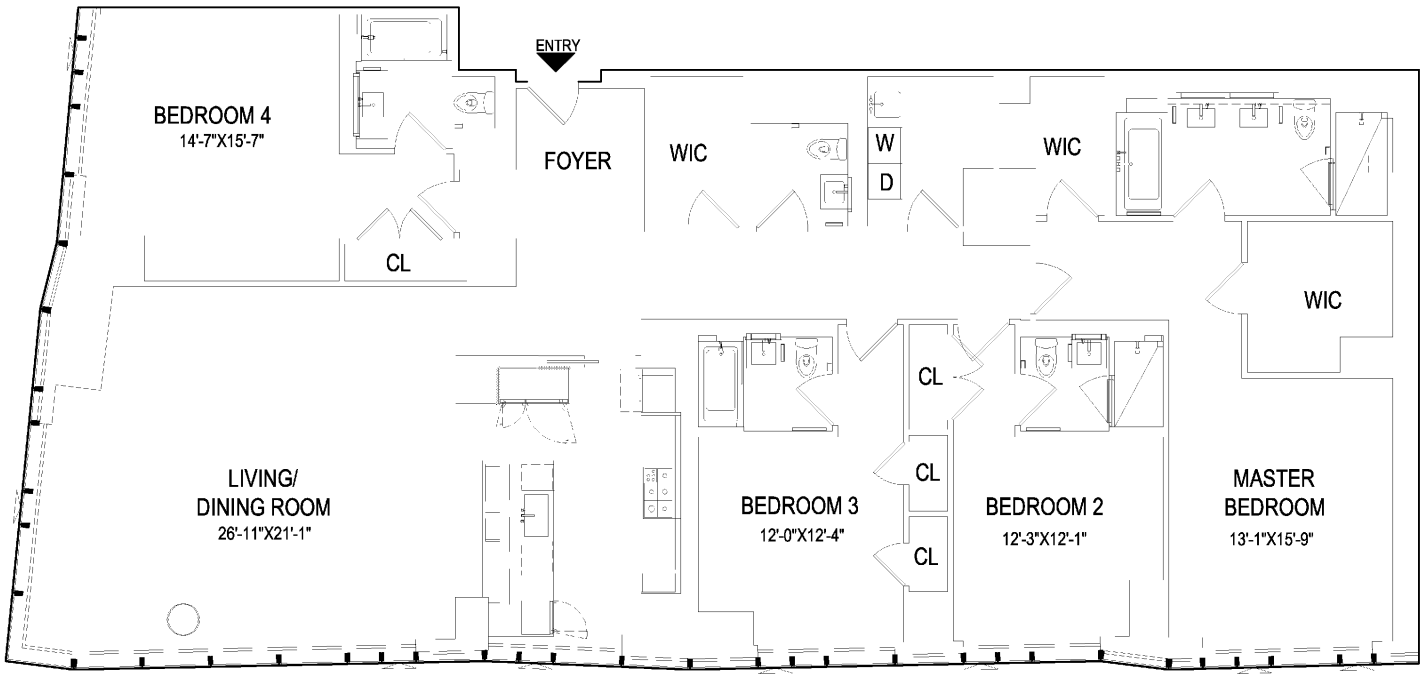
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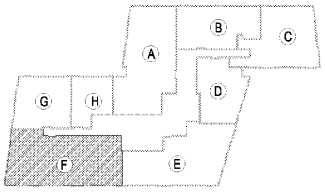


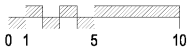
RESIDENCE F

21ST FLOOR
4 BEDROOMS
4.5 BATHS

ONE WEST END

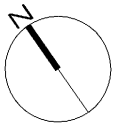






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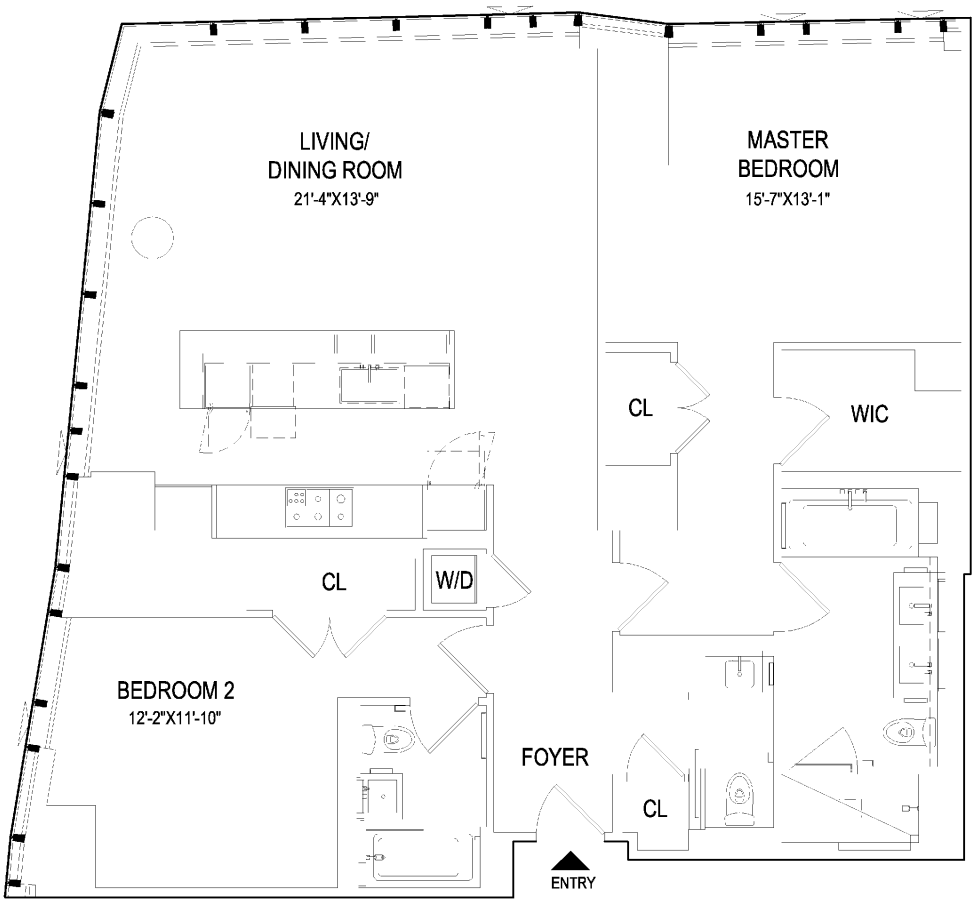
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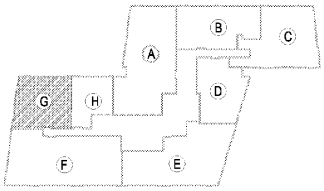


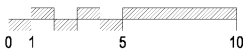
RESIDENCE G

21ST FLOOR
2 BEDROOMS
2.5 BATHS

ONE WEST END

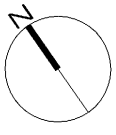






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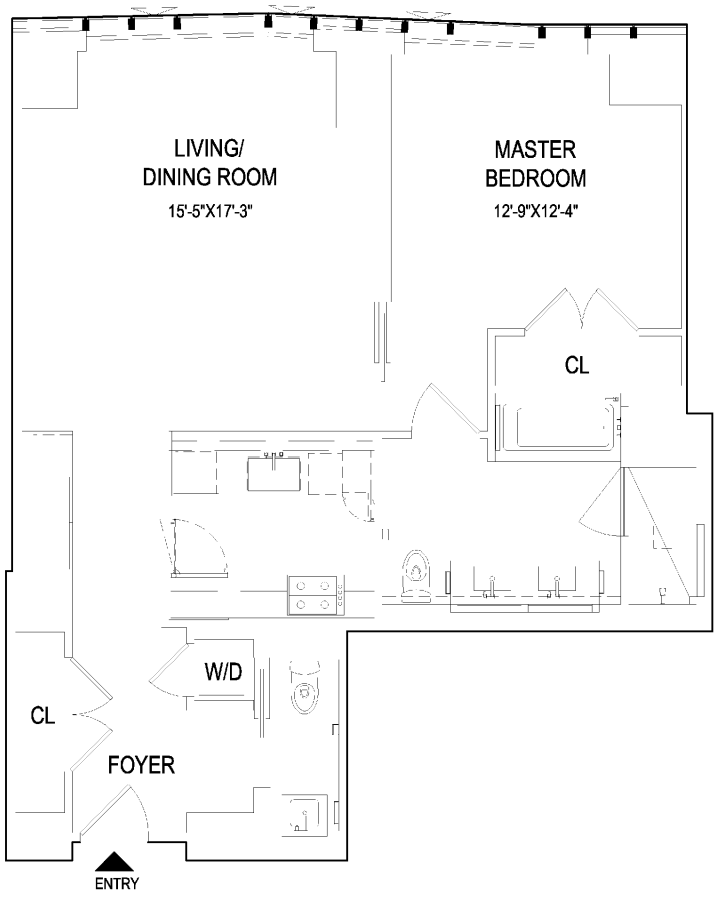
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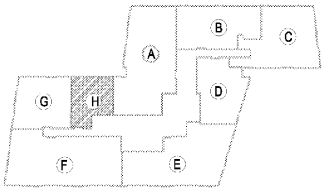


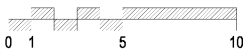
RESIDENCE H

21ST FLOOR
1 BEDROOM
1.5 BATHS

ONE WEST END

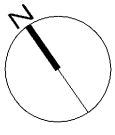






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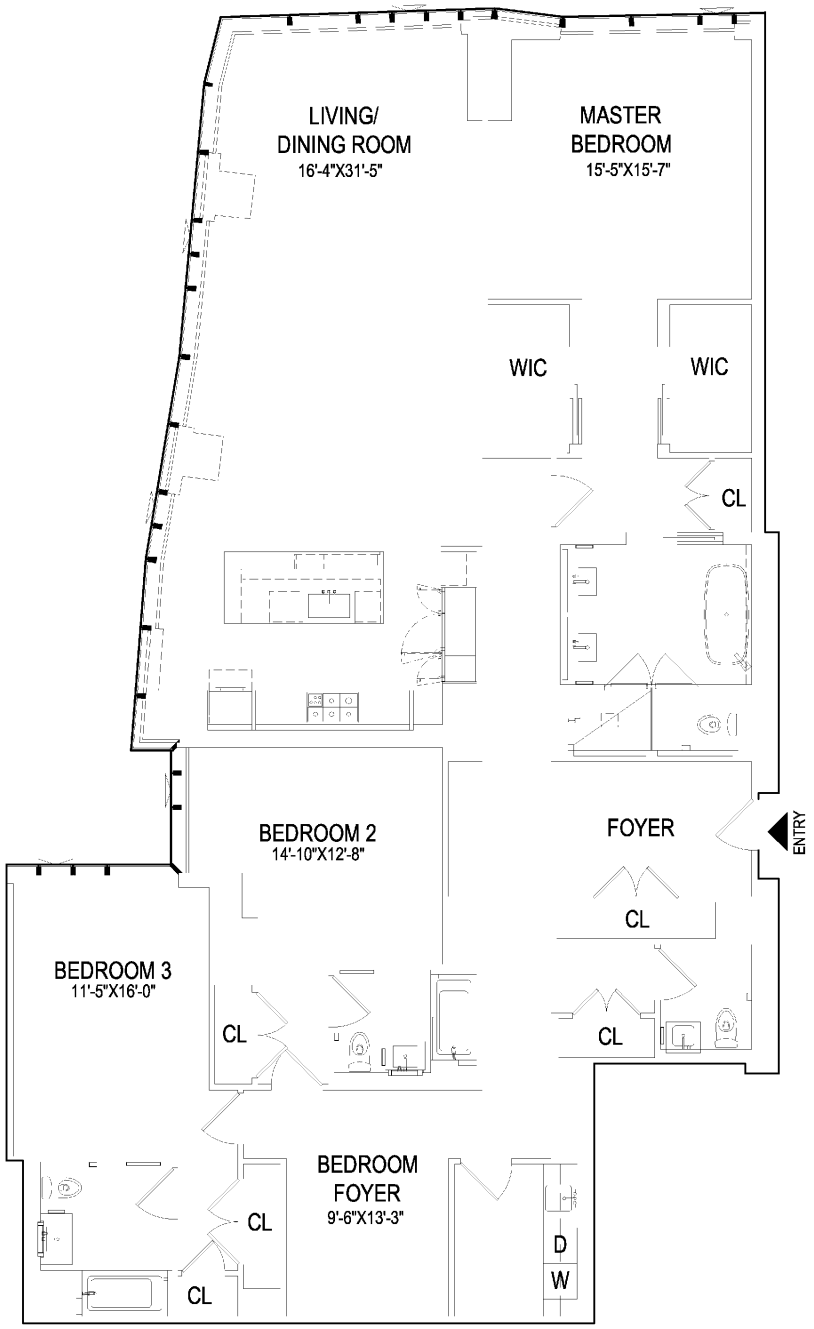
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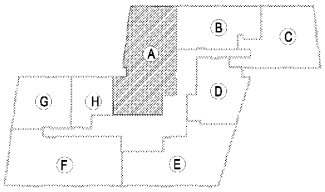


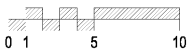
RESIDENCE A

22ND FLOOR
3 BEDROOMS
3.5 BATHS

ONE WEST END

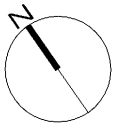






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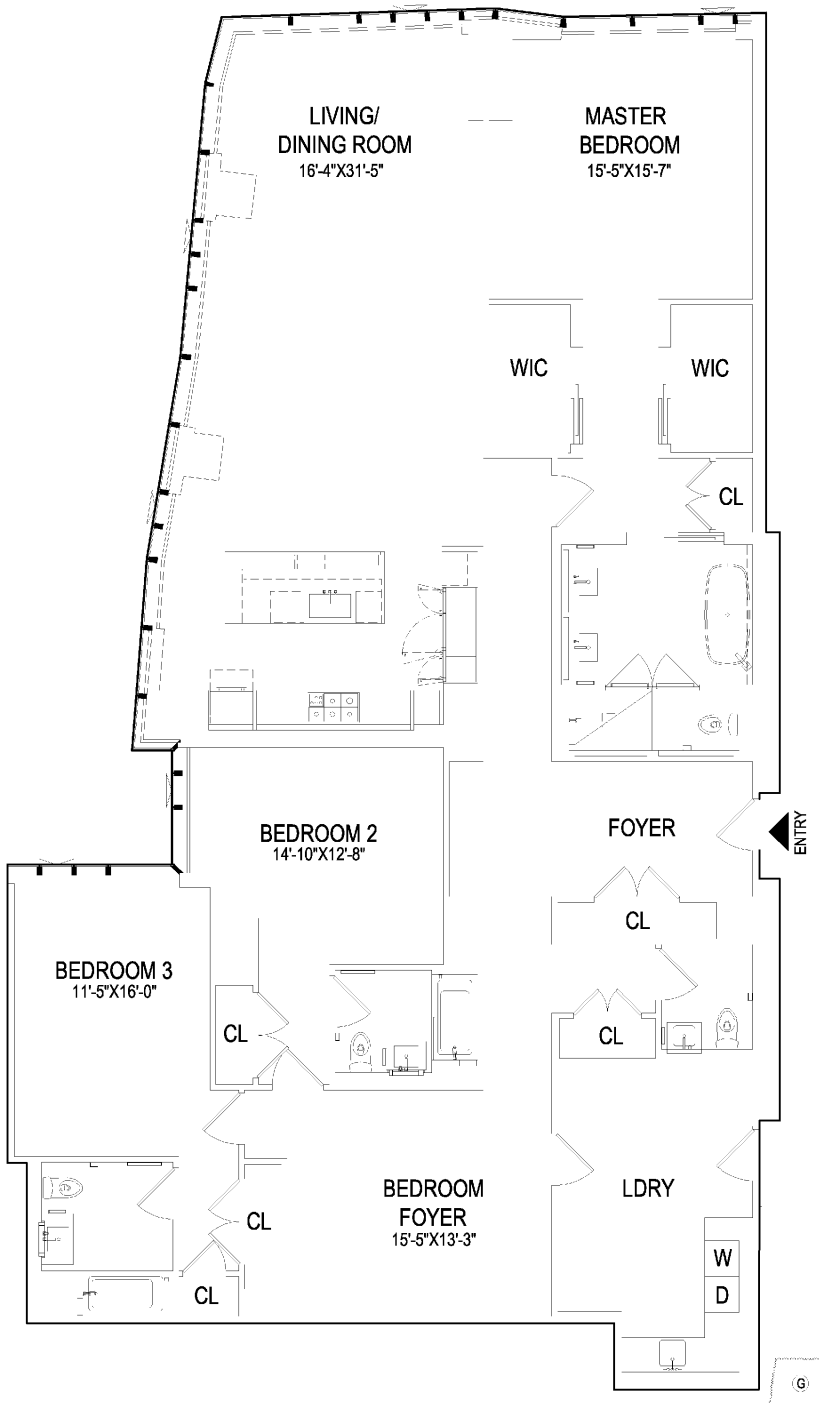
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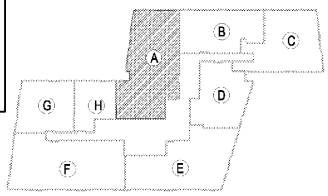


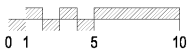
RESIDENCE A

23RD-24TH FLOORS
3 BEDROOMS
3.5 BATHS

ONE WEST END

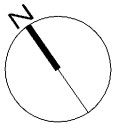






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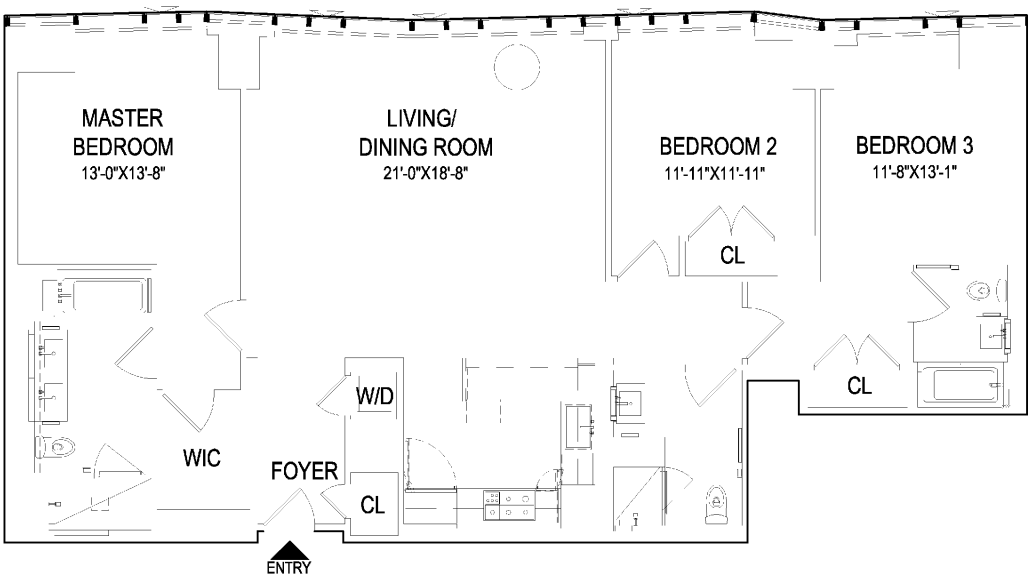
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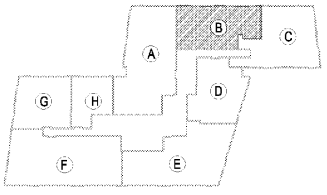


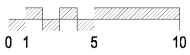
RESIDENCE B

22ND-24TH FLOORS
3 BEDROOMS
3 BATHS

ONE WEST END

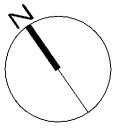






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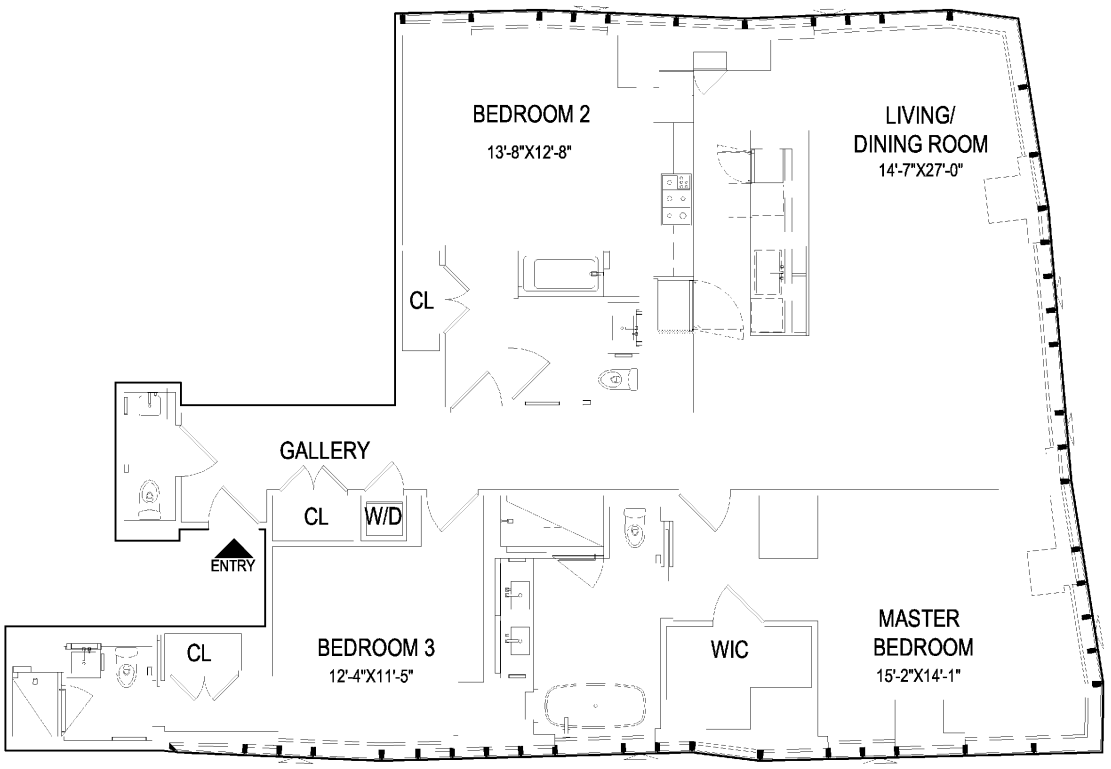
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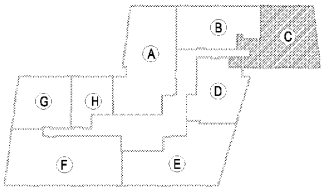


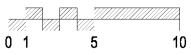
RESIDENCE C

22ND-24TH FLOORS
3 BEDROOMS
3.5 BATHS

ONE WEST END

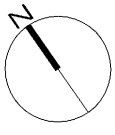






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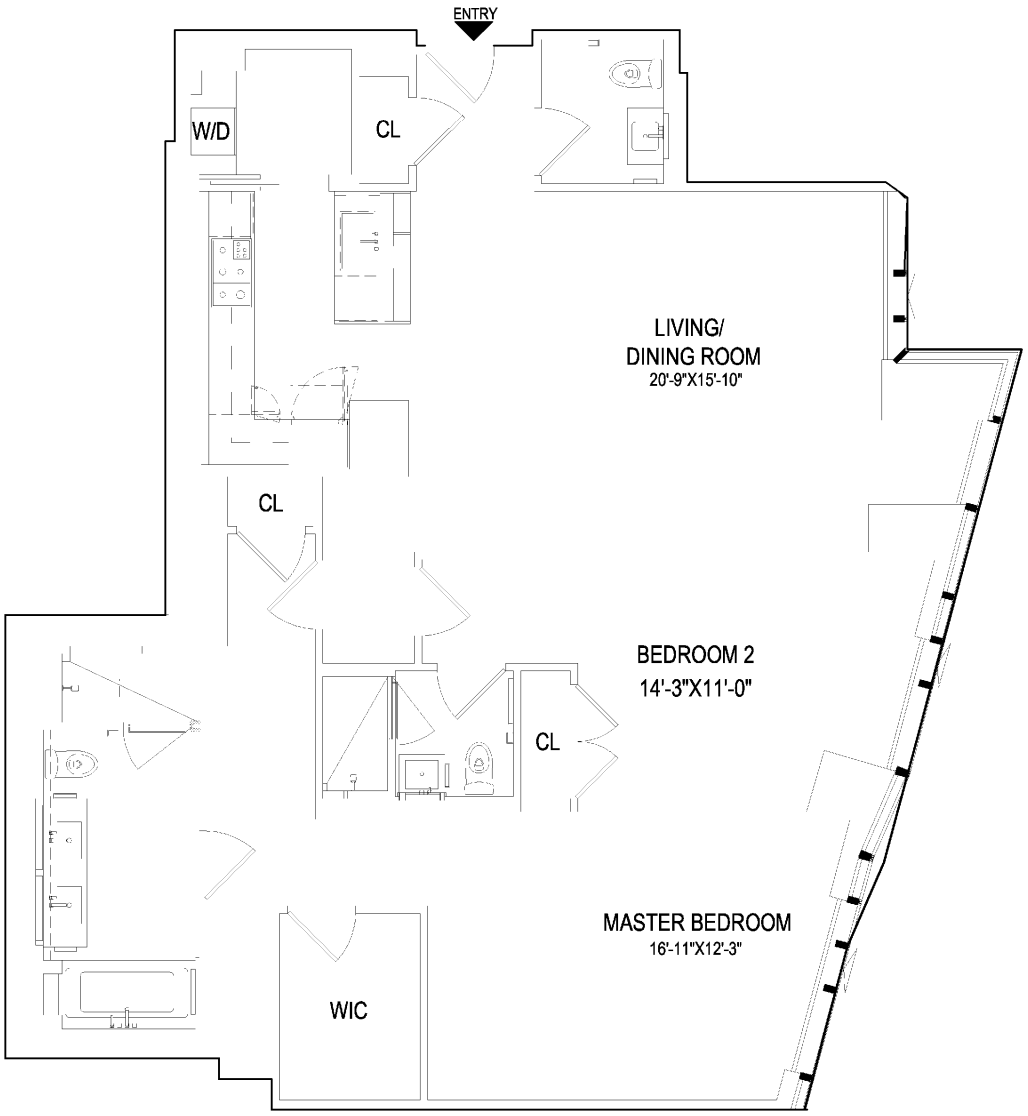
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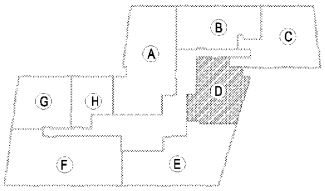


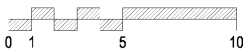
RESIDENCE D

22ND-24TH FLOORS
2 BEDROOMS
2.5 BATHS

ONE WEST END

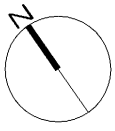






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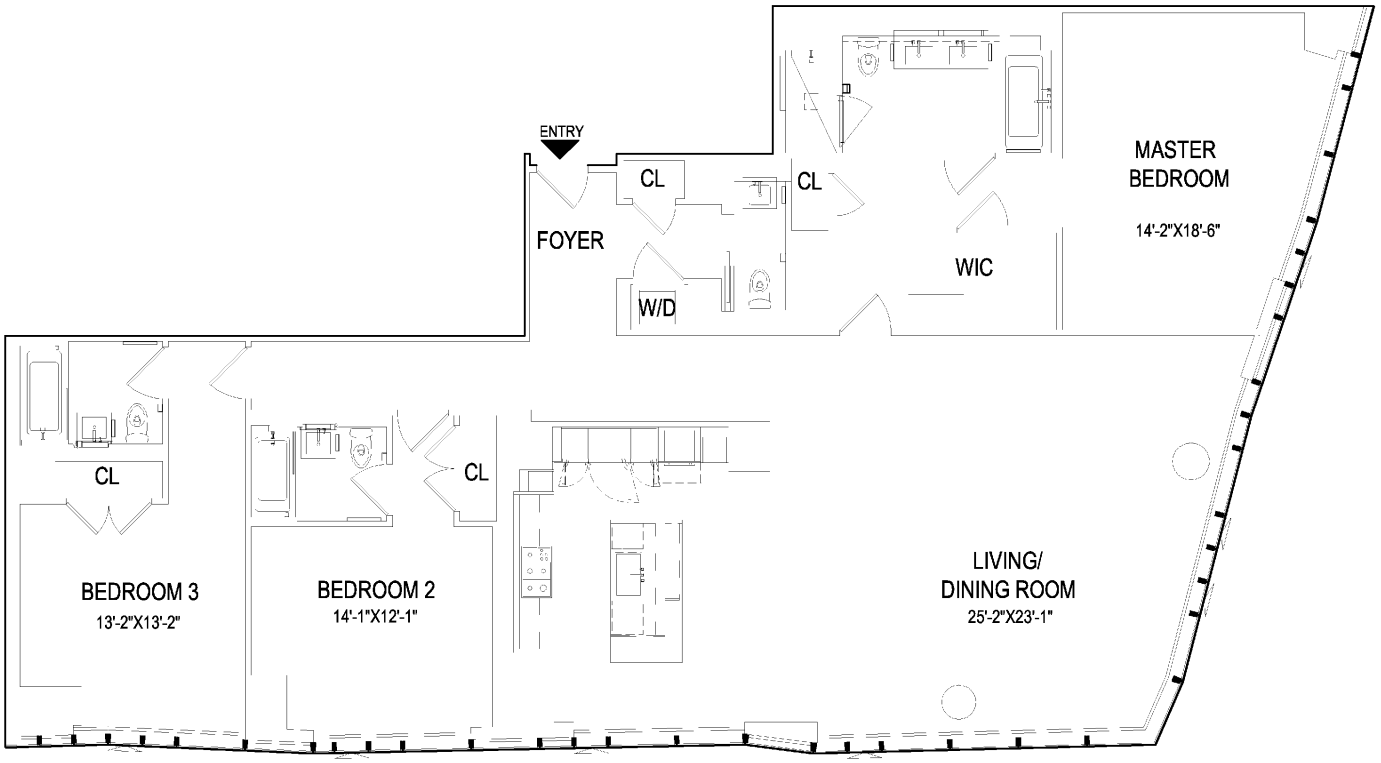
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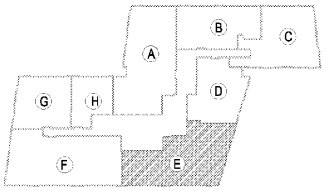


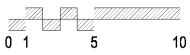
RESIDENCE E

22ND-24TH FLOORS
3 BEDROOMS
3.5 BATHS

ONE WEST END

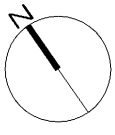






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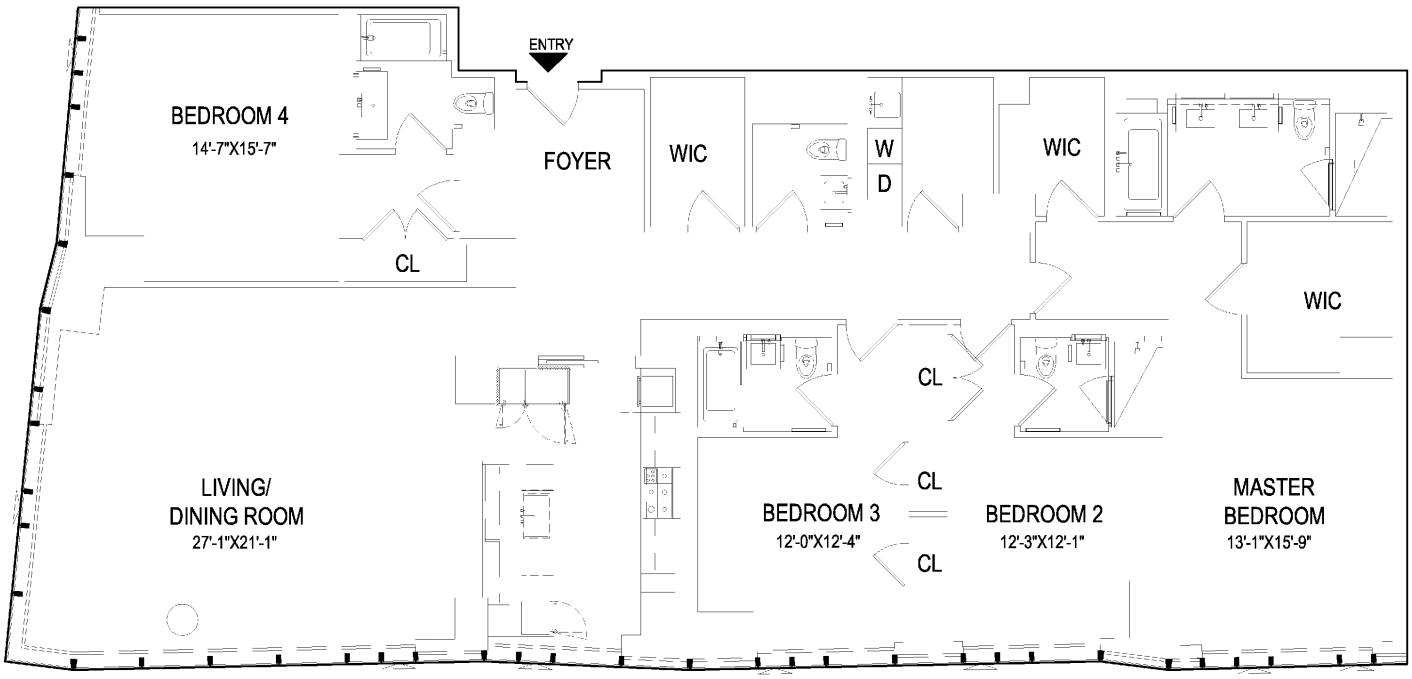
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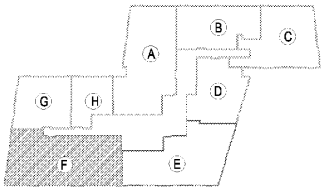


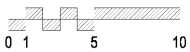
RESIDENCE F

22ND-24TH FLOORS
4 BEDROOMS
4.5 BATHS

ONE WEST END

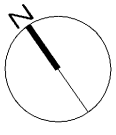






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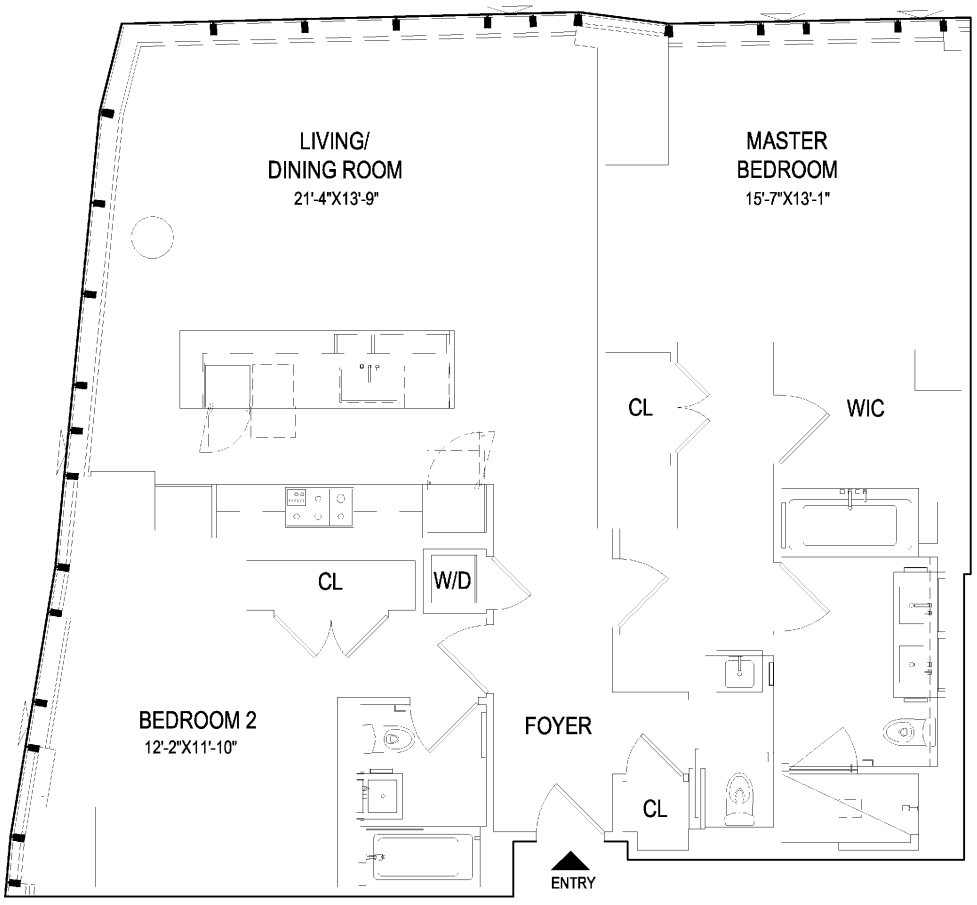
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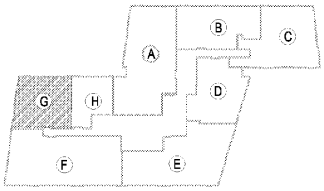


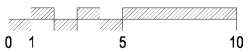
RESIDENCE G

22ND-24TH FLOORS
2 BEDROOMS
2.5 BATHS

ONE WEST END

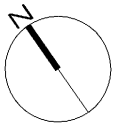






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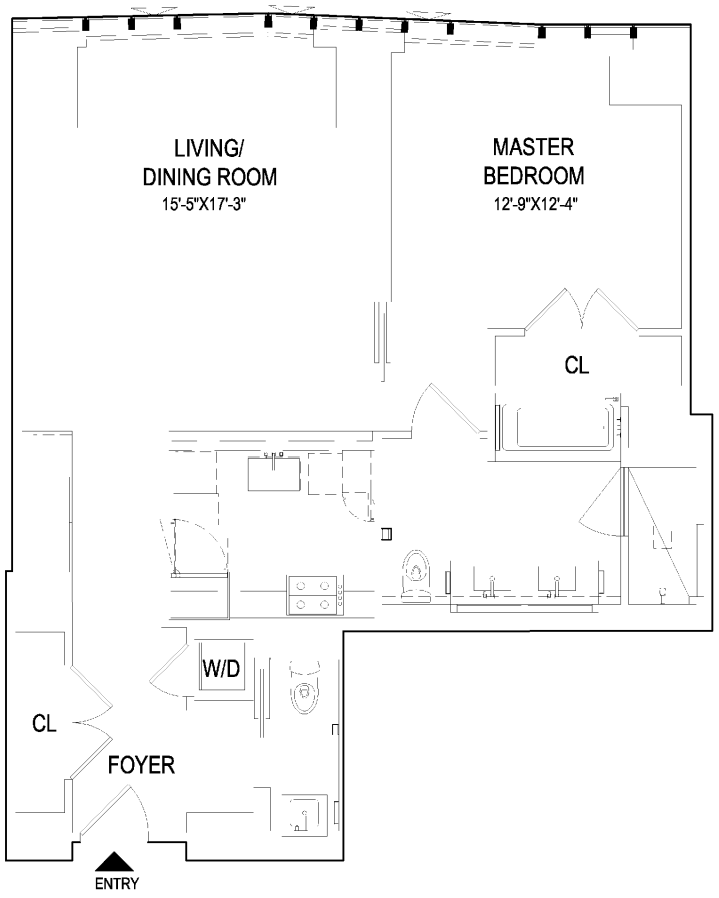
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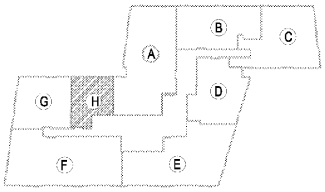


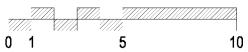
RESIDENCE H

22ND-24TH FLOORS
1 BEDROOM
1.5 BATHS

ONE WEST END

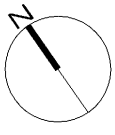






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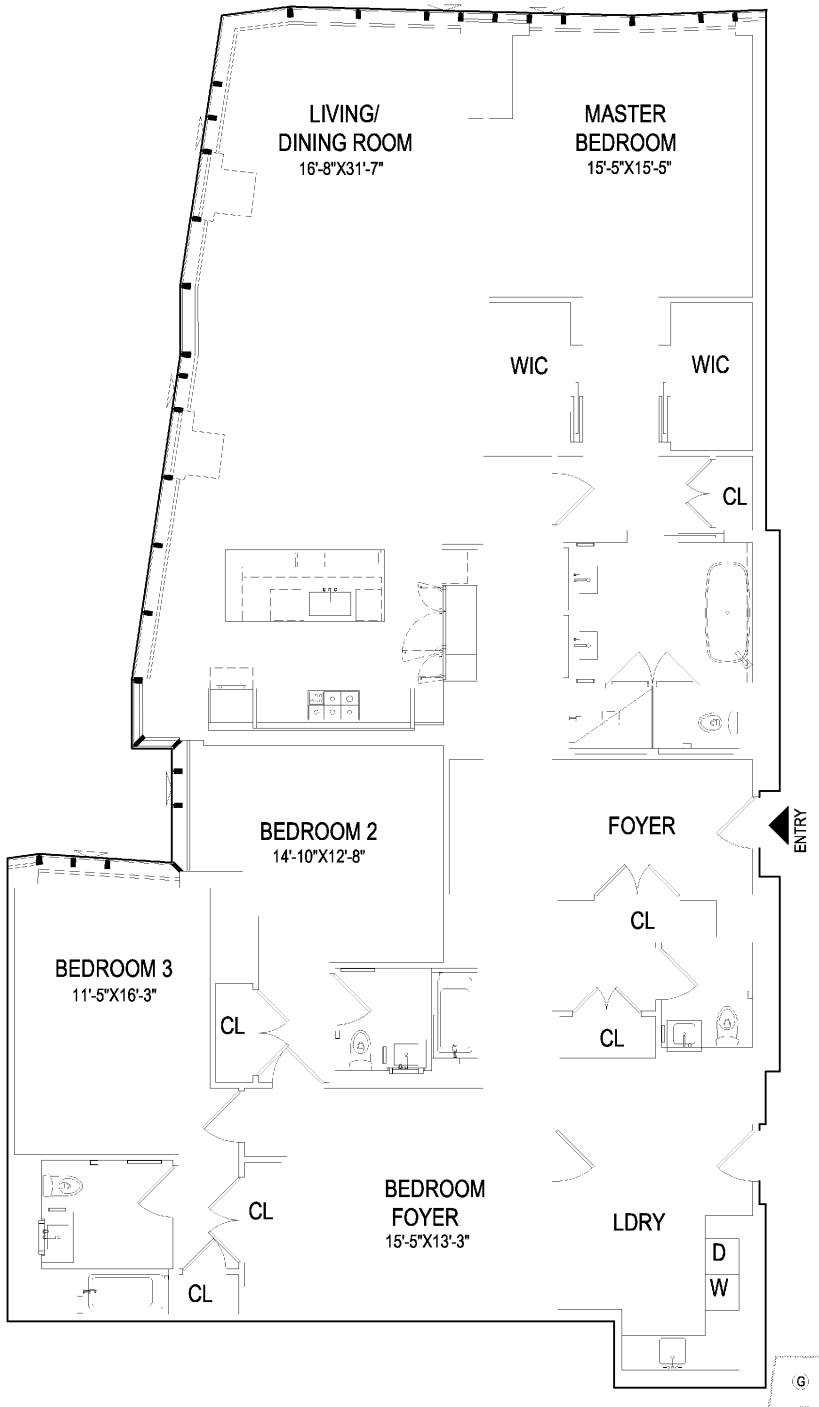
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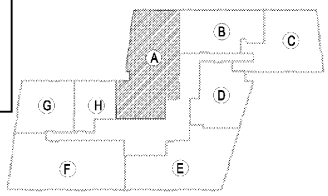


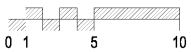
RESIDENCE A

25TH-27TH FLOORS
3 BEDROOMS
3.5 BATHS

ONE WEST END

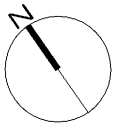






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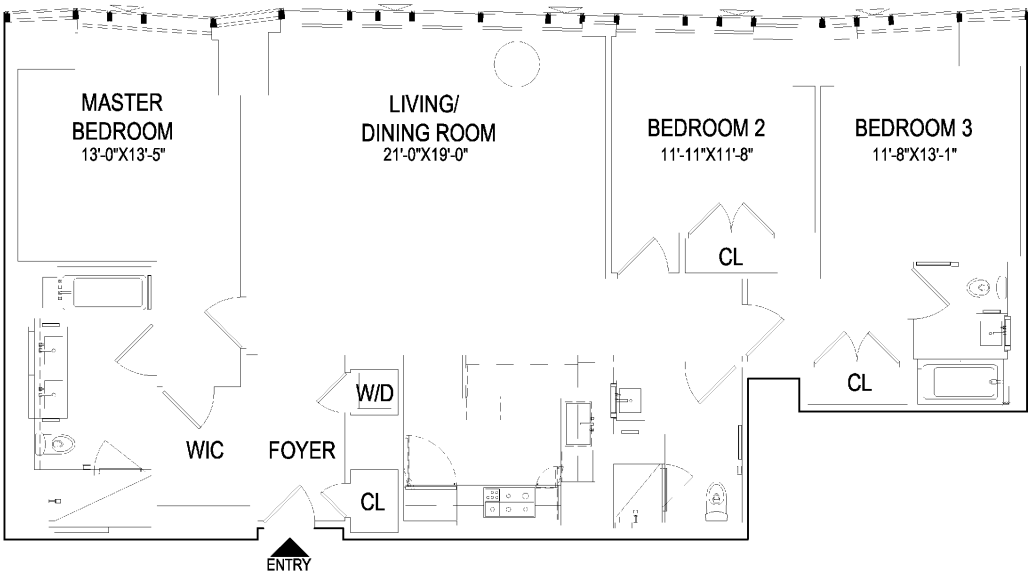
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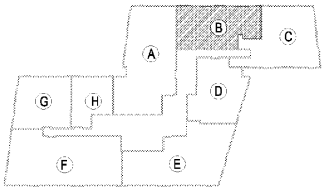


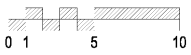
RESIDENCE B

25TH-27TH FLOORS
3 BEDROOMS
3 BATHS

ONE WEST END

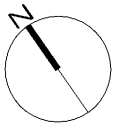






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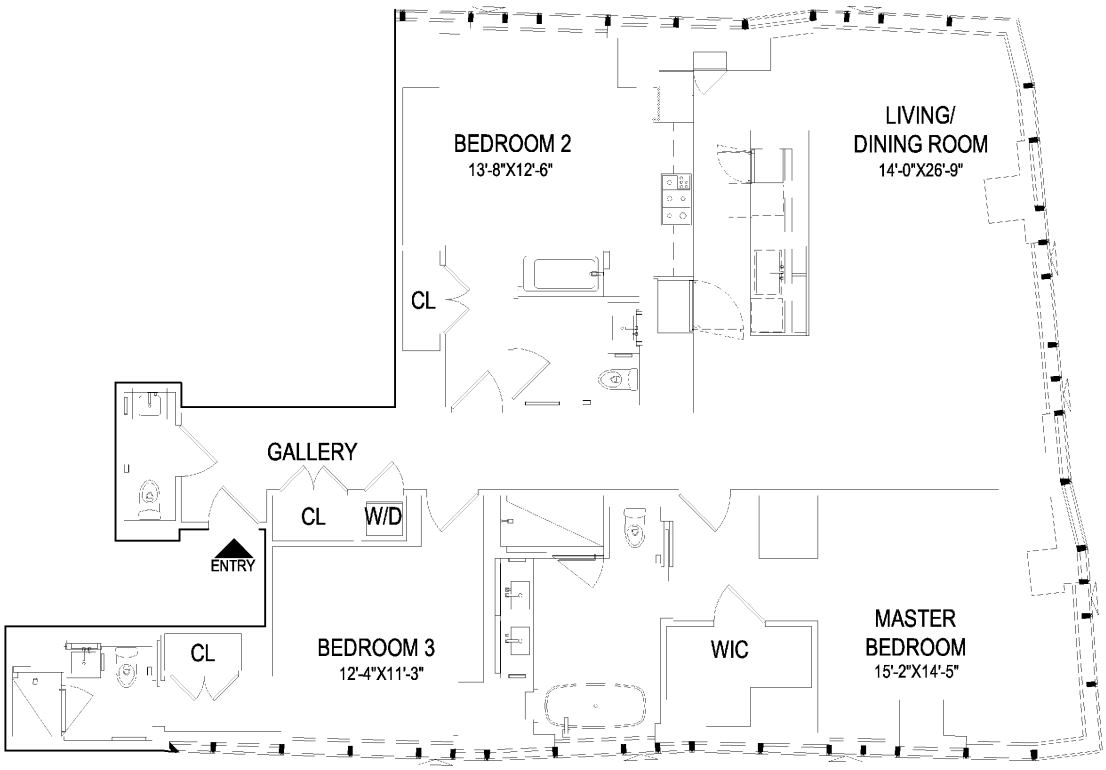
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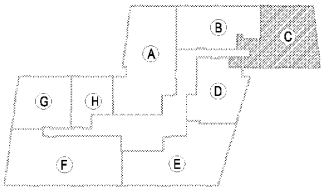


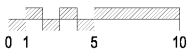
RESIDENCE C

25TH-27TH FLOORS
3 BEDROOMS
3.5 BATHS

ONE WEST END

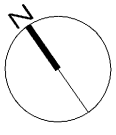






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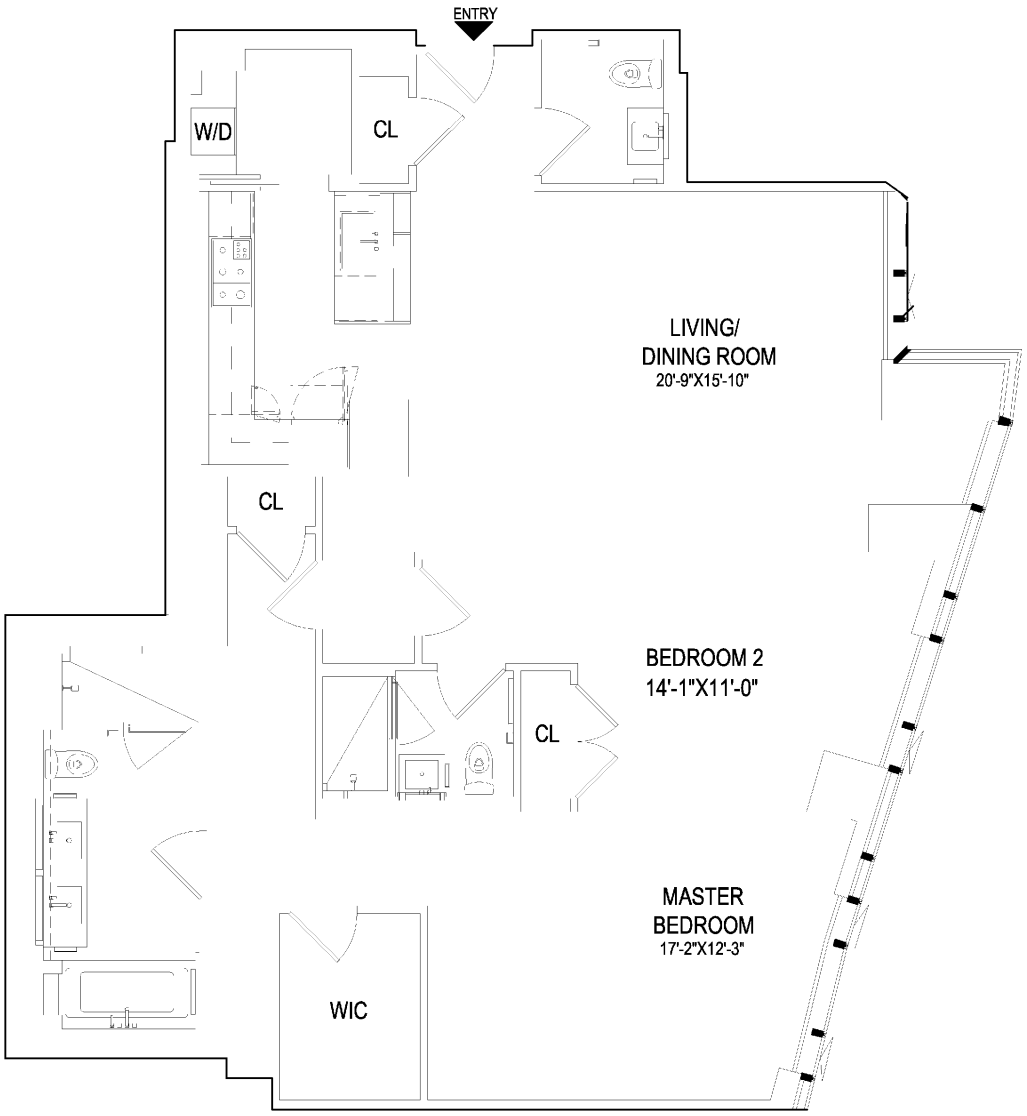
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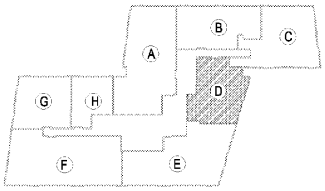


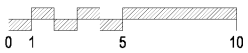
RESIDENCE D

25TH-27TH FLOORS
2 BEDROOMS
2.5 BATHS

ONE WEST END

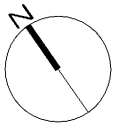






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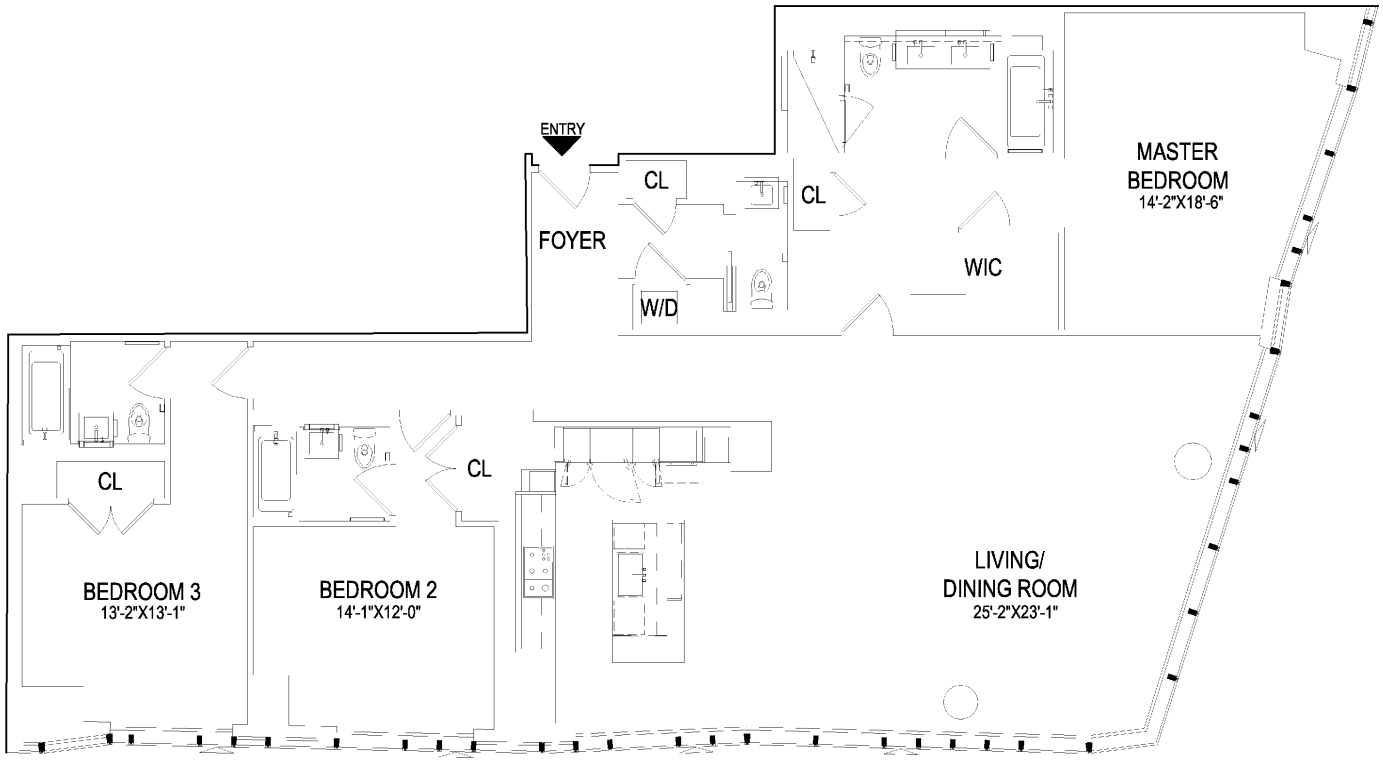
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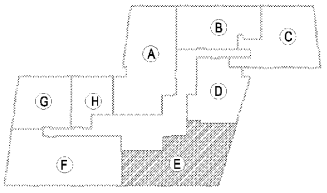


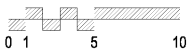
RESIDENCE E

25TH-27TH FLOORS
3 BEDROOMS
3.5 BATHS

ONE WEST END

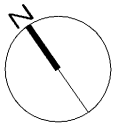






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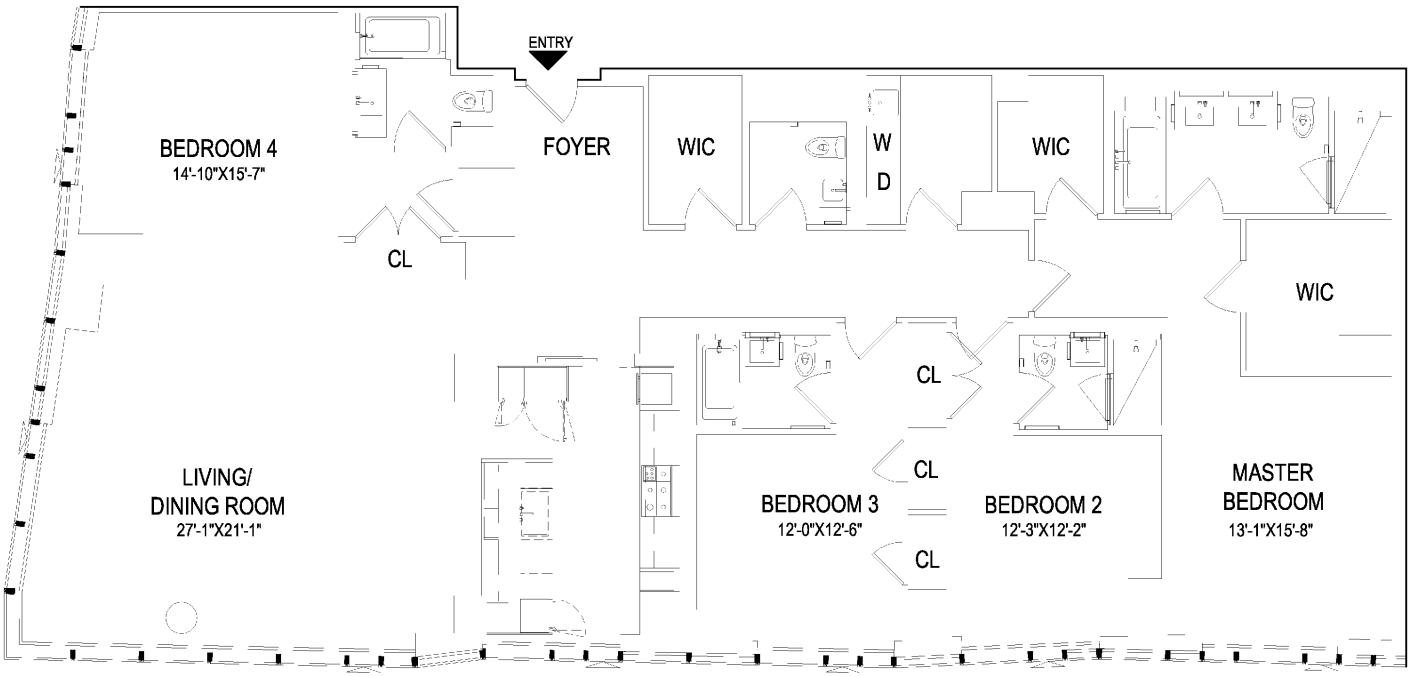
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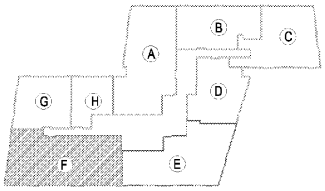


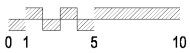
RESIDENCE F

25TH-27TH FLOORS
4 BEDROOMS
4.5 BATHS

ONE WEST END

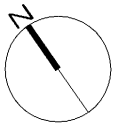






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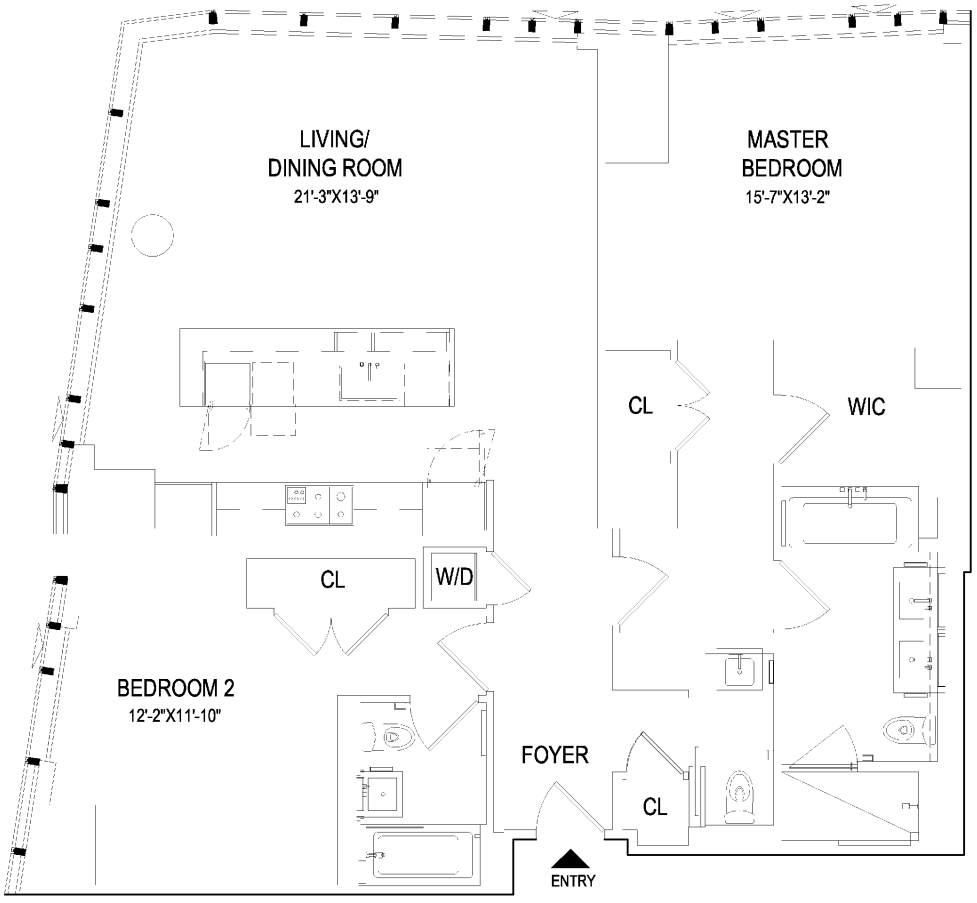
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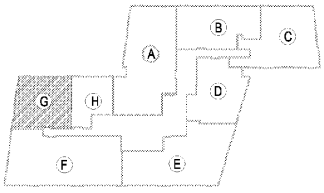


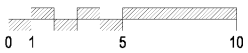
RESIDENCE G

25TH-27TH FLOORS
2 BEDROOMS
2.5 BATHS

ONE WEST END

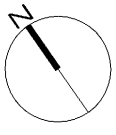






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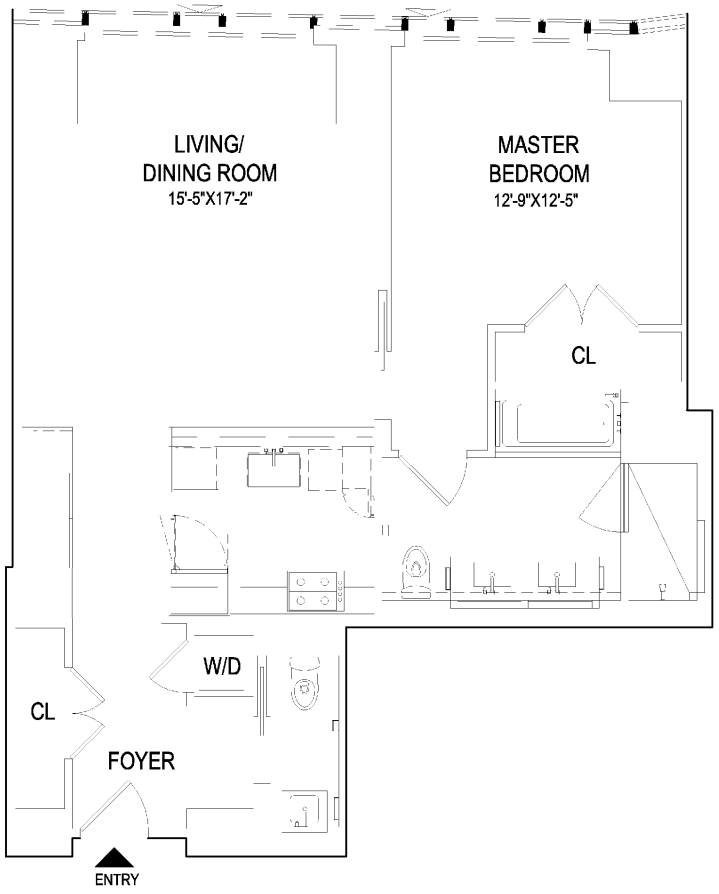
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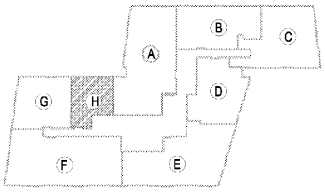


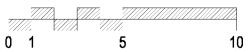
RESIDENCE H

25TH-27TH FLOORS
1 BEDROOM
1.5 BATHS

ONE WEST END

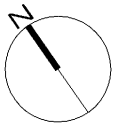






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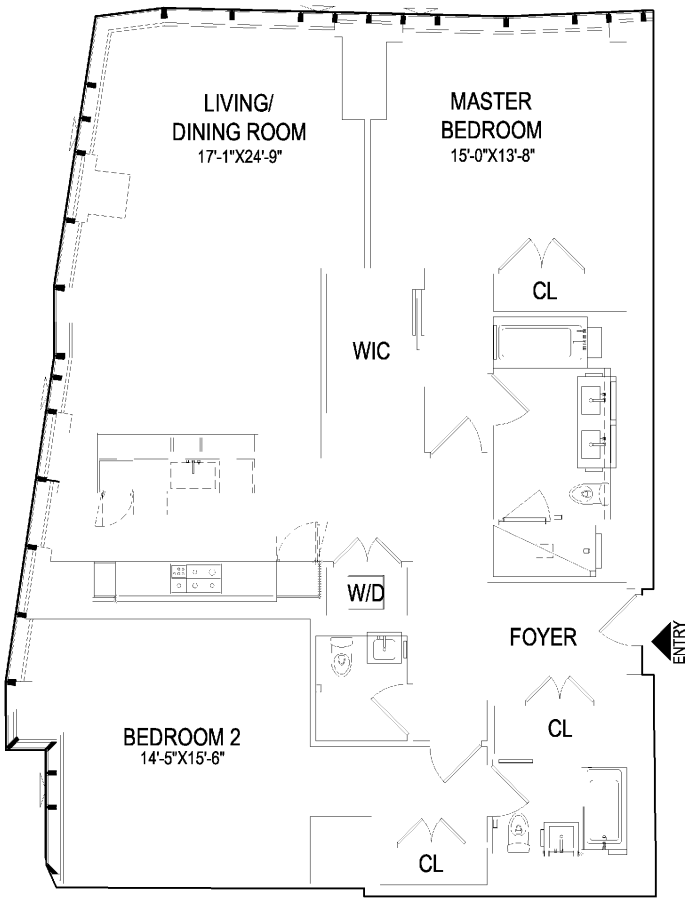
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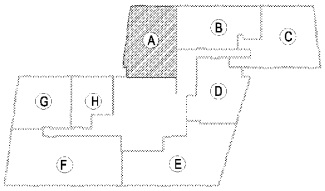


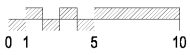
RESIDENCE A

28TH FLOOR
2 BEDROOMS
2.5 BATHS

ONE WEST END

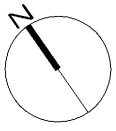






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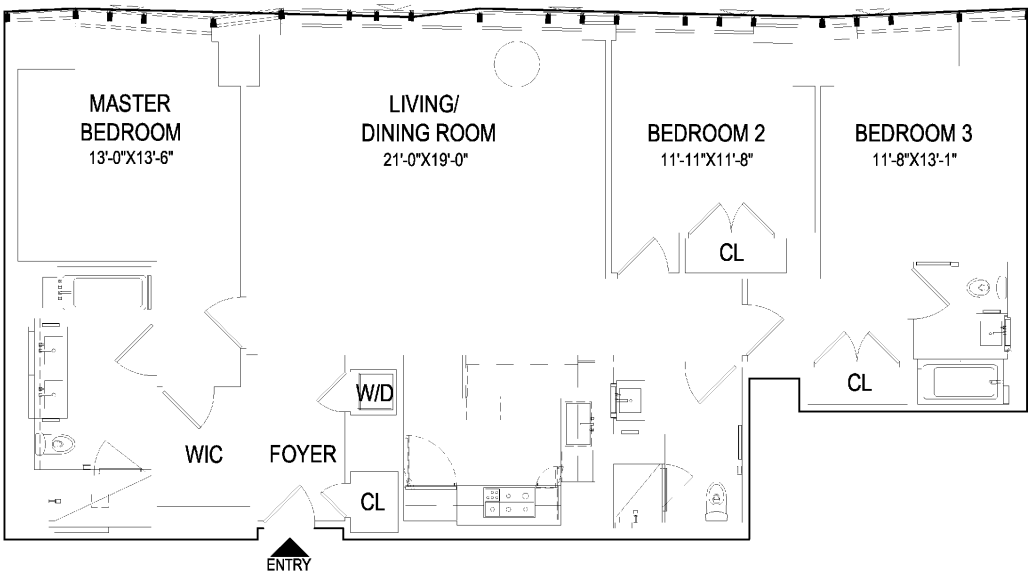
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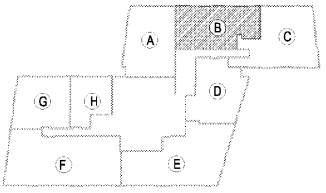


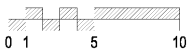
RESIDENCE B

28TH FLOOR
3 BEDROOMS
3 BATHS

ONE WEST END

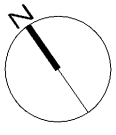






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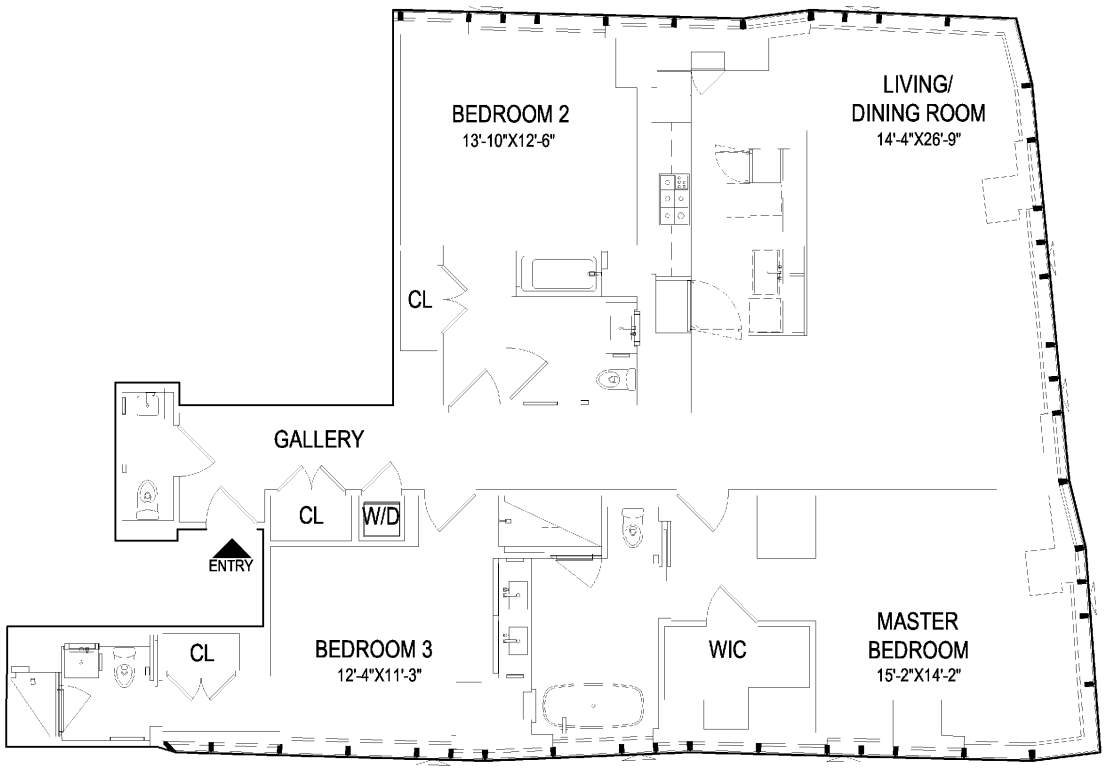
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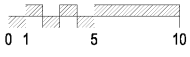


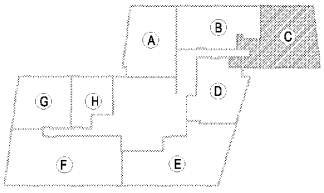
RESIDENCE C

28TH FLOOR
3 BEDROOMS
3.5 BATHS

ONE WEST END

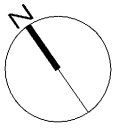






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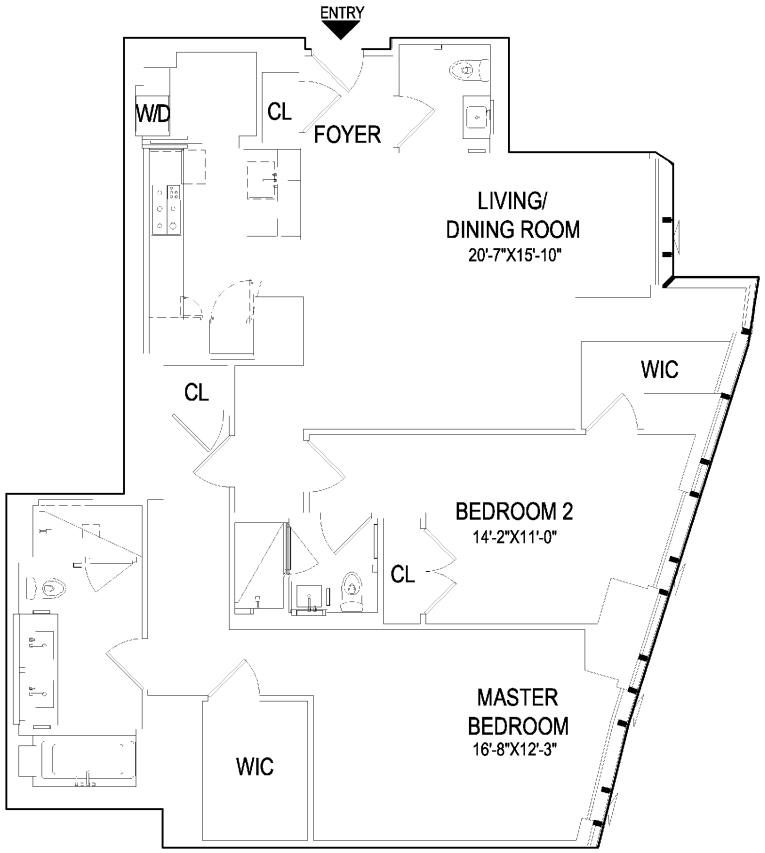
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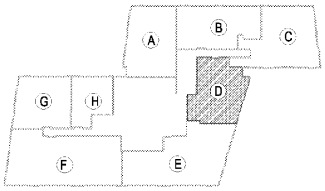


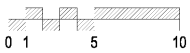
RESIDENCE D

28TH FLOOR
2 BEDROOMS
2.5 BATHS

ONE WEST END

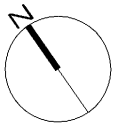






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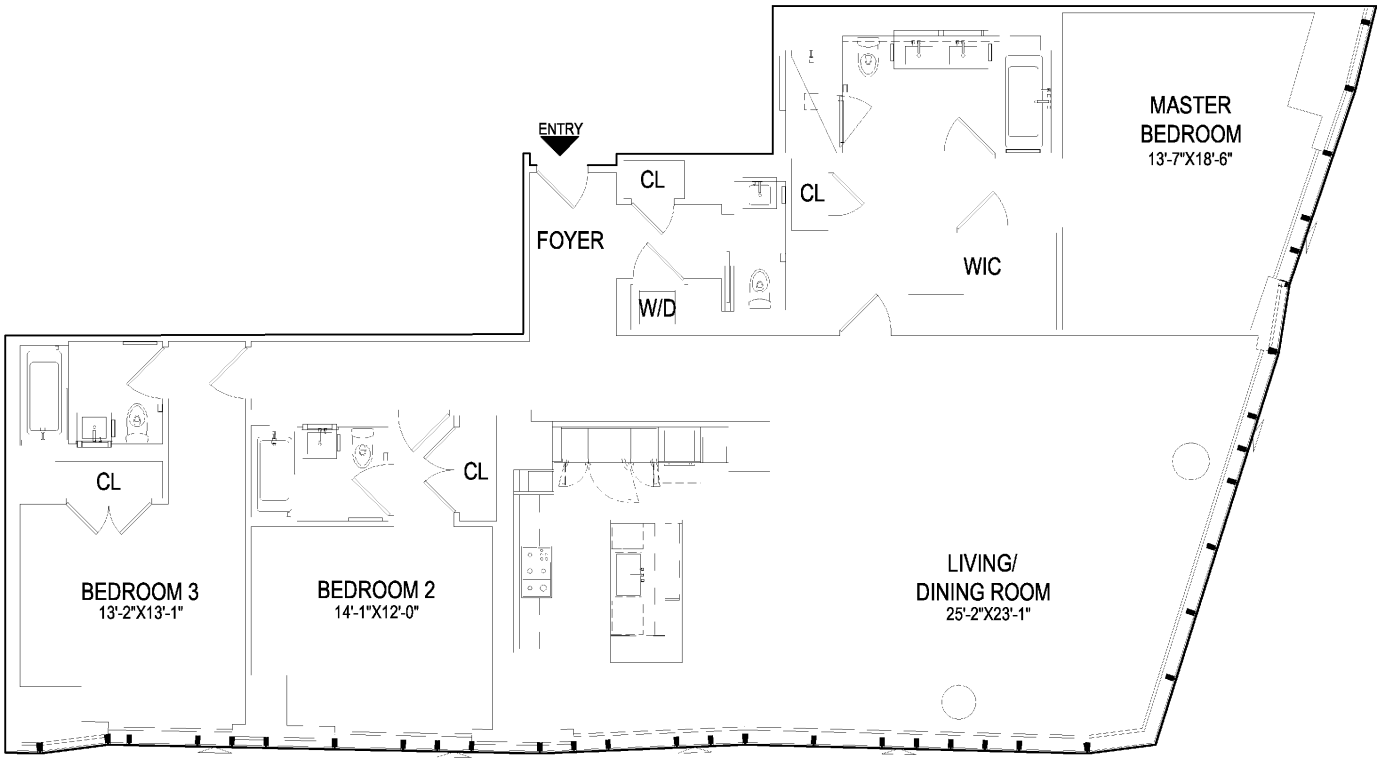
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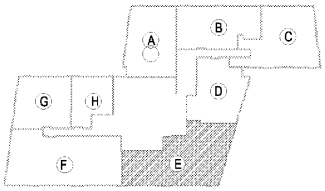


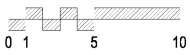
RESIDENCE E

28TH FLOOR
3 BEDROOMS
3.5 BATHS

ONE WEST END

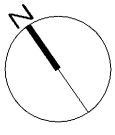






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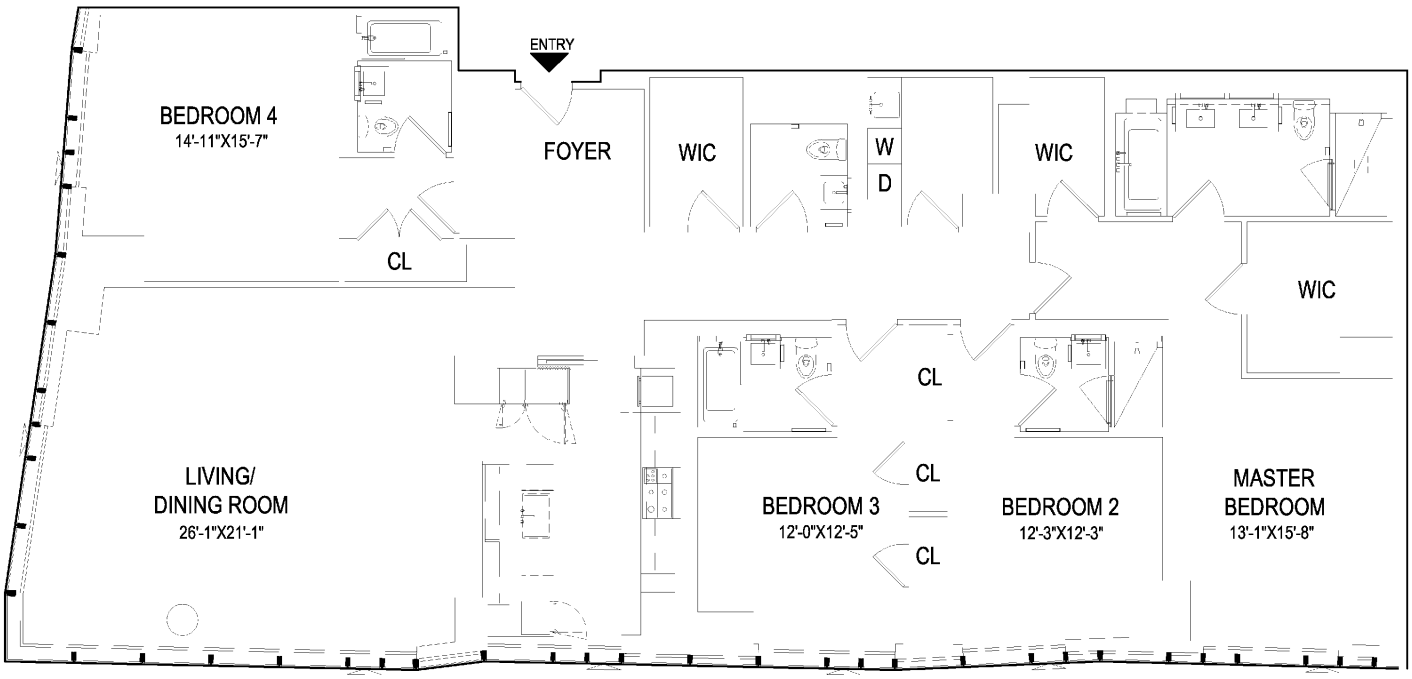
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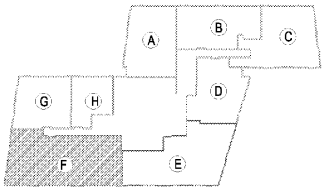


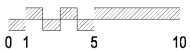
RESIDENCE F

28TH FLOOR
4 BEDROOMS
4.5 BATHS

ONE WEST END

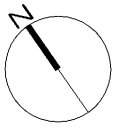






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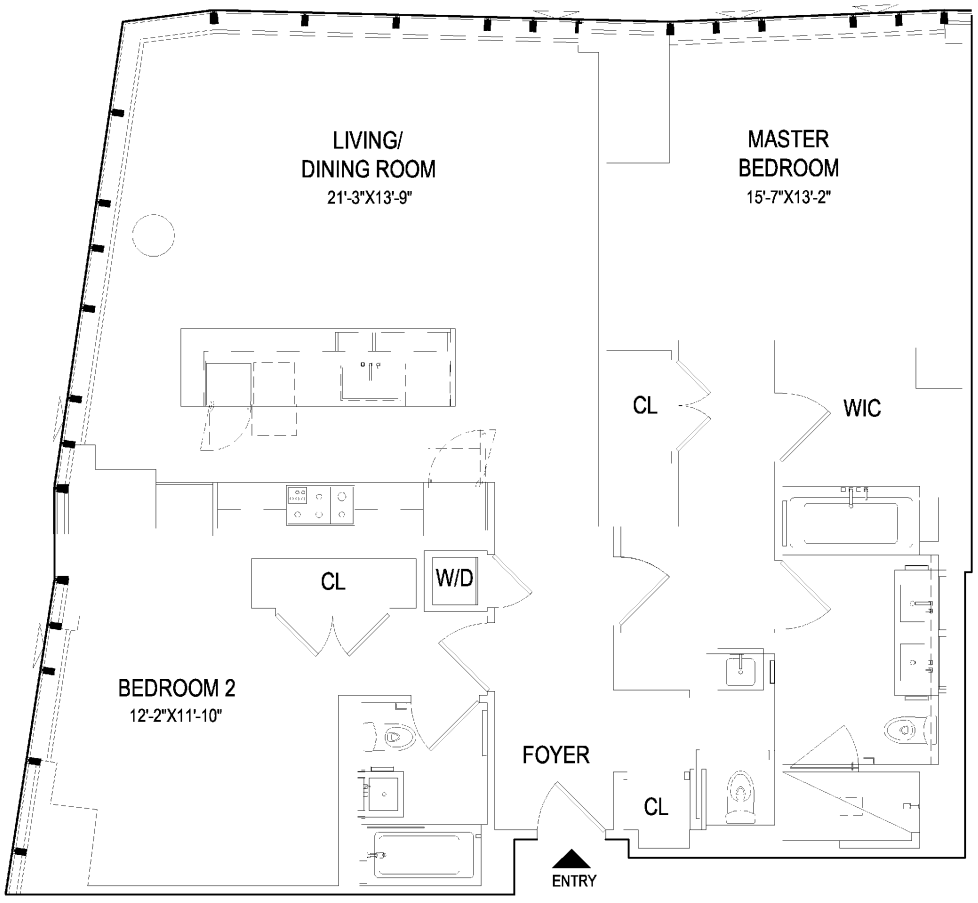
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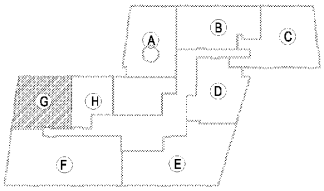


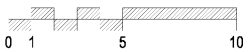
RESIDENCE G

28TH FLOOR
2 BEDROOMS
2.5 BATHS

ONE WEST END

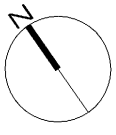






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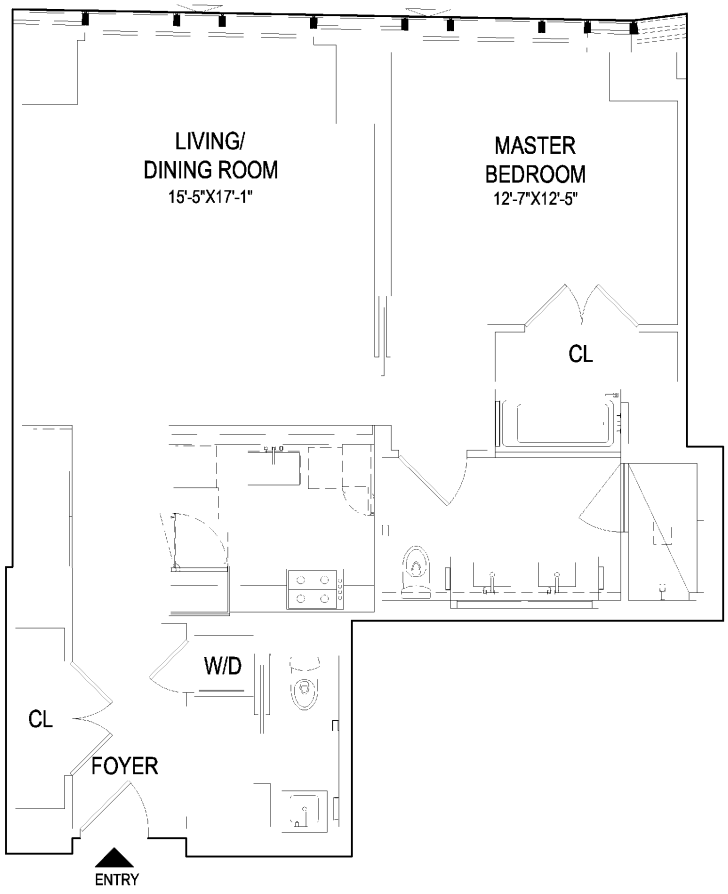
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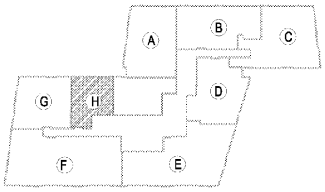


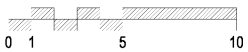
RESIDENCE H

28TH FLOOR
1 BEDROOM
1.5 BATHS

ONE WEST END

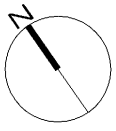






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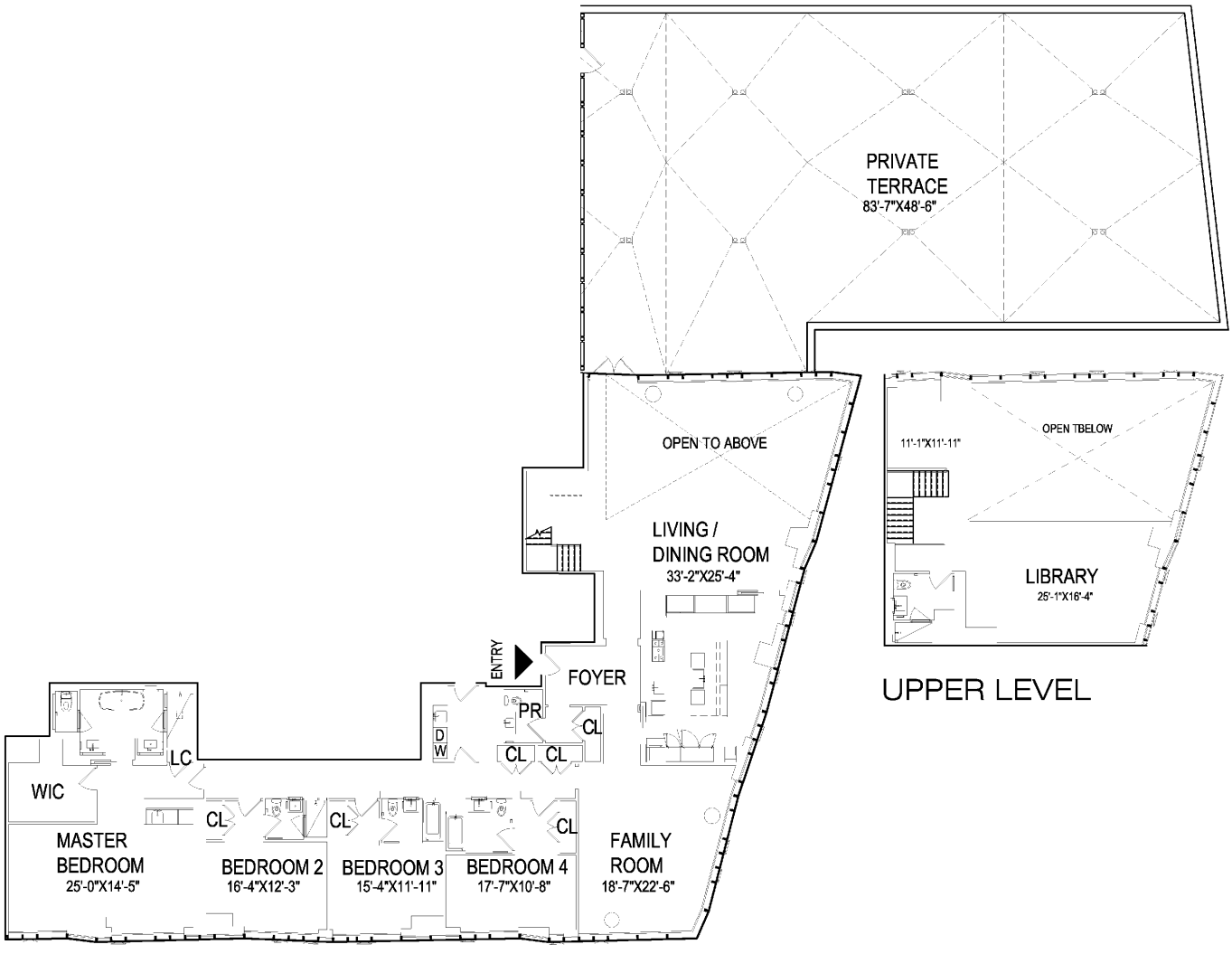
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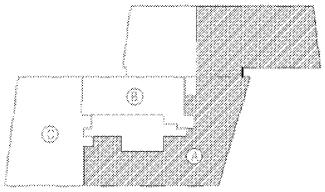


RESIDENCE A

29TH - 30TH FLOOR DUPLEX
4 BEDROOMS
5.5 BATHS

ONE WEST END

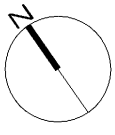




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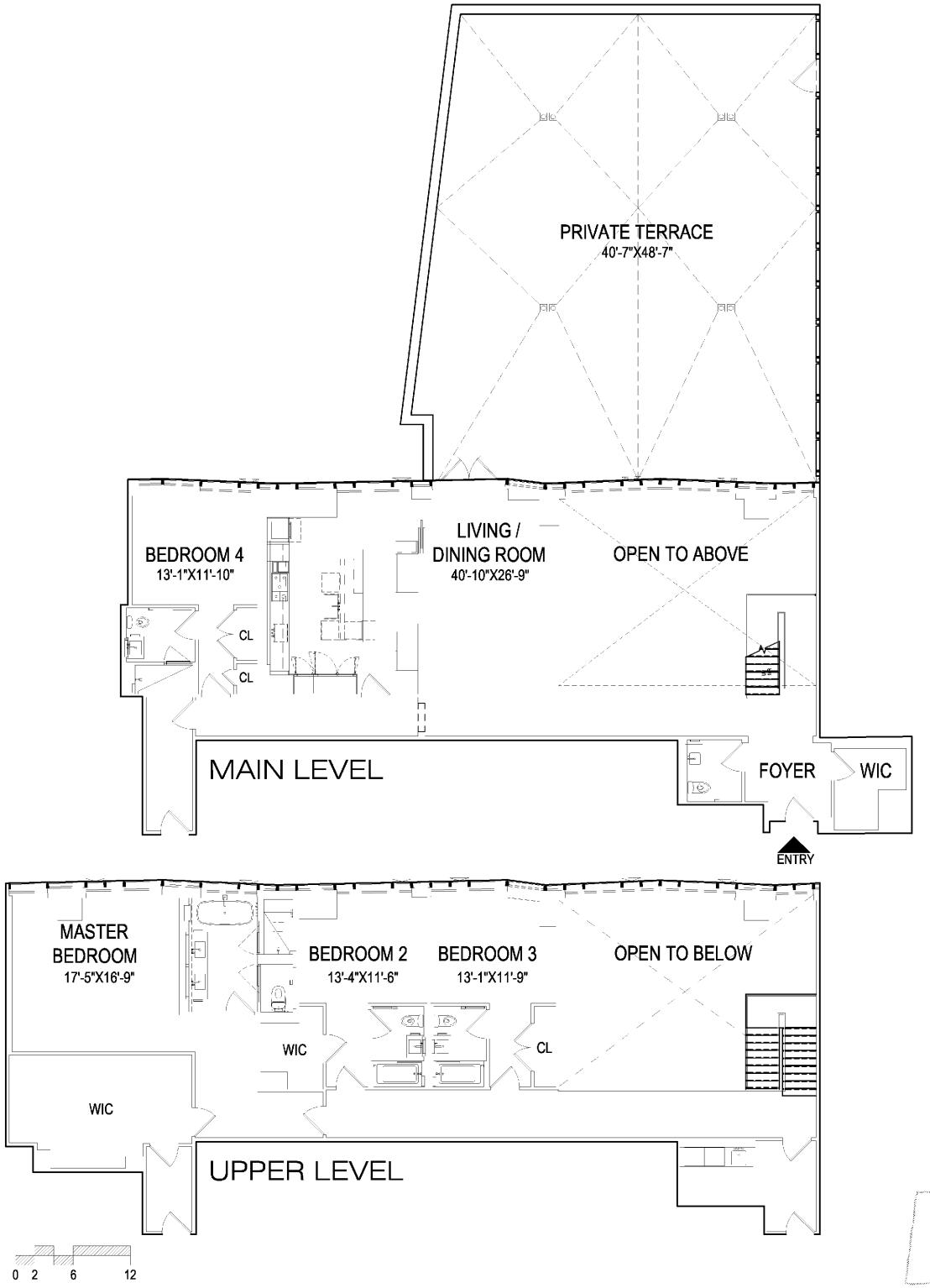
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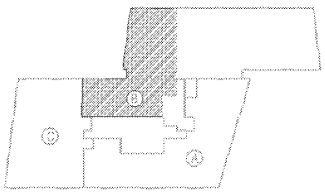


RESIDENCE B

29TH- 30th FLOOR DUPLEX
4 BEDROOMS
4.5 BATHS

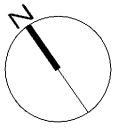
ONE WEST END





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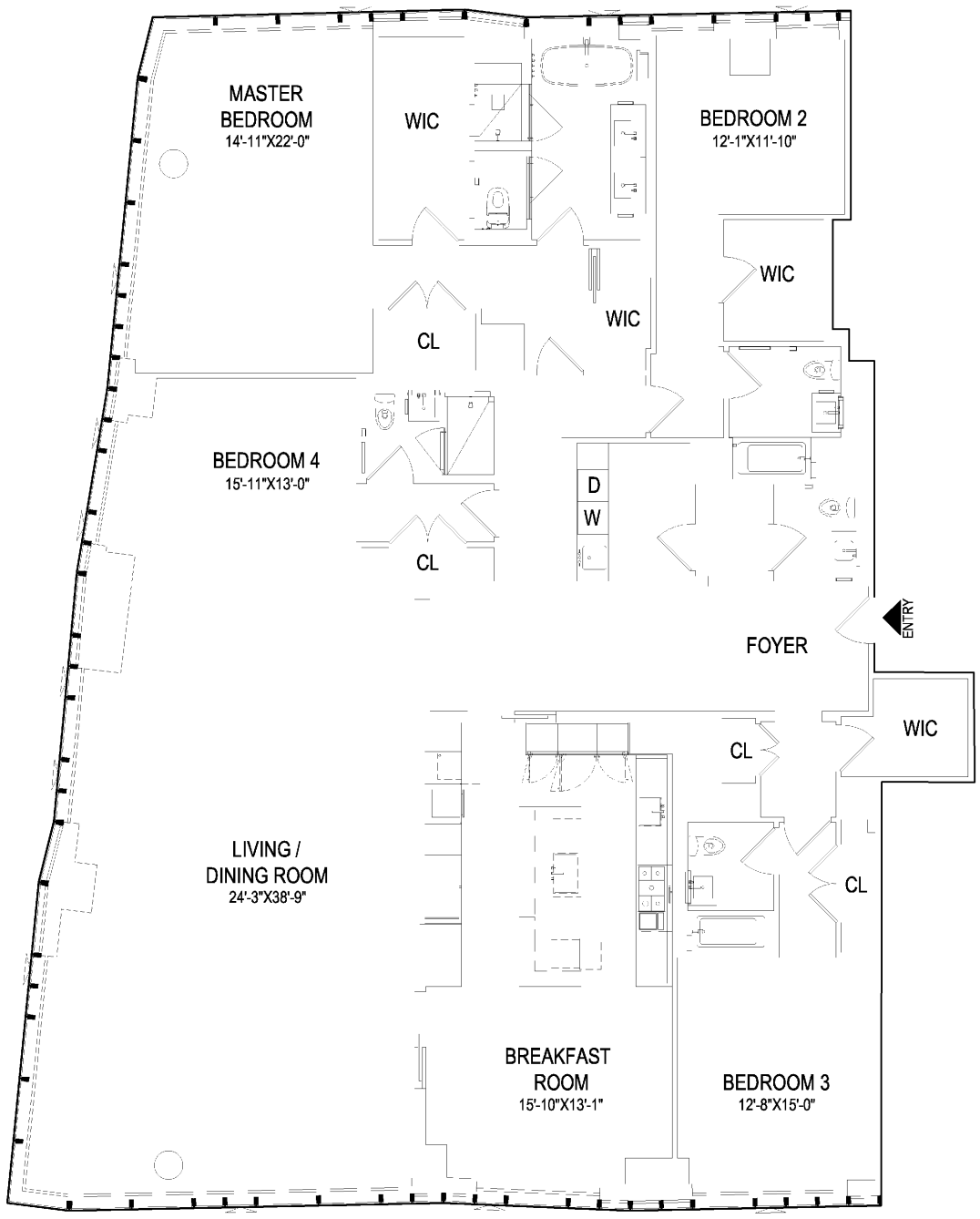
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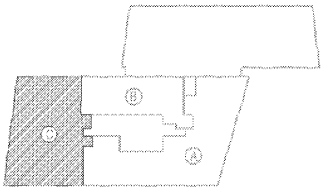


RESIDENCE C

29TH FLOOR
4 BEDROOMS
4.5 BATHS

ONE WEST END

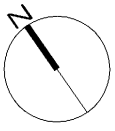




0 2 6 12

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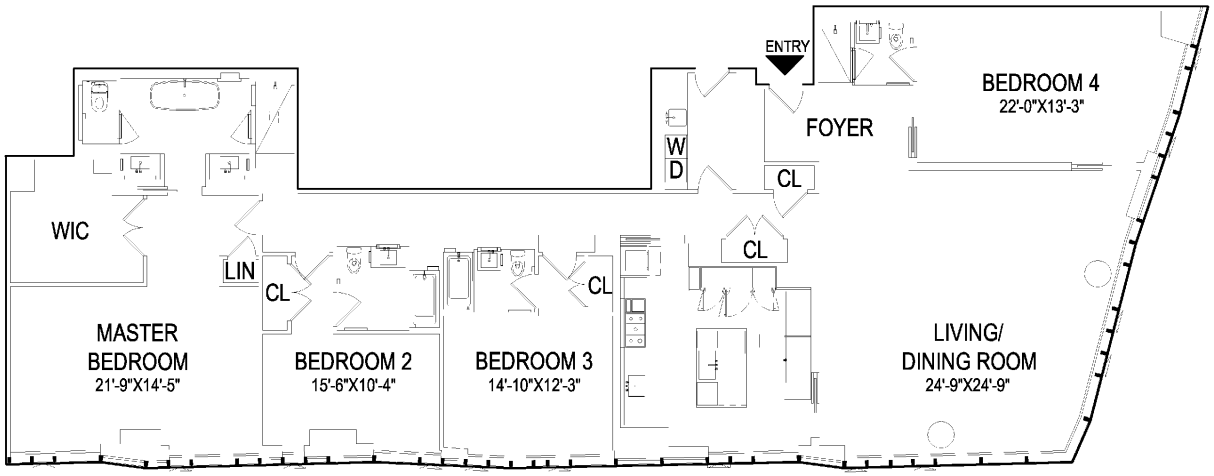
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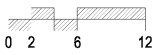


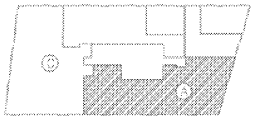
RESIDENCE A

30TH FLOOR
4 BEDROOMS
4 BATHS

ONE WEST END

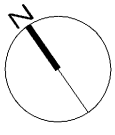






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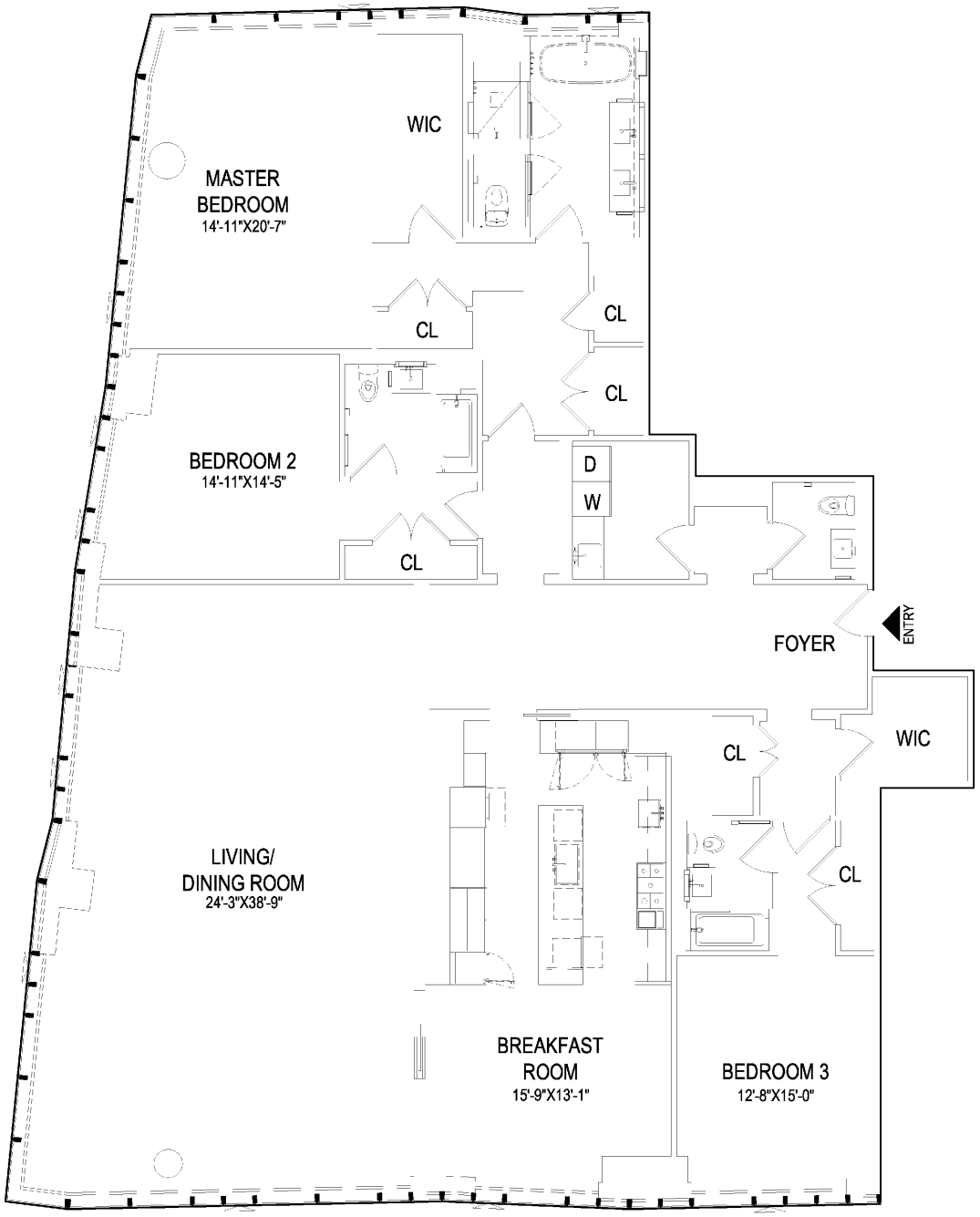
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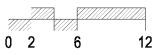


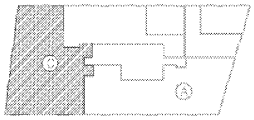
RESIDENCE C

30TH FLOOR
3 BEDROOMS
3.5 BATHS

ONE WEST END

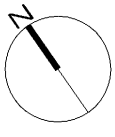






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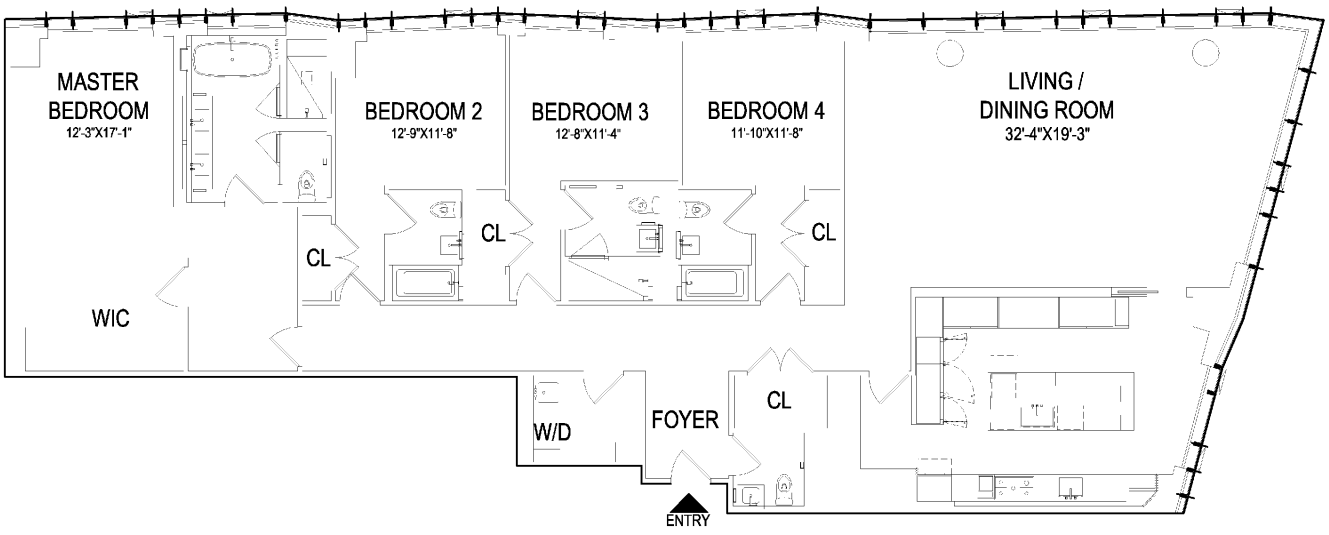
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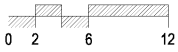


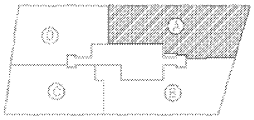
RESIDENCE A

31ST-33RD FLOORS
4 BEDROOMS
4.5 BATHS

ONE WEST END

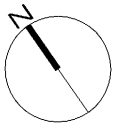






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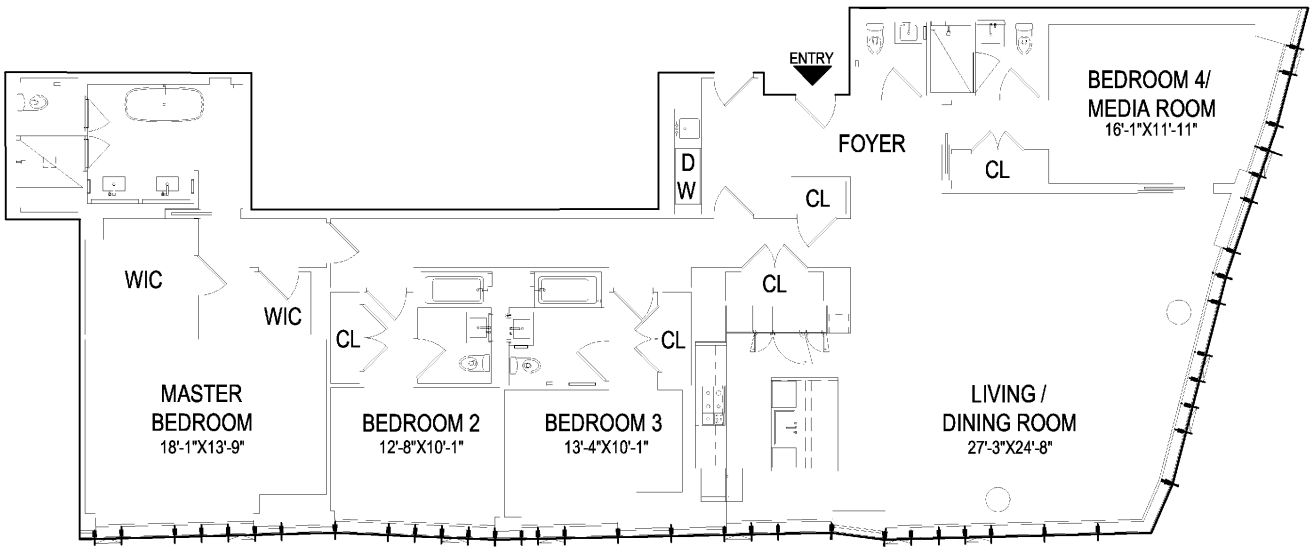
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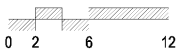


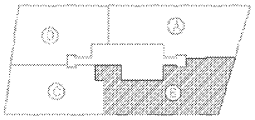
RESIDENCE B

31ST-33RD FLOORS
4 BEDROOMS
4.5 BATHS

ONE WEST END

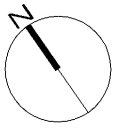






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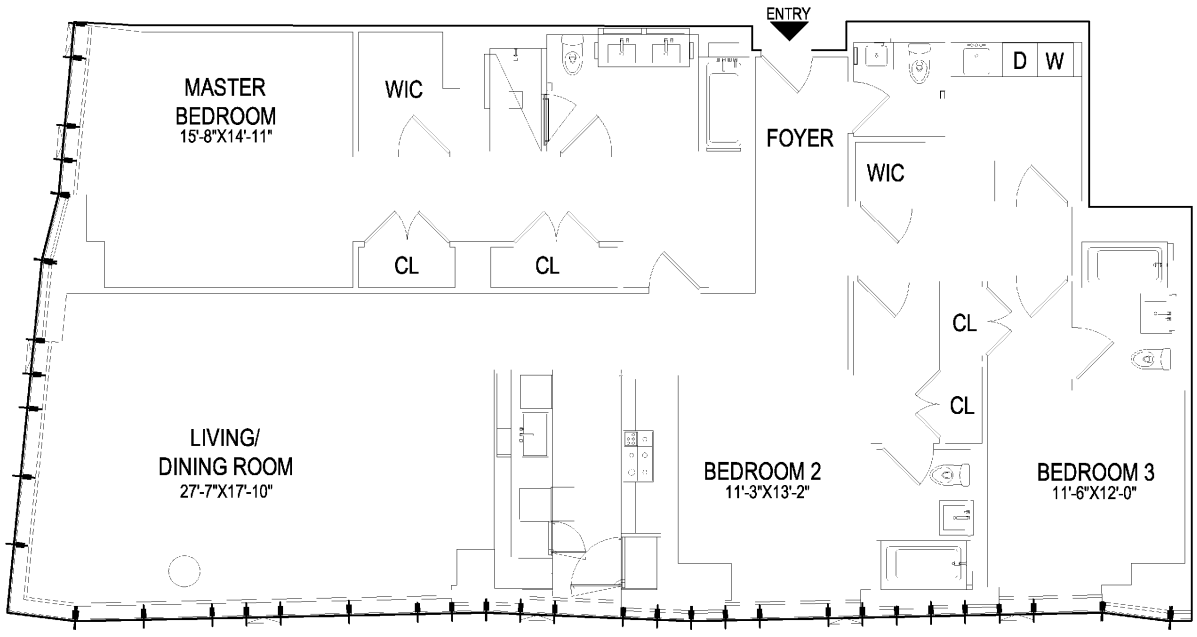
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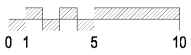


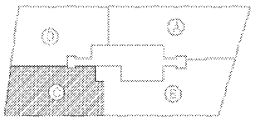
RESIDENCE C

31ST-33RD FLOORS
3 BEDROOMS
3.5 BATHS

ONE WEST END

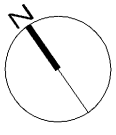






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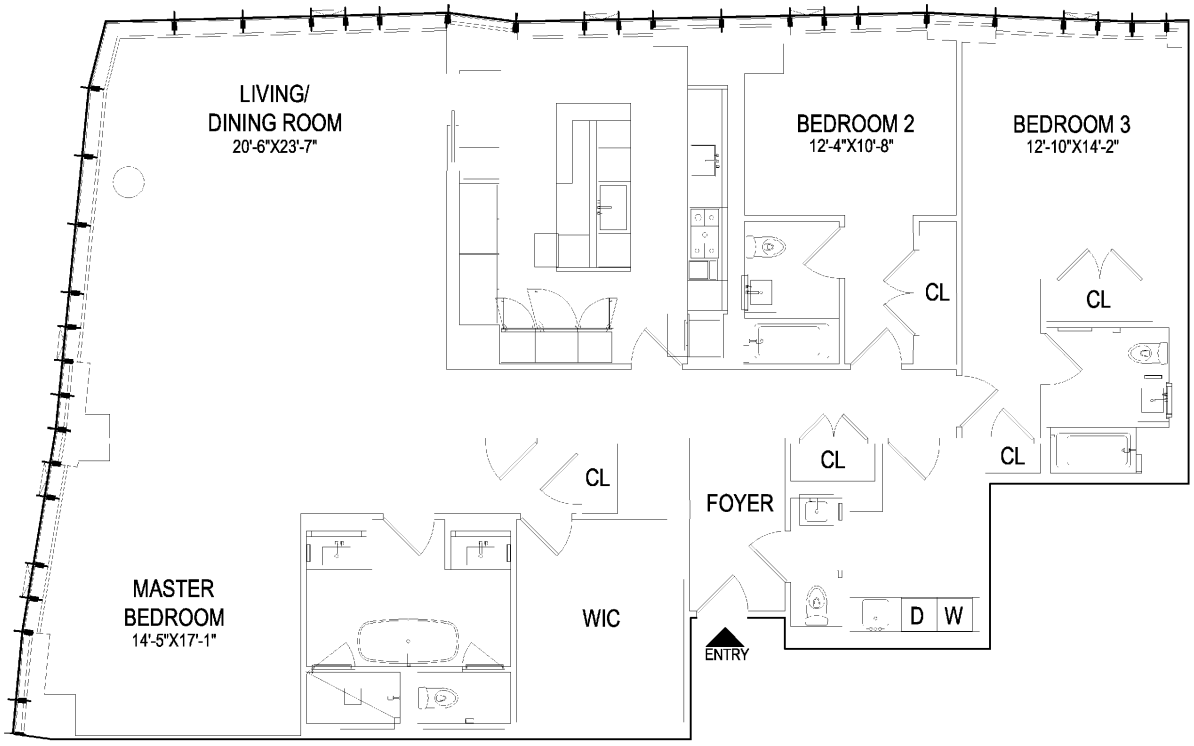
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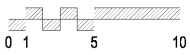


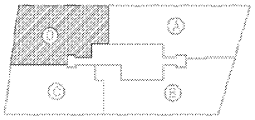
RESIDENCE D

31ST-33RD FLOORS
3 BEDROOMS
3.5 BATHS

ONE WEST END

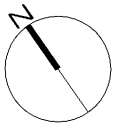






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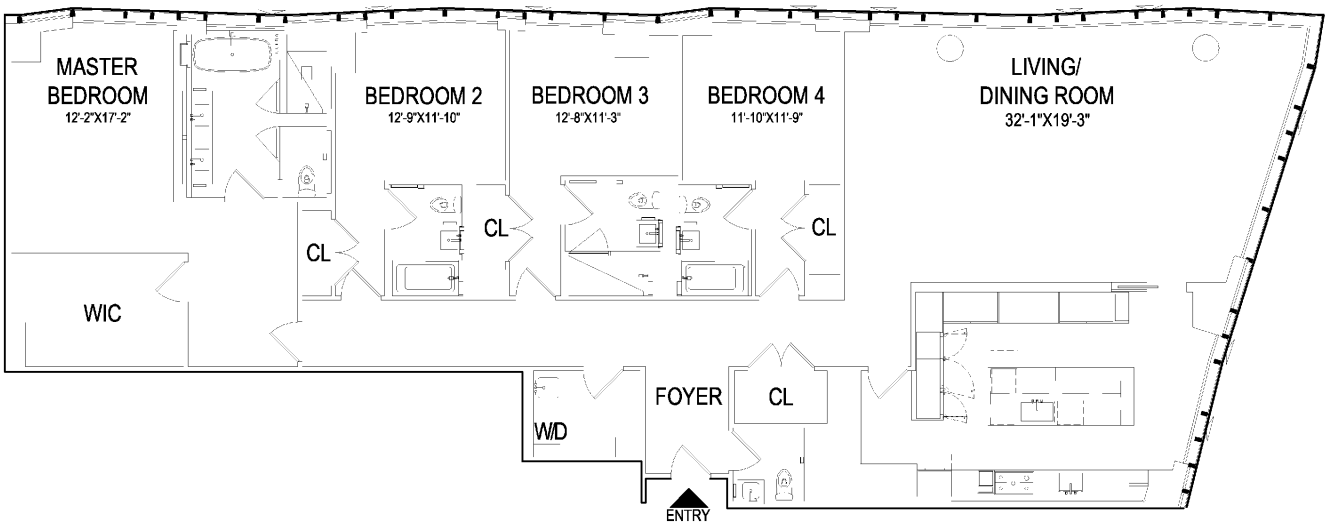
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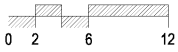


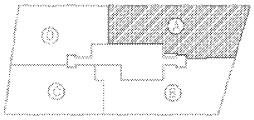
RESIDENCE A

34TH-40TH FLOORS
4 BEDROOMS
4.5 BATHS

ONE WEST END

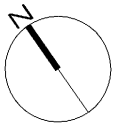






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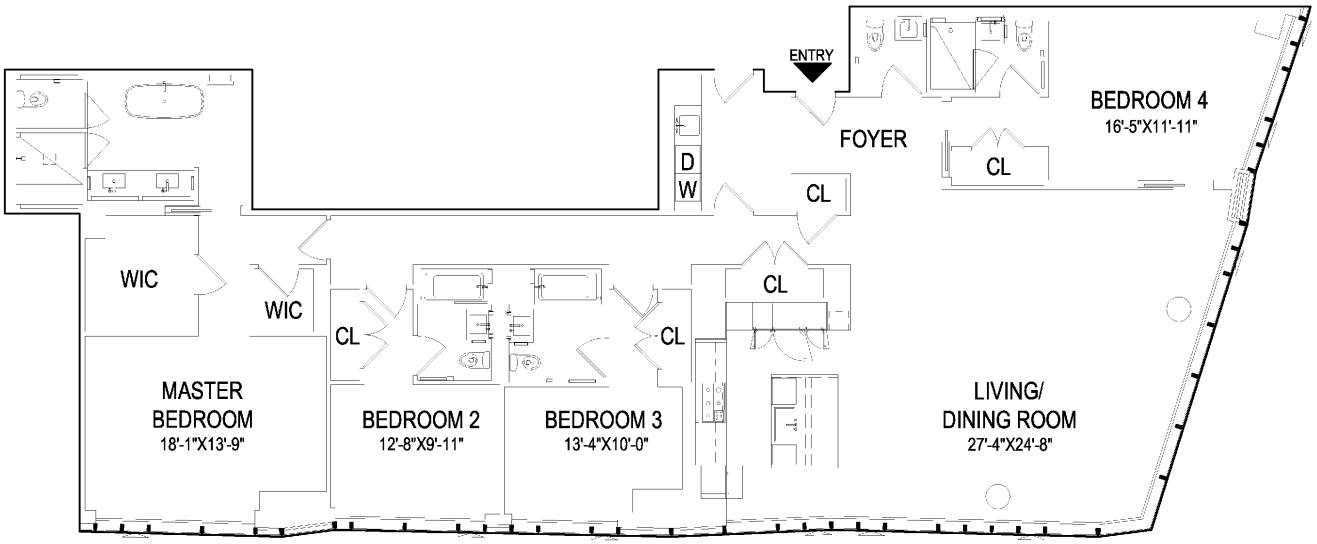
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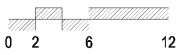


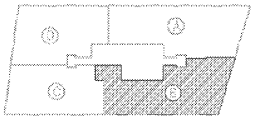
RESIDENCE B

34TH-40TH FLOORS
4 BEDROOMS
4.5 BATHS

ONE WEST END

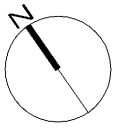






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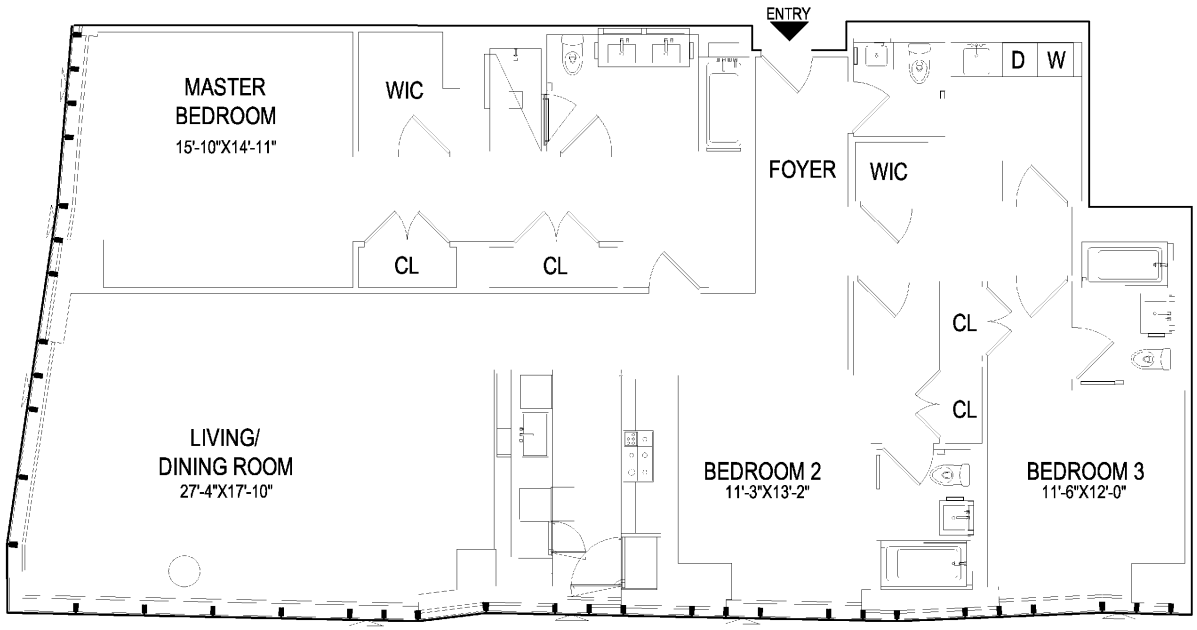
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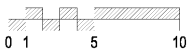


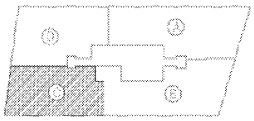
RESIDENCE C

34TH-40TH FLOORS
3 BEDROOMS
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ONE WEST END

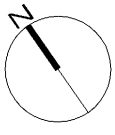






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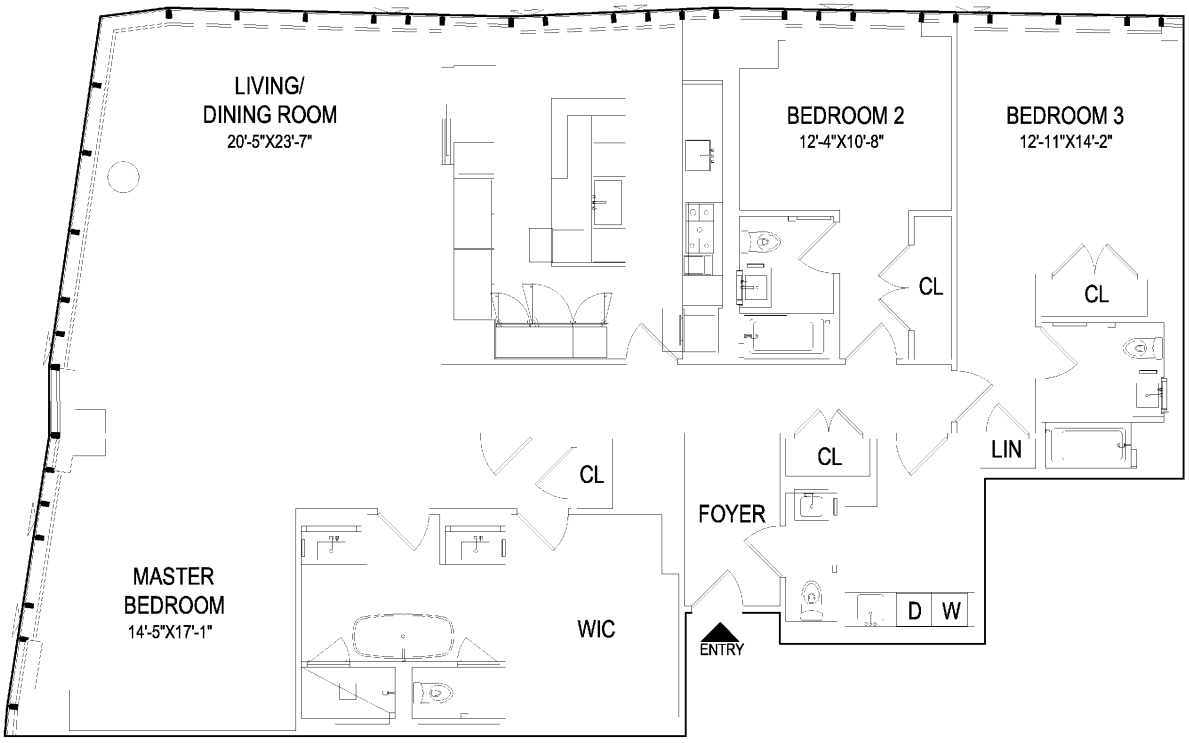
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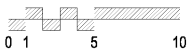


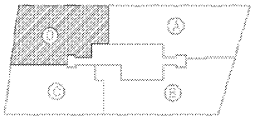
RESIDENCE D

34TH-40TH FLOORS
3 BEDROOMS
3.5 BATHS

ONE WEST END

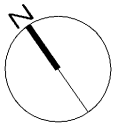






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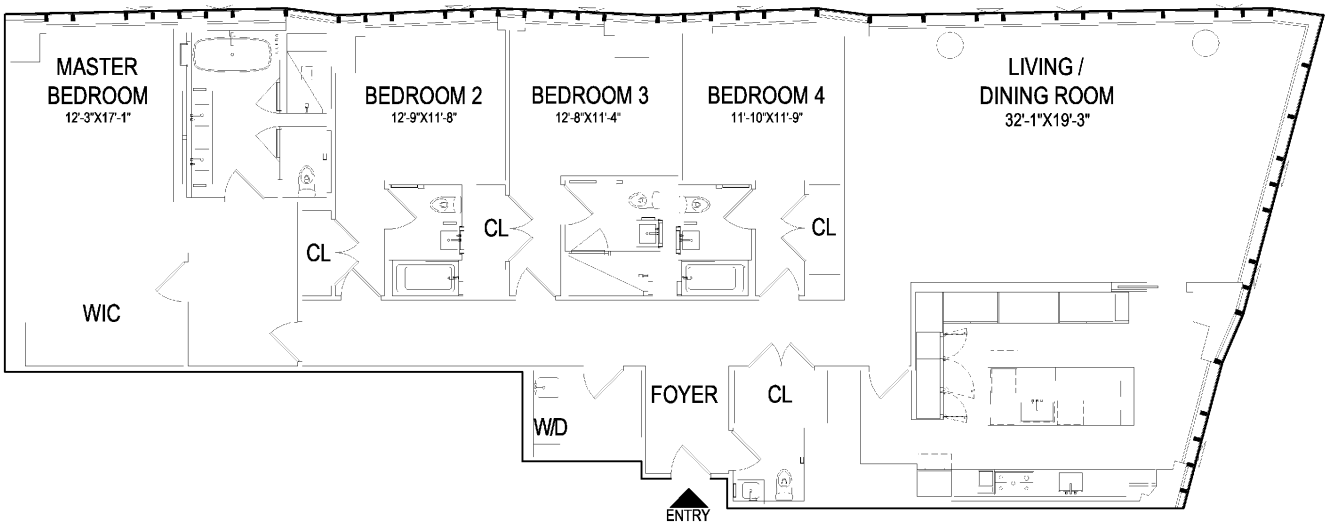
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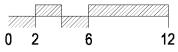


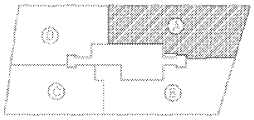
RESIDENCE A

41 ST FLOOR
4 BEDROOMS
4.5 BATHS

ONE WEST END

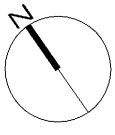






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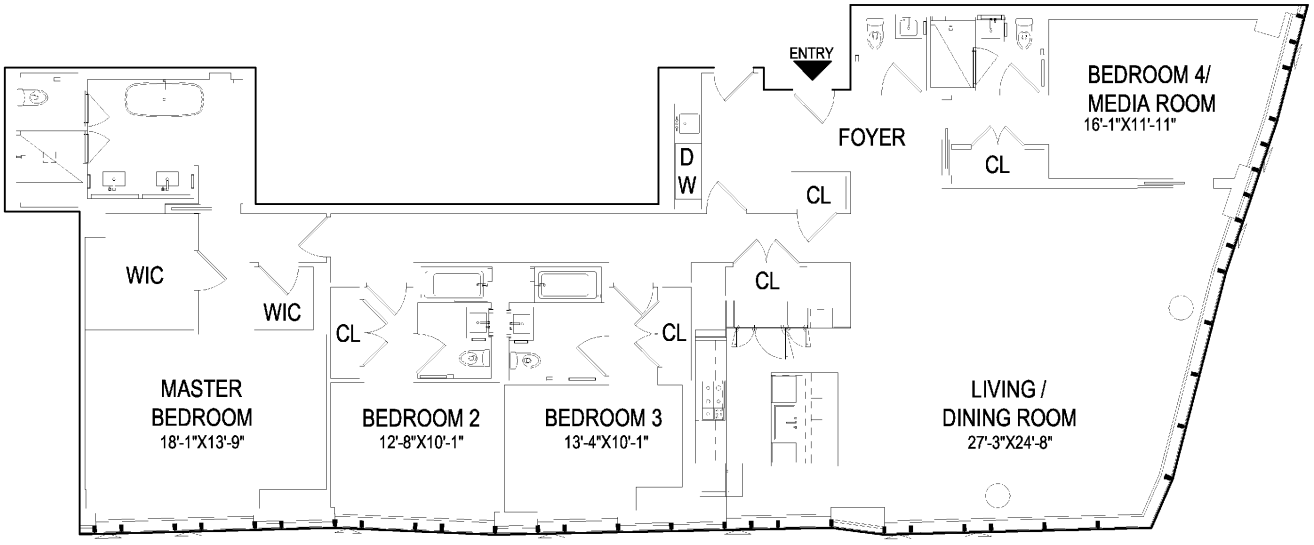
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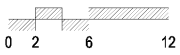


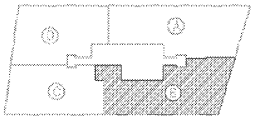
RESIDENCE B

41ST FLOOR
4 BEDROOMS
4.5 BATHS

ONE WEST END

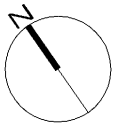






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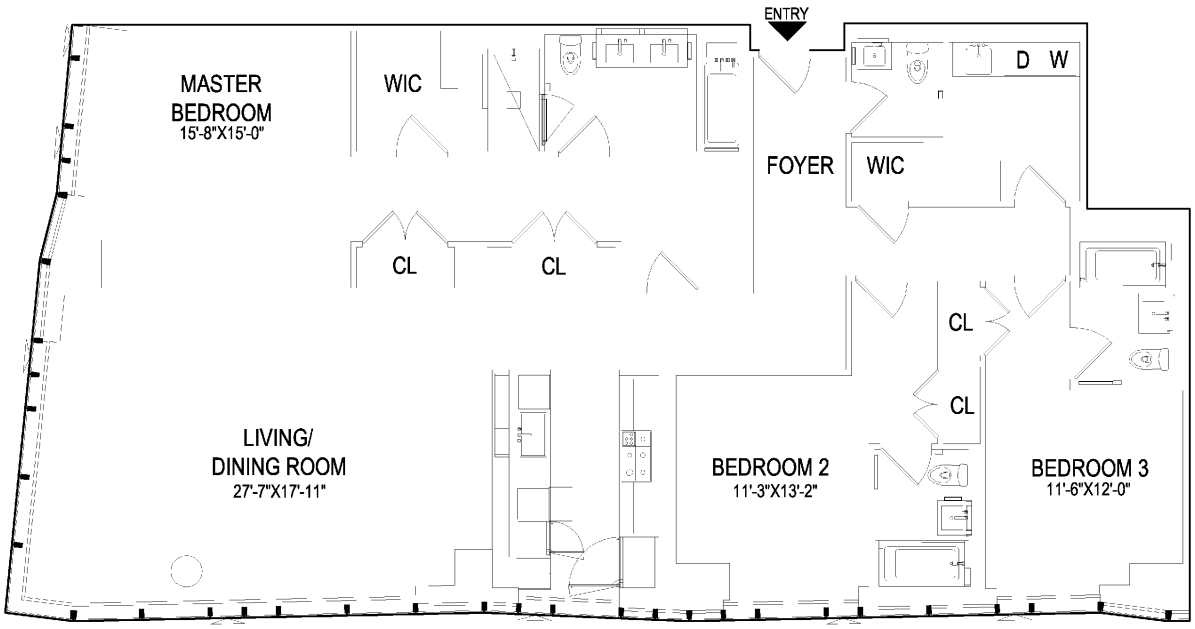
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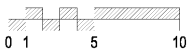


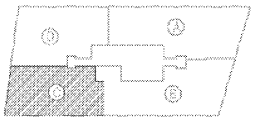
RESIDENCE C

41ST FLOOR
3 BEDROOMS
3.5 BATHS

ONE WEST END

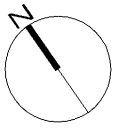






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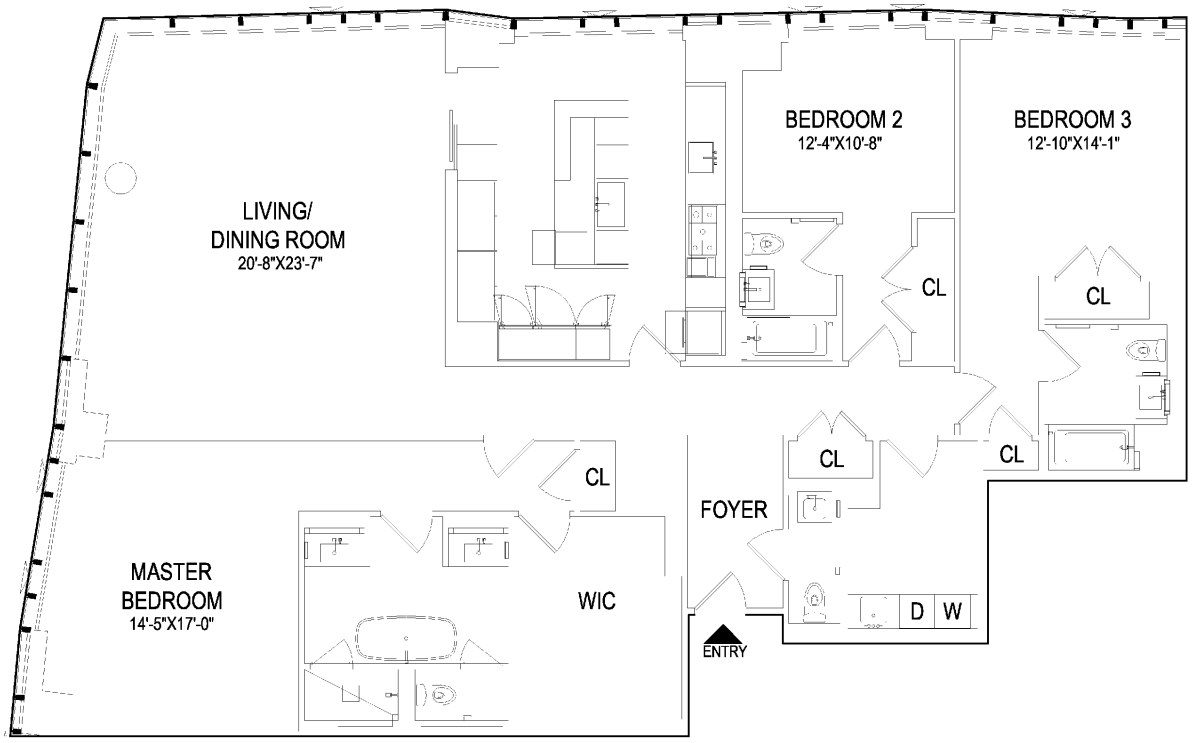
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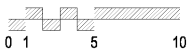


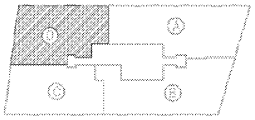
RESIDENCE D

41ST FLOOR
3 BEDROOMS
3.5 BATHS

ONE WEST END

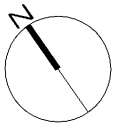






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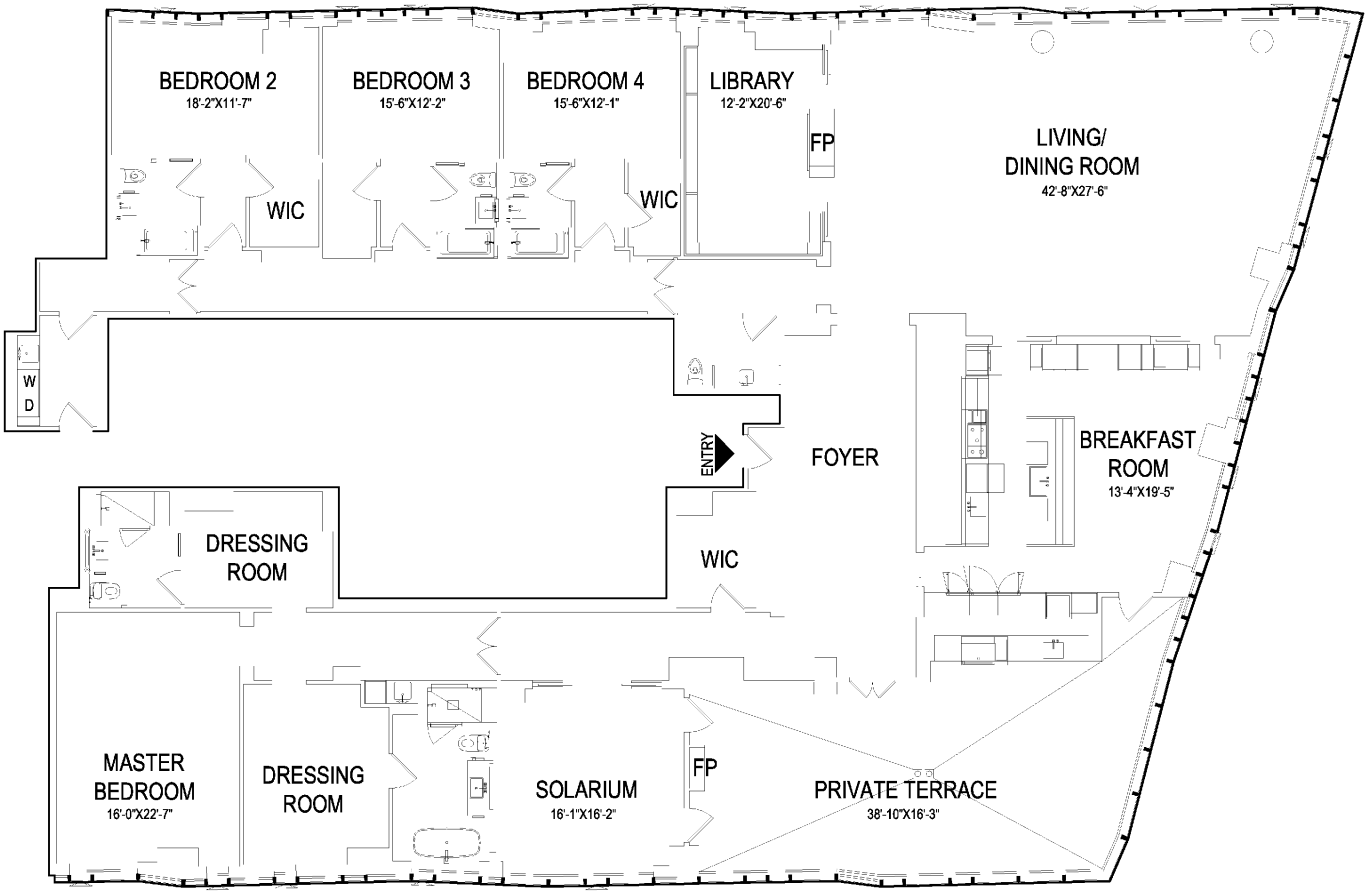
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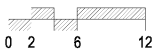


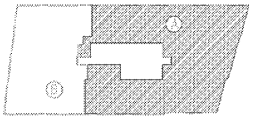
RESIDENCE A

42 PENTHOUSE FLOOR
4 BEDROOMS
5.5 BATHS

ONE WEST END

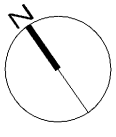






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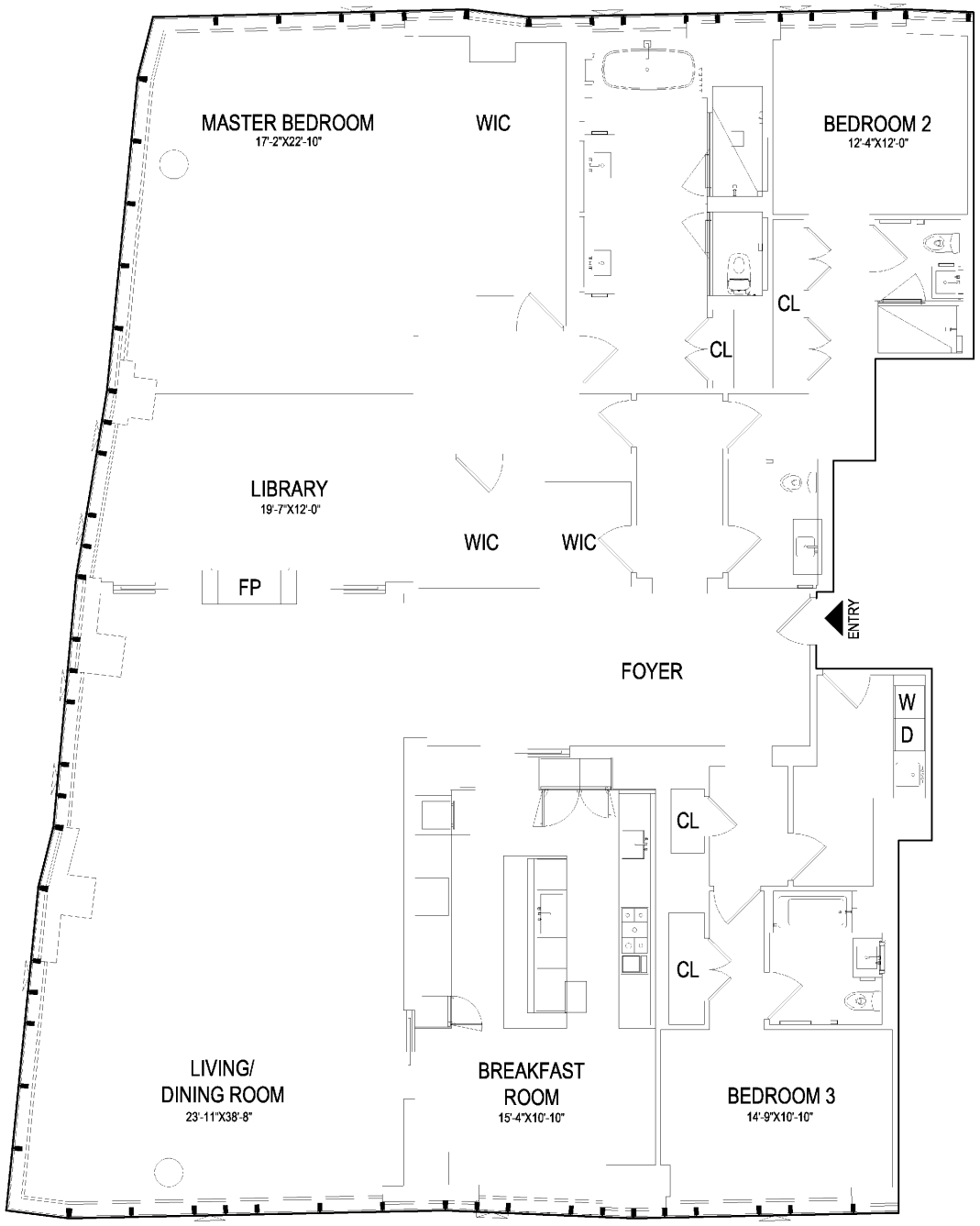
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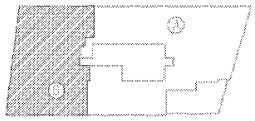


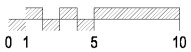
RESIDENCE B

42ND PENTHOUSE FLOOR
4 BEDROOMS
3.5 BATHS

ONE WEST END







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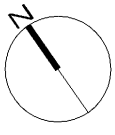


EXHIBIT 6

DECLARATION OF CONDOMINIUM

DECLARATION

Establishing a Plan for Condominium Ownership
of the Premises known as
One West End Avenue
New York, New York
Pursuant to Article 9-B of the Real Property
Law of the State of New York

Name

ONE WEST END AVENUE CONDOMINIUM
One West End Avenue
New York, New York 10069

Declarant

Riverside Center Site 5 Owner LLC
c/o El Ad US Holding, Inc.
575 Madison Avenue, 23rd Floor
New York, New York 10022

Date of Declaration

As of _____ __, 201__

Block 1171
Lots [____-____]
(f/k/a Lot 165)
Borough of Manhattan

When Recorded, Return to:

Kramer Levin Naftalis & Frankel LLP
Attorneys for Declarant
1177 Avenue of the Americas
New York, New York 10036
Attention: Jonathan H. Canter, Esq.

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DECLARATION

OF

ONE WEST END AVENUE CONDOMINIUM

(Pursuant to Article 9-B of the Real Property Law
of the State of New York)

Riverside Center Site 5 Owner LLC, a Delaware limited liability company having an office c/o El Ad US Holding, Inc., 575 Madison Avenue, 23rd Floor, New York, New York 10022 ("Declarant" or "Sponsor"), does hereby declare as follows:

ARTICLE 1

SUBMISSION OF THE PROPERTY; BY-LAWS

1.1 Submission of Property. Sponsor hereby submits the Land and the Building (each as hereinafter defined), and all other improvements erected and to be erected thereon, all easements, rights and appurtenances belonging thereto and all other property, real, personal or mixed, intended for use in connection therewith (collectively, the "Property"), to the provisions of Article 9-B of the Real Property Law of the State of New York (as the same may be amended from time to time, the "New York Condominium Act") and pursuant thereto does hereby establish a condominium to be known (subject to the provisions of this Declaration) as "One West End Avenue Condominium" (the "Condominium").

1.2 Condominium By-Laws. Annexed to this Declaration as Exhibit A and made a part hereof are the by-laws of the entire Condominium which shall govern the general operation, use and occupancy of the entire Condominium (said by-laws, as the same may be amended from time to time in accordance with the provisions hereof and thereof, the "Condominium By-Laws").

1.3 Tower By-Laws. Annexed to this Declaration as Exhibit B and made a part hereof are the by-laws that govern the Tower Units and the Tower Limited Common Elements appurtenant thereto, which collectively constitute the "Tower Section" (said by-laws, as the same may be amended from time to time in accordance with the provisions hereof, thereof and of the Condominium By-Laws governing amendment, the "Tower By-Laws") and the same shall (together with, but subject and subordinate to, this Declaration and the Condominium By-Laws) govern the affairs, operation, use and occupancy of the Tower Section from and after the first conveyance of title to a Tower Unit by Sponsor.

1.4 Development Rights. Excluded from the Property are that portion of the unused floor area development rights that are now owned, subsequently acquired or that may become available under the Zoning Resolution of the City of New York (the "Development Rights") which shall be initially retained by Declarant, but which Development Rights may be utilized by Declarant or any party acquiring the same from Declarant (the "Development Rights Purchaser") and merged into a zoning lot pursuant to the terms of a zoning lot development agreement or similar agreement or instrument (a "ZLDA").

1.5 Defined Terms; Conflicting Provisions. All capitalized terms used but which are not separately defined in this Declaration shall have the meanings given to such terms in the Condominium By-Laws (including the "Table of Definitions" annexed as Exhibit 1 thereto). In the event of a conflict between: (i) the terms and provisions of this Declaration, on the one hand, and the terms and provisions of any of the Condominium By-Laws or the Tower By-Laws, on the other hand, the terms of this Declaration shall in all events govern; and (ii) the terms and provisions of the Condominium By-Laws, on the one hand, and the terms and provisions of the Tower By-Laws, on the other hand, the terms of the Condominium By-Laws shall in all events govern.

ARTICLE 2

THE LAND

Included in the Property described in Article 1 is all that certain tract, plot, piece and parcel of land situate, lying and being in the City, County and State of New York , and more particularly described in Schedule A annexed hereto and made a part hereof (the "Land"). The Land is owned, as of the date hereof, by Sponsor in fee simple absolute and has an area of approximately 72,099 square feet.

ARTICLE 3

THE PROPERTY

3.1 General. Included in the Property described in Article 1 is a building (the "Building") that features a Subcellar Level and Cellar Level (below grade), Ground Floor or Floor 1 (at grade), and forty-two (42) stories above grade, which Building initially contains, in addition to the Common Elements (hereinafter described):

3.1.1 246 residential units ("Tower Units") located on portions of Floors 8 through 41;

3.1.2 93 storage bins ("Storage Bins") located on the Subcellar Level, which are Tower Limited Common Elements but subject to license as set forth in the Tower By-Laws;

3.1.3 A single unit ("Rental Unit"), consisting of 116 rental apartments (each, a "Rental Apartment"), located on portions of Subcellar Level through Rental Unit Floor 7 of the Building (which Rental Unit includes a fitness center, bicycle storage room, children's playroom, tenant storage room and laundry room, all of which facilities are located on Rental Unit Floor 2 and are for the exclusive use of Rental Unit occupants);

3.1.4 A retail unit (the "Retail Unit"), located principally on portions of the Ground Floor of the Building;

3.1.5 An office unit ("Office Unit 1"), located on a portion of Floor 2 of the Building;

3.1.6 An office unit ("Office Unit 2"), located on a portion of Floor 3 of the Building;

3.1.7 An office unit ("Office Unit 3"), located on a portion of Floor 4 of the Building;

3.1.8 An office unit ("Office Unit 4"; collectively with Office Unit 1, Office Unit 2 and Office Unit 3, the "Office Units"), located on a portion of Floor 5 of the Building; and

3.1.9 A single unit (the "Garage Unit"), located at the Subcellar Level and Cellar Level.

The Rental Unit, the Retail Unit, Office Units and Garage Unit are collectively referred to herein as the "Commercial Units".*

3.2 Unit and Unit Owners.

3.2.1 The owner of a Tower Unit is herein called a "Tower Unit Owner" and the owners of all such Tower Units are herein collectively called the "Tower Unit Owners".

3.2.2 The owner of the Rental Unit is herein called the "Rental Unit Owner".

3.2.3 The owner of the Retail Unit is herein called the "Retail Unit Owner".

3.2.4 The owner of an Office Unit is herein called an "Office Unit Owner" and the owners of all such Office Units are herein collectively called the "Office Unit Owners".

3.2.5 The owner of the Garage Unit is herein called the "Garage Unit Owner".

3.2.6 The owner of a Commercial Unit is herein called a "Commercial Unit Owner" and the owners of all such Commercial Units are herein collectively called the "Commercial Unit Owners".

3.3 Street Addresses. The overall street address of the Property is One West End Avenue, New York, New York 10069. The address of the Tower Section shall be _____, New York, New York 10069; the address of the Rental Unit shall be 10 Freedom Place, New York, New York 10069; the address of the Retail Unit shall be

* For the avoidance of doubt, while the Rental Unit is referred to herein as a Commercial Unit, as set forth herein, the Rental Unit is intended to be used and operated for affordable residential rental purposes.

_____, New York, New York 10069; the address of the Office Units shall be _____, New York, New York 10069; and the address of the Garage Unit shall be _____, New York, New York 10069.

ARTICLE 4

THE BUILDING

4.1 The Building features forty-two (42) stories above grade, with a Subcellar Level and Cellar Level below grade. All references in the Condominium Documents to a particular "Floor" or "Floors" or "Level" of the Building shall mean the floor(s) so designated on the Floor Plans. For the purposes of marketing, no floor has been designated "13", though construction necessitates a consecutive numbering of floors. All floor numbers referenced herein refer to the floors in the Building other than within the Rental Unit. To the extent a floor within the Rental Unit differs from the floor designations elsewhere in the Building, it is referred to herein as "Rental Unit Floor __". Such designations shall be subject to change in an Amendment to the Declaration (and/or the Condominium By-Laws and Floor Plans, as may be appropriate) made in accordance with Article 16 of the Condominium By-Laws, provided that such changed designation(s) comply at all times with all applicable Laws and Insurance Requirements; and further provided that in no event shall any such changed designation(s) conflict or overlap with any Floor or Level designations then in effect.

4.2 The Building structural system is comprised primarily of a reinforced concrete flat plates system with interior and exterior concrete columns. The exterior walls of the Building will be primarily a curtain wall system, most of which will be 4-sided structural glazed with areas of vision and spandrel glass. All exterior wall assemblies, roofs and terraces shall have insulation values in compliance with the New York State Energy Code and fire resistance ratings in compliance with the New York City Building Code.

ARTICLE 5

THE UNITS

5.1 The location of each Unit is shown on and is governed by the floor plans of the Building certified by Goldstein Hill and West Architects, LLP, intended to be filed in the New York County office of the Register of the City of New York (the "City Register's Office") simultaneously with the recording of this Declaration (as the same may be amended from time to time, the "Floor Plans"). Schedule B annexed hereto and made a part hereof sets forth the following supplementary data with respect to each Unit necessary for the further proper identification thereof: Unit designation; tax lot number; direction in which each Unit faces; approximate square foot area; number of rooms in the residential areas (with respect to Tower Units only); the portions of the Common Elements (as hereinafter defined) to which the Unit has immediate access; and the proportionate undivided interest in fee simple absolute (expressed as a percentage) in the Common Elements appurtenant to such Unit.

5.2 Each Unit includes, and each Unit Owner shall be responsible for, front entrance door and any other entrance doors to such Unit, windows, flooring, wallcoverings, non-

load bearing interior walls and partitions and sheet rock and plaster wall covering, smoke detectors, all plumbing, gas and heating fixtures and equipment such as heating, ventilating and air conditioning ("HVAC") units (including the fans inside the units), as may be affixed, attached or appurtenant to such Unit and serving such Unit exclusively. Plumbing, gas and heating fixtures and equipment as used in the preceding sentence shall include exposed gas and water pipes from branch or fixture shut-off valves attached to fixtures, appliances and equipment and the fixtures, appliances and equipment to which they are attached, and any special pipes or equipment which a Unit Owner may install within a wall or ceiling, or under the floor, but shall not include gas, water or other pipes, conduits, wiring or ductwork within the walls, ceilings or floors. Each Unit shall also include (i) all lighting and electrical fixtures, cabinets, including, without limitation kitchen and bathroom cabinetry, countertops, and appliances and appliances within the Unit, and (ii) any special Equipment (as hereinafter defined), fixtures or facilities affixed, attached or appurtenant to the Unit by a Unit Owner other than Declarant, to the extent located within a Unit and serving or benefiting only that Unit including, but not limited to, any freight elevators or freight entrances servicing a Commercial Unit. Notwithstanding anything contained in this Article 5 to the contrary, each Unit Owner will have the right, subject to such rules as may be imposed by the Condominium Board or the Tower Board, to install, at such Unit Owner's sole cost and expense, decorations, fixtures and coverings (including, without limitation, painting, finishing, wall to wall carpeting, pictures, mirrors, shelving and lighting fixtures) on the surfaces of the walls, ceilings and floors that face the interior of such Unit Owner's Unit and to a depth of one inch behind such surfaces for the purposes of installing nails, screws, bolts and the like, provided that no such installation shall impair the structural integrity and mechanical and electrical systems of such Unit or of the Building.

ARTICLE 6

DIMENSIONS OF UNITS

The approximate floor area of each Unit has been measured horizontally, on each of one or more floors, from the exterior side of the exterior Building walls (curtain wall), the Building line or Property line to the midpoint of an interior partition separating one Unit from another Unit, public corridor, stairs, elevators, mechanical equipment spaces or any other Common Element or to the Unit side of a continuous structural element separating one Unit from public corridor, stairs, elevators, mechanical equipment spaces or any other Common Element. Columns and mechanical pipes and shafts, or any other Common Element (whether along the perimeter or within the Unit) were not deducted from the square foot area of the Unit. Outdoor floor areas of Terraces or other outdoor areas, if any, appurtenant to a Unit were not included in the Unit's approximate floor areas. Measured vertically, each Unit consists of the volume from the top of the floor slab below (located under the finished flooring and sub-floor materials) to the underside of the floor slab above.

The approximate floor area of each Storage Bin has been measured horizontally from the Storage Bin side of the exterior Building walls or interior partition to the midpoint of an interior wire mesh partition. Vertical columns, mechanical pipes and shafts within the Storage Bin were deducted from the square foot area of the Storage Bin.

ARTICLE 7

COMMON ELEMENTS

7.1 General. The Common Elements of the Condominium (the "Common Elements") consist of the Land, together with all easements, rights and privileges appurtenant thereto and all parts of the Building other than the Units themselves, including, generally, the foundations, roofs and supports of the Building and all other parts of the Building and all apparatus, installations, systems, equipment and facilities therein for the common use of the Units and Unit Owners or which are necessary or convenient for the existence, maintenance or safety of the Property. The Common Elements are divided into the following separate categories: (a) the General Common Elements, which are, generally, those Common Elements which serve or benefit all the Units or Unit Owners; (b) the Tower Limited Common Elements, which are, generally, those Common Elements which serve or benefit exclusively the Tower Units or the Tower Unit Owners; and (c) the Office Limited Common Elements, which are, generally, those Common Elements which serve or benefit exclusively the Office Units or the Office Unit Owners, all of which are described in Sections 7.2 through 7.4 of this Article 7, respectively, subject in all events however to any specific designation for any portion of the Property as may be reflected on the Floor Plans (whether or not consistent with the general descriptions contained in this Article).

7.2 General Common Elements. The General Common Elements include those portions of the Building that are designated as "General Common Elements" on the Floor Plans and, to the extent not specifically identified as part of the General Common Elements on the Floor Plans, all other parts of the Property (other than those areas and items specifically identified as part of a Unit and/or the Limited Common Elements the common use of which is necessary or convenient for the existence, maintenance, operation or safety of the Property. More specifically, the General Common Elements consist of the following (whether or not covered by the preceding sentence):

7.2.1 the Land, together with all easements, rights and privileges appurtenant thereto (except as otherwise expressly provided in this Declaration);

7.2.2 all structural elements, foundations, foundation walls, roofs (except as otherwise expressly provided in this Declaration or shown on the Floor Plans), footings, columns, girders, beams, supports, interior load-bearing walls, floor slabs (but not flooring material) and ceilings (when they contain Common Element mechanical systems and are made of two hour fire rated construction);

7.2.3 the cooling tower;

7.2.4 all halls, passages and corridors, mechanical and other utility rooms, all fire staircases, landings, lobbies and stairs, areas and spaces located in the Building, which are not Limited Common Elements or included in any Unit;

7.2.5 any ventilation system consisting of pumps, motors, ductwork, fans and controls, steam and condensate return piping, serving or benefiting any combination of the Tower Units and the Commercial Units;

7.2.6 hot water and chilled or condenser water systems serving or benefiting any combination of the Tower Units and the Commercial Units;

7.2.7 all mechanical equipment and associated piping and controls and all utilities and mechanical and electrical transfers and equipment serving or benefiting any combination of the Tower Units and the Commercial Units;

7.2.8 all electrical risers, feeders, lines and equipment, including incoming service, main switchgear and distribution panelboards, conduits, wires, meters, transformers and panelboards serving or benefiting any combination of the Tower Units and the Commercial Units, excluding, however, all such items located within a Unit and serving only that Unit;

7.2.9 all plumbing fixtures, equipment for distribution of cold water and equipment for producing and distributing hot and chilled water, including pumps, valves, pressure reducers, meters and water heaters and chillers serving or benefiting any combination of the Tower Units and the Commercial Units, excluding, however, all such items located within a Unit and serving only that Unit;

7.2.10 all storm and sanitary sewer equipment and pipes (including vent lines, ejectors, interceptors, filters and valves) serving or benefiting any combination of the Tower Units and the Commercial Units, excluding, however, all such items located within a Unit and serving only that Unit;

7.2.11 all electric service rooms, gas, steam and water meter rooms, Building storage rooms, emergency generator rooms, compactor room, workrooms, washrooms, locker rooms, telephone rooms and other service, mechanical and utility rooms serving or benefiting any combination of the Tower Units and the Commercial Units;

7.2.12 elevators PE-12 and FE-1, which are for the use of all or any combination of the Tower Units and the Commercial Units in each case including the shaft, elevator equipment, elevator pit and entrance and appurtenant facilities;

7.2.13 all other facilities of the Building (including shafts, pipes, wires, ducts, vents, flues, cables, conduits and lines) which serve or benefit or are necessary or convenient for the existence, maintenance, operation or safety of any combination of the Tower Units and the Commercial Units;

7.2.14 all loading/receiving areas (including, without limitation, the loading dock located on the Ground Floor and facing West 59th Street), egress stairs and corridors and all associated mechanical equipment serving same; excluding, in all instances, such of these as only serve the Tower Units or Tower Unit Owners, and excluding such of these as are located within a Commercial Unit;

7.2.15 the Rental Courtyard;

7.2.16 the Amenity Terrace;

7.2.17 the Private Terrace;

7.2.18 the exterior space at the Building entries consisting of any stairs, railings, lighting and other electrical equipment, marquees and ornamental fixtures, planters and other freestanding structures; excluding, in all instances, such of these as only serve the Tower Units or Tower Unit Owners, and excluding such of these as are located within a Commercial Unit;

7.2.19 the Building's service entrance located on the Ground Floor and facing West 59th Street;

7.2.20 enclosing walls and doors surrounding mechanical equipment; all utilities and mechanical and electrical transfers and equipment used for all or any combination of the Tower Units and the Commercial Units;

7.2.21 to the extent identified on the Floor Plans as a General Common Element, with respect to any roof of the Building, egress stairs, elevator machine rooms, house tank rooms and their enclosing walls and doors and all mechanical equipment serving same;

7.2.22 smoke detection, alarm system, and sprinkler system; telephone system and cable television system existing for the common use of any combination of the Tower Units and the Commercial Units, except as located within an individual Unit;

7.2.23 all security monitors and equipment and other security facilities serving or benefiting all or any combination of the Tower Units and the Commercial Units; and

7.2.24 whether or not specifically identified as part of the General Common Elements (or identified at all) on the Floor Plans, all other parts of the Property and all equipment existing in the Building or on the Property (other than those areas and items specifically identified on the Floor Plans as part of a Unit and/or the Limited Common Elements) the common use of and/or benefit from which is necessary or convenient for the existence, maintenance, operation or safety of the Property.

7.3 Tower Limited Common Elements. The Tower Limited Common Elements consist of those portions of the Property designated on the Floor Plans as Tower Limited Common Elements; and also those Common Elements (other than vertical shaftways and penetrations) which exclusively serve or exclusively benefit all or a combination of the Tower Units or the Tower Unit Owners whether or not designated as Tower Limited Common Elements (or designated at all) on the Floor Plans (but excluding any items therein or in the Building which are not part of the Property, including, without limitation, any equipment, wiring and devices owned by telecom providers). The Tower Limited Common Elements include, without limitation, the following:

7.3.1 to the extent shown on the Floor Plans as Tower Limited Common Elements, the Tower Lobby and package room;

7.3.2 all halls, passages, corridors, storage rooms, housekeeping areas, mechanical and other rooms, areas and spaces (including their respective floors, ceilings and enclosing walls) located in the Building which exclusively serve or benefit the Tower Units and are not part of any Unit;

7.3.3 seven (7) passenger elevators (PE1, PE2, PE3, PE4, PE5, PE6, PE7, PE13 and SE1) in each case including the shafts, elevator equipment, elevator pits and entrances and appurtenant facilities, service entrances and accessways to service elevators, all located on the Ground Floor;

7.3.4 those stairs and stairways in the Tower shown on the Floor Plans as Tower Limited Common Elements (and excluding those stairs, stairways and fire stairways in the Tower shown on the Floor Plans as constituting part of another Common Element or Unit);

7.3.5 Great Room, Media Room and Billiards Room, Playroom, Game Room, Catering Kitchen, Kitchen, Dining Room, Fitness Center, (25 Meter)- Swimming Pool, Mens' and Womens' Changing/Locker Rooms and Spa and the Bicycle Storage Room, all as shown on the Floor Plans;

7.3.6 Terraces appurtenant to Tower Units;

7.3.7 the Storage Bins located on the Subcellar Level and shown on the Floor Plans;

7.3.8 all Building storage rooms, locker rooms, telephone rooms and other service, mechanical and utility rooms not located in a Commercial Unit which serve or benefit only the Tower Units;

7.3.9 all windows appurtenant to or otherwise serving or benefiting only the Tower Units;

7.3.10 all security monitors and equipment and other security facilities serving or benefiting only the Tower Units; and

7.3.11 whether or not specifically identified as part of the Tower Limited Common Elements (or identified at all) on the Floor Plans, all other parts of the Property and all telecommunications equipment and all other systems, installations and facilities (including shafts, pipes, wires, ducts, vents, flues, cables, conduits and lines) and Equipment in the Tower or on the Property (other than those areas and/or items specifically identified on the Floor Plans or herein as part of a Unit and/or the General Common Elements and/or the Office Limited Common Elements), which serve or benefit or are necessary or convenient or existing for the common use, existence, maintenance, operation or safety of the Tower Units, or any combination of the Tower Units or the respective Unit Owners thereof.

7.4 Office Limited Common Elements. The Office Limited Common Elements consist of those portions of the Property designated on the Floor Plans as Office Limited Common Elements; and also those Common Elements (other than vertical shaftways and penetrations) which exclusively serve or exclusively benefit all or a combination of the Office Units or the Office Unit Owners whether or not designated as Office Limited Common Elements (or designated at all) on the Floor Plans (but excluding any items therein or in the Building which are not part of the Property, including, without limitation, any equipment, wiring and devices owned by telecom providers). The Office Limited Common Elements include, without limitation, the following:

7.4.1 to the extent shown on the Floor Plans as Office Limited Common Elements, the Office Lobby;

7.4.2 all halls, passages, corridors, storage rooms, mechanical and other rooms, areas and spaces (including their respective floors, ceilings and enclosing walls) located in the Building which exclusively serve or benefit the Office Units and are not part of any Unit;

7.4.3 two (2) passenger elevators (PE-8 and PE-9) (both of which are dual-purpose service elevators) in each case including the shafts, elevator equipment, elevator pits and entrances and appurtenant facilities, service entrances and accessways to service elevators, all located on the Ground Floor;

7.4.4 those stairs and stairways in the Building shown on the Floor Plans as Office Limited Common Elements (and excluding those stairs, stairways and fire stairways in the Tower shown on the Floor Plans as constituting part of another Common Element or Unit); and

7.4.5 whether or not specifically identified as part of the Office Limited Common Elements (or identified at all) on the Floor Plans, all other parts of the Property, which serve or benefit or are necessary or convenient or existing for the common use, existence, maintenance, operation or safety of the Office Units or the respective Unit Owners thereof.

ARTICLE 8

USE OF UNITS AND COMMON ELEMENTS

8.1 Use of the Tower Units.

8.1.1 General. A Tower Unit may generally be used only for residential purposes and, subject to compliance with this Declaration, the Condominium By-Laws and the Tower By-Laws, for a lawful home occupation as defined in the Zoning Resolution and subject to such additional requirements as are set forth in the Tower By-Laws.

8.1.2 Unsold Units. Notwithstanding the foregoing or anything contained herein, in the Condominium By-Laws, the Tower By-Laws or any Rules and Regulations to the contrary, subject only to compliance with all Laws, Sponsor (and its designees) may, without the permission of any Board or any other Person use or grant permission for the use of any Unsold Unit for any lawful purpose, including, but not limited to, the use of

any Unsold Units as models and sales and/or promotion offices in connection with the sale or rental of the Tower (or other) Units or for any other purpose. As used in the Condominium Documents, "Unsold Unit" refers to any Unit owned or retained, by way of lease or any other arrangement by which management and/or financial responsibility is retained, by Sponsor or any of its designees as the holder of one or more Unsold Unit(s); any Unit that is acquired, individually or collectively, by a principal of Sponsor or a group of which Sponsor or one or more of its principals is a member; or a Unit that is acquired, individually or collectively, by either the holder of a Permitted Mortgage given by Sponsor or the designee of a holder of such a Permitted Mortgage. As used in the Condominium Documents, an "Unsold Tower Unit" refers to an Unsold Unit that is a Tower Unit.

8.2 Use of Commercial Units.

8.2.1 General. Subject to compliance with all Laws, including, without limitation, the certificate of occupancy for such Unit and any applicable zoning regulations, and except as otherwise provided herein and in the Condominium By-Laws, each Commercial Unit may be used and operated for any legally permitted purpose. The Unit Owner of any such Unit may lease or license all or any portion of its Unit to one or more lessees (or may permit occupants or permittees to use all or any portion of its Unit) so long as the uses thereof are in conformance with all Laws, this Declaration and the Condominium By-Laws. No Units may be used as a pornography store, massage parlor, drug treatment facility or homeless shelter. Nothing herein shall be deemed to authorize any change of use in the Rental Unit without the prior consent of HPD.

8.2.2 Rental Unit. Notwithstanding the foregoing or anything contained herein, in the Condominium By-Laws, the Tower By-Laws or any Rules and Regulations to the contrary, subject only to compliance with all Laws, during any period in which a Rental Apartment is subject to the Rent Stabilization Law and Code (such period, the "Rent Stabilization Period"), absent the prior written consent of the Rental Unit Owner, which consent may be withheld by the Rental Unit Owner in its sole discretion, neither the Condominium Board nor the Tower Board may make any determination or take any action that constitutes a Decrease in Service, as same may be finally determined by DHCR or a court of competent jurisdiction.

8.3 Use of the Common Elements.

8.3.1 Except as otherwise provided herein or in the Condominium By-Laws and/or the Tower By-Laws, the Common Elements may be used only for the furnishing of the services and facilities and for the other uses for which they are reasonably suited.

8.3.2 Subject to any easements (exclusive or otherwise) and/or rights of access or as otherwise provided in the Condominium Documents with respect to the Common Elements, none of the Boards nor any Unit Owner shall impede the exercise of or encroach upon the rights of the others of such parties or anyone claiming, by, through or under them, including, but not limited to, the occupants of the Units and their respective invitees, to use the same.

8.4 Use of the Storage Bins. The Storage Bins may only be used for storage purposes, and in no event may be used as a dwelling space or for the storage of toxic or

inflammable items or Combustibles (as such term is defined in the New York City Building Code). No article or material that shall pose a threat to the health or safety of the Unit Owners or other occupants of the Building, or that shall cause the dissemination of noxious odors, dirt or other sanitary problems or otherwise create a nuisance, shall be permitted to be brought into or stored in any Storage Bin. The use of the Storage Bins shall be further subject to the provisions of the Tower By-Laws and the Tower Rules and Regulations.

8.5 Nuisance. No nuisance shall be allowed in the Property nor shall any use or practice be allowed in the Property which interferes with the peaceful possession or proper use thereof by the Unit Owners or the occupants of their respective Units. No improper, offensive or unlawful use shall be made of the Property or any portion thereof. All applicable Laws relating to any portion of the Property shall be complied with at the sole expense of whichever of the Unit Owner(s) or Board(s) shall have the obligation pursuant to the Declaration, the Condominium By-Laws and, as applicable the Tower By-Laws, to maintain or repair such portion of the Property.

ARTICLE 9

CHANGES IN TOWER UNITS AND STORAGE BINS

9.1 Tower Units.

9.1.1 Unsold Units. Except to the extent prohibited by applicable Laws, Sponsor and its designees and any other owner of an Unsold Tower Unit shall have the right, pursuant (and subject) to the terms of the Condominium By-Laws and the Tower By-Laws, as the same may be amended from time to time, without the approval of the Condominium Board, Tower Board or any other Unit Owner or any Person to: (a) make alterations, additions or improvements, whether structural or non-structural, interior or exterior, ordinary or extraordinary, in, to and upon any Unsold Tower Unit; (b) change the layout of, or number of rooms in, any Unsold Tower Unit; (c) change the size and/or number of Unsold Tower Units by subdividing one (1) or more such Tower Units into two (2) or more separate Tower Units, combining separate Unsold Tower Units (including those resulting from a subdivision or combination or otherwise) into one (1) or more Tower Units, altering any boundary walls between any Unsold Tower Units, and/or incorporating within any Unsold Tower Unit the use of any portion of the Common Elements adjacent thereto (but only to the extent that such Common Elements are not required by law to be maintained as Common Elements based upon such alterations); (d) if appropriate, reapportion among the Unsold Units affected by such change, their Common Interests, provided, however, that after the recording of the Declaration, no change in any Tower Unit's Common Interest will be made without obtaining the prior consent of all Unit Owners affected by such change; (e) change the permitted use of some or all of the Unsold Tower Units; (f) increase the number of Tower Units contained within the Building; and (g) reclassify a Common Element as a Unit and vice versa. Sponsor also reserves the right to convert all or any portion of a Commercial Unit to Unsold Tower Units and vice versa and to create additional Storage Bins within additional areas of the Common Elements and to sell additional Storage Licenses therefor. None of the foregoing changes will be made unless: (i) such changes are in compliance with Section 339 of the New York Condominium Act, (ii) the percentage interest in the Common Elements of any other Units (other than Unsold Tower Units)

shall not be changed by reason thereof unless the owners of such Units shall consent thereto in writing, and (iii) Sponsor, its designee or such other owner of an Unsold Tower Unit, as the case may be, shall comply with all applicable Laws and shall agree to defend and hold each Board and all other Unit Owners harmless from any liability arising therefrom. Sponsor or such other owner of an Unsold Tower Unit, as the case may be, shall have the right, without the consent of any Board, Unit Owner or Person to amend (and/or cause the Condominium Board and/or Tower Board to amend) the Declaration, the Condominium By-Laws, the Tower By-Laws and the Floor Plans and any other documentation to reflect the foregoing changes.

9.1.2 Tower Units Generally. Subject to this Declaration, the Condominium By-Laws and the Tower By-Laws and compliance with all applicable Laws, the Unit Owner(s) of one (1) or more Tower Units (other than Unsold Tower Unit(s)), with the consent of the Tower Board and (for so long as there remain any Unsold Tower Units), Sponsor shall have such rights with respect to changing, combining and/or subdividing such Tower Unit(s) as are provided in the Tower By-Laws.

9.2 Unlicensed Storage Bins. Sponsor shall have the same rights set forth in Section 9.1 above with respect to changes in unlicensed Storage Bins.

9.3 Consents. The provisions of Article 9 of this Declaration may not be added to, amended, modified or deleted without the prior written consent of Sponsor or the owner of any Unsold Tower Unit(s), as the case may be, or the designee of any of the foregoing. Wherever the consent, approval or satisfaction of Declarant or Sponsor, is required under this Declaration, the Condominium By-Laws or the Tower By-Laws, such consent, approval or satisfaction of such party shall not be required (unless otherwise required under the Condominium Documents) when such party no longer owns any Unsold Tower Units.

9.4 Certification Regarding Common Interest Reallocation. Notwithstanding the other provisions of this Article 9, no reapportionment of the interests in the Common Elements appurtenant to any Tower Unit shall be made unless there is first delivered to the Tower Board or to the Condominium Board, as applicable, a written certification stating, in each case with respect to the Unit(s) in question that the percentage interests of the affected Unit(s) in the Common Elements, immediately after such reapportionment, are consistent with the terms of this Declaration and in compliance with the terms of Section 339-i(1) of the Condominium Act. The certification referred to herein shall be delivered: (a) in the case of any Unsold Tower Unit(s), at the election of Sponsor, by Sponsor or the managing agent of the Tower Section, or any other Person reasonably acceptable to the applicable Boards; and (b) in the case of any other Tower Unit(s), by the managing agent of the Tower Section, or any other person reasonably acceptable to the applicable Board(s).

ARTICLE 10

CHANGES TO THE COMMERCIAL UNITS

10.1 General. Except to the extent prohibited by Law or as otherwise provided herein or in the Condominium By-Laws, each of the Commercial Unit Owners, except with respect to the Rental Unit as set forth below, shall have the right, without the consent of any

Board, Unit Owner, or other Person to: (a) mortgage or otherwise hypothecate its Unit; (b) decorate or make Alterations and/or Repairs in, to and upon its Unit (provided, however, that such Unit Owner, if other than Sponsor or its designee, must obtain the prior consent of (i) the Condominium Board to any Alterations and/or Repairs to its Commercial Unit which would have a material adverse effect on the structure or General Common Element or mechanical, electrical or plumbing elements or systems of the Building or the exterior appearance of the Building or another Unit or which would increase insurance premiums or maintenance costs for any other Unit or Common Element, (ii) the affected Commercial Unit Owner to any Alterations and/or Repairs which would have a material adverse effect on such Commercial Unit, and (iii) the Tower Board to any Alterations and/or Repairs which would have a material adverse effect on any Tower Unit or the Tower Limited Common Elements); (c) change the layout of, or number of rooms in, its Commercial Unit from time to time; (d) change the size of its Commercial Unit by subdividing the same into any desired number of condominium units or by combining any units resulting from each such subdivision, altering the boundary walls between the Commercial Units (with the consent of the Unit Owner(s) thereof); (e) designate a Commercial Unit as part of a newly created or expanded commercial condominium unit or designate all or part of a Commercial Unit as a newly created or expanded commercial common element; and (f) if appropriate, reapportion among the Units or newly created Units affected by such changes pursuant to the preceding clauses (c), (d) and (e) their percentage interests in the Common Elements; provided, however, that: (i) such changes are in compliance with Section 339 of the New York Condominium Act; (ii) the Common Interest of any other Units (other than the Commercial Unit(s) owned by such Person) shall not be changed by reason thereof unless the owners of such other Units shall consent thereto; (iii) each Commercial Unit Owner, other than Sponsor or its designee, shall send notice of any Alterations and/or Repairs to each of the Boards and any other affected Unit Owner, whether or not consent of any of the foregoing is required for such Alterations or Repairs; and (iv) the Commercial Unit Owner(s) in question shall comply with all Laws and the applicable terms of the Condominium By-Laws, and shall agree to defend and hold each Board and all other Unit Owners harmless from any liability arising therefrom. The Commercial Unit Owners shall each have the right with regard to its Unit, without the consent of any Board, Unit Owner or other Person to amend (and/or cause the Condominium Board to amend) the Declaration, the Condominium By-Laws and the Floor Plans, as applicable, and any other documentation to reflect the foregoing changes; and the Condominium Board shall upon request by the applicable Commercial Unit Owner, at the sole cost and expense of the applicable Commercial Unit Owner, reasonably cooperate as needed to effect the same. If any of the Commercial Units are subdivided or combined, the Owner of each Unit resulting from a subdivision or combination will generally have all of the rights (without the consent of any Board, Unit Owner or other Person) set forth above in this Section 10.1, described as pertaining to the Unit Owner of the original Commercial Unit or Units in question, subject to the provisions of the Condominium By-Laws with respect thereto.

10.2 Rental Unit. Subject to the HPD Regulatory Agreement and notwithstanding anything to the contrary in Article 8 of the Condominium By-Laws, except to the extent prohibited by, or to the extent that the same will cause the Property or any portion thereof not to comply with, any applicable Laws and/or the HPD Regulatory Agreement (including, without limitation, any Alterations that would adversely affect any Rental Apartment (as defined in Section 3.1 hereof) within the Rental Unit that is subject to the HPD Regulatory Agreement in violation of such agreement or declaration unless the prior written consent of HPD

is obtained), the Rental Unit Owner and/or its designee shall have the right, at any time and from time to time, without the vote or consent of any Board, Unit Owner or other Person, to: (a) make Alterations and/or Repairs whether structural or non-structural, interior or exterior, ordinary or extraordinary, in, to and upon its Rental Unit; (b) change the use (subject to compliance with all Laws) or layout of, or number of rooms in, the Rental Unit from time to time; (c) change the size and/or number of the Rental Unit by subdividing the Rental Unit into two or more separate Rental Units, combining separate Rental Units resulting from such subdivision or otherwise into one or more Rental Units, converting the Rental Unit or any portion thereof to a Common Element; (d) whether in respect of subdivisions or combinations of the Rental Unit or otherwise, designate all or any part of the Rental Unit or a Common Element as part of a newly created or expanded Rental Unit or Common Element; and (e) if appropriate, reapportion among the Units affected by such change in size, use or number pursuant to the preceding clauses (b), (c) and (d) their percentage interests in the Common Elements; provided, however, that: (i) such changes are in compliance with Section 339 of the New York Condominium Act; (ii) the Common Interest of any other Units (other than the Rental Unit (or other Units) owned by such person) shall not be changed by reason thereof unless the owners of such other Units shall consent thereto; (iii) the Rental Unit Owner and/or designee, as the case may be, shall comply with all applicable Laws and shall agree to defend and hold each Board and all other Unit Owners harmless from any liability arising therefrom; (iv) the Rental Unit owner shall obtain the prior written consent of HPD and (v) no alteration may be made that results in a reduction in the size of any General Common Element space that constitutes Floor Area (as defined in the Zoning Resolution) and which is for the exclusive use of the Rental Unit and no fee is charged for such use. The Rental Unit Owner and/or its designee, as the case may be, shall have the right, without the consent of any Board, Unit Owner or other Person to amend the Declaration, the Condominium By-Laws and the Floor Plans and any other documentation to reflect the foregoing changes; and the Condominium Board shall upon request by the Rental Unit Owner, at the sole cost and expense of the Rental Apartment Owner, reasonably cooperate as needed to effect the same. No material change to the layout of a Rental Apartment may be made unless the prior written consent of HPD is obtained. For purposes hereof, the term "adversely affect" means the taking of any action which: (i) increases the obligations or diminishes the rights of a Unit Owner, (ii) impacts the physical condition of a Unit and/or the Limited Common Elements appurtenant thereto, and/or (iii) affects the occupancy, use, enjoyment, maintenance and/or improvements of other Unit Owners or other Units and the Limited Common Elements appurtenant thereto, or any part thereof, except to the extent such action is required by Law or necessary to preserve the health, safety or welfare of the occupants of the Building.

10.3 Certification Regarding Common Interest Reallocation. Notwithstanding the other provisions of this Article 10, no reapportionment of the interests in the Common Elements appurtenant to any Commercial Unit(s) shall be made unless there is first delivered to the Condominium Board a written certification stating, in each case with respect to the Unit(s) in question, that the percentage interests of the affected Unit(s) in the Common Elements, immediately after such reapportionment, are consistent with the terms of this Declaration and in compliance with the terms of Section 339-i(1) of the Condominium Act. The certification referred to herein shall be executed and delivered by: (a) in the case of a Commercial Unit other than the Rental Unit, by all of the affected Commercial Unit Owners or any other Person reasonably acceptable to the Condominium Board; and (b) in the case of the Rental Unit at the election of the Rental Unit Owner in question, by the Administering Agent of the Rental Unit or

any other Person reasonably acceptable to the Condominium Board. No such reapportionment of the Common Interest appurtenant to the Rental Unit shall be undertaken without the prior written consent of HPD if the consent of HPD is required pursuant to the HPD Regulatory Agreement.

ARTICLE 11

PERSON TO RECEIVE SERVICE

The Secretary of State of the State of New York (the "Secretary of State") is hereby designated to receive service of process in any action which may be brought against the Condominium or any of the Boards. The Condominium and the Boards shall each, with respect to itself, notify the Secretary of State of the address to which a copy of any process received should be mailed.

ARTICLE 12

DETERMINATION OF PERCENTAGE INTERESTS IN COMMON ELEMENTS

The Common Interest of each Unit has been determined, pursuant to Section 339-i(1)(iv) of the Condominium Act. In accordance with such method of calculation, the Common Interests have been determined based primarily upon a comparison of the floor areas of the Units, 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 the Common Elements for exclusive or shared use and the overall dimensions of the particular Unit. The aggregate Common Interests of all of the Units equals 100%.

ARTICLE 13

ENCROACHMENTS

If: (a) any portion of the Common Elements encroaches upon any Unit or upon any other Common Element; (b) any Unit encroaches upon any other Unit or upon any portion of the Common Elements; or (c) any encroachment shall hereafter occur as a result of: (i) settling or shifting of the Building; (ii) any Alteration or Repair made to the Common Elements in accordance with the applicable terms of this Declaration, the Condominium By-Laws and/or the Tower By-Laws by, or with the consent (when required by the applicable by-laws), of the Condominium Board and/or the Tower Board, or made by or Sponsor or its designee, as the case may be; or (iii) any Alteration or Repair of the Building (or any portion thereof) or of any Unit or Common Element after damage by fire or other casualty or any taking by condemnation or eminent domain proceedings of all or any portion of any Unit or the Common Elements, then, in any such event, a valid easement shall exist for such encroachment and for the maintenance of the same as long as the Building shall stand (or during any period in which it is being rebuilt or restored, in accordance with the Condominium By-Laws, following any such fire or other casualty, taking or eminent domain proceeding); provided that in the case of any such encroachment described in subparagraph (c)(ii) or (iii) above, such encroachment does not

unreasonably interfere with the use of any of the Units for their permitted purposes and/or the use of the Common Elements for their intended purposes.

ARTICLE 14

FACILITIES AND ALL OTHER COMMON ELEMENTS

Except as otherwise expressly set forth in this Declaration or the Condominium By-Laws (or, with respect to the Tower Units, the Tower By-Laws): (i) each Unit Owner will have, in common with all other Unit Owners and each Unit will be subject to, an easement for the use of the General Common Elements located anywhere on the Property without hindering the exercise of or encroaching upon the rights of the other Unit Owners in respect of such easement, including, but not limited to, such easement as will be necessary to maintain, such Unit Owner's Unit; and (ii) each Tower Unit Owner will have, in common with all other Tower Unit Owners, an easement for the use of the Tower Limited Common Elements and any facilities located therein (subject to any easements or other exclusive rights of use, etc. provided in the Declaration, Condominium By-Laws or Tower By-Laws), including, but not limited to, such easement as will be necessary to operate and maintain, as necessary, such Tower Unit Owner's Unit, and the Tower Board, on behalf of all Tower Unit Owners, shall have an easement to maintain, and to make Repairs and Alterations to, the Tower Limited Common Elements. Each Unit and the Common Elements shall be subject to an easement in favor of the Condominium Board, on behalf of all Unit Owners, to use, operate, maintain, Repair, Alter and rebuild all General Common Elements located in such Unit or elsewhere on the Property. In addition, Sponsor (or its designee), the Condominium Board and the Tower Board shall have the right to erect scaffolding on the Property for a temporary period of time in connection with maintenance and repairs of the Building and its Common Elements.

ARTICLE 15

EASEMENTS; RIGHTS OF ACCESS

15.1 Operation and Maintenance of Common Elements. Each Unit Owner shall have, in common with all other Unit Owners, and each Unit shall be subject to, an easement: (a) to install, operate, maintain, Repair, Alter and rebuild the Common Elements located in, over, under, through or upon any Unit, or any other Common Elements or elsewhere on the Property; and (b) to maintain any encroachment on any Unit, the General Common Elements or any Tower Limited Common Element resulting from the Repair, Alteration or rebuilding of the Units or the Common Elements; provided that access to any Unit or the Common Elements in furtherance of such easement shall be exercised in such a manner as will not unreasonably interfere with the normal conduct of business of the tenants and occupants of the Commercial Units or with the use of the Tower Units for their permitted purposes. Such entry shall be permitted on not less than one (1) days' notice, except that no notice will be necessary in the case of an Emergency.

15.2 Ingress and Egress. Each Unit Owner shall have, to the extent reasonably necessary, in common with all other Unit Owners, an easement for ingress to and egress from its Unit and its appurtenant (shared or exclusive) Tower Limited Common Elements. Each Unit,

General Common Element and Tower Limited Common Element shall be subject to such easement.

15.3 Subjacency, Support and Necessity. Each Unit and the Common Elements shall have easements of subjacency, support and necessity, and the same shall be subject to such easements in favor of all the other Units and the Common Elements.

15.4 Miscellaneous. Each Unit Owner (except as otherwise set forth below) grants an easement over its Unit and the Common Elements (including, without limitation, its appurtenant Limited Common Elements), and the Condominium Board and Tower Board grants an easement over and through the General Common Elements and its Tower Limited Common Elements: (a) to each Board, in common with each other Board, for the purpose of (and to the extent reasonably necessary for) maintaining, Repairing, Altering, preventing or minimizing damage to and causing to be in compliance with Laws and Insurance Requirements such granting Unit Owner's Unit, the Limited Common Elements, if any, appurtenant to its Unit and the Limited Common Elements of such Board; (b) to each Unit Owner, in common with each other Unit Owner, for the purpose of (but only in the absence of a commercially practicable alternative and only to the extent necessary for) maintaining, Repairing, Altering, preventing or minimizing damage to and causing to be in compliance with Laws and Insurance Requirements any portions of the grantee Unit Owner's Unit and its appurtenant Limited Common Elements; (c) to each Unit Owner, and to each Board, in common with each other, for the purpose of (but only in the absence of a commercially practicable alternative and only to the extent necessary for) installing, allowing to remain (and using for their respective intended purposes), maintaining, Repairing, Altering, preventing or minimizing damage to and causing to be in compliance with Laws and Insurance Requirements any Common Elements or other facilities located in or only readily accessible through such granting Unit Owner's Unit or Limited Common Elements, if any, which serve other Units (including, without limitation, reading, maintaining or replacing utility meters relating to the Common Elements, such Unit or any other Unit in the Building); (d) to each Board (only to the extent permitted under the other provisions of the Condominium Documents), in common with each other, for the purpose of (and to the extent reasonably necessary for) preventing or minimizing damage to such Unit or to any other portion of the Property; (e) to each Board (in each case, only to the extent permitted under the other provisions of the Condominium Documents), in common with each other, for the purpose of (and only to the extent reasonably necessary for) making inspections of, or removing violations noted or issued by any Governmental Authority against, the Common Elements or any other part of the Property; and/or (f) to each Unit Owner and to each Board (in each case, only to the extent permitted under the other provisions of the Condominium Documents), in common with each other, for the purpose of (and only to the extent reasonably necessary for) curing defaults hereunder or under the Condominium By-Laws or the Tower By-Laws, as applicable, or correcting any conditions originating in such Unit Owner's Unit or Limited Common Elements and threatening the health, safety and welfare of the occupants of, or the property located within, another Unit or all or any part of the Common Elements.

15.5 Utilities. Sponsor (or its designee) and the Condominium Board with respect to the Property and the Tower Board with respect to the Tower Section shall each have the right to grant such additional electric, gas, steam or other utility easements or relocate any existing utility easements in any portion of the Property or the Tower Section, as the case may

be, as Sponsor (or its designee) or the Condominium Board or the Tower Board, as the case may be, shall deem necessary or desirable for the proper operation and maintenance of the Building, or any portion thereof, or for the general health or welfare of the owners, tenants and occupants of the applicable Units, provided that such additional utilities or the relocation of existing utilities will not prevent or unreasonably interfere with the normal conduct of business of the tenants and occupants of the Commercial Units or with the use of any of the Tower Units for their permitted purposes. Any utility company and its employees and agents shall have the right of access to any Unit or the Common Elements in furtherance of such easement, provided such right of access shall be exercised in such a manner as shall not unreasonably interfere with the normal conduct of business of the tenants and occupants of the Commercial Units or with the use of any of the Tower Units for their permitted purposes.

15.6 Signage. (a) Sponsor (or its designee), shall, to the extent permitted by Law, have an easement to erect, maintain, repair and replace, from time to time, one or more signs, canopies, flags, flagpoles, lighting, lighting elements or awnings or other protrusions, devices or decorative elements on the Property (but not within a Unit without the consent of the Unit Owner thereof), including without limitation, on the exterior of the walls of the Building, for the purposes of advertising the sale or lease of any Unsold Tower Unit or any Commercial Unit; and (b) each Commercial Unit Owner (or its designee), shall, to the extent permitted by Law, have an easement to erect, maintain, repair and replace, from time to time, one or more signs, canopies, flags, flagpoles, lighting, lighting elements or awnings or other protrusions, devices or decorative elements on the exterior of the Property in those areas adjacent to or adjoining its Commercial Unit (or as otherwise approved by the Condominium Board), including without limitation, on the exterior of the walls of the Building, in connection with the operation of any business of a tenant or occupant of all or any portion of its Commercial Unit. In addition, Sponsor and its designee(s) shall have the right, until the tenth (10th) anniversary of the First Closing, to use, without charge, portions of the Building, including the Common Elements, for exhibitions, events, promotional functions (e.g., with respect to any sales programs for Unsold Tower Units) or otherwise.

15.7 Intentionally omitted.

15.8 Contractors and Agents. Each easement and other right granted under this Article 15 shall be deemed to permit the benefited party's/ies' contractors, subcontractors, agents, representatives, occupants, employees and other designees (and, in the case of a grant to the Condominium Board or Tower Board, or such Board's managing agent), to use such easement or other right, as applicable, if such Unit Owner or such Board so elects, but solely for purposes of performing work in and to such areas.

15.9 Miscellaneous Terms. Any grant of an easement "on", "over", "across" or "through" a given area shall be deemed to mean "on, over, across, through, and upon" such area, unless the context otherwise requires.

15.10 Roof Telecom Installations. Declarant and/or its designee (and its respective successors and assigns) shall have an easement for so long as the Condominium shall remain in existence: (i) to erect, use, lease, license, maintain, repair, replace, and operate a platform and other facilities for the purpose of erecting, using, leasing, licensing, maintaining,

repairing, replacing and operating antennae, satellite dishes and other communications equipment on the roof of the Building that is not occupied as of the date hereof for any other Building installations; and (ii) to erect, use, lease, maintain, repair, replace and operate related electronic and other communications equipment in any portion of any mechanical equipment room that is not occupied as of the date hereof by any other Building installations, and the right to erect partitions separating such portion from the balance of such equipment room; in each case, without the consent of, or charge by any Board, Unit Owner or other Person; provided, however, that Declarant (or its designee) shall give prior notice to the Boards of the type and location of any such equipment before installation. Any obligations of Declarant under any lease, license or other right of use granted by Declarant with respect to the roof or the aforesaid mechanical equipment room shall be the obligation solely of Declarant and not of the Condominium and any rights of the Declarant, including, without limitation, the right to receive rent or other consideration for such lease, license or other right of use, shall be the right solely of Declarant and not of the Condominium. In connection with such easements and related rights, Declarant and its designee (and their respective successors and assigns) and the respective tenants and licensees shall each have, to the extent necessary or advisable for such erection, use, lease, maintenance, repair, replacement and operation, an easement in common with all Unit Owners for ingress, egress and the use of any Common Elements. The Units and the Common Elements shall each be subject to such easement. The word "utility" or "utilities" as used in this Section shall be deemed to include fiber optic cable and other communications lines, wires, cables and conduits.

15.11 Perpetual and Irrevocable. Except as may otherwise be set forth in this Declaration, any easement created or granted hereunder shall be perpetual and irrevocable for so long as the Condominium shall remain in existence.

15.12 Right of Access for Operation, Emergency Repairs, Damage Prevention. Each of the Condominium Board, the Tower Board and each Unit Owner grants a right of access over, as applicable, the General Common Elements, its Unit and its appurtenant Limited Common Elements to, in each case, each of Sponsor (with respect to the all aspects of the Property other than the Commercial Units), and each Commercial Unit Owner (with respect to its respective Commercial Unit) as shall be necessary in each case for the purpose of performing such party's initial construction and fit-out work to their respective Unit(s). Following any material occupancy of a particular grantor Board's Common Elements or Unit Owner's Unit (or applicable Limited Common Elements), the exercise by any Person of the rights of access provided in this Section with respect to such portion(s) of the Property shall be subject to the Access Conduct Standards (defined below).

15.13 Access Conduct Standards. The right of access granted pursuant to Section 15.12 above and any easement or right of access granted pursuant to any other provisions of the Condominium Documents which expressly require compliance with the "Access Conduct Standards", i.e., the standards set forth in this Section, shall be exercised:

(a) upon at least one (1) day's prior notice, which notice shall specify, in reasonable detail, the purpose and contemplated extent, location and duration of such exercise;

(b) to the extent reasonably possible, in such a manner as will not unreasonably interfere with: (i) the conduct of business of the Occupants of the Commercial Units; or (ii) the use of the Tower Units for their permitted purposes;

(c) subject to the requirement that the Person exercising such right of access or easement shall be liable for any and all physical damage caused thereby and shall indemnify and hold the affected Board(s), their managing agents, and the affected Unit Owner(s) and Occupants (as the case may be) harmless from and against all costs resulting from, arising out of, or in any way connected to such exercise; and

(d) in compliance with the Condominium Documents (including, without limitation, the provisions hereof and thereof regarding the removal of mechanics' liens and violations), all Laws (including, without limitation, those regarding the licensing of contractors) and all Insurance Requirements.

15.14 Rental Courtyard. Occupants of the Rental Unit and their guests shall have an easement to access and use the Rental Courtyard, which is a General Common Element.

15.15 Amtrak Right of Way. The Riverside Center and Riverside South sites are traversed by a below-grade rail right-of-way, owned and used by Amtrak for rail service, which runs generally in a southeast-to-northwest direction from the intersection of West 59th Street and West End Avenue to the intersection of West 72nd Street and Riverside Boulevard (the "Right-of-Way Parcel"). The Right-of-Way Parcel is in separate ownership from the RS Development Parcels and the Riverside Center Parcels. A portion of the Right-of-Way Parcel, improved as a tunnel, intersects the Property. Pursuant to the Agreement dated as of August 26, 1997, and recorded in the Register's Office in Reel 2554, Page 691, between the then RS Development Parcel Owners and Amtrak (the "Amtrak Agreement"), Amtrak was granted a permanent non-exclusive easement on and over the RS Development Parcels, including a portion of the Property, for access to the Right-of-Way Parcel. The Amtrak Agreement contemplates the enclosure of the easement areas in connection with the development of Riverside South and Riverside Center, and it requires Amtrak to keep the easement areas secure and to repair any damage to improvements and facilities caused by Amtrak.

15.16 Amenity Terrace. An amenity terrace (the "Amenity Terrace") is located on the western portion of the roof of the Rental Unit. The Amenity Terrace is designated as a General Common Element for use by Tower Unit Owners, as well as residents of the Rental Unit. The Tower Section shall be solely responsible for the cost to maintain the Amenity Terrace.

15.17 Private Terrace. A private terrace (the "Private Terrace") is located on the southwestern portion of the roof of the Rental Unit. The Private Terrace is designated as a General Common Element. Tower Unit Owners and residents of the Rental Unit shall be required to reserve the Private Terrace in order to use this space. The Condominium Board shall establish guidelines for making such reservation through the Managing Agent in advance of any intended use of the Private Terrace. Use of the Private Terrace shall be subject to a usage cost to be determined by the Condominium Board. The Tower Section shall be solely responsible for the cost to maintain the Private Terrace.

ARTICLE 16

POWER OF ATTORNEY TO THE BOARD

16.1 From Tower Unit Owners. Each Tower Unit Owner shall grant to the persons who shall from time to time constitute:

(a) the Tower Board, an irrevocable power of attorney, coupled with an interest (in such form and with such content as the Tower Board shall determine) to: (i) acquire on behalf of all Tower Unit Owners any Tower Unit, together with its appurtenant Common Interest: (A) in connection with the enforcement of the Tower Board's lien for unpaid Tower Common Charges, (B) whose Tower Unit Owner elects to surrender the same pursuant to the terms of the Tower By-Laws, (C) that becomes the subject of a foreclosure or other similar sale; or (D) that is intended to be used as the residence by the resident manager of the Tower Section; (ii) acquire or lease on behalf of all Tower Unit Owners any Tower Unit, together with its appurtenant Common Interest, whose Tower Unit Owner desires to sell, convey, transfer, assign or lease the same; (iii) after any such acquisition or leasing described herein, to manage, convey, sell, lease, sublease, mortgage or otherwise deal with (but not vote the Common Interests appurtenant to) any such Tower Unit so acquired by them, or to sublease any such Tower Unit so leased by them without the necessity of further authorization by the Tower Unit Owners or any other Person, on such terms as the attorneys-in-fact may determine; and (iv) prepare, execute and administer Storage Licenses and assignments and assumptions thereof; (v) execute, acknowledge and deliver: (A) any declaration or other instrument affecting the Tower Section which the Tower Board deems necessary or appropriate to comply with any Laws applicable to the maintenance, demolition, construction, alteration, repair, or restoration of the Building or Tower Section, or (B) any consent, covenant, restriction, easement or declaration, or any amendment thereto, affecting only the Tower Section which the Tower Board, in its reasonable discretion, deems necessary or appropriate;

(b) the Condominium Board, an irrevocable power of attorney, coupled with an interest (in such form and content as the Condominium Board shall determine) to: (i) purchase or otherwise acquire in the name of the Condominium Board or its designee, corporate or otherwise, on behalf of all Unit Owners, title to any Unit, together with its appurtenant Common Interest that becomes the subject of a foreclosure or other similar sale; on such terms, including, without limitation, price as said attorneys-in-fact shall deem proper; (ii) convey, sell, lease, mortgage, or otherwise deal with (but not to vote the Common Interest appurtenant to) any Unit so acquired or to sublease any Unit so leased by them, without the necessity of any authorization by the Unit Owners or any other Person, on such terms as said attorneys-in-fact may determine, granting to said attorneys-in-fact the power to do all things in and to said Unit which the undersigned could do if personally present; and (iii) execute, acknowledge, deliver and (if determined to be necessary or desirable by said attorneys-in-fact) cause to be recorded in the City Register's Office: (A) any declaration or other instrument affecting the Condominium that the Condominium Board deems necessary or appropriate to comply with any Laws applicable to the maintenance, demolition, construction, Alteration or Repair of the Condominium; or (B) any consent, covenant, restriction, easement or declaration, or amendment thereto, affecting the Condominium or any of the Common Elements, that the Condominium Board deems necessary or appropriate, provided that in no event shall the Condominium Board execute, acknowledge

and deliver any document pursuant to clause (iii)(B) of this sentence prior to the approval thereof by any Unit Owner(s) whose Unit is affected, unless such approval is expressly not required under any of the provisions hereof or of the Condominium By-Laws or Tower By-Laws; and

(c) Declarant, an irrevocable power of attorney, coupled with an interest (in such form and content as Declarant shall determine) to: execute an amendment to any of the Condominium Documents or acquire any permits, applications or documents required to undertake, perform or complete work to the Unsold Tower Units or Common Elements by Declarant or obtain an amended certificate of occupancy therefor or for the Building or any portion thereof, or any of said documents when such amendment: (i) shall be required to reflect any changes in Unsold Tower Units and/or the reapportionment of the Common Interests of the aforesaid Units resulting therefrom made by Declarant in accordance with this Declaration; or (ii) shall be required by: (1) a Permitted Mortgagee designated by Declarant to make a mortgage loan secured by a mortgage on any Unit, (2) any governmental agency having regulatory jurisdiction over the Condominium, or (3) any title insurance company selected by Declarant to insure title to any Unit.

16.2 From Commercial Unit Owners. Each Commercial Unit Owner shall grant to the persons who shall from time to time constitute the Condominium Board, an irrevocable power of attorney, coupled with an interest (in such form and content as the Condominium Board shall determine) to: (i) purchase or otherwise acquire in the name of the Condominium Board or its designee, corporate or otherwise, on behalf of all Unit Owners, title to any Unit, together with its Appurtenant Interests: (A) in connection with the enforcement of the Condominium Board's lien for unpaid General Common Charges; or (B) that becomes the subject of a foreclosure or other similar sale; on such terms, including, without limitation, price (with respect to clause (B) immediately above) as said attorneys-in-fact shall deem proper; and (ii) convey, sell, lease, mortgage, or otherwise deal with (but not to vote the Common Interest appurtenant to) any Unit so acquired or to sublease any Unit so leased by them, without the necessity of any authorization by the Unit Owners or any other Person, on such terms as said attorneys-in-fact may determine, granting to said attorneys-in-fact the power to do all things in and to said Unit which the undersigned could do if personally present; (iii) execute, acknowledge, deliver and (if determined to be necessary or desirable by said attorneys-in-fact) cause to be recorded in the City Register's Office: (A) any declaration or other instrument affecting the Condominium that the Condominium Board deems necessary or appropriate to comply with any Laws applicable to the maintenance, demolition, construction, Alteration or Repair of the Condominium; or (B) any consent, covenant, restriction, easement or declaration, or amendment thereto, affecting the Condominium or any of the Common Elements, that the Condominium Board deems necessary or appropriate, provided that in no event shall the Condominium Board execute, acknowledge and deliver any document pursuant to clause (iii)(B) of this sentence prior to the approval thereof by any Unit Owner(s) whose Unit is affected, unless such approval is expressly not required under any of the provisions hereof or of the Condominium By-Laws.

16.3 Each Unit Owner shall grant and/or shall hereby be deemed to have granted to Declarant a power of attorney to amend this Declaration and to effectuate the rights granted to Declarant under this Declaration and the Condominium By-Laws and to consent on behalf of each Unit Owner and Board and all mortgagees, as a party in interest, to any

declaration or other agreement effecting a merger or division of the zoning lot in which the Property is located, with any other tax lots to form a single zoning lot (the "Merger") for the purpose of transferring to or from Declarant, or its successors, designees or assigns, all or any portion of the Development Rights.

ARTICLE 17

ACQUISITIONS OF UNITS BY THE BOARDS

17.1 If: (a) any Tower Unit Owner surrenders its Unit to the Tower Board, together with its Appurtenant Interests pursuant to the provisions of Section 339-x of the New York Condominium Act; (b) the Tower Board, pursuant to Article 8 of the Tower By-Laws or otherwise, acquires or leases a Unit, together with its Appurtenant Interests; or (c) the Tower Board purchases, at a foreclosure or other similar sale, a Unit, together with its Appurtenant Interests, then, in any such event, title to any such Unit, together with its Appurtenant Interests, shall be held by the Tower Board or its designee, on behalf of all Tower Unit Owners, in proportion to their respective interests in the Common Elements. The lease or sublease covering any Tower Unit leased or subleased by the Tower Board or its designee shall be held by the Tower Board or its designee, corporate or otherwise, on behalf of all Tower Unit Owners in proportion to their respective Common Interests.

17.2 If: (a) any Commercial Unit Owner surrenders its Unit to the Condominium Board, together with its Appurtenant Interests pursuant to the provisions of Section 339-x of the New York Condominium Act; (b) the Condominium Board acquires or leases a Unit, together with its Appurtenant Interests; or (c) the Condominium Board purchases, at a foreclosure or other similar sale, a Unit, together with its Appurtenant Interests, then, in any such event, title to any such Unit, together with its Appurtenant Interests, shall be held by the Condominium Board or its designee, on behalf of the Unit Owners, in proportion to their respective interests in the Common Elements. The lease or sublease covering any Condominium Unit leased or subleased by the Condominium Board or its designee shall be held by the Condominium Board or its designee, corporate or otherwise, on behalf of the Condominium Unit Owners in proportion to their respective interests in the Common Elements.

17.3 As used in this Article 17, "Appurtenant Interests" means with respect to a Tower Unit or Commercial Unit: (i) the undivided interest in the Common Elements appurtenant thereto; (ii) the interest of the Unit Owner of such Unit in any other Units owned at the time in question by the Tower Board or Condominium Board, as applicable, or such Board's designee on behalf of all Tower Unit Owner or Unit Owners, as applicable, or in any other Units then owned by the Condominium Board or its designee on behalf of all Unit Owners, or in each case the proceeds of the sale or lease of any such Units theretofore acquired; and (iii) the interest of the Unit Owner of such Unit in any other assets of the Tower Board or Condominium Board, as applicable, or the Condominium.

ARTICLE 18

COVENANTS RUNNING WITH THE LAND

18.1 Applicability. All provisions of this Declaration, the Condominium By-Laws and the General Rules and Regulations (if any) (and in the case of a Tower Unit, the Tower By-Laws and Tower Rules and Regulations), and the HPD Regulatory Agreement (unless a Unit is released from the provisions thereof) as may be adopted and amended from time to time, shall, to the extent applicable and unless otherwise expressly herein or therein provided to the contrary, be perpetual and be construed to be covenants running with the Land and with every part thereof and interest therein, and all of the provisions hereof and thereof shall be binding upon and inure to the benefit of the Unit Owners and all the occupants, and their heirs, executors, administrators, legal representatives, successors and assigns, but the same are not intended to create nor shall they be construed as creating any rights in or for the benefit of the general public. All present and future Owners, tenants and occupants of Units shall be subject to and shall comply with the provisions of this Declaration, the Condominium By-Laws and the General Rules and Regulations, if any, as they may be amended from time to time (and the Tower By-Laws and Tower Rules and Regulations, as applicable).

18.2 Deemed Acceptance of Condominium Documents. The acceptance of a deed or conveyance, or the succeeding to title to, the acquisition of any interest in, or the entering into a lease, sublease or license for, or the act of occupancy of, all or any portion of any Unit by any person shall constitute an agreement that the provisions of this Declaration, the Condominium By-Laws, the General Rules and Regulations (if any), (and in the case of a Tower Unit, the Tower By-Laws and Tower Rules and Regulations), as any of the same may be adopted and amended from time to time, are accepted, ratified and will be complied with by such Owner, tenant, or occupant or other party, and all of such provisions shall be deemed and taken to be covenants running with the Land and shall bind any person having at any time any interest or estate in such Unit or Common Element, as though such provisions were recited and stipulated at length in each and every deed or conveyance or lease or license thereof.

18.3 Unenforceability. If any provision of this Declaration or the other Condominium Documents is invalid under, or would cause this Declaration and the other Condominium Documents to be insufficient to submit the Property to the provisions of, the New York Condominium Act, such provision shall be deemed deleted from this Declaration or the other Condominium Documents, as applicable, for the purpose of submitting the Property to the provisions of the New York Condominium Act but shall nevertheless be valid and binding upon and inure to the benefit of the Unit Owners and their heirs, executors, administrators, legal representatives, successors and assigns, as covenants running with the Land and with every part thereof and interest therein under other applicable Law to the extent permitted under such applicable Law with the same force and effect as if, immediately after the recording of this Declaration, all Unit Owners had signed and recorded an instrument agreeing to each such provision as a covenant running with the Land. If any provision which is necessary to cause this Declaration and the other Condominium Documents to be sufficient to submit the Property to the provisions of the New York Condominium Act is missing herefrom or therefrom, then such provision shall be deemed included as part hereof or thereof, as the case may be, for the purposes of submitting the Property to the provisions of the New York Condominium Act.

18.4 Riverside Center/Riverside South.

18.4.1 Pursuant to each of the RS Restrictive Declaration and the RC Restrictive Declaration, every party acquiring title to a Unit, by acceptance of a deed for the Unit, acknowledges that it shall be liable for its share of costs assessed to the Condominium under the Riverside South Property Owners Declaration and the Riverside Center Property Owners Declaration, respectively, in each case unless expressly provided otherwise in this Declaration or in the Condominium By-Laws.

18.4.2 Pursuant to the RC Restrictive Declaration, the Condominium Board assumes the obligations of a "Lot Owner" set forth in and subject to the provisions of Section 5.5 thereof.

ARTICLE 19

AMENDMENTS OF DECLARATION

Article 16 of the Condominium By-Laws is incorporated herein in its entirety; and, except as otherwise expressly set forth herein, the provisions thereof shall govern the amendment and/or modification of, addition to and/or deletion of any of the provisions of this Declaration. There shall be no amendment of any provision of this Declaration affecting the Rental Unit without the prior written consent thereto of HPD.

ARTICLE 20

TERMINATION OF CONDOMINIUM

20.1 The Condominium shall continue and the Property shall not be subject to an action for partition until: (a) terminated by casualty loss, condemnation or eminent domain, as more particularly provided in the Condominium By-Laws, or (b) such time as withdrawal of the Property from the provisions of the New York Condominium Act is authorized by a vote of at least eighty percent (80%) both in number and aggregate of the Common Interests of all Unit Owners. No such vote under clause (b) in the preceding sentence shall be effective without the written consent (which consent shall not be unreasonably withheld or delayed) of at least fifty-one percent (51%) of the Tower Mortgagee Representatives, if any. Sponsor or its designee will not vote its interests appurtenant to any Unsold Tower Units for such withdrawal unless at least eighty percent (80%) in number and in aggregate of the Common Interests of all other Unit Owners have voted in favor of such withdrawal, at which time Sponsor or its designee may choose to vote its Common Interests either in favor of or against withdrawal from condominium ownership, as it sees fit.

20.2 To the fullest extent permissible under Law, each Unit Owner shall be deemed to have waived any right to seek partition of the Property. In the event said withdrawal is authorized as aforesaid, and only to the extent the waiver contained in the preceding sentence shall be inapplicable or unenforceable, the Property shall be subject to an action for partition by any Unit Owner or lienor as if owned in common, in which event the net proceeds of sale, together with the net proceeds of any applicable insurance policies, shall be divided among all

Unit Owners in accordance with their respective Common Interests; provided, however, that no payment shall be made to a Unit Owner until there has first been paid out of its share of such funds, such amounts as may be necessary to discharge all unpaid liens on its Unit (other than mortgages which are not Permitted Mortgages or Registered Mortgages, as applicable) in the order of the priority of such liens.

ARTICLE 21

WAIVER

No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

ARTICLE 22

CAPTIONS

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Declaration nor the intent of any provision hereof.

ARTICLE 23

CERTAIN REFERENCES

23.1 A reference in this Declaration to any one gender, masculine, feminine or neuter, includes the other two, and the singular includes the plural, and vice versa, unless the context otherwise requires.

23.2 The terms "herein," "hereof" or "hereunder" or similar terms used in this Declaration refer to this entire Declaration and not to the particular provision in which the terms are used.

23.3 Unless otherwise stated, all references herein to Articles, Sections or other provisions are references to Articles, Sections or other provisions of this Declaration.

ARTICLE 24

SEVERABILITY

Subject to the provisions of Sections 18.2 and 18.3, if any provision of this Declaration is invalid or unenforceable as against any person or under certain circumstances, the remainder of this Declaration and the applicability of such provision to other persons or circumstances shall not be affected thereby. Each provision of this Declaration shall, except as otherwise herein provided, be valid and enforceable to the fullest extent permitted by Law.

ARTICLE 25

COVENANT OF FURTHER ASSURANCES

25.1 Any party which is subject to the terms of this Declaration, whether such party is a Unit Owner, a lessee or sublessee of a Unit Owner, an occupant of a Unit, a member or officer of a Board, or otherwise, shall, at the expense of any such other party (or the holder of a lien on its Unit) requesting the same, execute, acknowledge and deliver to such other party (or the holder of a lien on its Unit) such instruments, in addition to those specifically provided for herein, and take such other action, as such other party (or the holder of a lien on its Unit) may reasonably request to effectuate the provisions of this Declaration or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction. Without intending to limit the generality of the foregoing, each Board and each Unit Owner shall be required, upon the request of Declarant, to execute and deliver any documents or applications reasonably required in connection with any Merger, any declaration of zoning lot restrictions or any ZLDA.

25.2 If any Unit Owner, Board or other Person which is subject to the terms of this Declaration fails to execute, acknowledge or deliver any instrument, or fails or refuses, within ten (10) days after receipt of a written request therefor, to take any action which such Unit Owner, Board or other Person is required to take pursuant to this Declaration and/or the Condominium By-Laws, and such failure continues for an additional ten (10) day period following receipt of a second written request therefor (together with written advice that the requesting party shall be entitled to take specified action upon the recipient's failure or refusal to perform) then the Condominium Board is hereby authorized as attorney-in-fact for such Unit Owner, other Board or other Person, coupled with an interest, to execute, acknowledge and deliver such instrument, or to take such action, in the name of such Unit Owner, Board or other Person and such document or action shall be binding on such Unit Owner, Board or other Person.

25.3 If any Unit Owner, Board or other Person which is subject to the terms of this Declaration fails to execute, acknowledge or deliver any instrument, or fails or refuses, within ten (10) days after receipt of a written request therefor, to take any action which such Unit Owner, Board or other Person is required to take pursuant to this Declaration, the Condominium By-Laws or the Tower By-Laws, as the case may be, at the request of Declarant (or its designee), and such failure continues for an additional ten (10) day period following receipt of a second written request therefor (together with written advice that Declarant (or its designee) shall be entitled to take specified action upon the recipient's failure or refusal to perform), then Declarant (or its designee) is hereby authorized as attorney-in-fact for such Unit Owner, Board or other Person, coupled with an interest, to execute, acknowledge and deliver such instrument, or to take such action, in the name of such Unit Owner, Board or other Person and such document or action of Declarant (or its designee) shall be binding on such Unit Owner, Board or other Person.

ARTICLE 26

NAME OF CONDOMINIUM AND BUILDING

26.1 The Condominium and the Building shall be designated and known as "One West End Avenue Condominium." Sponsor (or its designee) shall own and control all rights and interests, and shall be responsible for all obligations and liabilities, appurtenant to the name of the Condominium and/or the Building. Only Sponsor (or its designee) shall have the right to change or assign the name of the Condominium and/or the Building. In addition, Sponsor shall have the right and all necessary easements, for so long as the Property is a condominium, to maintain one or more plaque(s) identifying Sponsor (or its affiliate(s)) as the sponsor of the Condominium and/or development of the Property, together with such other information as Sponsor (or its designee) determines in its sole discretion.

26.2 Notwithstanding the foregoing, however, but subject to the rights of Sponsor, if the Tower Section, or any Commercial Unit is operated under an identifying name, the Unit Owner(s) thereof shall be free to use whatever name(s) it/they designate(s) for such Unit(s) or Section in press releases or publicly distributed materials or permitted signage. No individual Tower Unit Owner (other than Sponsor or its designee) may use the name or likeness of the Building or the Condominium to promote or in connection with any commercial venture.

ARTICLE 27

SUCCESSORS AND ASSIGNS

Except as set forth herein or in the Condominium By-Laws to the contrary, the rights and obligations of: (i) Declarant or its designee, as set forth in the Condominium Documents, shall inure to the benefit of and be binding upon any successor or assign of Declarant, its designee or, with the consent of Declarant or its designee, any transferee of some or all of the then Unsold Units then owned by Declarant or its designee; and (ii) Sponsor or its designee, as set forth herein, shall inure to the benefit of and be binding upon any successor or assign of Sponsor, its designee or, with the consent of Sponsor or its designee, any transferee of some or all of the then Unsold Tower Units then owned by Sponsor or its designee. For purposes hereof, references to Declarant or its designee or Sponsor or its designee, as the case may be, shall also include any mortgagee (or its nominee or designee) or other Person taking title from such party/ies upon a foreclosure or by deed-in-lieu of foreclosure. The rights and/or obligations of the Unit Owners as set forth in the Condominium Documents shall inure to the benefit of and be binding upon any successors or assigns of the respective Unit Owners.

ARTICLE 28

REGULATORY AGREEMENT

All rights, powers, duties and obligations of the Rental Unit Owner (including any rights of the Rental Unit Owner with respect to the Condominium Board) under this Declaration and the Condominium By-Laws shall be subject to, and the Rental Unit Owner shall be bound

by, the covenants, and restrictions, with respect to the Rental Unit, as are set forth in the HPD Regulatory Agreement, as long as such agreement and declaration are in full force and effect.

ARTICLE 29

REAL PROPERTY LAW SECTION 339-M

As set forth in the Condominium By-Laws: (a) in the event the Rental Unit Owner determines there will be a Rental Unit Operating Shortfall (as defined in the Condominium By-Laws), the Common Charges payable by it shall be accordingly reduced to the maximum amount payable by the Rental Unit Owner in accordance with Section 339-m of the New York Real Property Law (pursuant to the procedures set forth in the Condominium By-Laws) and the Rental Unit Owner shall have no obligation for the payment of Common Charges in excess of such amount, and (b) the Common Charges, as the case may be, payable by all other Unit Owners shall be increased by the amount of such reduction in the Common Charges (pursuant to the procedures set forth in the Condominium By-Laws) otherwise payable by the Rental Unit Owner on a pro rata basis in accordance with their relative proportional Common Interest.

ARTICLE 30

CONDOMINIUM 421-A ELIGIBILITY

Notwithstanding anything contained herein or in the Condominium By-Laws or Tower By-Laws, for so long as all or any portion of the Condominium is eligible to receive tax benefits, reductions or abatements from HPD or other Governmental Authority pursuant to New York Real Property Tax Law Section 421-a, the Rental Unit Owner shall not be permitted to use or alter the Rental Unit, or any portion(s) thereof, in any way that would interfere with or diminish either Declarant's (or its designees'), the Condominium Board's, the Tower Board's, or any Tower Unit Owner's, as applicable, ability to obtain and maintain such tax benefits, reductions or abatements, as the case may be.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed as of the __ day of _____, 201_.

DECLARANT:

RIVERSIDE CENTER SITE 5 OWNER LLC

By:_____
Name:
Title:

State of New York)
) ss.:
County of New York)

On the ___ day of _____ in the year 201_ before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
(Signature and office of individual taking acknowledgment)

SCHEDULE A
TO DECLARATION ESTABLISHING CONDOMINIUM OWNERSHIP OF ONE WEST END AVENUE CONDOMINIUM

DESCRIPTION OF THE LAND

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

BEGINNING at the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue;

1. RUNNING THENCE westerly along the northerly line of West 59th Street a distance of 388 feet 8 ¼ inches to a point;

2. THENCE northerly along a line forming an interior angle of 73 degrees 56 minutes 15 seconds with the last mentioned course a distance of 105 feet 1 ¼ inches to a point;

3. THENCE continuing northerly along a line forming an exterior angle of 174 degrees 15 minutes 28 seconds with the last mentioned course a distance of 102 feet 5 7/8 inches to a point;

4. THENCE easterly along a line forming an interior angle of 100 degrees 19 minutes 13 seconds with the last mentioned course, which line is also parallel with the northerly line of West 59th Street, a distance of 8 feet to a point;

5. THENCE southerly along a line forming a right angle with the last mentioned course, which line is also parallel with the westerly line of West End Avenue, a distance of 3 feet to a point;

6. THENCE easterly along a line forming a right angle with the last mentioned course, which line is also parallel with the northerly line of West 59th Street, a distance of 333 feet 3 inches to a point on the westerly line of West End Avenue;

7. THENCE southerly along westerly line of West End Avenue a distance of 198 feet 10 inches to the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue the point or place of BEGINNING.

EXCLUDING THEREFROM all that portion of the below described parcel lying below an upper limiting plane drawn 18 feet 4 inches above the top of rail, bounded and described as follows:

BEGINNING at a point on the westerly line of West End Avenue distant 27 feet 11 7/8 inches northerly from the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue;

1. RUNNING THENCE northerly along a line forming an interior angle of 19 degrees 37 minutes 20 seconds with the last mentioned course a distance of 181 feet 4 ½ inches to a point;

2. THENCE easterly along a line forming an interior angle of 70 degrees 22 minutes 40

seconds with the last mentioned course a distance of 58 feet 4 ¾ inches to a point;

3. THENCE southerly along a line forming an interior angle of 109 degrees 37 minutes 20 seconds with the last mentioned course, a distance of 7 feet 6 inches to a point on the westerly line of West End Avenue;

4. THENCE southerly along westerly line of West End Avenue a distance of 163 feet 9 3/8 inches to the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue the point or place of BEGINNING.

SCHEDULE B
TO DECLARATION ESTABLISHING
CONDOMINIUM OWNERSHIP OF
ONE WEST END AVENUE CONDOMINIUM

DESCRIPTION OF THE UNITS

[SCHEDULE B BEGINS ON THE FOLLOWING PAGE]

[To be annexed prior to recording.]

Schedule B

EXHIBIT A

CONDOMINIUM BY-LAWS

[See Exhibit 7 in Part II of the Offering Plan]

EXHIBIT B

TOWER BY-LAWS

[See Exhibit 8 in Part II of the Offering Plan]

EXHIBIT 7

CONDOMINIUM BY-LAWS

CONDOMINIUM BY-LAWS

OF

ONE WEST END AVENUE CONDOMINIUM

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CONDOMINIUM BY-LAWS

OF

ONE WEST END AVENUE CONDOMINIUM

ARTICLE 1

GENERAL

1.1 Defined Terms. All capitalized terms used but which are not separately defined in these Condominium By-Laws shall have the meanings given to such terms in the Declaration or, if not defined in the Declaration, in the Table of Definitions annexed hereto as Exhibit 1 and made a part hereof.

1.2 Purpose. The purpose of these Condominium By-Laws is to set forth the rules and procedures concerning the conduct of the affairs of the Condominium.

1.3 Principal Office of Condominium. The principal office of the Condominium shall be located either within the Property or at such other place in the Borough of Manhattan as may be designated from time to time by the Condominium Board.

ARTICLE 2

CONDOMINIUM BOARD

2.1 General Description of Condominium Board.

2.1.1 As more particularly set forth in Section 2.2, the affairs of the Condominium shall be governed by a board of managers of the Condominium (the "Condominium Board"). As more particularly set forth in Sections 2.3 and 2.9, the Condominium Board shall consist of seven (7) members (each, a "Board Member" or "Condominium Board Member") as follows: (i) five (5) Board Members designated by the Tower Board representing and on behalf of all the individual Tower Unit Owners; one (1) Board Member designated by the Rental Unit Owner; and one (1) Board Member elected by or on behalf of the Commercial Unit Owners other than the Rental Unit Owner by a majority of such Unit Owners in accordance with their relative proportionate Common Interest.

2.1.2 With respect to the Condominium Board Members, any requirements set forth in the Tower By-Laws as to members of the Tower Board shall apply to the Condominium Board Members designated by the Tower Board, as applicable.

2.2 Powers and Duties of Condominium Board, Tower Board.

2.2.1 General. The Condominium Board shall have the powers and duties necessary for or incidental to the administration of the affairs of the Condominium (except such powers and duties which by Law or the Condominium Documents may not be delegated to the Condominium Board by the Unit Owners). Subject to the terms of the Condominium

Documents, all determinations, which do not (to more than an immaterial extent) relate to or affect or involve the Condominium generally or the General Common Elements, and do not affect (to more than an immaterial extent) any portion of the Building other than the Tower Section, shall be made by the Tower Board.

2.2.2 Condominium Board. Subject to, and in accordance with, the provisions of Section 2.2.1, the further provisions of this Section 2.2.2, Sections 2.2.3 through 2.2.9 and Article 6 of these Condominium By-Laws and such other provisions, if any, of the Declaration and these By-Laws as may grant to one or more Unit Owner(s), the Tower Board or certain Board Member(s), as the case may be, rights of approval with respect to certain matters, the Condominium Board shall be entitled to make determinations and take actions with respect to all matters relating to the operation and the administration of the affairs of the Condominium, including, without limitation, the following:

(a) (i) Operation, care, upkeep and maintenance of; (ii) the making of alterations, additions and improvements (collectively, "Alterations") to; and (iii) the making of repairs, restorations and replacements (collectively, "Repairs") of, the General Common Elements and, as and to the extent provided in the Condominium Documents, the Limited Common Elements.

(b) Determination and imposition of General Common Charges and Office Common Charges, preparation and adoption of Budgets as hereinafter provided, and determination and imposition of Special Assessments.

(c) Methods of, and procedures with respect to, collection of General Common Charges, Office Common Charges and Special Assessments from the General Common Charge Obligors, and the implementation of such methods and procedures.

(d) Employment and dismissal of the personnel necessary for the maintenance and operation of the General Common Elements (and, as and to the extent provided in the Condominium Documents, the Limited Common Elements).

(e) Promulgation (and amendment) of General Rules and Regulations from time to time.

(f) In the name of the Condominium Board or its designee, on behalf of all Unit Owners: (i) acquiring a Unit to the extent one is surrendered to the Condominium Board (to the extent the waiver contained in the Condominium Documents with respect to the right to surrender is inapplicable or unenforceable); (ii) purchasing or otherwise acquiring those Units (subject to any prior right of the Tower Board with respect thereto) with respect to which liens for real estate taxes may be and are being sold in accordance with the Condominium Documents; and (iii) purchasing or otherwise acquiring Units at foreclosure or other similar sales (subject to any prior right of the Tower Board with respect thereto).

(g) Selling, leasing, licensing, mortgaging and otherwise dealing with Units acquired by the Condominium Board or its designee on behalf of all Unit Owners (but not voting the Common Interest appurtenant thereto).

(h) Making Alterations to, and Repairs of, the General Common Elements (and, as and to the extent provided in the Condominium Documents, the Limited Common Elements) or parts thereof damaged or destroyed by fire or other casualty or necessitated as a result of condemnation or eminent domain proceedings.

(i) Enforcing obligations hereunder and under the Declaration and the General Rules and Regulations of the Tower Board, including, without limitation, commencing, prosecuting and settling litigation in connection therewith.

(j) Maintaining bank accounts on behalf of the Condominium and designating the signatories required therefor.

(k) Adjusting and settling insurance claims (and executing and delivering releases in connection therewith) if the loss is to be adjusted and settled by the Condominium Board in accordance with Article 11 hereof.

(l) Subject to the provisions of Section 2.2.8 below, borrowing money on behalf of the Condominium.

(m) Organizing (and owning shares of or membership interests in, as the case may be) corporations, limited liability companies and/or other entities to act as designees of the Condominium Board with respect to such matters as the Condominium Board may determine, including, without limitation, in connection with the acquisition of title to, or the leasing of, Units acquired by the Condominium Board on behalf of all Unit Owners.

(n) Subject to the provisions of Section 2.2.7 below, execution, acknowledgment and delivery of, without limitation: (i) any consent, agreement, document, covenant, restriction, easement, declaration or other instrument, or any amendment thereto, affecting the General Common Elements (and, as and to the extent provided in the Condominium Documents, the Limited Common Elements) which the Condominium Board deems necessary or appropriate to comply with any Laws applicable to the maintenance, demolition, construction, Alteration or Repair of the Property or the Condominium; or (ii) any consent, agreement, document, covenant, restriction, easement, declaration or other instrument, or any amendment thereto, affecting: (x) the Property or the Condominium which the Condominium Board deems necessary or appropriate; or (y) a Unit, if the owner of such Unit Owner (or the Tower Board on behalf of such Tower Unit Owner) requests, or under the Condominium Documents is required to request, that the Condominium Board take such action, and/or (except as otherwise provided in the Condominium Documents) the Condominium Board determines that taking such action is appropriate.

(o) Preparation, execution and recording, on behalf of all Unit Owners, as their attorney-in-fact, coupled with an interest, of a restatement of the Declaration and/or these By-Laws whenever, in the Condominium Board's estimation, it is advisable to consolidate and restate all amendments, modifications, additions and deletions theretofore made to the Declaration and/or these By-Laws; and preparation, execution and recording, on behalf of the Tower Board and at the Tower Board's expense, as the Tower Board's attorney-in-fact, coupled with an interest, a restatement of the Tower By-Laws, as applicable, whenever, in the

Tower Board's estimation, it is advisable to consolidate and restate all amendments, modifications, additions and deletions theretofore made to the Tower By-Laws.

(p) Commencing, prosecuting and settling litigation and arbitration proceedings against third parties, and defending and settling litigation and arbitration proceedings against the Condominium and/or the Condominium Board.

(q) Obtaining and reviewing insurance in respect of the Property in accordance with the requirements of Article 11 hereof, and changing any of the insurance requirements set forth therein.

(r) Appointing a Tower Board Member as Vice President for RSPOA Liaison to attend and represent it at meetings of the RSPOA and to vote on behalf of the Condominium at such meetings, and otherwise act for the Condominium in connection with, the RSPOA.

(s) Appointing a Tower Board Member as Vice President for RCPOA Liaison to attend and represent it at meetings of the RCPOA and to vote on behalf of the Condominium at such meetings, and otherwise act for the Condominium in connection with, the RCPOA.

(t) Overseeing compliance by Unit Owners and the Condominium generally, with applicable Laws, and other documents now and hereafter recorded against the Property including without limitation, the RS Restrictive Declaration, RC Restrictive Declaration, the Riverside South Property Owners Declaration, the Riverside Center Property Owners Declaration and the HPD Regulatory Agreement.

2.2.3 Tower Board and Tower Unit Owners. The Tower Section and the Tower Board will be governed by its Tower By-Laws as well as by the Declaration and the applicable provisions of these By-Laws; and subject to, and in accordance with, the provisions of Sections 2.2.1 and 2.2.2 hereof (and without limiting the generality thereof), the Tower Board shall be entitled to make determinations with respect to matters relating exclusively to the Tower Section and to the operation, care, upkeep, maintenance and administration of the affairs thereof, including, without limitation, the making of Repairs of, and performance of Alterations to, the Tower Limited Common Elements, and shall have the powers and duties described in the Tower By-Laws, subject, however, to the rights of the Tower Unit Owners as may be provided in the Tower By-Laws and to those provisions in the Declaration and these Condominium By-Laws that provide otherwise and/or that set forth restrictions on the right to make such determinations. In addition, except as may otherwise be provided in (and subject to) the Condominium Documents, each of the Tower Unit Owners shall have such powers as are permitted by Law, and shall be entitled to make determinations, with respect to all matters relating exclusively to their respective Tower Units.

2.2.4 Commercial Unit Owners. Subject to, and in accordance with, the provisions of Sections 2.2.1 and 2.2.2 hereof (and without limiting the generality thereof), each Commercial Unit Owner shall be entitled to make determinations with respect to all matters relating exclusively to its respective Unit and the operation, care, upkeep, maintenance and

administration of the affairs thereof, including, without limitation, the making of Repairs of, and performance of Alterations to, its Unit, subject, however to those provisions in the Declaration and these Condominium By-Laws that provide otherwise and/or that set forth restrictions on the right to make such determinations.

2.2.5 Intentionally omitted.

2.2.6 Agents for the Condominium Board, Tower Board and Commercial Unit Owners. (a) Any action required or permitted to be taken by the Condominium Board pursuant to the provisions of the Declaration and/or these By-Laws shall be done or performed by the Condominium Board or on behalf of the Condominium Board and at its direction by the agents, officers, employees or designees of the Condominium Board, and the Condominium Board may employ one or more managing agents and/or managers, at a compensation established by the Condominium Board, to perform such duties and services as the Condominium Board shall authorize, except (unless in specific instances provided in the Declaration and/or these By-Laws otherwise authorized in connection with the actions set forth in subparagraphs 2.2.2(b), (e), (f), (g), (i), (j), (k), (m), (n), (o), (p) and (q) hereof.

(b) Any action required or permitted to be taken by the Tower Board pursuant to the provisions of these By-Laws, the Declaration or the Tower By-Laws, shall be done or performed by the Tower Board or on behalf of the Tower Board and at its direction by the agents, officers, employees or designees of the Tower Board, and the Tower Board may employ one or more managing agents and/or managers, at a compensation established by the Tower Board, to perform such duties and services as the Tower Board shall authorize in accordance with the Tower By-Laws.

(c) Any managing agent designated and/or employed by the Condominium Board, the Tower Section or any Commercial Unit Owner, may be an affiliate of Declarant.

2.2.7 Board as Agent.

(a) Any action required or permitted to be taken pursuant to the provisions of the Condominium Documents by the Tower Board or any Commercial Unit Owner, shall, if required by applicable Laws, be taken by the Tower Board, or such Unit Owner in the name of the Condominium Board which shall, upon request (at the sole expense of the Board or Commercial Unit Owner, as applicable, making such request or taking such action), execute, acknowledge and deliver any and all instruments, documents or applications in connection therewith; provided, however, that: (i) no such action shall be taken in the name of the Condominium Board except upon at least fifteen (15) Business Days' advance notice delivered to each Condominium Board Member (unless such action is required in connection with an Emergency, in which event only such prior notice as is practicable under the circumstances (which may be, but shall not be presumed to be, none) shall apply and if no prior notice is given, notice shall be given promptly thereafter), which notice shall specify the action proposed to be taken, the grounds upon which such Board or Commercial Unit Owner as the case may be is entitled to take such action, and shall include complete and accurate copies of all documents proposed to be executed or filed in connection with the exercise of the rights

provided in this Section; and (ii) the Board or Commercial Unit Owner making such request or taking such action shall, subject to the provisions of Section 2.11, indemnify and hold harmless and all other Unit Owners and Boards from and against all Costs resulting therefrom or incurred in connection therewith.

(b) Notwithstanding anything to the contrary contained herein, the Condominium Board shall act as agent for the Office Unit Owners with respect to all matters concerning the Office Limited Common Elements, including, without limitation, those matters set forth in Sections 2.2.2(a), (b), (c), (d), (h), (i), (k) and (q).

2.2.8 Borrowing by the Condominium Board.

(a) The Condominium Board shall have the power to borrow money on behalf of the Condominium when required in connection with the operation, care, upkeep and maintenance of, or the making of Repairs or Alterations of, the General Common Elements or otherwise in connection with any permitted action or activity of the Condominium Board, provided, however, that: (i) a sixty-six and two-thirds (66-2/3%) vote of the members of the Condominium Board shall be required for any borrowings for such purposes if such borrowings are in excess of $3,000,000 (subject to increase by the CPI Increase Factor) in total in any one fiscal year; and (ii) no lien to secure repayment of any sum borrowed may be created on any Unit or its appurtenant Common Interest without the prior written consent of the owner of such Unit, or on the General Common Elements without the consent of all Unit Owners. The powers and rights of the Tower Board to borrow money pursuant to the provisions of the Tower By-Laws is not limited or impaired by the foregoing. Notwithstanding the foregoing, any mortgage lien encumbering the Rental Unit shall be subordinate to the HPD Regulatory Agreement in accordance with law.

(b) All such borrowing by the Condominium Board shall be by and in the name of the Condominium, and shall expressly provide that no individual Unit Owner (or shareholder, member, director or officer thereof) or Board Member shall be liable (primarily or otherwise) therefor in any respect (including, without limitation, for any fees, expenses, or other liabilities or obligations accruing or to be performed thereunder) unless specifically agreed to in writing by such Unit Owner or Board Member.

2.2.9 Insurance Requirements. The Condominium Board shall make all determinations and take all actions necessary to cause the insurance requirements set forth in Article 11 hereof with respect to the Condominium and Condominium Board to be complied with.

2.3 Number and Terms of Office of Board Members. The Condominium Board shall be comprised of seven (7) Board Members: five (5) Board Member designated by the Tower Board pursuant to the Tower By-Laws; one (1) Board Member designated by the Rental Unit Owner; and one (1) Board Member elected by or on behalf of the Commercial Unit Owners other than the Rental Unit Owner by majority vote of such Unit Owners in accordance with their relative proportionate Common Interest. Except as otherwise provided in the Condominium Documents, all designations (and substitute and further designations) which are provided for in the Declaration or these By-Laws shall be in writing and shall include an address specified for

notice to such designated Board Member. Subject in all events to the provisions of Section 2.4 below, and, as applicable, the provisions of the Tower By-Laws with respect to Condominium Board Members designated by the Tower Board, the term of each Board Member designated from time to time shall expire annually on the anniversary of such Board Member's designation; and, subject to the other provisions of this Section 2.3, the replacement for each such Board Member, which may be the same person, shall be made by such Board Member's Designator. There shall be no limit on the number of terms of office, successive or otherwise, that a Board Member may serve. Notwithstanding the expiration of the term of office of a member of the Condominium Board, such member shall serve until a successor has been elected, or designated, as the case may be, and qualified.

2.3.1 Until the First Annual Tower Meeting, Sponsor reserves the right to designate fewer than five (5) persons to the Tower Board; however, in such case, Sponsor's designees shall be the only members of the Tower Board and such designees shall collectively hold five (5) of the seven (7) votes on the Condominium Board (in addition to the votes of any representatives of the Commercial Units serving on the Condominium Board who may be designated by Sponsor as the owner of a Commercial Unit, as applicable).

2.4 Resignation and Removal.

2.4.1 Any Board Member may resign at any time by notice given to the President or Secretary of the Condominium Board and to such Board Member's Designator. Any such resignation shall take effect at the time specified in such notice and, unless specifically requested, acceptance of such resignation shall not be necessary for the effectiveness thereof.

2.4.2 Any Board Member may be removed from office: (i) for cause, either (x) by the Designator of such Board Member or (y) notwithstanding any protest of such Designator, by a sixty-six and two-thirds (66-2/3%) vote of the Condominium Board; and (ii) without cause, only by the Designator of such Board Member. In the event of any removal described in the immediately preceding sentence, whether with or without cause, the Designator of such Board Member shall have the sole right to designate the replacement of such member.

2.5 Vacancies on Condominium Board. The vacancy of a Board Member's seat on the Condominium Board shall be filled only by designation of the Designator of such member.

2.6 Initial Meeting of Condominium Board; Regular and Special Meetings.

2.6.1 Within no more than ten (10) days following the initial recording of the Declaration in the Register's Office, each Designator shall designate its Board Member(s) by notice given to each other Designator and the first meeting of the Condominium Board shall take place.

2.6.2 Thereafter, regular meetings of the Condominium Board may be held at such time and place in the Borough of Manhattan as shall be determined by the Condominium Board from time to time but at least quarterly. Notice of regular meetings shall be given to each Board Member by the President, Vice President or Secretary of the Condominium Board or by the Condominium's managing agent, at least thirty (30) days prior to the day fixed for such

meeting which notice shall state the date, time and place (in the Borough of Manhattan) and shall include an agenda therefor.

2.6.3 Special meetings of the Condominium Board may be called by the President or Vice President of the Condominium or by any two (2) Board Members in Good Standing and having different Designators, in each case by giving at least ten (10) Business Days' prior notice to each Board Member, which notice shall state the date, time, place (in the Borough of Manhattan) and purpose (including the agenda) for the meeting. In addition, the President of the Condominium Board shall, by written notice given in accordance with the last sentence of Section 2.6.2 above, call a meeting of the Condominium Board upon the written request of any four (4) Board Members.

2.7 Principal Offices of Condominium Board. The principal office of the Condominium Board shall be located either within the Property or at such other place in the Borough of Manhattan as may be designated from time to time by the Condominium Board.

2.8 Waiver of Notice. Any Board Member (or his or her proxy) may at any time waive notice of any Condominium Board meeting in writing and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Board Member (or his or her proxy) at any meeting thereof shall constitute a waiver by such member of notice of the time and place thereof. If all the Board Members (or their proxies) are present at any meeting of the Condominium Board, no notice shall be required and any business may be transacted at such meeting.

2.9 Determinations by Condominium Board; Quorum.

2.9.1 Except as otherwise set forth in Section 2.9.3, all determinations of the Condominium Board shall be made at a meeting of the Condominium Board at which a quorum thereof is Present In Person. Only Board Members in Good Standing shall have the right to vote at meetings of the Condominium Board and only such Board Members shall count for purposes of determining whether a quorum is present. Subject to the preceding sentence, the Presence in Person, at any meeting of the Condominium Board, of Board Members sufficient to cast a Majority Member Vote shall constitute a quorum. Except as may otherwise be required by any Law, these By-Laws and/or the Declaration, a Majority Member Vote, shall constitute the decision of the Condominium Board.

2.9.2 If at any Condominium Board meeting a quorum (as defined in Section 2.9.1 hereof) does not exist, a majority of those present may adjourn the meeting from time to time to a time, in each case specified on at least ten (10) Business Days' notice to the Board Members not Present in Person, until a quorum shall exist. At any such adjourned meeting at which a quorum (determined as aforesaid) exists, any business which might have been transacted at the meeting originally called may be transacted without further notice.

2.9.3 A Board Member or Members shall be deemed "Present in Person" at a meeting of the Condominium Board if such Board Member(s) or its/their proxy (as described in this Section 2.9) is/are: (i) physically present; or (ii) participating by means of a conference telephone call or similar communications equipment by means of which all persons participating

in such meeting can hear one another's voice. Notwithstanding anything to the contrary contained herein, any action permitted or required to be taken at a meeting of the Condominium Board, may be taken without a meeting if all Board Members consent thereto in writing.

2.9.4 In the event the Condominium Board or its designee shall own any Unit for which the Owner of on its own would otherwise be entitled to designate a Condominium Board Member, then the Condominium Board shall not designate a Board Member to vote on behalf of (or otherwise in connection with) such Unit.

2.9.5 Board Members shall be entitled to vote by proxy at any meeting of the Condominium Board, and all references herein and in the Declaration and/or these By-Laws to votes by Board Members shall be deemed to be references to votes by Board Members or their properly designated proxies. The designation of any such proxy shall be made in a signed and dated writing to the Secretary of the Condominium and shall be revocable at any time as provided at law or by notice actually delivered to such Secretary by the Unit Owner or Board which had made the designation; provided, however, that no designation to act as a proxy shall be effective for a period in excess of twelve (12) months (except that the designation of a Board Member by a Registered Mortgagee pursuant to clause (i) of the first sentence of Section 13.4(f) hereof shall be effective until the Secretary of the Condominium shall have received written notice from such Registered Mortgagee of the first of the following events to occur: (i) the revocation of such designation by such Registered Mortgagee; (ii) the satisfaction of record of such mortgage; and (iii) the release of the encumbered Unit from the lien of such mortgage).

2.10 Compensation. No Board Member shall receive any compensation from the Condominium or the Condominium Board for acting in the capacity of a Condominium Board Member.

2.11 Liability of Condominium Board and Unit Owners.

2.11.1 (a) To the extent permitted by applicable Law, no Board Member shall have any personal liability with respect to any contract, act or omission of the Condominium, the Condominium Board or its members, or of any Managing Agent or manager, building engineer, superintendent or employee in connection with the affairs or operation of the Condominium (except to the extent arising from such Board Member's own bad faith, gross negligence or willful misconduct).

(b) Every contract made by the Condominium Board or by any managing agent or manager thereof shall state that it is made by the Condominium Board or the managing agent or manager only as agent for the Condominium, and that the Board Members or managing agent or manager shall have no personal liability thereon and may also state the applicable limitations of liability of Unit Owners provided for in Section 2.11.2 below; and the absence of such statement or statements in any such contract shall not be deemed to imply any personal liability on the part of the Condominium Board, its members, managing agent or manager, or any Unit Owner.

(c) The Condominium shall indemnify each Board Member against all Costs arising out of such Board Member's serving in such capacity except those matters arising out of such Board Member's own bad faith, gross negligence or willful misconduct.

(d) The Condominium Board may contract or effect any other transaction with any Board Member, any member of the Tower Board, any Unit Owner, Declarant, Sponsor and/or Affiliates of any of the foregoing without incurring any liability for self-dealing or otherwise (except in the case of bad faith, gross negligence or willful misconduct which shall not be deemed presumed or established by the relationship between or among any such parties), but all such contracts or transactions shall be made only in accordance with the provisions of Section 2.16 hereof.

2.11.2 No Unit Owner, in its capacity as a Unit Owner, shall be personally liable for any contract, act or omission of the Condominium. Nothing in the preceding sentence shall limit a Unit Owner's liability for the payment of Common Charges or Special Assessments.

2.12 Committees. The Condominium Board may, subject to such limitations and exceptions as the Condominium Board may prescribe, appoint such committees as the Condominium Board may deem appropriate, each to consist of two (2) or more members of the Condominium Board. Each such committee, to the extent provided in the resolution which creates it, shall have and may exercise all the powers designated to it by the Condominium Board during the intervals between Condominium Board meetings insofar as may be permitted by applicable Law.

2.13 Status of Boards. In addition to the status conferred upon each of the Boards under or pursuant to the provisions of the New York Condominium Act, each independently shall, to the extent permitted by applicable Law, be deemed to constitute a separate unincorporated association for all purposes under and pursuant to the provisions of the General Associations Law of the State of New York, as the same may be amended from time to time. In the event of the incorporation or organization of any such Board pursuant to the applicable provisions of Section 2.14, the provisions of this Section 2.13 shall no longer be applicable to such Board.

2.14 Incorporation and Organization of Boards. To the extent and in the manner provided in the New York Condominium Act (or as may otherwise be permitted by Law), each of the Condominium Board and the Tower Board may, by action of such Board as provided in Article 2 of the Condominium By-Laws and the Tower By-Laws, respectively, be organized as a limited liability company or incorporated under the applicable statutes of the State of New York. In the event that any such Board so organizes or incorporates, it shall have, to the extent permitted by applicable Law, the status conferred upon it under such statutes in addition to the status conferred upon it under or pursuant to the provisions of the New York Condominium Act. The certificate of incorporation and by-laws of any such resulting corporation or the articles of organization and operating agreement of such resulting limited liability company, as the case may be, shall conform as closely as practicable to the provisions of the Declaration and the applicable set of By-Laws (*i.e.*, for such purpose, the Condominium By-Laws with respect to the Condominium Board and the Tower By-Laws with respect to the Tower Board) and the provisions of the Declaration and the applicable set of By-Laws shall control in the event of any

inconsistency or conflict between the provisions thereof and the provisions of such certificate of incorporation and by-laws or articles of organization and operating agreement, as applicable, and any such certificate, by-laws, articles and agreement shall in all events be subject and subordinate in all respects to the Declaration, the Condominium By-Laws and, with respect to the Tower Board, the Tower By-Laws.

2.15 Condominium Board as Agent of Unit Owners. In exercising its powers and performing its duties under the Declaration and these By-Laws (and, to the extent applicable, the Tower By-Laws), the Condominium Board shall act as, and shall be, the agent of the Tower Board (itself the agent of the Tower Unit Owners) and the Commercial Unit Owners, subject to and in accordance with the provisions of the Declaration and these By-Laws (and, to the extent applicable, the Tower By-Laws).

2.16 Affiliate/Prohibited Transactions. Each Condominium Board Member shall perform his or her duties, and shall exercise his or her powers, in good faith and with a view to the interests of the Condominium. To the extent permitted by Law, no contract or other transaction between the Condominium Board and either: (i) any of its members; or (ii) any corporation, partnership, fiduciary, firm, limited liability company, association or other entity in which any of the members of the Condominium Board are officers, directors, shareholders, employees, partners, fiduciaries, beneficiaries, members or principals, or are otherwise interested, pecuniarily or otherwise, shall be deemed either void or voidable because either: (a) any such Condominium Board Member was present at the meeting or meetings of the Condominium Board during which such contract or transaction was discussed, authorized, approved or ratified, or (b) the vote of any such Board Member was counted for such purpose; provided, however, that either: (A) (1) the fact thereof is disclosed to, or known by, the Condominium Board or a majority of the members thereof and noted in the minutes thereof, and the Condominium Board shall authorize, approve or ratify such contract or transaction in good faith by a vote of a majority of the entire Condominium Board, less the number of such members involved in such contract or transaction; or (2) the fact thereof is disclosed to, or known by, a majority of Unit Owners and a majority of Unit Owners, present at a duly constituted meeting, shall in good faith authorize, approve or ratify such contract or transaction less the number of such Unit Owners who are also such members involved in such contract or transaction; and (B) the contract or transaction is commercially reasonable to the Condominium Board at the time the same is authorized, approved, ratified, executed or otherwise consummated. Any such members of the Condominium Board may be counted in determining the presence of a quorum of any meeting of the Condominium Board or of the Unit Owners which authorizes, approves or ratifies any such contract or transaction, but no such member shall be entitled to vote thereat in order to authorize, approve or ratify such contract or transaction. Notwithstanding the foregoing, the Condominium Board shall be authorized to employ an affiliate of Declarant as managing agent for the Condominium pursuant to Section 2.2.6 of the Condominium By-Laws; initially, and then, subject to reasonable market rate increases, for subsequent renewal terms.

ARTICLE 3

UNIT OWNERS

3.1 Annual Meetings. No annual meeting of all Unit Owners (a "Unit Owners Meeting") shall be required to be held unless required, in each case, by applicable Law, in which event any such meeting so required to be held shall be held on a date specified by the Condominium Board.

3.2 Place of Meetings. All Unit Owners Meetings required or permitted to be held, if any, shall be held at the principal office of the Condominium or at such other place in the Borough of Manhattan as may be designated from time to time by the Condominium Board.

3.3 Special Meetings. The President or the Vice President of the Condominium shall call a special Unit Owners Meeting if so directed by resolution of the Condominium Board or upon a petition signed and presented to the Secretary of the Condominium by Unit Owners owning Units representing not less than fifty percent (50%) of the aggregate Common Interest of all of Units. Each such resolution or petition shall state, in reasonable detail, the purposes for calling such Unit Owners Meeting.

3.4 Notice of Meetings and Actions Taken. Notice of annual or special Unit Owners Meetings (in each case, if any) shall be given by the Secretary of the Condominium to all Unit Owners of record at their address at the Condominium (or at such other address as any Unit Owner has designated by notice given to the Secretary of the Condominium at least forty-five (45) days prior to the giving of notice of the applicable meeting). Each such notice shall state the purpose(s) of the meeting and the date, time and place (in the Borough of Manhattan) where it is to be held, and no business shall be transacted at such meeting except as stated in the notice. All notices hereunder shall be given at least ten (10) Business Days prior to the date fixed for the meeting. However, if the business to be conducted at any Unit Owners Meeting shall include consideration of a proposed amendment to the Declaration or to these By-Laws which requires a vote of the Unit Owners at such a meeting, the notice of such meeting shall be given to all Unit Owners, Registered Mortgagees and Mortgagee Representatives at least thirty (30) days prior to the date fixed for such meeting and such notice shall be accompanied by a copy of the text of such proposed amendment. The Condominium Board shall have the exclusive right to vote on the matters and take the actions delegated to it by the Condominium Documents.

3.5 Quorum.

3.5.1 Except as otherwise provided in these By-Laws, the presence in person or by proxy of Unit Owners representing not less than forty percent (40%) (in Common Interest) of all Unit Owners shall constitute a quorum; provided that the members of the Condominium Board designated by the Commercial Unit Owners shall have the absolute right (except in the case of an Emergency) to require an adjournment of any such Unit Owners Meeting (notwithstanding the presence of a quorum) for a period or periods in the aggregate of not longer than thirty (30) days.

3.5.2 Subject to Section 3.5.1, if at any Unit Owners Meeting a quorum does not exist, the Unit Owners who are present at such meeting, either in person or by proxy, may act by majority vote to adjourn the meeting and reconvene at a time (specified on at least ten (10) Business Days' notice to the absent Unit Owners). At any such adjourned and reconvened Unit Owners Meeting at which a quorum (determined as aforesaid) exists, any business which might have been transacted at the meeting originally called may be transacted without further notice.

3.6 Order of Business. The order of business at all annual Unit Owners Meetings, if any, shall be as follows:

(a) Call to order.

(b) Proof of notice of meeting.

(c) Reading of minutes of preceding meeting, if any.

(d) Reports of officers, if any.

(e) Reports of Board Members.

(f) Reports of committees, if any.

(g) Election of inspectors of election (when so required).

(h) Unfinished business.

(i) New business.

3.7 Voting at Unit Owners Meetings.

3.7.1 Each Unit Owner, or a person designated by each such Unit Owner to act as proxy on its behalf and who need not be a Unit Owner, shall be entitled to cast the votes appurtenant to such Unit Owner's Unit (determined on a Common Interest basis), as set forth herein and in the Declaration, at all Unit Owners Meetings, if any. The designation of any such proxy shall be made in a signed and dated writing to the Secretary of the Condominium and shall be revocable at any time by notice actually delivered to such Secretary by the Unit Owner which had made the designation; provided, however, that no designation to act as a proxy shall be effective for a period in excess of twelve (12) months. If a Registered Mortgagee is entitled to vote at a Unit Owners Meeting pursuant to clause (ii) of the first sentence of Section 13.4(f) hereof (which vote may be by proxy), such Registered Mortgagee shall continue to so vote until the Secretary of the Condominium shall have received written notice from such Registered Mortgagee of the first of the following events to occur: (i) the revocation of such designation by such Registered Mortgagee; (ii) the satisfaction of record of such mortgage; and (iii) the release of the encumbered Unit from the lien of such mortgage. A fiduciary shall be the voting member with respect to any Unit owned in a fiduciary capacity. Except as otherwise provided herein or in the Declaration or as otherwise required by Law, a majority of votes duly cast at any Unit Owner's Meeting at which a quorum is present or is not required shall be binding.

3.7.2 If two (2) or more Persons own a Unit, they shall designate one (1) Person amongst them to vote the Common Interest appurtenant to their Unit in a writing given to the Secretary of the Condominium, and the vote of such designee shall be binding upon such Persons. Failing such a designation, all of such Persons shall mutually vote such Common Interest under one ballot, without division, and the concurrence of such Persons shall be conclusively presumed if any one of them purports to vote such Common Interest without protest being made contemporaneously to the party presiding over the meeting at which such vote is taken. From and after the day such protest is made until the dispute with respect thereto is resolved (which dispute shall be resolved in Arbitration), the Common Interest of such Unit shall not be voted; provided, however, that (i) such Unit shall be counted solely for determining whether a quorum is present for such voting and (ii) such protest shall not nullify any vote made by any such Person on behalf of such jointly-owned Unit prior to such protest being made.

3.7.3 At Unit Owners Meetings, the Condominium Board (or its designee) shall not be entitled to vote the Common Interest appurtenant to any Unit owned by the Condominium Board (or such designee) on behalf of all Unit Owners.

3.7.4 Except as otherwise set forth herein or in the Declaration, at all Unit Owners Meetings, if any, each Unit Owner (or its proxy) entitled to vote thereat shall be entitled to cast one (1) vote for each .0001% (rounded off to the nearest .0001%) of Common Interest attributable to its Unit or Units. If a matter requires the consent of a Unit Owner prior to its being approved by the Condominium Board, then such action, if and when raised at a Unit Owners Meeting, shall require the consent of such Unit Owner. Notwithstanding any provision of these By-Laws or the Condominium Documents to the contrary, however, a Unit Owner (or his or her or its proxy) shall be entitled and authorized to vote at any Unit Owners Meeting or any other annual, regular or special meeting of any or all Unit Owners if, and only if, such Unit Owner shall be a Unit Owner in Good Standing at the time of such annual, regular or special meeting.

3.8 Voting By Certain Unit Owners or Groups of Units Owners. Whenever a particular percentage of Common Interest must be reached for voting purposes and such required percentage is described in terms of a specified group of Unit Owners (e.g., "fifty percent (50%) in Common Interest of all Tower Unit Owners") as opposed to all Unit Owners as a whole, such required percentage shall mean a percentage in terms of the total Common Interests attributable to all Unit Owners within such specified group and not the percentage of Common Interests attributable to all Unit Owners.

ARTICLE 4

OFFICERS

4.1 Designation. (a) The principal officers of the Condominium shall be a President, a Vice President, a Secretary and a Treasurer thereof, all of whom shall be elected by the Condominium Board. The Condominium Board may elect one or more Assistant Vice Presidents, Assistant Treasurers and Assistant Secretaries and such other officers as in its judgment may be desirable. Nothing herein shall preclude any officer of the Tower Board from also being an officer of the Condominium or any officer of the Condominium from also being an

officer of the Tower Board, if otherwise qualified under the terms of these By-Laws or the Tower By-Laws, as the case may be; and any Condominium Board Member may also be an officer of the Condominium.

(b) The officers of the Condominium Board are required to be Unit Owners or have any interest therein and be members of the Condominium Board or the Tower Board. Notwithstanding the foregoing, any officer elected by Sponsor by virtue of its control of the Condominium Board does not need to be a Unit Owner or have any interest therein or be a member of the Condominium Board or Tower Board.

(c) In no event shall any Unit Owner (or its proxy) be eligible for election or designation to the Condominium Board if such Unit Owner is then in default, beyond any applicable grace period, in the payment of Common Charges or any other amounts required by the Condominium Board to be paid. In addition, no member of the Condominium Board (or his or her proxy) may continue to participate as a member thereof after the Condominium Board has perfected a lien against its Unit (or the Unit of its Designator), for so long as such lien remains unsatisfied.

4.2 Election of Officers. The officers of the Condominium shall each be elected annually by a majority vote of the Condominium Board (including at the first meeting thereof) and at any other meeting as may be required to fill a vacancy, and shall serve at the pleasure of the Condominium Board.

4.3 Resignation and Removal of Officers. Any officer may resign at any time by notice given to the Condominium Board; such resignation shall take effect at the time specified in such notice and, unless specifically requested by the resigning officer, acceptance of such resignation shall not be necessary to make such resignation effective. Upon a majority vote at a regular meeting of the Condominium Board, or at a special meeting of the Condominium Board called for such purpose, at which a quorum is present, any officer may be removed, either with or without cause, and his or her successor shall be elected.

4.4 President. The President of the Condominium shall be the chief executive officer of the Condominium and shall preside at all Unit Owners Meetings and at all meetings of the Condominium Board. The President shall have all of the general powers and duties which are incident to the office of president of a stock corporation organized under the Business Corporation Law of the State of New York, including, but not limited to, the power to appoint (subject to the provisions of Section 2.12) committees from among the Board Members and/or Unit Owners, from time to time as such President, in his or her discretion, may decide are appropriate to assist in the conduct of the affairs of the Condominium.

4.5 Vice President. The Vice President of the Condominium shall take the place of the President under whom he or she serves and shall perform the duties of the President whenever the President shall be absent or unable to act. If both the President and the Vice President of the Condominium are unable to act, the Condominium Board shall appoint some other Condominium Board Member to act in the place of such President and Vice President on an interim basis. The Vice President shall also perform such other duties as, from time to time, shall be imposed by the Condominium Board or by the President.

4.6 Secretary. The Secretary of the Condominium shall keep the minutes of all Unit Owners Meetings, if any, and of all meetings of the Condominium Board. The Secretary shall have charge of such books and papers as the Condominium Board shall direct and, in general, shall perform all of the duties incident to the office of secretary of a stock corporation organized under the Business Corporation Law of the State of New York.

4.7 Vice President for RSPOA Liaison. The Condominium Board shall appoint one Tower Board Member who shall, in addition to serving on the Condominium Board, serve as the representative of the Condominium on the board of directors of the RSPOA. The Vice President for RSPOA Liaison shall have such authority and power in this capacity as shall be authorized by the Condominium Board, but at a minimum, shall attend meetings of the board of directors of the RSPOA and meetings of the Members of the RSPOA as the Condominium's representative.

4.8 Vice President for RCPOA Liaison. The Condominium Board shall appoint one Tower Board Member who shall, in addition to serving on the Condominium Board, serve as the representative of the Condominium on board of directors of the RCPOA. The Vice President for RCPOA Liaison shall have such authority and power in this capacity as shall be authorized by the Condominium Board, but at a minimum, shall attend meetings of the board of directors of the RCPOA and meetings of the Members of the RCPOA, as the Condominium's representative.

4.9 Treasurer. The Treasurer shall have the care and custody of the funds and securities of the Condominium, and shall be responsible for keeping full and accurate financial records and books of account thereof showing all receipts and disbursements necessary for the preparation of all required financial data. The Treasurer shall be responsible for the deposit of all funds and other securities in the name of the Condominium Board (or in the name of the managing agent or manager appointed by the Condominium Board) in such depositories as may from time to time be designated by the Condominium Board and shall in general perform all of the duties incident to the office of treasurer of a stock corporation organized under the Business Corporation Law of the State of New York.

4.10 Execution of Documents. All agreements, contracts, deeds, leases, checks and other instruments of the Condominium shall be executed by the President or Vice-President, acting alone, or by any other two (2) officers thereof or by such other person or persons as may be designated by the Condominium Board. In addition to the foregoing, the Condominium Board may authorize the managing agent serving on its behalf to execute checks, provided that the expenditures, and the managing agent's paying for same, have been approved in advance by resolution of the Condominium Board or have been authorized by two (2) officers of the Condominium.

4.11 Compensation of Officers. Except as otherwise determined by a unanimous vote of the Condominium Board, no officer of the Condominium shall receive any compensation for acting as such.

4.12 Liability of Officers. To the extent permitted by applicable Law, no officer of the Condominium shall have any personal liability with respect to any contract, act or omission of the Condominium, the Condominium Board or its members or officers, or of any managing agent or manager, building engineer, superintendent or employee in connection with the affairs or

operation of the Condominium (except to the extent arising from such officer's bad faith, gross negligence or willful misconduct) including, without limitation: (i) any failure or interruption of any utility or other services to be obtained by, or on behalf of, any such officer or to be paid for as a General Common Expense; or (ii) any injury, loss or damage to any individual or property, occurring in or upon either a Unit or any Common Element, which is either: (a) caused by the elements, by any Unit Owner or by any other individual; (b) resulting from electricity, water, snow or ice that may leak or flow from a Unit or any portion of any Common Element; or (c) arising out of theft or otherwise. The Condominium shall indemnify each officer of the Condominium against all Costs arising out of such officer's service in such capacity, except those matters arising out of such officer's bad faith, gross negligence or willful misconduct.

ARTICLE 5

NOTICES

5.1 Notices. Except as otherwise expressly provided in the Declaration or these By-Laws, all requests, notices, reports, demands, approvals and other communications required or desired to be given pursuant to the Declaration and/or the Condominium By-Laws shall be in writing and shall be delivered: (a) if to any of the Boards or Commercial Unit Owners, in person or sent to the principal office of the applicable Board or such Unit Owner, as the case may be (or to such other address as: (i) the applicable Board may designate from time to time, by notice in writing to the other Boards and such other Unit Owners; and (ii) each such Unit Owner may designate from time to time, by notice in writing to each Board and to each other such Unit Owner); and a duplicate shall be sent in like manner to the managing agent of the Condominium, of the Tower Section and of each Commercial Unit having a managing agent, if any; (b) if to a Tower Unit, in person or sent to the address of such Unit Owner at the Building, or to such other address as may have been designated by such Unit Owner from time to time in writing to the Tower Board; and (if such notice is from a Person other than the Tower Board) a duplicate shall be sent in like manner to the Tower Board and managing agent, if any, of the Tower Section; (c) if to a Condominium Board Member, to the address of such Board Member as shall be specified in the written designation thereof by such individual's Designator (provided that, failing such specification, the address of such Designator shall be deemed to be the specified address for such Board Member), or to such other address as may have been designated by such Board Member from time to time in writing to the Secretary of the Condominium Board and to the other Condominium Board Members; and (d) if to the Registered Mortgagees or Mortgagee Representatives, either delivered in person or sent to their respective addresses, as designated by them from time to time in writing to the Condominium Board or the Tower Board, as the case may be. All notices delivered in person (to the extent permitted herein) shall be deemed to have been given when delivered in person. Unless other means of giving certain notices are specifically required or permitted pursuant to the Condominium Documents, all notices which are "sent" shall be sent either (x) by registered or certified mail, return receipt requested, and shall be deemed to have been given three (3) days after deposit in a depository maintained by the U.S. Postal Service in a postage prepaid sealed wrapper or (y) by nationally recognized overnight courier service and shall be deemed to have been given the first Business Day (for domestic delivery) and the third Business Day (for international delivery), after deposit with an overnight courier service, provided that notices of change of address shall in all events be deemed to have been given when received.

5.2 Waiver of Service of Notice; Consent to Other Notices. Whenever any notice is required to be given by applicable Law or the Condominium Documents, 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 effective as a waiver thereof and no such notice shall be required. Additionally, any Person may consent (with respect to notices given to it) to additional means of service including, without limitation, transmission by facsimile or electronic means. Such consent, if given, shall in all events be in writing and given and treated as if the same were a change of address (as described in Section 5.1 above). With respect to notices given by facsimile, the transmission shall be to a telephone number designated for such purpose. Notices sent by facsimile shall be deemed to have been given upon receipt by the sender of a signal from the equipment of the Person served confirming that the transmission was received. A Person may change or rescind a facsimile telephone number by giving notice thereof to the Condominium Board and the Tower Board. With respect to notices given by electronic transmission (*e.g.*, e-mail), the transmission shall be in a manner authorized by the Person consenting to such transmission. The foregoing provisions of this Section 5.2 are intended to facilitate additional means of notification and shall not be construed to permit any Person to refuse receipt of any notices given in any of the manners specified in Section 5.1.

5.3 Notices by a Tower Unit Owner to the Tower Board. Notwithstanding anything contained in this Article 5, all notices required or desired to be given by a Tower Unit Owner to the Tower Board or to another Unit Owner within the Tower Section shall be given in the manner prescribed in the Tower By-Laws; however, any additional or duplicate notices required thereunder to be given to any Board and/or any other Unit Owner shall be given in any of the manner herein provided.

5.4 Record of Addresses.

5.4.1 The Condominium Board shall keep and maintain correct, current and complete records containing the names and addresses of all Condominium Board Members (and their proxies, if any), the Tower Board (and its members), Registered Mortgagees and Mortgagee Representatives. The foregoing records shall be in written form or in any other form capable of being converted into written form within a reasonable time. A Condominium Board Member, a Unit Owner, the Tower Board, any Registered Mortgagee or Mortgagee Representative shall have the right to examine in person or by agent or attorney, during usual business hours on Business Days, such records and, at such Person's expense, to make extracts or copies therefrom (including electronic copies to the extent such records are in electronic form) for any purpose reasonably related to such Person's interest in the Condominium.

5.4.2 The Tower Board shall keep and maintain correct, current and complete records containing the names and addresses of all of its members, all of its applicable Unit Owners, Registered Mortgagees, as applicable, and Mortgagee Representatives, as applicable. The foregoing records shall be in written form or in any other form capable of being converted into written form within one Business Day. The Condominium Board shall have the right to examine in person or by agent or attorney, during usual business hours on Business Days, such records and, at the Condominium Board's expense, to make extracts or copies therefrom (including electronic copies to the extent such records are in electronic form) for any purpose

reasonably related to the exercise and fulfillment of the Condominium Board's rights and obligations, respectively, under the Condominium Documents.

ARTICLE 6

GENERAL COMMON EXPENSES AND CHARGES; BUDGETS; MAINTENANCE OBLIGATIONS AND COSTS; UTILITIES

6.1 Determination of General Common Expenses and Fixing of General Common Charges.

6.1.1 (a) The Condominium Board shall determine and allocate all costs and expenses incurred by the Condominium Board in connection with the operation, care, upkeep and maintenance of, and the making of Alterations to, and Repairs of, the General Common Elements (all such costs and expenses, together with all other items which are provided for in these By-Laws and the Declaration to be General Common Expenses, the "General Common Expenses"). From time to time, but at least once per year, the Condominium Board will prepare a budget ("Budget") for setting forth its projection of General Common Expenses and will allocate the General Common Expenses among the Commercial Units and the Tower Section (as a whole) (each, a "General Common Charge Obligor") and assess charges ("General Common Charges") accordingly to meet the General Common Expenses. General Common Charges shall also be deemed to include any Special Assessment imposed by the Condominium Board. Except as otherwise expressly set forth in the Declaration or the Condominium By-Laws, the allocation of General Common Expenses among the General Common Charge Obligors shall be made as shown in Exhibit 2 annexed hereto and made a part hereof (the "Expense Allocation Schedule"). The Condominium Board shall advise the General Common Charge Obligors promptly in writing of the amount of General Common Charges payable by each of them and shall furnish to such parties copies of each Budget on which such General Common Charges are based.

(b) The allocations methodology for the General Common Charges set forth on the Expense Allocation Schedule shall not change, except pursuant to Article 11 hereof but subject to subparagraph (d) below.

(c) Pending the resolution in Arbitration of any dispute with respect to the allocation of General Common Expenses, the allocation to the affected General Common Charge Obligors of the disputed components of the General Common Expenses shall remain as determined by the Condominium Board, provided that upon such resolution, any resulting change in the allocation of such General Common Expenses shall be effective retroactive to the effective date of the allocation or re-allocation that gave rise to the dispute.

(d) For purposes of Section 6.1.1(a), in accordance with Section 339-m of the New York Real Property Law, the allocation and apportionment of General Common Charges and Special Assessments to the Rental Unit may be less than the allocation and apportionment of General Common Charges and Special Assessments to the other Units, where such lesser General Common Charges are necessary to ensure that the aggregate Common Charges, mortgage, if any, and other housing costs paid by the Rental Unit do not exceed the amounts allowed by the HPD Regulatory Agreement (the "Rental Unit Common Charge

Limitation"). As set forth in Section 6.1.9 below, the Rental Unit Common Charge Limitation shall be implemented by either: (i) imposing Common Charges for the Rental Unit that are not proportional to the Common Charges for the other Units, or (ii) limiting the amount of Common Charges imposed on the Rental Unit. In the event a Rental Unit Common Charge Limitation is implemented, the Common Charges payable by all other Unit Owners shall be increased by the amount of such reduction in the Common Charges otherwise payable by the Rental Unit Owner on a pro rata basis in accordance with their relative proportional Common Interest. Notwithstanding anything to the contrary herein, the allocation and apportionment of Common Charges to the Rental Unit may be based on factors other than the Rental Unit's percentage interest in the Common Elements, in accordance with the Regulatory Agreement. The Regulatory Agreement is incorporated herein by reference.

6.1.2 Subject to the terms of Section 6.1.1(d) herein and Section 339-m of the New York Real Property Law, the Condominium Board may, at its sole discretion, from time to time increase or decrease the amount of General Common Charges allocated to and payable by the General Common Charge Obligors, and may modify its prior determination of the General Common Expenses for any fiscal year so as to increase or decrease the amount of General Common Charges payable for such fiscal year or portion thereof; however, no such revised determination of General Common Expenses shall have a retroactive effect on the amount of General Common Charges payable for any period prior to the date of such new determination. However, a prior period's deficit may be included in General Common Charges for a subsequent period or paid from a Special Assessment levied against all General Common Charge Obligors.

6.1.3 The failure or delay of the Condominium Board to prepare or adopt a budget or to determine the General Common Expenses for any fiscal year or portion thereof shall not be deemed a waiver or modification in any respect of the covenants and provisions hereof or a release of any General Common Charge Obligor from the obligation to pay General Common Charges. In such event, the General Common Charges that were computed on the basis of the General Common Expenses last determined for any fiscal year or portion thereof shall continue thereafter to be the General Common Charges payable until a new determination of the General Common Expenses shall be made.

6.1.4 In addition to the foregoing duty to determine the amount of and assess General Common Charges, the Condominium Board shall have the right to levy special assessments ("Special Assessments") to meet the General Common Expenses. All Special Assessments shall be levied against all General Common Obligors equitably in proportion to: (a) their respective Common Interests, or (b) the anticipated benefit(s) to the affected Unit Owners, as determined by the Condominium Board (and in the latter case, all disputes with respect thereto shall be resolved in Arbitration). The Condominium Board shall have all rights and remedies for the collection of Special Assessments as are provided herein for the collection of General Common Charges.

6.1.5 Except as otherwise set forth to the contrary herein or in the Declaration, the excess of all rents, profits and revenues derived from the rental or use of any space or facility forming part of or included in any General Common Element remaining after the deduction of any non-capital expenses paid or incurred in connection therewith shall be collected by the Condominium Board, as agent for and on behalf of the Unit Owners, and shall constitute income

of the Unit Owners. Notwithstanding any provision contained in these Condominium By-Laws or in the Declaration to the contrary, in no event shall any rent, profit or revenue derived from the rental or use of any space in the Building be deemed to be derived from the rental or use of any floor slabs, ceilings or walls delineating or enclosing such space or the incidental use of any portion of any Common Elements appurtenant to such space.

6.1.6 There shall be no right of a General Common Charge Obligor or a Unit Owner to reduce its General Common Charges by opting out of any services or waiving any benefits provided by the Condominium Board.

6.1.7 Except as otherwise provided herein, all costs and expenses in connection with the operation, care, upkeep and maintenance of, and the making of Alterations to, and Repairs of, the Tower Limited Common Elements and the Tower Section generally (the "Tower Common Expenses") shall be determined and incurred and paid by the Tower Board, and borne by the Tower Unit Owners in the manner determined by the Tower Board, but in all events in accordance with the Tower By-Laws. The Tower Board shall be the sole holder of any lien for unpaid General Common Charges, Tower Common Charges or Special Assessments that may be allocated to and/or assessed individually against Tower Unit Owners. Except as otherwise provided herein, all costs and expenses in connection with the operation, care, upkeep and maintenance of, and the making of Alterations to, and Repairs of, the Office Limited Common Elements (the "Office Common Expenses") shall be determined by the Condominium Board, and borne by the Office Unit Owners in the proportion to their respective Common Interest among all Office Unit Owners. The Condominium Board shall be the sole holder of any lien for unpaid General Common Charges, Office Common Charges or Special Assessments that may be allocated to and/or assessed individually against Office Unit Owners.

6.1.8 The Tower Common Charges collected by the Tower Board shall, in all instances, first be payable by the Tower Board to the Condominium Board in payment of the Tower Section's allocated share of General Common Charges and before application for any other purpose. If such priority of payment fails to occur, the Condominium Board shall have the right, without limitation, and in addition to all other remedies available at Law, to avail itself of the remedy of specific performance with respect to the obligations of the Tower Board. Notwithstanding the foregoing, for administrative convenience and upon notice to the Tower Board, the Condominium Board shall have the right to collect the Tower Section's allocated share of General Common Charges directly from the Tower Unit Owners in accordance with their respective Common Interest.

6.1.9 Notwithstanding anything to the contrary set forth above:

(a) The allocation and apportionment of the Rental Unit's General Common Charges may be limited, in accordance with Section 339-m of the Real Property Law. To the extent that the Rental Unit Owner's share of General Common Expenses are reduced as provided in this Section 6.1.9, all other Unit Owners shall be obligated to subsidize an amount which is equal to the Rental Unit Owner's reduction in General Common Charges. However, such subsidization shall not exceed the General Common Charges that would otherwise be payable by such Unit Owners in any fiscal year of the Condominium. Such subsidization of the

Rental Unit Owner's share of General Common Expenses shall in no event be treated as, or be deemed to be, a loan to the Rental Unit Owner.

(b) Definitions. As used herein, the following terms shall have the following meanings:

(i) "Adjusted Housing Expenses" means Housing Expenses less the Rental Unit's share of General Common Expenses.

(ii) "Adjusted Operating Deficits" means the amount, if any, by which Adjusted Housing Expenses exceeds Operating Income.

(iii) "Annual Payments" shall have the meaning provided in Section 6.1.10 of these By-Laws.

(iv) "Housing Expenses" means debt service on the purchase money financing, if any, from Declarant or its designee to the Rental Unit Owner in accordance with the HPD Regulatory Agreement, taxes and other housing costs incurred by the Rental Unit for the owner of the Rental Unit, within the parameters of (i) HDC's Maintenance and Operating Expense Standards ("HDC MOES") for residential rental buildings, attached hereto as ***Schedule 1***, and (ii) the Declarant's 30 year budget estimate for the operation of the Rental Unit (the "Budget") for the first year of rental operation (which will include the Rental Unit's share of Common Expenses of the Condominium, including superintendent services), attached hereto as ***Schedule 2***, and (iii) expenditures for capital improvements for the operation, preservation and maintenance of the the Rental Unit that are in accordance with industry standards for affordable rental buildings in New York City.

(v) Intentionally omitted.

(vi) "Operating Deficit" means the amount, if any, by which Housing Expenses exceed Operating Income. Operating Deficits shall not include any Housing Expenses for line items of expense that are not included in HDC MOES or in the Budget or that exceed, in the aggregate, the rate of increase in the annualized expenses in HDC's MOES for residential rental buildings, as provided in ***Schedule 1*** and as may be adjusted by HDC from time to time or the Budget, whichever is higher. In the event that HDC MOES ceases to be published, Operating Deficits shall be limited to items of expense in the Budget and by adjusting Housing Expenses for inflation pursuant to HPD's maintenance and operating expense standards ("HPD MOES"), and if such HPD MOES ceases to be published the CPI, or any successor index, computed from the date of the last HDC MOES or HPD MOES to be published, as the case may be.

(vii) "Operating Income" means Rental Income plus Annual Payments, and any other income collected by the Rental Unit Owner.

(viii) "Rental Income" means the aggregate rents charged to the tenants of the Rental Unit at rent limits set in the HPD Regulatory Agreement.

(ix) "Supplemental Reserve" means a fund in the amount of $1,000,000.00, to be funded by Declarant into an interest-bearing operating reserve on the date of issuance of a Certificate of Completion of the Affordable Housing Units (as such term is defined in the HPD Regulatory Agreement), as prescribed by the HPD Regulatory Agreement. The Supplemental Reserve shall be held and administered, as provided herein, by an entity acceptable to HPD.

(c) The Condominium Board Member designated by the Rental Unit Owner (the "Rental Unit Representative"), after receiving notice of the proposed annual budget and General Common Charges for the Condominium's next fiscal year, shall determine and notify the Condominium Board whether, based upon such budget and General Common Charges, there will be an Operating Deficit in such fiscal year. In the event that an Operating Deficit exists for such fiscal year, the Board shall follow the following procedures.

(i) If the balance of the Supplemental Reserve is greater than $500,000.00, the Rental Unit Owner shall draw from the Supplemental Reserve to pay all Operating Deficits; and

(ii) At the point that the balance of the Supplemental Reserve is $500,000.00 or less, the Rental Unit Owner's share of General Common Expenses shall be reduced proportionally to the Operating Deficit until the Rental Unit Owner's General Common Charges have been completely eliminated, if necessary, for such fiscal year. In the event that an Operating Deficit continues to exist, after reducing the Rental Unit Owner's share of General Common Expenses to $0, then the Rental Unit Owner shall draw from the balance of Supplemental Reserve, to the extent that such funds are remaining in the Supplemental Reserve, an amount or amounts to pay any remaining Adjusted Operating Deficits. In the event that the Supplemental Reserve has been depleted, the Rental Unit Owner may draw from the HPD Reserve Fund, upon written consent from HPD, to the extent necessary to pay any Adjusted Operating Deficits.

(d) In the event that the Rental Unit Representative determines that there will be an Operating Deficit, then no later than ten (10) days prior to the commencement of such fiscal year or twenty (20) days after receipt of such budget and estimated General Common Charges, whichever is later, the Rental Unit Representative shall advise the Condominium Board of the estimated amount of the Operating Deficit, in writing, supported by the financial information relevant to the determination of the estimated amount of the Operating Deficit. In the event that the Supplemental Reserve balance is reduced below $500,000.00, the Rental Unit Representative shall so advise the Condominium Board, in writing, supported by a statement from the financial institution in which the Supplemental Reserve is deposited. The Rental Unit Representative shall also advise the Condominium Board, in writing, when and if the Supplemental Reserve has been completely expended, supported by a statement by the financial institution in which the Supplemental Reserve was deposited.

(e) If, during any fiscal year, the Rental Unit Owner experiences an Operating Deficit (after expending the Supplemental Reserve to $500,000.00), the Rental Unit Representative may present to the Condominium Board a revised Rental Unit Estimated CC Amount (the "Revised Rental Unit Estimated CC Amount") for the balance of such fiscal year

along with its projections and documentation used to calculate such Revised Rental Unit Estimated CC Amount, as well as an estimate of any Adjusted Housing Expenses. Within ten (10) days after receipt of the Revised Rental Unit Estimated CC Amount, the Condominium Board shall reduce the General Common Charges for the Rental Unit (with a corresponding pro-rata increase in General Common Charges for the other Units) to an amount that will eliminate the revised Operating Deficit. Such Revised Rental Unit Estimated CC Amount will be subject to the annual reconciliation procedures described in Section 6.1.9(g) hereof.

(f) The Rental Unit Owner, after receiving a proposed Special Assessment, shall determine whether, based upon the imposition of such Special Assessment, there will be an Operating Deficit. In the event that the Supplemental Reserve is greater than $500,000.00, the Rental Unit Owner shall pay the portion of the Special Assessment equal to the Operating Deficit from the Supplemental Reserve up until the Supplemental Reserve balance is reduced to $500,000.00. In the event that the Supplemental Reserve balance is $500,000.00 or less, or is reduced to $500,000.00 or less after drawing from it to pay a portion of the Special Assessment, and the Rental Unit Owner determines that the Special Assessment will cause an Operating Deficit, then no later than ten (10) days prior to the due date of the Special Assessment, the Rental Unit Representative shall advise the Condominium Board of the amount of the Operating Deficit, supported by the financial information relevant to the determination of the Operating Deficit, and the Rental Unit Representative's estimate of the amount of the Special Assessment, if any, which would be required to be set for the Rental Unit to prevent an Operating Deficit (the "Rental Unit Estimated Special Assessment Amount") and the Board shall impose such adjusted Special Assessment on that basis.

(g) Within ninety (90) days after the close of any fiscal year in which there is a reduction in the Rental Unit Owner's General Common Charges and/or Special Assessment(s) as a result of an anticipated Operating Deficit, the Condominium Board and the Rental Unit Representative shall conduct a reconciliation with regard to the actual Operating Deficit. The Rental Unit Representative shall provide the Condominium Board with records pertaining to the accrued Operating Income and the accrued Housing Expenses, excluding appreciation, for such fiscal year. In the event the actual Operating Deficit is less than the anticipated Operating Deficit, the difference (in terms of reduced General Common Charges and/or Special Assessment(s)) shall be reimbursed to the Board within 120 days after the close of such fiscal year.

(h) Notwithstanding the foregoing, the Board shall not be obligated to reduce the Rental Unit's General Common Charges, as provided in this Section 6.1.9 in the event that its Operating Deficit results from: (i) the Rental Unit's failure to annually approve an operating budget for the Rental Unit; (ii) the Rental Unit Owner's failure to charge the maximum rents permitted in accordance with the HPD Regulatory Agreement; (iii) the Rental Unit's failure to use its reasonable efforts to collect rent from all occupants of Rental Apartments.

(i) Provided that the Rental Unit Owner makes all payments authorized or required by this Article 6 and by the HPD Regulatory Agreement, the Condominium Board shall not file a lien against the Rental Unit. If a lien is filed against the Rental Unit, any such lien may, at the Condominium Board's option, be reduced to a personal money judgment against the Rental Unit Owner or may be foreclosed by suit brought in the

name of the Condominium Board in the same manner as a contract or other action (and without waiving the lien securing the same); provided, further, that if the Condominium Board forecloses upon the Rental Unit and acquires the Rental Unit at a foreclosure sale, the Condominium Board shall transfer the Rental Unit to a not for profit or another entity approved by HPD in its sole discretion.

(j) In no event shall the provisions of this Section 6.1.9 be modified to impair the rights of the Rental Unit hereunder without the prior written consent of HPD, so long as the HPD Regulatory Agreement remains in effect.

6.1.10 The Board shall on the first anniversary after the closing of title to the first Tower Unit pay to the Rental Unit Owner the sum of $120,000.00. Thereafter, on each anniversary of the closing of title to the first Tower Unit, the Board shall pay to the Rental Unit Owner the sum of $120,000.00, as adjusted by increases to the Consumer Price Index for all urban customers (as determined by the United Stated Bureau of Labor Statistics), or any successor index, for the prior twelve month period ending on June 30 ("Annual Payments"). The cost of Annual Payments shall be charged to all Unit Owners, except for the Rental Unit Owner, as a General Common Expense.

6.2 Payment of General Common Charges. All General Common Charge Obligors shall be obligated to pay General Common Charges assessed by the Condominium Board pursuant to the provisions of Section 6.1 at such time or times (but not less than monthly) as the Condominium Board determines. Unless otherwise determined by the Condominium Board, General Common Charges shall be payable monthly, in advance, on the first day of each month.

6.3 Default in Payment of General Common Charges. The Condominium Board shall take prompt action to collect any General Common Charges (including, with respect to the Rental Unit, the requirement that such General Common Charges comport with Section 339-m of the New York Real Property Law) which remain unpaid for more than thirty (30) days after the due date for payment thereof, including, without limitation, the institution of such actions and the recovery of interest and expenses as provided in this Article 6 and Article 12 hereof.

6.4 Maintenance Obligations; Costs of Same.

6.4.1 General. Except as otherwise provided in the Declaration or these By-Laws (including, without limitation, Section 6.4.2 and Article 8 hereof), all operation, care, upkeep, maintenance, insurance, Repairs and Alterations, painting and decorating, whether structural or non-structural, ordinary or extraordinary, including, without limitation, with respect to the building systems and other plumbing, heating, ventilating, electrical (including emergency power systems), air-conditioning and telecommunications systems, fixtures, Equipment and appliances:

(a) in or of the Tower Section (but excluding any General Common Elements that may be included therein, as and to the extent provided in these By-Laws) shall be made or performed in the manner, and by and at the sole cost and expense of the Tower Unit Owners, as is provided for, described and allocated within the Tower By-Laws;

(b) in or of and exclusively relating to a Unit (but excluding any Common Elements that may be included therein, as and to the extent provided in these By-Laws) shall be made or performed by the Unit Owner thereof at its sole cost and expense;

(c) in or of the Office Limited Common Elements shall be made or performed by the Condominium Board and the cost and expense thereof shall be charged as an Office Common Expense to the Office Unit Owners as and in the manner provided in these By-Laws; and

(d) in or of the General Common Elements shall be made or performed by the Condominium Board and the cost and expense thereof shall be charged as a General Common Expense to the General Common Charge Obligors as and in the manner provided in these By-Laws.

6.4.2 Exceptions. Notwithstanding the provisions of Section 6.4.1:

(a) Negligence; Fault. In the event and to the extent that any operation, care, upkeep, maintenance, Repair and Alteration, painting and decorating, whether structural or non-structural, ordinary or extraordinary (collectively, any "Necessary Work"), is required to be made or performed, or any increase in insurance premiums is required to be paid, the entire cost thereof (the "Resulting Cost") with respect to the General Common Elements as a result of the negligence, misuse, neglect or abuse of: (i) the Tower Board or its Occupants or Permittees (including, for the purposes of this Section, the Tower Unit Owners), the Resulting Cost shall be borne by the Tower Board as an obligation of such Board (but the Tower Board may for its own purposes allocate such cost to one or more Tower Unit Owners if such cost is attributable to such Unit Owner(s), or as otherwise provided in the Tower By-Laws); or (ii) any Commercial Unit Owner or its Occupants or Permittees, the Resulting Cost shall be borne entirely by such Commercial Unit Owner; except, with respect to all of the foregoing in each case, to the extent that the Resulting Cost is covered by the proceeds of any insurance actually maintained, or would have been so covered had the insurance that was required to be maintained pursuant to the provisions of these Condominium By-Laws or the Tower By-Laws. The Resulting Cost shall not be deemed covered by insurance proceeds pursuant to the preceding sentence to the extent of any applicable deductibles. The foregoing shall not give rise to any claim on the part of any Person for consequential, special, exemplary or punitive damages.

(b) Cleaning of Windows. The washing and cleaning of interior glass surfaces of the exterior windows of the Building shall be the responsibility of the respective Unit Owner(s) (or the Tower Board, as applicable) into whose Unit(s) (or Limited Common Element(s), as applicable) such windows face. The Condominium Board may from time to time enforce the responsibility of Unit Owners (or Tower Board) to wash and clean the interior surfaces of windows as aforesaid. The exterior glass surfaces of the exterior windows of the Building will be washed and cleaned at the direction of the Condominium Board and the cost thereof charged as a General Common Expense of all General Common Charge Obligors. In connection therewith, the Condominium Board shall have an easement to access Units and any Limited Common Elements appurtenant thereto to the extent necessary.

(c) Repair or Replacement of Windows. Any repair or replacement of exterior glass windows in the Building, because of breakage or otherwise, shall be made, by, subject to the provisions of the Condominium Documents (*e.g.*, regarding consents required in connection with Alterations and/or Repairs) and at the expense of the Condominium Board (although the Tower Board may allocate and assess the cost thereof in accordance with the terms of the Tower By-Laws). With respect to Commercial Units, the cost of any window replaced by the Condominium Board shall be allocated to the Commercial Unit Owner of such Commercial Unit, and with respect to the Tower Units, the cost of any window replaced by the Condominium Board shall be allocated to the Tower Board, who shall further allocate such cost in accordance with the Tower By-Laws, in either case unless such breakage is caused by or attributable to the negligence, misuse or abuse of a Board or a Unit Owner or its Occupants or Permittees, in which event such replacement of glass windows shall be made by the Condominium Board and the cost thereof shall be allocated as described in subsection 6.4.2(a) above.

(d) Certain General Common Elements. Subject to the foregoing terms of this Section 6.3.2 and Article 8 of these By-Laws and Article 15 of the Declaration, all operation (including the cost of any utilities), care, upkeep, maintenance, Repairs and Alterations (subject to the next sentence), and painting and decorating, of any General Common Element over which any Unit Owner has exclusive control and an exclusive right to use, shall be made by the applicable Unit Owner having such control and right (as provided in Article 15 of the Declaration) at its/their sole cost and expense, but in each case subject to the reasonable approval of the Condominium Board. Subject to Sections 6.4.2(a) and 8.3 hereof, any structural or extraordinary Repairs or Alterations of or to such category of General Common Elements shall be made by the Condominium Board and charged to the General Common Charge Obligors as a General Common Expense and allocated as shown on the Expense Allocation Schedule.

(e) Roofs; Roof Telecom Platforms. Although maintenance and Repairs of the roof, as General Common Elements, shall be made by the Condominium Board and chargeable to the General Common Charge Obligors as a General Common Expense, if Declarant or its designee having such right exercises its right under Article 15 of the Declaration to install and erect, use, lease, license, maintain, repair, replace, and operate a platform and other facilities for the purpose of erecting, using, leasing, licensing, maintaining, repairing, replacing and operating antennae, satellite dishes and other communications equipment on the roof of the Building, which shall be the property of Declarant on the roof of the Condominium, then the maintenance and Repair of any such platform and other facilities, whether ordinary or extraordinary in nature, shall be the obligation of, and the expense thereof shall be borne by Declarant or its designee.

(f) Sidewalks. The Condominium Board shall also be obligated to keep the sidewalks adjacent to the Building free and clear of snow and ice, to the extent such work is not the responsibility of or otherwise not performed by: (i) the RSPOA or RCPOA, or (ii) a Commercial Unit Owner (or tenant of a Commercial Unit), with respect to a Commercial Unit fronting on the sidewalk.

6.4.3 Manner of Performing Maintenance and Repairs. All maintenance and Repairs by any Unit Owner or Board shall be made in accordance with the applicable provisions of Article 8 hereof as if the references therein to Alterations were references to maintenance and Repairs.

6.4.4 Standard of Maintenance. Each Unit (and all portions thereof), each Tower Limited Common Element and the General Common Elements shall be kept and maintained in a good and proper manner, consistent with standards of maintenance and appearance as are commensurate with other similar properties in the vicinity of the Building, by whichever Person is responsible for the maintenance and Repair thereof under the Condominium Documents; and each such Unit Owner or Board shall promptly make or perform, or cause to be made or performed, all maintenance work, Repairs, Alterations, painting or decoration as are necessary in connection therewith and to ensure that such Unit, Tower Limited Common Element and General Common Element, as the case may be, meets or exceeds such standards.

6.5 Utility Services. Utilities are provided and supplied to the Property and are distributed within the Building to each Utility Service Area and to the General Common Elements, and shall be paid for, as hereinafter set forth. For purposes of this Section 6.5, a "Utility Service Area" means the Tower Section and each Commercial Unit.

6.5.1 Electricity.

(a) General. Electricity service for the Building will be provided by Consolidated Edison Company of New York, Inc. ("Con Edison") or other utility company/ies or supplier(s) from time to time serving the Property and distributed to and for each Utility Service Area. Electricity usage in the Building will be measured through one or more direct electric meters for each Unit. Each of the Unit Owners shall be required to make payment for electricity usage in its applicable portion of the Property to the utility company/ies or supplier(s) supplying such electricity.

(b) Direct Metering. Notwithstanding the foregoing, in the event and to the extent that any General Common Charge Obligor shall at any time have or arrange to have all or some of its electricity service supplied directly and exclusively to and for all or any portion of its Utility Service Area, by Con Edison or another utility or supplier, the cost of such electricity shall be paid by such General Common Charge Obligor directly to such supplier and the Condominium Board shall not be obligated to pay any part of any cost required for such direct electric service.

6.5.2 Gas. Gas for the Building will be supplied by Con Edison or other utility company/ies or supplier(s) from time to time serving the Property. Gas supplied to the Tower Section and Rental Unit for domestic hot water heating shall be directly billed to the Tower Board (and allocated to the Tower Unit Owners in accordance with the Tower By-Laws) and the Rental Unit Owner, respectively. Costs for cooking gas supplied to the Rental Unit shall be paid directly to the utility by the Rental Unit Owner. Gas for the Retail Unit shall be directly billed by the utility to the Retail Unit Owner.

6.5.3 Domestic Water; Sewer Rents. Domestic water and sewer services for the Building shall be supplied by The City of New York or other utility servicing the Property. Domestic water supplied to the Rental Unit shall be directly metered and the Rental Unit Owner shall be responsible for paying the domestic water and sewer charges to The City of New York (or other utility). Domestic water supplied to each other Utility Service Area for the benefit of the applicable General Common Charge Obligor will be sub-metered by the Condominium Board; and each General Common Charge Obligor shall be required to make payment therefor to the Condominium Board, which shall be responsible for paying the domestic water and sewer charges to The City of New York (or other utility).

6.5.4 Hot and Chilled Water. Water for heating and cooling will be provided by the Condominium Board throughout the Building. Hot and chilled water supplied to each Utility Service Area for the benefit of the applicable General Common Charge Obligor will be sub-metered by the Condominium Board; and each General Common Charge Obligor shall be required to make payment to the Condominium Board in respect of the allocated costs and charges therefor; provided, however, that hot and chilled water for the Retail Unit and Office Units will be required to pay a flat fee per ton to the Condominium Board based upon the size of the condenser unit installed in such Units.

6.5.5 Condenser Water. Condenser water will only be supplied for the Office Units. Office Unit Owners will be required to pay a flat fee per ton to the Condominium Board based upon the size of the condenser unit installed in such Units.

6.5.6 Utilities for General Common Elements. The usage and consumption of electricity, gas, domestic water, sewer service, chilled water, steam and any other utility by, for or in respect of the General Common Elements will be separately metered, submetered or otherwise determined and the costs and charges therefor will be allocated among the General Common Charge Obligors as a General Common Expense as set forth in the Expense Allocation Schedule.

6.5.7 Utility Costs Payable as General Common Charges. The Condominium Board may require each General Common Charge Obligor to pay monthly in advance to the Condominium Board the charges reasonably estimated or anticipated as being attributable to each such General Common Charge Obligor with respect to the aforementioned utilities. All such estimated charges shall be subject to periodic adjustment based upon actual usage.

6.5.8 Meter Readings.

(a) The Condominium Board shall, as necessary, engage the services of a reputable meter reading and/or billing company to act on its behalf in properly billing and accounting for each General Common Charge Obligor's share of utility costs reimbursable to the Condominium Board.

(b) All such billings to General Common Charge Obligors by or on behalf of the Condominium Board with respect to metered or submetered utilities shall be at the Building's and/or Condominium Board's cost; except that the allocable cost of reading the

meters or submeters of each General Common Charge Obligor may be added to the charges payable to the Condominium Board by each such General Common Charge Obligor.

6.5.9 Further Submetering. Each General Common Charge Obligor shall have the right to sub-submeter or allocate, as applicable and as determined in its sole discretion, all or any portion of the utilities within its Utility Service Area and, to bill or otherwise collect amounts from its Occupants, Tower Unit Owners or Commercial Unit Owners, as the case may be, with respect thereto. The individual Tower Unit Owners shall pay their share of their Tower Section's utility costs to the Tower Board in the manner provided in the Tower By-Laws. No such sub-submetering or other allocations or arrangements made by a General Common Charge Obligor, however, shall affect or diminish the primary obligation of such General Common Charge Obligor to the Condominium Board with respect to any such charges, as applicable.

6.6 Riverside South Property Owners Association Lien. The Condominium Board shall be obligated to pay the Condominium's membership assessments to the RSPOA, and such assessed amounts shall be a continuing lien against the Units comprising the Condominium. If the Condominium Board fails to make such payments, the RSPOA may take action against the Condominium Board to recover the delinquent assessments. If the RSPOA obtains a judgment for the delinquent assessments against the Condominium Board and that judgment remains unpaid by the Condominium Board, the RSPOA may enforce that judgment by filing a lien against each Unit in the Condominium, in the amount of the Unit's allocated share of the judgment based on the Common Interest attributable to the Unit, and may thereafter foreclose such lien. The RSPOA's lien shall be prior to all liens, except for (i) any lien for unpaid real estate taxes assessed to the Unit, (ii) any lien for sums unpaid on a first mortgage of record against the Unit, and (iii) the Condominium Board's, or Tower Board's as applicable, lien for unpaid Common Charges. In the event, however, that a Unit Owner pays to the RSPOA the Unit's proportionate share of the judgment, the RSPOA shall be obligated to release its lien against the Unit and shall have no further liability in connection therewith. Notwithstanding anything to the contrary contained herein, the Rental Unit Owner and Garage Unit Owner shall have no obligation to contribute toward the Condominium's membership assessments to the RSPOA, and such assessments shall be borne by the Tower Units Owners, Retail Unit Owner and Office Unit Owners in accordance with their proportionate share of such assessment.

6.7 Riverside Center Property Owners Association Lien. The Condominium Board shall be obligated to pay the Condominium's membership assessments to the RCPOA, and such assessed amounts shall be a continuing lien against the Units comprising the Condominium. If the Condominium Board fails to make such payments, the RCPOA may take action against the Condominium Board to recover the delinquent assessments. If the RCPOA obtains a judgment for the delinquent assessments against the Condominium Board and that judgment remains unpaid by the Condominium Board, the RCPOA may enforce that judgment by filing a lien against each Unit in the Condominium, in the amount of the Unit's allocated share of the judgment based on the Common Interest attributable to the Unit, and may thereafter foreclose such lien. The RCPOA's lien shall be prior to all liens, except for (i) any lien for unpaid real estate taxes assessed to the Unit, (ii) any lien for sums unpaid on a first mortgage of record against the Unit, and (iii) the Condominium Board's, or Tower Board's as applicable, lien for unpaid Common Charges. In the event, however, that a Unit Owner pays to the RCPOA the Unit's proportionate share of the judgment, the RCPOA shall be obligated to release its lien

against the Unit and shall have no further liability in connection therewith. Notwithstanding anything to the contrary contained herein, the Rental Unit Owner and Garage Unit Owner shall have no obligation to contribute toward the Condominium's membership assessments to the RCPOA, and such assessments shall be borne by the Tower Units Owners, Retail Unit Owner and Office Unit Owners in accordance with their proportionate share of such assessment.

6.8 Office Common Charges and Office Common Expenses. Supplementing the provisions of Section 6.1.7 hereof, the Condominium Board shall allocate Office Common Expenses and assess Office Common Charges to Office Unit Owners in the proportion of their respective Common Interest among all Office Unit Owners. In connection therewith, the Condominium Boad shall have all rights and remedies set forth in the Declaration and these By-Laws relating to Office Common Expenses and Office Common Charges as it does for General Common Expenses and General Common Charges, respectively, including, without limitation, those rights and remedies set forth in Article 12 hereof.

ARTICLE 7

REAL ESTATE TAXES; TAX CERTIORARI PROCEEDINGS

7.1 Real Estate Taxes; Impositions. Until the Units are separately assessed and billed for real estate tax purposes, the Condominium Board will pay all real estate taxes with respect to the Property to the Department of Finance of The City of New York (or directly to Declarant if and to the extent Declarant has paid such taxes) and allocate the cost thereof (and all refunds thereof) among all the Units on the basis of the Common Interest. Such taxes will be paid by the Condominium Board in a timely manner so that no lien will be placed on the Property or on any Unit. A Unit Owner will not be responsible for the payment of, and will not be subject to any lien arising from, the non-payment of real estate taxes assessed against or allocated to any other Unit(s). Each Unit Owner shall be responsible for the Impositions payable in respect of its Unit.

7.2 Tax Certiorari Proceedings. The Tower Board for the benefit and on behalf of the Tower Unit Owners, shall (or shall cause the Condominium Board on its behalf to) commence, pursue and settle certiorari proceedings to obtain reduced real estate tax assessments with respect to such Unit Owners' Units as and to the extent set forth in the Tower By-Laws.

ARTICLE 8
ALTERATIONS

8.1 Alterations to Units.

8.1.1 Except as otherwise provided in the Declaration, no Unit Owner (other than Declarant or its designee as the owner of Unsold Units, or Sponsor or its designee as the owner of Unsold Tower Units) shall make any Alteration or Repair in or to its Unit if the same would affect the structure or systems of the Building, without the prior written approval of the Condominium Board, which approval will not be unreasonably withheld. Prior to, and as a condition of, the granting of its consent to the making of any such Alteration or Repair in or to a Unit (to the extent such consent is required), the Condominium Board, at its option, may require

the Unit Owner to execute an agreement, in form and substance satisfactory to the Condominium Board, setting forth the terms and conditions under which such Alteration may be made.

8.1.2 All Repairs which would affect the structure or systems of the Building and all Alterations to any Unit shall be made in accordance with plans and specifications, which plans and specifications shall be subject to review and approval by the Condominium Board. All Alterations shall be performed: (i) at the Unit Owner's sole cost and expense; (ii) in a manner which will not interfere with, or cause any labor disturbances or stoppages in, the work of Condominium employees or other contractors or subcontractors employed in the Units or the Building; (iii) during only such days and hours as may be specified by the Condominium Board in its reasonable judgment; (iv) only after obtaining such insurance, naming the Condominium Board and its managing agent, the Tower Board and its managing agent as additional insureds, as the Condominium Board may require; (v) employing such architects, engineers, contractors, subcontractors, suppliers and other laborers who are on the managing agent's then approved list, as such list may change from time to time, in the sole discretion of the Condominium Board; and (vi) in compliance with the Declaration, these By-Laws, the Tower By-Laws (including the Tower Rules and Regulations), as applicable, and the General Rules and Regulations, if any, the overall Building standards and all Laws.

8.1.3 The Unit Owner performing or causing, permitting or suffering such Alterations to be performed shall, if required by the Condominium Board, pay the cost of (x) any necessary amendment of the Declaration and the floor plans of the Condominium, if appropriate, to reflect any such Alterations, (y) obtaining all necessary governmental permits, authorizations, certificates and licenses for the commencement and completion of any Alterations (and copies thereof shall be delivered to the Condominium Board promptly after the issuance thereof and prior to the commencement of any Alterations or Repairs), and obtaining any amendment to the Certificate of Occupancy for such Unit, if necessary, and (z) any architectural, engineering and legal fees incurred by the Condominium Board in connection with such work. Neither the Condominium Board nor any Unit Owner (other than the Unit Owner making or causing, permitting or suffering any Alterations to be made in or to its Unit) shall incur any liability, cost, or expense either: (a) in connection with the preparation, execution, or submission of the applications referred to above; (b) to any contractor, subcontractor, supplier, architect, engineer or laborer on account of any Alterations made or caused, permitted or suffered to be made by any Unit Owner; (c) to any person or entity asserting any claim for personal injury or property damage arising therefrom; or (d) arising out of a Unit Owner's failure to obtain any permit, authorization, certificate or license, or to comply with the Declaration, these By-Laws, the Tower By-Laws (including the Tower Rules and Regulations), as applicable, and the General Rules and Regulations, if any, and all Laws insofar as the same relate to Alterations. A Unit Owner making or causing, permitting or suffering any tenant or occupant to make, any Alteration shall be deemed to have agreed to indemnify and hold the Condominium Board and its managing agent, the Tower Board and its managing agent and all other Unit Owners harmless from and against any liability, loss, cost, or expense arising therefrom, and from and against all Costs resulting from, arising out of, or in any way connected with, any of the foregoing.

8.1.4 Any application to any department of the City of New York or to any other Governmental Authority having jurisdiction thereof for a permit to make an Alteration in or to any Unit so approved by the Condominium Board shall, if required by Law or such

department or authority, be executed by the Condominium Board, provided that the Condominium Board shall not incur any liability, cost or expense in connection with such application or to any contractor, subcontractor, supplier, architect or engineer on account of such Alteration or to any person having any claim for injury to person or damage to property arising therefrom.

8.1.5 Notwithstanding anything to the contrary contained in this Section 8.1 (but subject to all Laws), however, Declarant, Sponsor and their designees shall have the right pursuant (and subject) to the terms of the Declaration, without the approval of any Board, to: (i) make any Alterations and Repairs in or to any Unsold Units, whether structural or non-structural, interior or exterior, ordinary or extraordinary; and (ii) subdivide, combine and change the boundary walls of Unsold Units, including the right to create additional Units by, among other things, subdividing and reconfiguring the Unsold Units and, in connection with such subdivision and reconfiguration, redesignating in an amendment to the Declaration, among other things, a portion of a subdivided Unsold Unit of one type as a Unit of another type. Additionally, an initial purchaser of an Unsold Unit shall have the right, without the approval of the Board, to make any Alterations in or to its Unit, provided that Declarant, Sponsor or their designee has consented to the same in writing at or prior to the initial closing of title to such Unit, and that such purchaser complies with all of the other requirements of this Article 8.

8.1.6 In addition to the requirements set forth above in this Section 8.1, until a permanent Certificate of Occupancy is obtained for the Building, no Unit Owner shall make any Alterations in or to its Unit without first notifying Declarant and Sponsor of the same in writing and complying with Declarant's and Sponsor's reasonable requirements with respect to the same. Such requirements may include, but need not be limited to, the requirements that:

(a) such work not include any change that would result in a delay in obtaining a temporary or permanent Certificate of Occupancy for the Building, or any amendment to, or extension of, the same if theretofore issued;

(b) the Unit Owner posts a bond or other similar security that is reasonably acceptable to the Board, Declarant or Sponsor in an amount sufficient (in Declarant or Sponsor's reasonable judgment) to insure the diligent completion of the work and the filing of any required notices or certificates with respect to such work and the completion of the same with all Governmental Authorities having jurisdiction;

(c) such work not be commenced until the Unit Owner causes all required plans, specifications, notices and/or certifications to be filed with all Governmental Authorities having jurisdiction, procures all required permits and licenses with respect to the same, and delivers copies of all such plans, specifications, notices, certifications, permits and licenses to the Board, Declarant and Sponsor;

(d) such work be diligently prosecuted to completion in compliance with all plans, specifications, notices and/or certifications and in conformity with all permits and licenses;

(e) the Board, Declarant and Sponsor and their representatives shall be given reasonable opportunity, from time to time, to inspect such work as it progresses;

(f) promptly after the completion of such work, all necessary inspections and approvals of the same shall be obtained, all necessary notices and/or certifications shall be filed with the appropriate Governmental Authorities and the Board, Declarant and Sponsor shall be given a copy of all such inspections, approvals, notices and certifications;

(g) the Unit Owner shall indemnify and hold the Board, Declarant and Sponsor harmless from any cost, expense, claim, or liability arising, directly or indirectly, from such work, including, without limitation, any cost, expense, claim, or liability incurred or suffered by the Board, Declarant and Sponsor due to any violation of a Law or due to any delay in obtaining a temporary or permanent Certificate of Occupancy for the Building (or any amendment to, or extension of, the same if theretofore issued) as a result of such work or the failure to make all appropriate governmental filings in connection with the same; and

(h) all contractors shall be duly licensed to the extent required by applicable Laws and, if required under any contract with any union whose members are performing services at the Building (including, without limitation, services directly or indirectly at the behest, for the benefit, or for the account of Declarant or Sponsor, any other Unit Owner, or Board), such work shall be performed solely by union members.

8.1.7 If any Unit Owner commences any such Alterations in violation of the foregoing terms and conditions, or fails to comply with the reasonable requirements of the Board, Declarant or Sponsor in connection with the same, the Board, Declarant or Sponsor, as the case may be, shall be entitled to cause such work by the Unit Owner to be halted, including, without limitation, to cause the managing agent to deny access to the Building to the Unit Owner's workers and suppliers, until the Unit Owner complies with the same. During the period until such Unit Owner is permitted hereunder to resume its work, the Board, Declarant and Sponsor shall have the right to perform any and all work in and to such Unit Owner's Unit as shall be necessary, in the Board, Declarant or Sponsor's sole judgment, in order to avoid any delay in obtaining a temporary or permanent Certificate of Occupancy for the Building (or any amendment to, or extension of, the same if theretofore issued), whether or not such work shall be in compliance with the plans and specifications for the work theretofore performed by, or on behalf of, such Unit Owner. The cost and expense of any such work performed by the Board, Declarant or Sponsor, as the case may be, shall be borne by such Unit Owner and shall be paid to the Board, Declarant or Sponsor, as applicable, within fifteen (15) days of written demand therefor.

8.2 Alterations to Tower Units and Tower Limited Common Elements. Unless otherwise provided in the Tower By-Laws, the Tower Board shall have the exclusive right to make Alterations to the Tower Limited Common Elements (other than those appurtenant to a Tower Unit Owner's Unit, if any). In addition, subject in all events to the provisions hereof regarding conflicting terms, Alterations to the Tower Units and the Tower Limited Common Elements shall be further subject to such additional terms, conditions and requirements as may be contained in the Tower By-Laws from time to time or as shall be imposed by the Tower

Board (including, without limitation, requiring that any approvals or consents required or permitted to be obtained by a Tower Unit Owner from the Condominium Board or a Unit Owner other than another Tower Unit Owner be obtained by the Tower Board on the Tower Unit Owner's behalf). Any of the foregoing requirements and authority of the Condominium Board set forth in Section 8.1 may be delegated by the Condominium Board to the Tower Board with the agreement of the Tower Board.

8.3 Alterations to Office Limited Common Elements. Except as otherwise provided in the Declaration, or these Condominium By-Laws, all Alterations in or to any Office Limited Common Elements shall be made by the Condominium Board or by the Office Unit Owner(s) required to maintain and repair such Office Limited Common Element and the cost thereof shall be charged either to all Office Unit Owners as an Office Common Expense in the proportion that their respective Common Interests bear to the aggregate Common Interests of all Office Unit Owners, or to the Office Unit Owner(s) responsible therefor, as the case may be. Whenever the cost of any such Alterations chargeable to the Office Unit Owners is capital in nature and would, in the judgment of the Condominium Board, exceed $100,000 (subject to increase by the CPI Increase Factor) in any calendar year or $250,000 in the aggregate (subject to increase by the CPI Increase Factor), then such proposed Alteration shall not be made unless first approved by a majority in number and Common Interest of Office Unit Owners, including Declarant and/or Sponsor, required to bear the cost and expense thereof in accordance with the foregoing and by the Registered Mortgagees; provided that if the aforesaid is in the nature of a non-capital repair or is necessary to comply with Laws, or to remedy any violation imposed against the Property, or a proper work order of an insurer of the Property, or for the health or safety (but not the general comfort or welfare) of the residents or occupants of the Property, such consent shall not be required. In any such event, the Condominium Board may, in its direction, assess each Office Unit Owner liable therefor for its pro-rata share of the cost of such Alterations, according to its respective Common Interest, as part of the Office Common Charges. Any Alterations costing the amounts set forth above or less, in the aggregate, in any calendar year may be made by the Condominium Board without the approval of the Office Unit Owners or the Registered Mortgagees.

8.4 Alterations to General Common Elements.

8.4.1 Cost and Approval. Alterations in or to any General Common Element may be made only by the Condominium Board, authorized in accordance with the provisions hereof and the cost thereof shall be charged to the General Common Charge Obligors in accordance with Article 6 hereof. No alteration may be made that results in a reduction in the size of any General Common Element space that constitutes Floor Area (as defined in the Zoning Resolution) and which is for the exclusive use of the Rental Unit and no fee is charged for such use.

8.4.2 Without Consent of Affected Unit Owner(s) or Board(s). Notwithstanding any other provision of the Condominium Documents, to the extent that any Alteration (including Repair) of the General Common Elements is necessary to comply with Laws or Insurance Requirements, or for the health or safety (but not the general comfort or welfare) of the Unit Owners or their Occupants or Permittees or in the case of an Emergency, the Condominium

Board may make and perform the same without the consent of any Unit Owner(s) or any other Board that would, or whose Unit(s) or Limited Common Elements would, be affected thereby.

8.5 Subdivision and Combination of Commercial Units. Each of the Commercial Unit Owners will have the right to alter, divide, subdivide and combine portions of its Unit subject to the provisions of all applicable Laws, the Declaration and these By-Laws.

ARTICLE 9

MECHANIC'S LIENS, VIOLATIONS; COMPLIANCE WITH LAWS AND INSURANCE REQUIREMENTS; HAZARDOUS MATERIALS

9.1 Mechanic's Liens. In the event that any mechanic's lien is filed against any Unit or other portion of the Property as a result of services provided or materials furnished to, or Alterations or Repairs or other work performed for: (a) a Commercial Unit Owner (or such Unit Owner's Occupants or Permittees) with respect to all or any portion of its Unit, or, in the case of an Office Unit Owner, any Office Limited Common Elements over which it exercises exclusive control pursuant to the Declaration or these By-Laws; or a Tower Unit Owner (or such Unit Owner's Occupants or Permittees) with respect to its Unit, or any Tower Limited Common Elements over which it exercises exclusive control pursuant to the Declaration or the Tower By-Laws (each such Unit Owner, for purposes of this Section 9.1, being referred to as the "Lien-Causing Unit Owner"); (b) the Tower Board (or its managing agent or such Board's Occupant's or Permittees) with respect to the Tower Limited Common Elements (other than those over which one or more Tower Unit Owners exercises exclusive control pursuant to the Declaration or the Tower By-Laws) or any Unit owned by the Tower Board or its designee; or (c) the Condominium Board (or its managing agent or such Board's Occupants or Permittees) with respect to the General Common Elements or any Unit owned by the Condominium Board or its designee (in each such case (b) or (c), for purposes of this Section, such Board being referred to as the "Lien-Causing Board"), or alleged to have been provided or furnished to, or performed for, any such Lien-Causing Unit Owner or Lien-Causing Board, as the case may be, then such Lien-Causing Unit Owner or Lien-Causing Board shall promptly notify the Condominium's managing agent (or, if there is no managing agent, the Condominium Board) of same, and shall cause such lien to be released and discharged of record, either by paying the indebtedness which gave rise to such lien or by posting a bond or other security as shall be required by law to obtain such release and discharge, in each case within sixty (60) days after receiving from the applicable Board or Unit Owner whose Unit (and/or Limited Common Element, as applicable) has been adversely affected by such mechanic's lien, or from the Condominium Board if any General Common Elements have been adversely affected by such mechanic's lien, a notice (a "Lien Notice") identifying the lien and requesting that the same be released or discharged, failing which: (y) the Condominium Board (in the case of a Lien-Causing Unit Owner or the Tower Board), or (z) each of the Unit Owners, the Tower Board (if the Condominium Board is the Lien-Causing Board), shall have the rights set forth in Article 12 of these By-Laws. For purposes of this Section 9.1, the Tower Board or Unit Owner shall be deemed to be "adversely affected" by a mechanic's lien (which is the responsibility of a Lien-Causing Unit Owner or Lien-Causing Board to remove, as aforesaid) if: (i) in the case of the Tower Board that is affected, any of the Tower Units within its Tower Section, or any Tower Limited Common Elements within the Tower Section, or (ii) in the case of a Unit Owner that is affected, such Unit Owner's Unit and/or

any Limited Common Elements over which such Unit Owner exercises exclusive control pursuant to the Condominium Documents, as applicable, is/are reasonably purportedly (whether or not actually) encumbered by or subjected to the mechanic's lien (provided such mechanic's lien arises from services provided or materials furnished to, or Alterations or Repairs or other work performed for or alleged to have been provided or furnished to, or performed for, the Lien-Causing Unit Owner or the Lien-Causing Board, and not by, to or for the putatively "adversely affected" Unit Owner or Board or its/their Occupants or Permittees). In all events, the Lien-Causing Unit Owner or Board shall defend, protect, indemnify and hold harmless all other Unit Owners and Boards (and their Occupants) from and against any and all Costs arising out of or resulting from the applicable mechanic's lien. Copies of all Lien Notices sent by the Tower Board or Unit Owner shall be simultaneously sent to the Condominium Board.

9.2 Violations. In the event that any violation shall be noted or noticed against any Unit or other portion of the Property as a result of any condition at the Property created or suffered by or existing with respect to: (a) a Commercial Unit Owner (or such Unit Owner's Occupants or Permittees) with respect to all or any portion of its Unit, or with respect to an Office Unit Owner, any Office Limited Common Elements over which it exercises exclusive control pursuant to the Declaration or these By-Laws; or a Tower Unit Owner (or such Unit Owner's Occupants or Permittees) with respect to its Unit, or any Tower Limited Common Elements over which it exercises exclusive control pursuant to the Declaration or the Tower By-Laws (each such Unit Owner, for purposes of this Section 9.2, being referred to as the "Violation-Causing Unit Owner"); (b) the Tower Board (or its managing agent or such Board's Occupant's or Permittees) with respect to the Tower Limited Common Elements (other than those over which one or more Tower Unit Owners exercises exclusive control pursuant to the Declaration or the Tower By-Laws) or any Tower Unit owned by the Tower Board or its designee; or (c) the Condominium Board (or its managing agent or such Board's Occupants or Permittees) with respect to the General Common Elements or any Unit owned by the Condominium Board or its designee (in each such case (b) or (c), for purposes of this Section, such Board being referred to as the "Violation-Causing Board"), the Violation-Causing Unit Owner or the Violation-Causing Board, as the case may be, shall promptly notify the Condominium's managing agent (or, if there is no managing agent, the Condominium Board) of same, and shall cause the violation to be removed and the condition giving rise to the violation to be cured, in each case within sixty (60) days after receiving, from the Tower Board, Unit Owner whose Unit or Limited Common Element, as applicable, has been adversely affected by such violation, or from the Condominium Board if any General Common Elements have been adversely affected by such violation, a notice (a "Violations Notice") identifying the violation and requesting that the same be removed and the condition giving rise to it be cured (provided that if such violation cannot, notwithstanding diligent efforts, be removed and/or such condition cured within such sixty (60) day period, the Violation-Causing Unit Owner or the Violation Causing Board, as the case may be, commences the removal of such violation and/or the curing of such condition as promptly as practicable within such sixty (60) day period and thereafter proceeds with diligence and continuity to complete such removal and/or cure); failing which: (y) the Condominium Board (in the case of a Violation-Causing Unit Owner or the Tower Board that is a Violation-Causing Board), or (z) each of the Unit Owners and the Tower Board (if the Condominium Board is the Violation-Causing Board), shall have the rights set forth in Article 12 of these By-Laws. For purposes of this Section 9.2, a Board or a Unit Owner shall be deemed to be "adversely affected" by a violation or condition giving rise to a violation (which is the

responsibility of a Violation-Causing Unit Owner or Violation-Causing Board to remove or cure, as aforesaid) if: (i) in the case of the Tower Board that is affected, any of the Tower Limited Common Elements; or (ii) in the case of a Unit Owner that is affected, any of such Unit Owner's Unit or appurtenant Limited Common Elements over which such Unit Owner exercises exclusive control pursuant to the Condominium Documents, as applicable, in each case, is/are reasonably purportedly (whether or not actually) subjected to the violation or the violation is noted against same (provided such violation arises from a condition at the Property created or suffered by the Violation-Causing Unit Owner or the Violation-Causing Board, and not by the putatively "adversely affected" Unit Owner, Tower Board or its/their Occupants or Permittees). In all events, the contesting Unit Owner or Board shall defend, protect, indemnify and hold harmless all other Unit Owners and Boards (and their Occupants) from and against any and all Costs arising out of or resulting from any proceeding undertaken pursuant to this Section 9.2 or the underlying violation or non-compliance related thereto. Copies of all Violations Notices sent by the Tower Board or Unit Owner shall be simultaneously sent to the Condominium Board.

9.3 Compliance With Laws, Insurance Requirements. Each Unit Owner and each Board, without cost or expense to the other Unit Owner(s) and Boards (except that costs and expenses incurred by the Condominium Board pursuant to this sentence are General Common Expenses), shall promptly comply and/or cause its Occupants or Permittees to comply with all Laws and Insurance Requirements applicable to such Unit Owner's or Board's Unit, Limited Common Elements or General Common Elements, as applicable; provided, however, that each Unit Owner and each Board shall have the right to contest, by appropriate legal or administrative proceedings diligently conducted in good faith, the validity or applicability to it of any such Law or Insurance Requirement and may delay compliance until a final decision has been rendered in such proceedings and appeal is no longer possible, unless such delay is reasonably likely to (1) render the other Unit(s) or any portion of any of the Common Elements liable to forfeiture, involuntary sale or loss, (2) result in involuntary closing of any business conducted thereon or therein, (3) subject another Unit Owner or Board to potential or real civil or criminal liability, (4) impair or prohibit any insurance required to be maintained hereunder or under any of the other Condominium Documents, or (5) subject any other Unit or Common Element to any lien or encumbrance, in which case (with respect to any of the foregoing clauses (1)-(5)) the contesting Unit Owner or Board shall immediately take such steps as may be necessary to prevent any of the foregoing, including posting bonds or security for complying with such Law or Insurance Requirement. If such alternate measures shall not be effective to prevent any of the foregoing, then such contesting Person shall comply with the applicable requirements pending the resolution of any such contest. Each non-contesting Unit Owner and Board shall cooperate to the fullest extent necessary with any contesting Unit Owner or Board in any proceeding undertaken pursuant to this provision, including executing necessary documents or consents to such contest, provided all costs and expenses incurred with respect thereto are paid by the contesting Unit Owner or Board, as the case may be. In all events, the contesting Unit Owner or Board shall defend, protect, indemnify and hold harmless all other Unit Owners and Boards (and their Occupants) from and against any and all Costs arising out of or resulting from any proceeding undertaken pursuant to this Section 9.3 or the underlying violation or non-compliance related thereto.

9.4 Hazardous Materials. No Unit Owner (or its Occupants or Permittees) or Board shall store, use or permit the storage or use of Hazardous Materials on, about, under or in its

Unit, Limited Common Element or otherwise in or on the Property, except to the extent that such Hazardous Materials are necessarily and customarily used in the ordinary course of usual business operations conducted thereon (in the case of the Commercial Units and Office Limited Common Elements), and any such storage and/or use shall at all times be in compliance with all applicable Environmental Laws. Each Unit Owner and Board shall defend, protect, indemnify and hold harmless each other Board and each other Unit Owner (and the Occupants of each of the foregoing) from and against any and all claims or demands, including any action or proceeding brought thereon, and all costs, losses, expenses and liabilities of any kind relating thereto, including, but not limited to, costs of investigation, remedial response, and reasonable attorneys' fees and cost of suit, arising out of or resulting from any Hazardous Material stored, used, maintained, released, or otherwise introduced by such Unit Owner or Board (including its Occupants and Permittees) under or in its Unit, Tower Section, Limited Common Elements and General Common Elements or otherwise in or on the Property.

ARTICLE 10

RECORDS AND AUDITS

10.1 The Condominium Board. The Condominium Board (or its managing agent) shall keep detailed records of the actions of the Condominium Board, minutes of the meetings of the Condominium Board, minutes of the meetings of the Unit Owners, if any, and financial records and books of account with respect to the activities of the Condominium Board, including a listing of all receipts and expenditures. In addition, the Condominium Board shall keep a separate account for each General Common Charge Obligor which, among other things, shall contain the amount of each assessment of General Common Charges and other amounts required by the Condominium Board to be paid by such Person, the date when due, the amounts paid thereon and the balance, if any, remaining unpaid.

10.1.1 Within four (4) months after the end of each fiscal year, an annual report of receipts and expenditures, prepared and certified by an independent certified public accountant or an independent certified public accounting firm, shall be submitted by the Condominium Board to all Unit Owners, Registered Mortgagees and Permitted Mortgagees who have requested the same in writing. The cost of such report submitted by the Condominium Board shall be a General Common Expense.

10.2 Availability of Documents. Copies of the Declaration, these By-Laws, the General Rules and Regulations (if any), the Tower By-Laws and Tower Rules and Regulations, and the Floor Plans, as the same may be amended from time to time, shall be maintained at the office of the Condominium Board and shall be available for inspection by Unit Owners and their authorized agents during reasonable business hours and upon reasonable prior notice.

ARTICLE 11

INSURANCE; CASUALTY; CONDEMNATION

11.1 Condominium Board's Insurance Requirements. The Condominium Board shall exercise best efforts to obtain and maintain, to the extent obtainable and maintainable at

commercially reasonable rates, the following insurance with respect to the General Common Elements:

11.1.1 Insurance against loss customarily included in so-called Special Causes of Loss or Special Form Perils property insurance written with Replacement Costs and Agreed Amount Endorsements, including building collapse and such other insurable hazards as, under good insurance practices from time to time, are insured against for other property and buildings similar to the Building in use, location, height, and type of construction. Such insurance policy shall also insure costs of demolition and increased cost of construction, including increased costs arising out of changes in applicable laws and codes regulating reconstruction following a loss (which insurance for demolition and increased cost of construction shall be in an amount not less than $50,000,000), insuring the General Common Elements, and covering the interests of the Condominium, the Boards, all Unit Owners, all Permitted Mortgagees (as a group) and all Registered Mortgagees, as their respective interests may appear. In addition, the Special Causes of Loss property insurance shall also provide flood (including sewer backup) and earth movement coverage, which flood and earthquake coverages may contain a sublimit per occurrence and in the annual aggregate in an amount not less than $25,000,000. The amount of such "All Risk" insurance shall be not less than 100% of the replacement cost value of the General Common Elements (without deduction for depreciation), and such insurance shall include Extra Expense and Expediting Expense coverage on an agreed amount form subject to no coinsurance. Such coverage shall not include any Unit, or any additions, alterations, fixtures, improvements, furnishings, betterments and improvements, decorations, appliances and other personal property within any Unit;

11.1.2 At such time when the Condominium Board has direct employee(s), the Board shall purchase Workers' Compensation insurance and New York State Disability benefits insurance as required by law and Employer's Liability coverage with limits of not less than $1,000,000, covering any employees of the Condominium (provided, however, that if the Condominium Board does not have any direct employees, such insurance shall be purchased on an "if any" basis);

11.1.3 If not included in the coverage described in Section 11.1.1 hereof, Equipment Breakdown Coverage (formerly known as Comprehensive Boiler & Machinery coverage) on a replacement cost basis with the limits of not less than the building amount but not less than $25,000,000 covering physical damage to the General Common Elements, and covering the interests of the Condominium, the Boards and all Unit Owners and Registered Mortgagees, as their respective interests may appear;

11.1.4 Crime insurance covering the Condominium Board and all officers, directors and employees of the Condominium and of any Managing Agent(s) of the Condominium with limits of not less than $5,000,000, and with such deductible as is commercially reasonable and maintained by owners of properties similar in type, location and quality as the Building;

11.1.5 Directors' and Officers' (a/k/a Association Liability) insurance with respect to the Condominium Board with limits of no less than $5,000,000;

11.1.6 Commercial General Liability policy with limits of not less than $1,000,000 per occurrence and $2,000,000 annual aggregate per location, and an Umbrella Liability policy, including, Hired and Non-Owned Auto Liability, Notice and Knowledge of Occurrence, Unintentional Errors and Omissions, elevators, escalators, independent contractors, and Contractual Liability (covering, to the maximum extent permitted by law, obligations to indemnify the holder of any mortgage covering the General Common Elements, subject to the policy terms, conditions and exclusions) Products and Completed Operations Liability coverage, with limits of not less than $50,000,000 per occurrence and annual aggregate per location, or in such limits as the Condominium Board, from time to time, may determine. The policy or policies described in this subsection shall cover the following entities as follows:

(a) The Condominium, Condominium Board shall be the named insured, the Managing Agent(s) of the Condominium, the members of the Condominium Board and each officer and employee of the Condominium shall be the additional insured on such Commercial General Liability policy;

(b) The Tower Board, together with its subsidiaries, affiliates, directors, officers, members, managers, partners, agents, employees, servants and assignees, Managing Agents and Permitted Mortgagees, if any, and such other entities as shall reasonably be requested shall be included as additional insured(s) on a primary basis;

(c) Each of the Unit Owners, together with its subsidiaries, affiliates, directors, officers, members, managers, partners, agents, employees, servants and assignees, Managing Agents, if any, and such other entities as shall reasonably be requested shall be included as additional insured(s) on a primary basis, except that such policy will not cover the liability of a Unit Owner arising from occurrences within or about its own Unit or the Limited Common Elements appurtenant thereto.

11.1.7 If required by the holder of any mortgage covering the General Common Elements, Business Income and/or Rental Income due to an occurrence or accident insured under the policy described in Section 11.1.1 hereof in an amount not less than twelve (12) months of General Common Charges payable by the Commercial Unit Owners and the Tower Board at the time of purchase or renewal of such policy. The Insurance Trustee shall be named as loss payee as respects this coverage;

11.1.8 At all times prior to completion of the Building:

(a) In lieu of the insurance described in Section 11.1.1 hereof, the Condominium Board shall carry, or cause the owners of the Building or portions thereof (collectively, the "Owners") to carry, "Builder's Risk" insurance or an installation floater in such amount as Lender shall require but in no event less than 100% of the replacement cost value of the completed Improvements (including, without limitation, 100% of the replacement cost value of all tenant improvements and betterments (other than those that are owned by tenants and not required to be insured or replaced by the landlord under the applicable lease, but excluding foundations and any other improvements not subject to physical damage). Such policy shall be written on a Builder's Risk Completed Value Form (100% non-reporting) or its equivalent and

shall include coverage for loss by testing, collapse, theft, flood, and earth movement with such sub-limits as customary and usual. Such insurance policy shall also include coverage for:

(i) Loss suffered with respect to materials, equipment, heating and air conditioning machinery, machinery, and supplies, in each case owned by the Condominium Board or by the applicable Owner or required to be insured by the Condominium Board or an Owner, whether on-site, in transit, or stored offsite and with respect to temporary structures, sidewalks, retaining walls, and underground property in each case owned by the Condominium Board or an Owner or required to be insured by the Condominium Board or an Owner;

(ii) Soft costs that are recurring costs, which shall include costs to reproduce plans, specifications, blueprints and models in connection with any restoration following a casualty; and

(iii) Demolition, debris removal and increased cost of construction, including increased costs arising out of changes in applicable laws and codes, subject to customary and usual sub-limits.

(b) The Condominium Board (or the Owner of the Building) shall cause the construction manager responsible for the completion of the Building to obtain and maintain Commercial General Liability coverage, including products and completed operations and containing no "X", "C", "U" exclusion if excavation and/or demolition is to be provided with no less than $50,000,000 in limits per occurrence and in the aggregate per project through primary and umbrella liability coverages. Such insurance shall name the Condominium Board (or all Owners) as the insured and the holder of any mortgage on the Building or portion thereof as additional insured. The Condominium Board (or the Owner of the Building) shall also require that all trade contractors cause all of their respective subcontractors to maintain similar coverage with limits of no less than $5,000,000 per occurrence for Excavation, Foundation, Site Utilities, Masonry, and Drywall, and $10,000,000 for Concrete, Steel Erection, Hoisting (including elevators), Plumbing, Electrical, and HVAC and shall include the Condominium Board, all Owners, and the holder of any mortgage on the Building or portion thereof as additional insureds. All Persons engaged in work on improvements to the Building shall maintain statutory Workers Compensation and Disability insurance in force for all workers on the job.

(c) The Condominium Board (or the Owner of the Building) shall cause the Owner or construction manager responsible for the completion of the Building to obtain and maintain Hired and Non Owned Automobile Liability with no less than $1,000,000 each accident for Bodily Injury and Property Damage. The Condominium Board (or the Owner of the Building) shall also require that all trade contractors cause all of their respective subcontractors to maintain similar coverage with limits no less than $1,000,000 each accident for Bodily Injury and Property Damage and be scheduled under their Umbrella policy.

(d) In lieu of the insurance described in Sections 11.1.2, 11.1.6 and 11.1.8(b) hereof, the Condominium Board (or the Owner of the Building) may provide such insurance through the purchase of a Wrap-up or Owner Controlled Insurance Program. This program shall provide coverage for all Persons engaged in construction operations at the

Building, with limits of no less than $100,000,000 per occurrence and shall include the Condominium Board, all Owners, and the holder of any mortgage on the Building or portion thereof as additional insureds.

11.1.9 The Condominium Board shall, in the exercise of good business judgment and good insurance practices, as it shall determine, obtain and maintain terrorism insurance to the extent available at commercially reasonable rates, covering the General Common Elements, with limits, deductibles and terms as the Condominium Board, from time to time, may determine; and

11.1.10 Such other insurance as the Condominium Board may determine advisable or necessary from time to time (the insurance referred to in Sections 11.1.1 through 11.1.11, collectively, the "Condominium Board Insurance"). The Condominium Board Insurance shall have deductibles in such amounts as the Condominium Board, from time to time, may reasonably determine and are commercially available at reasonable rates, taking into account market conditions, or as may be required by the holder of any mortgage covering the General Common Elements. The Condominium Board shall review the limits of Condominium Board Insurance at least once each year.

11.2 Commercial Unit Owner's Insurance Requirements. Each of the Commercial Unit Owners shall obtain and maintain the following insurance in such amounts and in such limits as described below, or in such higher amounts and in such higher limits as the Condominium Board, from time to time, may determine:

11.2.1 Commercial General (Public) Liability policy, with limits of not less than $1,000,000 per occurrence and $2,000,000 annual aggregate per location, and an Umbrella Liability policy, including, Cross Liability coverage (if available) covering one insured against another, Hired and Non-Owned Auto Liability, Notice and Knowledge of Occurrence, Unintentional Errors and Omissions, elevators, escalators, independent contractors, and Contractual Liability Products and Completed Operations Liability coverage, with limits of not less than $5,000,000 per occurrence and annual aggregate per location. The Commercial Unit Owner purchasing such Commercial General Liability policy shall be the named insured. Each of the Boards and the other Unit Owners, together with its or their respective subsidiaries, affiliates, directors, officers, members, managers, partners, agents, employees, servants and assignees, Managing Agents and mortgagees, and such other entities as shall reasonably be requested shall be included as additional insured(s) on a primary basis. Each Commercial Unit Owner shall require, by written contract, that any contractors, vendors, or other parties providing renovation services provide Commercial General Liaility in limits no less than $5,000,000 including Labor Law/Scaffold and name the Condominium Board and Unit Owners as Additional Insureds and a Primary and Non-contributory basis. Such coverage shall include a waiver of subrogation.

11.2.2 Insurance against loss customarily included in so-called Special Causes of Loss or Special Form Perils property insurance (including Equipment Breakdown), on a replacement cost basis, covering the interests of the Commercial Unit Owner and its Registered Mortgagee in the applicable Commercial Unit or Limited Common Elements, as their respective interests may appear including the full replacement cost of the Unit and any improvements and

betterments made to the Commercial Unit, and otherwise in amounts reasonably sufficient to undertake and complete any Unit Restoration Work and otherwise comply with Section 11.11.4 below.

11.2.3 Business Income and/or Rental Income due to an occurrence or accident insured under the policies described in Section 11.2.2 hereof. The coverage shall be provided on "Actual Loss Sustained" forms in amounts of not less than twelve (12) months of the then annual General Common Charges payable by the applicable Commercial Unit Owner at the time of purchase or renewal of such policy. Such policy of Business Income and/or Rental Income shall have a maximum deductible of no more than six (6) months of the then annual General Common Charges payable by the applicable Commercial Unit Owner at the time of purchase or renewal of such policy. Each Commercial Owner shall use commercially reasonable efforts to name the Condominium Board as "loss payee", as its interest may appear, under such policy.

11.2.4 If the applicable Commercial Unit Owner is engaged in the sale of alcoholic beverages, liquor liability coverage shall be maintained for a limit of no less than $5,000,000.

11.2.5 The owner of the Garage Unit shall maintain or cause to be maintained Garage Legal Liability & Garagekeepers Liability (on a direct basis) insurance coverage, including owned, hired, and non-owned contractual liability, products and completed operations liability, written on an occurrence form, with a combined single limit of no less than $10,000,000 each occurrence, and $10,000,000 general aggregate per location. The policy will be on the most current Insurance Services Office Garage Liability & Garagekeepers Coverage Form or its equivalent. Such insurance shall provide coverage for "Any Auto".

11.2.6 Workers' Compensation insurance required by law and Employer's Liability coverage with limits of no less than $1,000,000, including a waiver of subrogation.

11.3 Intentionally omitted.

11.4 Tower Unit Owner's Insurance Requirements. Each Tower Unit Owner shall obtain and maintain the following insurance in such amounts and in such limits as described below, or in such higher amounts and in such higher limits as the Tower Board, from time to time, may determine:

11.4.1 A personal liability policy if such Tower Unit Owner is an individual, or commercial general liability insurance if such Tower Unit Owner is a corporate entity, with a limit of not less than $1,000,000 per occurrence against claims for personal injury, death or property damage occurring in, on or about such Tower Unit Owner's Tower Unit and the Limited Common Elements, if any, exclusive and/or appurtenant to his or her Tower Unit, covering the interests of the Tower Unit Owner and its Permitted Mortgagee in the applicable Tower Unit as their respective interests may appear. The Tower Unit Owner purchasing such policy shall be the named insured.

11.5 Tower Board's Insurance Requirements. The Tower Board (on behalf of the applicable Tower Section) shall obtain and maintain the following insurance in such amounts

and in such limits as described below, or in such higher amounts and in such higher limits as the Condominium Board, from time to time, may determine:

11.5.1 Commercial General Liability policy, with limits of not less than $1,000,000 per occurrence and $2,000,000 annual aggregate per location, and an Umbrella Liability policy, covering one insured against another, Owned, Hired and Non-Owned Auto Liability, Notice and Knowledge of Occurrence, Unintentional Errors and Omissions, elevators, escalators and independent contractors, and Contractual Liability Products and Completed Operations Liability coverage, with limits of not less than $50,000,000 per occurrence and annual aggregate per location. The Tower Board purchasing such Commercial General Liability policy shall be the named insured. The Condominium Board and the other Unit Owners, together with its or their respective subsidiaries, affiliates, directors, officers, members, managers, partners, agents, employees, servants and assignees, Managing Agents and mortgagees, and such other entities as shall reasonably be requested shall be included as additional insured(s) on a primary basis.

11.5.2 Insurance against loss customarily included in so-called Special Causes of Loss or Special Form Perils property insurance (including Equipment Breakdown coverage), on a replacement cost basis, covering the interests of, as the case may be, the Tower Unit Owners and the Permitted Mortgagees in the Tower Limited Common Elements, as their respective interests may appear, in amounts reasonably determined by the Condominium Board.

11.6 Insurance Requirements During the Course of Alterations and/or Repairs. The Condominium Board shall promulgate, as part of the General Rules and Regulations, rules and regulations specifying, with respect to the performance of Alterations and/or Repairs by any Person, whether insurance is required to be carried with respect to such Alteration and/or Repair and if so, the type of insurance required, the amount thereof, the Person required to carry any such insurance and such other related matters as the Condominium Board shall deem appropriate. Notwithstanding anything to the contrary contained in these By-Laws, provisions consistent with Section 11.7 hereof shall be part of such rules and regulations only to the extent, if any, deemed appropriate by the Tower Board. The Tower Board shall require, by written contract, that any contractors, vendors, or other parties providing renovation services provide Commercial General Liaility in limits no less than $5,000,000 including Labor Law/Scaffold and named the Condominium Board, Tower Board and Unit Owners as Additional Insureds and a Primary and Non-contributory basis. Such coverage shall include a waiver of subrogation.

11.7 Insurance as a General Common Charge.

11.7.1 The premiums for all insurance referred to in Section 11.1 above shall be a General Common Expense and shall be borne by each of the General Common Charge Obligors as a General Common Charge as set forth in the Expense Allocation Schedule. Any General Common Charge Obligor may request the Condominium Board to obtain and maintain for its benefit any additional coverages and any changes or amendments to the terms and conditions of existing coverages as such requesting General Common Charge Obligor sees fit (collectively, the "Additional Insurance Coverage") and may require that all proceeds of any such Additional Insurance Coverage (to the extent that it can be determined with reasonable certainty that such proceeds relate to such Additional Insurance Coverage and not to insurance purchased by the

Condominium Board on its own behalf) be payable to such General Common Charge Obligor (and if, notwithstanding such requirement, proceeds are paid to the Condominium Board or the Insurance Trustee, then notwithstanding any other provision of these By-Laws to the contrary, such proceeds shall be turned over to such General Common Charge Obligor); provided, however, that (A) the cost of such Additional Insurance Coverage shall be borne entirely by the Person requesting it and such Person shall indemnify the Condominium Board from any loss, cost and expense (including reasonable attorney's fees) in connection therewith, (B) the Additional Insurance Coverage shall not (i) preclude the Condominium Board from purchasing, for itself, insurance coverage similar to such Additional Insurance Coverage, (ii) preclude the Condominium Board from receiving proceeds from any Condominium Board Insurance, (iii) cause the Condominium Board Insurance to be less protective or (iv) adversely affect the interests of the Unit Owners or Boards, and (C) insurances purchased by the Board(s) shall be Excess and Non-contributory to the policies providing Additional Insured coverage and such policies providing the Additional Insured coverage shall require the Additional Insured to be Primary as to the Named Insured.

11.7.2 If the use of all or any portion of any portion of the Building in violation of these By-Laws or the Declaration causes an increase in the premium for the insurance which the Condominium Board or any Unit Owner is required to obtain and maintain as set forth herein or otherwise, then the General Common Charge Obligor responsible for such portion of the Building shall be obligated to pay to the Condominium Board, as an additional General Common Charge, or to pay to such Unit Owner, as the case may be, a sum equal to the amount of such increase attributable to such use. If the use of any Tower Unit is in violation of these By-Laws or the Declaration causes an increase in General Common Charges payable by the Tower Board in accordance with the preceding sentence of this subsection, then the owner of such Tower Unit shall be obligated to pay to the Tower Board, as a Common Charge of the Tower Section under the Tower By-Laws, a sum equal to the amount of such increase attributable to such use.

11.8 General Insurance Matters.

11.8.1 Self-Insurance. Notwithstanding anything in these By-Laws to the contrary, no Person may provide the insurance coverages required under these By-Laws pursuant to any plan of self-insurance, provided, however, that the Condominium Board, in the exercise of good business judgment and good insurance practices, may permit a Unit Owner to self insure on the following terms and conditions: (a) any self-insured exposure shall be deemed to be an insured risk under these By-Laws; (b) the beneficiaries of such insurance shall be afforded no less insurance protection as if such self-insured portion was fully insured by an insurance company of the quality and caliber required under these By-Laws (including, without limitation, the protection of a legal defense, by attorneys reasonably acceptable to beneficiaries, and the payment of claims within the same time period that a third party insurance carrier of the quality and caliber otherwise required hereunder would have paid such claims); (c) waiver of subrogation pursuant hereunder shall be applicable to any self-insured exposure; and (d) the self-insurance retention can be no greater than an amount specified by the Condominium Board and the insurance required under these By-Laws must be maintained in excess of such self- insurance retention.

11.8.2 Blanket Policy. The insurance coverage required of any Person under this Article 11, at the option of such Person, may be offered under a blanket policy or policies, provided that any such blanket policy shall otherwise comply with the provisions of these By-Laws. With respect to blanket property polices covering the applicable property to be insured pursuant to these By-Laws (the "Insured Property") and other properties and assets not constituting a part of such Insured Property, such blanket policies shall be without possibility of co-insurance or reduction below the limits required by this Article 11 by reason of, or damage to, any other property (real or personal) named therein. If the insurance required by these By-Laws shall be effected by any such blanket policy, such Person shall furnish to the Person or Persons specified in Section 11.8.4 hereof (when and as such deliveries would be required for the insurance regularly required by these By-Laws not constituting blanket coverage) valid certificates of insurance evidencing such policy, with schedules thereto attached (with respect to property or building insurance) showing the amount of insurance afforded by such policies applicable to the Insured Property.

11.8.3 Policy Requirements. (a) All policies required to be obtained pursuant to these By-Laws shall:

(b) be purchased from and maintained with financially sound and responsible insurance companies duly authorized, and preferably admitted to do business in the State of New York, which are rated at the time of purchase or renewal of such policy in the then most current A.M. Best Key Rating Guide with a claims paying ability rating of A-5 or better (or the equivalent of such rating if there is a change in the basis of the rating, or any successor publication of comparable standing) and are also rated "A" or better (and the equivalent thereof) by at least two (2) of the rating agencies rating any mortgage covering the General Common Elements, or if only one (1) rating agency is rating such mortgage, then only by such rating agency, with respect to policies required to be obtained by the Condominium Board and the Tower Board pursuant to Sections 11.1 and 11.5 of these By-Laws, respectively. The foregoing shall not apply to the Tower Unit Owners, and the insurance companies furnishing the policies required to be obtained by the Tower Unit Owners pursuant to these By-Laws shall be rated pursuant to and in accordance with applicable standards, if any, to be determined by the Tower Board.

(c) with respect to Special Causes of Loss or other property coverage, contain a waiver of the insurer's right of subrogation against the Unit Owners, the Boards, any Registered Mortgagee and all Occupants.

(d) provide that before any lapse, cancellation, non-renewal, or material modification of a policy for which an additional insured or loss payee is required to be named pursuant to this Article 11, at least thirty (30) days' advance written notice (or ten (10) days' advance written notice, in the event of a lapse, cancellation, non-renewal, or material modification due to non-payment of a premium) shall be given in the case of insurance required to be maintained by (w) the Condominium Board, to the Tower Board and each Registered Mortgagee, (x) a Commercial Unit Owner, to the Condominium Board, (y) the Tower Board, to the Condominium Board and each Registered Mortgagee, and (z) a Tower Unit Owner to the Tower Board.

(e) be primary as to the named insured and not be entitled to contribution from any other insurance that may be maintained by any other party.

(f) Intentionally omitted.

(g) All policies of the Special Causes of Loss and Equipment Breakdown coverage required to be obtained by any Person pursuant to these By-Laws shall name its Registered Mortgagee, if any, as a "mortgagee" under a standard New York State mortgagee clause or its equivalent which shall provide that the loss, if any, thereunder shall be payable to such Registered Mortgagee, as its interest may appear, subject, however, to the provisions of Sections 11.1 and 11.2 with respect to insurance maintained by the Condominium Board and subject to the provisions of Sections 11.2, 11.4 and 11.5 with respect to insurance required to be maintained by the Commercial Unit Owners, Tower Unit Owners, and the Tower Board, respectively.

(h) All policies of Special Causes of Loss and Equipment Breakdown coverage required to be obtained by the Condominium Board shall (A) provide that adjustment of loss shall be made by the Condominium Board on behalf of all Unit Owners and Registered Mortgagees, if applicable, and (B) name the Insurance Trustee (as hereinafter defined) as "loss payee" as agent for the insured in the event the proceeds payable are in excess of $2,000,000.

(i) Prior to the Condominium Board obtaining any policy of property insurance, and at three (3) year intervals thereafter (or more often, if deemed appropriate by the Condominium Board), the Condominium Board shall obtain an appraisal of the full replacement value of the General Common Elements (including the General Common Elements which are underground), without deduction for depreciation, for the purpose of determining the amount of property insurance to be obtained pursuant to Section 11.1. The cost of any such appraisal shall be borne by the General Common Charge Obligors as a General Common Charge in the same proportion as each such party bears under the Budget with respect to insurance.

(j) Except as otherwise herein provided, unless otherwise required of the Tower Unit Owners or Tower Board by the Tower By-Laws, the Boards and the Unit Owners shall not be required to obtain or maintain any insurance with respect to any personal property contained in the respective Limited Common Elements or Units, except as is mandated under any "All Risk" or Equipment Breakdown coverage required under these By-Laws. The Unit Owners and the Tower Board shall not be prohibited from carrying other insurance for their own benefit in addition to the insurance required to be carried by such Unit Owners and Tower Board under these By-Laws.

(k) The amount of Special Causes of Loss extended coverage to be maintained until the first meeting of the Tower Board following the First Annual Tower Meeting shall be equal to the full replacement cost of the Building.

11.8.4 Condominium as Additional Insured. All policies required to be obtained pursuant to these By-Laws and/or the Tower By-Laws shall name the Condominium as an additional insured and such coverage shall be provided on a primary and non-contributory basis.

11.8.5 Evidence of Insurance. (a) Condominium Board Insurance. The Condominium Board shall deliver to the Commercial Unit Owners, the Tower Board, and all Registered Mortgagees, a certificate of insurance evidencing the insurance required to be maintained by the Condominium Board under Section 11.1 above and all renewals thereof, evidencing same, and promptly after issuance of any renewal or replacement policy, together with proof of payment of premiums. Renewals shall be obtained at least twenty (20) days prior to the expiration of the then current policies.

(b) Commercial Unit Owner Insurance. Each Commercial Unit Owner shall deliver to the Condominium Board a certificate of insurance evidencing the insurance required to be maintained by such Unit Owner under Section 11.2 above and all renewals thereof, evidencing same, and promptly after issuance of any renewal or replacement policy, together with proof of payment of premiums. Renewals shall be obtained at least twenty (20) days prior to the expiration of the then current policies.

(c) Intentionally omitted.

(d) Intentionally omitted.

(e) Tower Unit Owner Insurance. Each Tower Unit Owner shall deliver to the Tower Board a certificate of insurance evidencing the insurance required to be maintained by such Unit Owner under Section 11.4 above and all renewals thereof, evidencing same, and promptly after issuance of any renewal or replacement policy, together with proof of payment of premiums. Renewals shall be obtained at least twenty (20) days prior to the expiration of the then current policies.

(f) Tower Board Insurance. The Tower Board shall deliver to the Condominium Board and the Commercial Unit Owners a certificate of insurance evidencing the insurance required to be maintained by the Tower Board under Section 11.5 above and all renewals thereof, evidencing same, and promptly after issuance of any renewal or replacement policy, together with proof of payment of premiums. Renewals shall be obtained at least twenty (20) days prior to the expiration of the then current policies.

(g) Tower Board Monitoring of Tower Unit Owner Insurance. The Tower Board shall take commercially reasonable steps to enforce the obligations of its Tower Unit Owners under Section 11.4 and Article 12 of these By-Laws, and shall, on a semi-annual basis upon request, provide to the Condominium Board a report detailing those Tower Unit Owners that have not so complied, but the Tower Board shall have no liability for the failure of such Tower Unit Owners to so comply. Nothing contained in this Section 11.8.5(g) shall be deemed to limit the obligations of Tower Unit Owners under Section 11.4 and Article 12 of these By-Laws.

(h) Certificates of Insurance; Policies. The certificates of insurance required to be obtained by any Person pursuant to this Section 11.8.5 shall be kept at the offices of such Person at the Property or at such other reasonably proximate location(s) in The City of New York. In the event that any certificate of insurance shall fail to contain detail reasonably sufficient enough to enable the Person(s) who are entitled to a copy of such certificate to

reasonably determine if the insurance covered by such certificate complies with the provisions of this Article 12, then such Person or Persons shall have the right, upon reasonable notice to the Person maintaining such insurance, to inspect the policy or policies underlying such certificate.

(i) Property Insurance, Generally. Notwithstanding anything to the contrary contained herein, neither the Condominium Board, nor the Tower Board, as the case may be, is required to obtain or maintain any insurance with respect to any property contained in any Unit or any liability with respect to occurrences in or about each Unit or the Common Elements, if any, exclusive and/or appurtenant thereto.

11.9 Waiver of Subrogation. Each of the Boards and the Unit Owners (and their Occupants) (the "Releasing Party") hereby releases and waives for itself, and each Person claiming by, through or under it, each other Unit Owner and all Boards and their respective Occupants (the "Released Party") from any liability for any loss or damage to all property of such Releasing Party located upon any portion of the Property, which loss or damage is of the type covered by so-called Special Causes of Loss or Special Forms Perils property insurance including Equipment Breakdwon is required to be carried under these By-Laws, irrespective either of any negligence on the part of the Released Party which may have contributed to or caused such loss, or of the amount of such insurance required or actually carried, including any deductible. The Releasing Party agrees to obtain, if needed, appropriate language in its policies of insurance, and to the policies of insurance carried by its Occupants, with respect to the foregoing release.

11.10 Indemnification.

11.10.1 Indemnification by Unit Owners. Subject to the waiver of claims and waiver of subrogation set forth in this Article 11, each Unit Owner covenants to indemnify, defend and hold each other Unit Owner (and such other Unit Owner's Occupants) and each Board harmless (except for loss or damage resulting from the gross negligence, willful misconduct or bad faith of any such other Unit Owners or Boards, or their respective Occupants, directors, officers, agents, tenants, contractors, employees, servants, licensees (collectively, the "Related Parties")) from and against any and all claims, actions, suits, judgments, damages, liabilities and expenses (including, without limitation, reasonable attorneys' fees) in connection with bodily injury, personal injury and/or damage to property arising from or out of any occurrence in or upon the Unit (or any Limited Common Element appurtenant to such Unit) owned by such Unit Owner, or occasioned wholly, or in part, by any gross negligence, willful misconduct or bad faith of such Unit Owner, or its respective Related Parties.

11.10.2 Indemnification by Boards. Subject to the waiver of claims and waiver of subrogation set forth in this Article 11, each of the Boards covenants to indemnify, defend and hold each Unit Owner (and each Unit Owner's Occupants) and each other Board harmless (except for loss or damage resulting from the gross negligence, willful misconduct or bad faith of such Unit Owner or any such other Board, or their respective Related Parties) from and against any and all claims, actions, suits, judgments, damages, liabilities and expenses (including, without limitation, reasonable attorneys' fees) in connection with bodily injury, personal injury and/or damage to property arising from or out of any occurrence in or upon (i) with respect to the Condominium Board, the General Common Elements and Office Limited

Common Elements, and (ii) with respect to the Tower Board, the Tower Limited Common Elements or occasioned wholly or in part by any gross negligence, willful misconduct or bad faith of the Boards, or their respective Related Parties.

11.11 Casualty and Condemnation.

11.11.1 General Common Element Restoration Funds. All insurance proceeds under all policies required to be obtained by the Condominium Board with respect to any property loss (the "GCE Restoration Insurance Proceeds") and all condemnation awards, if any, with respect to the General Common Elements (such sums, together with any interest or income earned thereon, but net of the reasonable fees, compensation and expenses incurred by the Insurance Trustee hereunder, collectively, the "GCE Restoration Funds") shall be payable to the Condominium Board, except that if the GCE Restoration Funds shall exceed $2,000,000, all GCE Restoration Funds shall be payable to the Insurance Trustee.

11.11.2 Use of GCE Restoration Funds. The Condominium Board shall (i) hold in trust on behalf of all Unit Owners any GCE Restoration Funds it receives, (ii) subject to the provisions of Sections 11.11.3 and 11.11.7 of these By-Laws, use the GCE Restoration Funds only for GCE Restoration Work and (iii) not commingle the GCE Restoration Funds with other funds being held by the Condominium Board.

11.11.3 Casualty to or Condemnation of General Common Elements; Repair by Condominium Board; GCE Restoration Work.

(a) GCE Restoration Work. Except as provided herein, in the event of (i) the casualty of all or any part of the General Common Elements, (ii) the taking in condemnation or by eminent domain of all or any part of the General Common Elements, or (iii) the taking in condemnation or by eminent domain of all or any part of a Unit, then, subject to the provisions set forth below, the Condominium Board will arrange for the prompt repair and restoration of the part of the General Common Elements affected by such casualty or impaired by such taking which, pursuant to the provisions of the Declaration or By-Laws, are required to be maintained by the Condominium Board (the "GCE Restoration Work"). In the event of a casualty, such GCE Restoration Work shall restore the General Common Elements so that they are the same type and quality as existed immediately prior to such casualty; provided, however, that alterations to such General Common Elements may be made in accordance with Article 8 of these By-Laws. In the event of a taking, such GCE Restoration Work shall take into account the physical constraints imposed by such taking, and accordingly the General Common Elements may be altered (in accordance with Article 8 of these By-Laws) to account for such physical constraints; provided, however, that in no event shall the Condominium Board have the right to utilize additional space in any Unit in connection with such restoration, unless such right has otherwise been granted under these By-Laws or the Declaration or in connection with such taking. Notwithstanding anything herein to the contrary, in no event shall the Condominium Board be obligated to restore any Unit Owner's fit-out or personal property contained within such Unit Owner's Unit or any Limited Common Elements contained therein.

(b) Disbursement of GCE Restoration Funds; GCE Restoration Funds Request. In the event of any GCE Restoration Funds held by the Insurance Trustee, (a) the

Condominium Board shall apply to the Insurance Trustee for disbursement of the GCE Restoration Funds and (b) the Insurance Trustee shall disburse the GCE Restoration Funds to the Condominium Board in installments as the GCE Restoration Work progresses and in accordance with the provisions hereof and the provisions of the Insurance Trustee Agreement. Each request for GCE Restoration Funds (each such request, together with all supporting documentation, herein called a "GCE Restoration Funds Request") shall also be sent to the Commercial Unit Owners, the Tower Board and all Registered Mortgagees. Advances by the Insurance Trustee shall be made not more than once a month, after the Insurance Trustee's receipt of a written request therefor from the Condominium Board, addressed to the Insurance Trustee, provided that:

(i) such GCE Restoration Funds Request shall be accompanied by a certificate of a Certifying Professional (as defined below) in charge of the GCE Restoration Work (A) requesting payment of specified amounts of the GCE Restoration Funds equal to the amounts then due and owing to contractors or other parties (less any retainage amounts, if any, as determined by the Condominium Board) for performance of all or a portion of the GCE Restoration Work under specific contracts or agreements in respect of the GCE Restoration Work, or to the Condominium Board as reimbursement for a cost of the GCE Restoration Work paid by the Condominium Board, (B) describing in reasonable detail the GCE Restoration Work performed or materials provided under such contracts or agreements, for which GCE Restoration Funds are then being requested, (C) stating that such payment does not exceed the amount then due and owing (or reimbursable) in respect of the GCE Restoration Work completed to date and materials supplied under such contracts or agreements, (D) stating that all GCE Restoration Work has been performed substantially in accordance with the plans and specifications for such GCE Restoration Work, and that all such materials have theretofore been incorporated as General Common Elements into the Building (except for such materials specifically delineated as not yet being so incorporated into the Building, and with respect to such materials, stating the status of such materials (if such materials are being fabricated) or stating the location of such materials (if such materials are stored off-site)), (E) stating that the cost to complete the GCE Restoration Work does not exceed the amount of the remaining funds held by the Insurance Trustee and (F) stating that the cost of such GCE Restoration Work and materials has not been previously made the basis of any GCE Restoration Funds Request (such certificate being herein called the "Certificate"); and

(ii) the Insurance Trustee receives waivers of all mechanic's and other similar liens (or title endorsements or other satisfactory evidence) with respect to all of the GCE Restoration Work for which a GCE Restoration Funds Request has previously been made and funded (if and only to the extent that such lien waivers have not been previously provided).

Upon compliance with subsections (i) and (ii) above, the amount requisitioned for such GCE Restoration Work shall be paid to the Condominium Board or the Persons designated in the Certificate. "Certifying Professional" shall mean an architect or a licensed professional engineer or engineering or construction consulting firm retained by the Condominium Board in connection with the GCE Restoration Work, which is experienced in the design and operation in the City of New York of structures similar to the Building and has provided services comparable

to those being requested hereunder within not less than three (3) of the immediately preceding ten (10) years, and which is selected by the Condominium Board.

(c) GCE Restoration Funds Deficiency. If, as part of the Certificate accompanying the GCE Restoration Funds Request, or prior to the commencement of (and also at any time during the prosecution of) the GCE Restoration Work, the Certifying Professional or the Condominium Board reasonably estimates that the cost to complete the GCE Restoration Work exceeds the GCE Restoration Funds then being held by the Insurance Trustee or the Condominium Board, as the case may be, then the Condominium Board shall be required to notify each General Common Charge Obligor of the amount of such estimated deficiency and each General Common Charge Obligor's pro rata allocation thereof (which such allocation shall be determined consistent with the Common Interest of each General Common Charge Obligor), and shall be payable by each General Common Charge Obligor as a Special Assessment (hereinafter referred to as a "Special GCE Restoration Assessment"; all such Special GCE Restoration Assessments received by the Condominium Board, the "Special GCE Restoration Assessment Proceeds"). At the election of the Condominium Board, each General Common Charge Obligor shall then pay its respective Special GCE Restoration Assessment either: (i) in a lump sum, to be paid as a Special Assessment pursuant to and in accordance with Section 6.1.4 of these By-Laws or (ii) in installments, as may be necessary, in the determination of the Condominium Board, to pay for the GCE Restoration Work. The Special GCE Restoration Assessment Proceeds shall be treated as if such monies were GCE Restoration Funds.

(d) Excess GCE Restoration Insurance Proceeds. To the extent not drawn upon and/or applied to the GCE Restoration Work, the Insurance Trustee and/or the Condominium Board, as the case may be, shall, after the completion of the GCE Restoration Work, return all excess GCE Restoration Insurance Proceeds to the General Common Charge Obligors according to the Common Interest of such General Common Charge Obligors (after deducting from the amount to be distributed to each General Common Charge Obligor the amount, if any, of any General Common Charges or Special Assessments (and other charges related thereto imposed under Section 12.1.4 of these By-Laws)) then due and owing from such General Common Charge Obligor (such deducted amount, a "Delinquency Charge").

(e) Excess Special GCE Restoration Assessment Proceeds. To the extent not drawn upon and/or applied to the GCE Restoration Work, the Insurance Trustee and/or the Condominium Board, as the case may be, shall, after the completion of the GCE Restoration Work, return all excess Special GCE Restoration Assessment Proceeds it receives to each General Common Charge Obligor according to the pro rata share of such General Common Charge Obligor's contribution to such Special GCE Restoration Assessment Proceeds, after deducting any Delinquency Charge. If any General Common Charge Obligor fails to pay its Special GCE Restoration Assessment in accordance with the provisions of Section 11.11.3(c) of these By-Laws, then the Special GCE Restoration Assessment of such General Common Charge Obligor still due and payable (the "Delinquent Special GCE Restoration Assessment") shall be subject to late charges, interest, expenses and fees, all pursuant to and in accordance with Section 12.1.4 of these By-Laws (such charges, the "Special GCE Restoration Assessment Penalties"). Upon payment to the Condominium Board of the Delinquent Special GCE Restoration Assessment, and to the extent not drawn upon and/or applied to such completed GCE Restoration Work, then the Insurance Trustee and/or the Condominium Board, as the case

may be, shall distribute the Delinquent Special GCE Restoration Assessment to each General Common Charge Obligor, after deducting any Delinquency Charge, according to the pro rata share of such General Common Charge Obligor's contribution to the Special GCE Restoration Assessment Proceeds. The Special GCE Restoration Assessment Penalties shall be distributed to each General Common Charge Obligor (excluding the General Common Charge Obligor paying such Special GCE Restoration Assessment Penalties) according to the pro rata share of such General Common Charge Obligor's contribution to the Special GCE Restoration Assessment Proceeds (taking into account any prior distribution of any excess Special GCE Restoration Assessment Proceeds and after deducting any Delinquency Charge) prior to the payment of the Delinquent Special GCE Restoration Assessment.

11.11.4 Casualty to or Condemnation of Units; Repair by Unit Owners; Unit Restoration Work. Except as provided herein, in the event a Unit is damaged or destroyed by casualty or impaired by a partial taking by condemnation or eminent domain, the affected Unit Owner(s) shall immediately remove any rubble and debris resulting from such event and, within a reasonable time thereafter, shall (at its election) either repair and restore the Unit (and the appurtenant Limited Common Elements, if applicable) so damaged or destroyed by casualty, or such of the Unit (and the appurtenant Limited Common Elements, if applicable) as shall remain following the taking: (i) to a complete, independent and self-contained architectural whole; and/or (ii) to a safe and secure "core and shell" condition, with complete and sightly demising walls, doors and exterior visible surfaces separating such Unit (or any appurtenant Limited Common Elements) from any other Unit (or any appurtenant Limited Common Elements) or General Common Element visible from outside of the applicable Unit, having no adverse effect on any other Unit or the Common Elements (either of the foregoing (i) or (ii), the "Unit Restoration Work"). Notwithstanding anything herein to the contrary, the Unit Restoration Work with respect to any Tower Unit shall be performed by the Tower Board (on behalf of the Tower Unit Owner).

11.11.5 Casualty to or Condemnation of Tower Limited Common Elements; Repair by Tower Board; Tower LCE Restoration. Except as provided herein, if any portion of the Tower Limited Common Elements are damaged or destroyed by casualty or impaired by a partial taking by condemnation or eminent domain, the Tower Board (on behalf of the affected Tower Unit Owner(s)), shall immediately remove any rubble and debris resulting from such event and, within a reasonable time thereafter, shall (at its election) either repair and restore the Tower Limited Common Elements so damaged or destroyed by casualty, or such of the Tower Limited Common Elements as shall remain following the taking, (i) to a condition substantially similar to the condition of such Tower Limited Common Elements as existed immediately prior to such casualty or taking or (ii) to a safe and secure "core and shell" condition, with secure, complete and sightly demising walls, doors and exterior visible surfaces separating such Tower Limited Common Elements from any other Unit (or from any Tower Limited Common Elements, if any) or General Common Element visible from outside of the Tower Limited Common Elements, having no adverse effect on any other Unit or the Common Elements (either of the foregoing (i) or (ii), with respect to a casualty or taking of the Tower Limited Common Elements, the "Tower LCE Restoration Work").

11.11.6 Casualty to or Condemnation of Office Limited Common Elements; Repair by Condominium Board; Office LCE Restoration. Except as provided herein, if any

portion of the Office Limited Common Elements are damaged or destroyed by casualty or impaired by a partial taking by condemnation or eminent domain, the Condominium Board (on behalf of the affected Office Unit Owner(s)), shall immediately remove any rubble and debris resulting from such event and, within a reasonable time thereafter, shall (at its election) either repair and restore the Office Limited Common Elements so damaged or destroyed by casualty, or such of the Office Limited Common Elements as shall remain following the taking, (i) to a condition substantially similar to the condition of such Office Limited Common Elements as existed immediately prior to such casualty or taking or (ii) to a safe and secure "core and shell" condition, with secure, complete and sightly demising walls, doors and exterior visible surfaces separating such Office Limited Common Elements from any other Unit (or from any Office Limited Common Elements, if any) or Common Element visible from outside of the Office Limited Common Elements, having no adverse effect on any other Unit or the Common Elements (either of the foregoing (i) or (ii), with respect to a casualty or taking of the Office Limited Common Elements, the "Office LCE Restoration Work").

11.11.7 Casualty to Seventy-Five Percent (75%) or More of the Building. Notwithstanding any provision of the Declaration or these By-Laws to the contrary, if seventy-five percent (75%) or more of the Building is destroyed or damaged by fire or casualty (a "Significant Casualty") and if, at any time prior to the execution and delivery of any construction contract relating to the GCE Restoration Work, Unit Restoration Work, Tower LCE Restoration Work, or Office LCE Restoration Work (other than a construction contract relating solely to Safety Work (as defined below) or other minor construction work not constituting restoration work), more than seventy-five percent (75%) in Common Interest duly vote not to proceed to make the necessary GCE Restoration Work or require the necessary Unit Restoration Work, Tower LCE Restoration Work or Office LCE Restoration Work, as the case may be, then: (i) the Condominium Board shall secure and fence in the Property boundary, and shall raze the Building, if necessary, and put the Building and Property into compliance with applicable Laws, and otherwise make the Property and Building safe (all of the activities described in this clause (i), the "Safety Work"); and (ii) the GCE Restoration Insurance Proceeds, net of the costs and expenses of the Condominium Board hereunder and the cost of any Safety Work, shall be divided among all Unit Owners in accordance with their respective Common Interests; provided, however, that no payment shall be made to a Unit Owner until there has first been paid out of its share of such fund all liens of Registered Mortgagees holding mortgages against such Unit Owner's respective Unit, and all unpaid charges, liens and Delinquency Charges applicable to such Unit.

11.11.8 Partial Condemnation. Notwithstanding anything in the Declaration or these By-Laws to the contrary, if the Building is partially taken by condemnation or eminent domain (a "Partial Condemnation"), then (i) the Condominium Board shall be required to restore only those General Common Elements necessary for the Units remaining after such Partial Condemnation and (ii) any Unit Owner whose Unit has been partially taken and irrespective of any condemnation award therefor, shall contribute to the Condominium Board the cost for any applicable GCE Restoration Work relating to such Unit Owner's Unit, and such funds shall be deemed to be GCE Restoration Funds; provided, however, that any excess GCE Restoration Funds shall, after the completion of the applicable GCE Restoration Work, be returned to such Unit Owner (after deducting any Delinquency Charges).

11.11.9 Total Condemnation. Notwithstanding any provision of the Declaration or By-Laws to the contrary, if all or substantially all of the Building is taken by condemnation or eminent domain (a "Total Condemnation") (a) the Condominium Board shall perform any Safety Work which it deems appropriate, (b) any award received by a Unit Owner with respect to the taking of its Unit as part of the Total Condemnation shall be payable to the applicable Unit Owner, after deducting any Delinquency Charges and (c) the Condominium Board shall have no obligation to restore the General Common Elements.

11.11.10 Restoration Work; Plans. All GCE Restoration Work, Unit Restoration Work, Tower LCE Restoration Work and Office LCE Restoration Work hereunder shall be performed in accordance with the applicable provisions of the Declaration and these By-Laws regarding the performance of Alterations and/or Repairs, including without limitation the approval provisions of Section 8.1.1 of these By-Laws.

11.11.11 Reallocation of Percentage Interests. (a) If, as a result of a taking or casualty, the gross square footage of any Unit changes, the Condominium Board shall promptly (x) adjust, as of the date of such taking or casualty, the Unit Owner's Common Interest percentage in a manner consistent with the allocation of the Common Interests in existence immediately preceding such casualty or taking and in accordance with the then applicable Real Property Law, (y) equitably adjust, as of the date of such taking or casualty, the then effective budget to take into account the casualty or taking, and (z) subject to the provisions of Article 17 of the Declaration and Article 16 of these By-Laws, prepare and record in the Register's office an amendment to the Declaration, confirming such reallocation. If the Condominium Board shall not agree on any of the matters referred to in the foregoing clauses (x), (y) and (z) within ninety (90) days following completion of the reconstruction, they shall submit such issue to Arbitration.

(b) If a Unit Owner or Board does not (in the course of restoring its Unit or Section, including any Limited Common Elements) restore the number of gross square feet existing immediately preceding the fire or other casualty, then, notwithstanding such reduction in the number of gross square feet, such Unit Owner's/s' Common Interest(s) and allocation(s) of General Common Charges shall not be diminished. Likewise, each Unit Owner's Common Interest and allocation of General Common Charges shall not be adjusted or diminished if a Unit Owner chooses to restore its Unit to a "core and shell" condition rather than to a fully operational condition (as each such condition is described in Section 11.11.4 above).

11.12 Conflict with HPD Regulatory Agreement. With respect to the Rental Unit, in the event there is a conflict between the provisions of this Article 11 and the terms of the HPD Regulatory Agreement with respect to the terms of this Article 11, the terms of the HPD Regulatory Agreement shall apply.[1]

[1] Subject to resolution of lender discussion.

ARTICLE 12

EVENTS OF DEFAULT; RIGHTS OF CURE; CONDOMINIUM BOARD'S LIEN; GRANTEES LIABLE FOR UNPAID GENERAL COMMON CHARGES

12.1 Failure to Pay General Common Charges.

12.1.1 The Condominium Board shall take prompt action to collect any General Common Charges or Special Assessments which remain unpaid following notice and the expiration of applicable grace periods, including, without limitation, the institution of such actions and the recovery of interest and expenses as are provided in this Article 12.

12.1.2 Subject to the limitations in Section 6.1.9(g), the Condominium Board shall have a lien (the "Condominium Board's Lien") for all unpaid General Common Charges, Special Assessments, other sums payable to it as if part of General Common Charges or amounts otherwise due to the Condominium Board (together with interest thereon as provided in this Article) from a Commercial Unit Owner. Such lien(s) shall be subordinate only to liens for real estate taxes and other assessments by taxing authorities and, to the extent required or permitted by applicable Law, to prior recorded Registered Mortgages on Commercial Units, which are first mortgages of record and the HPD Regulatory Agreement in accordance with law. Without limiting any of the foregoing, the Condominium Board may: (w) bring an action to foreclose the Condominium Board's Lien in accordance with Section 339-aa of the Real Property Law; (x) purchase the interest of the owner of such Unit at a foreclosure sale resulting from any such action; (y) proceed by appropriate judicial proceedings to enforce the specific performance or observance by the defaulting General Common Charge Obligor or Unit Owner of the applicable provisions of the Declaration or these By-Laws from which default arose; or (z) exercise any other remedy available at Law or in equity. Each of the remedies herein described as well as any other remedy available at Law or in equity may be exercised concurrently or sequentially. Notwithstanding the foregoing, with respect to the Rental Unit, the Condominium Board's Lien may, at the Condominium Board's option, also be reduced to a personal money judgment against the Rental Unit Owner or may be foreclosed by suit brought in the name of the Condominium Board in the same manner as a contract or other action (and without waiving the lien securing the same); provided, however, that if the Condominium Board forecloses upon the Rental Unit and acquires the Rental Unit at a foreclosure sale, the Condominium Board shall transfer the Rental Unit to a not for profit or another entity approved by HPD in its sole discretion. Any Registered Mortgagee may bid in a foreclosure sale of any Unit.

12.1.3 The Condominium Board shall not record any notice of any Condominium Board's Lien prior to the date on which all applicable notice and grace periods (including cure periods to which any Registered Mortgagee may be entitled) in respect of the default(s) giving rise to the Condominium Board's Lien have expired. Subject to the requirements with respect to notice, grace and cure periods set forth in the preceding sentence, the pendency of an Arbitration with respect to the obligations giving rise to any such lien shall not serve to prevent the Condominium Board from recording any Condominium Board's Lien; however, no proceedings or filings in furtherance thereof (other than as may be required in order to preserve the validity and priority of the lien so recorded) shall be had or made, as the case may be, until the resolution

of the Arbitration with respect thereto, and to the extent it shall be determined in Arbitration that the Condominium Board was not entitled to record all or any portion of such Condominium Board's Lien, the Condominium Board shall, as promptly as practicable following such determination and at the Condominium Board's expense, cause its Condominium Board's Lien (or portion thereof) to be released and discharged. The Condominium Board's Lien shall be effective from and after the time of recording in the public records of New York County of a claim of lien stating the description of the Unit, the name, if any, and the address of the Unit, the City Register's File Number (or other identifying recording information) of record of the Declaration, the name of the record owner, the amount due and purpose of such amount and the date when due. Subject to the penultimate sentence of Section 12.1.4 hereof, such claim of lien shall include only sums which are due and payable when the claim of lien is recorded and shall be signed and verified by an officer or agent of the Condominium Board. Upon full payment of all sums evidenced by the lien including, without limitation, interest at the Default Rate, the party making payment shall be entitled to a recordable satisfaction of lien to be recorded at its expense. Liens for unpaid General Common Charges may also be reduced to a personal money judgment against the Unit Owner or may be foreclosed by suit brought in the name of the Condominium Board or the Unit Owner asserting the lien in the same manner as a contract or other action (and without waiving the lien securing the same); provided, however, that no Unit Owner shall be liable to the Condominium Board for any deficiency with respect to a Unit owned by such Unit Owner and upon which the Condominium Board has foreclosed its Condominium Board's Lien. In the event of the foreclosure of such lien, the Condominium Board shall have the power to bid on the Unit at foreclosure sale and to acquire, hold, lease, mortgage and convey such Unit, provided that with respect to the Rental Unit, the provisions of Section 12.8 hereof shall apply.

12.1.4 The Condominium Board shall charge any delinquent General Common Charge Obligor (or Unit Owner, who or which has any direct payment obligation to the Condominium Board): (i) a "late charge" of $250 per month if any such amount remains unpaid for more than ten (10) days (or thirty (30) days solely with respect to the Rental Unit Owner for a first delinquency, and twenty (20) days for each subsequent delinquency) from their due date (although nothing herein shall be deemed to extend the period within which such amounts are to be paid), which amount shall be subject to increase by the Condominium Board; (ii) interest at the Default Rate on such unpaid amounts (exclusive of any "late charges" theretofore collected on such amounts) computed from the due date thereof to the date payment is actually received from the delinquent General Common Charge Obligor; and (iii) if the Condominium Board institutes a suit or other proceeding to collect sums due hereunder, all expenses, including, without limitation, attorneys' fees and expenses paid or incurred by the Condominium Board or by any managing agent in any proceeding brought to collect such unpaid General Common Charges or in an action to foreclose a Condominium Board's Lien with respect to such delinquent Person's Unit(s). All such late charges, interest, expenses and fees shall be added to and shall constitute General Common Charges payable by such General Common Charge Obligor (and the Condominium Board's Lien, as applicable, shall also secure the payment of such additional sums). A suit to recover a money judgment for unpaid General Common Charges shall be maintainable without foreclosing or waiving the lien securing such charges.

12.2 Other Defaults Under the Condominium Documents.

12.2.1 The violation of any of the General Rules and Regulations or the breach of any provision of these Condominium By-Laws, or the breach of any provision of the Declaration, shall give the Condominium Board the right, in addition to any other rights set forth in these By-Laws or the Declaration, (i) to enter any Unit, General Common Elements or Limited Common Elements in which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Unit Owner, any structure, thing or condition resulting in such violation or breach and the Condominium Board shall not thereby be deemed guilty or liable in any matter of trespass, and/or (ii) to enjoin, abate or remedy by appropriate legal proceedings, either at Law or in equity, the continuance of any such violation or breach, provided that the Condominium Board gives the Unit Owner notice (which may be by telephone) that such violation exists, that repairs or replacements are necessary and that the Condominium Board will complete such repairs or replacements in the event the Unit Owner does not promptly act or complete the repairs or replacements, and/or (iii) to levy such fines and penalties as the Condominium Board may deem appropriate, and the Condominium Board shall have the same remedies for non-payment of such fines and penalties as for non-payment of General Common Charges.

12.2.2 The violation or breach of any of the provisions of these By-Laws, any of the General Rules and Regulations or the Declaration with respect to any rights, easements, privileges or licenses granted to Declarant and Sponsor or their designees shall give to Declarant, Sponsor or their designees, as the case may be, the right, in addition to any other rights set forth in these By-Laws or the Declaration, to enjoin, abate or remedy by appropriate legal proceedings, either at Law or in equity, the continuance of any such violation or breach.

12.2.3 In the event that any Unit Owner, after receipt of written notice from the Condominium Board, fails or neglects in any way to perform any of its obligations with respect to the maintenance, repair or replacement of its Unit as provided in the Condominium Documents or of any Common Element for which such Unit Owner is responsible under the Declaration or these By-Laws, the Condominium Board may perform or cause to be performed such obligation unless such Unit Owner, within five (5) days after receiving notice of such default by the Condominium Board, cures such default, or in the case of a default not reasonably susceptible to cure within such period, commences and thereafter prosecutes to completion, with due diligence, the curing of such default. All sums expended and all costs and expenses incurred in connection with the making of any such painting, decorating, maintenance, repair or replacement in such Unit Owner's Unit or to any such Common Element for which such Unit Owner is responsible as aforesaid, together with interest thereon at the Default Rate, shall be immediately payable by such Unit Owner to the Board and shall, for all purposes hereunder, constitute General Common Charges payable by such Unit Owner.

12.2.4 Without limiting the preceding provisions of this Section 12.2:

(a) in the event a Unit Owner or the Tower Board shall fail to obtain and maintain any insurance required to be obtained and maintained by it under such of the Condominium Documents as may be applicable, or fails to effect the renewal or substitution of any such policy at least fifteen (15) days prior to the date set forth in any notice received by any

such Person from its insurance company or the Condominium Board as the date (the "Insurance Termination Date") on or as of which any such policy is being terminated, is expiring or will otherwise not be renewed (unless such notice is received by such Person with fewer than fifteen (15) days remaining prior to such Insurance Termination Date, in which case such renewal or substitution shall be required in all events prior to the Insurance Termination Date of the required coverage); and any such failure continues for a period of one (1) business day following receipt by the defaulting Unit Owner or Tower Board, from the Condominium Board (and/or, in the case of a Tower Unit Owner, the Tower Board), of a notice of default with respect thereto specifying the policy and coverage amount (as applicable) required to be obtained, maintained, or renewed (as the case may be) and stating in bold print: "THIS IS YOUR FINAL NOTICE THAT YOU ARE IN DEFAULT WITH RESPECT TO THE CONDOMINIUM'S INSURANCE REQUIREMENTS AS SPECIFIED HEREIN. FAILURE TO OBTAIN, MAINTAIN OR RENEW SUCH REQUIRED POLICY/IES OF INSURANCE WITHIN ONE (1) DAY AFTER THE DATE OF THIS NOTICE SHALL CONSTITUTE AN EVENT OF DEFAULT UNDER ARTICLE 12 OF THE CONDOMINIUM BY-LAWS AND THE PROVISIONS OF ANY OTHER APPLICABLE BY-LAWS."; or

(b) in the event a Unit Owner or the Tower Board shall fail (whether due to its action or inaction, or the action or inaction of any Permittee or Occupant of any such Unit Owner or Board) to bond or obtain the release or discharge of any mechanic's lien, or to remove of record, and cure the condition resulting in, any violation required to be released, discharged, removed or cured, as the case may be, in accordance with the provisions of (and within the time periods set forth in) Sections 9.1 and 9.2 of these By-Laws, and such failure continues after notice from the person "adversely affected" by such lien or violation (as such term is used in Section 9.1 or 9.2, as applicable), and beyond the expiration of the cure periods therein, provided that such notice shall specify and identify in reasonable detail the mechanic's lien or violation or condition in question and state in bold print: "THIS IS YOUR FIRST AND ONLY REQUIRED NOTICE THAT YOU ARE OBLIGATED TO [RELEASE OR DISCHARGE A MECHANIC'S LIEN and/or REMOVE A VIOLATION AND CURE THE CONDITION GIVING RISE THERETO] [the inapplicable phrase(s) to be deleted], AS REQUIRED BY ARTICLE 9 OF THE CONDOMINIUM BY-LAWS. FAILURE TO EFFECT SUCH [RELEASE, DISCHARGE, REMOVAL OR CURE] [the inapplicable phrase to be deleted] WITHIN [insert applicable cure period] AFTER RECEIPT OF THIS NOTICE SHALL CONSTITUTE AN EVENT OF DEFAULT UNDER ARTICLE 12 OF THE CONDOMINIUM BY-LAWS.";

either of such cases (each, a "Special Non-Monetary Event of Default"), then upon such occurrence and for so long as such Special Non-Monetary Event of Default continues, the Condominium Board may (without the consent of the defaulting Board or defaulting Unit Owner (notwithstanding any other provision of the Condominium Documents which might otherwise require such consent and without notice other than as provided in this Article 12), subject to Section 12.5 below), but shall not be obligated to, pay the amount or perform or cause to be performed the obligation or otherwise cure or effect the cure of the default which is the basis for such Special Non-Monetary Event of Default (including, for example, by means of causing Repairs or Alterations, or curing violations or removing or bonding mechanic's liens or otherwise as the Condominium Board shall deem appropriate), if the defaulting Unit Owner or Board, as the case may be, shall after receiving a further notice from the Condominium Board

specifying the nature of the Special Non-Monetary Event of Default, and stating "YOU ARE HEREBY NOTIFIED THAT THE CONDOMINIUM BOARD SHALL BE ENTITLED TO EXERCISE ITS RIGHTS TO CURE THE EVENT OF DEFAULT DESCRIBED HEREIN IF YOU DO NOT CURE OR (AS APPLICABLE UNDER SECTION 9.2) COMMENCE THE CURE OF SAME, IN ACCORDANCE WITH ARTICLE 12 OF THE CONDOMINIUM BY-LAWS, WITHIN ___ DAYS [to be specified by the Condominium Board but which shall not be less than seven (7) Business Days] AFTER YOUR RECEIPT OF THIS NOTICE, WHICH MAY ENTAIL, WITHOUT LIMITATION, ENTRY BY THE CONDOMINIUM BOARD OR ITS AGENTS UPON YOUR UNIT AND/OR LIMITED COMMON ELEMENTS. AMONG OTHER THINGS, YOU WILL BE RESPONSIBLE FOR ALL COSTS INCURRED BY OR ON BEHALF OF THE CONDOMINIUM BOARD IN CONNECTION THEREWITH." fail to cure such circumstances giving rise to such Special Non-Monetary Event of Default, or, if the condition giving rise to a Special Non-Monetary Event of Default is of a nature such that it cannot reasonably be cured within the period specified in such further notice and after so notifying the Condominium Board within such period, fail, as promptly as practicable within such period, to commence such cure and thereafter proceed with diligence and continuity to complete such cure (unless, notwithstanding the foregoing requirements, such condition giving rise to the Special Non-Monetary Event of Default constitutes an Emergency, in which event only such prior notice as is practicable under the circumstances (which may be, but shall not be presumed to be, none) shall apply and if no prior notice is given, notice shall be given promptly thereafter). Such right on behalf of the Condominium Board to cure any such matters includes, without limitation, the right: (i) to enter the Unit and/or the Limited Common Elements of the defaulting Unit Owner or Board, as the case may be, in which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Unit Owner or Board, any structure, thing or condition resulting in such violation or breach and the Condominium Board shall not thereby be deemed guilty or liable in any matter of trespass; and/or (ii) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such violation or breach. Any funds expended by the Condominium Board, together with interest at the Default Rate from the date of expenditure to the date of repayment, shall be reimbursed by the defaulting Unit Owner or Board to the Condominium Board on demand and, as applicable, the same shall, for all purposes hereunder, constitute part of the General Common Charges payable by such Person.

(c) Any Repairs or Alterations performed by the Condominium Board in accordance with the terms of this Section 12.2 shall be the sole responsibility of the Condominium Board with respect to the quality and the proper completion thereof, but the responsibility thereafter for maintenance and related obligations for such item or area shall remain with the Person who had that responsibility prior to such performance by the Condominium Board.

12.3 Default by Condominium Board; Performance by Commercial Unit Owners or Tower Board. In the event that the Condominium Board fails or neglects (other than to a de minimis extent) to perform any obligations (for which appropriate provision has been made in the then applicable Budget or for which an expenditure is otherwise specifically approved by the Condominium Board) with respect to the operation, maintenance, care, upkeep, Alteration or Repair of any part of the Building required to be operated, maintained, cared for, Altered or Repaired by the Condominium Board under the Condominium Documents, any Commercial

Unit Owner or the Tower Board, if adversely affected by such failure or neglect (in such case, a "Performing Party"), may, but shall not be obligated to, perform or cause to be performed, all such obligations (in accordance with any applicable provisions of the Condominium Documents with respect to consents and approvals, etc.), if the Condominium Board shall fail: (i) within a period of time not less than thirty (30) days after notice is given to the Secretary of the Condominium Board and to each Condominium Board Member specifying the precise nature and scope of such obligation and default, making demand for performance and/or cure thereof and stating in bold print: "YOU ARE HEREBY NOTIFIED THAT THE CONDOMINIUM BOARD HAS FAILED TO FULFILL ITS OBLIGATIONS WITH RESPECT TO THE OPERATION, MAINTENANCE, CARE, UPKEEP, ALTERATION OR REPAIR OF THE BUILDING AS SET FORTH IN DETAIL IN THIS NOTICE. THE CONDOMINIUM BOARD'S FAILURE TO: (a) CURE THIS DEFAULT OR (AS APPLICABLE) TO COMMENCE THE CURE OF SAME, IN ACCORDANCE WITH ARTICLE 12 OF THE CONDOMINIUM BY-LAWS, OR (b) COMMENCE AN ARBITRATION DISPUTING THE DEFAULT HEREIN DESCRIBED, IN EACH CASE WITHIN __ DAYS [to be specified by the Person giving notice but which shall not be less than thirty (30) days] AFTER YOUR RECEIPT OF THIS NOTICE, SHALL ENTITLE US TO PERFORM SUCH OBLIGATION IN THE NAME OF THE CONDOMINIUM BOARD" (unless, notwithstanding the foregoing requirements, such alleged default constitutes an Emergency, in which case only such prior notice as is practicable under the circumstances (which may, but shall not be presumed to be, none) shall apply and if no prior notice is given, notice shall be given promptly thereafter), to either: (x) cure (or if the default is of a nature such that it cannot reasonably be cured within the stated period (except in the case of an Emergency), commence to cure and thereafter proceed with diligence and continuity to complete such cure of) the alleged default; or (y) dispute the existence of such alleged default and submit such dispute to Arbitration (and if the Condominium Board does not comply with either clause (x) or clause (y) of this sentence, it shall not have any further right to commence an Arbitration disputing the alleged default). All reasonable sums expended and costs and expenses incurred by the Performing Party in connection with the making or performing of any such operation, maintenance, care, upkeep, Alteration or Repair (to the extent within the scope of nature and scope of the work described in the notices provided to the Condominium Board as set forth above), together with interest thereon (at the Prime Rate for the first twenty (20) days after demand for payment, and at the Default Rate thereafter), shall be immediately payable upon demand by the Condominium Board to the Performing Party; and shall otherwise be allocated to the Unit Owners, as a General Common Expense in the manner set forth in these Condominium By-Laws. The Performing Party shall have a right of offset against sums due to the Condominium Board with respect to amounts due from the Condominium Board as described in the preceding sentence.

12.4 Emergencies Caused by Unit Owners or Board(s).

12.4.1 In the event that an Emergency exists as a result of: (i) the failure or neglect by a Unit Owner (or its Occupants or Permittees) or any Board to perform any obligation with respect to the operation, maintenance, care, upkeep or Repair of its Unit or Common Elements (under its control and for which it is, under the Condominium Documents, responsible), as the case may be; (ii) a condition existing or an occurrence within a Unit or a Common Element, as the case may be; or (iii) the violation by a Unit Owner or a Board (or any Occupants or Permittees of a Unit Owner or a Board) of any of the Declaration, these By-Laws,

the Tower By-Laws or any Rules and Regulations, all the other Unit Owners and the Boards that are, or that have (or that have Occupants or Permittees that are or that have) Units, Common Elements, property or operations that are threatened or affected by such Emergency, shall have the right, but not the obligation, to enter that portion of the Property in or from which, or as to which, such Emergency exists and to perform or cause to be performed any such operation, maintenance, care, upkeep or Repair or otherwise take any reasonable action under the circumstances to summarily abate and remove, at the expense of the defaulting Unit Owner or Board, as the case may be, such Emergency, but in all events only to the extent reasonably and immediately necessary to do so (*i.e.*, until the Emergency no longer exists), and the party effecting such performance shall not thereby be deemed guilty or liable in any manner of trespass, provided that such party gives the defaulting Unit Owner or Board, as the case may be, such notice as is practicable under the circumstances (which may be, but shall not be presumed to be, none), which notice, to the fullest extent possible, shall describe the Emergency and the actions the party intending to effect performance intends to take, is taking, or has taken to abate such Emergency and further provided that such actions were taken only to the extent reasonably and immediately necessary to cause the Emergency no longer to exist. The foregoing right shall be exercised only by the Tower Board or its managing agent in the case of an Emergency affecting a Tower Unit or its appurtenant Tower Limited Common Elements (or its Occupants). The reasonable costs and expenses incurred in connection with the making of any such maintenance, repair or replacement or the taking of any such action for which such applicable Unit Owner or Board, as the case may be, is or would be otherwise responsible, together with interest thereon (at the Prime Rate for the first twenty days after demand for payment, and at the Default Rate thereafter), shall be immediately payable upon demand by such Unit Owner or Board, as the case may be, to the Person effecting such performance (the "Curing Person"). The Condominium Board shall have a Condominium Board's Lien (hereinafter described) in respect of amounts owed pursuant to the preceding sentence as if the same were payable to the Condominium Board as part of the General Common Charges payable by such applicable Unit Owner or Board, but such lien shall be held (and enforced) by the Condominium Board for the benefit of the Curing Person.

12.4.2 Any operation, maintenance, Repair or other action taken to abate and remove any such Emergency in accordance with the terms of subsection 12.4.1, shall be the sole responsibility of the Person taking such action (including, in the case of any Repair, with respect to the quality and the proper completion thereof) and such Person shall be liable for any and all Costs or damage caused thereby or in the course thereof and shall indemnify and hold the affected Board(s), managing agents, and Unit Owner(s) harmless with respect to the same; except that, in the case of any repair or physical maintenance performed during or as the result of an Emergency, the responsibility thereafter for maintenance and related obligations for the item or area repaired or replaced shall remain with the Person who had that responsibility prior to the Emergency.

12.5 Priority of Recourse Against Tower Unit Owners.

12.5.1 Notwithstanding anything to the contrary contained in this Article 12 and without limiting the rights of the Tower Board as set forth in the Tower By-Laws, the Tower Board shall in the first instance have the exclusive right of enforcement with respect to, and to exercise any remedy or recourse as against, a Tower Unit Owner as to whom or which any

default under the Declaration, these By-Laws, the General Rules and Regulations, the Tower By-Laws and/or the Tower Rules and Regulations exists. The Tower Board shall, upon demand by the Condominium Board, use commercially reasonable efforts (and shall promptly, diligently and continuously attempt) to cause such defaulting Tower Unit Owner to cure such default (including, without limitation, through the exercise of all remedies available to the Tower Board under the Tower By-Laws). However, a default shall in no event be deemed to exist with respect to the Tower Board by reason of any action or inaction by, or a default existing with respect to, a Tower Unit Owner (or such Board's action or inaction with respect to the enforcement or cure of the same).

12.5.2 In the event the Tower Board fails, within forty-five (45) days after demand is made by the Condominium Board to cause the Tower Unit Owner in question to cure its non-monetary default under the Declaration or these By-Laws (or, if such default is such that the Tower Board cannot reasonably cause the Tower Unit Owner in question to cure the same within such forty-five (45) day period, the Tower Board fails, as promptly as practicable within such forty-five (45) day period, to commence, and thereafter to proceed with diligence and continuity, to cause such Tower Unit to cure its default), then the Condominium Board shall be entitled to exercise its right to cure any such default in accordance with the applicable provisions of the Declaration or these By-Laws.

12.6 Priority of Recourse Against Commercial Unit Owners.

12.6.1 The Condominium Board shall in the first instance have the exclusive right of enforcement with respect to, and to exercise any remedy or recourse as against, the Commercial Unit Owners as to whom or which any default under the Declaration, these By-Laws, the General Rules and Regulations (if any) exists. The Condominium Board shall use commercially reasonable efforts (and shall promptly, diligently and continuously attempt) to cause such defaulting Unit Owner to cure such default (including, without limitation, through the exercise of all remedies available to the Condominium Board under these By-Laws).

12.7 Grantee Liable for Unpaid General Common Charges; Statement of Defaults.

(a) To the extent applicable, upon any voluntary conveyance of any Unit, the grantee of such Unit shall (subject to the proviso clause of the penultimate sentence of Section 12.1.3 above) be liable for all unpaid General Common Charges pertaining to such Unit (which Unit shall continue to be subject to any Condominium Board's Lien existing as of the date of such conveyance), whether accrued and in respect of the period up to and including the date of such conveyance or in respect of the period following conveyance, but without prejudice to any right of the grantee to recover from the grantor any amounts paid by the grantee. To the extent permitted by law, a Permitted Mortgagee acquiring title to a Unit at a foreclosure sale shall not be liable for, and such Unit shall not be subject to, a lien by the Condominium Board for the payment of General Common Charges assessed against such Unit (or the Section of which such Unit is a part) subsequent to the recording of such Permitted Mortgage and prior to the acquisition of title of such Unit by such Permitted Mortgagee. Following the conveyance by the Condominium Board of the Rental Unit pursuant to Section 12.8 hereof, the Rental Unit shall not be subject to the continuation of the pre-existing Condominium Board's Lien for the amounts then unpaid, and instead such lien shall be reduced to a personal money judgment.

(b) Any General Common Charge Obligor may request from the Condominium Board for the benefit of a prospective purchaser, lender or Occupant, or otherwise, a statement: showing the amount of unpaid General Common Charges pertaining to such General Common Charge Obligor; stating whether there exists any known default under the Declaration or these By-Laws by the requesting Person, and if there are known defaults, specifying the nature thereof; stating the date and recording information of any amendments to the Declaration and these By-Laws, and stating whether the Declaration and these By-Laws are in full force and effect; and the Condominium Board shall provide such statement within ten (10) Business Days after request therefor. The Condominium Board shall be entitled to charge the requesting General Common Charge Obligor a reasonable fee for preparing and rendering said statement. Any Registered Mortgagee may request a similar statement with respect to a Unit upon which it holds a Registered Mortgage, or with respect to the Rental Unit, HPD may request a similar statement with respect to the Rental Unit, with any reasonable charge therefor to be paid by the applicable Unit Owner. From time to time, the Condominium Board may request a statement from each General Common Charge Obligor, that, except as may be otherwise specified, the Condominium Board is not in default under any of its obligations under the Declaration or these By-Laws, and such other reasonable information as may be reasonably requested. The addressee of any such statement shall be entitled to rely thereon; and each statement delivered pursuant to this Section 12.7 shall act as a waiver of any claim between the

addressee and the Condominium Board or Person furnishing such statement to the extent such claim is based upon facts contrary to those asserted in the statement and to the extent the claim is asserted against a bona fide encumbrancer or purchaser for value without knowledge of facts to the contrary of those contained in the statement, and who has acted in reasonable reliance upon the statement provided, however, that: (i) the issuance of such statement shall in no event subject the Condominium Board to any liability for the negligent or inadvertent failure of the Condominium Board to disclose correct and/or relevant information and (ii) such issuance shall not be construed to waive any rights of the issuer with respect to any audit of or adjustments to General Common Charges as provided for in the Declaration and/or these By-Laws, or to challenge acts committed by a Unit Owner for which approval by or consent of the Condominium Board was required but not sought or obtained.

12.8 Title of Condominium Board on Foreclosure. Subject to Section 13.5 of these Condominium By-Laws, in the event of the Condominium Board's purchase of any Unit at a foreclosure sale, or in the event that any Unit Owner (to the extent permitted in the Condominium Documents) shall convey its Unit to the Condominium Board in accordance with Section 339-x of the Real Property Law, title to such Unit shall be held by the Condominium Board or its designee on behalf of all Unit Owners, and the Condominium Board shall have the power to hold, lease, mortgage, sell or otherwise deal with (but not vote the Common Interest appurtenant to) such Unit, except with respect to the Rental Unit, should the Rental Unit be conveyed to the Condominium Board in accordance with the provisions hereof, the Condominium Board shall transfer the Rental Unit to a not for profit entity approved by HPD in its sole discretion, or another entity.

12.9 Tower Unit Owners. The provisions of the Tower By-Laws provide for the remedies of the Tower Board in the event of a failure by a Tower Unit Owner to pay the Tower Common Charges assessed against its Tower Unit (which Tower Common Charges include a portion of the General Common Charges allocated to the Tower Section by the Condominium Board).

ARTICLE 13

SALES, LEASES AND MORTGAGES OF UNITS

13.1 Sales, Leases and Mortgages of Tower Units. The provisions of the Tower By-Laws, to the extent not in conflict with the Declaration and these By-Laws, shall govern the sale, leasing and mortgaging of the Tower Units; except that, notwithstanding the foregoing, Declarant and/or Sponsor, shall have the right, at any time, in its sole discretion and without the consent of any Person, to sell, assign or otherwise transfer, lease or encumber any Unsold Tower Unit(s), whether by merger, consolidation, sale, lease, mortgage, assignment or otherwise.

13.2 Sales, Leases and Mortgages of the Commercial Units. Each Commercial Unit Owner with respect to its respective Unit may, without the prior consent of any Board, Unit Owner or any other Person but subject to compliance with all Laws, and the Condominium Documents, and with respect to the Rental Unit, in compliance with the HPD Regulatory Agreement, sell, assign or otherwise transfer, lease or encumber its Unit (whether by merger, consolidation, sale, lease, mortgage, assignment or otherwise, but subject to the restrictions on

use and leasing provided herein or in the Declaration); provided, however, that: (i) no lien to secure repayment of any sum borrowed may be created on any other Unit without the prior written consent of the owner of such other Unit or on any of the Common Elements (as opposed to the applicable Unit Owner's undivided interest therein) without the prior written consent of all affected Boards and Unit Owners, and with respect to the Rental Unit, without the prior written consent of HPD; and (ii) no Unit Owner (other than such borrowing Unit Owner), nor any Board, will be liable for repayment of any portion of any such loan, unless all such Unit Owner(s) and Boards, as applicable, otherwise so agree in writing. Without limiting the foregoing, for so long as all or any portion of the Condominium is eligible to receive tax benefits, reductions or abatements from HPD or other Governmental Authority pursuant to New York Real Property Tax Law Section 421-a, any lease of a Rental Apartment shall be subject to a minimum term of six (6) months.

13.3 Registered Mortgages; Rights of Registered Mortgagees.

(a) The term "Registered Mortgage" as used herein shall mean a mortgage, as the same may be amended, modified or restated from time to time, given to secure the repayment of money or other obligation owed by a Commercial Unit Owner: (i) which shall comply with the provisions of this Article 13; and (ii) a true and correct copy of such mortgage has been delivered to the Secretary of the Condominium Board, together with a certification by the indebted Unit Owner or the mortgagee confirming that such copy is a true and correct copy of the mortgage in question. Such defined term shall also include the mortgages encumbering the Property as of the date of recording of the Declaration, as each mortgage may be increased, amended, restated, modified, split, severed and assigned from time to time (each, a "Construction Loan Mortgage"). In the event of any assignment of a Registered Mortgage or in the event of a change of address of a Registered Mortgagee or of an assignee of such Registered Mortgage, notice of the new or changed name and address shall be provided to the Secretary of the Condominium Board. The term "Registered Mortgagee" as used herein shall mean the record holder of a Registered Mortgage from time to time (subject to the preceding sentence). All Registered Mortgages shall be deemed to include (whether or not such mortgage in fact includes) an express provision acknowledging: (y) that the lien of such mortgage is and shall be subordinate to the Declaration and these By-Laws (and the provisions thereof and hereof) but superior to the Condominium Board's Lien to the extent set forth in Section 12.1.2 above; and (z) that the mortgagee (and its successors and assigns) will take title (whether by foreclosure, deed-in-lieu of foreclosure or otherwise) subject to the Declaration, these By-Laws, any General Rules and Regulations and the Floor Plans.

(b) If a Commercial Unit Owner or its Registered Mortgagee shall have served on the Secretary of the Condominium Board, as described in the preceding subparagraph, a notice ("RM Notice") specifying the name and address of such Registered Mortgagee, such Registered Mortgagee shall be given a copy of each and every notice of the occurrence of a default or an Event of Default (including, without limitation, all notices (including notices that the Condominium Board or another Person intends to cure an Event of Default) described in Sections 12.1, 12.2 and 12.4 hereof) required or permitted to be given to such Registered Mortgagee's mortgagor pursuant to the Declaration or these By-Laws at the same time as and whenever such notice shall thereafter be given thereunder or hereunder, at the address last furnished by the applicable Commercial Unit Owner, or Registered Mortgagee.

After receipt of an RM Notice from a Commercial Unit Owner or Registered Mortgagee, no notice of the occurrence of a default or an Event of Default thereafter given with respect to such Registered Mortgagee's mortgagor under the Declaration or these By-Laws by the Condominium Board or any other party entitled to give such notice shall be effective as to such Registered Mortgagee unless and until a copy thereof shall have been so given to the Registered Mortgagee(s). If a Registered Mortgage so provides or otherwise requires, then any insurance proceeds or condemnation award payable to a Commercial Unit Owner pursuant to the provisions hereof shall, upon notice from a Registered Mortgagee of such mortgagor, be delivered instead to such Person's Registered Mortgagee but applied as provided in the applicable provisions hereof and of the Declaration.

(c) If more than one Registered Mortgagee having a lien on any Commercial Unit has exercised any of the rights afforded by this Section 13.3, only that Registered Mortgagee, to the exclusion of all other Registered Mortgagees, whose Registered Mortgage is most senior in priority of lien with respect to such Commercial Unit (the "Senior RM") shall be recognized by the other Unit Owner(s), the Tower Board and the Condominium Board as having exercised such right, for so long as such Registered Mortgagee shall be diligently exercising its rights hereunder with respect thereto; provided, however, that by written notice to the Condominium Board, such Registered Mortgagees may designate one of them which is not most senior in priority to be deemed the Senior RM for purposes of this Section 13.3(c).

(d) Each Registered Mortgagee shall have the right, but not the obligation, to cure any Event of Default by such Registered Mortgagee's mortgagor. The Condominium Board, the Tower Board and all Unit Owners shall accept performance by a Registered Mortgagee (or its designee or nominee) of any covenant, condition or agreement on the part of a Commercial Unit Owner to be performed hereunder with the same force and effect as though performed by such Registered Mortgagee's mortgagor, even if such performance is after the applicable time period set forth in clause (e) below.

(e) Notwithstanding any other provision of the Declaration or these By-Laws to the contrary, upon the occurrence of an Event of Default by a Commercial Unit Owner, no remedies contemplated under the Condominium Documents (other than (y) the remedies set forth in Section 12.4.1 hereof; and (z) unless clause (2) of this sentence applies and the applicable Non-Monetary Event of Default is not an Event of Default under Section 12.2.4(a) or Section 12.2.4(b) hereof, the remedies set forth in Section 12.2.4(a) hereof) shall be exercised by any Board or Unit Owner with respect thereto if a Registered Mortgagee of such Commercial Unit Owner shall (1) with respect to a Monetary Event of Default, within thirty (30) days following its receipt of any notice to the effect that a Monetary Event of Default has occurred with respect to its mortgagor, cure (or cause to be cured) such Monetary Event of Default, (2) with respect to any Non-Monetary Event of Default that is reasonably capable of being cured without owning or controlling the applicable Unit, within thirty (30) days following its receipt of any notice to the effect that such Non-Monetary Event of Default has occurred with respect to its mortgagor (a "Default Notice"), cure (or cause to be cured) such Non-Monetary Event of Default, or (3) with respect to any Non-Monetary Default in respect of which ownership or control of the applicable Unit is reasonably necessary to cure the Non-Monetary Event of Default in question, within ninety (90) days following its receipt of a

Default Notice with respect thereto, commence to cure (or cause to be cured) the applicable Non-Monetary Event of Default, which cure may consist solely of exercising diligent efforts to obtain ownership or control of the applicable Units, and then diligently and continuously pursue such cure until completion.

(f) In addition, notwithstanding any provision hereof to the contrary, if one or more Events of Default have occurred with respect to a Commercial Unit Owner, but such defaulting Person's Registered Mortgagee is taking the actions described in the preceding subparagraph (e) (as and when provided therein) with respect to, and/or has cured, each such Event of Default, then: (i) the Registered Mortgagee shall be entitled to replace and designate the Condominium Board Members that such defaulting Commercial Unit Owner would otherwise have been entitled to designate, as if such Registered Mortgagee were the Designator thereof; (ii) the Registered Mortgagee shall be entitled to vote at all Unit Owners Meetings the Common Interest that the Commercial Unit Owner would otherwise have been entitled to vote thereat and to give any consent or approval that its mortgagor could have given, which shall be granted or withheld under the same terms as are applicable to its mortgagor, as if such Registered Mortgagee were its mortgagor; and (iii) the Condominium Board shall rely (and be entitled to rely) on the votes of or actions taken by the Registered Mortgagee or the Condominium Board Member designated by it in determining the appropriateness of any action to be taken. The rights of a Registered Mortgagee under the preceding sentence shall remain in effect until the Secretary of the Condominium receives the written notice described in the last sentence of Section 2.9.5 hereof and the third sentence of Section 3.7.1 hereof. Payment or performance of any obligation of a Commercial Unit Owner by a Registered Mortgagee (prior to the date on which such Registered Mortgagee or its assignee or designee or nominee shall take title to the defaulting Unit Owner's Unit) shall not give rise to any obligation on the part of the Registered Mortgagee to continue to pay or perform in the future.

(g) HPD shall have with respect to matters concerning the Rental Unit the same rights as a Registered Mortgagee set forth in Sections 13.3(b), (d), (e) and (f).

13.4 No Severance of Ownership. No Commercial Unit Owner shall execute any mortgage or other instrument conveying or mortgaging title to its Commercial Unit without including therein its entire Common Interest appurtenant to such Unit. Any such mortgage or deed or other instrument purporting to affect one or more of such interests without including all such interests shall be deemed and taken to include the interest or interests so omitted even though the latter shall not be expressly mentioned or described therein. Nothing in this Section 13.4 shall prohibit the lease of all or any portion of a Commercial Unit without the simultaneous lease of its appurtenant Common Interest.

13.5 Waiver of Right of Partition with Respect to Units Acquired on Behalf of Unit Owners as Tenants-in-Common; Waiver of Right of Surrender.

(a) In the event that a Commercial Unit Owner shall convey its Unit to the Condominium Board (to the extent permitted under the Condominium Documents) in accordance with Section 339-x of the Real Property Law, or any Commercial Unit shall be acquired by the Condominium Board or its designees (either at a foreclosure sale or otherwise)

on behalf of all Unit Owners as tenants-in-common, all such Unit Owners shall be deemed to have waived all rights of partition with respect to such acquired Unit as herein provided.

(b) To the extent permitted by Law, each of the Commercial Unit Owners shall be deemed to have waived any and all right to surrender its Commercial Unit (in each case, together with its Appurtenant Interests), to the Condominium Board.

ARTICLE 14

ARBITRATION

14.1 General Procedure. Except as may otherwise be expressly provided in these By-Laws or the Declaration, any arbitration provided for in these By-Laws or the Declaration ("Arbitration") shall be conducted before one arbitrator (having ten (10) or more years of experience in the field of Manhattan mixed use developments) by the American Arbitration Association or any successor organization thereto, in accordance with its rules then in effect. 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 Arbitration hereunder shall be conducted in New York City under the auspices of any other recognized arbiter panel, such as JAMS or NAMS. The decision of the arbitrator so chosen shall be given within 10 days after his or her appointment.

14.2 Costs and Expenses. Except with respect to the Rental Unit, the fees, costs and expenses of the arbitrator shall be borne by the losing party in the Arbitration or, if the position of neither party to a dispute shall be substantially upheld by the arbitrator, such fees, costs and expenses shall be borne equally by the parties to the dispute. Each disputant shall also bear the fees and expenses of its counsel and expert witnesses. Subject to the foregoing, all costs and expenses paid or incurred by the Condominium Board in connection with any Arbitration held hereunder (including, without limitation, the fees and expenses of counsel and expert witnesses) shall constitute General Common Expenses, except that with respect to disputes involving the Owner of the Rental Unit, each party should pay their own arbitration fees and expenses.

14.3 Agreement by Parties. The parties to any dispute required or permitted to be submitted to Arbitration hereunder may, by mutual agreement between them, vary any of the provisions of Section 14.1 with respect to the Arbitration of such dispute, or may agree to resolve their dispute in any other manner, including, without limitation, the manner set forth in Section 3031 of the New York Civil Practice Law and Rules and known as the "New York Simplified Procedure for Court Determination of Disputes."

ARTICLE 15

GENERAL RULES AND REGULATIONS

All General Rules and Regulations adopted from time to time by the Condominium Board shall be non-discriminatory and uniformly applied. None of the General Rules and Regulations shall be in conflict with these By-Laws, the Declaration and the HPD

Regulatory Agreement. Notice and a copy of any newly adopted General Rules and Regulations or any modifications, amendments or additions thereto shall be given by the Condominium Board to each Unit Owner not less than thirty (30) days prior to the effective date thereof.

ARTICLE 16

AMENDMENTS TO DECLARATION AND/OR BY-LAWS

16.1 General. Except as specifically provided herein and in the Declaration with respect to amendments, modifications, additions or deletions (each, an "Amendment") to the Declaration and/or these By-Laws: (i) solely for the purpose of, and to the extent required for, effecting the permitted subdivision and/or combination of Units; and/or (ii) affecting Declarant, Sponsor (or its designee(s) or other owner of Unsold Tower Unit(s)), or the Commercial Units or any Commercial Unit Owner: (a) any provision of the Declaration and/or these By-Laws benefiting, protecting or otherwise affecting the General Common Elements or all Unit Owners, may be added to, amended, modified or deleted ("Amended") by the affirmative vote of at least sixty-six and two-thirds (66-2/3%) in number and in Common Interest of all Unit Owners; provided, however, that the permitted use(s) of a Unit or the Common Interest appurtenant to each Unit as expressed in the Declaration shall not be altered without the written consent of all Unit Owners (and their Registered Mortgagee(s) and HPD (in the case of any Commercial Unit) or Permitted Mortgagee(s) (in the case of any Tower Unit(s)) directly affected; (b) any provision of the Declaration and/or these By-Laws benefiting, protecting or otherwise affecting only the Tower Section or the Tower Unit Owners may be Amended by the affirmative vote of at least sixty-six and two-thirds (66-2/3%) in number and in Common Interest of all Tower Unit Owners taken in accordance with the provisions of these By-Laws and the Tower By-Laws; and (c) any provision of the Declaration and/or these By-Laws benefiting, protecting or otherwise affecting only the Commercial Unit Owners may be Amended by the affirmative vote of at least sixty-six and two-thirds (66-2/3%) in Common Interest of all Commercial Unit Owners taken in accordance with the provisions of these By-Laws; provided, however, that the Rental Unit shall not be entitled to participate in such vote (and the Common Interest appurtenant to the Rental Unit shall not be included in determining whether the necessary affirmative vote has been obtained) for matters relating solely to Commercial Units other than the Rental Unit. Notwithstanding the foregoing, but subject to the provisions of the Declaration and/or these By-Laws with respect to Amendments to the Declaration and/or these By-Laws: (i) solely for the purpose of, and to the extent required for, effecting the permitted subdivision and/or combination of Units; and/or (ii) affecting Declarant, Sponsor (or its designee(s) or other owner of Unsold Tower Unit(s)), or the Commercial Units or any Commercial Unit Owner: (1) no Amendment pursuant to the provisions of clause (a) above which would: (A) adversely affect the lien of any mortgagee under the Condominium Documents; (B) amend any enumerated rights, privileges, liabilities or obligations of a mortgagee of any Unit(s); or (C) subject to subsection 16.3 below, adversely affect any enumerated rights, privileges, liabilities or obligations of any Unit Owner; shall be effective without the written consent (which consent shall not be unreasonably withheld, conditioned or delayed) of the applicable Registered Mortgagee (in the case of any Commercial Unit(s)) or Permitted Mortgagee (in the case of any individual Tower Unit(s)) or majority of the applicable Mortgagee Representatives, if any (in the case of all Tower Units); (2) no Amendment pursuant to the provisions of clause (b) above shall be effective without the written consent (which consent shall not be unreasonably withheld or delayed) of a majority of the Mortgagee

Representatives, if any; (3) no Amendment pursuant to the provisions of clause (c) above shall be effective without the written consent (which consent shall not be unreasonably withheld or delayed) of the applicable Registered Mortgagee (in the case of any Commercial Unit(s)); (4) no Amendment pursuant to provisions of clauses (a) and (c) above shall be effective without the written consent of HPD; and (5) the provisions of this Section 16.1 may not be Amended unless eighty percent (80%) in Common Interest of all Unit Owners affected thereby duly approve such Amendment.

16.2 Amendments Affecting Commercial Unit Owners, Declarant or Sponsor. Notwithstanding any provision contained in the Declaration and/or these By-Laws to the contrary, no Amendment to the Condominium Documents shall be effective in any way: (a) without the prior written consent of the affected Commercial Unit Owner(s), with respect to any Amendment thereto modifying the permitted uses of any Commercial Unit or affecting the rights, privileges, easements, licenses or exemptions granted to any Commercial Unit Owner; (b) without the prior written consent of Declarant, Sponsor or their designees or the owner of any Unsold Tower Unit with respect to any amendment, modification, addition or deletion of or to the Condominium Documents modifying the permitted uses of the Tower Section or any portion thereof or affecting the rights, privileges, easements, licenses or exemptions granted to Declarant, Sponsor or their designees or the owner of any Unsold Tower Unit, or otherwise adversely affecting Declarant, Sponsor or their designees or the owner of any Unsold Tower Unit; or (c) without the prior written consent of the holder of any present or future mortgage, pledge, or other lien or security interest covering any Unsold Unit with respect to any amendment, modification, addition or deletion of or to the Condominium Documents modifying the permitted uses of such Unsold Unit or affecting the rights, privileges, easements, licenses or exemptions granted to the owner of such Unsold Unit.

16.3 Special Amendments. Declarant and Sponsor shall have the right to amend the Declaration and these By-Laws, without the consent of any Board or any other Unit Owner, to effectuate the rights otherwise granted to such party under the terms of the Declaration and these By-Laws.

16.4 Riverside South Property Owners Declaration and Riverside Center Property Owners Declaration. No amendment to the Declaration, these By-Laws, the Tower By-Laws (including the Tower Rules and Regulations), as applicable, and the General Rules and Regulations, if any, may be enacted which eliminates or modifies the obligation of the Condominium pursuant to the Riverside South Property Owners Declaration, the Riverside Center Property Owners Declaration or the Condominium Documents, to pay its share of costs assessed by the RSPOA or RCPOA.

16.5 Amendments Affecting Special Rights of the Rental Unit Owner. No Amendments materially impairing any of the special rights specifically granted to or obligations of the Rental Unit Owner (i.e., with respect to the protections afforded to the Rental Unit Owner pursuant to Section 339-m of the New York Real Property Law or the requirements of the HPD Regulatory Agreement) shall be effective without the prior written consent of HPD, for so long as the HPD Regulatory Agreement remains in effect.

16.6 Recording of Amendments. No Amendment to the Declaration, Condominium By-Laws and/or Tower By-Laws shall be effective until approved in accordance with the applicable provisions of the Condominium Documents and recorded in the Register's Office.

16.7 Execution and Delivery of Amendments. Subject to the provisions contained herein or in the Declaration with respect to Amendments affecting Declarant, Sponsor, their respective designees or the holder of any Unsold Units, any Amendment to the Declaration and/or Condominium By-Laws or Tower By-Laws may be executed: (i) if on behalf of the applicable Board, by the President or Vice President and the Secretary or an Assistant Secretary of such Board; and (ii) if on behalf of a Commercial Unit Owner, by any general partner, managing member, officer or other authorized person of such owner.

16.8 Review and Approval by Mortgagees. Each Commercial Unit Owner and the Tower Board shall submit a draft of any proposed Amendment to the Declaration and/or Condominium By-Laws to its Registered Mortgagee (or, in the case of the Tower Board, to the Mortgagee Representatives, if any) only in the event such proposed Amendment is of a materially adverse nature to such mortgagee, and each such Registered Mortgagee whose mortgage grants it such right, and each such Mortgagee Representative, shall have the right to approve or disapprove such Amendment prior to the Board Member designated by its mortgagor (if any) or the Tower Board being entitled to vote for the adoption of such Amendment by the Condominium Board. Any approval or disapproval of a proposed Amendment to the Declaration and/or Condominium By-Laws shall be given by each Registered Mortgagee entitled to give the same within fifteen (15) Business Days after such Registered Mortgagee's receipt of a written request therefor (or, with respect to a Mortgagee Representative, within sixty (60) calendar days after such Tower Mortgagee's receipt of a written request therefor), and each such Registered Mortgagee's or Mortgagee Representative's failure to timely respond to any such request (i.e., within such fifteen (15) Business Day period (for a Registered Mortgagee) or within such sixty (60) calendar day period (for a Mortgagee Representative)) shall constitute (and be deemed to constitute) such Registered Mortgagee's or Mortgagee Representative's approval of the proposed Amendment. The approval of a Registered Mortgagee or Mortgagee Representative, as the case may be, shall (if required pursuant to the foregoing provisions of this Section 16.8) continue to be required notwithstanding that an Event of Default exists and is continuing with respect to such mortgagee's mortgagor or such representative's Tower Board.

ARTICLE 17

MISCELLANEOUS

17.1 Approvals and Consents.

17.1.1 Wherever the consent or approval of Declarant, Declarant or Sponsor is required under these By-Laws or the Declaration, such consent or approval shall not be required when such Person (either directly or through its affiliates) no longer owns any Units.

17.1.2 Any approval or consent of a Board, Declarant, Declarant, Sponsor or any Unit Owner or Board Member required under the Declaration or these By-Laws may, except to the extent expressly provided to the contrary in the Declaration or these By-Laws, be granted or

withheld in such Person's sole discretion. Whenever the approval or consent of a Board, Sponsor, or any Unit Owner or Board Member is required under the Declaration or these By-Laws not to be unreasonably withheld, such approval shall also not be unreasonably conditioned or delayed.

17.1.3 Notwithstanding that the consent and/or approval of any Board or Unit Owner may be required for or with respect to any particular matter, there shall be no separate or further requirement to obtain the consent or approval of the managing agent for any of the foregoing Persons.

17.1.4 Notwithstanding any other provision of the Declaration and these By-Laws, with respect to any right of approval or consent granted to any Person by virtue of any "affect" or "impact" on it or any portion of the Property owned or controlled by it, in each instance the "affect" alleged must relate to the unique circumstances of such Person and the portion(s) of the Property owned or controlled by it; and no specific right of approval or consent shall apply with respect to any such matter which affects or impacts all Unit Owners, all General Common Charge Obligors, Commercial Unit Owners and the Tower Board, as the case may be, simply by virtue of their status as Unit Owners, General Common Charge Obligors, Unit Owner or Board, as the case may be.

17.2 Waiver. No provision contained in the Declaration, these By-Laws or the General Rules and Regulations shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, regardless of the number of violations or breaches thereof which may occur.

17.3 Captions. The index hereof and 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.

17.4 Conflicts. In the event of a conflict between: (i) the terms of the Declaration and those of any of the Condominium By-Laws or Tower By-Laws, the terms of the Declaration shall in all events govern; (ii) the terms of the Condominium By-Laws and those of the Tower By-Laws, the terms of these Condominium By-Laws shall in all events govern; and (iii) the terms of any General Rules and Regulations and those of the Tower Rules and Regulations, the terms of any General Rules and Regulations, if any, shall in all events govern.

17.5 Certain References.

17.5.1 A reference in these By-Laws to any one gender, masculine, feminine or neuter, includes the other two, and the singular includes the plural, and vice versa, unless the context otherwise requires.

17.5.2 The terms "herein," "hereof" or "hereunder" or similar terms used in these By-Laws refer to these entire Condominium By-Laws and not to the particular provision in which the terms are used.

17.5.3 Unless otherwise stated, all references herein to Articles, Sections, subsections, paragraphs, subparagraphs or other provisions are references to Articles, Sections or other provisions of these Condominium By-Laws.

17.6 Severability. Subject to the provisions of the Declaration, if any provision of these By-Laws is invalid or unenforceable as against any Person or under certain circumstances, the remainder of these By-Laws and the applicability of such provision to other Persons or circumstances shall not be affected thereby. Each provision of these By-Laws shall, except as otherwise herein provided, be valid and enforced to the fullest extent permitted by Law.

17.7 CPI Increases. All specific dollar amounts set forth in these By-Laws or the Declaration shall be adjusted by the CPI Increase Factor except to the extent otherwise provided. For such purposes, the "CPI Increase Factor" means an increase proportionate to any increase in the cost of living from the date of the initial recording of the Declaration, as reflected by the change in the Consumer Price Index (CPI-U; All Items; 1982-84 = 100 standard reference base period) for New York, New York (or the smallest measured area including New York, New York), as published by the Bureau of Labor Statistics, United States Department of Labor or, if the same ceases to be published, a commonly used substitute therefor reasonably selected by the Condominium Board (such index or substitute, the "Consumer Price Index").

17.8 Covenant of Further Assurances.

17.8.1 Any party which is subject to the terms of these By-Laws, whether such party is a Unit Owner, a lessee or sublessee of a Unit Owner, an Occupant of a Unit, a member or an officer of any Board, a Registered Mortgagee, Mortgagee Representative or otherwise, shall, at the expense of any such other party requesting the same, execute, acknowledge and deliver to such other party such instruments, in addition to those specifically provided for herein, and take such other action, as such other party may reasonably request, as shall be reasonably necessary to effectuate the provisions of these By-Laws or any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction (but without expanding the scope of any liability or obligation on the part of the cooperating party beyond that set forth in the Condominium Documents).

17.8.2 If any Unit Owner or any other party which is subject to the terms of these By-Laws fails to execute, acknowledge or deliver any instrument, or fails or refuses to take any action which such Unit Owner or other party is required to perform pursuant to one or more specific provision of these By-Laws, in each case (unless a specific provision with respect thereto is provided for elsewhere in the Condominium Documents) within fifteen (15) Business Days after request therefor and within five (5) Business Days after receipt of a second request therefor (which second request shall be accompanied by a copy of the initial request (and any supporting materials)) and stating in bold print: "THIS IS A SECOND AND FINAL REQUEST FOR YOU TO EXECUTE, ACKNOWLEDGE AND/OR DELIVER THE DOCUMENTS, OR TO TAKE THE ACTIONS, DESCRIBED IN THE ENCLOSED PRIOR REQUEST THEREFOR, WHICH IS REQUIRED UNDER THE TERMS OF THE CONDOMINIUM DECLARATION AND/OR BY-LAWS. YOUR FAILURE TO EXECUTE, ACKNOWLEDGE AND/OR DELIVER THE DOCUMENTS, OR TO TAKE THE ACTIONS, AS THE CASE MAY BE, WITHIN FIVE (5) BUSINESS DAYS FROM THE DATE HEREOF SHALL

ENTITLE THE CONDOMINIUM BOARD TO DO SO ON YOUR BEHALF.", then the Condominium Board is hereby authorized, as attorney-in-fact, coupled with an interest, for such Unit Owner or other party, to execute, acknowledge and deliver such instrument, or to take such action, in the name of such Unit Owner or other party, and such instrument or action shall be binding on such Unit Owner or other party, as the case may be. Any dispute with respect to the foregoing shall be subject to Arbitration; provided, the Person refusing to execute, acknowledge or deliver any such instrument, or refusing to take any such action, expressly renders such refusal in writing (together with its rationale for such refusal) within the time period(s) provided in this Section 17.8.2.

17.8.3 If the Condominium Board or Tower Board, as applicable, fails to execute, acknowledge or deliver any instrument, or fails or refuses to take any action which is required of it to perform in furtherance of any right granted Declarant or Sponsor hereunder or otherwise in the Condominium Documents, then Declarant and/or its respective designees is authorized, as attorney-in-fact, coupled with an interest, for the Boards, and the Unit Owners, to execute, acknowledge and deliver any instrument, or to take action, in the name of the Boards and the Unit Owners in furtherance thereof, and such instrument or action shall be binding on the applicable Board(s) and the Unit Owners, as the case may be.

EXHIBIT 1
TO CONDOMINIUM BY-LAWS

TABLE OF DEFINITIONS

Administering Agent: An organization that has been qualified by HPD to ensure compliance with the Regulatory Agreement and with the requirements of the Inclusionary Rules.

Affiliate: with respect to any Person, means (except as may be provided more specifically in any instance in the Condominium Documents) a Person which directly or indirectly (through one or more intermediaries) controls, is controlled by, or is under common control with, such Person. For purposes hereof, the term "control" (including the related terms "controlled by" and "under common control with") mean the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of a Person (whether through the ownership of voting securities or other ownership interest, by contract or otherwise); and the ownership, either directly or indirectly, of at least fifty-one percent (51%) of the legal or beneficial interest in such Person.

Alterations: As defined in Section 2.2.2(a) of the Condominium By-Laws; and "Altering" shall mean performing an Alteration.

Amendment: As defined in Section 16.1 of the Condominium By-Laws.

Appurtenant Interests: As defined in Section 17.3 of the Declaration.

Arbitration: As defined in Section 14.1 of the Condominium By-Laws.

Board Member: means a Condominium Board Member as defined in Article 2 of the Condominium By-Laws.

Board: means any of the Tower Board or the Condominium Board, as the context may require; and such boards are collectively referred to as the "Boards".

Budget: As defined in Section 6.1.1 of the Condominium By-Laws.

Building: As defined in Article 3 of the Declaration.

Business Days: means Monday to Friday, except holidays observed by the federal, state or local governments.

Commercial Unit(s): Any of the Rental Unit, Retail Unit, Office Units or Garage Unit, as the same may be subdivided or combined in accordance with the Declaration and/or Condominium By-Laws. All of any such Units are collectively referred to as the "Commercial Units."

Commercial Unit Owner: means the record owner, whether one or more Persons, of a Commercial Unit, in fee simple absolute, from time to time, including, without limitation, any mortgagee (or its designee or nominee) succeeding to such owner's interest in the

Commercial Unit in question by foreclosure or by deed-in-lieu of foreclosure, and further described in Section 3.1 of the Declaration.

Common Charges: in respect of a General Common Charge Obligor means General Common Charges; in respect of a Tower Unit Owner means Tower Common Charges; and in respect of an Office Unit Owner means Office Common Charges.

Common Elements: means the General Common Elements, the Tower Limited Common Elements and the Office Limited Common Elements, each as defined in Article 7 of the Declaration.

Common Interest: means, at any given time, the proportionate, undivided interest in fee simple absolute appurtenant to each Unit in the Common Elements, as expressed in percentage terms and set forth in Schedule B to the Declaration, as such Schedule may be amended from time to time in accordance with and subject to the provisions of the Condominium Documents. References in the Declaration, the Condominium By-Laws and the Tower By-Laws to the Common Interest(s) of the Tower Section or the Tower Board shall mean, in each case, the aggregate of the Common Interests appurtenant to all the Tower Units.

Condominium: means the condominium established pursuant the Declaration.

Condominium Board: As defined in Article 2 of the Condominium By-Laws.

Condominium Board Member or Board Member: As defined in Article 2 of the Condominium By-Laws.

Condominium Board's Lien: As defined in Article 12 of the Condominium By-Laws.

Condominium By-Laws: As defined in Section 1.2 of the Declaration.

Condominium Documents: the Declaration, the Condominium By-Laws (including the General Rules and Regulations, to the extent then adopted and in effect), the Tower By-Laws (including the Tower Rules and Regulations), and the Floor Plans, as any of the foregoing may be amended from time to time.

Condominium Managing Agent: The manager of the Condominium at the time in question.

Construction Lender: means any holder of a Construction Loan Mortgage.

Construction Loan Documents: means all documents evidencing or governing a Construction Loan Mortgage.

Construction Loan Mortgage: As defined in Section 13.3(a) of the Condominium By-Laws.

Construction Loans: means the mortgage loans secured by the Construction Loan Mortgage.

Consumer Price Index: As defined in Section 17.7 of the Condominium By-Laws.

Costs: claims, liabilities, losses, damages, costs and expenses (including, without limitation, reasonable attorneys' fees and disbursements).

CPI Increase Factor: As defined in Section 17.7 of the Condominium By-Laws.

Declarant: Riverside Center Site 5 Owner LLC, a Delaware limited liability company having an office c/o El Ad US Holding, Inc., 575 Madison Avenue, 23rd Floor, New York, New York 10022.

Declaration: means that certain Declaration Establishing a Plan for Condominium Ownership of the Premises known as One West End Avenue Condominium, to which the initial form of these Condominium By-Laws are attached, as such Declaration may be amended from time to time.

Decrease in Service: means, during any Rent Stabilization Period, the failure to maintain any essential or required service in the Building (whether a Building-wide service or a service provided to the Rental Unit and/or the Rental Apartments), which results, or could potentially result, in the issuance by HCR or DHCR under the Rent Stabilization Law and Code, of a rent reduction order with respect to an Rental Apartment.

Default Rate: means a rate per annum equal to the lesser of: (i) five (5) percentage points above the rate publicly announced from time to time by Citibank N.A. (or its successor) in New York, New York as its "prime rate"; and (ii) the maximum rate of interest permissible under applicable Laws, if any, with respect to the applicable amount payable hereunder.

Designator: means, with respect to a Condominium Board Member, the Person (*i.e.*, the Tower Board or, if applicable, the Unit Owner) entitled to designate such Board Member to the Condominium Board.

Designator in Good Standing: as of any given date, a Designator with respect to which no Event of Default has occurred and is continuing at the time in question.

DHCR: means the New York State Division of Housing and Community Renewal or any successor agency thereof.

Emergency: means a condition, event or occurrence (including, without limitation, leaks or cracks, structural problems or defects) requiring Repair, Alteration or abatement immediately and specifically necessary for the preservation or safety of the Building or any part thereof, or for the health or safety (but not the general comfort or welfare) of Occupants of the Building or other persons, or required to avoid the suspension of any necessary services in the Building.

Environmental Law(s): all federal, state and local laws, rules, regulations, ordinances, requirements and orders whether now existing or hereafter enacted, promulgated or issued, regulating, relating to or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material and/or the protection of human health and the environment.

Equipment: means equipment, facilities, parts, fixtures, apparatus, appurtenances, installations and other similar items and personalty as may be located or contained in a Unit, Tower Limited Common Element, General Common Element or Office Limited Common Element, but not necessarily forming a part of such Unit, Tower Limited Common Element, General Common Element or Office Limited Common Element, as the case may be, unless otherwise specifically set forth in the Condominium Documents.

Event of Default: A Monetary Event of Default or Non-Monetary Event of Default, as the case may be.

Family Member: A spouse, domestic partner, child, parent or adult sibling of a Unit Owner.

First Annual Tower Meeting: The first annual meeting of Tower Unit Owners, which shall be held not later than thirty (30) days following the later to occur of: (i) the second anniversary of the First Closing; or (ii) the closing of title to Tower Units representing at least fifty percent (50%) both in number and aggregate Common Interests of all Tower Units conveyed to purchasers under the Offering Plan.

First Closing: means the first date upon which title to any Tower Unit is conveyed to a purchaser under the Offering Plan.

Floor Plans: As defined in Section 5.1 of the Declaration.

Garage Unit: As defined in Section 3.1 of the Declaration.

Garage Unit Owner: the record owner, whether one or more Persons, of the Garage Unit, in fee simple absolute, from time to time, including, without limitation, any mortgagee (or its designee) succeeding to such owner's interest in the Unit in question by foreclosure or by deed-in-lieu of foreclosure.

General Common Charges: As defined in Section 6.1.1 of the Condominium By-Laws.

General Common Charge Obligors: means: (i) the Tower Board on behalf of and as agent for the owners of the Tower Units; and (ii) each of the Commercial Unit Owners.

General Common Elements: As defined in Article 7 of the Declaration.

General Common Expenses: As defined in Section 6.1.1 of the Condominium By-Laws.

General Rules and Regulations: such non-discriminatory rules and regulations as may be promulgated (and amended) by the Condominium Board from time to time with respect to various matters relating to the use of all or any portion of the Property, which either supplement or elaborate upon the provisions of the Declaration or the Condominium By-Laws, and which shall be uniformly enforced.

Governmental Authority(ies): means the United States of America, the State of New York, The City of New York and any agency, department, commission, board, bureau, instrumentality, public authority or agency (whether governmental or quasi-governmental) or political subdivision of any of the foregoing, now existing or hereafter created (including, without limitation, the New York City Department of Buildings, the City Planning Commission and the boards of fire underwriters) having jurisdiction over the Property or any portion thereof.

Hazardous Materials: petroleum products, asbestos, polychlorinated biphenyls, radioactive materials and all other dangerous, toxic or hazardous pollutants, contaminants, chemicals, materials or substances listed or identified in, or regulated by, any Environmental Law.

HCR: means the New York State Homes and Community Renewal or any successor agency thereof.

HPD: means the New York City Department of Housing Preservation & Development or any successor agency thereof.

HPD Regulatory Agreement: means that certain agreement to be entered into between Sponsor and HPD providing for affordable housing on the Property/in the Building pursuant to the requirements of the Inclusionary Housing Program as set forth in Section 23-90 of the New York City Zoning Resolution and Title 28, Chapter 41 of the Rules of the City of New York.

Impositions: each of the following imposed by any Governmental Authority: (i) real property, general and special assessments (including, without limitation, any special assessments: (A) for business improvements; or (B) imposed by any special assessment district); (ii) personal property taxes; (iii) commercial rent or occupancy taxes; (iv) license and permit fees, if and to the extent such fees are not paid by the Condominium Board and charged to the Unit Owners as part of General Common Charges; (v) any fines, penalties and other similar governmental charges applicable to any of the foregoing, together with any interest or costs with respect to the foregoing; and (vi) any other governmental levies, fees, rents, assessments or taxes and charges, general and special, ordinary and extraordinary, foreseen and unforeseen, of any kind whatsoever, together with any fines and penalties and any interest or costs with respect thereto.

Institutional Mortgage: means a mortgage loan made by and of the following Persons: (i) any bank, savings bank, trust company, savings and loan association, credit union or similar banking institution whether organized under the laws of the State of New York, the United States or any other state; (ii) any foreign banking corporation licensed by the Superintendent of Banks of New York or the Comptroller of the Currency to transact business in

the State of New York; (iii) any insurance company or pension and/or annuity company duly organized or licensed to do business in New York State; and (iv) any instrumentality created by the United States or any state with the power to make mortgage loans.

Insurance Requirements: means all requirements of any insurance policy required to be carried pursuant to the Declaration and/or Condominium By-Laws and covering or applicable to all or any part of the Property or the use thereof, all requirements of the issuer of any such policy and all orders, rules, regulations, reasonable recommendations and other requirements of the New York Board of Fire Underwriters or any other body exercising the same or similar functions and having jurisdiction over all or any portion of the Property.

Insured Property: As defined in Section 11.8.2 of the Condominium By-Laws.

Land: As defined in Article 2 of the Declaration.

Laws (or, if used individually, Law): all applicable laws, statutes and ordinances (including, without limitation, Environmental laws, and all building codes, zoning ordinances and all requirements and limitations with respect to certificate(s) of occupancy for the Property), case law, and the written orders, rules, regulations, directives, binding resolutions and requirements of all Governmental Authorities, whether in force as of the date hereof or hereafter, which are or become, or purport to be, applicable to the Property or any part thereof.

Lien-Causing Board: As defined in Section 9.1 of the Condominium By-Laws.

Lien-Causing Unit Owner: As defined in Section 9.1 of the Condominium By-Laws.

Majority Member Vote: means the affirmative vote of a majority of those Board Members in Good Standing who are Present in Person or by proxy and authorized to vote and voting at a duly constituted meeting of the Condominium Board at which a quorum is present, subject to Section 2.9.3 of these By-Laws.

Majority Unit Owner Vote: means the affirmative vote of those Unit Owners having more than fifty percent (50%) of the total votes of all Unit Owners (determined in accordance with the provisions of Section 3.7 of the Condominium By-Laws), who are Present in Person or by proxy, authorized to vote and voting at a duly constituted meeting at which a quorum is present or is not required.

Main Lobby: means the Tower Lobby.

Managing Agent: The manager of the Condominium at the time in question.

Managing Agent(s): Condominium Managing Agent or Rental Managing Agent, as the context may require.

Mapping Agreement: The agreement, dated as of May 27, 1998 entered into pursuant to the RS Restrictive Declaration by Hudson Waterfront Associates, L.P., Hudson Waterfront Associates I, L.P., Hudson Waterfront Associates II, L.P., Hudson Waterfront

Associates III, L.P., Hudson Waterfront Associates IV, L.P., Hudson Waterfront Associates V, L.P., Hudson Waterfront Company C, LLC and Hudson Waterfront Company D, LLC, recorded in the City Register's Office on August 31, 1998 in Reel 2693, Page 1897, delineating the Park Areas, new streets to be developed as part of Riverside South, and various required easements, as the same may be amended from time to time.

Member in Good Standing or Board Member in Good Standing: means, as of any given date, a Condominium Board Member whose Designator is a Designator in Good Standing.

Monetary Event of Default: The failure of any Unit Owner or Board, after all required notices and beyond the expiration of all applicable grace and cure periods, to pay any General Common Charges, Special Assessments and/or other sums payable by it directly to the Condominium Board.

Mortgagee Representatives: One (1) or more (but not more than three (3)) representatives which the holders of Institutional Mortgages constituting a majority in principal amount of all Institutional Mortgages encumbering the Tower Units may, at their election, designate in writing to the Tower Board and the Condominium Board which representatives shall be empowered to act on behalf of all holders of Institutional Mortgages encumbering the Tower Units with respect to any matter requiring their consent or approval under the Condominium Documents.

New York Condominium Act: As defined in Article 1 of the Declaration.

Non-Monetary Event of Default: A default by any Unit Owner or the Tower Board (whether due to its action or inaction, or the action or inaction of any Permittee or Occupant of any such Unit Owner or Board), in the performance of any non-monetary obligation set forth in the Declaration or these By-Laws, other than a Monetary Event of Default (but including a Special Non-Monetary Event of Default), if such default continues for a period of thirty (30) days following receipt by the defaulting Unit Owner (in the case of any default by a Unit Owner or such Unit Owner's Occupants or Permittees; with a copy to the Tower Board, if applicable) or the defaulting Board (in the case of any default by the Tower Board or the Occupants or Permittees of any Units owned by it) of a notice of default from the Condominium Board, or, if the default is of a nature that it cannot reasonably be cured within such thirty (30) day period, if the defaulting Unit Owner (or its Occupant or Permittee) or Board (or its Occupant or Permittee) fails to: (i) commence such cure as promptly as practicable within such thirty (30) day period; and (ii) thereafter proceed with diligence and continuity to complete such cure (however if a Unit Owner's or Board's Occupant shall be the cause of or otherwise give rise to the default as to which such notice has been given, no Event of Default shall exist if the Unit Owner or Board, as the case may be, uses commercially reasonable efforts (and promptly, diligently and continuously attempts) to cause such defaulting Occupant to cure such default (including, without limitation, the commencement and prosecution of an action to evict such Occupant or seeking an order to compel such Occupant to comply)).

Occupant: means any Person from time to time entitled to the use and occupancy of all or any portion of: (i) in the case of a Commercial Unit Owner, the Unit of such Commercial Unit Owner, and in the case of an Office Unit, any Office Limited Common

Elements under the exclusive control of such Unit Owner; (ii) in the case of a Tower Unit Owner, the Unit of such Unit Owner, and any Tower Limited Common Elements under the exclusive control of such Unit Owner (in accordance with the Tower By-Laws); and (iii) in the case of the Tower Board, the Tower Limited Common Elements (other than those under the exclusive control of a Unit Owner in accordance with the Declaration or the Tower By-Laws) of such Board and any Units owned by such Board or its designee; in each case under an ownership right or any lease, sublease, license, concession, or other similar agreement (but an Occupant of a Tower Unit not owned by the Tower Board shall not, unless otherwise provided herein, be deemed an Occupant of such Board).

Offering Plan: means that certain offering plan, initially accepted for filing by the Office of the Attorney General of the State of New York as of May __, 2015, in connection with the offering of the Tower Units and Storage Licenses, together with all amendments to such plan made from time to time.

Office Common Charges: means charges assessed to meet the Office Common Expenses.

Office Common Expenses: As defined in Section 6.1.7 of the Condominium By-Laws.

Office Limited Common Elements: As defined in Section 7.4 of the Declaration.

Office Lobby: the commercial lobby on the Ground Floor of the Building on West 59th Street that contains elevators that service the Office Units.

Office Unit: As defined in Section 3.1 of the Declaration.

Office Owner: the record owner, whether one or more Persons, of an Office Unit, in fee simple absolute, from time to time, including, without limitation, any mortgagee (or its designee) succeeding to such owner's interest in the Unit in question by foreclosure or by deed-in-lieu of foreclosure.

Permitted Mortgagee: with respect to a Tower Unit, shall (with respect to such Tower Unit), in each case, have the meaning given to such term, if any, in the Tower By-Laws.

Permittee(s): the Persons (including the officers, directors, employees, agents, contractors, subcontractors, customers, vendors, suppliers, visitors, invitees, licensees, tenants, subtenants, and concessionaires of any Unit Owner or Board, or of any Occupant) who are, at any given time, in a Unit Owner's Unit, Tower Section or Tower Limited Common Element, if any (to the extent such Tower Limited Common Element is under its/his/her exclusive control pursuant to the Tower By-Laws), or with respect to an Office Unit, the Office Limited Common Elements, if any (to the extent such Office Limited Common Element is under its/his/her exclusive control pursuant to these By-Laws), in each case as the context requires.

Person: means any individual, corporation, partnership, limited liability company, trust, unincorporated association, Governmental Authority or other legal entity, including, without limitation, each of the Boards.

Present in Person: As defined in 2.9.3 of the Condominium By-Laws.

Prime Rate: means a rate per annum equal to the lesser of: (i) the rate publicly announced from time to time by Citibank N.A. (or its successor) in New York, New York as its "prime rate"; and (ii) the maximum rate of interest permissible under applicable Laws, if any, with respect to the applicable amount payable hereunder.

Property: As defined in Section 1.1 of the Declaration.

Purchase Agreement: The agreement to purchase a Tower Unit pursuant to the Offering Plan.

RC Restrictive Declaration: means the Parcel LMN Restrictive Declaration, made as of September 1, 2011, by CRP/Extell Parcel L, L.P., and CRP/Extell Parcel N, L.P (the "RC Declarant"), and recorded in the City Register's Office on December 14, 2011, as CRFN 2011000434594, as the same may be amended from time to time.

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

Registered Mortgage: As defined in Section 13.3 of the Condominium By-Laws.

Registered Mortgagee: As defined in Section 13.3 of the Condominium By-Laws.

Rental Apartment: As defined in Section 3.1 of the Declaration.

Rental Courtyard: means the internal courtyard for the sole and exclusive use of the Rental Unit, which is located on the roof of a portion of the Retail Unit, and which the Rental Unit shall be solely responsible for the cost to maintain.

Rental Lobby: The lobby for the Rental Unit located on the Ground Floor with an entrance thereto from Freedom Place South.

Rental Managing Agent: The manager of the Rental Unit at the time in question.

Rental Unit: As defined in Section 3.1 of the Declaration.

Rental Unit Owner: the record owner, whether one or more Persons, of the Rental Unit, in fee simple absolute, from time to time, including, without limitation, any mortgagee (or its designee) succeeding to such owner's interest in the Unit in question by foreclosure or by deed-in-lieu of foreclosure.

Repairs: As defined in Section 2.2.2(a) of the Condominium By-Laws; and "Repairing" shall mean performing a Repair.

Resident Manager's Unit: The Tower Unit which will be used as an apartment by the resident manager of the Tower Section.

RS Restrictive Declaration: means the Restrictive Declaration made as of December 17, 1992, by Penn Yards Associates and recorded in the City Register's Office in Reel 1934, Page 0001 on January 6, 1993, as same has been amended by that certain: (i) First Modification to the Restrictive Declaration dated October 4, 1994, made by Hudson Waterfront Associates, L.P. as Declarant ("RS Declarant"), recorded December 2, 1994 in Reel 2159, Page 1096, (ii) Second Modification to the Restrictive Declaration dated January 9, 1997, made by RD Declarant, recorded February 13, 1997 in Reel 2922, Page 0424, (iii) Third Modification to Restrictive Declaration dated as of September 13, 1999, made by RD Declarant, recorded January 7, 2000 in Reel 3026, Page 1983, (iv) Fourth Modification to Restrictive Declaration dated as of November 9, 2001, made by RD Declarant and recorded January 25, 2002 in Reel 3436, Page 1992, and as restated by that certain Restated Fourth Modification to Restrictive Declaration made as of November 9, 2001 by RD Declarant and recorded March 15, 2002 in Reel 3470, Page 1813, and (v) Fifth Modification to Restrictive Declaration dated as of September 1, 2011, made by RD Declarant, recorded December 14, 2011 as CRFN 2011000434593, as same may be further amended from time to time.

Retail Unit: As defined in Section 3.1 of the Declaration.

Retail Unit Owner: the record owner, whether one or more Persons, of the Retail Unit, in fee simple absolute, from time to time, including, without limitation, any mortgagee (or its designee) succeeding to such owner's interest in the Unit in question by foreclosure or by deed-in-lieu of foreclosure.

Riverside or Riverside South: means the approximately 75-acre 13-block development site located on the Upper West Side of Manhattan bound by 72nd Street on the north, 59th Street on the south, Freedom Place and West End Avenue on the east and the Hudson River on the west.

Riverside Center: the phased mixed-use development located on the Upper West Side of Manhattan, comprising the southernmost portion of Riverside South.

Riverside Center Property Owners Association or RCPOA: means Riverside Center Property Owners Association, Inc., the not-for-profit corporation formed pursuant to the RC Restrictive Declaration to serve the purposes and functions pertaining to Riverside Center outlined in the RC Restrictive Declaration and implemented by the Riverside Center Property Owners Declaration.

Riverside Center Property Owners Declaration: means the Declaration of Covenants, Conditions and Restrictions of Riverside Center Property Owners Association, Inc. made by the then Development Parcel Owners in Riverside South, dated as of December 18, 2012, and recorded in the City Register's Office on January 25, 2013, as CRFN 2013000034832, as same may be amended from time to time.

Riverside South Property Owners Association or RSPOA: means Riverside South Property Owners Association, Inc., the not-for-profit corporation formed pursuant to the RS Restrictive Declaration to serve the purposes and functions pertaining to Riverside South

outlined in the RS Restrictive Declaration and implemented by the Riverside South Property Owners Declaration.

Riverside South Property Owners Declaration: means the Declaration of Covenants, Conditions and Restrictions of Riverside South Property Owners Association, Inc. made by the then Development Parcel Owners in Riverside South, dated as of August 26, 1997 and recorded in the City Register's Office on March 16, 1998 in Reel 2554, Page 552, as same may be amended from time to time.

RM Notice: As defined in Section 13.3(b) of the Condominium By-Laws.

Roofs: means each of the roofs of the Building (including any machine room levels or bulkhead levels thereof or thereon), including, without limitation, those roofs which are the subject of easements for terraces and otherwise as specified in Article 15 of the Declaration.

Rules and Regulations: means, collectively, the General Rules and Regulations, the Tower Rules and Regulations and the Commercial Rules and Regulations (in each case, if any); and in all events, together with all amendments, additions and modifications thereto.

Sale, Sell or like terms, including the term conveyance (in each case, whether or not capitalized): means the sale or conveyance or transfer by a Unit Owner of its fee title interest in its Unit and its undivided common ownership interest in the Common Elements appurtenant thereto.

Special GCE Restoration Assessment: As defined in Section 11.11.3(c) of the Condominium By-Laws.

Special GCE Restoration Assessment Proceeds: As defined in Section 11.11.3(c) of the Condominium By-Laws.

Sponsor: means Declarant or any affiliate thereof to which the Unsold Tower Units (or rights with respect to the initial licensing of the Storage Bin) are initially conveyed following the recording of the Declaration for purposes of effecting the offering of Tower Units and Storage Licenses as set forth the Offering Plan.

Storage Bin: As defined in Section 6.10.1 of the Tower By-Laws.

Storage License: As defined in Section 6.10.1 of the Tower By-Laws.

Tower Board: As defined in Section 2.1 of the Tower By-Laws.

Tower By-Laws: As defined in Section 1.3 of the Declaration.

Tower Common Charges: means charges assessed to meet the Tower Common Expenses.

Tower Common Expenses: As defined in Section 6.1.7 of the Condominium By-Laws.

Tower Limited Common Elements: As defined in Section 7.3 of the Declaration.

Tower Lobby: the main lobby for the Tower Section located on the Ground Floor with an entrance thereto from West 60th Street.

Tower Rules and Regulations: As defined in the Tower By-Laws.

Tower Section: As defined in Section 1.4.1 of the Declaration.

Tower Unit: As defined in Section 3.1 of the Declaration.

Tower Unit Owner: the record owner, whether one or more Persons, of a Tower Unit, in fee simple absolute, from time to time, including, without limitation, any mortgagee (or its designee) succeeding to such owner's interest in the Unit in question by foreclosure or by deed-in-lieu of foreclosure.

Unanimous or "unanimous", "unanimously" and words of similar import (whether or not capitalized): used in the Declaration and By-Laws, when referring to the Condominium Board shall mean the affirmative vote of all Condominium Board Members in Good Standing; and when referring to a group of some or all Unit Owners, shall mean the affirmative vote of all Unit Owners in Good Standing within the identified group.

Unit: means any of the Commercial Units, Tower Units, or any condominium units resulting from a subdivision or combination of any of the foregoing Units (as and to the extent permitted under the Condominium Documents).

Unit Owner: the record owner, whether one or more Persons, of a Unit in fee simple absolute, from time to time, including, without limitation, Sponsor as the record owner of any Unit, or any mortgagee (or its designee or nominee) succeeding to such owner's interest in a Unit by foreclosure or by deed-in-lieu of foreclosure. All references to a Unit Owner shall be deemed to include such Unit Owner's successors and assigns. Every Unit Owner shall be treated for all purposes as a single owner, irrespective of whether such ownership is joint, in common, or by a tenancy by the entirety.

Unit Owner in Good Standing: as of any given date, a Unit Owner with respect to which no Event of Default has occurred and is continuing at the time in question.

Unit Owners Meeting: As defined in Section 3.1 of the Condominium By-Laws.

Unsold Tower Unit: As defined in Section 8.1.2 of the Declaration.

Unsold Unit(s): As defined in Section 8.1.2 of the Declaration.

Vice President for RCPOA Liaison: the Tower Board Member appointed by the Condominium Board to attend and represent it at meetings of the RCPOA and to vote on behalf of the Condominium at such meetings.

Vice President for RSPOA Liaison: the Tower Board Member appointed by the Condominium Board to attend and represent it at meetings of the RSPOA and to vote on behalf of the Condominium at such meetings.

Zoning Resolution: means the Zoning Resolution of the City of New York, effective as of December 15, 1961, as amended from time to time.

EXHIBIT 2
TO CONDOMINIUM BY-LAWS

EXPENSE ALLOCATION SCHEDULE

EXHIBIT 8

TOWER BY-LAWS

TOWER BY-LAWS

OF

ONE WEST END AVENUE CONDOMINIUM

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TOWER BY-LAWS
OF
ONE WEST END AVENUE CONDOMINIUM

ARTICLE 1

GENERAL

1.1 Purpose. The purpose of these by-laws (the "Tower By-Laws") is to set forth the rules and procedures concerning the conduct of the affairs of the Tower Section (the "Tower Section") of One West End Avenue Condominium (the "Condominium"); the by-laws of the Condominium (the "Condominium By-Laws") detail the rules and procedures concerning the conduct of the affairs of the Condominium. The Tower Section and these Tower By-Laws shall be subject to the provisions of the Declaration and the Condominium By-Laws; and, as provided (and subject to any express provision to the contrary) therein, the rights of the Tower Unit Owners (as hereinafter defined) with respect to the Condominium, the Condominium Board (as hereinafter defined) and the Commercial Unit Owners (as defined in the Declaration) shall generally only be enforced by the Tower Board (as hereinafter defined) on behalf of the Tower Unit Owners. The Tower Section is comprised of the Tower Units together with the Tower Limited Common Elements appurtenant thereto, including, without limitation, the Storage Closets (hereinafter defined). All terms used herein (including, without limitation, those in the previous sentence) which are not separately defined herein, shall have the meanings given to those terms in the Declaration and/or Condominium By-Laws (including Exhibit 1 ("Table of Definitions") annexed thereto).

1.2 Applicability of By-Laws. These Tower By-Laws are applicable to the Tower Section and to the use and occupancy thereof. All present and future Tower Unit Owners, mortgagees, lessees, sublessees and occupants of Tower Units and their respective employees, invitees and guests, as well as all other persons who may use the facilities located on, or forming a part of, the Tower Section, are and shall be subject to these Tower By-Laws, the Tower Rules and Regulations, the Declaration, the Condominium By-Laws and the General Rules and Regulations, if any. The acceptance of a deed or conveyance, or the succeeding to title to, or the execution of a lease, sublease or license for, or the act of occupancy of, all or any portion of a Tower Unit or the Tower Section shall constitute an agreement that the provisions of these Tower By-Laws, the Tower Rules and Regulations, the Declaration, the Condominium By-Laws and the General Rules and Regulations, if any, as any of the same may be amended from time to time, are accepted, ratified and will be complied with.

1.3 Principal Office of the Tower Section. The principal office of the Tower Section shall be located either within the Property or at such other place in the Borough of Manhattan as may be designated from time to time by the Tower Board.

ARTICLE 2

THE TOWER BOARD

2.1 General Description of the Tower Board.

2.1.1 (a) As more particularly set forth in Section 2.2, the affairs of the Tower Section shall be governed by a board of managers of the Tower Section (the "Tower Board"). From and after the First Annual Tower Meeting (as hereinafter defined), the Tower Board shall consist of five (5) persons elected (and/or designated, as hereinafter provided) by the Tower Unit Owners.

(b) Each member of the Tower Board, except for the First Tower Board (as hereinafter defined) and except as otherwise provided herein, shall be elected or designated (as hereinafter set forth) at an annual meeting of the Tower Unit Owners and shall serve until the expiration of their term in office as herein provided. Notwithstanding the expiration of the term of office of a member of the Tower Board, each member shall serve until a successor for such member has been designated or elected, as the case may be, and qualified.

(c) In addition, the five (5) members of the Tower Board shall also serve as the representatives of the Tower Section on the Condominium Board as herein described.

2.1.2 Except for Tower Board members elected or designated by Sponsor or its designee, all members of the Tower Board shall be: (i) individual Tower Unit Owners or Permitted Mortgagees (as hereinafter defined) of Tower Units; (ii) partners or employees of a partnership owning, or holding a mortgage encumbering, a Tower Unit; (iii) officers, directors, shareholders or employees of corporate owners or corporate Permitted Mortgagees of Tower Units; (iv) members or employees of a limited liability company owning, or holding a Permitted Tower Mortgage encumbering, a Tower Unit; (v) fiduciaries or their beneficiaries who are owners or Permitted Mortgagees of Tower Units (or directors, officers, shareholders or employees of corporate fiduciaries or partners or employees of partnership fiduciaries); (vi) adult family members (as defined in Section 8.7), or domestic partners of any of the foregoing individuals; or (vii) individuals designated by a sovereign government, consulate or other similar entity that is a Tower Unit Owner or a mortgagee of a Tower Unit. Other than Tower Board members elected or designated by Sponsor or its designee, no Tower Board member shall continue to serve after he or she ceases to be qualified as set forth above. Notwithstanding anything otherwise contained herein or in the Condominium By-Laws, any member of the Tower Board may also be a member of the Condominium Board and any member of the Condominium Board may also be a member of the Tower Board, if otherwise qualified.

2.1.3 As used herein, the term "Permitted Mortgagee" means the holder of any mortgage of a Tower Unit or Tower Units which is permitted to be placed thereon in accordance with these Tower By-Laws.

2.1.4 In no event shall any Tower Unit Owner (or its proxy) or another interested party be eligible for election to the Tower Board and any such Unit Owner (or its

proxy) or other party may be removed as a Tower Board member by a majority vote of the other Tower Board members if such Tower Unit Owner is then in arrears, beyond any applicable grace period, in the payment of Tower Common Charges or any other amounts required by the Tower Board to be paid. In addition, no member of the Tower Board (or his or her proxy) may continue to participate as a member thereof after the Tower Board has perfected a lien against his or her Unit, for so long as such lien remains unsatisfied.

2.2 Powers and Duties of the Tower Board.

2.2.1 General. Subject to the Declaration and Condominium By-Laws, the Tower Board shall have the powers and duties necessary for or incidental to the administration of the affairs of the Tower Section (except such powers and duties which by Law, the Declaration, the Condominium By-Laws or these Tower By-Laws may not be delegated to the Tower Board by the Tower Unit Owners).

2.2.2 Tower Board. Subject to, and in accordance with, the provisions of subsection 2.2.1 and without limiting the generality thereof (and in addition to all other powers and duties granted to the Tower Board by Law, the Declaration, the Condominium By-Laws or these Tower By-Laws), the Tower Board shall be entitled to make determinations with respect to all matters relating to the operation and the affairs of the Tower Section, and not relating (to more than a *de minimis* extent) to the General Common Elements and/or the Office Limited Common Elements and/or the operation and affairs of any Commercial Unit (as defined in the Declaration) or the use of same for their permitted purposes, including, without limitation, the following:

(a) (i) Operation, care, upkeep and maintenance of; (ii) the making of alterations, additions and improvements (collectively, "Alterations") to; and (iii) the making of repairs, restorations and replacements (collectively, "Repairs") of, the Tower Limited Common Elements, in the condition and otherwise in such a manner that maintains standards of quality, service and appearance which are appropriate for a luxury residential condominium.

(b) The amount of Tower Common Charges and any special assessments to be levied against Tower Unit Owners.

(c) Collection of Tower Common Charges and any special assessments from Tower Unit Owners.

(d) Employment and dismissal of the personnel necessary for the maintenance and operation of the Tower Section and the provision of the services offered therein.

(e) Adoption of, and amendments and additions to, the Tower Rules and Regulations (as hereinafter defined).

(f) Purchasing, leasing and otherwise acquiring in the name of the Tower Board (or, if required by Law, in the name of the Condominium Board as nominee for the Tower Board), or its designee, corporate or otherwise, on behalf of all Tower Unit Owners, those Tower Units offered for sale or lease by, or Tower Units surrendered by, the owners of such

Units to the Tower Board, or those Tower Units with respect to which liens for real estate taxes are being sold by the City of New York, or a Tower Unit or other residence for use by the resident manager of the Tower Section.

(g) Purchasing Tower Units at foreclosure or other similar sales (including, without limitation, in connection with the enforcement of the Tower Board's lien for unpaid Tower Common Charges), in the name of the Tower Board (or, if required by Law, in the name of the Condominium Board as nominee for the Tower Board), or its designee, on behalf of all Tower Unit Owners.

(h) Selling, leasing, mortgaging, refinancing and otherwise dealing with (but not voting the interests appurtenant to) Tower Units acquired by, and subleasing Tower Units leased by, the Tower Board or its designee, on behalf of all Tower Unit Owners; and preparing, executing and administering Storage Licenses and assignments and assumptions thereof.

(i) Making Repairs and Alterations to the Tower Section or parts thereof damaged or destroyed by fire or other casualty or necessitated as a result of condemnation or eminent domain proceedings, all in accordance with the terms of these Tower By-Laws and the Condominium By-Laws.

(j) Enforcing obligations of Tower Unit Owners, including, without limitation, commencing, prosecuting and settling litigation in connection therewith.

(k) Levying fines against Tower Unit Owners for violations of the Condominium By-Laws, Tower By-Laws, Tower Rules and Regulations, and the General Rules and Regulations, if any (any such fines shall constitute Tower Common Charges payable by the Tower Unit Owner against whom they are levied).

(l) Maintaining bank accounts on behalf of the Tower Section (with respect to matters within its jurisdiction as provided in these Tower By-Laws) and designating the signatories required therefor.

(m) Adjusting and settling insurance claims (and executing and delivering releases in connection therewith) if the loss involves only the Tower Section and if the loss is to be adjusted by the Tower Board in accordance with Article 6 hereof.

(n) Borrowing money, at any time, on behalf of the Tower Section when required in connection with: (x) the operation, care, upkeep and maintenance of, or the making of Repairs and Alterations to the Tower Limited Common Elements, or (y) any permitted action or activity of the Tower Board, provided, however, that: (i) except as provided in Section 8.6, in the case of borrowings which are in excess of the amount of $3,000,000 in any one fiscal year (in each case excluding the pro-rata share of the Tower Section with respect to any borrowing made by the Condominium Board pursuant to the Condominium By-Laws), the consent of at least sixty-six and two-thirds (66-2/3%) in Common Interest of all Tower Unit Owners (determined in accordance with the provisions of Section 3.8 hereof) who are present, in person or by proxy, and voting at a duly constituted meeting at which a quorum is present or is not required, shall be required for any borrowings for such purposes; (ii) no lien to secure

repayment of any sum borrowed may be created on any Tower Unit or its appurtenant interest in any of the Common Elements (except to the extent permitted by applicable Law) without the prior written consent of the owner of such Unit; and (iii) none of the Commercial Unit Owners or the Condominium Board will be liable for repayment of any portion of any such borrowing and all loan documentation entered into by or on behalf of the Tower Board with respect to such loans shall specifically so provide. Subject to Section 6.1.1(b) of these Tower By-Laws and Section 2.2.8 of the Condominium By-Laws, any such debt may be secured by future income and Tower Common Charges in which event the Tower Common Charges, subject to the rights of the Condominium Board with respect thereto as described in such Section, shall be deemed trust funds for the purpose of paying such debt. The Tower Board cannot secure such debt by a lien on the Tower Limited Common Elements (or any other Common Elements) without the consent of all Tower Unit Owners (or in the case of any other Common Elements, the consent of all Unit Owners). In addition to the debt described above, the Tower Board, without approval of the Unit Owners may, at any time, incur, or refinance, debt from time to time, secured by a lien on the Resident Manager's Unit or any other residence or property acquired by the Tower Board pursuant to the Declaration, Condominium By-Laws and/or these Tower By-Laws; provided, however, that no such financing or refinancing may be secured by an encumbrance or hypothecation of any portion of the Property other than the Tower Unit (together with its appurtenant interest in the Common Elements) or other property acquired. If any sum borrowed by the Tower Board pursuant to the authority contained in this subsection 2.2.2(o) is not repaid by the Tower Board, a Tower Unit Owner who pays to the creditor such proportion thereof as its interest in the Common Elements bears to the interest of all Tower Unit Owners in the Common Elements shall be entitled to obtain from the creditor a release of any judgment or other lien which said creditor has filed or has the right to file against such Tower Unit Owner's Unit, and all loan documentation entered into by or on behalf of the Tower Board shall specifically so provide.

(o) Organizing (and owning shares of or membership interests in, as the case may be) corporations, limited liability companies and/or other entities to act as designees of the Tower Board with respect to such matters as the Tower Board may determine, including, without limitation, in connection with the acquisition of title to, or the leasing or subleasing of, Tower Units acquired or leased by the Tower Board on behalf of the Tower Unit Owners.

(p) Execution, acknowledgment and delivery of, without limitation: (i) any consent, agreement, document, covenant, restriction, easement, declaration or other instrument, or any amendment thereto, affecting the Tower Section (and not relating (to more than a *de minimis* extent) to the General Common Elements and/or the operation and affairs of any Commercial Unit or the use of same for their permitted purposes), which the Tower Board deems necessary or appropriate to comply with the Laws applicable to the maintenance, demolition, construction, alteration, repair or restoration of the Tower Section; or (ii) any consent, agreement, document, covenant, restriction, easement, declaration or other instrument, or any amendment thereto, affecting a Tower Unit (and not relating (to more than a de minimis extent) to the General Common Elements and/or the operation and affairs of any Commercial Unit or the use of same for their permitted purposes), if the owner of such Tower Unit requests, or under the Declaration, the Condominium By-Laws or these Tower By-Laws is required to request, that the Tower Board take such action, and (except as otherwise provided in the

Declaration, the Condominium By-Laws or these Tower By-Laws) the Tower Board determines that taking such action is appropriate.

(q) Execution, acknowledgement and delivery of any documents or other instruments necessary to commence, pursue, compromise or settle certiorari proceedings to obtain reduced real estate tax assessments, or in connection with any real estate tax exemption or abatement, with respect to any or all of the Tower Units on behalf of and as agent for the respective Tower Unit Owners thereof; but only with respect to such Tower Units as to which the respective Unit Owners thereof have in writing requested and authorized the Tower Board to do so, and indemnified the Tower Board from and against all claims, costs and expenses (including, without limitation, attorneys' fees) resulting from such proceedings.

(r) Commencing, prosecuting and settling litigation to the extent relating to the Tower Board or the Tower Section, and not relating (to more than a *de minimis* extent) to the General Common Elements and/or the operation and affairs of any Commercial Unit or the use of same for their permitted purposes.

(s) Operating, maintaining and supervising the Tower Limited Common Elements in accordance with the terms of these Tower By-Laws and the Condominium By-Laws.

(t) Obtaining and reviewing insurance for the Tower Section and otherwise as provided in Section 6.4 hereof.

(u) Imposition, increase, decrease or elimination of move-in fees and charges, "flip-tax" and/or similar transfer fees payable to the Managing Agent and/or the Tower Board, in connection with the sale or lease (including lease renewals) of a Tower Unit, provided that no such fees or charges or any other conditions of transfer or lease may be imposed upon Declarant or Sponsor or its designee or any Units bought, sold or leased by the Tower Board.

(v) Establishing, changing and otherwise making determinations with respect to reserves, including, without limitation, a general operating reserve or a reserve for working capital or for replacements with respect to the Tower Limited Common Elements.

(w) If not performed by the Condominium Board pursuant to the Condominium By-Laws, appointing a Tower Board Member as Vice President for RSPOA Liaison to attend and represent the Condominium Board at meetings of the RSPOA and to vote on behalf of the Condominium at such meetings, and otherwise act for the Condominium, in connection with, the RSPOA.

(x) If not performed by the Condominium Board pursuant to the Condominium By-Laws, appointing a Tower Board Member as Vice President for RCPOA Liaison to attend and represent the Condominium Board at meetings of the RCPOA and to vote on behalf of the Condominium at such meetings, and otherwise act for the Condominium, in connection with, the RCPOA.

2.2.3 Limitations on Tower Board. Notwithstanding anything to the contrary contained in these Tower By-Laws (including, without limitation, in subsection 2.2.2 above), for

a period (the "Initial Control Period") which shall end upon the later to occur of: (a) the fifth anniversary of the first closing of title to a Tower Unit (the "First Tower Closing") by Sponsor, pursuant to an Agreement (as the terms "Sponsor" and "Agreement" are defined in that certain Offering Plan, dated as of _____ __, 2014, for sale of the Tower Units and Storage Licenses at the Condominium (the "Offering Plan" or "Plan")), or (b) the closing of title by Sponsor to Tower Units representing at least ninety percent (90%), both in number and in aggregate Common Interests, of all Tower Units, the Tower Board may not, without the prior written consent of Sponsor or its designee: (i) make any Alteration to the Tower Limited Common Elements or any Tower Unit (unless required by any applicable Laws); (ii) assess any Tower Common Charges for the creation of, addition to or replacement of all or any reserve, contingency or surplus fund in respect of the Tower Section; (iii) increase or decrease the number of, or change the kind of, employees initially hired for the Tower Section, as provided for in Schedule B – "Projected Budget for First Year of Condominium Operation" set forth in the Plan; (iv) enter into any service or maintenance contract for work not covered by contracts in existence on the date of the First Tower Closing or otherwise provide services in excess of those referred to in the Offering Plan, except as is required to reflect normal annual increases in operating services; (v) borrow money on behalf of the Tower Section, unless any such borrowing is approved by the owners of Tower Units representing at least seventy-five percent (75%) both in number and aggregate Common Interests of all Tower Units; or (vi) exercise any right of first refusal to lease or purchase a Tower Unit. However, the Tower Board may perform any function or take any action enumerated in subsections (i) through (v) hereinabove without the consent of Sponsor if, and only if, the performance of such function or the carrying out of such action is necessary, and no other alternative is available, either to enable the Tower Board to comply with any Laws, or to remedy any notice of violation entered against the Tower Section, or to comply with any proper work order by an insurer of the Tower Section, or for the health and safety (but not the general comfort or welfare) of the occupants of the Tower Section. Sponsor may not exercise veto power over expenses described in Schedule B – "Projected Budget for First Year of Condominium Operation", or over expenses required to comply with any Laws applicable to the Tower Section, or to remedy any notice of violation entered against the Tower Section or to comply with any proper work order by an insurer of the Tower Section. Sponsor may, however, exercise veto power over expenses other than those described in the preceding sentence, to the extent provided in the Plan, for a period ending not more than five (5) years after the First Tower Closing or whenever the Unsold Tower Units constitute less than twenty-five percent (25%) of the Common Interest, whichever is sooner.

2.2.4 (a) Any action required or permitted to be taken pursuant to the provisions of these Tower By-Laws or the Declaration or Condominium By-Laws by the Tower Board shall be done or performed by the Tower Board, or shall be done on behalf of the Tower Board and at its direction by the agents, employees or designees of the Tower Board, and the Tower Board may employ one or more managing agents and/or managers, at a compensation established by the Tower Board, to perform such duties and services as the Tower Board shall authorize, including, but not limited to, the duties listed in 2.2.2(a), (c), (d), (i), (l) and (t). The Tower Board may delegate to such managing agent or manager other powers granted to the Tower Board by these Tower By-Laws, except the powers set forth in subparagraphs 2.2.2(b), (e), (f), (g), (h), (j), (k), (m), (u) and (v).

(b) Subject to the limitations set forth in this subsection 2.2.4, the Tower Board may, together with any or all of the Commercial Unit Owners and the Condominium Board employ the same managing agent and/or manager to act on behalf of each.

2.2.5 For convenience of operation of the Condominium, the Tower Board and the Condominium Board may each designate one of the other entities enumerated, to act as its agent with respect to any matter the determination of which is entitled to be made by such designating party and, in connection with such designation, may execute, acknowledge and deliver any application, instrument or document, including, without limitation, any power of attorney or indemnification from liability that such designated party may request.

2.2.6 Any action required or permitted to be taken pursuant to the provisions of these Tower By-Laws, the Condominium By-Laws or the Declaration by the Tower Board may, if required by any applicable Laws, be taken by the Tower Board (upon prior written notice to the Condominium Board in accordance with the Condominium By-Laws) in the name of the Condominium Board which shall, upon request, execute, acknowledge and deliver any and all instruments, documents or applications in connection therewith; provided, however, that the Tower Board shall, subject to the provisions of Section 2.13, indemnify and hold harmless the Condominium Board and the Commercial Unit Owners from any expense or liability thereof or therefrom.

2.3 Number and Terms of Office of Members of Tower Board.

2.3.1 (a) Until the First Annual Tower Meeting held by the Tower Unit Owners pursuant to the terms of Section 3.1 hereof, the Tower Board (the "First Tower Board") shall (subject to Section 2.1.1(d)) consist of five (5) persons designated by Sponsor from time to time. Until the First Annual Tower Meeting, Sponsor reserves the right to designate fewer than five (5) persons to the Tower Board; however, in such case, Sponsor's designees shall be the only members of the Tower Board and such designees shall collectively hold five (5) of the seven (7) votes on the Condominium Board (in addition to the votes of any representatives of the Commercial Units serving on the Condominium Board who were designated by Sponsor as the owner of a Commercial Unit, as applicable). Prior to the First Annual Tower Meeting, the terms of each such member of the First Tower Board shall expire annually and, subject to the other provisions of this Section, Sponsor shall have the right to designate the replacement for each such member, even though such replacement may be the same person. In accordance with, and within the time periods set forth in, the provisions of Section 3.1, the First Tower Board shall cause the President of the Tower Section to call the First Annual Tower Meeting. The term of office of the five (5) members of the First Tower Board so designated by Sponsor prior to the First Annual Tower Meeting shall expire when the five (5) persons to be elected and/or designated at the First Annual Tower Meeting are so elected and/or designated and qualified.

(b) The term of office of each of the five (5) members comprising the Tower Board elected or designated at the First Annual Tower Meeting pursuant to Section 3.1 shall be fixed at such meeting as follows: (a) two (2) of such members will serve for a term of approximately three (3) years; (b) two (2) of such members will serve for a term of approximately two (2) years; and (c) one (1) of such members will serve for a term of approximately one (1) year. Those members of the first five (5) member Tower Board who

receive the highest number of votes will serve for the longest terms of office but, except as set forth in subsection 2.4.4 hereof, any members elected or designated by Sponsor or its designee as the owner of Unsold Tower Units pursuant to the terms of subsection 2.4.3 hereof, shall serve for the shortest terms of office. At each annual meeting of Tower Unit Owners subsequent to the First Annual Tower Meeting, the Tower Unit Owners shall elect and/or designate, pursuant to the terms of Section 2.4 hereof, Tower Board members to replace the Tower Board members whose terms of office are then expiring, each to serve a term of office fixed at three years. Notwithstanding the expiration of the term of office of a member of the Tower Board or anything contained herein to the contrary, such member of the Tower Board (including any member of such Tower Board designated by Sponsor or its designee) shall serve until his or her successor shall be elected and qualified. There shall be no limit on the number of terms of office, successive or otherwise, that a Tower Board member (including any member of the Tower Board designated by Sponsor or its designee) may serve until his or her successor shall be elected and qualified.

2.4 Election of Tower Board Members; Rights of Sponsor.

2.4.1 Subject to the terms of subsections 2.4.3 and 2.4.4, all members of the Tower Board to be elected by the Tower Unit Owners shall be determined by plurality of the votes cast by those Tower Unit Owners (including Sponsor or its designee, and subject in all events to the rights of Sponsor under subsection 2.4.3 for so long as Sponsor or its designee shall own at least one (1) Tower Unit) entitled to vote for such board member(s) who are present (in person or by proxy) and voting at a meeting at which a quorum of all Tower Unit Owners is present or not required.

2.4.2 When voting for members of the Tower Board, the voting shall be by ballot and each ballot shall state the name of the Tower Unit Owner voting, the Tower Unit owned by such Tower Unit Owner and the percentage of Common Interest attributable to each Tower Unit owned by such Tower Unit Owner and, in addition, the name of the proxy if such ballot is cast by a proxy. Nothing contained in these Tower By-Laws shall be deemed to permit cumulative voting.

2.4.3 At the First Annual Tower Meeting and at all times theretofore and thereafter, Sponsor and/or its designee and/or any owner of Unsold Tower Units shall be entitled to vote in accordance with its/their ownership of Tower Units and thus may be able to elect members of the Tower Board by virtue of its/their ownership of Tower Units. In addition, at elections of members to the Tower Board held at and after the First Annual Tower Meeting, but before the expiration of the Initial Control Period, Sponsor and/or its designee shall have the right to designate four (4) of the five (5) members of the Tower Board, who may be persons related to and/or affiliated with Sponsor, such designee or other Unsold Tower Unit Owners; and Sponsor, such designee and all other Tower Unit Owners shall have the right to elect the remaining one (1) member of the Tower Board who shall not be related to or affiliated with Sponsor, such designee or other Unsold Tower Unit Owners. In addition, at elections of members to the Tower Board held after the expiration of the Initial Control Period, but while Sponsor and/or its designee still owns at least one (1) Tower Unit, Sponsor and/or its designee shall have the right to designate at least one (1) of the five (5) members of the Tower Board, who may be a person related to and/or affiliated with Sponsor, such designee or other Unsold Tower

Unit Owners; and Sponsor, such designee and all other Tower Unit Owners shall have the right to elect the remaining members of the Tower Board who shall not be related to or affiliated with Sponsor, such designee or other Unsold Tower Unit Owners. Accordingly, from and after the expiration of the Initial Control Period, at least four (4) of the five (5) members of the Tower Board shall not be designated by or related to or affiliated with Sponsor, its designee or other Unsold Tower Unit Owners; and subject to the foregoing shall be elected by all Tower Unit Owners (including Sponsor, its designee or other Unsold Tower Unit Owner). There is no restriction on the right of the Unsold Tower Unit Owners (including Sponsor) to vote for members of the Tower Board who are not related to or affiliated with Sponsor, its designee or other Unsold Tower Unit Owners. However, after the expiration of the Initial Control Period, neither the Sponsor nor its designee will designate a majority of the members to the Tower Board at the annual meeting of Tower Unit Owners. The number of members of the Tower Board may not be increased without the consent of the owner(s) of the Unsold Tower Units, for so long as there remains at least one (1) Unsold Unit. Notwithstanding anything otherwise herein contained, this provision may not be amended or modified without the consent thereto of Sponsor.

2.4.4 In the event that after notice of an annual meeting of Tower Unit Owners is given to Tower Unit Owners in the manner prescribed by Section 3.4 of these Tower By-Laws, the Tower Unit Owners present in person or by proxy at such annual meeting constitute less than a quorum, and consequently new members of the Tower Board to replace those whose terms expire as of such annual meeting cannot be elected, subject to the rights of Sponsor or its designee, or the owner of Unsold Tower Units pursuant to Section 2.4.3, the remaining members of the Tower Board shall fill any resulting vacancies at a special meeting of the Tower Board held for that purpose promptly thereafter, even though the members of the Tower Board present at such meeting may themselves constitute less than a quorum. The Tower Board shall request the Tower Unit Owners present (in person or by proxy) at the annual meeting to express their preferences for the Tower Board members to have been elected at such annual meeting, but such expression of preferences shall be non-binding on the Tower Board. Any person so elected by the Tower Board shall be a member of the Tower Board until the next annual meeting of Tower Unit Owners, when a successor shall be elected for the remainder of the term.

2.5 Resignation and Removal.

2.5.1 Any member of the Tower Board may resign at any time by written notice given in accordance with the terms of Section 5.1 of these Tower By-Laws to the President or Secretary of the Tower Section and, with respect to members of the Tower Board designated as such or elected by Sponsor (or its designee), by also giving such written notice to such party. Any such resignation shall take effect at the time specified in such notice and, unless specifically requested by the resigning member, acceptance of such resignation shall not be necessary for the effectiveness thereof.

2.5.2 Subject to the provisions of Sections 2.3 and 2.4, and except as provided in the following sentence, any Tower Board member elected thereto by the Tower Unit Owners or by the Tower Board pursuant to the terms of Section 2.4 or 2.6 hereof, respectively, may be removed from office, with or without cause, by a Majority of Tower Unit Owners (as hereinafter defined). Any Tower Board member who was designated or elected as such by Sponsor (or its

designee) may be removed from office: (i) for cause, by a Majority of Tower Unit Owners; and (ii) without cause, only by Sponsor or its designee. In the event of any removal described in the previous sentence, whether with or without cause, Sponsor (or its designee) shall have the sole right to designate the replacement of such member. Any Tower Board member whose removal for cause has been proposed shall be given an opportunity to be heard at the meeting of Tower Unit Owners at which such removal is to be considered.

2.6 Vacancies on Tower Board. Subject to the provisions of Sections 2.3 and 2.4, any vacancy on the Tower Board for whatever reason shall be filled by the members of the Tower Board then in office, at a special meeting of the Tower Board held for that purpose promptly after the occurrence of any such vacancy even though the members present at such meeting may constitute less than a quorum, and any person so elected shall be a member of the Tower Board until the next annual meeting of Tower Unit Owners, when a successor shall be elected for the remainder of the term of the member creating such vacancy. However, any vacancy on the Tower Board created by the resignation, removal or any other reason of any Tower Board member designated or elected as such by Sponsor or its designee shall be filled only by Sponsor or its designee as the case may be.

2.7 Organizational Meeting of Tower Board. The first meeting of the Tower Board following each annual meeting of Tower Unit Owners shall be held within twenty (20) days after such annual meeting at such time and place in the Borough of Manhattan as shall be fixed by a majority of the members thereof, and no notice shall be necessary to the Tower Board members in order to legally constitute such meeting, provided that a majority of the members of the Tower Board shall be present thereat.

2.8 Regular Meetings of Tower Board. Regular meetings of the Tower Board may be held at such time and place in the Borough of Manhattan as shall be determined from time to time by a majority of the members thereof, provided that at least one (1) such meeting shall be held every three (3) months during each fiscal year of the Tower Section. Notice of regular meetings shall be given to each member thereof at least five (5) business days prior to the day named for such meeting.

2.9 Special Meetings of Tower Board. Special meetings of the Tower Board may be called by the President or Vice President of the Tower Section by giving at least five (5) business days' prior notice to each member of the Tower Board, which notice shall state the time, place (in the Borough of Manhattan) and purpose of the meeting. In addition, the President shall call a special meeting upon the written request of two (2) or more members of the Tower Board.

2.10 Waiver of Notice. Any member of the Tower Board may at any time waive notice of any Tower Board meeting in writing and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a member of the Tower Board at any meeting thereof shall constitute a waiver by such member of notice of the time and place thereof. If all the members are present at any meeting of the Tower Board, no notice shall be required and any business may be transacted at such meeting.

2.11 Determinations by Tower Board; Quorums.

2.11.1 Except as otherwise set forth in subsections 2.4.4, 2.6 and 2.11.3, all determinations of the Tower Board shall be made at a meeting of the Tower Board at which a quorum thereof is present. At any Tower Board meeting, a majority of the members thereof shall constitute a quorum, except as may otherwise be provided herein, and the votes of a majority of such members present shall constitute the decision of the Tower Board.

2.11.2 If at any Tower Board meeting there is less than a quorum present, a majority of those present may adjourn the meeting from time to time until a quorum exists or may reconvene the meeting to a time (specified on at least three (3) business days' notice, by personal delivery, nationally recognized overnight courier or telecopy, to the absent members) when no quorum requirement shall apply. At any such adjourned meeting at which a quorum is present or is not required, any business which might have been transacted at the meeting originally called may be transacted without further notice.

2.11.3 Members of the Tower Board may participate in a meeting thereof by means of a conference telephone call or similar communications equipment by means of which all persons participating in such meeting can hear each other, and such participation shall constitute presence at such meeting. Notwithstanding anything to the contrary contained herein, action permitted or required to be taken at a meeting of the Tower Board may be taken without a meeting if all members of the Tower Board consent thereto in writing.

2.12 Compensation. No member the Tower Board shall receive any compensation for acting as such.

2.13 Liability of Tower Board and Unit Owners.

2.13.1 To the extent permitted by applicable Law, no member of the Tower Board shall have any personal liability with respect to any contract, act or omission of the Tower Board, the Condominium Board or of any managing agent or manager, building engineer or superintendent in connection with the affairs or operation of all or any portion of the Condominium or the Tower Section (except in its or their capacities as Unit Owners) and the liability of any Tower Unit Owner with respect thereto shall be limited as hereinafter set forth. Every contract made by the Tower Board or by any managing agent or manager thereof shall state that it is made by the Tower Board or the managing agent or manager, as the case may be, only as agent for all Tower Unit Owners, and that the Tower Board members or managing agent or manager shall, as the case may be, have no personal liability thereon (except in its or their capacities as Unit Owners) and may also state the applicable limitations of liability of the Tower Unit Owners provided for in the next sentence; the absence of such statement or statements in any such contract shall not be deemed to imply any personal liability on the part of the Tower Board, the managing agent or manager or any greater liability on the part of any Tower Unit Owner than as provided in the next sentence. The liability of any Tower Unit Owner for any contract, act or omission with respect to all or any portion of the Condominium shall be limited to such Unit Owner's share of the total liability of the Tower Section with respect thereto in such proportion as the Common Interest of such Tower Unit Owner bears to the aggregate Common Interests of all Tower Unit Owners; and the liability of any Tower Unit Owner for any contract, act or omission with respect to the Tower Section shall be limited to such proportionate share of the total liability as the Common Interest of such Tower Unit Owner bears to the aggregate

Common Interests of all Tower Unit Owners; and in each case, to the extent permitted by applicable Law, shall be limited to such Tower Unit Owner's interest in its Tower Unit and its appurtenant Common Interest, so that such Tower Unit Owner shall have no personal liability for any such contract, act or omission.

2.13.2 Nothing in the preceding Section shall limit a Tower Unit Owner's liability for the payment of Tower Common Charges. To the extent permitted by applicable Law, Tower Board members shall have no liability to Tower Unit Owners except that a Tower Board member shall be liable for his or her own bad faith or willful misconduct. All Tower Unit Owners shall severally, to the extent of their respective interests in their Units and their appurtenant Common Interests, indemnify each Tower Board member against any liability or claim except those arising out of such Tower Board member's own bad faith or willful misconduct. The Tower Board, subject to the provisions of Section 2.19 hereof, may contract or effect any other transaction with any member of the Tower Board, any member of the other Boards, any Unit Owner, Sponsor, Sponsor's designees, or any Commercial Unit Owner, its designee, or any affiliate of any of them without incurring any liability for self-dealing, except in cases of bad faith or willful misconduct.

2.13.3 Neither the Tower Board nor any member thereof shall be liable for either: (i) any failure or interruption of any utility or other services to be provided or obtained by, or on behalf of, the Tower Board or Condominium Board or to be paid for as either a Tower Common Expense or General Common Expense, except when any such failure or interruption is caused by the acts of bad faith or willful misconduct of the Tower Board or such member thereof, as the case may be; or (ii) any injury, loss or damage to any individual or property, occurring in or upon either a Unit or any Common Element, which is either: (a) caused by the elements, by any Unit Owner or by any other individual, (b) resulting from electricity, water, snow or ice that may leak or flow from a Unit or any portion of any Common Element, or (c) arising out of theft or otherwise; except in each case when caused by the acts of bad faith or willful misconduct of the Tower Board or such member thereof.

2.14 Fidelity Bonds. The Tower Board shall obtain fidelity bonds (or similar bonds or insurance), in amounts deemed appropriate by it, for all of its members, officers and employees and for the managing agent or manager, if any, employed by it and the premiums on such bonds (or insurance) shall constitute Tower Common Expenses.

2.15 Committees. The Tower Board may, subject to such limitations and exceptions as the Tower Board may prescribe, appoint such committees as the Tower Board may deem appropriate, each to consist of two (2) or more members of the Tower Board. Each such committee, to the extent provided in the resolution which creates it, shall have and may exercise all the powers of the Tower Board during the intervals between the meetings of the Tower Board, insofar as may be permitted by Law. For so long as Sponsor is entitled to designate members to the Tower Board, any committee appointed by the Tower Board shall have as at least one (1) of its members a member of the Tower Board appointed by Sponsor.

2.16 Status of Tower Board. In addition to the status conferred upon the Tower Board under or pursuant to the provisions of the New York Condominium Act, the Tower Board shall, to the extent permitted by applicable Law, be deemed to constitute a separate unincorporated

association for all purposes under and pursuant to the provisions of the General Associations Law of the State of New York. In the event of the incorporation or organization of the Tower Board pursuant to the provisions of Section 2.17, the provisions of this Section 2.16 shall no longer be applicable to the Tower Board.

2.17 Incorporation and Organization of Tower Board. To the extent and in the manner provided in the New York Condominium Act, the Tower Board may, by action of the Tower Board as provided in this Article 2, be organized as a limited liability company or incorporated under the applicable statutes of the State of New York. In the event that the Tower Board so incorporates or organizes, it shall have, to the extent permitted by applicable Law, the status conferred upon it under such statutes in addition to the status conferred upon the Tower Board under or pursuant to the provisions of the New York Condominium Act. The certificate of incorporation and by-laws of any such resulting corporation or the articles of organization and operating agreement of such resulting limited liability company, as the case may be, shall conform as closely as practicable to the provisions of the Declaration, these Tower By-Laws and, to the extent applicable, the Condominium By-Laws, and the provisions of the Declaration, these Tower By-Laws and, to the extent applicable, the Condominium By-Laws, shall control in the event of any inconsistency or conflict between the provisions thereof and the provisions of such certificate of incorporation and by-laws or articles of organization and operating agreement.

2.18 Tower Board as Agent of Tower Unit Owners. In exercising its powers and performing its duties under the Declaration, these Tower By-Laws and, to the extent applicable, the Condominium By-Laws, the Tower Board shall act as and in the capacity of, and shall be, the agent of the Tower Unit Owners, subject to and in accordance with the provisions of the Declaration, these Tower By-Laws and, to the extent applicable, the Condominium By-Laws.

2.19 Prohibited Transactions. Each member of the Tower Board shall perform his or her duties, and shall exercise his or her powers, in good faith and with a view to the interests of the Tower Section. To the extent permitted by applicable Law, no contract or other transaction between the Tower Board and either: (i) any of its members, or (ii) any corporation, partnership, fiduciary, firm, limited liability company, association or other entity in which any of the members of the Tower Board are officers, directors, shareholders, employees, partners, fiduciaries, beneficiaries, members or principals, or are otherwise interested, pecuniarily or otherwise, shall be deemed either void or voidable because either: (a) any such member of the Tower Board was present at the meeting or meetings of the Tower Board during which such contract or transaction was discussed, authorized, approved or ratified, or (b) the vote of any such member was counted for such purpose; provided, however, that (A) either: (1) the fact thereof is disclosed to, or known by, the Tower Board or a majority of the members thereof and noted in the minutes thereof, and the Tower Board shall authorize, approve or ratify such contract or transaction in good faith by a vote of a majority of the entire Tower Board, less the number of such members involved in such contract or transaction; or (2) the fact thereof is disclosed to, or known by, a majority of Tower Unit Owners, present at a duly constituted meeting, who shall in good faith authorize, approve or ratify such contract or transaction, less the number of such Tower Unit Owners who are also such members involved in such contract or transaction; and (B) the contract or transaction is commercially reasonable to the Tower Board at the time the same is authorized, approved, ratified, executed or otherwise consummated. Any such members of the Tower Board may be counted in determining the presence of a quorum of

any meeting of the Tower Board which authorizes, approves or ratifies any such contract or transaction, but no such member shall be entitled to vote thereat in order to authorize, approve or ratify such contract or transaction and a majority of members present less the number of any such Tower Board members who are also such members involved in such contract or transaction shall constitute a majority of the Tower Board for purposes of authorizing, approving or ratifying such contract or transaction. Notwithstanding the foregoing requirements, any managing agent designated and/or employed by the Tower Board and/or the Condominium Board may be an affiliate of Declarant and/or Sponsor or its designee or other owner of Unsold Tower Units.

2.20 Principal Office of Tower Board. The principal office of the Tower Board shall be located either within the Property or at such other place in the Borough of Manhattan, as may be designated from time to time by the Tower Board.

ARTICLE 3

TOWER UNIT OWNERS

3.1 Annual Meetings. The first annual meeting of Tower Unit Owners (the "First Annual Tower Meeting") shall be held not later than thirty (30) days following the later to occur of: (i) the second anniversary of the First Tower Closing; or (ii) the closing of title to Tower Units representing at least fifty percent (50%) both in number and aggregate Common Interests of all Tower Units to Purchasers (as defined in the Offering Plan). At such meeting, a new Tower Board shall be elected and/or designated (as provided in Sections 2.3 and 2.4) consisting of five (5) persons and the incumbent Tower Board shall resign. Thereafter, annual meetings of Tower Unit Owners shall be held within four (4) weeks after the anniversary of such first meeting in each succeeding year on a date to be set by the Tower Board. At such meetings, the Tower Unit Owners shall elect or designate, as the case may be, successors to the members of the Tower Board whose terms of office are due to expire on or about the day of such meeting or have already expired and there shall also be transacted such other business as may properly come before such meeting.

3.2 Place of Meetings. Meetings of Tower Unit Owners shall be held at the principal office of the Tower Section or at such other place in the Borough of Manhattan as may be designated from time to time by the Tower Board.

3.3 Special Meetings. The President or the Vice President of the Tower Section shall call a special meeting of Tower Unit Owners if so directed by resolution of the Tower Board or upon a petition signed and presented to the Secretary of the Tower Section by Tower Unit Owners owning Tower Units representing not less than fifty percent (50%) of the Common Interests of all of the Tower Units. Each such resolution or petition shall state, in reasonable detail, the purposes for calling such meeting.

3.4 Notice of Meetings and Actions Taken. Notice of each annual or special meeting of Tower Unit Owners shall be given by the Secretary of the Tower Section to all Tower Unit Owners of record entitled to vote thereat, at their address at the Condominium (or at such other address as any Tower Unit Owner has designated by notice in writing to the Secretary of the Tower Section at least fifteen (15) business days prior to the giving of notice of the applicable

meeting). Each such notice shall state the purposes of the meeting and the time and place where it is to be held, and no business shall be transacted at such meeting except as stated in the notice. All notices hereunder shall be given by personal delivery, mail, nationally recognized overnight courier or telecopy, at least ten (10) business days prior to the date fixed for the meeting. However, if the business to be conducted at any meeting of the Tower Unit Owners shall include consideration of a proposed amendment to the Declaration, these Tower By-Laws or the Condominium By-Laws, the notice of such meeting shall be given to all Tower Unit Owners, in the manner provided above, at least thirty (30) days prior to the date fixed for such meeting and such notice shall be accompanied by a copy of the text of such proposed amendment.

3.5 Lack of Quorum. Subject to the terms and provisions of subsection 2.4.4, if any meeting of Tower Unit Owners cannot be held because a quorum is not present, the Tower Unit Owners who are present at such meeting, either in person or by proxy, may act by majority vote to either: (a) adjourn the meeting from time to time until a quorum exists; or (b) reconvene the meeting to a time (specified on not less than three (3) business days' notice, by personal delivery, nationally recognized overnight courier or telecopy, to the absent Tower Unit Owners) when no quorum requirement shall apply.

3.6 Order of Business. The order of business at all regular meetings of Tower Unit Owners shall be as follows:

(a) Call to order.
(b) Roll call.
(c) Proof of notice of meeting.
(d) Reading of minutes of preceding meeting.
(e) Reports of officers.
(f) Reports of members of the Tower Board.
(g) Reports of committees.
(h) Election of inspectors of election (when so required).
(i) Election of members of the Tower Board.
(j) Unfinished business.
(k) New business.
(l) Adjournment.

3.7 Title to Tower Units. Title to Tower Units may be taken by any individual, corporation, partnership, limited liability company, association, trust, fiduciary or other entity, or any two or more of such owners as joint tenants, tenants in common or tenants by the entirety, as may be appropriate.

3.8 Voting.

3.8.1 Each Tower Unit Owner, or a person designated by such Tower Unit Owner to act as proxy on its behalf and who need not be a Unit Owner, shall be entitled to cast the votes appurtenant to such Tower Unit as set forth herein, in the Condominium By-Laws (to the extent applicable) and in the Declaration at all meetings of Tower Unit Owners and at all joint meetings of Unit Owners. The designation of any such proxy shall be made in a signed and dated writing to the Secretary of the Tower Section and shall be revocable at any time by written

notice actually delivered to such Secretary by the Tower Unit Owner which had made the designation; provided, however, that no designation to act as a proxy shall be effective for a period in excess of six (6) months (except that the designation of a Permitted Mortgagee to act as the proxy of its mortgagor shall be effective until duly revoked).

3.8.2 A fiduciary shall be the voting member with respect to any Unit owned in a fiduciary capacity.

3.8.3 If two (2) or more persons or entities own a Tower Unit, they shall designate one (1) person or entity amongst them to vote the entire Common Interest appurtenant to their Unit in a writing given to the Secretary of the Tower Section, and the vote of such designee shall be binding upon such designors. Failing such a designation, all of such persons or entities shall mutually vote such Common Interest under one ballot, without division, and the concurrence of such persons or entities shall be conclusively presumed if any one of them purports to vote such Common Interest without protest being made contemporaneously to the party presiding over the meeting at which such vote is taken. If protest is made, the Common Interest appurtenant to such Tower Unit shall be counted solely for the purpose of determining whether a quorum is present for such voting.

3.8.4 Neither the Tower Board nor its designee shall be entitled to vote the interest appurtenant to any Tower Unit owned by the Tower Board or such designee, and the Common Interest of such Unit shall be excluded from the total Common Interests when computing the interests of Tower Unit Owners for quorum and voting purposes.

3.8.5 Except as otherwise set forth herein, in the Condominium By-Laws (to the extent applicable) or in the Declaration, at all meetings of Tower Unit Owners, each Tower Unit Owner (or its proxy) entitled to vote thereat (including, without limitation, Sponsor or its designee or other owner of Unsold Tower Units) shall be entitled to cast one vote for each .0001% (rounded off to the nearest .0001%) of Common Interest attributable to its Tower Unit or Units (including, without limitation, for each Tower Board member to be elected) in proportion to the Common Interest of all Tower Units.

3.9 Majority of Tower Unit Owners. Except as may otherwise be provided by law, as used in these Tower By-Laws, the Condominium By-Laws (to the extent applicable) and the Declaration, the term "Majority of Tower Unit Owners" means those Tower Unit Owners having at least fifty percent (50%) of the total authorized votes of all Tower Unit Owners (determined in accordance with the provisions of Section 3.8), who are present in person or by proxy and voting at a duly constituted meeting at which a quorum is present or is not required.

3.10 Quorum. Except as otherwise provided in these Tower By-Laws, the presence in person or by proxy of Tower Unit Owners owning Tower Units to which appertain at least forty percent (40%) of the aggregate Common Interests attributable to all Tower Units shall constitute a quorum at all meetings of Tower Unit Owners.

3.11 Majority Vote. Except where otherwise provided by Law, the Declaration, these Tower By-Laws, or the Condominium By-Laws, as applicable, at all meetings solely of Tower

Unit Owners, the affirmative vote of a Majority of Tower Unit Owners shall be binding upon all Tower Unit Owners for all purposes.

3.12 Representation on Condominium Board. Tower Unit Owners shall not be entitled to vote in their individual capacities as Unit Owners at any meeting of the Condominium Board. All five (5) of the members of the Tower Board shall also serve as the Tower Board's representatives on the Condominium Board and shall be entitled to vote at any such meeting(s) in accordance with the terms of Section 2.1 and the provisions of the Condominium By-Laws. Until the First Annual Tower Meeting, such five (5) members shall be the five (5) Tower Board members designated by Sponsor. During this time, Sponsor reserves the right to designate fewer than five (5) persons to the Tower Board; however, in such case, Sponsor's designees shall be the only members of the Tower Board and such designees shall collectively hold five (5) of the seven (7) votes on the Condominium Board (in addition to the votes of any representatives of the Commercial Units serving on the Condominium Board who were designated by Sponsor as the owner of a Commercial Unit, as applicable).

ARTICLE 4

OFFICERS

4.1 Designation. (a) The principal officers of the Tower Section shall be a President, Vice President/Treasurer and Secretary, all of whom shall be elected by the Tower Board. The Tower Board may elect more than one Vice President, or an Assistant Treasurer or Assistant Secretary and such other officers as in its judgment may be desirable. Nothing herein shall preclude any officer of the Tower Section from also being an officer of the Condominium or any officer of the Condominium from also being an officer of the Tower Section, if otherwise qualified under the terms of these Tower By-Laws and the Condominium By-Laws, as applicable. Unless prohibited by applicable Law, any two or more offices of the Tower Section may be held by the same person.

(b) The officers of the Tower Board are required to be Tower Unit Owners or have any interest therein and be members of the Tower Board. Notwithstanding the foregoing, any officer elected by Sponsor by virtue of its control of the Tower Board does not need to be a Tower Unit Owner or have any interest therein or be a member of the Tower Board; except that, from and after the first organizational meeting of the Tower Board after the First Annual Tower Meeting, the President of the Tower Board must be a member of the Tower Board.

4.2 Election of Officers. The officers of the Tower Section shall each be elected annually by the Tower Board at the organizational meeting(s) thereof and at any other meeting as may be required to fill a vacancy, and shall serve at the pleasure of the Tower Board; except that the initial officers of the Tower Section shall be elected by the First Tower Board and shall hold office at the pleasure of such First Tower Board and until their successors are elected.

4.3 Resignation and Removal of Officers. Any officer may resign at any time by written notice given in accordance with the terms of Section 5.1 of these Tower By-Laws to the Tower Board; such resignation shall take effect at the time specified and, unless specifically

requested by the resigning officer, acceptance of such resignation shall not be necessary to make it effective. Except as otherwise required by these Tower By-Laws with respect to designation of the Tower Section upon the affirmative vote of a majority of the members of the Tower Board, present in person or by proxy at a regular meeting of the Tower Board, or at a special meeting of the Tower Board called for such purpose, at which a quorum is present or is not required pursuant to Section 2.11.2, any officer may be removed, either with or without cause, and his or her successor shall be elected.

4.4 President. The President of the Tower Section shall be the chief executive officer of the Tower Section and shall preside at all meetings of Tower Unit Owners and of the Tower Board. The President shall have all of the general powers and duties which are incident to the office of president of a stock corporation organized under the Business Corporation Law of the State of New York, including, but not limited to, the power to appoint committees from among Tower Unit Owners from time to time as such President, in his or her discretion, may decide are appropriate to assist in the conduct of the affairs of the Tower Section.

4.5 Vice President. The Vice President of the Tower Section shall take the place of the President under whom he or she serves and shall perform the duties of the President whenever the President shall be absent or unable to act. If both the President and the Vice President of the Tower Section are unable to act, the Tower Board shall appoint some other member of the Tower Board to act in the place of such President and Vice President on an interim basis. The Vice President shall also perform such other duties as, from time to time, shall be imposed by the Tower Board or by the President.

4.6 Secretary. The Secretary of the Tower Section shall keep the minutes of the meetings of the Tower Unit Owners and of the Tower Board. The Secretary shall have charge of such books and papers as the Tower Board shall direct and, in general, shall perform all of the duties incident to the office of secretary of a stock corporation organized under the Business Corporation Law of the State of New York.

4.7 Treasurer. The Treasurer shall have the care and custody of the funds and securities of the Tower Section and shall be responsible for keeping full and accurate financial records and books of account thereof showing all receipts and disbursements necessary for the preparation of all required financial data. The Treasurer shall be responsible for the deposit of all funds and other securities in the name of the Tower Board (or in the name of the managing agent or manager appointed by the Tower Board) in such depositories as may from time to time be designated by such Tower Board and shall, in general, perform all of the duties incident to the office of treasurer of a stock corporation organized under the Business Corporation Law of the State of New York.

4.8 Execution of Documents. All agreements, contracts, deeds, leases, checks and other instruments of the Tower Section shall be executed by the President or Vice-President, acting alone, or by any other two officers thereof or by such other person or persons as may be designated by the Tower Board. In addition to the foregoing, the Tower Board may authorize the managing agent serving on its behalf to execute checks, provided that the expenditures, and the managing agent's paying for same, have been approved in advance by resolution of the Tower

Board or have been authorized by two officers of the Tower Section (at least one of whom shall be a Tower Board member).

4.9 Compensation of Officers. Except as otherwise determined by the Tower Board, no officer shall receive any compensation for acting as such.

4.10 Liability of Officers.

4.10.1 To the extent permitted by applicable Law, no officer of the Tower Section shall have any personal liability with respect to any contract, act or omission of the officers in connection with the affairs or operation of the Tower Section (except in their capacities as Tower Unit Owners). To the extent permitted by applicable Law, officers shall have no liability to Tower Unit Owners, except that an officer shall be liable for his or her own bad faith or willful misconduct. All Tower Unit Owners shall severally, to the extent of their respective interests in their Tower Units and their appurtenant Common Interests, indemnify, defend and hold harmless each officer of the Tower Section against any liability or claim except those arising out of such officer's own bad faith or willful misconduct.

4.10.2 None of the officers of the Tower Section shall be liable for either: (i) any failure or interruption of any utility or other services to be obtained by, or on behalf of, any such officer or to be paid for as either a Tower Common Expense or General Common Expense, except when any such failure or interruption is caused by the acts of bad faith or willful misconduct of such officer; or (ii) any injury, loss or damage to any individual or property, occurring in or upon either a Unit or any Common Element, which is either: (a) caused by the elements, by any Unit Owner or by any other individual, (b) resulting from electricity, water, snow or ice that may leak or flow from a Unit or any portion of any Common Element, or (c) arising out of theft or otherwise; except in each case when caused by the acts of bad faith or willful misconduct of such officer.

ARTICLE 5

NOTICES

5.1 Notices. Except as otherwise provided in these Tower By-Laws or the Condominium By-Laws, all requests, notices, reports, demands, approvals and other communications required or desired to be given shall be in writing and shall be delivered: (a) if to the Tower Board, in person or sent to the principal office of the Tower Board (or to such other address as the Tower Board may designate from time to time by notice in writing to all Unit Owners and to all Permitted Mortgagees having requested in writing notice of same); and a duplicate shall be sent in like manner to the Managing Agent; (b) if to a Tower Unit Owner, in person or sent to the address of such Tower Unit Owner at the Building, or to such other address as may have been designated by such Tower Unit Owner from time to time in writing to the Tower Board; (c) if to Permitted Mortgagees, either delivered in person or sent by registered or certified mail, return receipt requested, or by nationally recognized overnight courier service to their respective addresses, as may have been designated by such Permitted Mortgagees from time to time in writing to the Tower Board; and (d) if to any other Person, in the manner provided in Article 5 of the Condominium By-Laws. All notices delivered in person (to the extent permitted

herein) shall be deemed to have been given when delivered in person. Unless other means of giving certain notices are specifically required or permitted pursuant to the Declaration, Condominium By-Laws and Tower By-Laws (including the Tower Rules and Regulations), all notices which are "sent" shall be sent either: (x) by registered or certified mail, return receipt requested, and shall be deemed to have been given three (3) days after deposit in a depository maintained by the U.S. Postal Service in a postage prepaid sealed wrapper; or (y) by nationally recognized overnight courier service and shall be deemed to have been given the first Business Day (for domestic delivery) and the third Business Day (for international delivery), after deposit with an overnight courier service, provided that notices of change of address shall in all events be deemed to have been given when received.

5.2 Waiver of Service of Notice. Whenever any notice is required to be given by Law, the Declaration or these Tower By-Laws, a waiver thereof in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed the equivalent thereof.

ARTICLE 6

OPERATION OF THE TOWER SECTION

6.1 Determination of Tower Common Expenses and Fixing of Tower Common Charges

6.1.1 (a) As described more fully in the Condominium By-Laws, the Condominium Board shall from time to time, but at least annually, prepare a budget setting forth the projection of General Common Expenses and will allocate to the Tower Section, in the manner described in the Condominium By-Laws, the General Common Charges necessary to meet the Tower Section's allocated share of General Common Expenses. The Tower Board will allocate and assess to each Tower Unit Owner, in such proportion as the Common Interest of each such Unit Owner's Tower Unit bears to the total aggregate Common Interests of all Tower Units, a portion of the General Common Charges allocated to the Tower Section, to be assessed against and paid by each Tower Unit Owner as part of the Tower Common Charges payable by such Tower Unit Owner, as provided in subsection 6.1.2.

(b) Under the Condominium By-Laws, and to the extent permitted by Law, the Tower Common Charges collected by the Tower Board shall, in all instances, first be payable to the Condominium Board in payment of the Tower Section's allocated share of General Common Charges, failing the occurrence of which, the Condominium Board shall have the right, without limitation, to avail itself of the remedy of specific performance with respect to the Tower Board's obligations hereunder.

6.1.2 (a) Except as otherwise provided herein, all costs and expenses in connection with the Repair, maintenance, care, upkeep and operation of, and any Alteration to, the Tower Limited Common Elements and the business and affairs of the Tower Section (the "Tower Common Expenses") shall be determined by the Tower Board and shall be borne solely by the Tower Unit Owners. Tower Common Expenses shall include, without limitation: (i) such amounts as the Tower Board may deem proper for the establishment of and/or changes to

reserves, including, without limitation, a general operating reserve or a reserve for working capital or for replacements with respect to the Tower Limited Common Elements; (ii) such amounts, determined by the Tower Board, as may be required for the purchase, lease or sublease by the Tower Board or its designee, on behalf of all Tower Unit Owners, of an apartment to be used as the residence of the superintendent or resident manager of the Tower Section, if any, or of any Tower Unit whose owner has elected to sell, lease, transfer or convey such Tower Unit or which is to be sold at a foreclosure or other similar sale; and (iii) all such other items as are provided for in the Declaration, the Condominium By-Laws or these Tower By-Laws to be Tower Common Expenses. The Tower Board shall from time to time, but at least annually, prepare a budget setting forth the projection of Tower Common Expenses and shall allocate and assess to the Tower Unit Owners pro rata, in accordance with their respective Common Interests (except as otherwise provided in the Declaration, the Condominium By-Laws or these Tower By-Laws), charges to meet the Tower Common Expenses (which shall include each Tower Unit Owner's share of General Common Charges (such charges together with all such other amounts denominated or payable as Tower Common Charges in or under the Declaration, the Condominium By-Laws or these Tower By-Laws being, collectively, the "Tower Common Charges")). In addition to basing certain elements of Tower Common Charges on proportionate Common Interests, the Tower Board may also assess the same in accordance with submetering, contract allocations, or usage (both projected and actual) so long as such allocations are reasonable, as determined by the Tower Board. The Tower Board shall advise all Tower Unit Owners promptly in writing of the amount of Tower Common Charges payable by each of them and shall furnish copies of each annual budget on which such Tower Common Charges are based to all Tower Unit Owners and, upon written request therefor, to Permitted Mortgagees thereof.

(b) Notwithstanding anything to the contrary contained in this subsection 6.1.2, the costs of Repair, maintenance, care, upkeep and operation of, and any Alteration to, the Tower Limited Common Elements described in subsection 6.6.2(c) shall be paid for in the manner described therein.

6.1.3 The Tower Board may, at its sole discretion, from time to time increase or decrease the amount of Tower Common Charges, and may modify its prior determination of the Tower Common Expenses for any fiscal year so as to increase or decrease the amount of Tower Common Charges payable for such fiscal year or portion thereof; however, no such revised determination shall have a retroactive effect on the amount of Tower Common Charges payable by Tower Unit Owners for any period prior to the date of such new determination. However, a prior period's deficit may be included in Tower Common Charges for a subsequent period or levied from a special assessment levied against all Tower Unit Owners in accordance with subsection 6.1.5.

6.1.4 The failure or delay of the Tower Board to prepare or adopt a budget or to otherwise determine the Tower Common Expenses for any fiscal year or portion thereof shall not be deemed a waiver or modification in any respect of the covenants and provisions hereof or a release of any Tower Unit Owner from the obligation to pay Tower Common Charges. In the event of such failure by the Tower Board, the Tower Common Charges that were computed on the basis of the Tower Common Expenses last determined for any fiscal year or portion thereof, together with the Tower Section's then current allocated share of General Common Charges (determined in accordance with the terms of the Condominium By-Laws), shall continue

thereafter to be the Tower Common Charges payable by the Tower Unit Owners until a new determination of the Tower Common Charges is made.

6.1.5 In addition to the foregoing duty to determine the amount of and to assess Tower Common Charges, the Tower Board shall have the right to levy special assessments to meet the Tower Common Expenses (or a prior period's deficit, in accordance with subsection 6.1.3), including, without limitation, the Tower Section's allocated share of General Common Charges or any special assessment levied by the Condominium Board. The Tower Board shall have all rights and remedies for the collection of special assessments as are provided herein for the collection of Tower Common Charges (including, without limitation, perfecting a lien against the defaulting Tower Unit).

6.1.6 The excess of all rents, profits and revenues derived from the rental or use of any space or facility forming part of or included in any Tower Limited Common Element shall be collected by the Tower Board, as agent for and on behalf of the Tower Unit Owners, and shall constitute income of the Tower Unit Owners, to be applied against Tower Common Expenses next arising. Notwithstanding any provision contained in these Tower By-Laws to the contrary, in no event shall any rent, profit or revenue derived from the rental, licensing or use of any space in the Tower Section be deemed to be derived from the rental, licensing or use of any floor slabs, ceilings or walls delineating or enclosing such space or the incidental use of any portion of any Tower Limited Common Elements appurtenant to such space. In addition, none of the Tower Unit Owners, nor the Tower Board will have any interest in the rents, profits or revenues from the rental or use of any space in the Commercial Units (except for any Commercial Unit owned or leased by them/it).

6.1.7 Notwithstanding anything to the contrary contained herein, until the later of: (i) twelve months after the First Tower Closing; or (ii) the closing of title to and occupancy of at least fifty percent (50%) of the Tower Units, some of the services and facilities of the Condominium may not be available. During any such interim service period when full services and/or facilities are not available, the Tower Common Charges payable by the Tower Unit Owners may be reduced accordingly to reflect the corresponding diminished expenses of the Tower Section.

6.2 Payment of Tower Common Charges.

6.2.1 All Tower Unit Owners shall be obligated to pay to the Tower Board the Tower Common Charges assessed by the Tower Board pursuant to the provision of Section 6.1, at such time or times as the Tower Board determines. Unless otherwise determined by the Tower Board, Tower Common Charges shall be payable monthly, in advance, on the first day of each month.

6.2.2 No Tower Unit Owner shall be liable for the payment of any part of the Tower Common Charges assessed against such Tower Unit Owner's Unit subsequent to a permissible sale, transfer or other conveyance by it (made in accordance with these Tower By-Laws) of such Unit, together with its appurtenant Common Interest except as expressly provided herein. Any Tower Unit Owner may, subject to the terms and conditions of these Tower By-Laws, convey its Unit, together with its appurtenant Common Interest, without consideration, to

the Tower Board or its designee, on behalf of all Tower Unit Owners, and in such event (except as hereinafter set forth) be exempt from Tower Common Charges thereafter accruing, provided that such Tower Unit is free and clear of liens and encumbrances other than the statutory lien for unpaid Tower Common Charges (provided that no amounts are owing under any such lien). However, in no event may a Tower Unit Owner exempt itself from liability for Tower Common Charges by waiving use of any of the Common Elements or by abandonment of its Tower Unit. A purchaser of a Tower Unit shall be liable for the payment of Tower Common Charges accrued and unpaid against such Unit prior to its acquisition thereof, except that, to the extent permitted by Law, a Permitted Mortgagee acquiring title to a Tower Unit at a foreclosure sale shall not be liable for, and such Tower Unit shall not be subject to, a lien for the payment of Tower Common Charges assessed against such Tower Unit subsequent to the recording of such Permitted Tower Mortgage and prior to the acquisition of title of such Tower Unit by such mortgagee; the foregoing is subject to the provisions of the last sentence of subsection 6.3.2 hereof. However, in the event of a foreclosure of a Tower Unit by a Permitted Mortgagee (whether by sale, deed in lieu of foreclosure or otherwise) or by the Tower Board of its lien on any Tower Unit for unpaid Tower Common Charges, if the net proceeds of the foreclosure sale actually received (after deduction of all legal fees, advertising costs, brokerage commissions and other costs and expenses incurred by such Permitted Mortgagee in connection therewith) are insufficient to satisfy the defaulting Tower Unit Owner's obligations, such Tower Unit Owner shall remain liable for the deficit of all unpaid Tower Common Charges, as provided in these Tower By-Laws.

6.2.3 Sponsor shall have the right, in its sole and absolute discretion, to cause the Tower Board to waive the collection of some or all of the Tower Common Charges from Tower Unit Owners for a period of time prior to full occupancy of the Building (the "Waiver Period"); provided, however, that Sponsor shall be solely responsible for payment of all remaining expenses to operate the Tower Section during the Waiver Period (the "Operating Expenses"). All Operating Expenses paid by Sponsor during the Waiver Period are based on the actual cost of operating the Tower Section and not on estimates set forth in Schedule B to the Offering Plan.

6.2.4 (a) Prior to any permissible sale, transfer or other conveyance of a Tower Unit, any seller or purchaser of a Tower Unit shall be entitled, upon request for same, to a statement from the Tower Board, dated as of the date of the closing of title in connection with any such sale, transfer or other conveyance, setting forth the amount of unpaid Tower Common Charges accrued against the Unit.

(b) The Tower Board shall promptly provide any Tower Unit Owner who so requests with a written statement of all unpaid Tower Common Charges due to it from such Tower Unit Owner.

6.2.5 Notwithstanding the provisions of subsection 6.2.1, any Tower Unit Owner that is a foreign government, a resident representative of a foreign government or such other person or entity otherwise entitled to the immunities from suit enjoyed by a foreign government (i.e., diplomatic or sovereign immunity) shall deposit with the Tower Board an amount equal to two (2) times the then current annual Tower Common Charges for such Unit, subject to increase from time to time as such Common Charges increase, together with the full

amount of any special assessment levied against, or allocable to, such Unit, as security for the faithful observance by such Tower Unit Owner of the terms, provisions and conditions of these Tower By-Laws. In the event that such Tower Unit Owner defaults in respect of the terms, provisions and conditions of these Tower By-Laws, the Tower Board may use, apply or retain the whole or any part of the security so deposited, to the extent required for the payment of any Tower Common Charges or any other sum as to which such Tower Unit Owner is in default. If the Tower Board applies or retains any part of said security, the Tower Unit Owner in questions, within ten (10) days after notice from the Tower Board, shall deposit with the Tower Board the amount so applied or retained so that such Tower Board has the full amount of said security on hand at all times.

6.3 Default in Payment of Tower Common Charges; Lien for Unpaid Tower Common Charges; Other Remedies.

6.3.1 The Tower Board shall take prompt action to collect any Tower Common Charges which remain unpaid for more than thirty (30) days after the due date for payment thereof, including, without limitation, the institution of such actions and the recovery of interest and expenses as provided in this Article 6. Subject to the applicable terms of the Condominium By-Laws, in the event the Tower Board, after notice from the Condominium Board, fails to take such action against a Tower Unit Owner, then the Condominium Board may do so, in its own name or, if necessary, in the name of the Tower Board.

6.3.2 Except to the extent prohibited by Law, the Tower Board, on behalf of all Tower Unit Owners, shall have a lien for Tower Common Charges unpaid by any Tower Unit Owner, together with interest thereon, on all Tower Units owned by such Tower Unit Owner, in proportion to their respective Common Interest. Such lien for Tower Common Charges shall be subordinate only to liens for real estate taxes and, to the extent required by applicable Law, to prior recorded Permitted Tower Mortgages on such Tower Units, which are first mortgages of record.

6.3.3 In the event any Tower Unit Owner fails to make payment of Tower Common Charges when due, such Unit Owner shall be obligated to pay: (a) a "late charge" of $250 per month if any such amount remains unpaid for more than ten (10) days from their due date (although nothing herein shall be deemed to extend the period within which such amounts are to be paid), which amount shall be subject to increase by the Tower Board; and (b) interest at the rate of one and one half percent (1.5%) per month (but in no event in excess of the maximum rate permitted by Law) on such unpaid amounts (exclusive of any "late charges" theretofore collected on such amounts) computed from the due date thereof, together with all expenses, including, without limitation, attorneys' fees and expenses paid or incurred by the Tower Board or by any managing agent in any proceeding brought to collect such unpaid Tower Common Charges or in an action to foreclose the lien on such Unit arising from said unpaid Tower Common Charges, whether as provided in Section 339-z of the New York Condominium Act, in the manner provided in Section 339-aa thereof, or in any other manner permitted by law. In addition, if the Tower Board shall bring an action to foreclose such lien because of unpaid Tower Common Charges, the defaulting Tower Unit Owner shall be required to pay a reasonable fee for the use and occupancy of its Unit and the plaintiff in such foreclosure action shall be entitled to the appointment, without notice, of a receiver to collect the same. All such "late charges,"

interest, expenses and fees shall be added to and shall constitute Tower Common Charges payable by such Tower Unit Owner; and the lien for unpaid Tower Common Charges shall also secure the payment of such additional sums. A suit to recover a money judgment for unpaid Tower Common Charges shall be maintainable without foreclosing or waiving the lien securing such charges.

6.3.4 In any action brought by the Tower Board to foreclose a lien on a Tower Unit because of unpaid Tower Common Charges, the Tower Board, acting on behalf of all Tower Unit Owners, shall have the power (but shall not be obligated) to purchase any such Tower Unit at the foreclosure sale thereof and to acquire, hold, lease, mortgage, convey or otherwise deal with such Unit (but not to vote the Common Interests appurtenant thereto). In the event the net proceeds received on a foreclosure sale (after deduction of all legal fees, advertising costs, brokerage commissions and other costs and expenses incurred in connection therewith) are insufficient to satisfy the defaulting Tower Unit Owner's obligations, such Tower Unit Owner shall remain liable for the deficit, as provided in these Tower By-Laws.

6.3.5 (a) For the purposes of this subsection 6.3.5, "non-occupying owner" shall mean a Tower Unit Owner who or which does not occupy its Tower Unit.

(b) If a non-occupying owner rents any Tower Unit to a rental tenant and then fails to make payments due for Tower Common Charges or any other amounts payable by such Tower Unit Owner to the Tower Board, including, without limitation, assessments and/or late fees (all of the foregoing, collectively, "Payments") for such Tower Unit within sixty days of the expiration of any grace period after the same are due, upon notice in accordance with subdivision (c) of this subsection, all rental payments from the tenant shall be directly payable to the Tower Board.

(c) If the Payments for any Tower Unit have not been paid in full, within sixty (60) days after the expiration of any grace period of the earliest due date, the Tower Board shall provide written notice to the tenant and the non-occupying owner providing that, commencing immediately and until such time as all Payments are made current, all rental payments due subsequent to the issuance of such notice are to be made payable to the Tower Board at the address listed on the notice. Where a majority of the Tower Board has been elected by and from among the Tower Unit Owners who are in occupancy, the Tower Board may elect not to require that rental payments be made payable to the Tower Board. At such time as Payments from the non-occupying owner are once again current, notice of such fact shall be given within three business days to the rental tenant and non-occupying owner. Thereafter all rental payments shall be made payable to the non-occupying owner or a designated agent. A non-occupying owner who disputes the Tower Board's claim to rental payments pursuant to this subsection shall be entitled to present facts supporting such Tower Unit Owner's position at the next scheduled meeting of the Tower Board, which must be held within thirty days of the date that such Tower Board receives notice that such owner seeks to dispute such claim.

(d) Nothing in this subsection shall limit any rights of any Tower Unit Owner or the Tower Board existing under any other Law or agreement.

(e) Payment by a rental tenant to the Tower Board made in connection with this subsection shall relieve that rental tenant from the obligation to pay such rent to the non-occupying owner and shall be an absolute defense in any non-payment proceeding commenced by such non-occupying owner against such tenant for such rent.

6.4 Insurance.

6.4.1 The Condominium By-Laws describe those types of insurance which the Condominium Board, the Tower Board, the Commercial Unit Owners and the Tower Unit Owners are required to obtain and maintain. Neither the Condominium Board, nor the Tower Board, is required to obtain or maintain any insurance with respect to any personal property (including fixtures, improvements, furnishings, betterments and improvements, decorations, appliances and other personal property) contained in or constituting part of a Tower Unit or any liability with respect to occurrences within or about a Tower Unit or the Tower Limited Common Elements, if any, appurtenant thereto. Consequently, as specified in Section 11.4 of the Condominium By-Laws, all Tower Unit Owners are required to obtain and maintain liability insurance as specified therein. Subject to the requirements hereinafter and in subsection 6.4.2 set forth, Tower Unit Owners shall not be prohibited from carrying other insurance for their own benefit, and the Tower Board shall not be prohibited from requesting or seeking to cause the Condominium Board to carry other insurance, or from carrying insurance itself, for the benefit of the Tower Section or Tower Unit Owners. To the extent any party is insured, or is required hereunder to be insured, for loss or damage to property, each party will look to its own insurance policies for recovery.

6.4.2 All policies obtained by any Tower Unit Owner, or by the Tower Board on behalf of the Tower Section or the Tower Unit Owners, shall provide that the liability of the carriers issuing insurance obtained by the Condominium Board shall not be affected or diminished by reason of any additional insurance carried by the Tower Board or any other Unit Owner and shall contain a waiver of the insurer's right of subrogation against the Condominium Board, the Tower Board and any Unit Owner.

6.4.3 If the use of any Tower Unit causes an increase in the premium for the insurance which the Condominium Board or Tower Board is required to obtain and maintain as set forth herein or otherwise, then the owner of such Tower Unit shall be obligated to pay to the Tower Board (which, to the extent appropriate, shall in turn pay any necessary sums to the Condominium Board), as additional Tower Common Charges, a sum equal to the amount of such increase attributable to such use.

6.4.4 All insurance policies carried by or on behalf of the Tower Board shall provide that adjustment of loss shall be made exclusively by the Tower Board if the loss involves only the Tower Section; in all other instances, the provisions of the Condominium By-Laws shall control as to adjustment of loss. The Condominium By-laws shall also control as to those instances in which proceeds shall be payable to an Insurance Trustee.

6.4.5 Each Tower Unit Owner shall obtain and maintain such other insurance as set forth in the Condominium By-Laws.

6.5 Repair or Reconstruction after Fire or Other Casualty.

6.5.1 (a) If any portion of the Property other than solely the Tower Section is damaged or destroyed by fire or other casualty, or if any portion of the Tower Section is damaged or destroyed together with any other portion of the Property, the provisions of the Condominium By-Laws shall control as to control over repair and restoration. In the event that solely the Tower Section (i.e., the Tower Units and/or Tower Limited Common Elements) or any part thereof is damaged or destroyed by fire or other casualty (unless, in accordance with the Condominium By-Laws or these Tower By-Laws, the Building is not to be repaired), the Tower Board will arrange for the prompt repair and restoration of the Tower Section (including each Tower Unit, excluding additions, alterations, fixtures, furniture, furnishings, betterments and improvements, or other personal property not constituting a part of such Unit) and the Tower Board, or Insurance Trustee, as provided in the Condominium By-Laws or herein, shall disburse the proceeds of all applicable insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments.

(b) If only the Tower Section is damaged or destroyed by fire or other casualty and the insurance proceeds are less than sufficient to cover, or exceed, the cost of repairs and restoration, the deficit or surplus, as the case may be, will be borne as a Tower Common Expense or profit, respectively, and shared by all Tower Unit Owners in proportion to their respective Common Interests. Any surplus allocable to any Tower Unit pursuant to this subsection 6.5.1 shall first be lessened by such amounts as may be required to discharge unpaid liens (other than mortgages which are not Permitted Tower Mortgages) on any such Unit in the order of priority of such liens, and the remaining surplus, if any, shall then be paid to the owner of such Unit. If any portion of the Property other than solely the Tower Section is damaged or destroyed by fire or other casualty, or if any portion of the Tower Section is damaged or destroyed together with any other portion of the Property, the provisions of the Condominium By-Laws shall control as to any deficit or surplus in insurance proceeds.

6.6 Maintenance and Repairs.

6.6.1 Except as otherwise provided in the Declaration, the Condominium By-Laws or these Tower By-Laws, all painting, decorating, maintenance, repairs and replacements, whether structural or non-structural, ordinary or extraordinary, and all maintenance, repairs and replacements of all plumbing, heating and lighting fixtures, heating and air-conditioning units and appliances: (i) in or to any Tower Unit (excluding General Common Elements and Tower Limited Common Elements therein, except as otherwise provided in the Declaration or these Tower By-Laws) and the interior side of entrance doors thereto, shall be made by the owner of such Tower Unit at its sole cost and expense; provided that, except in the case of work to be done in Unsold Tower Units, the Tower Unit Owner of a Tower Unit utilizes only such contractors, workers or suppliers as are on the then approved list of the then Managing Agent, which list may change from time to time in the sole discretion of such managing agent or the Tower Board and, to the extent applicable, complies with the provisions of Section 6.7 hereof; and (ii) in or to the Tower Limited Common Elements shall be made by the Tower Board and the cost and expense thereof shall be shared by all Tower Unit Owners as a Tower Common Expense, in proportion to their respective Common Interests.

6.6.2 Notwithstanding the provisions of subsection 6.6.1:

(a) In the event that any painting, decorating, maintenance, repairs or replacements to the Property or any part thereof (including, without limitation, any Unit) is necessitated by or attributable to the negligence, misuse, neglect or abuse of: (i) any one or more Tower Unit Owner(s) or its or their tenants, agents, invitees, licensees or guests, the entire cost thereof shall be borne entirely by such Tower Unit Owner(s); or (ii) the Tower Board or its tenants, agents, invitees, licensees or guests, the entire cost thereof shall be charged to all Tower Unit Owners as a Tower Common Expense, except to the extent in any case that such cost is covered by the proceeds of any insurance maintained pursuant to the provisions hereof.

(b) The washing and cleaning of interior glass surfaces of windows in the Tower Units shall be the responsibility of the respective Tower Unit Owners. The Tower Board may from time to time enforce the responsibility of Unit Owners to wash and clean the interior surfaces of windows located in their respective Units and charge the defaulting Unit Owner therefor. The exterior glass surfaces will be washed, cleaned and replaced at the direction of the Condominium Board and the cost thereof charged as a General Common Expense. Unit Owners are prohibited from cleaning or allowing to be cleaned any window from the outside in violation of Section 202 of the New York State Labor Law, any other applicable Laws, any insurance policy or requirement or otherwise. The interior and exterior glass surfaces of all windows located in any Tower Unit shall not be altered, colored or painted. In connection therewith, the Condominium Board shall have an easement to access Units and any Tower Limited Common Elements appurtenant thereto to the extent necessary.

(c) Except with respect to exterior windows in the Tower Units, all normal maintenance and repairs of any Tower Limited Common Element exclusively appurtenant to a particular Tower Unit shall be made by the Tower Unit Owner having access thereto, at its own cost and expense; any structural or extraordinary repairs or replacements thereto (including leaks) shall be made by or for the Tower Board and the cost and expense thereof shall be charged to all Tower Unit Owners as a Tower Common Expense, unless due to the negligence, misuse, neglect or abuse of such Tower Unit Owner or its tenant, agent, invitee, licensee or guest, in which event such Tower Unit Owner shall bear the entire cost thereof, and the same shall, for all purposes hereunder, constitute part of the Tower Common Charges payable by such Tower Unit Owner.

(d) No Tower Unit Owner (other than Sponsor) may install, inscribe or expose any signage on or at any window or any other part of the Common Elements.

6.6.3 Each Tower Unit and the Tower Limited Common Elements shall be kept in the condition and otherwise in such manner that appropriate standards of quality, service and appearance are maintained which are appropriate for a luxury residential condominium project (and with respect to any roof or other part of the Property exposed to the elements, free of snow, ice and accumulation of water) by the Tower Unit Owner or the Tower Board, whichever is responsible for the maintenance thereof under the Declaration, these Tower By-Laws or the Condominium By-Laws; and such Tower Unit Owner or the Tower Board shall promptly make or perform, or cause to be made or performed, all maintenance work, repairs and replacements necessary in connection therewith. In addition, the public areas of the Tower Section and those

areas which are exposed to public view shall be kept in good appearance, in conformity with the dignity and character of the Building, by: (a) the Tower Board, with respect to such parts of the Building it is required to maintain under the Declaration, these Tower By-Laws or the Condominium By-Laws; and; (b) each Tower Unit Owner, with respect to the windows and shades, Venetian or other blinds, drapes, curtains or other window decorations in or appurtenant to its Tower Unit, as well as those other areas of such Unit and its appurtenant Tower Limited Common Elements which are exposed to public view.

6.6.4 In the event that any Tower Unit Owner, within a reasonable time after receipt of written notice from the Tower Board, fails or neglects in any way to perform any of its obligations with respect to maintenance, repair or replacement in or to its Tower Unit as provided in this Article 6 or of any Common Element for which such Tower Unit Owner is responsible under the Declaration, the Condominium By-Laws or these Tower By-Laws, the Tower Board may perform or cause to be performed such maintenance, repair or replacement, unless such Tower Unit Owner, within ten (10) days after receiving notice of such default by the Tower Board (except in the event of an "emergency," i.e., a condition requiring repair or replacement immediately necessary for the preservation or safety of the Building or for the safety of occupants of the Building or other persons, or required to avoid the suspension of any necessary services in the Building, in which case no notice is required), cures such default, or in the case of a default not reasonably susceptible to cure within such period, promptly commences (within such ten (10)-day period) and thereafter prosecutes to completion, with due diligence, the curing of such default. All sums expended and all costs and expenses incurred in connection with the making of any such maintenance, repair or replacement in or to such Tower Unit Owner's Unit or to any such Common Element for which such Tower Unit Owner is responsible as aforesaid, together with interest thereon at the rate of one and one half percent (1.5%) per month (but in no event in excess of the maximum rate permitted by Law), shall be immediately payable by such Tower Unit Owner to the Tower Board and shall, for all purposes hereunder, constitute part of the Tower Common Charges payable by such Tower Unit Owner.

6.6.5 Terraces. Notwithstanding anything to contrary contained in these By-Laws or the Condominium By-Laws, the following shall apply with respect to Tower Units that have Terraces appurtenant thereto:

(a) Each Tower Unit Owner shall be responsible for all ordinary maintenance and cleaning of each Terrace appurtenant to its Unit, subject to the rights of the Tower Board and/or Condominium Board to regulate its use, and to enter the Tower Unit to access the Terrace and to access any Tower Limited Common Elements for maintenance, repair and replacement and other uses (including, without limitation, to access any Building mechanical equipment or other Common Elements located on any roof setback adjacent to any Terrace, or to use any Terrace as a platform for window washing equipment).

(b) The costs and expenses of any repairs or replacements to a Terrace, structural or otherwise (unless caused by or attributable to the Tower Unit Owner), shall be charged to all Tower Unit Owners as a Common Expense.

(c) The Tower Board shall have the right to require a Tower Unit Owner to remove plantings, roof surfaces and other installations which have been placed on the

Terraces if the Tower Board determines, in its sole discretion, that such plantings or other installations may adversely affect the integrity of the roof or other portion of the Building or is otherwise unsafe. In addition, the Tower Board shall have the right, in connection with any construction, repair or maintenance work in the Building, to erect scaffolding temporarily on any Terrace. In no event shall any Tower Unit Owner of a Tower Unit having a Terrace be permitted to enclose or erect any structure on such Terrace. The Tower Board may establish such other rules and regulations it deems necessary to protect the Common Elements and the Units and to insure the integrity of the Building and the health and safety of the occupants.

(d) Terraces and any other areas that are exposed to the elements must be kept free of snow, ice and accumulation of water to the extent failure to do so could cause damage to the Building and/or other Units therein. In the event a Tower Unit Owner fails to comply with any of its maintenance obligations, the Tower Board may, at the expense of the Unit Owner and without liability to the Tower Board, enter the Unit and perform such acts as are necessary to cure the Unit Owner's default.

(e) If a Tower Unit contains an appurtenant Terrace, the fencing, railings, gates, parapets, structural, waterproofing and drainage elements in or on the Terrace are Tower Limited Common Elements appurtenant to such Tower Unit. Any pavers, decking, tile or other flooring, and any faucets, hose bibs, electrical outlets and lighting installed in or on the Terrace, are part of the Unit. Doors leading from a Tower Unit to a Terrace are also part of the Unit. Pursuant to the foregoing, the structural concrete roof slab or other roof construction material, the asphalt or other roofing material thereover, the roof membrane, flashing and similar waterproofing or other roofing elements protecting the interior of the Building and under the pavers, decking, tiles or other flooring of the Terrace, as well as any drainage system and fencing or railing, are Tower Limited Common Elements appurtenant to the Unit.

(f) Neither the Tower Board, Condominium nor Sponsor is responsible for the level of noise or vibrations or odors resulting from the operation of the Building or the Units or the degree of privacy which will be afforded to Unit Owners on their Terraces.

6.7 Alterations of Tower Units.

6.7.1 Except as otherwise provided in the Declaration, the Condominium By-Laws or these Tower By-Laws:

(a) (i) No Tower Unit Owner (other than Declarant and/or Sponsor or its designee or other owner of Unsold Tower Units) shall make any Alteration or Repair in or to its Tower Unit which affects the structure or systems of the Building (including, without limitation, the mechanical, electrical, plumbing, heating, ventilating and/or air-conditioning systems thereof), without obtaining the prior written consent of the Tower Board thereto. Prior to, and as a condition of, the granting of its consent to the making of any such Alteration or Repair in or to a Tower Unit, the Tower Board, at its option, may require the Tower Unit Owner to execute an agreement, in form and substance satisfactory to the Tower Board (which may, among other things, require payment of a supervisory fee to the Tower Board), setting forth the terms and conditions under which such Alteration or Repair may be made.

(ii) Notwithstanding anything otherwise herein contained to the contrary (whether in clause (i) above or otherwise), no Tower Unit Owner shall make, and the Tower Board shall not have the authority to consent to, any alteration, addition, improvement or repair to a Tower Unit which affects the structural elements or the systems (including, without limitation, the mechanical, electrical, plumbing, heating, ventilating and/or air-conditioning systems) of: (x) the Building without the Tower Board's obtaining the prior written consent thereto of the Condominium Board to the extent required under the terms of the Condominium By-Laws; and/or (y) any Commercial Unit without the Tower Board's obtaining (on behalf of such Tower Unit Owner) the prior written consent thereto of either the Condominium Board or the owner of such Commercial Unit(s) to the extent required under the terms of the Condominium By-Laws. In each of the foregoing cases, the Tower Unit Owner seeking to perform such work requiring such consent(s) shall be liable for all costs and expenses incurred by the Tower Board in obtaining such consent(s).

(b) All Repairs which would affect the structure or the systems of the Building (including, without limitation, the mechanical, electrical, plumbing, heating, ventilating and/or air-conditioning systems thereof) and all Alterations to any Tower Unit shall be made in accordance with plans and specifications, which plans and specifications shall be: (1) subject to review and approval by the Tower Board, in the case of Alterations to which the consent of the Tower Board is otherwise required under subsection 6.7.1(a); (2) subject to review and approval by the Condominium Board, in the case of Alterations to which the consent of the Condominium Board is otherwise required under Article 8 of the Condominium By-Laws; and/or (3) subject to the approval of the appropriate Commercial Unit Owner(s) in the case of Alterations to which the consent of such Commercial Unit Owner(s) is otherwise required under Article 8 of the Condominium By-Laws. Prior to, and as a condition of, the granting of its consent to the making of any such Alteration, the Tower Board, the Condominium Board or the Commercial Unit Owner, as the case may be, may require the Tower Unit Owner to execute an alteration agreement, in form and substance satisfactory to the consenting party, setting forth the terms and conditions under which such Alteration may be made.

6.7.2 All Alterations (whether to a Unit or to any Common Element) by a Tower Unit Owner shall be performed:

(a) at the Tower Unit Owner's sole cost and expense (including, without limitation, the managing agent(s)' processing/oversight fee, a damage deposit and the reasonable costs of the Tower Board, the Condominium Board and/or the Commercial Unit Owner(s), as the case may be, incurred in reviewing and approving such Tower Unit Owner's submission for approval (if such approval is required) and in monitoring such Tower Unit Owner's compliance with the provisions of this Section 6.7);

(b) only after obtaining such insurance, naming the Condominium Board and the Tower Board, and the managing agent(s) thereof, and any affected Commercial Unit Owner(s) as additional insureds, as such Boards or such managing agent(s) or such Commercial Unit Owner(s) may reasonably require;

(c) in compliance with the Declaration, these Tower By-Laws, the Condominium By-Laws, the General Rules and Regulations, the Tower Rules and Regulations,

and all Laws (including, without limitation, those regarding licensing of contractors, obtaining of all necessary governmental permits, authorizations, certificates and licenses for the commencement and completion of any Alterations and obtaining of any amendment to the Certificate of Occupancy for such Tower Unit, if necessary);

(d) in a manner which will not interfere with, or cause any labor disturbances or stoppages in, the work of Condominium, Tower Section, or Commercial Units Owners' employees or other contractors or subcontractors employed in the Units or the Building; and

(e) (i) only during such days and hours as may be specified by the Tower Board in its reasonable judgment; and (ii) employing such architects, engineers, contractors, subcontractors, suppliers and other laborers who are on the then approved list of the then Managing Agent, as such list may change from time to time, in the sole discretion of the Tower Board or its managing agent.

The Tower Unit Owner performing, permitting, suffering or causing such Alterations to be performed shall, if required either by the Condominium Board and/or the Tower Board, pay the cost of: (x) any necessary amendment of the Declaration and the floor plans of the Condominium, if appropriate, to reflect any such Alterations; (y) obtaining all necessary governmental permits, authorizations, certificates and licenses for the commencement and completion of any Alterations (copies of which shall be delivered to the Tower Board (which shall, as appropriate, also cause copies to be delivered to the Condominium Board) promptly after the issuance thereof and prior to the commencement of any Alterations), and obtaining any amendment to the Certificate of Occupancy for such Tower Unit, if necessary; and (z) any reasonable architectural, engineering and legal fees incurred by the Condominium Board or the Tower Board, as appropriate, in connection with such work. Neither the Condominium Board, the Tower Board nor any Unit Owner (other than the Tower Unit Owner making, permitting, suffering or causing any Alterations to be made in or to its Unit) shall incur any liability, cost or expense either: (1) in connection with the preparation, execution or submission of the applications referred to above; (2) to any contractor, subcontractor, supplier, architect, engineer or laborer on account of any Alterations made, or permitted or caused to be made, by any Tower Unit Owner; (3) to any person or entity asserting any claim for personal injury or property damage arising therefrom; or (4) arising out of a Tower Unit Owner's failure to obtain any permit, authorization, certificate or license, or to comply with the Declaration, the Condominium By-Laws, these Tower By-Laws, the General Rules and Regulations, if any, the Tower Rules and Regulations, and the provisions of any Laws insofar as the same relates to Alterations. A Tower Unit Owner making, or causing, permitting or suffering any tenant or occupant to make, any Alteration shall be deemed to have agreed to indemnify and hold the Condominium Board, the Tower Board, the managing agents thereof and all other Unit Owners harmless from and against any liability, loss, cost, or expense arising therefrom, and from and against any and all loss, cost, expense (including, but not limited to, attorneys' fees and disbursements), damage, injury or liability, whether direct, indirect or consequential, resulting from, arising out of, or in any way connected with, any of the foregoing.

6.7.3 Any application to any department of The City of New York or to any other governmental authority having jurisdiction thereof for a permit to make an Alteration in or

to any Tower Unit shall, if and to the extent required by Law or such department or authority, be executed by the Condominium Board, the Tower Board and/or any affected Commercial Unit Owner(s), in the case of an Alteration which such party has approved (or for which its approval is not required), provided that the Condominium Board, the Tower Board and the Commercial Unit Owner(s) shall not incur any liability, cost or expense in connection with or by reason of executing such application.

6.7.4 Notwithstanding anything to the contrary contained in this Section 6.7 (but subject to all Laws), Declarant and Sponsor and their designees or other Unsold Tower Unit Owners shall each have the right pursuant (and subject) to the terms of the Declaration and Condominium By-Laws, without the approval of the Tower Board, the Condominium Board or any Commercial Unit Owner: (i) to make any alterations, additions, improvements and repairs in or to any Unsold Tower Units, whether structural or non-structural, interior or exterior, ordinary or extraordinary (including, without limitation, those required under any applicable development (or other) agreement affecting the Property, the Offering Plan, any Purchase Agreement or otherwise); and (ii) to subdivide, combine and change the boundary walls of Unsold Tower Units. Additionally, an initial purchaser of any Unsold Unit shall have the right, without approval of the Tower Board, to make any Alterations in or to its Tower Unit, provided that Sponsor shall have expressly consented to the same in writing at or prior to the closing of title to such Tower Unit (which consent may be withheld or conditioned in Sponsor's sole discretion) and that such purchaser complies with all of the other requirements of this Section 6.7.

6.7.5 In addition to the requirements set forth above in this Section 6.7, until a permanent Certificate of Occupancy is obtained for the Building, no Tower Unit Owner shall make any Alterations in or to its Tower Unit without first notifying the Tower Board, Declarant and Sponsor of the same in writing and complying with the requirements of Declarant and Sponsor with respect to the same. Such requirements may include, but need not be limited to, the following:

(a) such work not include any change that would result in a delay in obtaining a temporary or permanent Certificate of Occupancy for the Tower Section and/or the Building, or any amendment to, or extension of, the same if theretofore issued;

(b) such Tower Unit Owner post a bond or other similar security that is reasonably acceptable to Sponsor in an amount sufficient (in Sponsor's reasonable judgment) to insure the diligent completion of the work and the filing of any required notices or certificates with respect to such work and the completion of the same with all governmental authorities having jurisdiction;

(c) such work not be commenced until such Tower Unit Owner causes all required plans, specifications, notices and/or certifications to be filed with all governmental authorities having jurisdiction, procures all required permits and licenses with respect to the same, and delivers copies of all such plans, specifications, notices, certifications, permits and licenses to Sponsor;

(d) such work be diligently prosecuted to completion in compliance with all plans, specifications, notices and/or certifications and in conformity with all permits and licenses;

(e) the Tower Board, Declarant and Sponsor and their representatives be given reasonable opportunity, from time to time, to inspect such work as it progresses;

(f) promptly after the completion of such work, all necessary inspections and approvals of the same be obtained, all necessary notices and/or certifications be filed with the appropriate governmental authorities and the Tower Board, Declarant and Sponsor each be given a copy of all such inspections, approvals, notices and certifications;

(g) such Tower Unit Owner indemnify and hold the Tower Board, Declarant and Sponsor harmless from any cost, expense, claim, or liability arising, directly or indirectly, from such work, including, without limitation, any cost, expense, claim or liability incurred or suffered by any of them due to any delay in obtaining a temporary or permanent Certificate of Occupancy for the Building (or any amendment to, or extension of, the same if theretofore issued) as a result of such work or the failure to timely make all appropriate governmental filings in connection with the same; and

(h) all contractors shall be duly licensed to the extent required by applicable Laws and, if required under any contract with any union whose members are performing services at the Building (including, without limitation, services directly or indirectly at the behest, for the benefit, or for the account of Declarant, Sponsor, any other Unit Owner, the Condominium Board or the Tower Board), such work shall be performed solely by union members.

If any Tower Unit Owner commences any such Alterations in violation of the foregoing terms and conditions of this subsection 6.7.5, or fails to comply with the requirements of Declarant and/or Sponsor in connection with the same, the Tower Board, Declarant and/or Sponsor shall be entitled to cause such work by such Tower Unit Owner to be halted, including, without limitation, causing the managing agent to deny access to the Building to such Tower Unit Owner's workers and suppliers, until such Tower Unit Owner so complies. During the period until such Tower Unit Owner is permitted hereunder to resume its work, the Tower Board, Declarant and/or Sponsor shall have the right to cause to be performed (whether by the Tower Board, Declarant, Sponsor or otherwise) any and all work in and to such Tower Unit Owner's Unit as shall be necessary, in such party's sole judgment, in order to avoid any delay in obtaining a temporary or permanent Certificate of Occupancy for the Building (or any amendment to, or extension of, the same if theretofore issued), whether or not such work shall be in compliance with the plans and specifications for the work theretofore performed by, or on behalf of, such Tower Unit Owner. The cost and expense of any such work so performed shall be borne by such Tower Unit Owner and shall be paid to the Tower Board, Declarant and/or Sponsor, as designated by such parties, within fifteen (15) days following written demand therefor.

6.7.6 In the event that a dispute arises between any Tower Unit Owner and the Condominium Board or the Tower Board, as the case may be, regarding any Alteration subject to

the approval of any such Board (including, without limitation, the determination of whether any work constitutes an Alteration subject to the approval of only such Board), or if a dispute arises between a Tower Unit Owner and Declarant and/or Sponsor in respect of subsection 6.7.5, such dispute shall be submitted to Arbitration, provided that the parties shall cause such Arbitration to proceed in an expedited manner.

6.7.7 References in this Section 6.7 to Alteration shall also include, as the context requires but otherwise subject to the Declaration, Condominium By-Law and these By-Law, any Repairs.

6.8 Alterations to Tower Limited Common Elements. Except as otherwise provided in the Declaration, the Condominium By-Laws or these Tower By-Laws, all Alterations in or to any Tower Limited Common Elements shall be made by the Tower Board or by the Tower Unit Owner(s) required to maintain and repair such Tower Limited Common Element and the cost thereof shall be charged either to all Tower Unit Owners as a Tower Common Expense in the proportion that their respective Common Interests bear to the aggregate Common Interests of all Tower Unit Owners, or to the Tower Unit Owner(s) responsible therefor, as the case may be. Whenever the cost of any such Alterations chargeable to the Tower Board is capital in nature and would, in the judgment of the Tower Board, exceed $1,000,000 (subject to increase by the CPI Increase Factor) in any calendar year or $3,000,000 in the aggregate (subject to increase by the CPI Increase Factor), then such proposed Alteration shall not be made unless first approved by a majority in number and Common Interest of Tower Unit Owners, including Sponsor, required to bear the cost and expense thereof in accordance with the foregoing; provided that if the aforesaid is in the nature of a non-capital repair or is necessary to comply with Laws, or to remedy any violation imposed against the Property, or a proper work order of an insurer of the Property, or for the health or safety (but not the general comfort or welfare) of the residents or occupants of the Property, such consent shall not be required. In any such event, the Tower Board may, in its direction, assess each Tower Unit Owner liable therefor for its pro-rata share of the cost of such Alterations, according to its respective Common Interest, as part of the Tower Common Charges. Any Alterations costing the amounts set forth above or less, in the aggregate, in any calendar year may be made by the Tower Board without the approval of the Tower Unit Owners or the Tower Mortgage Representatives.

6.9 Use of Tower Units.

6.9.1 A Tower Unit may generally be used only for residential purposes and, subject to compliance with the Declaration, Condominium By-Laws and these Tower By-Laws, for a lawful home occupation, as defined in the Zoning Resolution of the City of New York. Tower Unit Owners may, subject to the Tower Board's right of first refusal, rent their Tower Unit pursuant to a lease with a minimum term of one (1) year in each instance. No transient tenant or short-term paying guest (i.e., a tenant or paying guest in occupancy for a period of less than twelve (12) consecutive months) may be accommodated in any Tower Unit, and only an entire Tower Unit may be leased. A Tower Unit may only be occupied by: (i) any individual who is a Tower Unit Owner or permitted lessee; (ii) any officer, director, employee or shareholder of any corporation which is a Tower Unit Owner or permitted lessee; (iii) any partner or employee of any partnership which is a Tower Unit Owner or permitted lessee; (iv) any member of any limited liability company which is a Tower Unit Owner or permitted

lessee; (v) the fiduciary or beneficiary or employee of any fiduciary which is a Tower Unit Owner or permitted lessee; (vi) any principal or employee of any other entity (including, but not limited to, embassies and consulates of foreign governments) which is a Tower Unit Owner or permitted lessee; provided that in each instance in clauses (ii) through (vi) above: (A) the individual, designated officer, director, shareholder, partner, member, fiduciary, beneficiary, principal or employee is designated as the primary occupant of the Tower Unit and is not being designated to use the Tower Unit on a transient basis or as other than the primary occupant; and (B) such use is not, in fact or in effect, part of or in furtherance of an Occupancy Plan; and (vii) Family Members, domestic partners, domestic employees and/or non-paying guests of any of the foregoing. An "Occupancy Plan" means a program, plan, agreement or other arrangement for the use, occupancy, marketing, advertising or promotion of one (1) or more Tower Units under short-term, timeshare, fractional or shared ownership, interval exchange (whether the program is based on direct exchange of occupancy rights, cash payments, reward programs or other point or accrual systems) or other membership plans or arrangements through which a participant in the plan or arrangement acquires a direct or indirect ownership interest in the Tower Unit(s) in question with attendant rights of periodic use and occupancy or acquires contract rights to such periodic use and occupancy of such Tower Unit(s) or a portfolio of accommodations including such Tower Unit(s).

6.10 Licensing and Use of and Alterations to Storage Closets and Related Areas.

6.10.1 Permitted Licensees; Transfer.

(a) To protect the security of the Building, any licensee of any of the storage closets ("Storage Closets") located in the Subcellar Level of the Building must also at all times be the owner (or lessee) of a Tower Unit, provided, however, that the foregoing restriction shall not apply: (i) to Sponsor or its designee; or (ii) to the Tower Board or its designees.

(b) If at any time the licensee of a Storage Closet sells its Tower Unit, it shall simultaneously assign its license of the Storage Closet to the purchaser of such Tower Unit or to another owner of a Tower Unit, and if it fails to do so, the Tower Board shall have the right to terminate the license of the Storage Closet and take possession of the same, without compensation to the licensee. The foregoing restriction (set forth in the immediately preceding sentence) requiring the assignment of Storage Closet license (a "Storage License") shall not be triggered solely by the lease of a Tower Unit. The licensee of a Storage Closet is herein called a "Storage Closet Licensee" and the licensees of all Storage Closets are herein collectively called the "Storage Closet Licensees". Except with respect to Declarant or Sponsor, no Storage Closet may be licensed independently of the ownership of a Tower Unit. No Tower Unit Owner shall be permitted to assign or convey a Storage License to any Person other than a Tower Unit Owner. Such licenses may be assigned by a Tower Unit Owner at any time (and not subject to any right of first refusal by the Tower Board) provided the assignee: (i) is a Tower Unit Owner; (ii) assumes the obligations under the Storage; (iii) notification of the assignment is promptly delivered to the Tower Board in compliance with its requirements; and (iv) all license fees, special assessments and other obligations due to the Tower Board have been paid in full. Such license shall automatically terminate at such time as the Licensee no longer owns a Tower Unit in the Condominium unless the License is assigned to and assumed by another Tower Unit Owner upon or prior to the sale of Licensee's Tower Unit.

(c) Subject to the rights of Sponsor, the Tower Board has the authority to promulgate additional rules regarding the use of and access to the Storage Closets and the procedures for assigning such Storage Licenses. If the Tower Board terminates a Storage License or a Tower Unit Owner surrenders a Storage License without assigning such license to another Tower Unit Owner, the Tower Board shall have the right to issue a new Storage License for the corresponding Storage Closet upon terms and conditions determined in its sole discretion.

6.10.2 Use.

(a) The Storage Closets may only be used for storage purposes, and in no event may be used as a dwelling space or for the storage of toxic or inflammable items or Combustibles (as such term is defined in the New York City Building Code). No materials which pose a health or safety threat or which otherwise create a nuisance may be stored in the Storage Closets. To do so may result in a violation placed against the Building by the Building Department that will be the obligation of the licensee to remove. Notwithstanding the foregoing, Sponsor or its designee shall have the right to use without charge any unlicensed Storage Closets (collectively, the "Unlicensed Storage Closets", and individually, an "Unlicensed Storage Closet") for any lawful purpose or to change the permitted use of any Unlicensed Storage Closets, subject, however, to the provisions these Tower By-Laws.

(b) Each licensee shall be liable for all damage arising out of such licensee's use or misuse of its Storage Closet. Neither the Sponsor, nor its respective agents or employees nor the Tower Board or any of its members, officers or employees, shall be liable for any theft or damage to any property stored in the Storage Closets. Each licensee shall indemnify and hold Sponsor and its respective directors, officers, partners, parent and subsidiary and affiliated companies, agents and employees, and the Tower Board, its members, officers and employees, harmless from and against any and all liabilities, claims, causes of action, damages, lawsuits, penalties, judgments, and liens, together with any related costs and expenses, including but not limited to reasonable legal fees, asserted against or sustained by any of them in connection with any act, omission, or negligence of a licensee or a licensee's family, servants, employees, agents, guests and invitees in connection with the purchase or use of a Storage Closet.

6.10.3 Alterations. Except as otherwise expressly permitted herein, no Unit Owner may make any alteration, addition, improvement of, or repair in or to the Storage Closets to it without the prior approval of the Tower Board and complying with all Laws and all applicable Rules and Regulations. Notwithstanding the foregoing, Declarant and Sponsor and their designees or any owner of Unlicensed Storage Closets shall each have the right, without the approval of the Tower Board, the Condominium Board or any Commercial Unit Owner: (i) to make any alterations, additions, improvements and repairs in or to any Unlicensed Storage Closets, whether structural or non-structural, interior or exterior, ordinary or extraordinary; and (ii) to subdivide, combine and change the boundary walls of Unlicensed Storage Closets.

6.10.4 Unlicensed Storage Closets. Notwithstanding anything to the contrary contained in this Section 6.10, Sponsor may, without the consent of or limitation by any Board, Unit Owner or other Person, use any Storage Closets (together with adjoining Tower Limited Common Element storage related area(s)) which are not subject to license to a third-party for any

purpose, provided such use is permitted by all applicable Laws; and to lease or license the same to Purchasers or otherwise. Further, the Tower Board may impose no rule or fee on Sponsor with respect to any Storage Closet for which a Storage License has not yet been issued.

6.10.5 License Fees. Holders of Storage Licenses, excluding Sponsor with respect to Unlicensed Storage Closets, will be required to pay a monthly license maintenance fee to the Tower Board in an amount equal to $1 per month per square foot of such Storage Closet, which amount shall, following the First Tower Closing, be subject to biannual increases based upon the CPI Increase Factor in effect on the date of the First Tower Closing. Further, the license fees are otherwise also subject to change from time to time as the Tower Board deems necessary or appropriate.

6.10.6 Initial Issuance of Licenses. Sponsor (or its designee), in its own name or in the name of the Tower Board, shall have the exclusive right to issue initial Storage Licenses for Storage Closets and to retain the proceeds thereof.

6.11 Use of Tower Limited Common Elements.

6.11.1 Except as otherwise provided herein, in the Condominium By-Laws or in the Declaration, Tower Limited Common Elements may be used only for the furnishing of the services and facilities and for the other uses for which they are reasonably suited.

6.11.2 In no event shall any Tower Unit Owner impair, restrict or impede the use of the Common Elements by any other Unit Owner(s) having a right thereto, or either the Condominium Board or Tower Board as set forth herein, in the Declaration or the Condominium By-Laws.

6.11.3 Notwithstanding the foregoing subsections of this Section:

(a) the owner or owners of any one or more Tower Units, which Tower Unit or Units are the only Tower Unit or Units serviced or benefited by any Tower Limited Common Element adjacent or appurtenant thereto (for example, that portion at the end of any hallway which is directly adjacent to any such Tower Units located on opposite sides of such hallway) and not affecting access or service (including, without limitation, heating, ventilating and air-conditioning) to any other Unit or to any other portion of the Common Elements shall, to the extent permitted by applicable Law and subject to the consent of the Tower Board (which consent may be granted or withheld in the Tower Board's sole discretion and shall not be required if such Tower Unit Owner or Owners shall be Declarant or Sponsor or such Units shall be Unsold Tower Units), have the exclusive right of use of such portion of the Tower Limited Common Elements as if it were a part of such Tower Units (including the right, in the above example of a portion of a hallway, to enclose such portion) and no amendment to the Declaration nor reallocation of Common Interests shall be made by reason thereof; provided, however that, notwithstanding the provisions of Section 6.1 hereof, such Tower Unit Owner or Owners agrees, at their sole cost and expense to: (a) be responsible for the operation, maintenance and repair of that portion of the Tower Limited Common Elements for so long as such Tower Unit Owner or Owners exercise such exclusive right of use; and (b) restore that portion of the Tower Limited Common Elements to its original condition, reasonable wear and

tear excepted, after such Tower Unit Owner or Owners cease to exercise such exclusive right of use. The Owner of any such Tower Units which are Unsold Tower Units shall have the rights set forth in the preceding sentence without the necessity for obtaining the consent of the Tower Board. Notwithstanding the above, if an Owner transfers or conveys its Tower Units to a successor Owner, the transferor need not comply with (b) above provided that the transferee agrees to abide by (a) and (b) above.

(b) Sponsor or any owner of Unsold Tower Units shall have the right, until the tenth anniversary of the First Tower Closing, to use portions of the Tower Section, without charge, for exhibitions or other promotional functions with respect to a sales program in respect of such Unsold Tower Units or otherwise; and

6.11.4 Notwithstanding the foregoing, elevator landings which serve a single Tower Unit may be decorated and/or furnished by the applicable Tower Unit Owner as they desire, at their expense, provided that such Tower Unit Owner consents in writing thereto, and the Tower Board gives its written consent to such decoration and/or furnishing, which consent of the Tower Board may be granted or withheld in such board's sole discretion. After an elevator landing is decorated and/or furnished by the Tower Unit Owner serviced by the same, the owner of such Tower Unit, and not the Tower Board, will be responsible for keeping the decor and furnishings in a first class condition and state of repair and performing, at its own expense, all repairs and maintenance necessary or desirable in order to accomplish the same.

6.12 General Provisions as to Use.

6.12.1 No nuisance shall be allowed in the Tower Section nor shall any use or practices be allowed in the Tower Section which interfere with the peaceful possession or proper use thereof by its occupants. No unlawful use shall be made of the Tower Section or any portion thereof. All Laws relating to any portion of the Tower Section shall be complied with at the sole expense of whichever of the Unit Owners or the Tower Board or the Condominium Board shall have the obligation to maintain or repair such portion. In no event may all or any portion of the Tower Section be used for any pornographic purpose or as an adult book, video or paraphernalia store, peep show or adult entertainment facility.

6.12.2 The Tower Board may, in its sole discretion, grant permission for the use of a Tower Unit for a use other than its original intended use, provided such use is permitted by Law, does not violate the then existing Certificate of Occupancy for such Unit, the Declaration, these Tower By-Laws or the Condominium By-Laws, and the Tower Unit Owner thereof complies with all applicable Laws. For so long as there remain any Unsold Tower Units, the consent of Sponsor or its designee as owner of such Unsold Tower Unit(s) shall also be required in connection with any such changed use of any Tower Unit.

6.12.3 Declarant and/or Sponsor, without the permission of the Tower Board, may: (a) use or grant permission for the use of any Unsold Unit for any purpose, provided such use is permitted by Law, does not violate the then existing Certificate of Occupancy for such Tower Unit and the user of such Tower Unit complies with all applicable Laws; (b) use any one or more Unsold Tower Units as sales and/or leasing offices in connection with the sale or rental

of the Tower Units or for any other purpose, subject only to compliance with applicable Laws; and (c) lease Unsold Tower Units to any party(ies).

6.13 Right of Access.

6.13.1 Each Tower Unit Owner grants a right of access to its Tower Unit to the Tower Board and the Condominium Board, the managing agents, superintendents and/or any other person authorized by any of the foregoing, for the purposes, among others, of: making inspections of, or removing violations noted or issued by any governmental authority against, the Common Elements or any other part of the Property; curing defaults hereunder or under the Declaration, the Condominium By-Laws, the Tower Rules and Regulations or the General Rules and Regulations, if any, by such Tower Unit Owner or correcting any conditions originating in its Tower Unit and having a reasonable likelihood of causing damage to another Unit or all or any part of the Common Elements; performing maintenance, installations, alterations, repairs or replacements to the mechanical, plumbing or electrical services or other portions of the Common Elements within its Tower Unit or elsewhere in the Building; reading, maintaining or replacing utility meters relating to the Common Elements, its Tower Unit or any other Unit in the Building; or correcting any condition which violates the provisions of any Permitted Tower Mortgage covering another Unit; provided that (a) requests for entry to any Tower Unit are made not less than one (1) day in advance, and (b) any such right shall be exercised in such a manner as will not unreasonably interfere with the use of the Tower Units for their permitted purposes. In case of an "emergency", as defined in subsection 6.6.4, such right of entry shall be immediate, without advance notice, whether or not the Tower Unit Owner or tenant or occupant is present.

6.13.2 Each Tower Unit Owner grants a right of access to its Tower Unit and any Tower Limited Common Elements appurtenant thereto, and the Tower Board grant rights of access to the Tower Limited Common Elements to Declarant and Sponsor, and their contractors, subcontractors, agents and employees, for the purpose of complying with and fulfilling each such party's obligations as set forth in the Offering Plan and other documents relating to the construction, development and operation of the Property, provided that access thereto shall be exercised by such party, with respect to any Tower Unit or appurtenant Tower Limited Common Element, in such a manner as will not unreasonably interfere with the use of such Tower Unit and/or Tower Limited Common Element for its or their permitted purposes.

6.14 Tower Rules and Regulations. Annexed hereto as Exhibit A and made a part hereof are rules and regulations (the "Tower Rules and Regulations") concerning the use of the Tower Units and the Tower Limited Common Elements. The Tower Board may from time to time modify, amend or add to such Tower Rules and Regulations, except that: (x) a majority vote (by Common Interest) of Tower Unit Owners may overrule the Tower Board with respect to any such modifications, amendments or additions; and (y) no adoption, modification, amendment or addition affecting Declarant or Sponsor or the Unsold Tower Units may be made unless agreed to, in writing, by Declarant and/or Sponsor, or by all the owners of such Unsold Tower Units who are affected by such adoption, modification, amendment or addition, as the case may be. Copies of any newly adopted Tower Rules and Regulations, or any modifications, amendments or additions thereto shall be furnished by the Tower Board to each Tower Unit Owner not less than thirty (30) days prior to the effective date thereof.

6.15 [Water Charges, Sewer Rents and Real Estate Taxes.

6.15.1 Water and sewer services for the Tower Section shall be supplied by the City of New York or other utilities servicing the Property. Unless and until water charges and sewer rents are billed directly to Tower Unit Owners by the proper authority, the Tower Board shall promptly pay such charges to the Condominium Board (who will in turn pay the City of New York or other utilities servicing the Property), together with all related sewer rents arising therefrom, and allocated as a Tower Common Expense among the Unit Owners, or the Tower Unit Owners, as applicable, as reasonably determined by the Tower Board, based on Common Interests, and the Tower Unit Owners shall be required to reimburse the Tower Board, as a Tower Common Charge, for their share of such charges and rents.

6.15.2 Until the Units are separately assessed and billed for real estate tax purposes, the Condominium Board will pay all real estate taxes with respect to the Property to the Department of Finance of The City of New York (or directly to Declarant if Declarant has paid such taxes) and allocate the cost thereof among the Commercial Units and the Tower Section in the manner provided in the Condominium By-Laws. The Tower Board shall, no later than the later to occur of (x) fifteen (15) days after receipt of notice of such allocated amount from the Condominium Board or (y) thirty (30) days prior to the date such taxes are due to The City of New York, pro-rate the share of the Property's real estate taxes so allocated to the Tower Section among the individual Tower Units on the basis of each Tower Unit's proportionate Common Interest, and give notice to each Tower Unit Owner of the amount payable by such Unit Owner. Each Tower Unit Owner will then, no later than the later to occur of (i) fifteen (15) days after receipt of notice of such pro-rated amount from the Tower Board or (ii) fifteen (15) days prior to the date such taxes are due to The City of New York, pay to the Tower Board its pro-rated share, which amount shall for all purposes constitute part of the Tower Common Charges payable by such Unit Owner, and the Tower Board will forward all such amounts, plus any additional amount necessary so that the total shall equal the total amount allocated the Tower Section, to the Condominium Board no later than five (5) business days prior to the date such taxes are due to The City of New York or shall at the direction of the Condominium Board timely pay the same to the appropriate taxing authority on the Condominium Board's behalf. A Tower Unit Owner will not be responsible for the payment of, and will not be subject to any lien arising from, the non-payment of real estate taxes assessed against any other Units.

6.15.3 The Tower Board shall (or shall cause the Condominium Board on its behalf to) commence, pursue, compromise and settle certiorari proceedings to obtain reduced real estate tax assessments with respect to any or all of the Tower Units on behalf of and as agent for the respective Tower Unit Owners thereof; but only with respect to such Tower Units as to which the respective Unit Owners thereof have, in writing requested and authorized the Tower Board to do so, and indemnified the Tower Board from and against all claims, costs and expenses (including, without limitation, attorneys' fees) resulting from such proceedings. All Tower Unit Owners making such request to the Tower Board will share the costs in connection therewith in proportion to the benefits derived therefrom by such Tower Unit Owners. In the event any Tower Unit Owner individually seeks to have the assessed valuation of its Unit reduced by bringing a separate certiorari proceeding, the Tower Board, if necessary for such proceeding, will execute any documents or other papers required for, and otherwise cooperate with such Tower Unit Owner in pursuing, such reduction, provided that such Tower Unit Owner

indemnifies the Tower Board from all claims, costs and expenses (including, without limitation, attorneys' fees and expenses) resulting from such proceedings.

6.16 Electricity. Electricity will be provided to the Building by Con Edison or other utility company/ies or supplier(s) from time to time serving the Property and metered to each Tower Unit. Subject to Section 6.4.1 of the Condominium By-Laws, the Owner of each such Unit shall pay for such electricity directly to the utility company. Consumption with respect to the Tower Limited Common Elements will be determined by a separate meter and allocated by the Tower Board among the Tower Units, on the basis of percentage of Tower Common Interest.

6.17 Gas. Gas will be provided to the Building by Con Edison. Gas for the Tower Section will be paid for by the Tower Board. The charges for any other gas utilized at the Tower Section shall be paid by the Tower Board as a Tower Common Expense and allocated among the Tower Units on the basis of percentage of Tower Common Interests.]

6.18 Intentionally omitted.

6.19 Dispute as to Utilities Charges. In the event that there is a dispute as to the accuracy of assessing the charges for a utility upon the basis of usage, and the disputing Tower Unit Owners and/or the Tower Board fail to agree on a manner to accurately allocate such costs, the matter shall be determined by Arbitration.

6.20 Remedies for Violations of By-Laws or Rules and Regulations.

6.20.1 The violation by any Tower Unit Owner of any of the Tower Rules and Regulations (or the General Rules and Regulations, if any) or the breach of any of these Tower By-Laws or the Condominium By-Laws, or the breach of any provision of the Declaration, shall give: (a) the Condominium Board with respect to matters affecting the Condominium By-Laws, the General Common Elements, Office Limited Common Elements or the Commercial Units, and (b) the Tower Board with respect to matters affecting these Tower By-Laws or the Tower Section, the right, in addition to any other rights set forth in these Tower By-Laws, the Condominium By-Laws or the Declaration: (i) to enter any Tower Unit or Common Elements in which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Tower Unit Owner, any structure, thing or condition resulting in such violation or breach, provided that the Tower Unit Owner is given reasonable notice (which may be by telephone or telecopier) that such violation or breach exists and, as the case may be, that abatement, removal, Repairs or Alterations are necessary, and such entry and cure shall not constitute or give rise to any guilt or liability in any matter of trespass, and/or (ii) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such violation or breach, provided that the Tower Unit Owner is given reasonable notice (which may be by telephone or telecopier) that such violation exists and that repairs, replacements or alterations are necessary, and/or (iii) to have its costs and expenses by reason of such breach or violation repaid to it, and/or (iv) if the party seeking to remedy a breach is the Tower Board, to levy such fines and penalties as the Tower Board may deem appropriate, and the Tower Board shall have the same remedies for non-payment of such fines and penalties as for non-payment of Tower Common Charges.

6.20.2 The violation or breach of any of the provisions of these Tower By-Laws, the Condominium By-Laws, the Tower Rules and Regulations, the General Rules and Regulations, if any, or the Declaration with respect to any rights, easements, privileges or licenses granted to Declarant and/or Sponsor shall give to such parties the right, in addition to any other rights set forth in these Tower By-Laws, the Condominium By-Laws or the Declaration, to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such violation or breach.

6.21 Utility Costs Payable as Tower Common Charges. All amounts payable to the Tower Board by the Tower Unit Owners in respect of utilities shall be considered and payable as Tower Common Charges and subject to, among other things, the Tower Board's lien for unpaid Tower Common Charges.

ARTICLE 7

MORTGAGES

7.1 Notice to Tower Board. Each Tower Unit Owner shall have the right to mortgage its Unit, subject only to the terms and conditions set forth in this Article 7. A Tower Unit Owner which mortgages its Unit shall notify the Tower Board of the name and address of the mortgagee, file a conformed copy of the note and mortgage with the Tower Board and, prior to making such mortgage, satisfy all unpaid liens against its Unit other than Permitted Tower Mortgages. A Tower Unit Owner who satisfies a mortgage covering its Unit shall so notify the Tower Board and shall file a conformed copy of the satisfaction of mortgage with the Tower Board.

7.2 Notice to Mortgagees.

7.2.1 Unpaid Tower Common Charges. The Tower Board shall promptly report to such Permitted Mortgagee any sixty (60) day default in the payment of Tower Common Charges by the Unit Owner of such Tower Unit. In addition, whenever so requested in writing by a Permitted Mortgagee, the Tower Board shall also promptly report to such Permitted Mortgagee any other default by the Tower Unit Owner of such Tower Unit of which the Tower Board has given notice to such Tower Unit Owner. The Tower Board, when giving notice to a Tower Unit Owner of any such default, shall also send a copy of such notice to any Permitted Mortgagee thereof, if so requested in writing by such Permitted Mortgagee; however, the Tower Board shall have no liability for any failure, through oversight or negligence, in notifying a Permitted Mortgagee of any default by its mortgagor described above, provided that the Tower Board shall advise such Permitted Mortgagee of the default promptly after discovering such failure.

7.2.2 Material Casualty or Condemnation. Whenever so requested in writing by a Permitted Mortgagee of a Tower Unit, the Tower Board shall promptly report to such Permitted Mortgagee any condemnation or casualty loss that affects (a) a material portion of the Tower Section or (b) the Tower Unit encumbered by such Permitted Mortgagee's mortgage; however, the Tower Board shall have no liability for any failure, through oversight or negligence, in notifying a Permitted Mortgagee of such casualty or condemnation, provided that

the Tower Board shall advise such Permitted Mortgagee of such casualty or condemnation promptly after discovering such failure.

7.2.3 Cancellation or Material Modification of Insurance Policy. Whenever so requested in writing by a Permitted Mortgagee of a Tower Unit, the Tower Board shall promptly report to such Permitted Mortgagee any lapse, cancellation, or material modification of any insurance policy required to be held by the Tower Board under these Tower By-Laws or the Condominium By-Laws; however, the Tower Board shall have no liability for any failure, through oversight or negligence, in notifying a Permitted Mortgagee of such cancellation or material modification, provided that the Tower Board shall advise such Permitted Mortgagee of such cancellation or material modification promptly after discovering such failure.

7.2.4 Actions Requiring Consent of Tower Mortgagee Representatives. Whenever so requested in writing by a Permitted Mortgagee of a Tower Unit, the Tower Board shall promptly report to such Permitted Mortgagee any proposed action which requires the consent of any Tower Mortgagee Representative; however, the Tower Board shall have no liability for any failure, through oversight or negligence, in notifying a Permitted Mortgagee of such proposed action, provided that the Tower Board shall advise such Permitted Mortgagee of such proposed action promptly after discovering such failure.

7.3 Performance by Permitted Mortgagees. The Tower Board shall accept payment of any sum of money or performance of any act by any Permitted Mortgagee of a Tower Unit Owner required to be paid or performed by such Tower Unit Owner pursuant to the provisions of the Declaration, these Tower By-Laws, the Condominium By-Laws, the Tower Rules and Regulations or the General Rules and Regulations, if any, with the same force and effect as though paid or performed by such Tower Unit Owner.

7.4 Examination of Books. Each Tower Unit Owner and Permitted Mortgagee shall be permitted to examine the books of account of the Tower Section upon reasonable prior notice, at reasonable times on business days, but not more frequently than once a month.

7.5 Representatives of Tower Mortgagees.

7.5.1 The holders of Permitted Tower Mortgages constituting a majority of the outstanding principal amount of all Permitted Tower Mortgages encumbering the Tower Units may, at their election, designate in writing to the Tower Board one or more (but not more than three (3)) representatives ("Tower Mortgagee Representatives"), which Tower Mortgagee Representatives shall be empowered to act on behalf of all holders of Permitted Tower Mortgages encumbering the Tower Units with respect to any matter requiring their consent or approval under the Declaration, these Tower By-Laws or, as applicable, the Condominium By-Laws. If any of the Tower Mortgagee Representatives are so designated and notice thereof is given to the Tower Board, the act of any such Representative (or a majority of such Representatives, if more than one is so designated) shall be deemed binding upon the holders of all Permitted Tower Mortgages encumbering the Tower Units.

7.5.2 Any designation of a Tower Mortgagee Representative shall remain effective until a subsequent designation is made pursuant to the provisions hereof and notice of such subsequent designation is given to the Tower Board.

7.6 Consent of Mortgagees. Except as otherwise expressly provided for herein, in the Condominium By-Laws or in the Declaration, no consent or approval by any mortgagee shall be required with respect to any determination or act of the Tower Board or any Tower Unit Owner, provided, however, that nothing contained herein shall be deemed to limit or affect the rights of any mortgagee against its mortgagor.

ARTICLE 8

SELLING, LEASING AND MORTGAGING OF RESIDENTIAL UNITS

8.1 Sales and Leases of Tower Units. No Tower Unit Owner (other than Sponsor or its designee or the owner of any Unsold Unit(s)) may sell or lease its Unit except in compliance with the provisions of this Article 8. Subject to the terms of Section 8.7 hereof, each Tower Unit Owner may sell his or her Tower Unit, or lease his or her Tower Unit for a minimum term of one (1) year in each instance (or for such other period of time as may be determined by the Tower Unit Owners pursuant to an amendment of this provision in accordance with Section 13.1), provided that no Tower Unit Owner (other than Declarant or Sponsor) may sell or lease its Tower Unit except by complying with the provisions of this Article 8 and, specifically, this Section 8.1.

8.1.1 (a) Subject to the terms of Section 8.8, any contract to sell a Tower Unit, together with its appurtenant Common Interest, or any lease of a Tower Unit (collectively, the "Sale Agreement or Lease") shall contain the following provision: "This Agreement, and the rights and obligations of the parties hereunder, are hereby expressly subject to the right of first refusal of the Tower Board of One West End Avenue Condominium in respect of the transaction described herein, pursuant to the terms of Article 8 of the Tower By-Laws of One West End Avenue Condominium." (The Tower Unit Owner who has entered into a Sale Agreement or Lease is herein referred to as the "Offeree Unit Owner" and the prospective purchaser or tenant is herein referred to as the "Outside Offeror.")

(b) Promptly after a Sale Agreement or Lease has been fully executed, the Offeree Unit Owner shall send written notice thereof to the Tower Board, by certified or registered mail, return receipt requested, or by reputable courier providing overnight delivery, or by hand delivery; such notice shall be accompanied by a fully completed application package, which the Offeree Unit Owner shall obtain from the Managing Agent, together with a fully executed duplicate original of the Sale Agreement or Lease and any and all related agreements, containing all of the terms offered in good faith by the Outside Offeror. The giving of such notice to the Tower Board shall constitute an offer by the Offeree Unit Owner to sell its Tower Unit, together with its appurtenant Common Interest, or to lease its Tower Unit, as the case may be, to the Tower Board, or its designee (corporate or otherwise), on behalf of all Tower Unit Owners, upon the same terms and conditions as contained in such Sale Agreement or Lease, and shall also constitute a representation and warranty by the Offeree Unit Owner to the Tower Board, on behalf of all Tower Owners, that such Sale Agreement or Lease is bona fide in all

respects and contains the complete terms of the transaction. The Offeree Unit Owner shall promptly submit in writing such further information with respect thereto as the Tower Board may reasonably request. The Tower Board may, by sending written notice, by certified or registered mail, return receipt requested, or by reputable courier providing overnight delivery, to such Offeree Unit Owner not later than thirty (30) days after receipt of such notice, or if further information has been requested, then not later than thirty (30) days after receipt thereof, elect to purchase such Tower Unit, together with its appurtenant Common Interest, or elect to lease such Tower Unit, as the case may be (or to cause the same to be purchased or leased by its designee), on behalf of all Tower Unit Owners, upon the same terms and conditions as contained in the Sale Agreement or Lease, as such terms and conditions may be modified or supplemented by any additional information provided by and as stated in and supplemented or amended by the Offeree Unit Owner's response(s) to requests by the Tower Board for further information, as provided for above.

8.1.2 If the Tower Board shall timely elect to purchase such Tower Unit, together with its appurtenant Common Interest, or to lease such Tower Unit, as the case may be, or to cause the same to be purchased or leased by its designee, title shall close or a lease shall be executed at the office of the attorneys for the Tower Board, in accordance with the terms of the Sale Agreement or Lease, within sixty (60) days after the giving of notice by the Tower Board of its election to accept such offer. However, if the closing date of the purchase or the commencement date of the term of the lease, as the case may be, set forth in the Sale Agreement or Lease shall be later than sixty (60) days after the giving of notice by the Tower Board of its election to accept the aforesaid offer, the Tower Board shall be required to perform or cause to be performed all of the terms of the Sale Agreement or Lease to be performed by the Outside Offeror (except as otherwise expressly set forth in this Article 8), including, but not limited to, payment of a down payment or advance rentals and security deposits, or closing of title or acceptance of occupancy, as the case may be, and such closing of title or the commencement of the term of the Lease shall be on the date set forth in the Sale Agreement or Lease as the intended closing date or commencement date, as the case may be. If, pursuant to such Sale Agreement or Lease, the Outside Offeror was to assume or take title to the Unit subject to the Offeree Unit Owner's existing mortgage or mortgages, in the case of a sale, the Tower Board may purchase the Tower Unit and assume or take title to the Tower Unit subject to said existing mortgage or mortgages, as the case may be. At the closing, the Offeree Unit Owner, if such Tower Unit (together with its appurtenant Common Interest) is to be sold, shall convey the same to the Tower Board, or its designee, on behalf of all Tower Unit Owners, by deed in the form required by Section 339-o of the Real Property Law of the State of New York. Real estate taxes (including water charges and sewer rents, if separately assessed), mortgage interest, if applicable, Tower Common Charges and rent, if applicable, shall be apportioned between the Offeree Unit Owner and the Tower Board, or its designee, as of the closing date. In the event such Tower Unit is to be leased, the Offeree Unit Owner shall execute and deliver to the Tower Board, or its designee, a lease between the Offeree Unit Owner, as landlord, and the Tower Board, or its designee, as tenant, covering such Tower Unit, for the rental and term contained in the Lease.

8.1.3 In the event the Tower Board or its designee shall fail to accept such offer within thirty (30) days after receipt of notice and all other documents and information to be provided under this Article 8 (including any additional information requested by the Tower Board as provided in Section 8.1.1(b) above), or waives such election in writing within such

thirty- (30) day period, the Offeree Unit Owner shall have an additional one hundred twenty (120) days after the earlier of the expiration of such thirty- (30) day period or waiver in writing by the Tower Board, as the case may be (or such later date for closing or occupancy provided in the Sale Agreement or Lease, as applicable) to consummate the transaction set forth in the Sale Agreement or Lease. In the event the Offeree Unit Owner shall not, within such one hundred twenty- (120) day period (or such later date for closing or occupancy provided in the Sale Agreement or Lease, as applicable), so consummate the transaction, or should the terms of the Sale Agreement or Lease be amended or modified in any way (whether orally, in writing or by a side agreement) to be on terms less favorable to the Offeree Unit Owner, then the Offeree Unit Owner shall be required to again comply with all the terms and provisions of this Section 8.1.

8.1.4 Any deed to an Outside Offeror shall expressly provide that the acceptance thereof by the grantee shall constitute an assumption of all of the provisions of the Declaration, the Condominium By-Laws, these Tower By-Laws, the Tower Rules and Regulations and the General Rules and Regulations, if any, in each case as the same may be amended from time to time, and, in the absence of such express language, the same shall be conclusively deemed to have been included therein.

8.1.5 Any Lease to an Outside Offeror shall be consistent with these Tower By-Laws and shall provide that it may not be modified, amended, extended or assigned without the prior consent in writing of the Tower Board, that the tenant shall not assign its interest in such lease or sublet the demised premises or any part thereof without the prior consent in writing of the Tower Board and that the Tower Board shall have power to terminate such lease and/or to bring summary proceedings to evict the tenant in the name of the landlord thereunder, in the event of: (i) a default by the tenant in the performance of its obligations under such lease or a default by or caused by such tenant under any of the provisions of these Tower By-Laws or the Condominium By-Laws; or (ii) a foreclosure of the lien granted by Section 339-z of the Real Property Law of the State of New York, the Declaration, these Tower By-Laws, the Condominium By-Laws or otherwise. Such lease shall also provide that it is and shall be subject and subordinate to the Declaration, these Tower By-Laws, the Condominium By-Laws, the Tower Rules and Regulations and the General Rules and Regulations.

8.1.6 Except as hereinbefore set forth, the form and substance of any such lease executed by the Tower Board or an Outside Offeror shall be the then current form of lease approved by the Tower Board (as the same may be changed from time to time). Any lease executed by the Tower Board as tenant shall provide that the Tower Board may enter into a sublease of the demised premises without the consent of the landlord and without paying to the landlord any portion of the rent received from the subtenant.

8.1.7 If a Tower Unit Owner is a corporation, any sale, assignment, transfer or other disposition of any of its stock, or if a Tower Unit Owner is a partnership, limited liability company or other entity, any sale, assignment, transfer or other disposition of any interest in such partnership, company or other entity, in each case, other than through any recognized national securities exchange or "over-the-counter" market, which results in a change in the majority beneficial or legal ownership of such entity, shall also subject the Tower Unit owned by such entity to the requirement that the Tower Unit first be offered to the Tower Board, as described in this Section 8.1.

8.1.8 Any purported sale or lease of a Tower Unit in violation of this Section 8.1 shall be voidable at the election of the Tower Board and if the Tower Board shall so elect, the Tower Unit Owner shall be deemed to have authorized and empowered the Tower Board to institute legal proceedings to eject or evict the purported purchaser or tenant, as the case may be, in the name of said Tower Unit Owner as the purported seller or landlord, as the case may be. Said Tower Unit Owner shall reimburse the Tower Board for all expenses (including attorneys' fees and expenses) incurred in connection with such proceedings, promptly upon demand therefor. In no event shall any purported sale or lease of a Tower Unit in violation of this Section 8.1 release the Tower Unit Owner which is the purported seller or lessor, as the case may be, from any of its obligations under the Declaration, the Condominium By-Laws, these Tower By-Laws, whether or not such sale or lease is voided by the Tower Board.

8.1.9 The Tower Board shall have the right to impose a fee in connection with any waiver of its right of first refusal pursuant to this Section 8.1, either with respect to a sale or a lease of a Tower Unit; provided, however, that no fee shall assessed in connection with a renewal of a lease of a Tower Unit, which lease the Tower Board previously waived its right of first refusal pursuant to this Section 8.1.

8.2 Consent of Tower Unit Owners to Purchase or Lease of Units by Tower Board. Subject to the remaining provisions of these Tower By-Laws, the Condominium By-Laws and the Declaration, the Tower Board may not exercise any option hereinabove set forth to purchase or lease any Tower Unit without the prior approval of a majority in interest of the Tower Unit Owners. Any such lease shall be in the form and substance then approved by the Tower Board (as the same may be changed from time to time), including provisions such as a prohibition on assignment or subletting. The Tower Board shall have the right to release or waive such option without the prior approval or a vote of the Tower Unit Owners.

8.3 No Severance of Ownership. No Tower Unit Owner shall execute any deed, mortgage or other instrument conveying or mortgaging title to its Tower Unit without including therein its appurtenant Common Interest, it being the intention to prevent any severance of such combined ownership. Any such deed, mortgage or other instrument purporting to affect one or more of such interests without including all such interests shall be deemed and taken to include the interest or interests so omitted even though the latter shall not be expressly mentioned or described therein. Thus, each conveyance of a Tower Unit by the Owner thereof shall include as part of the property to be conveyed, such Tower Unit Owner's: (i) undivided interest in the Common Elements; (ii) undivided interest in any Tower Unit or Tower Units acquired by the Tower Board from Unit Owners (or the proceeds received at a foreclosure or other judicial sale of a Tower Unit); and (iii) undivided interest in any other assets of the Tower Board or assets of the Condominium (including, without limitation, in the Resident Manager's Unit). No part of the appurtenant Common Interest of any Tower Unit may be sold, conveyed or otherwise disposed of, except as part of a sale, conveyance or other disposition of the Unit to which such interests are appurtenant, or as part of a sale, conveyance or other disposition of such part of the appurtenant Common Interests of all Tower Units. Nothing in this Section 8.3 shall prohibit the lease of any Tower Unit without the simultaneous lease of its appurtenant Common Interest.

8.4 Release by Tower Board of Right of First Refusal. The right of first refusal contained in Section 8.1 may be released or waived by the Tower Board only in the manner

provided in Section 8.5. In the event the Tower Board shall release or waive its right of first refusal as to any Tower Unit, such Tower Unit, together with its appurtenant Common Interest, may be sold, conveyed or leased in accordance with the Sale Agreement or Lease and the other information supplied by the Offeree Unit Owner to the Tower Board pursuant to Section 8.1 hereof, subject to the provisions of subsection 8.1.3. The Tower Board may establish reasonable fees for the consideration of any right of first refusal, which fees shall be payable by the selling or leasing Tower Unit Owner (but not Declarant or Sponsor), as the case may be.

8.5 Certificate of Termination of Right of First Refusal. A certificate executed and acknowledged by the Secretary or any other officer of the Tower Section stating that the provisions of 8.1 have been satisfied by a Tower Unit Owner or stating that the right of first refusal contained therein has been duly released or waived by the Tower Board and that, as a result thereof, the rights of the Tower Board thereunder have terminated, shall be conclusive upon the Tower Board and the Tower Unit Owners in favor of all persons who rely on such certificate in good faith.

8.6 Financing of Purchase, or Refinancing, of Tower Units by Tower Board. The purchase of any Tower Unit, together with its appurtenant Common Interest, by the Tower Board or its designee, on behalf of all Tower Unit Owners, may, at the option of the Tower Board, be made from the funds deposited in the capital and/or expense accounts of the Tower Board by or on behalf of Tower Unit Owners. The Tower Board may levy an assessment against each Tower Unit Owner, in proportion to its respective Common Interest, as an additional Tower Common Charge, and/or the Tower Board, in its discretion, may finance the acquisition of such Tower Unit and subsequently refinance such Unit or refinance any loan secured by or relating to the Tower Section's superintendent's residence or such other Tower Unit (on such terms and in such amount(s) as the Tower Board determines); provided, however, that no such financing may be secured by an encumbrance or hypothecation of any portion of the Tower Section (except to the extent permitted by Law) other than the Tower Unit or other property to be purchased or refinanced, as the case may be, together with its appurtenant Common Interest, as applicable.

8.7 Exceptions. In addition to any other exceptions hereinbefore set forth, the provisions of Section 8.1 shall not apply to the sale, lease or conveyance of any Unit, together with its appurtenant Common Interest, or in the case of a Tower Unit Owner which is a corporation, partnership, limited liability company or other entity, the sale, lease or conveyance of an interest in such Tower Unit Owner, in each case: (a) to an affiliate or one or more family members (and for purposes of this Section 8.7, an "affiliate" is defined as a person or entity that owns fifty percent (50%) or more of the legal and beneficial interest of such Unit Owner or owner of an interest in a Unit Owner, as the case may be, or an entity with respect to which such Unit Owner or owner of an interest in a Unit Owner owns fifty percent (50%) or more of the legal and beneficial interest, and "family member" is defined as a spouse, domestic partner, adult child, parent or adult sibling, or a trust for the benefit of any one or more of the foregoing and/or one or more minor children of any of the foregoing.); (b) Sponsor or its designee with respect to Unsold Tower Units; (c) the Tower Board; (d) any proper officer conducting the sale of a Tower Unit in connection with the foreclosure of a mortgage or other lien covering such Unit or delivering a deed in lieu of such foreclosure; or (e) a Permitted Mortgagee, its nominee or assignee, who has acquired title to any Tower Unit at any foreclosure sale of its Permitted Tower Mortgage or by deed in lieu of such foreclosure delivered in a bona fide transaction; provided,

however, that each succeeding Tower Unit Owner thereof shall be bound by, and its Tower Unit shall be subject to, all of the provisions of this Article 8. In addition, the provisions of Section 8.1 shall not apply to any lease, sale or conveyance of a Tower Unit to a Permitted Mortgagee or a purchaser at a foreclosure sale of a Permitted Tower Mortgage in connection with a foreclosure or to the acceptance of a deed or assignment in lieu of foreclosure, in the event of a default by the mortgagor under such Permitted Tower Mortgage.

8.8 Gifts and Devises, etc.. Any Tower Unit Owner shall be free to convey or transfer his or her Tower Unit by gift, or may devise his or her Tower Unit by will, or have his or her Tower Unit pass by intestacy, without complying with the provisions of 8.1, provided, however, that each succeeding Tower Unit Owner shall be bound by, and his or her Tower Unit shall be subject to, the provisions of this Article 8.

8.9 Payment of Assessments. No Tower Unit Owner shall be permitted to sell, convey, mortgage, pledge, hypothecate or lease its Tower Unit unless and until it shall have paid in full to the Tower Board all unpaid Tower Common Charges and other amounts required by the Tower Board to be paid and theretofore assessed against such Tower Unit and until such Tower Unit Owner shall have satisfied all unpaid liens against their Units, other than Permitted Tower Mortgages. Tower Unit Owners shall notify the Managing Agent at least five (5) business days prior to the closing of any of the aforementioned transactions for confirmation of any unpaid amounts. The provisions of this Section 8.9 shall not apply to Sponsor or its designee or other owner of Unsold Tower Units.

8.10 Waiver of Right of Partition with Respect to Units Acquired on Behalf of Tower Unit Owners as Tenants-in-Common. In the event that any Unit shall be acquired by the Tower Board or its designee, corporate or otherwise, on behalf of all Tower Unit Owners, as tenants-in-common, all such Unit Owners shall be deemed to have waived all rights of partition with respect to such acquired Unit and the entire Property as herein provided.

8.11 Mortgage of Tower Units. Subject to Article 7 and Section 8.9, each Tower Unit Owner shall have the right to mortgage its Unit without restriction.

ARTICLE 9

CONDEMNATION

In the event of the taking in condemnation or by eminent domain of all or any part of the Tower Limited Common Elements, then, subject to the provisions set forth below and any applicable provisions of the Declaration and the Condominium By-Laws, the Tower Board will arrange for the prompt repair and restoration of the part of the Tower Limited Common Elements affected by such taking. The award made for any such taking shall be payable to the Tower Board; provided, however, that if any such award exceeds $2,500,000, such award shall be payable to the Insurance Trustee (as defined in Section 12.7 hereof) and shall be disbursed to the contractors engaged in such repair and restoration, if any, in appropriate progress payments. If the net proceeds of any such award are insufficient to cover, or if such net proceeds exceed, the cost of any repairs and restorations, the deficit or surplus, as the case may be, will be borne or shared, as the case may be, by the Tower Unit Owners pro rata in accordance with their

respective Common Interests; provided, that the amount of any surplus payable to any Unit Owner shall be lessened by such amounts as may be necessary to reduce unpaid liens (other than mortgages which are not Permitted Tower Mortgages) on any such Unit in the order of the priority of such liens. Notwithstanding any provisions contained herein to the contrary, if seventy-five percent (75%) or more of the Tower Limited Common Elements are so taken, subject to any applicable provisions of the Declaration and Condominium By-Laws, such repairs or restorations shall not be made unless seventy-five percent (75%) or more of all Tower Unit Owners (and Declarant and/or Sponsor or their designees, if they shall then own any Tower Units), both in number and in aggregate Common Interests, shall promptly resolve to proceed with the same. In the event that a sufficient number of Tower Unit Owners shall so resolve, the repairs and restoration shall be performed as set forth above. Conversely, in the event that a sufficient number of Tower Unit Owners shall either fail or refuse to so resolve, subject to any applicable provisions of the Declaration and Condominium By-Laws, the repairs and restoration shall not be performed and the Tower Section shall be subject to an action for partition by any Tower Unit Owner or lienor, as if owned in common, in which event the net proceeds of the sale, and net proceeds of any applicable condemnation awards shall be divided among all Tower Unit Owners in proportion to their respective Common Interests, provided, however, that no payment shall be made to a Unit Owner until there has first been paid out of its share of such funds, such amounts as may be necessary to discharge all unpaid liens on its Unit (other than mortgages which are not Permitted Tower Mortgages) in the order of the priority of such liens. As used in this Article 9, the words "promptly resolve" shall mean not more than sixty (60) days after the date notice is given of such taking unless a longer period is provided for under the applicable provisions of the Declaration and Condominium By-Laws. Any dispute between the Tower Board and a Tower Unit Owner under this Article 9 shall be settled by Arbitration.

ARTICLE 10

RECORDS AND AUDITS

10.1 Records. The Tower Board, or the managing agent therefor, shall keep detailed records of the actions of the Tower Board, minutes of the meetings of the Tower Board, minutes of the meetings of the Tower Unit Owners, and financial records and books of account with respect to the activities of the Tower Board, including a listing of all receipts and expenditures. In addition, the Tower Board shall keep a separate account for each Tower Unit which, among other things, shall contain the amount of each assessment of Tower Common Charges and other amounts required by the Tower Board to be paid in respect of each such Unit, the date when due, the amounts paid thereon and the balance, if any, remaining unpaid.

10.2 Audits. Within four months after the end of each fiscal year, an annual report of receipts and expenditures, prepared and certified by an independent certified public accountant or an independent certified public accounting firm, shall be submitted by the Tower Board to all Tower Unit Owners (and to all Permitted Mortgagees of Tower Units who have requested the same in writing). The cost of such report submitted by the Tower Board shall be paid by the Tower Unit Owners as a Tower Common Expense.

10.3 Availability of Documents. Copies of the Declaration, these Tower By-Laws, the Condominium By-Laws, the Tower Rules and Regulations, the General Rules and Regulations,

if any, and the Floor Plans, as the same may be amended from time to time, shall be maintained at the office of the Tower Board and shall be available for inspection by Tower Unit Owners and their authorized agents during reasonable business hours and upon reasonable prior notice.

ARTICLE 11

ARBITRATION

11.1 General Procedure. Except as may otherwise be expressly provided in these Tower By-Laws, the Condominium By-Laws or the Declaration, any Arbitration provided for in these Tower By-Laws ("Arbitration") shall be conducted before one arbitrator in New York City by the American Arbitration Association or any successor organization thereto, in accordance with its rules then in effect; the decision rendered in such Arbitration shall be binding upon the parties and may be entered in any court having jurisdiction; provided that, in the case of Arbitration of issues arising under Sections 6.4 and 6.5, any arbitrator shall be a real estate professional, having ten (10) or more years' experience in the field of Manhattan residential real property. Notwithstanding the foregoing, any Arbitration held pursuant to these Tower By-Laws with respect to a dispute which arose prior to the First Annual Tower Meeting shall be non-binding. In the event that the American Arbitration Association shall not then be in existence and has no successor, any Arbitration hereunder shall be conducted in New York City under the auspices of any other recognized arbiter panel, such as JAMS or NAMS. The decision of the arbitrator so chosen shall be given within ten (10) days after his or her appointment.

11.2 Costs and Expenses. The fees, costs and expenses of the arbitrator shall be borne by the losing party in the Arbitration or, if the position of neither party to a dispute shall be substantially upheld by the arbitrator, such fees, costs and expenses shall be borne equally by the parties to the dispute. Each disputant shall also bear the fees and expenses of its counsel and expert witnesses. Subject to the foregoing, all costs and expenses paid or incurred by the Tower Board in connection with any Arbitration held hereunder (including, without limitation, the fees and expenses of counsel and expert witnesses) shall constitute Tower Common Expenses.

11.3 Agreement by Parties. The parties to any dispute required or permitted to be submitted to Arbitration hereunder may, by mutual agreement between them, vary any of the provisions of Section 11.1 with respect to the Arbitration of such dispute, or may agree to resolve their dispute in any other manner, including, without limitation, the manner set forth in Section 3031 of the New York Civil Practice Law and Rules and known as the "New York Simplified Procedure for Court Determination of Disputes."

ARTICLE 12

MISCELLANEOUS

12.1 Consents. Wherever the consent, approval or satisfaction of Declarant or Sponsor or its designee is required under these Tower By-Laws, such consent, approval or satisfaction shall not be required when there are no remaining Unsold Tower Units, the Building has been fully completed, a permanent certificate of occupancy therefor has been issued and neither Declarant nor Sponsor has any remaining obligations under the Offering Plan or otherwise.

12.2 Waiver. No provision contained in these Tower By-Laws or the Tower Rules and Regulations shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, regardless of the number of violations or breaches thereof which may occur.

12.3 Captions. The index hereof and 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 Tower By-Laws nor the intent of any provision hereof.

12.4 Conflict. In the event of any conflict between the provisions of these Tower By-Laws or the Tower Rules and Regulations, and those of the Condominium By-Laws, the provisions of the Condominium By-Laws shall control. In the event of any conflict between the provisions of these Tower By-Laws or the Tower Rules and Regulations, and those of the Declaration, the provisions of the Declaration shall control.

12.5 Certain References.

12.5.1 A reference in these Tower By-Laws to any one gender, masculine, feminine or neuter, includes the other two, and the singular includes the plural, and vice versa, unless the context otherwise requires.

12.5.2 The terms "herein," "hereof" or "hereunder" or similar terms used in these Tower By-Laws refer to these Tower By-Laws in their entirety and not to the particular provision in which the terms are used.

12.5.3 Unless otherwise stated, all references herein to Articles, Sections, subsections, subparagraphs or other provisions are references to Articles, Sections or other provisions of these Tower By-Laws.

12.5.4 Unless otherwise expressly stated herein to the contrary, all references herein to dollar amounts shall be adjusted from time to time, after the date the Declaration is entered into, to reflect any increase in the cost of living, as reflected by an increase in the CPI Increase Factor. The term "CPI Increase Factor" as used herein shall mean an increase proportionate to any increase in the cost of living from and after such date, as reflected by the change in the Consumer Price Index (CPI-U; All Items; 1982-84 = 100 standard reference base period) for New York, New York (or the smallest measured area including New York, New York), as published by the Bureau of Labor Statistics, United States Department of Labor or, if the same ceases to be published, a commonly used substitute therefor reasonably selected by the Condominium Board.

12.6 Severability. Subject to the provisions of the Declaration, if any provision of these Tower By-Laws is invalid or unenforceable as against any person, party or under certain circumstances, the remainder of these Tower By-Laws and the applicability of such provision to other persons, parties or circumstances shall not be affected thereby. Each provision of these Tower By-Laws shall, except as otherwise herein provided, be valid and enforced to the fullest extent permitted by law.

12.7 Insurance Trustee. The Insurance Trustee shall be a bank or trust company having an office located in the City of New York, designated by the Tower Board and having a

capital surplus and undivided profits of $500,000,000 or more. In the event the Insurance Trustee resigns or is replaced by the Tower Board, the Tower Board shall appoint a new Insurance Trustee which shall be a commercial bank or trust company having an office located in the City of New York and having a capital surplus and undivided profits of $500,000,000 or more, subject to increase by the CPI Increase Factor. The Tower Board shall pay the fees and disbursements of any Insurance Trustee and such fees and disbursements shall constitute a Tower Common Expense. The Insurance Trustee shall hold all such proceeds in accordance with Section 254(4) of the Real Property Law of the State of New York.

12.8 Successors and Assigns. The rights and obligations of the Declarant and/or Sponsor with respect to the Unsold Tower Units as set forth herein shall inure to the benefit of, and be binding upon, any successor or assign of the Declarant and Sponsor or, with the consent of the Declarant and/or Sponsor, any transferee of two or more of the then Unsold Tower Units. Subject to the foregoing, the Declarant and Sponsor (or its designee or other holder of Unsold Tower Units) shall each have the right, at any time, in its sole discretion, to assign or otherwise transfer its interests in the Condominium, whether by merger, consolidation, lease, assignment or otherwise.

12.9 Covenant of Further Assurances.

12.9.1 Any party which is subject to the terms of these Tower By-Laws, whether such party is a Tower Unit Owner, a lessee or sublessee of a Tower Unit Owner, an occupant of a Unit, a Permitted Mortgagee, a member or officer of the Tower Board, or otherwise, shall, at the expense of any such other party requesting the same, execute, acknowledge and deliver to such other party such instruments, in addition to those specifically provided for herein, and take such other action, as such other party may reasonably request, to effectuate the provisions of these Tower By-Laws or any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

12.9.2 If any Tower Unit Owner or any other party which is subject to the terms of these Tower By-Laws fails to execute, acknowledge or deliver any instrument, or fails or refuses, within ten (10) days after request therefor, to take any action which such Tower Unit Owner or other party is required to perform pursuant to these Tower By-Laws, then the Tower Board or other party is hereby authorized, as attorney-in-fact, coupled with an interest, for such Tower Unit Owner or other party, to execute, acknowledge and deliver such instrument, or to take such action, in the name of such Tower Unit Owner or other party, and such instrument or action shall be binding on such Tower Unit Owner or other party, as the case may be.

12.9.3 If any Tower Unit Owner or any other party which is subject to the terms of these Tower By-Laws fails to execute, acknowledge or deliver any instrument, or fails or refuses, within ten (10) days after request therefor, to take any action which such Tower Unit Owner or party is required to perform pursuant to these Tower By-Laws at the request of Declarant or Sponsor, then Declarant or Sponsor, as the case may be, is hereby authorized, as attorney-in-fact, coupled with an interest, for such Tower Unit Owner or other party, to execute, acknowledge and deliver such instrument, or to take such action, in the name of such Tower Unit Owner or other party, and such document or action shall be binding on such Tower Unit Owner or other party.

12.9.4 If the Tower Board fails to execute, acknowledge or deliver any instrument, or fails or refuses, within ten (10) days after request therefor, to take any action which the Tower Board is required to perform pursuant to these Tower By-Laws or the Condominium By-Laws at the request of Declarant, Sponsor or its designee, then Declarant, Sponsor or its designee, as the case may be, is hereby authorized, as attorney-in-fact, coupled with an interest, for the Tower Board, to execute, acknowledge and deliver such instrument, or to take such action, in the name of the Tower Board, and such document or action shall be binding on the Tower Board.

ARTICLE 13

AMENDMENTS TO TOWER BY-LAWS

13.1 Amendments by Tower Unit Owners. Subject to the provisions contained herein, in the Declaration or in the Condominium By-Laws with respect to amendments, modifications, additions or deletions affecting Declarant or Sponsor or its designee, or any Unsold Tower Units, the Commercial Units or the Commercial Unit Owners, any provision of these Tower By-Laws or the Tower Rules and Regulations may be amended, modified, added to or deleted by the affirmative vote of at least sixty-six and two-thirds percent (66-2/3%) in number and in Common Interest of all Tower Unit Owners; provided, however, that the Common Interest appurtenant to each Tower Unit shall not be altered without the written consent of all Tower Unit Owners affected thereby. Subject to the provisions contained herein, in the Declaration or in the Condominium By-Laws with respect to amendments, modifications, additions or deletions affecting Declarant or Sponsor, or its designee or any Unsold Tower Units, the Commercial Units or the Commercial Unit Owners, any such amendment, modification, addition or deletion shall be executed by the Tower Board, as attorney-in-fact, coupled with an interest, for the Tower Unit Owners, for the purpose of approving and executing any instrument effecting such amendment, modification, addition or deletion, which the Tower Board is hereby authorized by such Tower Unit Owners to do as their attorney-in-fact. Notwithstanding the foregoing and subject to the provisions contained herein, in the Declaration or in the Condominium By-Laws with respect to amendments, modifications, additions or deletions affecting Declarant or Sponsor, or its designee or any Unsold Tower Units, the Commercial Units or the Commercial Unit Owners: (i) no such amendment, modification, addition or deletion shall be effective without the written consent (which consent shall not be unreasonably withheld or delayed) of a majority of the Tower Mortgagee Representative(s), if any (and, in the case of amendments having a material adverse effect on Permitted Mortgagees, without the express written consent of the Permitted Mortgagees of at least fifty-one percent (51%) of the affected Tower Units which are encumbered by Permitted Tower Mortgages); and (ii) the provisions of Sections 6.9 and 6.11 may not be amended, modified, added to or deleted unless eighty percent (80%) in Common Interest of all Tower Unit Owners affected thereby approve such amendment, modification, addition or deletion in the manner set forth above. Each duly adopted amendment, modification, addition or deletion to these Tower By-Laws shall be effectuated by an instrument recorded in the City Register's Office. Notwithstanding anything to the contrary set forth herein, if and to the extent the approval of the Permitted Mortgagees or Tower Mortgagee Representative(s) is required hereunder, such approval shall be deemed given when a Permitted Mortgagee or Tower Mortgagee Representative(s) fails to submit a response to any written proposal for an

amendment within sixty (60) days after it receives proper notice of the proposal, provided the notice was delivered by certified or registered mail, with a "return receipt" requested.

13.2 Amendments Affecting Declarant or Sponsor. Notwithstanding any provision contained herein to the contrary, no amendment, modification, addition to or deletion of these Tower By-Laws, the Declaration or the Tower Rules and Regulations shall be effective in any way against: (a) Declarant or Sponsor, for so long as any of the foregoing is the owner of one or more Tower Units, or any Unsold Unit, unless Declarant or Sponsor, as the case may be, has given its prior written consent thereto; or (b) the holder of any present or future mortgage, pledge or other lien or security interest encumbering any Unsold Unit unless such holder has given its prior written consent thereto.

13.3 Amendments Affecting Permitted Mortgagees. Notwithstanding any provision contained herein to the contrary, no amendment, modification, addition to or deletion of Section 6.2.2 or 6.4, Article 7, or clauses (d) and (e) and the second sentence of Section 8.7, shall be effective as against the holder of any Permitted Tower Mortgage theretofore made unless such holder has given its prior written consent thereto.

13.4 Consents of Sponsor. The provisions of this Article 13 may not be modified, amended, added to or deleted, in whole or in part, without the consent of Sponsor or its designee.

13.5 Deemed Consent. Notwithstanding anything to the contrary contained herein, in the Declaration, Condominium By-Laws, or the Rules and Regulations, if any Tower Unit Owner is notified in writing that its consent to a proposed amendment or modification to the Declaration, the Condominium By-Laws, Tower By-Laws or the Rules and Regulations is requested, then, provided that such notice contains a copy of the proposed amendment or modification (and a statement in bold capital letters to the effect that if such Tower Unit Owner does not notify the sending party in writing within ten (10) Business Days after such Tower Unit Owner receives such notice (together with a copy of such amendment or modification), that such Tower Unit Owner disapproves such proposed amendment or modification, then such Tower Unit Owner shall be deemed to have approved such amendment or modification), if such Tower Unit Owner does not notify the sending party in writing within ten (10) Business Days after such Tower Unit Owner receives such notice (together with a copy of such amendment or modification), that such Tower Unit Owner disapproves such proposed amendment or modification, then such Tower Unit Owner shall be deemed to have approved such amendment or modification. The foregoing shall not apply to notices given to Sponsor or any other holder of Unsold Tower Units requesting the Sponsor's or such holder's consent to a proposed amendment or modification.

EXHIBIT A

TOWER RULES AND REGULATIONS
ONE WEST END AVENUE CONDOMINIUM

1. The sidewalks, entrances, passages, public halls, elevators, vestibules, corridors and stairways of or appurtenant to the Tower Section shall not be obstructed or used for any purpose by Tower Unit Owners and their invitees other than the respective purposes for which they were intended.

2. No article (including, but not limited to, garbage cans, bottles or mats) shall be placed in any of the passages, public halls, vestibules, corridors, stairways or fire landings of the Building nor shall any fire exit thereof be obstructed in any manner. Nothing shall be hung or shaken from any doors, windows or roofs or placed upon the window sills of the Tower Section.

3. Neither occupants nor their guests shall play in the entrances, passages, public halls, lobbies, elevators, vestibules, corridors, stairways or fire landings of or serving the Tower Section.

4. No public hall or public elevator vestibule of the Tower Section (other than on those floors, if any, containing full-floor Tower Units, and in such case, subject to the conditions of the Tower By-Laws) shall be decorated or furnished by any Tower Unit Owner in any manner, except as otherwise expressly provided in the Tower By-Laws.

5. Each Tower Unit Owner shall keep his or her Unit (and any Tower Limited Common Element appurtenant thereto) 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.

6. No window guards or other window decorations shall be used in or about any Tower Unit, unless otherwise required by applicable Laws and as approved by the Tower Board and the Condominium Board. Neither the interior nor the exterior glass surfaces of any windows located in any Tower Unit may be altered, colored or painted.

7. No radio, television or other aerial, satellite dish, disk or similar device shall be attached to or hung from the exterior of the Building (including from Terraces) and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the Tower Section except such as are permitted pursuant to the Declaration, the Condominium By-Laws, the General Rules and Regulations (if any) or the Tower By-Laws or shall have been approved in writing by the Tower Board; nor shall anything be projected from any window of the Tower Section without similar approval.

8. No heat, ventilator or air conditioning device shall be installed in any Tower Unit without the prior written approval of the Tower Board; and no "window" air-conditioners of any kind shall be permitted.

9. All radio, television or other electrical or electronic equipment of any kind installed or used in any Tower Unit shall comply with all rules, regulations, requirements and recommendations of the New York Board of Fire Underwriters and governmental or public authorities having jurisdiction, and the Tower Unit Owner alone shall be liable for any damage or injury caused by any radio, television or other electrical or electronic equipment in such Tower Unit Owner's Tower Unit.

10. No mopeds, motorcycles, scooters or similar motorized vehicles shall be taken into or from the Tower Section. No bicycles shall be allowed in any of the elevators other than the elevators, if any, designated by the Tower Board or the Managing Agent for that purpose, and no baby carriages or any of the above-mentioned vehicles shall be allowed to stand in the passages, public halls, vestibules, corridors or other public areas of the Tower Section.

11. No Tower Unit Owner shall make or permit any disturbing or objectionable noises, odors or activity in the Tower Section, or do or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other Unit Owners or their tenants or occupants. No Tower Unit Owner shall play upon or suffer to be played upon any musical instrument, or operate or permit to be operated a stereo system, radio or television set or other loudspeaker in such Tower Unit Owner's Unit between 11:00 P.M. and the following 7:00 A.M., if the same shall disturb or annoy other occupants of the Building, 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. No construction or repair work or other installation involving noise shall be conducted in any Tower Unit except on weekdays (not including legal holidays) and only between the hours of 8:00 A.M. and 5:00 P.M., unless such construction or repair work is necessitated by an emergency or is being performed by or on behalf of the owner of any Unsold Tower Units, by Declarant or Sponsor.

12. No pets other than dogs, caged birds, cats and fish (which do not cause a nuisance, health hazard or unsanitary condition), shall be permitted, kept or harbored in a Tower Unit without the same in each instance having been expressly permitted in writing by the Tower Board or the Managing Agent and such consent, if given, shall be revocable by the Tower Board or Managing Agent in their sole discretion, at any time, with or without cause. Any pet constituting a nuisance shall be permanently removed from the Building within one (1) week after notice from the Managing Agent. In no event shall there be maintained in any Tower Unit more than two (2) pets without the consent of the Tower Board, which may be granted or denied in the sole discretion of the Tower Board, nor shall any bird, reptile, or animal be permitted in any public elevator in the Tower Section, other than the elevators designated by the Tower Board or the Managing Agent for that purpose, or in any of the public portions of the Tower Section, unless carried or on a leash. No pigeons or other birds or animals shall be fed from the window sills or other public portions of the Tower Section or on the sidewalk or street adjacent to the Tower Section. In addition to the foregoing, the following rules shall apply with respect to pets:

(i) Each Tower Unit Owner who keeps (or permits to be kept) any type of pet in such Unit Owner's Tower Unit shall be required to enter into an agreement with the Tower Board setting forth such other rules regarding pets as the Tower Board shall deem suitable and indemnifying and holding harmless the Tower Section, the Tower Board, all Tower

Unit Owners and the Managing Agent from all claims and expenses resulting from acts of such pet.

(ii) Pet owners must be respectful of those residents and guests who may be uncomfortable with dogs and all dog owners must wait for an empty elevator if requested to do so. A pet owner may be requested to muzzle certain pets when in public spaces or common areas.

(iii) Subject to approval by the Tower Board in each instance, the dogs weighing not more than seventy (70) pounds at maturity may be harbored in a Tower Unit (for purposes of this paragraph, combined units shall constitute a single Tower Unit).

(iv) Subject to approval by the Tower Board in each instance, no more than two (2) cats may be harbored in any Tower Unit at any time.

(v) No pet may cause conditions which are a nuisance to residents, their children, employees and guests, and the staff of the Building including, but not limited to defecation or urination in any common area of the Building, the grounds and plantings, the entrances; causing damage to property; aggressive behavior towards people and/or other pets; and, in the case of dogs, continuous barking. It is the pet owner's responsibility to clean up after their pet in the event of an "accident" and to advise the building staff immediately to prevent odors and minimize damage to the Building.

(vi) In no event shall any pet be permitted in any portion of the Common Elements unless carried, on a leash or in a container.

(vii) Subject to approval by the Tower Board in each instance, a Tower Unit Owner may install a fresh water fish tank with a capacity not to exceed fifty (50) gallons of water. For purposes of this paragraph, combined units shall constitute a single Tower Unit. No Tower Unit Owner will be permitted to install a direct hookup to the Building's water supply.

13. Service personnel, messengers and trades people with tools visiting or residing in the Tower Section may be required to use the elevators designated by the Tower Board or the Managing Agent for that purpose, for ingress and egress.

14. All service and delivery persons will be required to use the service entrance to the Tower Section as may be designated by the Tower Board or the Managing Agent. All packages, including, without limitation, those containing perishable items, delivered by outside personnel must be delivered to the area therefor designated by the Tower Board or the Managing Agent. Deliveries will be made from such area to individual Tower Units only by Tower Section personnel or as otherwise directed by Tower Section personnel. Such deliveries will be made only at such times as a Tower Unit is occupied by the resident thereof or an authorized person and said resident or authorized person is willing to accept delivery. If the Tower Unit in question is not occupied or delivery is declined, the package will be held in the designated area until the resident or authorized person returns or requests delivery, except in the case of perishable items which will be held in the designated area for no longer than twenty-four (24) hours. After said twenty-four (24)-hour period, the perishable item shall be disposed of by Tower Section personnel. Building personnel will not be responsible for packages held in the

package room for more than seventy-two (72) hours. No large deliveries will be accepted for a Tower Unit Owner (or occupant of a Tower Unit) unless such Tower Unit Owner (or occupant) has made prior arrangements with the Tower Section personnel.

15. Trunks, heavy baggage, furniture, appliances and other large or heavy items shall be taken in or out of the Tower Section by the elevators designated by the Tower Board or the Managing Agent for that purpose, and/or through a designated entrance only.

16. No refuse from the Tower Units shall be sent to the below grade levels of the Tower Section except at such times and in such manner as the Tower Board or the Managing Agent may direct.

17. Water-closets and other water apparatus in the Tower Section shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of any water-closets or other apparatus in a Tower Unit shall be repaired and paid for by the Owner of such Tower Unit.

18. No occupant of the Tower Section shall send any employee of the Tower Section or of the Managing Agent thereof out of the Tower Section on any private business.

19. The agents of the Tower Board or the Managing Agent, and any contractor or worker authorized by the Tower Board or the Managing Agent and accompanied by an agent of the Tower Board or the Managing Agent, may enter any room or Tower Unit at any reasonable hour of the day, on at least one day's prior notice to the Tower Unit Owner, for the purpose of inspecting such Tower Unit for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests; however, such entry, inspection and extermination shall be done in a reasonable manner so as not to unreasonably interfere with the use of such Tower Unit for its permitted purposes.

20. Corridor doors, if any, shall be kept closed at all times except when in actual use for ingress or egress to and from public corridors.

21. The Tower Board or the Managing Agent shall retain a pass-key to each Tower Unit. If any lock is altered or a new lock is installed, the Tower Board or the Managing Agent shall be provided with a key thereto immediately upon such alteration or installation. If the Tower Unit Owner is not personally present to open and permit an entry to his or her Tower Unit at any time when an entry therein is necessary or permissible under these Tower Rules and Regulations, the Tower By-Laws, the Condominium By-Laws or the Declaration, and the Tower Unit Owner has not furnished a key to the Tower Board or the Managing Agent, then the Tower Board or the Managing Agent or their agents (but, except in an emergency, only when specifically authorized by an officer of the Tower Board or an officer of the Managing Agent) may forcibly enter such Tower Unit without liability for damages or trespass by reason thereof (provided that during such entry reasonable care is given to the Tower Unit Owner's property).

22. Complaints regarding Tower Section services shall be made in writing to the Tower Board or to the Managing Agent.

23. Tower Unit Owners shall not cause or permit any unusual or objectionable noise or odors to be produced upon or to emanate from their Tower Units or any public portions of the Tower Section.

24. No Tower Unit Owner or any of his or her agents, service personnel, employees, licensees or visitors shall at any time bring into or keep in such Tower Unit Owner's Tower Unit any inflammable, combustible or explosive fluid, material, chemical or substance except as shall be necessary or appropriate for the permitted uses thereof.

25. If any key or keys are entrusted by a Tower Unit Owner or by any member of his or her family or by his or her agent, servant, employee, licensee or visitor to an employee of the Tower Section or of the Managing Agent, whether for such Tower Unit Owner's Tower Unit, automobile, trunk or other item of personal property, the use of the key shall be at the sole risk of such Tower Unit Owner, and neither the Tower Board nor the Managing Agent shall be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

26. Nothing shall be done or kept in any Tower Unit which would increase the rate of insurance of the Condominium, the Building, the Tower Section or any contents of any of the foregoing, without the prior written consent of the Tower Board. No Tower Unit Owner shall permit anything to be done or kept in his or her Tower Unit which will result in the cancellation of insurance on the Condominium, the Building or the Tower Section, or which would be in violation of any law. No waste shall be committed in the Common Elements.

27. Tower Unit Owners will comply with the laws, ordinances, rules and regulations of the City of New York or any other applicable governmental authority with respect to recycling of waste and refuse, including, without limitation, the separation of trash into "recyclable" and "non-recyclable" materials and/or categories of each of same. The Tower Board may designate from time to time the types of materials which must be separated for recycling, the types of containers or binding to be used by the Tower Unit Owners for the disposal of designated recyclable materials and the locations where designated recyclable materials shall be deposited. The Tower Board may also establish other rules and regulations regarding the recycling of trash. Any costs incurred by the Tower Board to enforce the Tower Rules and Regulations or the requirements of applicable law regarding the recycling of trash against a Tower Unit Owner, including, without limitation, legal fees, fines and penalties imposed by any government agency, shall be payable by the Tower Unit Owner as additional Common Charges. Tower Unit Owners will comply with the following procedures with respect to the use of the refuse chutes: (a) wrap dust, flour and powdered waste before depositing the same; (b) thoroughly drain and wrap in paper all garbage before depositing the same; (c) refrain from forcing large bundles into the chute; (d) crush into tight bundles all loose papers before placing the same in the hopper door; (e) deposit all bundles of waste into the hopper; and (f) refrain from depositing waste of an explosive or otherwise hazardous nature therein. Any refuse not disposable by depositing same in the refuse chute must be picked up directly from the Tower Unit by Tower Section personnel at such times and in such manner as the Tower Board or the Managing Agent shall determine.

28. Tower Unit Owners will comply with the laws, ordinances, rules and regulations of the City of New York or any other applicable governmental authority, including without limitation, those with respect to window guards and notices of emergency access and egress.

29. Tower Unit Owners, their families, guests, service personnel, employees, agents, visitors or licensees shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of the Building, except that each Tower Unit Owner of a Tower Unit with a Terrace (and such Tower Unit Owner's family) may enter upon the roof and use its Terrace for its intended purpose, in accordance with guidelines adopted by the Tower Section Board from time to time for such use.

30. The Tower Board shall have the right from time to time to relocate any portion of the Common Elements located in the Tower Section devoted to common storage (other than the Storage Closets) or service purposes of the Tower Section.

31. Unless expressly authorized by the Tower Board in each case, at least eighty percent (80%) of the floor area of each Tower Unit (excepting only kitchens, pantries, bathrooms, closets and foyers) must be covered with rugs, carpeting or equally effective noise-reducing material.

32. No Tower Unit Owner shall install any granite, ceramic tile, marble, stone or other hard-surfaced flooring in a Tower Unit without the prior written approval of the Tower Board and without compliance with the provisions of any alteration agreement then in effect. No granite, ceramic tile, marble, stone or other hard-surfaced flooring may be installed except within the original demising walls of the entry foyer, kitchen, bathrooms, pantry and laundry room and that no removals of floor slab materials may take place in those locations. The Tower Board may require installation of a sound retardant underlayment beneath such flooring and/or such other requirements as may be directed by the Tower Board's architect or engineer.

33. No Tower Unit Owner, tenant or occupant of a Tower Unit (other than the owner of any Unsold Tower Unit) shall conduct any group tour, open house, or exhibition of any Tower Unit or its contents or any auction sale in any Tower Unit, without the prior consent of the Tower Board or the Managing Agent.

34. In the event that any Tower Unit is used for home occupation purposes which are permitted by Law, in no event shall any patients, clients or other invitees be permitted to wait in any lobby, public hallway or vestibule.

35. Any consent or approval given under these Tower Rules and Regulations may be granted, refused, added to, amended or repealed, in the sole discretion of the Tower Board, at any time by resolution of the Tower Board. Further, any such consent or approval may, in the discretion of the Tower Board or the Managing Agent, be conditional in nature.

36. The Tower Board reserves the right to rescind, alter, waive or add, as to one or more or all occupants, any rule or regulation at any time prescribed for the Tower Section when, in the judgment of the Tower Board, the Tower Board deems it necessary or desirable for the reputation, safety, character, security, care, appearance or interests of the Condominium, the

Building or the Tower Section, or the preservation of good order therein, or the operation or maintenance of the Condominium, the Building or the Tower Section, or the equipment thereof, or the comfort of Unit Owners, occupants or others in the Building. No rescission, alteration, waiver or addition of any rule or regulation in respect of one Tower Unit Owner or other occupant shall operate as a rescission, alteration, waiver or addition in respect of any other Tower Unit Owner or other occupant.

37. Notwithstanding any references to "Tower Unit Owner" in these Tower Rules and Regulations, these Tower Rules and Regulations shall be binding upon all Tower Unit Owners and all tenants, guests, invitees, and other occupants of the Tower Unit(s) of such Tower Unit Owner(s). Tower Unit Owners shall be responsible for enforcing compliance with, and liable for any violation of, the Declaration, Condominium By-Laws, General Rules and Regulations, if any, Tower By-Laws and these Tower Rules and Regulations by members of their families, guests, invitees, tenants, employees, agents, visitors and any other occupants of their Tower Units.

38. The public amenity and common facilities areas of the Tower Section shall be used in such manner, at such times and in accordance with such policies as the Tower Board or the Managing Agent may direct.

39. With respect to any lease (and lease renewal) which, pursuant to the Tower By-Laws, is subject to the Tower Board's review and right of first refusal, the fee for any such lease (or renewal of a lease) shall be determined by the Tower Board from time to time. Any such Tower Unit Owner that has entered into or renewed a lease with a tenant and has not submitted the lease (or lease renewal) to the Managing Agent will have thirty (30) days from the date notified by the Managing Agent to submit the lease or the renewal. In the event that any such Tower Unit Owner does not submit such lease or lease renewal to the Tower Board within such thirty- (30) day period, such Tower Unit Owner shall be subject to a $500 fine (subject to the CPI Increase Factor) and further action by the Tower Board.

40. All move-ins and move-outs as to any Tower Unit shall be scheduled with and coordinated by and through the Resident Manager for the Tower Section. Fees for Tower Section move-ins and move-outs shall be established by the Tower Board from time to time. In addition the Tower Board may require reimbursement for any expenses incurred by the Tower Board in connection with the move-in or move-out, as well as security deposits and such insurance, indemnities and/or releases on such terms as are determined by the Tower Board.

41. Any use of the Tower Section lobby, elevators, corridors and/or other Tower Limited Common Elements, outside the scope of typical and usual daily use, including without limitation for deliveries of furniture or other large items, shall be coordinated in advance with the Resident Manager and shall be subject to payment of fees, reimbursement of expenses, security deposits and such insurance, indemnities and/or releases, all as determined by the Tower Board.

42. When leaving the Tower Unit for extended periods of time Unit Owners and their respective Family Members, guests, domestic employees, agents, visitors, or licensees shall keep the Tower Unit at a maximum of 80 degrees Fahrenheit from May 15 to October 15

and shall keep the Tower Unit at a minimum of 60 degrees Fahrenheit from October 15 to May 15.

43. With respect to any Tower Unit to which there is appurtenant a Terrace, the following additional rules and regulations shall apply: All furniture must be "patio/terrace" furniture which is rust-proof; any planting/landscaping must comply with all Laws. Plants may not exceed the total weight allowance of 100 pounds. Plants maintained on Terraces shall be contained in boxes of wood lined with metal or other material impervious to dampness and standing on supports at least two (2) to three (3) inches from the adjoining wall. Suitable weep holes must be provided in the boxes to draw off water. In special locations, such as a corner abutting a parapet wall, plants may be contained in masonry or hollow tile walls which will be at least three (3) inches from the parapet and flashing, with the floor of drainage tiles and suitable weep holes at the sides to draw off water. It will be the responsibility of the Tower Unit Owner to maintain the containers in good condition, and the drainage tiles and weep holes in operating condition. Any damage caused by the Tower Unit Owner's negligence shall be at such Unit Owner's sole cost and expense. The Terrace must be kept clean and free from snow, ice, leaves and debris and all screens and drains must be kept in good repair. The Tower Unit Owner shall not remove any of the above items by putting them over the Terrace walls, but shall remove said items either through the apartment or through drainage where appropriate. No hanging of any items, including but not limited to banners, laundry, decorations, etc., from any Terrace wall, structure, railing or other temporary or permanent structure is permitted. No items, including but not limited to climbing equipment, bikes, pools, children's toys, etc., may be stored on the Terrace; any appropriate furniture including table, chair cushions and umbrellas may be left on the Terrace only if properly secured. No items can be placed on the Terrace parapet wall and/or railing. Terrace/railing may not be painted, cemented or changed in any fashion from original appearance. No carpeting may be placed on the Terrace. Lighting fixtures may only be plugged into regulation sockets. No satellite dishes may be placed on the Terrace. No animals, which include but are not limited to dogs, cats, birds, may be allowed on the Terrace.

44. Televisions, audio speakers and other noise generating equipment may not be hung on demising walls separating Tower Units as this could transmit noise from one Tower Unit to the next.

45. There will be no barbecuing in the Tower Units (or appurtenant Tower Limited Common Elements, if any), except with the Tower Board's prior written consent.

EXHIBIT 9

CERTIFICATIONS

9A Sponsor and Principals

9B Sponsor's Engineer (or Architect)

9C Sponsor's Expert Concerning
Adequacy of Budget

9D Sponsor's Expert Concerning
Adequacy of Common Charges
Payable by Commercial Unit Owners

EXHIBIT A-1

Riverside Center Site 5 Owner LLC
c/o El Ad US Holding, Inc.
575 Madison Avenue, 22nd Floor
New York, New York 10022

CERTIFICATION BY SPONSOR AND SPONSOR'S PRINCIPALS
PURSUANT TO SECTION 20.4(b) OF THE REGULATIONS ISSUED
PURSUANT TO GENERAL BUSINESS LAW, ARTICLE 23-A, AS AMENDED

March 12, 2015

New York State Department of Law
120 Broadway
New York, New York 10271
Attn.: Real Estate Finance Bureau

Re: ONE WEST END AVENUE CONDOMINIUM
1 West End Avenue, New York, New York 10023

The undersigned certify as follows:

We are the sponsor and the principals of the sponsor of the condominium offering plan for the captioned property.

We understand that we have primary responsibility for complying 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:

1. set forth the detailed terms of the transaction and be complete, current and accurate;

2. afford potential investors, purchasers and participants an adequate basis upon which to found their judgment;

3. not omit any material fact;

4. not contain any untrue statement of a material fact;

5. not contain any fraud, deception, concealment, suppression, false pretense or fictitious or pretended purchase or sale;

6. not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances; and

7. not contain any representation or statement which is false, where we:

(a) knew the truth;

(b) with reasonable effort could have known the truth;

(c) made no reasonable effort to ascertain the truth; or

(d) did not have knowledge concerning the representation or statement made.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

SPONSOR:

Riverside Center Site 5 Owner LLC

By: _____
Name: Orly Daniell
Title: Authorized Signatory

Sworn to before me this
12 day of March, 2015
Victoria Robles
Notary Public
VICTORIA ROBLES
Notary Public, State of New York
No. 02RO5056433
Qualified in Westchester County
Commission Expires March 4, 2018

By: _____
Name: Martin Burger
Title: Authorized Signatory

Sworn to before me this
____ day of _____, 2015

_____
Notary Public

6. not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances; and

7. not contain any representation or statement which is false, where we:

(a) knew the truth;

(b) with reasonable effort could have known the truth;

(c) made no reasonable effort to ascertain the truth; or

(d) did not have knowledge concerning the representation or statement made.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

SPONSOR:

Riverside Center Site 5 Owner LLC

Sworn to before me this
____ day of _____, 2015

_____
Notary Public

By: _____
Name: Orly Daniell
Title: Authorized Signatory

Sworn to before me this
16th day of March, 2015

_____
Notary Public

By: _____
Name: Martin Burger
Title: Authorized Signatory

MOLLY A NOVERO
NOTARY PUBLIC-STATE OF NEW YORK
No. 02NO6275633
Qualified in New York County
My Commission Expires January 28, 2017

Sworn to before me this
12 day of March, 2015
Victoria Robles
Notary Public
VICTORIA ROBLES
Notary Public, State of New York
No. 02RO5056433
Qualified in Westchester County
Commission Expires March 4, 2018

Orly Daniell

Sworn to before me this
____ day of _____, 2015

_____
Notary Public

_____
Martin Burger

Sworn to before me this
____ day of _____, 2015

_____
Notary Public

_____
Orly Daniell

Sworn to before me this
12th day of March, 2015

Molly Novero
Notary Public

MOLLY A NOVERO
NOTARY PUBLIC-STATE OF NEW YORK
No. 02NO6275633
Qualified In New York County
My Commission Expires January 28, 2017

_____
Martin Burger

Goldstein Hill & West Architects, LLP
11 Broadway, Suite 1700
New York, New York 10004

CERTIFICATION OF SPONSOR'S ARCHITECT
PURSUANT TO SECTION 20.4(c) OF THE REGULATIONS ISSUED
PURSUANT TO GENERAL BUSINESS LAW, ARTICLE 23-A, AS AMENDED

Date: April 9, 2015

New York State Department of Law
120 Broadway
New York, New York 10271
Att.: Investment Protection Bureau

Re: 1 West End, New York, New York, 10023

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 "Report"). We have examined the building plans and specifications that were prepared by Goldstein Hill & West Architects, LLP and dated February 17, 2015 and prepared the Report dated April 9, 2015 a copy of which is intended to be incorporated into the offering plan so that prospective purchasers may rely on the Report.

We are a registered architect in the State in which the property is located.

We understand that we are responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to this Report.

We have read the entire Report and together with the Consulting Engineers (WSP Group Structural Engineers and Buro Happold Consulting Engineering) investigated the facts set forth in the Report and the facts underlying 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. We certify that the Report based on our visual inspection:

(i) sets forth in narrative form the physical condition of the entire property as it will exist upon completion of construction and renovation, provided that construction and renovation is in accordance with the plans and specifications that we examined;

(ii) in our professional opinion affords potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the physical condition of the property as it will exist upon completion of construction and renovation, provided that construction and renovation is in accordance with the plans and specifications that we examined;

(iii) does not omit any material fact;

State of New York
Department of Law
Page -2-

(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 the reasonable expectation or unwarranted by existing circumstances;

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

(a) knew the truth;
(b) with reasonable effort could have known the truth;
(c) made no reasonable effort to ascertain the truth; or
(d) did not have knowledge concerning the representations or statement made.

We further certify that we are not owned or controlled by and have no beneficial interest in the sponsor and that our compensation for preparing this Report 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.

Very truly yours,

Name: Alan Goldstein
Title: Partner

Sworn to before me this 9th
day of April, 2015

Notary Public

SEAN DAWSON
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DA6178763
Qualified In New York County
My Commission Expires December 10, 2015

PENMARK
PROPERTY ADVISORS, LLC

PART 20: CERTIFICATION BY EXPERT AS TO ADEQUACY OF CONDOMINIUM BUDGET

March 11, 2015

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

Re: ONE WEST END AVENUE CONDOMINIUM
1 West End Avenue, New York, New York 10023

The sponsor of the condominium offering plan for the captioned property retained our firm to review Schedule B (together with the notes thereto, the "Schedule") containing projections of income and expenses for the first year of condominium operation. Penmark Property Advisors, LLC is licensed as a real estate broker in the State of New York. The undersigned Manager of the company has been engaged in the management of Residential real estate for over 40 years and has managed over 200 cooperative and condominium buildings during that period and is still active in management.

We understand that we are responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to the Schedules.

We have reviewed the Schedules and investigated the facts set forth in the Schedules and the facts underlying it with due diligence in order to form a basis for this certification. We also have relied on our experience in managing residential buildings.

We certify that the projections in the Schedules appear reasonable and adequate under existing circumstances, and the projected income appears to be sufficient to meet the anticipated operating expenses for the projected first year of condominium operation.

We certify that the Schedules:

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

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

PENMARK
PROPERTY ADVISORS, LLC

(iii) do not omit any material fact;

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

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

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

(vii) do not contain any representation or statement which is false, where I/we:

(a) knew the truth;

(b) with reasonable effort could have known the truth;

(c) made no reasonable effort to ascertain the truth; or

(d) did not have knowledge concerning the representation or statement made.

We further certify that we are not owned or controlled by the sponsor. We understand that a copy of this certification is intended to be incorporated into the offering plan. This statement is not intended as a guarantee or warranty of the income or expenses for the first year of condominium operation. This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made.

We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

PENMARK PROPERTY ADVISORS, LLC

By: _____
Name: Leslie Bogen Winkler
Title: Manager

Sworn to before me this
12 day of March, 2015

_____
Notary Public

STUART B. SHAPIRO
Notary Public, State of New York
No. 02SH6002248
Qualified in Suffolk County
Commission Expires Feb. 02, 2018

PENMARK
PROPERTY ADVISORS, LLC

PART 20: CERTIFICATION BY EXPERT CONCERNING ADEQUACY OF COMMON CHARGES PAYABLE BY THE COMMERCIAL UNIT OWNER(S)

March 11, 2015

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

Re: ONE WEST END AVENUE CONDOMINIUM
1 West End Avenue, New York, New York 10023

The sponsor of the condominium offering plan for the captioned property retained our firm to prepare Schedule B which includes projections of common charges payable by the owner of the commercial unit. Penmark Property Advisors, LLC is licensed as a real estate broker in the State of New York. The undersigned Manager of the company has been engaged in the management of Residential real estate for over 40 years and has managed over 200 cooperative and condominium buildings during that period and is still active in management.

We understand that we are responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to the commercial unit listed in Schedule B.

We have reviewed Schedule B as it impacts upon the commercial unit and investigated the facts underlying it with due diligence in order to form a basis for this certification. We also have relied on our experience in managing residential buildings.

We certify that the projections in Schedule B for the common charges payable by the owner of the commercial unit appear reasonable and adequate under existing circumstances to meet the anticipated operating expenses fairly attributable to such commercial unit for the projected first year of condominium operation, and that the allocation of common charges attributable to the commercial unit also reflects special or exclusive use or availability or exclusive control of particular common areas.

We certify that the estimates in Schedule B for the common charges payable by the owner of the commercial unit:

(i) sets forth in detail the projected common charges for the commercial unit for the first year of condominium operation;

(ii) affords potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the common charges payable by the owner of the commercial unit;

PENMARK PROPERTY ADVISOR, LLC
828 HEMPSTEAD TURNPIKE FRANKLIN SQUARE, NY 11010
T: 646.485.6138 • C: 212.702.8732 • PENMARKPROPERTYADVISORS.COM

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PROPERTY ADVISORS, LLC

(iii) do not omit any material fact;

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

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

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

(vii) do not contain any representation or statement which is false, where we:

(a) knew the truth;

(b)with reasonable effort could have known the truth;

(c) made no reasonable effort to ascertain the truth; or

(d) did not have knowledge concerning the representation or statement made.

We further certify that we are not owned or controlled by the sponsor. We understand that a copy of this certification is intended to be incorporated into the offering plan. This statement is not intended as a guarantee or warranty of the common charges fairly attributable to the commercial unit for the first year of condominium operation.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

PENMARK PROPERTY ADVISORS, LLC

By: _____
Name: Leslie Bogen Winkler
Title: Manager

Sworn to before me this
12 day of March, 2015

_____
Notary Public

STUART B. SHAPIRO
Notary Public, State of New York
No. 02SH6002248
Qualified in Suffolk County
Commission Expires Feb. 02, 2016

EXHIBIT 10

RPL SECTION 339-kk

§ *339-kk Real Prop.* Rents.

(a) For the purposes of this section, "non-occupying owner" shall mean a unit owner in a condominium association who does not occupy the dwelling unit.

(b) If a non-occupying owner rents any dwelling unit to a rental tenant and then fails to make payments due for common charges, assessments or late fees for such unit within sixty days of the expiration of any grace period after they are due, upon notice in accordance with subdivision (c) of this section, all rental payments from the tenant shall be directly payable to the condominium association.

(c) If the common charges, assessments or late fees due for any unit have not been paid in full, within sixty (60) days after the expiration of any grace period of the earliest due date, the board of managers shall provide written notice to the tenant and the non-occupying owner providing that, commencing immediately and until such time as all payments for common charges, assessments or late fees are made current, all rental payments due subsequent to the issuance of such notice are to be made payable to the condominium association at the address listed on the notice. Where a majority of the board of managers has been elected by and from among the unit owners who are in occupancy, the board may elect not to require that rental payments be made payable to the condominium association. At such time as payments for common charges, assessments and late fees from the non-occupying owner are once again current, notice of such fact shall be given within three business days to the rental tenant and non-occupying owner. Thereafter all rental payments shall be made payable to the non-occupying owner or a designated agent. A non-occupying owner who disputes the association's claim to rental payments pursuant to this section shall be entitled to present facts supporting such owner's position at the next scheduled meeting of the board of managers, which must be held within thirty days of the date that such board receives notice that such owner seeks to dispute such claim.

(d) Nothing in this section shall limit any rights of unit owners or of the board of managers existing under any other law or agreement.

(e) Payment by a rental tenant to the condominium association made in connection with this section shall relieve that rental tenant from the obligation to pay such rent to the non-occupying owner and shall be an absolute defense in any non-payment proceeding commenced by such non-occupying owner against such tenant for such rent.

EXHIBIT 11

FORM OF STORAGE LICENSE AND ASSIGNMENT
AND ASSUMPTION OF STORAGE LICENSE

STORAGE LICENSE AGREEMENT

AGREEMENT made this ___ day of _____, 20__ (this "License Agreement") by and between Riverside Center Site 5 Owner LLC, having an office c/o El Ad US Holding, Inc., 575 Madison Avenue, 23rd Floor, New York, New York 10022 ("Sponsor"), the board of managers of the Tower Section of One West End Avenue Condominium on behalf of all Tower Unit Owners, having an address at 1 West End Avenue, New York, New York 10023 (the "Tower Board") (together, Sponsor and the Tower Board are sometimes referred to as "Licensor"), and _____ having an address at 1 West End Avenue, Unit ___, New York, New York 10023 ("Licensee");

WHEREAS, One West End Avenue Condominium ("Condominium") is governed by a certain Declaration of Condominium dated as of _____ ___, 201_, and recorded in the New York County Office of the Register of the City of New York on _____ ___, 201_ as CRFN _____, as the same has been or may be amended from time to time (the "Declaration"), the by-laws of the Condominium, as the same has been or may be amended from time to time (the "Condominium By-Laws") and the general rules and regulations of the Condominium, if any, as the same has been or may be amended from time to time (the "General Rules and Regulations"), the by-laws of the Tower Section, as the same has been or may be amended from time to time (the "Tower By-Laws") and the rules and regulations of the Tower Section, as the same has been or may be amended from time to time (the "Tower Rules and Regulations") (the Declaration, the Condominium By-Laws, the General Rules and Regulations, the Tower By-Laws and the Tower Rules and Regulations are collectively referred to as the "Condominium Documents"); and

WHEREAS, there are storage bins ("Storage Bins") that have been installed for use by permitted Tower Unit Owners, which Storage Bins are located on the Subcellar Level of the Building, which are Tower Limited Common Elements ("Licensed Area"); and

WHEREAS, Licensee, owns or simultaneously herewith is acquiring Tower Unit ___ in the Condominium; and

WHEREAS, Licensee desires the right to the exclusive (subject to the Condominium Documents) use of Storage Bin #___ for so long as Licensee owns a Tower Unit in the Condominium (the "License");

NOW THEREFORE, in consideration of the sum of $10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Licensor hereby grants to Licensee, its successors and assigns, a License for the exclusive use of Storage Bin #___ ("Designated Storage Bin") and Licensee hereby accepts such License from Licensor for a term commencing on the date hereof, subject to the terms and conditions of the Condominium Documents.

2. The Designated Storage Bin may only be used for storage purposes and in no event may be used as a dwelling space or for the storage of toxic or inflammable items or Combustibles (as such term is defined in the New York City Building Code). No materials which pose a health or safety threat or which otherwise create a nuisance may be stored in the

Designated Storage Bin. To do so may result in a violation placed against the Building by the Building Department that will be the obligation of the Licensee to remove.

3. Licensee shall not: (a) store any property in the Licensed Area outside of the Designated Storage Bin; or (b) allow any other person to use the License except in accordance with the terms hereof.

4. Licensee will be required to pay a license fee to the Tower Board in an amount equal to $1 per month per square foot of the Designated Storage Bin, which amount shall be subject to biannual increases in accordance with the Tower By-Laws. Further, the license fee is otherwise also subject to change from time to time as the Tower Board deems necessary or appropriate.

5. The License may be assigned by Licensee at any time provided the assignee: (i) is a Tower Unit Owner at the Condominium, (ii) assumes the obligations hereunder in the form annexed hereto, (iii) notification of the assignment is delivered in writing to the Tower Board in compliance with its requirements as the same may be modified from time to time (which assignment shall require and shall be effective only upon the consent of the Tower Board but which the Tower Board shall grant provided the terms of this Paragraph 5 are otherwise complied with), and (iv) no outstanding monies are owed to the Tower Board by the Licensee and/or the assignee. This License shall automatically terminate without any action or notice by Licensor at such time as the Licensee no longer owns a Tower Unit in the Condominium unless this License Agreement is assigned to and assumed by another Tower Unit Owner upon or prior to the sale of Licensee's Tower Unit.

6. Licensee represents that it has made a thorough inspection of the Licensed Area and agrees to take the Designated Storage Bin as well as the Licensed Area in "as is" condition as of the date of this License Agreement. Licensee shall throughout the term of this License Agreement take good care of and maintain the Designated Storage Bin. All repairs and replacements to the Designated Storage Bin as well as the Licensed Area shall be performed by the Tower Board and the cost thereof shall be a Tower Common Expense (as defined in the Tower By-Laws), unless such repair or replacement is necessitated by the negligence, misuse, or abuse of a Licensee, then the entire cost and expense of such repair or replacement shall be borne by such Licensee.

7. Neither Licensor nor their respective agents or employees shall be liable for any theft or damage to any property stored in the Licensed Area and the Designated Storage Bin.

8. The terms of this License Agreement are subject to the terms of the Condominium Documents. Nothing contained herein shall be construed as limiting the rights and obligations of the parties under the Condominium Documents. Any conflict between the provisions of this License Agreement and the Condominium Documents shall be resolved in favor of the Condominium Documents.

9. If Licensee defaults in its obligations hereunder or under the Condominium Documents, the Tower Board may, in addition to the rights and remedies set forth in the Condominium Documents: (i) deny access to and use of the Designated Storage Bin until

Licensee cures such default, or (ii) terminate this License Agreement upon written notice to Licensee.

10. The Tower Board or its agents shall have the right, but not the obligation, to open the Designated Storage Bin in an emergency at any time, and, at other reasonable times upon prior notice to Licensee, to inspect and examine the Designated Storage Bin and to make such repairs, replacements and improvements as the Tower Board shall deem necessary.

11. This License Agreement shall constitute a license only and shall not be construed under any circumstances to be a sale of the Designated Storage Bin or conveyance of title thereto. In no event shall a landlord/tenant relationship exist between the Licensor and the Licensee with respect to this License Agreement or otherwise.

12. Licensee shall indemnify and hold Licensor and their respective directors, officers, partners, parent and subsidiary and affiliated companies, agents and employees, harmless from and against any and all liabilities, claims, causes of action, damages, lawsuits, penalties, judgments, and liens, together with any related costs and expenses, including but not limited to reasonable legal fees, asserted against or sustained by any of them in connection with any act, omission, or negligence of Licensee or Licensee's family, servants, employees, agents, guests and invitees in connection with this License.

13. Licensee shall at all times maintain, in full force and effect, insurance covering both the property stored in the Designated Storage Bin as well as coverage for Licensee's liability with minimum limits of liability of $500,000. Licensee further agrees to a waiver of its insurer's right of subrogation against Licensor.

14. Licensee shall be obligated to reimburse Licensor for any legal fees and disbursements incurred by the Licensor in defending or enforcing the rights of the Licensor under this License Agreement or, in the event Licensee defaults under this License Agreement beyond any applicable grace period, enforcing Licensee's obligations hereunder.

15. Neither this License Agreement nor any provision hereof may be waived, amended, discharged or terminated except by an instrument in writing signed by the party against which the enforcement of such waiver, amendment, discharge or termination is sought and then only to the extent set forth in such instrument.

16. It is understood and agreed that all understandings and agreements heretofore had between the parties hereto are merged in this License Agreement, which alone fully and completely express their agreement and that this License Agreement supersedes any and all such understandings and agreements with respect to the subject matter hereof.

17. If any provision of this License Agreement is invalid or unenforceable as against any party or under certain circumstances, the remainder of this License Agreement and the applicability of such provision to other parties or circumstances shall not be affected thereby. Each provision of this License Agreement, except as otherwise herein or therein provided, shall be valid and enforced to the fullest extent permitted by law.

18. 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 License Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

19. Any failure by the Licensor to insist upon strict performance by Licensee of any of the provisions of this License Agreement shall not be deemed a waiver of any of the provisions hereof, irrespective of the number of violations or breaches which may occur, and Licensor, notwithstanding any such failure, shall have the right thereafter to insist upon strict performance by Licensee of any and all of the provisions of this License Agreement to be performed by Licensee.

20. Notwithstanding anything to the contrary contained herein or otherwise, from and after the issuance of this License: (a) Licensee shall look only to the Tower Board and not to Sponsor with respect to all obligations of Licensor, and (b) each of the Tower Board and Licensee shall have no recourse to or claim against Sponsor in connection with the License, the Designated Storage Bin or the Licensed Area.

[No further text; signature page follows.]

IN WITNESS WHEREOF, the undersigned have executed this License Agreement as of the day and year first above written.

Agreed to and Acknowledged by

LICENSOR:

THE BOARD OF MANAGERS OF THE TOWER SECTION OF 1 WEST END AVENUE CONDOMINIUM

By: _____
Name:
Title:

RIVERSIDE CENTER SITE 5 OWNER LLC

By: _____
Name:
Title:

LICENSEE:

By: _____

By: _____

ASSIGNMENT AND ASSUMPTION OF LICENSE AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION OF LICENSE AGREEEMENT made as of the _____ day of _____, 20__ by and between _____ (hereinafter referred to as the "Assignor"), having an address at _____, New York, New York _____, and _____ (hereinafter referred to as the "Assignee"), having an address at _____.

W I T N E S S E T H:

WHEREAS, Assignor executed a certain License Agreement dated _____ __, 201_ ("License Agreement") to have the exclusive right to use Storage Bin # ___ located at 1 West End Avenue Condominium, located at 1 West End Avenue, New York, New York 10023, in accordance with the terms of the Condominium Offering Plan dated _____ ___, 201__ (the "Plan") as amended to date; and

WHEREAS, Assignor desires to assign to Assignee all of Assignor's right, title and interest in and to the License Agreement; and

WHEREAS, Assignee desires to assume all of the obligations and responsibilities of Assignor in and to the License Agreement; and

WHEREAS, the parties hereto wish to set forth their agreements with respect to this Assignment;

NOW, THEREFORE, in consideration of the mutual promises herein contained, and other good and valuable consideration, the parties hereto agree as follows:

1. ASSIGNMENT: Assignor hereby assigns to the Assignee, from and after the date hereof, all of Assignor's right, title and interest in and to the License Agreement, a copy of which is attached hereto and made a part hereof, for a purchase price of $_____.

2. ASSUMPTION: Assignee hereby assumes all of the obligations, promises, covenants and responsibilities of Assignor in and to the License Agreement as if Assignee had signed the License Agreement originally as "Licensee".

3. AUTHORIZATION AND DIRECTION: Assignor and Assignee hereby authorize and direct the Condominium to have the books and records of the Condominium reflect that Assignee has the exclusive right to use Storage Bin # __.

4. EFFECTIVE DATE: This Assignment shall not be deemed effective unless and until signed by each of the parties hereto.

5. DEFINED TERMS: All terms not defined herein shall have the meanings ascribed to them in the Plan.

IN WITNESS WHEREOF, Assignor and Assignee have duly executed this Assignment and Assumption of License Agreement on the day and year first above written.

ASSIGNOR:

_____

ASSIGNOR:

_____

APPROVED BY:

THE BOARD OF MANAGERS OF
THE TOWER SECTION OF
1 WEST END AVENUE CONDOMINIUM

By: _____
Name:
Title:

EXHIBIT 12

INTERIM LEASE AGREEMENT

INTERIM OCCUPANCY AGREEMENT

SPONSOR:	Riverside Center Site 5 Owner LLC c/o El Ad US Holding, Inc. 575 Madison Avenue, 23rd Floor New York, New York 10022
PURCHASER:	_____ _____ _____ _____
UNIT:	Tower Unit ___ One West End Avenue Condominium 1 West End Avenue New York, New York 10023
DATE:	As of _____ __, 201__

WHEREAS, Purchaser has agreed to purchase Tower Unit __ (the "Unit") at One West End Avenue Condominium, 1 West End Avenue, New York, New York 10023 (the "Condominium") pursuant to a Tower Unit Purchase Agreement between Purchaser and Sponsor of even date herewith (the "Contract").

WHEREAS, Purchaser wishes to occupy the Unit prior to the closing of title to the Unit (the "Closing") and, subject to the terms and conditions set forth herein, Sponsor has agreed to such occupancy.

NOW, THEREFORE, Purchaser and Sponsor hereby agree as follows:

1. Purchaser may occupy the Unit subject to the terms of this Interim Occupancy Agreement (this "Agreement") commencing as of _____ __, 201__ (the "Possession Date"); provided, however, that such occupancy shall not commence until Sponsor or Escrow Agent (as defined in the Contract) either: (a) receives a wire transfer from Purchaser in an amount equal to the Deposit (as defined in the Contract), or (b) receives a check from Purchaser in an amount equal to the Deposit and such check clears.

2. The term of this Agreement shall continue until _____ __, 201__, the presently anticipated Closing Date. Purchaser has no other interest in the Unit except as expressly set forth herein or in the Contract.

3. Purchaser shall pay Sponsor a monthly use and occupancy fee at the address set forth above, or at such other address as Sponsor may direct, in the amount of $_____, subject to the terms of Section 9 below; provided, however, that the first month's fee is due and payable as of the date hereof and shall be paid to Sponsor together with the delivery of this Agreement as executed by Purchaser, or as Sponsor may otherwise direct. Any additional

monthly fee payment shall be due and payable on or before the first day of each subsequent month. At Closing, Sponsor and Purchaser shall make adjustments for fee payments on a per diem basis.

4. In the event that Purchaser defaults under the Contract, the same shall constitute a default hereunder, and Purchaser shall surrender the Unit to Sponsor in the condition s/he received same within ten (10) days after Sponsor's notice of Purchaser's default under the Contract (the "Vacate Date"), TIME BEING OF THE ESSENCE with respect to such Vacate Date.

5. In the event Purchaser remains in possession of the Unit beyond the Vacate Date, then Purchaser shall be immediately obligated to pay to Sponsor an amount equal to $1,250 per day (the "Per Diem Charge") beginning on the day after the Vacate Date through and including the date that Purchaser vacates and surrenders the Unit in the condition required herein. In no event shall any provision hereof be construed as permitting Purchaser to hold over in possession of the Unit after the Vacate Date or as limiting Sponsor's rights and remedies in respect of same, all of which are expressly reserved.

6. Without limiting any of Sponsor's rights contained herein, in the event that Purchaser shall fail to vacate the Unit on or before the Vacate Date, Sponsor shall have any and all rights at law, in equity or otherwise, to evict and/or remove Purchaser and recover possession of the Unit, and Purchaser hereby waives any and all rights to interpose any counterclaims, defenses, or offsets to such eviction action or proceeding or to seek a stay of the warrant of eviction issued therein.

7. If Sponsor brings an action or proceeding relating to this Agreement, at law or in equity, Sponsor shall be entitled to collect from Purchaser and Purchaser shall be liable to Sponsor for any and all actual third party costs and/or expenses (including, without limitation, reasonable attorneys' fees and disbursements and reasonable expert fees).

8. Purchaser shall be responsible for obtaining and paying directly for all utilities costs including, without limitation, all electric, gas, telephone and cable charges attributable to Purchaser's usage of such services in the Unit during the term, and Purchaser shall indemnify Sponsor for all such costs. The provisions of this paragraph shall survive the Closing and Vacate Date, as applicable.

9. As set forth in Paragraph 4 above, any default by Purchaser hereunder shall constitute a default by Purchaser under the Contract in which case Sponsor shall be entitled to terminate the Contract and retain the deposit thereunder as liquidated damages; provided, however, that with respect to a default in the payment of the use and occupancy fee following the initial payment, Purchaser's shall have the right to cure same within five (5) business days following the due date therefor. Notwithstanding anything to the contrary, this Agreement shall automatically terminate upon the sooner to occur of: (i) the Closing or (ii) Purchaser's default hereunder (subject, with respect to a default in the payment of the use and occupancy fee following the initial rent payment, to Purchaser's right to cure same within five (5) business days following the due date therefor).

10. Purchaser shall not make any alterations, additions, installations or improvements to the Unit during the term of this Agreement, provided that the foregoing shall not be deemed to prohibit Purchaser from placing Purchaser's furniture and other personal property in the Unit during the term hereof. Upon the termination of this Agreement for any reason other than the Closing, Purchaser shall remove all such furniture and personal property, shall repair all damage caused thereby, and shall vacate the Unit in broom-clean condition. Any personal property not removed may, at Sponsor's election, be retained by Sponsor without compensation to Purchaser, or removed at Purchaser's expense. The provisions of this paragraph shall survive any termination of this Agreement.

11. Sponsor shall not be responsible for any damages arising from any bodily injury to Purchaser or Purchaser's guests or invitees or any damage to or loss of any of the property of Purchaser or of Purchaser's guests or invitees occurring in the Unit. Purchaser agrees to indemnify and to hold Sponsor harmless from and against any and all claims, suits, demands, judgments, and costs (including attorneys' fees) that may be made against Sponsor arising from or connected with Purchaser's occupancy of the Unit. The provisions of this paragraph shall survive the termination of this Agreement.

12. Purchaser agrees to maintain at Purchaser's sole expense personal liability, property and hazard insurance throughout the term hereof in amounts reasonably acceptable to Sponsor and naming Sponsor and the Condominium as an additional insured. During the term hereof, Purchaser shall comply with all laws, rules, regulations and requirements of governmental authorities and the Condominium pertaining to the Unit and Purchaser's use and occupancy thereof. Purchaser shall deliver insurance certificates evidencing such coverage to Sponsor prior to Purchaser's taking occupancy of the Unit.

13. Purchaser hereby agrees to accept possession of the Unit in its "as-is, where-is" condition for purposes of this Agreement; provided, however, that Sponsor agrees to deliver the Unit in broom-clean condition. Purchaser shall be liable for any and all damage caused to the Unit during Purchaser's possession thereof.

14. Any notice hereunder shall be in writing and hand delivered or sent, postage prepaid, by registered or certified mail, or by reputable overnight courier, with receipt confirmed, to Purchaser at the address given at the beginning of this Agreement, with a copy sent in like manner to _____, in the same manner as notice is given to Purchaser, and to Sponsor at the address listed above, and with copies sent simultaneously and in like manner to Selling Agent at: Corcoran Sunshine Marketing Group, 888 Seventh Avenue, New York, New York 10106, and Kramer Levin Naftalis & Frankel LLP, located at 1177 Avenue of the Americas, New York, New York 10036, or to such other address as either party may hereafter designate to the other in writing. Except as otherwise expressly provided herein, the date of hand delivery or mailing shall be deemed to be the date of the giving of notice, except that the date of actual receipt shall be deemed to be the date of the giving of any notice of change of address. Any notice either of the parties hereto receives from the other party's attorneys shall be deemed to be notice from such party itself. A failure by Purchaser to acknowledge receipt of any notice, request, letter, consent or other communication hereunder shall not in any way invalidate such communication. Sponsor hereby designates and empowers both Selling Agent and Sponsor's Counsel (Kramer Levin Naftalis & Frankel LLP) as Sponsor's agents to give any notice to Purchaser under this Agreement (including, without limitation, a notice of default) in

Sponsor's name, which notice so given shall have the same force and effect as if given by Sponsor itself.

1. Nothing in this Agreement shall be construed as creating a landlord/tenant relationship between Purchaser and Sponsor. Moreover, this Agreement is not subject to the New York City Rent Law (rent control), the Emergency Tenant Protection Act of 1974, the New York City Rent Stabilization Law, the New York City Rent Stabilization Code, any rent regulatory scheme or code, rule or regulation promulgated under any of the foregoing, or any other rental protection laws.

2. This Agreement may not be modified or its provisions waived except by a writing signed by the parties hereto.

3. Terms used in this Agreement and not otherwise defined herein shall have the meanings set forth in the Contract.

[NO FURTHER TEXT THIS PAGE]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

SPONSOR:

RIVERSIDE CENTER SITE 5 OWNER LLC

By:_____
Name:
Title:

PURCHASER:

_____

By:_____
Name:
Title:

EXHIBIT 13

REGULATORY AGREEMENT

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2014122600287005003EC76B

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 65**

Document ID: 2014122600287005 Document Date: 12-22-2014 Preparation Date: 01-06-2015
Document Type: AGREEMENT
Document Page Count: 64

PRESENTER:	**RETURN TO:**
ROYAL ABSTRACT OF NEW YORK LLC(906143)BL 500 5TH AVENUE SUITE 1540 NEW YORK, NY 10110 212-376-0900 MBASALATAN@ROYALABSTRACT.COM	ROYAL ABSTRACT OF NEW YORK LLC(906143)BL 500 5TH AVENUE SUITE 1540 NEW YORK, NY 10110 212-376-0900 MBASALATAN@ROYALABSTRACT.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1171	165	Entire Lot	1 WEST END AVENUE

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year____ Reel____ Page____ *or* File Number_____

PARTIES

PARTY 1:	**PARTY 2:**
RIVERSIDE CENTER SITE 5 OWNER LLC 7 WORLD TRADE CENTER, 250 GREENWICH STREET NEW YORK, NY 10007	THE CITY OF NEW YORK 100 GOLD STREET, NINTH FLOOR NEW YORK, NY 10038

FEES AND TAXES

Mortgage :		
Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	357.00
Affidavit Fee:	$	0.00

Filing Fee:	$	0.00
NYC Real Property Transfer Tax:	$	0.00
NYS Real Estate Transfer Tax:	$	0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 01-06-2015 13:39
City Register File No.(CRFN): **2015000005374**

City Register Official Signature

REGULATORY AGREEMENT

AGREEMENT made this 22 day of December, 2014, between Riverside Center Site 5 Owner LLC, a limited liability company formed pursuant to the laws of the State of Delaware ("Applicant"), having an office at 7 World Trade Center, 250 Greenwich Street, New York, New York 10007, and the City of New York (the "City"), a municipal corporation acting by and through its Department of Housing Preservation and Development ("Department"), having an office at 100 Gold Street, Ninth Floor, New York, NY 10038.

WHEREAS, Applicant is owner in fee simple of the premises located in the County of New York, City and State of New York, known as and by the street address 1-15 West End Avenue, identified as Block 1171, Lot 165 on the Tax Map of the City (as improved pursuant to this Regulatory Agreement) (the "Premises"), more particularly described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, Applicant intends, pursuant to Article 9-B of the New York Real Property Law (33-d et seq.) of the State of New York, and all amendments, modifications and replacements thereof or regulations with respect thereto now or hereafter enacted (the "Condominium Act"), to file a declaration of condominium (together with the by-laws and other schedules attached thereto, as same may be amended from time to time, the "Declaration"), which shall establish the land and the building to be constructed on the Premises as a condominium project to be known as "One West End Avenue Condominium" (the "Condominium"); and

WHEREAS, the Declaration will establish two hundred fifty four (254) condominium units (collectively, the "Condominium Units") to be constructed on the Premises: (i) one condominium unit which will contain one hundred sixteen (116) residential rental apartments affordable to Low Income Households (as defined by the Program) (as hereinafter defined)) subject to the terms of this Agreement (the "Affordable Housing Condo Unit"), (ii) two hundred forty seven (247) residential apartments each of which shall constitute a separate condominium unit (each, a "Market Rate Condo Unit" and collectively, the "Market Rate Condo Units") and (iii) six (6) condominium units for retail, commercial and parking (the "Commercial Units"); and

WHEREAS, the Affordable Housing Condo Unit will be known as and by the street address 10 Freedom Place, New York, New York; and

WHEREAS, the Affordable Housing Condo Unit will constitute Affordable Housing within the meaning of Section 23-911 of the New York City Zoning Resolution (the "Resolution") and the Inclusionary Housing Program Guidelines (the "Guidelines") (the Guidelines and Resolution are collectively referred to as the "Program"); and

WHEREAS, at any time prior to completion of construction of the Building, Applicant may convey legal title to the Affordable Housing Condo Unit to a housing development fund corporation approved by the Department (the "HDFC") and simultaneously therewith enter into a nominee agreement with the HDFC pursuant to which Applicant shall retain beneficial ownership of the Affordable Housing Condo Unit; and

WHEREAS, the Department has been duly authorized to administer the Program, including the execution of a Regulatory Agreement between the Department and Applicant for Floor Area Compensation under the Program (the "Agreement"); and

WHEREAS, Applicant has filed with the Department an Affordable Housing Plan pursuant to Section 23-961(d) of the Resolution, attached hereto and made a part hereof as Exhibit B (the "Plan"), and the Department has evaluated and approved the Plan as such terms and requirements of the Plan are reflected in this Agreement; and

WHEREAS, Applicant intends to provide Low Income Floor Area (as defined in Section 23-911 of the Resolution) (the "Affordable Housing Units") to be affordable to and occupied by families having incomes equal to the Low Income Limit in order to enable one or more new multiple dwellings (the "Compensated Development(s)"), to be eligible under the Program for Floor Area Compensation pursuant to Section 23-951 (R10) or Section 23-952 (Inclusionary Housing designated areas) of the Resolution; and

WHEREAS, the parties hereto wish to enter into this Agreement to set forth the rights and obligations hereunder;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, it is hereby agreed as follows:

1. Capitalized terms not specifically defined herein shall have the meaning set forth in the Program.

2. (i) Applicant will create, through new construction, one hundred sixteen (116) Affordable Housing Units which will be located in the Affordable Housing Condo Unit, pursuant to the building plans submitted to and approved by the Department ("Building Plans") for the building located at the Premises (the "Building"). Attached hereto as part of Exhibit C, is a list identifying each Affordable Housing Unit.

(ii) Applicant shall provide in the Declaration and the offering plan for the Condominium all of the Inclusionary Provisions (as hereinafter defined). Prior to the submission of the Declaration to the New York State Attorney General's Office, Applicant shall submit the Declaration to the Department for its review and approval with respect to those provisions of the Declaration affecting the Affordable Housing Condo Unit, including, but not limited to, the provisions regarding the Supplemental Reserve, Annual Payments and Operating Deficits (as hereinafter defined) set forth in Section 15(b) – (d) and the provisions regarding the Amenity Terrace and Private Terrace (as hereinafter defined) set forth in Section 2(iii) (collectively, the "Special Obligations") and the provisions regarding unit renovations set forth in Section 5(c) (collectively, with the Special Obligations, the "Inclusionary Provisions"). Once so approved by the Department, Applicant shall not permit modification of the Inclusionary Provisions as they appear in the Declaration and Offering Plan without the prior written consent of the Department.

(iii) Applicant shall grant access to the main terrace of approximately 12,000 square feet, to be located on the roof above the Affordable Housing Condo Unit (and to be referred to in the Declaration as the "Amenity Terrace") to the occupants of the Affordable Housing Condo Unit and the occupants of the Market Rate Condo Units on an equal basis. Applicant shall grant access to a private terrace of approximately 2,500 square feet, to be located on the southwest corner of the roof above the Affordable Housing Condo Unit (and to be referred to in the Declaration as the "Private Terrace"), to the occupants of the Affordable Housing Condo Unit

and the Market Rate Condo Units on a usage fee basis, which fee shall be payable to and determined by the Board of Managers of the Condominium in its sole discretion.

3. The one hundred sixteen (116) Affordable Housing Units will consist of one hundred sixteen (116) units to be occupied by Low Income Households, as defined in the Resolution which will permit Floor Area Compensation in conformance with the Resolution.

4. The authority pursuant to the Resolution to create additional Floor Area in Compensated Development(s), granted in accordance with this Agreement, may be transferred by Applicant or by whomever Applicant directs the Department, in writing, to receive such transfer authority, subject to the geographic and zoning limitations set forth in the Resolution and subject to the requirements of the Program.

5. The parties hereto agree to the following:

(a) the site of the subject Affordable Housing Units is eligible for the construction of Low Income Floor Area pursuant to the Program and the requirements of Sections 23-90 (Inclusionary Housing), inclusive of the Resolution and based on an opinion of counsel, the site meets the requirements of RPTL §421-a. The parties also agree that Applicant shall complete the subject Affordable Housing Units application for tax exemption under the RPTL §421-a, unless the Department has waived, in writing, the necessity for such exemption.

(b) In connection with the conveyance of the Affordable Housing Condo Unit to an HDFC (as such term is defined herein) pursuant to Section 11 of this Agreement, the Applicant, or any other lender, may provide the HDFC with purchase money financing of up to $6,000,000.00. The loan shall be secured and self-amortizing over a period of not less than thirty (30) years at a fixed simple interest rate of no greater than 3% per annum or any other combination of principal and fixed interest rate, so long as the aggregate debt service on such loan does not exceed $300,000.00 per year.

(c) (i) Applicant shall not permit the Building Plans to be professionally certified to the City of New York Department of Buildings ("DOB"), (ii) Applicant shall submit such Building Plans to a DOB plan examiner for review, (iii) applicable zoning calculations also shall be approved by a DOB plan examiner, and (iv) construction of the Affordable Housing Units, as described in the request for DOB review, shall be in accordance with the Guidelines, the Department's design guidelines and construction guidelines issued in conjunction with such design guidelines, and with the Building Plans (which design and construction guidelines and Building Plans are collectively defined as "Construction Requirements"). Construction of the Affordable Housing Units in accordance with the Construction Requirements shall not be altered without the prior written consent of the Department.

(d) Applicant shall complete the construction of the Affordable Housing Units within three (3) years from the date of this Agreement ("Completion Deadline"). The construction of the Affordable Housing Units shall be deemed complete upon the Department's issuance, for presentation to the DOB, of a Certificate of Completion of Affordable Housing Units in accordance with Section 9 of this Agreement ("Completion").

6. This Agreement is subject to the Applicant's compliance with the requirements set forth in the Program. The Department acknowledges that, as of the date of this Agreement,

Applicant has satisfied applicable requirements set forth in Sections 23-90 (Inclusionary Housing), inclusive of the Resolution.

7. The Affordable Housing Units created pursuant to this Agreement will be occupied solely by tenants who are Low Income Households at the time of such tenant's Initial Occupancy of such housing and shall be operated as Affordable Housing for Low Income Households for the life of the increased Floor Area of the Compensated Development(s). Such obligation shall run with the tax lot(s) within the zoning lot containing such Affordable Housing Units.

8. (i) The rents charged by Applicant for the Affordable Housing Units upon Rent-up of such units shall (a) not exceed the rents set forth in the schedule attached hereto as Exhibit D, which have been established by the Department pursuant to Sections 23-961(b) of the Resolution and RPTL §421-a, (b) be registered with the New York State Division of Housing and Community Renewal or any successor agency ("DHCR") and (c) thereafter shall be subject to Rent Stabilization for the term of this Agreement and upon termination of this Agreement in accordance with Section 8(v). Applicant shall register all Affordable Housing Units with DHCR upon the earlier to occur of: (A) the occupancy of the last remaining unit or (B) one year from Completion Deadline, hereinafter (the "DHCR Registration Deadline").

(ii) Rents for existing tenants of Affordable Housing Units upon renewal of leases for such units or at any time during the term of the lease shall be the lesser of (a) the rent allowed by Rent Stabilization, or (b) the Maximum Monthly Rent for Low Income Households.

(iii) Upon rental of an Affordable Housing Unit that becomes vacant after Initial Occupancy to a new tenant, the rent shall be the lesser of the rent allowed by Rent Stabilization or the Maximum Monthly Rent for Low Income Households.

(iv) Notwithstanding anything to the contrary contained herein, Applicant shall not utilize any exemption or exclusion from any requirement of Rent Stabilization to which Applicant might otherwise be or become entitled with respect to one or more Affordable Housing Units, including, but not limited to, any exemption or exclusion from the rent limits, renewal lease requirements, registration requirements, or other provisions of Rent Stabilization due to (i) the vacancy of a unit where the rent exceeds a prescribed maximum amount, (ii) the fact that tenant income and/or a unit's rent exceeds prescribed maximum amounts, (iii) the nature of the tenant, or (iv) any other factor.

(v) In the event that the Affordable Housing Units are not located in the Compensated Development and the increased Floor Area of the Compensated Development generated by such Affordable Housing Units ceases to exist, the Affordable Housing Units shall continue to remain subject to Rent Stabilization so long as the existing tenants in occupancy remain tenants pursuant to the provisions of Rent Stabilization.

(vi) Applicant shall grant all tenants in the Affordable Housing Units the same rights that they would be entitled pursuant to Rent Stabilization. In addition, Applicant shall register the Affordable Housing Units with DHCR pursuant to Rent Stabilization, and such units shall be subject to Rent Stabilization without regard to whether such Affordable Housing Units are statutorily subject to Rent Stabilization. Applicant shall ensure that these rights are stated in each lease for an Affordable Housing Unit. If any court declares that Rent Stabilization is statutorily inapplicable to an Affordable Housing Unit, such unit shall remain in Rent Stabilization in accordance with this Agreement and the lease for such Affordable Housing Unit for the remainder of the Regulatory Period.

9. The Department shall issue a Certificate of Completion of Affordable Housing Units upon Applicant's compliance with the following requirements (a) though (o) of this Section (9):

(a) receipt of a Certificate of Occupancy ("C of O") or a Temporary Certificate of Occupancy ("T C of O") for all of the Affordable Housing Units;

(b) at the discretion of the Department, performance by the Department of a site inspection which establishes to the satisfaction of the Department that (i) the Affordable Housing Units meet the requirements of Sections 23-96(b), (c) and (d) of the Resolution and (ii) the Building meets the requirements of Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR part 8; and

(c) funding of the Special Reserve Fund in accordance with Section 15 of this Agreement; and

(d) submission of proof, satisfactory to the Department, that the Affordable Housing Units are being rented in accordance with Sections 8, 21 and 22 of this Agreement and that Applicant has entered into leases with tenants for at least 10% of the Affordable Housing Units in accordance with the Program, pursuant to which the tenants may begin occupancy upon the issuance of a C of O or T C of O; and

(e) submission of certificates of insurance required by Section 12 of this Agreement with all premiums for the current year fully paid and submission of evidence that, in the case of a transfer of title to the HDFC in accordance with Section 11 of this Agreement, the HDFC is a named insured, or upon conversion to a condominium in accordance with Section 24 of this Agreement, the Board of Managers of the Condominium is a named insured; and

(f) submission on or after the date of the C of O or the T C of O for the Affordable Housing Units, as the case may be, of (i) a policy of fee title insurance dated as of the date (a) the Applicant acquired title to the Building, or, (b) in the case of transfer of legal but not beneficial title to the Affordable Housing Condo Unit to the HDFC, or in the case of the transfer of legal and beneficial title to the Affordable Housing Condo Unit to the HDFC in accordance with Sections 11 and 23 of this Agreement, dated on or after the date of such transfer, or a title policy insuring the lien of mortgage of the construction Lender for the Building and/or the Premises, dated as of the date of the closing of the financing of such mortgage, will satisfy the foregoing, where such policy (x) has been issued by a title company in good standing licensed to issue title insurance in New York State and contains the Standard New York Endorsement (Owner's Policy) in substantially the form that appears as Exhibit E hereto, (y) such policy evidences fee simple ownership in the Applicant or legal but not beneficial title in the name of the HDFC or legal and beneficial title in the HDFC (where title to the Affordable Housing Condo Unit has been transferred to the HDFC in accordance with Section 11) and the absence of liens and other encumbrances on the Affordable Housing Condo Unit other than those approved by the Department, (ii) proof of payment of premiums therefor, and (iii) title continuations run by the title company from the date of the fee title policy to the date of submission of such

title policy together with a letter from the title company confirming the absence of liens and encumbrances on the Affordable Housing Condo Unit other than those previously approved by the Department and mechanics liens which have been bonded; and

(g) submission of an executed contract between the Department and the Administering Agent in accordance with Section 11 of this Agreement; and

(h) intentionally omitted; and

(i) submission of proof that any required subordination and non-disturbance agreement ("Affordable Housing Subordination Agreement") was recorded immediately following execution thereof and that Applicant fully complied with the requirements of Section 19 of this Agreement; and

(j) submission of (1) proof of registration of the building on the Premises that contains the Affordable Housing Units and all occupied Affordable Housing Units with DHCR, and, if the building is not fully occupied, an affidavit stating that Applicant shall register all remaining units as they become occupied; (2) proof that the Affordable Housing Condo Unit is entirely free of violations of record issued by any City or State agency pursuant to the Multiple Dwelling Law, the Building Code, the Housing Maintenance Code and the Program and (3) submission of an affidavit stating that Applicant shall complete multiple dwelling registration of the building on the Premises that contains the Affordable Housing Units, in accordance with the New York City Housing Maintenance Code; and

(k) certification that the representations, warranties and statements made by the Applicant that are contained in this Agreement and in any other documents executed in connection with this Agreement remain true and correct as of the date on which the foregoing conditions have been satisfied; and

(l) submission of proof that the Building Plans were reviewed by a DOB plan examiner and submission of a zoning sheet with zoning calculations for the Affordable Housing Units approved by DOB after the issuance of one or more temporary certificates of occupancy for the Affordable Housing Units; the Department's issuance of the Certificate of Completion of the Affordable Housing Units shall be based upon such DOB approved calculations; and

(m) where applicable, submission of proof of completion of all applications for tax exemptions and that Applicant has fully complied with Section 5 of this Agreement; and

(n) compliance with all terms of this Agreement and the Program.

10. Warranties. Except for warranties for work on common elements of the Condominium, which shall be assigned to the Board of Managers of the Condominium, Applicant shall obtain and retain commercially reasonable warranties of the work on the Affordable Housing Units from the general contractor and all subcontractors performing such work and shall assign such warranties to the HDFC at the time of transfer of ownership of the Affordable Housing Condo Unit to the HDFC pursuant to Section 11 of this Agreement and, at the Department's request, shall submit such warranties for inspection.

11. Renting Affordable Housing Units.

(i) Applicant has contracted with Common Ground Management Corporation, a not-for profit organization qualified by the Department to participate in the Program, to act as Administering Agent for the Affordable Housing Units ("Administering Agent"). The Administering Agent shall ensure that Affordable Housing Units are rented at Rent-up and each subsequent vacancy, in compliance with the Plan and all of the requirements of the Program. Within (60) sixty days of the DHCR Registration Deadline, the Administering Agent shall submit an affidavit to the Department attesting that the Monthly Rent registered and charged for each Affordable Housing Unit complied with the Monthly Rent requirements for such unit at initial occupancy. Each year after the DHCR Registration Deadline, in the month of March, the Administering Agent shall submit an affidavit to the Department attesting that each lease or sublease of an Affordable Housing Unit or renewal thereof, during the preceding year, complied with the applicable Monthly Rent requirements of the Program. A contract between the Administering Agent and the Department ("Administering Agent Agreement") is attached and made a part hereof as Exhibit F. The Department reserves the right to replace the Administering Agent in the event that the Affordable Housing Units are not rented at the Rent-up Date and each subsequent vacancy thereafter in compliance with the Program.

(ii) At any time after the execution of this Agreement, but prior to completion of construction of the Affordable Housing Condo Unit, Applicant shall have the right to transfer legal title to the Affordable Housing Condo Unit to an HDFC which shall be a housing development fund corporation in which Common Ground Management Corporation is the sole member or a housing development fund corporation designated by Applicant, subject to the approval of the Department, and enter into a Declaration of Interest and Nominee Agreement with such HDFC pursuant to which the HDFC will have legal title to the Affordable Housing Condo Unit solely as nominee for the Applicant and Applicant will retain equitable and beneficial title in the Affordable Housing Condo Unit. At any time after the issuance of a T C of O or C of O for the Affordable Housing Units and the recording of the Declaration, Applicant may transfer its beneficial and equitable interest in the Affordable Housing Condo Unit to the HDFC for consideration of up to $6,000,000.00, payable by a purchase money mortgage.

12. Insurance.

(a) Insurance.

(i) Applicant or upon Applicant's transfer of legal and beneficial title to the Affordable Housing Condo Unit to the HDFC pursuant to Section 11, the HDFC, or the Condominium Board of Managers, shall obtain and maintain or cause to be obtained and maintained in force all-risk casualty insurance, including broad form extended coverage (which may be part of the casualty insurance policy for the Condominium maintained by the Condominium Board of Managers in accordance with the Declaration) that, in the event of a casualty to the Building containing the Affordable Housing Units, will pay an amount of insurance equal to full replacement value of the Building containing the Affordable Housing Units.

(ii) Applicant, or upon Applicant's transfer of legal and beneficial title to the Affordable Housing Condo Unit to the HDFC pursuant to Section 11, the HDFC, or the Condominium Board of Managers, shall obtain and maintain or cause to be obtained and maintained in force commercial general liability insurance and other insurance of commercially

reasonable types and amounts (which may be part of the insurance policy or policies for the Condominium maintained by the Condominium Board of Managers in accordance with the Declaration) with respect to the Building containing the Affordable Housing Units.

(b) Casualty.

(i) In the event of a casualty to or affecting the Affordable Housing Condo Unit, Applicant, or upon Applicant's transfer of legal and beneficial title to the Affordable Housing Condo Unit to the HDFC pursuant to Section 11, the HDFC, shall promptly notify the Department thereof. The Department agrees that, subject to the terms and conditions set forth in this Section 12, the proceeds of the insurance on the Affordable Housing Condo Unit may be utilized as determined by the lender or lenders participating in the financing of the Building (the "Financiers") in accordance with the documents governing such Financiers' loan(s), copies of which have been provided to the Department (the "Loan Documents"). Applicant, or upon Applicant's transfer of legal and beneficial title to the Affordable Housing Condo Unit to the HDFC pursuant to Section 11, the HDFC, shall promptly inform the Department of the disposition of such insurance proceeds.

(ii)(A) In the event of a partial casualty to or affecting the Affordable Housing Condo Unit, to the extent that any additional Floor Area created pursuant to this Agreement continues to exist or is reconstructed after such casualty, the Affordable Housing Units shall be reconstructed so as to maintain in the Building the same ratio of Affordable Housing to the additional Floor Area as existed prior to such casualty, notwithstanding the availability of, or priority of payment of, insurance proceeds, and the terms of this Agreement shall remain in full force and effect.

(B) If the Applicant, or upon Applicant's transfer of legal and beneficial title to the Affordable Housing Condo Unit to the HDFC pursuant to Section 11, the HDFC, and Financiers determine that due to the nature of the casualty and the condition of the remaining structure, it is not practicable to include the Affordable Housing Units as originally configured in the replacement building, the Affordable Housing Units may be reconstructed in a location other than the Premises in accordance with the requirements of this Agreement and the Program.

(iii) In the event of a total casualty, where all additional Floor Area created pursuant to this Agreement ceases to exist, and Applicant, or upon Applicant's transfer of legal and beneficial title to the Affordable Housing Condo Unit to the HDFC pursuant to Section 11; the HDFC, elects not to utilize the additional Floor Area in the restored building, if any, then all proceeds shall be applied in accordance with the Loan Documents.

(iv) Applicant, or upon Applicant's transfer of legal and beneficial title to the Affordable Housing Condo Unit to the HDFC pursuant to Section 11, the HDFC, agrees that if the Building containing the Affordable Housing Units is reconstructed as provided in Section 12(ii), then: (A) at such time as the restored portion of the Building or any new building is ready for occupancy, the Affordable Housing Units on each restored floor shall be made available for occupancy and re-rented concurrently with the market rate units on the same floor; (B) Applicant, or upon Applicant's transfer of legal and beneficial title to the Affordable Housing Condo Unit to the HDFC pursuant to Section 11, the HDFC, shall restore, repair, replace rebuild, alter or otherwise improve the Affordable Housing Units in accordance with this Agreement and the Program in effect as of the date hereof; (C) such construction shall be free of all violations under the New York City Building Code, the New York State Multiple Dwelling Law and the New York City Housing Maintenance Code and (D) Applicant, or if legal but not

beneficial title to the Affordable Housing Condo Unit has been transferred to the HDFC pursuant to Section 11, Applicant, or upon Applicant's transfer of legal and beneficial title to the Affordable Housing Condo Unit to the HDFC pursuant to Section 11, the HDFC, shall, upon request of the Department, amend this Agreement to reflect any changes to the number, configuration or location of the Affordable Housing Units in any replacement building or off site location for the Affordable Housing Units made in accordance with this Section 12.

(v) The Department acknowledges and agrees that Applicant has the right to require the Financiers under any current or future Mortgage to use the insurance proceeds for the rebuilding of the Affordable Housing Units (with certain protective procedures).

13. Construction Monitoring. The Department may monitor the construction of the Affordable Housing Condo Unit in any reasonable manner, including inspection of the Affordable Housing Condo Unit. Upon request, (a) Applicant shall give the Department notice of planning and construction progress meetings by telephone or in writing and (b) the Department may (i) participate in planning and construction progress meetings, (ii) review construction contracts, plans, specifications and materials samples and (iii) review proposed changes to the foregoing. Applicant shall give to the Department (x) following the Department's request for any documents or materials pursuant to the preceding sentence, notice of proposed changes to such documents or materials, and (y) notice of any casualty to or other material event concerning the work on the Affordable Housing Units.

14. Disclosure of Financial Arrangements. Upon the request of the Department, Applicant shall fully disclose the financial terms and arrangements relating to the Affordable Housing Units and sale or use by Applicant of the Certificate of Completion of Affordable Housing Units. In the event that the Department obtains information pursuant to this Section 14, the Department shall thereafter disclose such information to third parties only as required by law, except that such data may be used and disclosed without attribution to Applicant as part of an analysis of the Program.

15. Reserve Funds.

(a) Special Reserve Fund. Simultaneous with or prior to the issuance of a Certificate of Completion of Affordable Housing Units, Applicant will fund a special operating reserve fund (the "Special Reserve Fund") in the amount of either: (1) three hundred four thousand one hundred eighty six dollars and 50/100 cents ($304,186.50) which represents $2.25 per square foot of Affordable Housing as stated in the architect self-certification submitted to the Department on December 16, 2014 (the "Architect Certification") or (2) if, in accordance with Section 9 (l), the DOB approves zoning calculations that differ from the Architect Certification, then $2.25 per square foot of Affordable Housing as stated in such DOB approved zoning calculations, which shall be placed in a blocked reserve account to be administered by the Department or its designee. The Special Reserve Fund and the interest accrued thereon shall belong to the Affordable Housing Condo Unit and the owner of the Affordable Housing Condo Unit and shall be used solely for the benefit of the Affordable Housing Units. The Special Reserve Fund is separate from the Building reserve fund built into the rent roll that will accumulate over time. The proceeds of the Special Reserve Fund shall be available to pay for unanticipated increases in the cost of operating and maintaining the Affordable Housing Units (including, but not limited to, escalating real estate taxes), or for capital repairs or improvements, the cost of which cannot be covered by the Building's or the Condominium's capital reserve fund. Expenditures from the Special Reserve Fund shall

be made solely at the discretion of the Department and may be made by the Department on behalf of Applicant or, upon the transfer of beneficial and legal title to the Affordable Housing Condo Unit to the HDFC pursuant to Section 11, the HDFC.

If, the Department authorizes any expenditures to be made from the Special Reserve Fund, Applicant, or any subsequent owner of the Affordable Housing Condo Unit, shall replenish the Special Reserve Fund in the amount of the total sum of all such authorized expenditures by applying the excess of collected rents over actual operating expenses until all such repayments have been made. Such repayments into the Special Reserve Fund shall be made prior to the payment of any unpaid developer, syndication or partnership fees. In addition, such repayments shall be supported by the most recent financial statements, an independent auditor's report and a rent roll for the Affordable Housing Condo Unit. Applicant, or any subsequent owner of the Affordable Housing Condo Unit, may choose to replenish such Special Reserve Fund on a calendar year basis or on a fiscal year basis. In addition, upon sale, transfer or other disposition of the Affordable Housing Condo Unit or any interest therein, Applicant or the subsequent owner of the Affordable Housing Condo Unit, as applicable, shall repay, in full, all amounts withdrawn from and owed to the Special Reserve Fund.

(b) Supplemental Reserve. On the date the Department issues a Certificate of Completion (it being agreed and understood that the Department is not obligated to issue such Certificate of Completion unless and until the Applicant has complied with the requirements set forth in Section 9 of this Agreement), Applicant shall fund $1,000,000 into an interest-bearing operating reserve (the "Supplemental Reserve"), to be held and administered by an entity acceptable to the Department. The Supplemental Reserve shall be used solely to fund Operating Deficits or Adjusted Operating Deficits, as set forth herein.

(c) Annual Payments. On the first anniversary of the closing of title of the first Market Rate Condo Unit, and on each anniversary thereafter, the Board of Managers of the Condominium, on behalf of all Market Rate Condo Unit owners, shall pay to the owner of the Affordable Housing Condo Unit an amount equal to One Hundred Twenty Thousand and 00/100 ($120,000.00) Dollars, as such amount is thereafter adjusted by increases to the Consumer Price Index for all urban consumers as determined by the US Bureau of Labor Statistics ("CPI"), or any successor index, for the prior twelve (12) month period ending June 30 (such payments shall be referred to herein as "Annual Payments").

(d) Operating Deficits. If Operating Deficits exist for any fiscal year of the Condominium, then the following shall apply in accordance with Section 339-m of the New York Real Property Law:

i. If the balance in the Supplemental Reserve is greater than $500,000, the owner of the Affordable Housing Condo Unit shall draw from the Supplemental Reserve an amount or amounts required to pay all Operating Deficits.

ii. If the balance in the Supplemental Reserve is $500,000 or less, the Affordable Housing Condo Unit's share of Common Expenses will be reduced by the amount of the Operating Deficits until the Affordable Housing Condo Unit's share of Common Expenses has been eliminated, if necessary, for that fiscal year. If Operating Deficits still exist even after

reducing the Affordable Housing Condo Unit's share of Common Expenses to zero ($0), then the owner of the Affordable Housing Condo Unit shall draw from the Supplemental Reserve (to the extent of any funds are still remaining in the Supplemental Reserve) an amount or amounts to pay any remaining Operating Deficits or Adjusted Operating Deficit. If the Supplemental Reserve is depleted, then the owner of the Affordable Housing Condo Unit may draw from the Special Reserve Fund, to the extent necessary to pay any further Adjusted Operating Deficits, in accordance with Section 15(a) hereof.

For purposes of this Section 15, the following terms shall have the meaning set forth below:

"Adjusted Housing Expenses" shall mean Housing Expenses less the Affordable Housing Condo Unit's share of Common Expenses.

"Adjusted Operating Deficits" shall mean the amount, if any, by which Adjusted Housing Expenses exceeds Operating Income.

"Common Charges" shall be as defined in the Condominium Act.

"Common Expenses" shall be as defined in the Condominium Act.

"Housing Expenses" shall mean debt service on the mortgage referred to in Sections 5(b) and 19(c) hereof, taxes and other housing costs incurred by the Affordable Housing Condo Unit for the Affordable Housing Condo Unit within the parameters of (i) the maintenance and operating expense standards ("MOES") of HDC ("HDC's MOES") for residential rental buildings, attached hereto as Exhibit G; and (ii) Applicant's thirty (30) year budget estimate (the "Budget") for operation of the Affordable Housing Condo Unit's share of the Common Expenses of the Condominium, including superintendent services, attached hereto as Exhibit H, and (iii) expenditures for capital improvements for the operation, preservation and maintenance of the Affordable Housing Condo Unit, affecting only the Affordable Housing Condo Unit that are in accordance with industry standards for affordable rental buildings in New York City and which are reasonably necessary in the sole discretion of the Department.

"Rental Income" shall mean the aggregate rents charged to the tenants of the Affordable Housing Condo Unit (at the rent limits set in this Agreement).

"Operating Income" shall mean Rental Income plus Annual Payments and any other applicable income collected by the owner of the Affordable Housing Condo Unit.

"Operating Deficits" shall mean the amount, if any, by which Housing Expenses exceeds Operating Income. Operating Deficits shall not include any Housing Expenses for line items of expense that are not included in HDC's MOES or in the Budget or that exceed, in the aggregate, the rate of increase in the annualized expenses in HDC's MOES for residential rental buildings, as provided in Exhibit G and as may be adjusted by HDC from time to time or the Budget, whichever is higher. In the event that HDC's MOES ceases to be published, Operating Deficits shall be limited to items of expense in the Budget and by adjusting Housing Expenses for inflation pursuant to HPD's maintenance and operating expense standards ("HPD's MOES"), and if such HPD's MOES ceases to be published the CPI, or any successor index, computed from the date of the last HDC's MOES or HPD's MOES to be published, as the case may be.

16. Inspection.

(a) The Department shall have full authority to inspect the Affordable Housing Condo Unit without prior notice during business hours, and Applicant and the Administering Agent shall cooperate fully with the Department in any such inspection. The Department shall have authority to inspect the Affordable Condo Housing Unit other than during business hours on three (3) days prior notice.

(b) The Department shall have full authority to inspect the books and records of Applicant and the Administering Agent with respect to the Affordable Housing Condo Unit without prior notice during business hours, and Applicant and the Administering Agent shall cooperate fully with the Department in any such inspection. Applicant and the Administering Agent shall furnish copies of all books and records to the Department, without cost to the Department, upon five (5) days prior written request.

17. Operating Accounts. Applicant shall provide the Department with the names and locations of all bank accounts established with respect to the management and operation of the Affordable Housing Condo Unit by Applicant (the "Operating Accounts"). All such accounts shall confer plenary authority on the Department to freeze such accounts, which authority the Department shall exercise subject to Section 18 of this Agreement. Furthermore, Applicant shall provide the Department with annual operating statements for the Affordable Housing Units.

18. Remedies of the Department.

(a) If Applicant and the Administering Agent, or upon Applicant's transfer of beneficial and legal title to the Affordable Housing Condo Unit to the HDFC pursuant to Section 11, the HDFC, violates any of the terms of this Agreement, or if any of the representations and warranties by Applicant set forth in Section 9(k) of this Agreement are determined to be false, then the Department may declare a default under this Agreement.

(b) Upon declaration of a default under this Agreement, the Department shall give Applicant and the Administering Agent, as applicable, or upon Applicant's transfer of beneficial and legal title to the Affordable Housing Condo Unit to the HDFC pursuant to Section 11, the HDFC, notice thereof by facsimile, hand delivery or reputable overnight courier and a reasonable opportunity to cure (if such default can be cured). If at the end of the cure period (if any) the default has not been cured, then the Department shall provide Applicant and the Administering Agent, or upon Applicant's transfer of beneficial and legal title to the Affordable Housing Condo Unit to the HDFC pursuant to Section 11, the HDFC, notice thereof and shall provide Applicant and the Administering Agent, or the HDFC, as applicable, an opportunity to be heard on not less than three (3) business days prior written notice. Following such hearing, upon the happening of an uncured default under this Agreement, the Department may (i) assume responsibility for management of the Affordable Housing Condo Unit directly or through a third party designated by it, (ii) freeze the Operating Accounts, (iii) seek specific performance of this Agreement or an injunction against its violation, (iv) have a receiver of its choice appointed during the pendency of any litigation, (v) seek monetary damages against Applicant or the Administering Agent, or upon

the transfer of beneficial and legal title to the Affordable Housing Condo Unit to the HDFC, the HDFC, and/or (vi) terminate this Agreement with respect to any portion of the Affordable Housing for which a Certificate of Completion of Affordable Housing Units pursuant to Section 9 has not been issued. In the event that the Department exercises its rights under clause (ii) of this Section 18(b) and provided that there are sufficient funds in the Operating Accounts then the Department shall use the funds in such Operating Accounts to make payments due under the loan documents for previously approved mortgage loans of the Applicant and to pay for reasonable and customary operating expenses for the Affordable Housing Units and/or the Affordable Housing Condo Unit.

(c) If an Affordable Housing Subordination Agreement has been entered into by a lender ("Financier") in accordance with Section 19 of this Agreement, the Department shall terminate this Agreement at any time prior to the issuance of the Certificate of Completion of Affordable Housing Units at the request of such Financier, or its successors or assigns, if such Financier, its successors or assigns, commences foreclosure proceedings or receives a deed in lieu of foreclosure with respect to the mortgage loan that is the subject of such Affordable Housing Subordination Agreement. If the Department terminates this Agreement pursuant to this Section 18(c): (1) all benefits granted pursuant to this Agreement to any project will be revoked and (2) this Agreement shall become null and void. The Department shall provide written confirmation of termination in recordable form upon the written request of Applicant and/or Financier.

(d) The remedies set forth in Section 18(b) shall be cumulative with any other remedies available to the Department at law or in equity and exercise of one or more remedies set forth in Section 18(b) shall not limit the Department in the exercise of one or more other remedies set forth therein or otherwise available to the Department at law or in equity.

(e) The Department may exercise the remedies set forth in Section 18(b) without the notice, opportunity to cure or hearing provided therein if the Department determines that exigent circumstances require immediate action to protect the Affordable Housing Units or the tenants thereof. The Department will provide notice and a hearing as provided in Section 18(b) promptly following exercise of its remedies as set forth therein.

(f) If the Department elects to assume responsibility for management of the Affordable Housing Condo Units pursuant to this Section 18, Applicant and HDFC shall (and shall cause the Administering Agent to) or, if beneficial and legal interests to the Affordable Housing Condo Unit have been transferred to the HDFC pursuant to Section 11, the HDFC shall, immediately deliver possession of the Affordable Housing Condo Unit and all books and records kept in connection therewith to the Department or the person designated by the Department and shall cooperate fully in effectuating the smooth transfer of management and control of the Affordable Housing Condo Unit, including execution of written instruments and provision of notice to third parties.

(g) Applicant and HDFC hereby grant, or, if beneficial and legal interests to the Affordable Housing Condo Unit have been transferred to the HDFC pursuant to

Section 11, the HDFC hereby grants, the Department and its designees an irrevocable license to enter and remain in the Affordable Housing Condo Unit for the purpose of managing the Affordable Housing Condo Unit as provided in this Section 18.

19. Debt Restrictions.

(a) Initial Debt: In accordance with Section 23-93 of the Resolution, Applicant shall not mortgage or otherwise encumber the Affordable Housing Units or this Agreement without the prior written consent of the Department. Furthermore, in the event that the Department consents to a mortgage loan, the lender must enter into an Affordable Housing Subordination Agreement with the Department in form and substance satisfactory to the Department, that subordinates the loan to all of the terms and conditions of this Agreement, substantially in the form annexed hereto as Exhibit I (the "Affordable Housing Subordination Agreement"). Immediately following execution of the Affordable Housing Subordination Agreement, Applicant shall cause such Agreement to be recorded against the Affordable Housing Units in the City Register and shall pay all required fees and taxes in connection therewith.

Attached hereto as Exhibit J is the development budget approved by the Department setting forth the sources and uses of financing for the construction of the Affordable Housing Units. Provided the lender holding a mortgage that secures such debt enters into the Affordable Housing Subordination Agreement in form and substance satisfactory to the Department and the Department receives proof of recordation of such Agreement immediately following execution thereof, the Department approves such debt ("Initial Debt").

(b) Subsequent Debt: Notwithstanding anything to the contrary contained herein, on or after the date of issuance of the Certificate of Completion of Affordable Housing Units in accordance with Section 9 of this Agreement, or, if more than one Certificate of Completion of Affordable Housing Units is issued, on or after the date of the final Certificate of Completion of Affordable Housing Units, Applicant shall not mortgage or otherwise encumber the Affordable Housing Units or this Agreement with debt other than any Initial Debt approved by the Department and any modifications of same unless (1) Applicant has notified the Department of such debt; (2) the lender is a local, state, or federal agency, savings bank, commercial bank, life insurance company, public real estate investment company, pension fund, or other lender approved by the Department; (3) if the debt service coverage ratio is less than 1.1, Applicant has obtained the prior written consent of the Department, and (4) if such debt is a new indebtedness and/or a new mortgage, the lender enters into an Affordable Housing Subordination Agreement with the Department which Applicant shall cause to be recorded against the Affordable Housing Units immediately following execution thereof in the City Register.

(c) Purchase Money Financing: Notwithstanding the foregoing, in connection with Applicant's conveyance of legal and beneficial title to the Affordable Housing Condo Unit to the HDFC pursuant to Section 11 of this Agreement, the Department approves the purchase money financing referenced in Section 5(b) of this Agreement in accordance with the terms set forth therein and provided

that Applicant has notified the Department of the financing and if such financing is secured by a mortgage, Applicant has entered into an Affordable Housing Subordination Agreement with the Department, which Applicant shall cause to be recorded against the Affordable Housing Condo Unit immediately following execution thereof in the City Register.

20. Plan Certification. Following the execution of this Agreement, the Department will, upon the request of Applicant, certify that the Plan has been submitted and approved, and is in compliance with the Program.

21. Marketing of Affordable Housing Units. The Administering Agent shall be required to market the Affordable Housing Units in accordance with the Program. Furthermore, each lease for an Affordable Housing Unit shall provide that such lease may be terminated and such tenant may be evicted if such tenant falsely or fraudulently certifies income or household composition to the Administering Agent.

22. Initial Occupancy Certification. Within sixty (60) days following the DHCR Registration Deadline, the Administering Agent shall submit to the Department an affidavit attesting that each Household occupying an Affordable Housing Unit complied, at Initial Occupancy, with the annual income eligibility requirements of the Program and that the Monthly Rent registered and charged for each Affordable Housing Unit complied, at Initial Occupancy, with the Monthly Rent requirements for such unit. In accordance with C.F.R. 5.609 or any successor regulations, "Annual Income" shall mean the anticipated total income from all sources to be received by the household head and spouse and by each additional member of the household, including all net income derived from assets, for the twelve (12) month period following the initial determination of income. The Administering Agent also shall retain all records and documents relating to income determination for a minimum of three (3) years after the date a tenant commences occupancy in an Affordable Housing Unit.

23. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assignees. In accordance with the terms of this Agreement, the HDFC shall assume certain obligations and duties of Applicant after Applicant's transfer of legal and beneficial interest to the Affordable Housing Condo Unit to the HDFC in accordance with Section 11 of this Agreement, as evidenced by the execution by the HDFC of the Affordable Housing Units Transferee agreement attached hereto as Exhibit K. Applicant shall continue to be responsible for other obligations and duties under this Agreement after such transfer until the issuance by the Department of a Certificate of Completion of Affordable Housing Units and the transfer of legal and beneficial title to the HDFC, at which time Applicant's obligations and duties under this Agreement shall terminate, except for those obligations and duties of the Applicant which arose prior to the date of such transfer.

24. Condominium Conversion. The parties agree that the Applicant shall establish the Condominium and the Condominium Units provided that (a) the Department approves any condominium documents, including, but not limited to, the Declaration, by-laws, and offering plan necessary to effectuate the establishment of the Condominium, (b) the Condominium Units meet the requirements of Section 339-m of the Real Property Law, and (c) the Department determines that the Affordable Housing Units will be operated pursuant to the requirements set forth in the Agreement and the Program.

25. Investigation Clause. Applicant and Administering Agent shall be bound by and comply with the provisions of the Investigation Clause annexed hereto as Exhibit L.

26. Modifications.

(a) No provision of this Agreement may be extended, modified, waived or terminated orally, but only by an instrument in writing signed by the party against whom enforcement is sought.

(b) Applicant and/or the Administering Agent, as applicable, or upon Applicant's transfer of the beneficial and legal interests in the Affordable Housing Condo Unit to the HDFC, the HDFC, shall comply with all modifications to Program reporting requirements as set forth in the Guidelines, of which the Applicant, the Administering Agent and the HDFC, as applicable, shall be deemed to have constructive notice, concerning: (i) the type of documents to be retained; (ii) the length of time for which such documents must be retained; and (iii) the form and method of submitting such documents to the Department.

27. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which together shall be deemed one and the same instrument.

28. Notices. All notices, approvals, requests, waivers, consents or other communications given or required to be given under this Agreement shall be in writing and sent or transmitted as follows:

If to Applicant:

Riverside Center Site 5 Owner LLC
c/o Silverstein Properties, Inc.
7 World Trade Center
250 Greenwich Street
New York, New York 10007
Attn: General Counsel

Riverside Center Site 5 Owner LLC
c/o El Ad US Holding, Inc.
575 Madison Avenue, 22nd Floor
New York, New York 10022
Attn: Sheara Arbit, Esq,

with a copy to:

Seiden & Schein, P.C.
570 Lexington Avenue
New York, New York 10022
Attn: Alvin Schein, Esq.
and Elise Kessler, Esq.

If to the Department:

Department of Housing Preservation and Development
100 Gold Street
New York, NY 10038
Attn: Assistant Commissioner for Inclusionary Housing
Facsimile (212) 863-5899

with a copy to:

Department of Housing Preservation and Development
100 Gold Street
New York, NY 10038

Attn: General Counsel
Facsimile (212) 863-8375

Notices must be hand delivered, transmitted via facsimile or sent by certified or registered U.S. mail, return receipt requested or overnight delivery by a reputable national carrier. Notice shall be deemed to have been given upon (i) delivery if sent by hand delivery or U.S. mail, and (ii) confirmed receipt, if sent by facsimile, to both the addressee and the person entitled to receive a copy thereof. Each party named above may designate a change of address by written notice to all of the other parties

29. Recordation.

(a) Applicant shall cause this Agreement to be recorded against the Premises prior to commencement of construction, in the City Register and shall pay all required fees and taxes in connection therewith.

(b) If the conversion of the Building and the land on which the Building is located to Condominium Units, including without limitation the filing of the Declaration and other actions required to complete such conversion of the Building and the land on which the Building is located, have not occurred prior to the time when this Agreement is required to be recorded against the Premises, or any other document required hereunder to be recorded against the Premises, then, notwithstanding anything contained herein to the contrary, this Agreement and such other documents shall be recorded against the entire Premises.

In such event, at the time of condominium conversion,

(i) the Department will release the Commercial Units from this Agreement;
(ii) this Agreement will continue to encumber the Affordable Housing Condo Unit and the Market Rate Condo Units; and
(iii) all the owners of the Market Rate Condo Units shall be released from the obligations under this Agreement except for the Special Obligations, which shall bind the Board of Managers of the Condominium on behalf of all the owners of the Market Rate Condo Units.

(c) The owner of the Affordable Housing Condo Unit, its successors and assigns, shall expressly have the right to enforce the Special Obligations against the Board of Managers of the Condominium.

(d) Each deed for the first conveyance of a Market Rate Condo Unit shall provide that the unit is subject to this Agreement as recorded against the underlying lot.

30. Intentionally Omitted.

31. Termination

(a) The Department reserves the right to terminate this Agreement with notice, in accordance with Section 28, to Applicant if Applicant does not complete the Affordable Housing Units by the Completion Deadline.

(b) Applicant may terminate this Agreement with notice, in accordance with Section 28, to the Department at any time prior to the issuance of the Certificate of Completion of Affordable Housing Units.

[NO FURTHER TEXT APPEARS ON THIS PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first set forth above.

Department of Housing Preservation and
Development of the City of New York

By:_____
Louise Carroll
Assistant Commissioner for Inclusionary Housing

Riverside Center Site 5 Owner LLC,
A Delaware limited liability company

By:_____
Michael Levy
Authorized Signatory

APPROVED AS TO
FORM BY STANDARD
TYPE OF CLASS FOR USE
UNTIL April 30, 2015

/s/ Howard Friedman
Howard Friedman
Acting Corporation Counsel

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first set forth above.

Department of Housing Preservation and
Development of the City of New York

By:_____
Louise Carroll
Assistant Commissioner for Inclusionary Housing

Riverside Center Site 5 Owner LLC,
A Delaware limited liability company

By:_____
Michael Levy
Authorized Signatory

APPROVED AS TO
FORM BY STANDARD
TYPE OF CLASS FOR USE
UNTIL April 30, 2015

/s/ Howard Friedman
Howard Friedman
Acting Corporation Counsel

IH Agreement - R10 and Designated Areas – 10 Freedom

UNIFORM ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

On this 19th day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Louise Carroll, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to in the within instrument and acknowledged to me that [s]he executed the same in [her]his capacity, and that by [her]his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

MIRIAM S. WEILER
Notary Public, State of New York
No. 02WE6311755
Qualified in Bronx County
Commission Expires Sept. 22, 2018

NOTARY PUBLIC

STATE OF NEW YORK)
) SS:
COUNTY OF)

On this _____ day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to in the within instrument and acknowledged to me that [s]he executed the same in [her]his capacity, and that by [her]his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

IH Agreement - R10 and Designated Areas – 10 Freedom

UNIFORM ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

On this _____ day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Louise Carroll, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to in the within instrument and acknowledged to me that [s]he executed the same in [her]his capacity, and that by [her]his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

STATE OF NEW YORK)
) SS:
COUNTY OF New York)

On this 18th day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Levy, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to in the within instrument and acknowledged to me that [s]he executed the same in [her]his capacity, and that by [her]his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

JAMES DEVOE
Notary Public, State of New York
No. 01DE6254382
Qualified in New York County
Commission Expires Jan. 17, 2016

EXHIBIT A
PROPERTY DESCRIPTION

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

BEGINNING at the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue;

1. RUNNING THENCE westerly along the northerly line of West 59th Street a distance of 388 feet 8 ¼ inches to a point;

2. THENCE northerly along a line forming an interior angle of 73 degrees 56 minutes 15 seconds with the last mentioned course a distance of 105 feet 1 ¼ inches to a point;

3. THENCE continuing northerly along a line forming an exterior angle of 174 degrees 15 minutes 28 seconds with the last mentioned course a distance of 102 feet 5 7/8 inches to a point;

4. THENCE easterly along a line forming an interior angle of 100 degrees 19 minutes 13 seconds with the last mentioned course, which line is also parallel with the northerly line of West 59th Street, a distance of 8 feet to a point;

5. THENCE southerly along a line forming a right angle with the last mentioned course, which line is also parallel with the westerly line of West End Avenue, a distance of 3 feet to a point;

6. THENCE easterly along a line forming a right angle with the last mentioned course, which line is also parallel with the northerly line of West 59th Street, a distance of 333 feet 3 inches to a point on the westerly line of West End Avenue;

7. THENCE southerly along westerly line of West End Avenue a distance of 198 feet 10 inches to the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue the point or place of BEGINNING.

EXCLUDING THEREFROM all that portion of the below described parcel lying below an upper limiting plane drawn 18 feet 4 inches above the top of rail, bounded and described as follows:

BEGINNING at a point on the westerly line of West End Avenue distant 27 feet 11 7/8 inches northerly from the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue;

1. RUNNING THENCE northerly along a line forming an interior angle of 19 degrees 37 minutes 20 seconds with the last mentioned course a distance of 181 feet 4 ½ inches to a point;

2. THENCE easterly along a line forming an interior angle of 70 degrees 22 minutes 40 seconds with the last mentioned course a distance of 58 feet 4 ¾ inches to a point;

For conveyancing only, if intended to be conveyed: Together with all rights, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

3. THENCE southerly along a line forming an interior angle of 109 degrees 37 minutes 20 seconds with the last mentioned course, a distance of 7 feet 6 inches to a point on the westerly line of West End Avenue;

4. THENCE southerly along westerly line of West End Avenue a distance of 163 feet 9 3/8 inches to the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue the point or place of BEGINNING.

For Information Only: Said premises are known as 1-15 West End Avenue, New York, NY and designated as Block 1171 Lot 165 as shown on the Tax Map of the City of New York, County of New York.

IH Agreement - R10 and Designated Areas – 10 Freedom

EXHIBIT B
AFFORDABLE HOUSING PLAN

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
OFFICE OF DEVELOPMENT
100 GOLD STREET, NINTH FLOOR
NEW YORK, NEW YORK 10038
(212) 863-5641

AFFORDABLE HOUSING PLAN APPLICATION PURSUANT TO THE INCLUSIONARY HOUSING PROGRAM

1. **Name of Applicant:** Riverside Center Site 5 Owner LLC

Address: 7 World Trade Center
250 Greenwich Street
New York, New York 10007

Phone: 212-313-4675 (David), 212-213-8833 (Sheara)

Fax:

Email: dmarks@silvprop.com & sarbit@eladgroup.com

Contact Person: David Marks & Sheara Arbit

2. **Name of Owner (if different):**

Address:

Phone:

Fax:

Email:

Contact Person:

3. **Name of Administering Agent:** Common Ground Management Corporation

Address: 505 Eighth Avenue
New York, New York 10018

Phone: 212-389-9356

Fax:

Email: brosen@commonground.org

Contact Person: Brenda Rosen

4. **Name of General Contractor:** Tishman Construction Corporation

Address: 100 Park Avenue
New York, New York 10017

Phone: 212-708-6800
Fax:
Email: andrew.ceitlin@aecom.com
Contact Person: Andrew Ceitlin

5. **Name of Managing Agent:** To be determined.

Address:

Phone:
Fax:
Email:
Contact Person:

6. **Name of Architect:** Alan Goldstein

Firm: Goldstein, Hill & West Architects, LLP

Address: 11 Broadway, Suite 1700
New York, New York 10004

Phone: 212-213-8007
Fax: 212-686-1754
Email: agoldstein@ghwarchitects.com
Contact Person:

7. **Name of Attorney:** Alvin Schein & Elise Kessler

Firm: Seiden & Schein, P.C.

Address: 570 Lexington Avenue
New York, New York 10022

Phone: 212-935-1400
Fax: 212-593-4545
Email: aschein@seidenschein.com & ekessler@seidenschein.com
Contact Person: Alvin Schein & Elise Kessler

8. **Address of the Affordable Housing Units:**

Street Address: 10 Freedom Place f/k/a 601 West 59th Street
New York, New York 10019

Borough: Manhattan
Block(s): 1171 Lot(s): 165
Community District: Manhattan Community District 7

9. **Inclusionary Housing District of Affordable Housing Units:**

☐ R10 Inclusionary ☒ IH Designated Area (insert name): Zoning Map 8c, IH Map 2, MCD7
(e.g. West Chelsea, Hudson Yards, 125th Street, etc.)

Special District ☐ Yes (insert name): _____ ☒ No
☐ Other (please explain): _____

10. **If publicly financed, list all sources of governmental assistance, including lower income housing tax credits, bond financing, and land disposition programs:**

11. **Type of Project (check all that apply):**

A. B.

[X] NEW CONSTRUCTION
[ ] PRESERVATION
[ ] SUBSTANTIAL REHABILITATION

[ ] ON-SITE
[X] OFF-SITE

C. Inclusionary Units

[X] RENTAL
[ ] HOMEOWNERSHIP

D. Non-Inclusionary Units

[ ] RENTAL
[ ] HOMEOWNERSHIP
N/A

E.

TOTAL # OF UNITS: 116
TOTAL # OF IH UNITS: 116
TOTAL # OF SUPER'S UNITS: 0

12. Income Distribution of Affordable Housing Units:

116 Number of low-income units (equal to or less than 80% AMI)
_____ Number of moderate-income units (equal to or less than 125% AMI), if any
_____ Number of middle-income units (equal to or less than 175% AMI), if any

13. Tax Exemption To Be Requested: 421-a

14. Indicate below if the project will contain any mixed-use condominium, co-op or both?

- [ ] mixed-use condominium
- [ ] mixed-use co-op
- [ ] mixed-use condominium and co-op

15. Authorized Signature of Applicant: X

Print Name: Michael Levy

Date: 8/27/14

ING UNITS

10 Freedom Place (aka One West End)

Exhibit C

Apartments

Apt #	#Bdrms	AMI
2A	2	60%
2B	1	60%
2C	2	60%
2D	2	60%
2E	2	60%
2F	2	60%
2G	1	60%
2H	1	60%
2J	1	60%
2K	2	60%
2L	2	60%
2M	2	60%
3A	2	60%
3B	1	60%
3C	2	60%
3D	1	60%
3E	2	60%
3F	2	60%
3G	2	60%
3H	0	60%
3J	2	60%
3K	2	60%
3L	1	60%
3M	0	60%
3N	0	60%
3O	0	60%
3P	0	60%
3R	2	60%
3S	2	60%
3T	2	60%
3U	0	60%
3V	0	60%
3W	1	60%
3X	2	60%
4A	2	60%
4B	1	60%
4C	2	60%
4D	1	60%
4E	2	60%
4F	2	60%
4G	2	60%
4H	0	60%
4J	2	60%
4K	2	60%
4L	1	60%
4M	0	60%
4N	0	60%

Apt #	#Bdrms	AMI
4O	0	60%
4P	0	60%
4R	2	60%
4S	2	60%
4T	2	60%
4U	0	60%
4V	0	60%
4W	1	60%
4X	2	60%
5A	2	60%
5B	1	60%
5C	2	60%
5D	1	60%
5E	2	60%
5F	2	60%
5G	2	60%
5H	0	60%
5J	2	60%
5K	2	60%
5L	1	60%
5M	0	60%
5N	0	60%
5O	0	60%
5P	0	80%
5R	2	80%
5S	2	80%
5T	2	80%
5U	0	80%
5V	0	80%
5W	1	60%
5X	2	80%
6A	2	80%
6B	1	60%
6C	2	80%
6D	1	60%
6E	2	80%
6F	2	80%
6G	2	80%
6H	0	80%
6J	2	80%
6K	2	80%
6L	2	80%
6M	1	80%
6N	1	80%
6O	2	80%
6P	1	80%
6R	0	80%

Apt #	#Bdrms	AMI
6S	0	80%
6T	1	80%
6U	2	80%
7A	2	80%
7B	1	80%
7C	2	80%
7D	1	80%
7E	2	80%
7F	2	80%
7G	2	80%
7H	0	80%
7J	2	80%
7K	2	80%
7L	2	80%
7M	1	80%
7N	1	80%
7O	2	80%
7P	1	80%
7R	0	80%
7S	0	80%
7T	1	80%
7U	2	80%

Unit Summary	
# Bdrms	Units
0 Bdrm	27
1 Bdrm	28
2 Bdrm	61
Total	116

EXHIBIT D
SCHEDULE OF RENTS AND EXPENSES

10 Freedom Place (aka One West End) **Exhibit D**

Inclusionary Housing Units --Rents*

	# Units	AMI Level	Legal Regulated Rent**
Studio	18	60% AMI	$833
1 Bdrm	18	60% AMI	$895
2 Bdrm	37	60% AMI	$1,082
	# Units	AMI Level	Legal Regulated Rent***
Studio	9	80% AMI	$958
1 Bdrm	10	80% AMI	$1,208
2 Bdrm	24	80% AMI	$1,458
Total	116		

*Tenants are responsible for paying electricity.

**The maximum Legal Regulated Rent is 30% of 60% of the Income Index as defined in the New York City Zoning Resolution, including applicable utility allowances.

**The maximum Legal Regulated Rent is 30% of 80% of the Income Index as defined in the New York City Zoning Resolution, including applicable utility allowances.

10 Freedom Place (aka One West End) **Exhibit D**

Total Units: 116
Inclusionary Housing Units: 116

Expenses*	Total Expenses
Salary, Wages, Payroll Taxes & Benefits	163,922
Heat	166,114
Hot Water and Cooking Gas	59,112
Electricity	219,348
Water & Sewer	91,904
R&M	40,000
Services & Supply	59,000
Insurance	5,000
Management Fee	40,000
Legal & auditing	20,000
Administration	40,000
Real Estate Taxes	86,413
Condominium Common Charges	299,758
Contingency	10,000
Total Expenses	$ 1,300,571

*The expenses reflect 10 Freedom Place project underwriting submitted by applicant for the affordable segment of the project. The affordable segment comprises 116 units, of which 116 are Inclusionary Housing units.

EXHIBIT E
STANDARD NEW YORK ENDORSEMENT
(OWNER'S POLICY)

1. The following is added to the insuring provisions on the face page of this policy:

"__. Any statutory lien for services, labor or materials furnished prior to the date hereof, and which has now gained or which may hereafter gain priority over the estate or interest of the insured as shown in Schedule A of this policy."

2. Exclusion Number 5 is deleted, and the following is substituted:

5. Any lien on the Title for real estate taxes, assessments, water charges or sewer rents imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as Shown in Schedule A.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.
IN WITNESS WHEREOF, _____Insurance Company of New York has caused this Endorsement to be signed and sealed on its date of issue set forth herein.

DATED:

COUNTERSIGNED_____
Authorized Signatory

_____Insurance Company

BY:_____

EXHIBIT F
ADMINISTERING AGENT AGREEMENT
INCLUSIONARY HOUSING PROGRAM

Administering Agent Agreement
Inclusionary Housing Program

AGREEMENT made this 22nd day of December, 2014, between Common Ground Management Corporation ("Administering Agent"), having an office at 505 Eighth Avenue, New York, New York 10018 and the Department of Housing Preservation and Development ("Department"), having an office at 100 Gold Street, Ninth Floor, New York, NY 10038.

WHEREAS, Riverside Center Site 5 Owner LLC, ("Owner") has executed a Regulatory Agreement with the Department, to create 116 Affordable Housing Units located at 10 Freedom Place, New York, New York, located in the Borough of Manhattan (the "Affordable Housing Units") in accordance with Section 23-90 (Inclusionary Housing), inclusive of the Zoning Resolution ("Resolution") and with the Inclusionary Housing Guidelines ("Guidelines"); and

WHEREAS, Administering Agent has agreed to ensure that the Affordable Housing Units are rented in compliance with the Agreement at Rent-up and each subsequent vacancy and has signed an agreement with the Applicant to that effect; and

WHEREAS, Administering Agent has been qualified to act as an Administering Agent by the Department;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, it is hereby agreed that Administering Agent will assume the ongoing responsibility for insuring that each Affordable Housing Unit is rented and upon vacancy re-rented in compliance with the Regulatory Agreement. In addition, the Administering Agent shall (1) maintain records setting forth the facts that form the basis of any affidavit submitted to the Department; (2) maintain such records as the Department may require at the Administering Agent's office or other location approved by the Department; and (3) make all records and facts of the operation of the Administering Agent available for the Department's inspection.

Notwithstanding any other remedy contained herein, the Department may commence an action against Administering Agent to require specific performance of Administering Agent's obligations herein. Department reserves the right to replace Administering Agent in the event that the Affordable Housing Units are not rented at the Rent-up and each subsequent vacancy thereafter in compliance with the Program.

This Administering Agent Agreement may be executed in counterparts, each of which shall be deemed an original but all of which together shall be deemed one and the same instrument.

[NO FURTHER TEXT APPEARS ON THIS PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first set forth above.

Department of Housing Preservation and Development of the City of New York

BY: _____
Louise Carroll
Assistant Commissioner for
Inclusionary Housing

Common Ground Management Corporation

BY: _____
Brenda Rosen
President and CEO

IH Agreement - R10 and Designated Areas – 10 Freedom

UNIFORM ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

On this 19th day of December, 2014 before me, the undersigned, a Notary Public in and for said State, personally appeared Louise Carroll, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to in the within instrument and acknowledged to me that [s]he executed the same in [her]his capacity, and that by [her]his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

MIRIAM S. WEILER
Notary Public, State of New York
No. 02WE6311755
Qualified in Bronx County
Commission Expires Sept. 22, 2018

NOTARY PUBLIC

STATE OF NEW YORK)
) SS:
COUNTY OF Newyork).

On this 18th day of December, 2014 before me, the undersigned, a Notary Public in and for said State, personally appeared Brenda Rosen personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to in the within instrument and acknowledged to me that [s]he executed the same in [her]his capacity, and that by [her]his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

SANDRA VELEZ
Notary Public - State of New York
NO. 01VE6105072
Qualified in New York County
My Commission Expires 2/27/2016

EXHIBIT G
HDC'S MOES

EXHIBIT G

New Construction - Maintenance and Operating Expense Standards

For Deals Closing After DECEMBER 2013

	Union Building Staff		Non-Union Building Staff		
ADMINISTRATIVE					
Legal	$15,000	$150	$15,000	$150	/du
Accounting	$12,000	$12,000	$12,000	$12,000	/per project
Management Fee	$66,600	6.00%	$66,600	6.00%	of ERI
Fire and Liability Insurance	$60,000	$600	$60,000	$600	/du
*Tax Credit Monitoring	$7,500	$75	$7,500	$75	/0.75% per Tax Credit rent
UTILITIES					
Heating	$116,025	$325	$116,025	$325	/rm
Electricity	$58,605	$164	$58,605	$164	/rm
Water & Sewer	$87,465	$245	$87,465	$245	/rm
MAINTENANCE					
Supplies/Cleaning/Exterminating	$26,775	$75	$26,775	$75	/rm
Repairs/Replacement	$60,000	$600	$60,000	$600	/du
**Super & Maintenance Salaries	$121,000	$1,210	$93,000	$930	/du
Elevator Maintenance & Repairs	$13,200	$6,600	$13,200	$6,600	/elev.
Bldg Reserve	$25,000	$250	$25,000	$250	/du
M&O Before Taxes and Debt Service	**$669,170**	**$6,692**	**$641,170**	**$6,412**	/du
		$1,874		**$1,796**	/rm

Notes:

* The Tax Credit Monitoring is 0.75 per Tax Credit Rent capped at 7,500

** Please use the schedule below for super and maintenance salaries

Super & Maintenance Salaries Schedule

1 Staff Member for every 65 units. As permitted by law, additional FT or PT Supers or Porters may satisfy the operational needs of buildings between each 65 unit threshold.

	Union	Non-Union
FT Super	$69,000	$53,000
FT Porter	$52,000	$40,000

EXHIBIT H
BUDGET

601 West 59th Street

18-Dec-14

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
		Dec-17	Dec-18	Dec-19	Dec-20	Dec-21	Dec-21
Revenue							
Rental Income							
Inflation Rate Maintenance	2%						
Rental Income		$1,601,314	$1,633,340	$1,666,007	$1,699,327	$1,733,314	$1,767,980
Vacancy Factor	1%	($16,013)	($16,333)	($16,660)	($16,993)	($17,333)	($17,680)
Contribution to Affordable Unit from Master Condo		$120,000	$123,600	$127,308	$131,127	$135,061	$139,113
Net Rental Income		**$1,705,301**	**$1,740,607**	**$1,776,655**	**$1,813,461**	**$1,851,042**	**$1,889,413**
Inflation Rate on Operating Expenses	3%						
Operating Expenses							
Salary, Wages, Payroll Taxes & Benefits		(163,922)	($168,840)	($173,905)	($179,122)	($184,496)	($190,031)
Heat		(166,114)	($171,097)	($176,230)	($181,517)	($186,963)	($192,572)
Hot Water and Cooking Gas		(59,112)	($60,885)	($62,712)	($64,593)	($66,531)	($68,527)
Electricity		(219,348)	($225,928)	($232,706)	($239,687)	($246,878)	($254,284)
Water & Sewer		(91,904)	($94,661)	($97,501)	($100,426)	($103,439)	($106,542)
R&M		(40,000)	($41,200)	($42,436)	($43,709)	($45,020)	($46,371)
Services & Supply		(59,000)	($60,770)	($62,593)	($64,471)	($66,405)	($68,397)
Insurance		(5,000)	($5,150)	($5,305)	($5,464)	($5,628)	($5,796)
Management Fee		(40,000)	($41,200)	($42,436)	($43,709)	($45,020)	($46,371)
Legal & auditing		(20,000)	($20,600)	($21,218)	($21,855)	($22,510)	($23,185)
Administration		(40,000)	($41,200)	($42,436)	($43,709)	($45,020)	($46,371)
Real Estate Taxes		(86,413)	($86,772)	($87,133)	($87,496)	($87,860)	($88,225)
Condominium Common Charges		(299,758)	($308,751)	($318,013)	($327,554)	($337,380)	($347,502)
Contingency		(10,000)	($10,300)	($10,609)	($10,927)	($11,255)	($11,593)
Total Operating Expenses		**($1,300,571)**	**($1,337,355)**	**($1,375,233)**	**($1,414,239)**	**($1,454,405)**	**($1,495,767)**
Net Income		**$404,730**	**$403,252**	**$401,422**	**$399,222**	**$396,637**	**$393,646**

Chart E: 30 Year Cash Flow Pro Forma

Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
Dec-21	Dec-21	Dec-21	Dec-21	Dec-21	Dec-21	Dec-21	Dec-21	Dec-21	Dec-21
$1,803,340	$1,839,407	$1,876,195	$1,913,719	$1,951,993	$1,991,033	$2,030,854	$2,071,471	$2,112,900	$2,155,158
($18,033)	($18,394)	($18,762)	($19,137)	($19,520)	($19,910)	($20,309)	($20,715)	($21,129)	($21,552)
$143,286	$147,585	$152,012	$156,573	$161,270	$166,108	$171,091	$176,224	$181,511	$186,956
$1,928,593	**$1,968,597**	**$2,009,445**	**$2,051,154**	**$2,093,743**	**$2,137,231**	**$2,181,636**	**$2,226,980**	**$2,273,282**	**$2,320,563**
($195,731)	($201,603)	($207,651)	($213,881)	($220,297)	($226,906)	($233,714)	($240,725)	($247,947)	($255,385)
($198,349)	($204,299)	($210,428)	($216,741)	($223,243)	($229,941)	($236,839)	($243,944)	($251,262)	($258,800)
($70,583)	($72,700)	($74,881)	($77,128)	($79,442)	($81,825)	($84,280)	($86,808)	($89,412)	($92,095)
($261,913)	($269,770)	($277,863)	($286,199)	($294,785)	($303,629)	($312,738)	($322,120)	($331,784)	($341,737)
($109,738)	($113,030)	($116,421)	($119,914)	($123,511)	($127,217)	($131,033)	($134,964)	($139,013)	($143,183)
($47,762)	($49,195)	($50,671)	($52,191)	($53,757)	($55,369)	($57,030)	($58,741)	($60,504)	($62,319)
($70,449)	($72,563)	($74,739)	($76,982)	($79,291)	($81,670)	($84,120)	($86,643)	($89,243)	($91,920)
($5,970)	($6,149)	($6,334)	($6,524)	($6,720)	($6,921)	($7,129)	($7,343)	($7,563)	($7,790)
($47,762)	($49,195)	($50,671)	($52,191)	($53,757)	($55,369)	($57,030)	($58,741)	($60,504)	($62,319)
($23,881)	($24,597)	($25,335)	($26,095)	($26,878)	($27,685)	($28,515)	($29,371)	($30,252)	($31,159)
($47,762)	($49,195)	($50,671)	($52,191)	($53,757)	($55,369)	($57,030)	($58,741)	($60,504)	($62,319)
($88,592)	($88,961)	($89,331)	($89,702)	($90,076)	($90,450)	($140,409)	($141,770)	($195,866)	($198,698)
($357,927)	($368,665)	($379,724)	($391,116)	($402,850)	($414,935)	($427,383)	($440,205)	($453,411)	($467,013)
($11,941)	($12,299)	($12,668)	($13,048)	($13,439)	($13,842)	($14,258)	($14,685)	($15,126)	($15,580)
($1,538,360)	**($1,582,222)**	**($1,627,390)**	**($1,673,903)**	**($1,721,802)**	**($1,771,129)**	**($1,871,508)**	**($1,924,802)**	**($2,032,389)**	**($2,090,317)**
$390,232	**$386,375**	**$382,055**	**$377,251**	**$371,941**	**$366,102**	**$310,128**	**$302,178**	**$240,893**	**$230,246**

Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
Dec-21	Dec-21	Dec-21	Dec-21	Dec-21	Dec-21	Dec-21	Dec-21	Dec-21	Dec-21	Dec-21	Dec-21
$2,198,261	$2,242,226	$2,287,071	$2,332,812	$2,379,469	$2,427,058	$2,475,599	$2,525,111	$2,575,613	$2,627,126	$2,679,668	$2,733,262
($21,983)	($22,422)	($22,871)	($23,328)	($23,795)	($24,271)	($24,756)	($25,251)	($25,756)	($26,271)	($26,797)	($27,333)
$192,565	$198,342	$204,292	$210,421	$216,733	$223,235	$229,932	$236,830	$243,935	$251,253	$258,791	$266,555
$2,368,843	**$2,418,146**	**$2,468,492**	**$2,519,905**	**$2,572,407**	**$2,626,023**	**$2,680,776**	**$2,736,690**	**$2,793,793**	**$2,852,108**	**$2,911,662**	**$2,972,484**
($263,047)	($270,938)	($279,066)	($287,438)	($296,061)	($304,943)	($314,092)	($323,514)	($333,220)	($343,216)	($353,513)	($364,118)
($266,564)	($274,561)	($282,798)	($291,282)	($300,020)	($309,021)	($318,292)	($327,840)	($337,676)	($347,806)	($358,240)	($368,987)
($94,857)	($97,703)	($100,634)	($103,653)	($106,763)	($109,966)	($113,265)	($116,663)	($120,163)	($123,767)	($127,480)	($131,305)
($351,989)	($362,549)	($373,425)	($384,628)	($396,167)	($408,052)	($420,293)	($432,902)	($445,889)	($459,266)	($473,044)	($487,235)
($147,479)	($151,903)	($156,460)	($161,154)	($165,989)	($170,969)	($176,098)	($181,380)	($186,822)	($192,427)	($198,199)	($204,145)
($64,188)	($66,114)	($68,097)	($70,140)	($72,244)	($74,412)	($76,644)	($78,943)	($81,312)	($83,751)	($86,264)	($88,852)
($94,678)	($97,518)	($100,444)	($103,457)	($106,561)	($109,757)	($113,050)	($116,442)	($119,935)	($123,533)	($127,239)	($131,056)
($8,024)	($8,264)	($8,512)	($8,768)	($9,031)	($9,301)	($9,581)	($9,868)	($10,164)	($10,469)	($10,783)	($11,106)
($64,188)	($66,114)	($68,097)	($70,140)	($72,244)	($74,412)	($76,644)	($78,943)	($81,312)	($83,751)	($86,264)	($88,852)
($32,094)	($33,057)	($34,049)	($35,070)	($36,122)	($37,206)	($38,322)	($39,472)	($40,656)	($41,876)	($43,132)	($44,426)
($64,188)	($66,114)	($68,097)	($70,140)	($72,244)	($74,412)	($76,644)	($78,943)	($81,312)	($83,751)	($86,264)	($88,852)
($257,155)	($261,575)	($324,626)	($330,757)	$0	$0	$0	$0	$0	$0	$0	$0
($481,024)	($495,454)	($510,318)	($525,627)	($541,396)	($557,638)	($574,367)	($591,598)	($609,346)	($627,627)	($646,455)	($665,849)
($16,047)	($16,528)	($17,024)	($17,535)	($18,061)	($18,603)	($19,161)	($19,736)	($20,328)	($20,938)	($21,566)	($22,213)
($2,205,522)	**($2,268,393)**	**($2,391,649)**	**($2,459,791)**	**($2,192,904)**	**($2,258,692)**	**($2,326,452)**	**($2,396,246)**	**($2,468,133)**	**($2,542,177)**	**($2,618,443)**	**($2,696,996)**
$163,321	**$149,753**	**$76,843**	**$60,114**	**$379,503**	**$367,331**	**$354,323**	**$340,445**	**$325,659**	**$309,931**	**$293,220**	**$275,488**

Year 29 Dec-21	Year 30 Dec-21
$2,787,927	$2,843,685
($27,879)	($28,437)
$274,551	$282,788
$3,034,599	**$3,098,036**
($375,042)	($386,293)
($380,057)	($391,459)
($135,244)	($139,301)
($501,852)	($516,908)
($210,270)	($216,578)
($91,517)	($94,263)
($134,988)	($139,037)
($11,440)	($11,783)
($91,517)	($94,263)
($45,759)	($47,131)
($91,517)	($94,263)
$0	$0
($685,825)	($706,399)
($22,879)	($23,566)
($2,777,906)	**($2,861,243)**
$256,693	**$236,793**

EXHIBIT I
AFFORDABLE HOUSING SUBORDINATION AGREEMENT

THIS SUBORDINATION AND NON-DISTURBANCE AGREEMENT ("Agreement"), made as of this __ day of December, 2014, by **WELLS FARGO BANK, NATIONAL ASSOCIATION**, a national banking association, having an office at 150 East 42nd Street, 37th Floor, New York, New York 10017, as Administrative Agent for those certain senior lenders (collectively, "Mortgagee" or "Lender"), in favor of **THE CITY OF NEW YORK**, (the "City") a municipal corporation acting by and through its **DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**, having an office at 100 Gold Street, New York, New York 10038 ("HPD").

WHEREAS, Mortgagee holds certain mortgages dated of even date herewith, as follows: (a) Building Loan Mortgage Consolidation, Extension and Modification Agreement, of even date herewith, in the principal amount of **[$_____]**[2]; (b) Project Loan Mortgage Consolidation, Extension and Modification Agreement, of even date herewith, in the principal amount of **[$_____]**[3]; and each made by Riverside Center Site 5 Owner LLC, a Delaware limited liability company ("Applicant") in favor of Lender to secure, among other things, the aggregate principal sum of FIVE HUNDRED MILLION and no/100 DOLLARS ($500,000,000.00) or so much thereof as may be advanced pursuant thereto, and interest, (the "Mortgages") covering the premises described in **Schedule A** annexed hereto and incorporated herein ("Premises");

WHEREAS, Applicant is the Applicant of the fee interest in the Premises;

WHEREAS, HPD and Applicant have entered into a certain Regulatory Agreement ("Regulatory Agreement") of even date herewith, which Regulatory Agreement is intended to be recorded against the Premises immediately following execution and delivery thereof;

WHEREAS, the Regulatory Agreement was entered into under the Inclusionary Housing Program, which is governed by Sections 23-90 of the New York City Zoning Resolution (the "Resolution") and the Inclusionary Housing Program Guidelines (the "Guidelines") (the Guidelines and the Resolution are collectively referred to as the "Program");

WHEREAS, the Regulatory Agreement provides that Applicant shall not mortgage or otherwise encumber its interest in the Premises or the Regulatory Agreement without the prior written consent of HPD and that, if HPD consents to a mortgage loan, the lender must subordinate the loan to all of the terms and conditions of the Regulatory Agreement;

WHEREAS, Applicant has entered into the Mortgage and other instruments evidencing or securing obligations of the Premises to Mortgagee (collectively, "Other Loan Documents"; the Mortgage and the Other Loan Documents are referred to collectively as the "Loan Documents"); and

WHEREAS, HPD has consented to the Loan Documents on the condition that Mortgagee subordinate the Loan Documents to all the terms and conditions of the Regulatory Agreement in the manner hereinafter described.

NOW THEREFORE, for good and valuable consideration, the receipt whereof is hereby acknowledged, Mortgagee hereby represents to and agrees with HPD, notwithstanding any contrary term, provision, agreement, covenant, warranty, and/or representation contained or

[2] Amount TBD
[3] Amount TBD

implied in any Loan Documents of any other document executed in connection with the Premises, that:

1. The Loan Documents are and shall continue to be subject and subordinate to the terms, covenants, agreements, and conditions of the Regulatory Agreement.

2. As used in this Agreement (a) the term "Mortgage" shall refer to any amendments, replacements, substitutions, extensions, modifications, or renewals thereof, and (b) the term "Mortgagee" shall include the Mortgagee's successors and assigns.

3. As used in this Agreement, the phrase "subject and subordinate" means that:

   (a) to the extent there are any inconsistencies between the provisions of the Regulatory Agreement and any provisions of the Loan Documents, the provisions of the Regulatory Agreement shall take priority over the inconsistent provisions of the Loan Documents, except as provided herein; and

   (b) if Mortgagee or if any person or entity becomes the owner of the Premises (including, if the Premises is defined as a leasehold interest as well as a fee interest, the owner of such leasehold interest) by foreclosure, conveyance in lieu of foreclosure, or otherwise ("New Owner"), (i) the Regulatory Agreement shall continue in full force and effect and the Mortgagee and New Owner shall have no right to disturb the rights of HPD under the Regulatory Agreement, (ii) HPD shall not be named as a defendant in any action or proceeding to foreclose the Mortgage or otherwise enforce the Mortgagee's or New Owner's rights thereunder, except as set forth below, and (iii) the Premises shall be subject to the Regulatory Agreement in accordance with the provisions thereof; provided, however, that Mortgagee and New Owner shall not be liable for any act or omission of Applicant or bound by any subsequent amendment of or modification to the Regulatory Agreement without its written consent. Subject to the foregoing, nothing contained herein shall prevent the Mortgagee or New Owner from naming HPD in any foreclosure or other action or proceeding initiated by the Mortgagee or New Owner pursuant to the Mortgage to the extent necessary under applicable law in order for the Mortgagee or New Owner to avail itself of and complete the foreclosure or other remedy.

4. Upon a declaration of default under the Regulatory Agreement, HPD shall give Mortgagee notice thereof by facsimile, hand delivery or reputable overnight courier and a reasonable opportunity to cure (if such default can be cured), provided, however, that Mortgagee shall have no obligation to cure any such default. If Mortgagee cures the default during such cure period (if any) or has commenced to cure the specified default within such period and is diligently pursuing completion of such cure, or has commenced the exercise of remedies under the Loan Documents within such period, HPD shall not exercise any of the remedies under Section 18(b) of the Regulatory Agreement by reason of such default .Nothing herein shall limit HPD's right to consent to a replacement manager pursuant to Paragraph 6 herein.

5. If HPD freezes the Operating Account(s) pursuant to Paragraph 18(b) of the Regulatory Agreement, HPD will allow Mortgagee to use funds therein to make payments due under the Loan Documents, provided that there are sufficient funds in the Operating Account(s) to pay for reasonable and customary operating expenses for the Premises. Mortgagee

hereby acknowledges that it has no interest in or rights to any funds held in the Special Reserve Fund Account and the Supplemental Reserve pursuant to the Regulatory Agreement.

6. Notwithstanding anything contained in the Regulatory Agreement or the Loan Documents, neither HPD nor Mortgagee may assume responsibility for management of the Affordable Housing Condo Unit (as such term is defined in the Regulatory Agreement or designate a third party to manage the Affordable Housing Condo Unit without the consent of the other. If, in the exercise of its remedies under the Regulatory Agreement, HPD notifies Mortgagee of its intention to install a replacement manager of the Affordable Housing Condo Unit, then Mortgagee's consent to such manager shall not be unreasonably withheld or delayed. If, in the exercise of its remedies under the Loan Documents, Mortgagee notifies HPD of its intention to install a replacement manager of the Affordable Housing Condo Unit, then HPD's consent to such manager shall not be unreasonably withheld or delayed.

7. Upon a casualty to the Affordable Housing Condo Unit (as such term is defined in the Regulatory Agreement),

   (a) where the repair or reconstruction cost is more than thirty-five percent (35%) of the replacement value of the Affordable Housing Condo Unit, Mortgagee shall have the right to determine whether insurance proceeds are applied for the reconstruction or repair of Affordable Housing Condo Unit or towards repayment of the Mortgage, and

   (b) where the repair or reconstruction cost is less than or equal to thirty-five percent (35%) of the replacement value of the Affordable Housing Condo Unit, HPD shall have the right to determine whether the insurance proceeds shall be applied to the restoration of the Affordable Housing Condo Unit. HPD shall make such determination within sixty (60) days after HPD is notified of the occurrence of the casualty. If HPD determines in such case not to apply the insurance proceeds for the reconstruction or repair of the Affordable Housing Condo Unit, the insurance proceeds shall be applied in accordance with the Loan Documents.

   This paragraph supersedes any contrary provisions in the Regulatory Agreement or Loan Documents.

8. No failure to exercise and no delay in exercising, on the part of HPD, of any right, power or privilege under this Agreement shall operate as a waiver thereof; nor shall any single or partial exercise of any right, power or privilege operate as a waiver of any other right, power or privilege under this Agreement.

9. The covenants, provisions and terms of this Agreement and the rights and obligations of the parties hereunder shall be governed by and construed and interpreted in accordance with the laws of the State of New York, and shall be binding upon and inure to the benefit of Mortgagee, HPD, and their respective successors, transferees, and assigns.

10. Neither this Agreement nor any provision hereof (including this paragraph) may be changed, modified, amended, waived, supplemented, discharged, abandoned, or terminated orally except by an instrument in writing signed by the party against whom enforcement of the change, modification, amendment, waiver, discharge, abandonment, or termination is sought.

11. Notices. All notices, approvals, requests, waivers, consents or other communications given or required to be given under this Agreement shall be in writing and sent or transmitted as follows:

If to HPD, in duplicate, to:	Department of Housing Preservation and Development 100 Gold Street New York, NY 10038 Attn: Assistant Commissioner for Inclusionary Housing Facsimile (212) 863-5899
and:	Department of Housing Preservation and Development 100 Gold Street New York, NY 10038 Attn: General Counsel Facsimile (212) 863-8375
If to Lender, to:	Wells Fargo Bank, National Association Commercial Real Estate 150 East 42nd Street New York, New York 10017 Attention: Philip A. Maniscalco, Senior Vice President Facsimile No: (917) 260-1386
With a copy to:	Riemer & Braunstein LLP Times Square Tower 7 Times Square, Suite 2506 New York, New York 10036 Attention: Richard Lefkowitz Facsimile No.: (212) 719-0140
and:	Wells Fargo Bank, National Association Commercial Real Estate 150 East 42nd Street New York, New York 10017 Attention: Loan Administration Facsimile No: (917) 260-1386

Notices must be hand delivered, transmitted via facsimile, or by overnight delivery (e.g., FEDEX) or sent by certified or registered U.S. mail, return receipt requested. Notice shall be deemed to have been given upon (i) delivery if sent by hand delivery, U.S. mail or overnight delivery, and (ii) confirmed receipt, if sent by facsimile, to both the addressee and the person entitled to receive a copy thereof. Each party named above may designate a change of address by written notice to all of the other parties.

12. Recordation. This Agreement shall be recorded against the Premises immediately after the execution hereof, in the Office of the City Register for the County in which the Premises are located and the Applicant shall pay all required fees and taxes in connection therewith.

13. Counterparts. This Subordination Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one agreement.

[No further text - signatures on the next page]

IN WITNESS WHEREOF, the City of New York, acting by and through its Department of Housing Preservation and Development has caused this Subordination Agreement to be signed by its duly authorized commissioner, and Lender has caused this Subordination Agreement to be duly signed by a duly authorized officer, as of the day and year first above written.

THE CITY OF NEW YORK
Acting by and through its **DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**

By:_____
Louise Carroll
Assistant Commissioner for Inclusionary Housing

WELLS FARGO BANK, NATIONAL ASSOCIATION

By: _____
Philip A. Maniscalco
Senior Vice President

APPROVED AS TO FORM BY
STANDARD TYPE OF CLASS
UNTIL: October 31, 2015

By: Steve Stein Cushman
Acting Corporation Counsel

ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On the ___ day of December in the year 204 before me, the undersigned, personally appeared Louise Carroll, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On the ___ day of December in the year 2014 before me, the undersigned, a Notary Public in and for said State, personally appeared Philip A. Maniscalco, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

SCHEDULE A

PROPERTY DESCRIPTION

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

BEGINNING at the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue;

1. RUNNING THENCE westerly along the northerly line of West 59th Street a distance of 388 feet 8 ¼ inches to a point;

2. THENCE northerly along a line forming an interior angle of 73 degrees 56 minutes 15 seconds with the last mentioned course a distance of 105 feet 1 ¼ inches to a point;

3. THENCE continuing northerly along a line forming an exterior angle of 174 degrees 15 minutes 28 seconds with the last mentioned course a distance of 102 feet 5 7/8 inches to a point;

4. THENCE easterly along a line forming an interior angle of 100 degrees 19 minutes 13 seconds with the last mentioned course, which line is also parallel with the northerly line of West 59th Street, a distance of 8 feet to a point;

5. THENCE southerly along a line forming a right angle with the last mentioned course, which line is also parallel with the westerly line of West End Avenue, a distance of 3 feet to a point;

6. THENCE easterly along a line forming a right angle with the last mentioned course, which line is also parallel with the northerly line of West 59th Street, a distance of 333 feet 3 inches to a point on the westerly line of West End Avenue;

7. THENCE southerly along westerly line of West End Avenue a distance of 198 feet 10 inches to the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue the point or place of BEGINNING.

EXCLUDING THEREFROM all that portion of the below described parcel lying below an upper limiting plane drawn 18 feet 4 inches above the top of rail, bounded and described as follows:

BEGINNING at a point on the westerly line of West End Avenue distant 27 feet 11 7/8 inches northerly from the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue;

1. RUNNING THENCE northerly along a line forming an interior angle of 19 degrees 37 minutes 20 seconds with the last mentioned course a distance of 181 feet 4 ½ inches to a point;

2. THENCE easterly along a line forming an interior angle of 70 degrees 22 minutes 40 seconds with the last mentioned course a distance of 58 feet 4 ¾ inches to a point;

For conveyancing only, if intended to be conveyed: Together with all rights, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

3. THENCE southerly along a line forming an interior angle of 109 degrees 37 minutes 20 seconds with the last mentioned course, a distance of 7 feet 6 inches to a point on the westerly line of West End Avenue;

4. THENCE southerly along westerly line of West End Avenue a distance of 163 feet 9 3/8 inches to the corner formed by the intersection of the northerly line of West 59th Street with the westerly line of West End Avenue the point or place of BEGINNING.

For Information Only: Said premises are known as 1-15 West End Avenue, New York, NY and designated as Block 1171 Lot 165 as shown on the Tax Map of the City of New York, County of New York.

SUBORDINATION AGREEMENT

---

by and between

THE CITY OF NEW YORK

-and-

WELLS FARGO BANK, NATIONAL ASSOCIATION

The property affected by this written instrument lies within the:

Block	Lot
1171	165

County: New York
Address: 1-15 West End Avenue, New York, New York

RECORD AND RETURN TO:

Riemer & Braunstein LLP
Times Square Tower
7 Times Square, Suite 2506
New York, New York 10036
Attention: Richard Lefkowitz

EXHIBIT J
DEVELOPMENT BUDGET

10 Freedom Place (aka One West End) **Exhibit J**

Total Units: 116

Inclusionary Housing Units: 116

Sources & Uses*

Sources	Amount	Per Unit
Bank Financing	$66,170,842	$570,438
Developer Equity	$35,630,453	$307,159
Total Sources	**$101,801,295**	**$877,597**

Uses	Amount	Per Unit
Land & Acquisition Costs	$29,855,514	257,375
Hard Costs	$43,704,320	376,761
Soft Costs	$26,855,699	399,860
Reserves	$1,385,762	11,946
Total Uses	**$101,801,295**	**$877,597**

EXHIBIT K
AFFORDABLE HOUSING UNITS TRANSFEREE AGREEMENT

_____, a _____ having an address at _____ ("Affordable Housing Units Transferee") to which ownership of the Affordable Housing Units as defined in the Affordable Housing Regulatory Agreement dated _____, 201__, ("Agreement') between Riverside Center Site 5 Owner LLC ("Applicant"), a Delaware limited liability company, having an address at 7 World Trade Center, 250 Greenwich Street, New York, New York 10007, and THE CITY OF NEW YORK ("City"), acting by and through its Department of Housing Preservation and Development (the "Department"), having an address at 100 Gold Street, New York, New York, 10038, has been transferred in accordance with Section 11 of such Agreement on _____, 201__, by execution hereof, specifically agrees to perform the obligations bestowed upon Affordable Housing Units Transferee in such Agreement. Furthermore, Applicant shall continue to perform the obligations bestowed upon Applicant after such transfer occurs. On and after such date of transfer of ownership of the Affordable Housing Units, all notices, approvals, requests, waivers, consents or other communications given or required to be given under such Agreement to Applicant and/or Department also shall be in writing and sent or transmitted to Affordable Housing Units Transferee as follows:

_____
_____

_____

Attn:_____
Facsimile( )_____

with a copy to:

_____
_____
_____

Attn:_____
Facsimile( )_____

[RIVERSIDE CENTER SITE 5 OWNER LLC]
By:_____
[Name]
[Title]

[AFFORDABLE HOUSING UNITS TRANSFEREE]

By:_____
[Name]
[Title]

UNIFORM ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

On this _____ day of _____, 201_, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to in the within instrument and acknowledged to me that [s]he executed the same in [her]his capacity, and that by [her]his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

_____
NOTARY PUBLIC

STATE OF NEW YORK)
) SS:
COUNTY OF)

On this _____ day of _____, 201_, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to in the within instrument and acknowledged to me that [s]he executed the same in [her]his capacity, and that by [her]his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

_____
NOTARY PUBLIC

EXHIBIT L
INVESTIGATION CLAUSE

(a) The parties to this Agreement agree to cooperate fully and faithfully with any investigation, audit or inquiry conducted by a State of New York (State) or City of New York (City) governmental agency or authority that is empowered directly or by designation to compel the attendance of witnesses and to examine witnesses under oath, or conducted by the Inspector General of a governmental agency that is a party in interest to the transaction, submitted bid, submitted proposal, contracts, lease, permit, or license that is the subject of the investigation, audit or inquiry.

(b) If any person who has been advised that his or her statement, and any information from such statement, will not be used against him or her in any subsequent criminal proceeding refuses to testify before a grand jury or other governmental agency or authority empowered directly or by designation to compel the attendance of witness and to examine witnesses under oath concerning the award of or performance under any transaction, agreement, lease, permit, contract, or license entered into with the City, the State or any political subdivision or public authority thereof, or the Port Authority of New York and New Jersey, or any local development corporation within the City, or any public benefit corporation organized under the laws of the State of New York, or;

(c) If any person refuses to testify for a reason other than the assertion of his or her privilege against self-incrimination in an investigation, audit or inquiry conducted by a City or State governmental agency or authority empowered directly or by designation to compel the attendance of witness and to take testimony under oath, or by the Inspector General of the governmental agency that is a party in interest in, and is seeking testimony concerning the award of, or performance under, any transaction, agreement, lease, permit, contract, or license entered into with the City, the State, or any political subdivision thereof or any local development corporation within the City, then;

(d) The commissioner or agency head whose agency is a party in interest to the transaction, submitted bid, submitted proposal, contract, lease, permit, or license shall convene a hearing upon not less than five (5) days written notice to the parties involved to determine if any penalties should attach for the failure of a person to testify.

(e) If any non-governmental party to the hearing requests an adjournment, the commissioner or agency head who convened the hearing may, upon granting the adjournment, suspend any contract, lease, permit, or license pending the final determination pursuant to paragraph (g) below without the City incurring any penalty or damages for delay or otherwise.

(f) The penalties which may attach after a final determination by the commissioner or agency head may include but shall not exceed:

(1) The disqualification for a period not to exceed five (5) years from the date of an adverse determination for any person, or any entity of

which such person was a member at the time the testimony was sought, from submitting bids for, or transacting business with, or entering into or obtaining any contract, lease, permit or license with or from the City; and /or

(2) The cancellation or termination of any and all such existing City contracts, leases, permit, or licenses that the refusal to testify concerns and that have not been assigned as permitted under this agreement, nor the proceeds of which pledged, to an unaffiliated and unrelated institutional lender for fair value prior to the issuance of the notice scheduling the hearing, without the City incurring any penalty or damages on account of such cancellation or termination; moneys lawfully due for goods delivered, work done, rentals, or fees accrued prior to the cancellation or termination shall be paid by the City.

(g) The commissioner or agency head shall consider and address in reaching his or her determination and in assessing an appropriate penalty the factors in paragraphs (1) and (2) below. He or she may also consider, if relevant and appropriate, the criteria established in paragraphs (3) and (4) below in addition to any other information which may be relevant and appropriate:

(1) The party's good faith endeavors or lack thereof to cooperate fully and faithfully with any governmental investigation or audit, including but not limited to the discipline, discharge, or disassociation of any person failing to testify, the production of accurate and complete books and records, and the forthcoming testimony of all other members, agents, assignees or fiduciaries whose testimony is sought.

(2) The relationship of the person who refuses to testify to any entity that is a party to the hearing, including, but not limited to, whether the person whose testimony is sought has an ownership interest in the entity and/or the degree of authority and responsibility the person has within the entity.

(3) The nexus of the testimony sought to the subject entity and its contracts, leases, permits or licenses with the City.

(4) The effect a penalty may have on an unaffiliated and unrelated party or entity that has a significant interest in an entity subject to penalties under (f) above, provided that the party or entity has given actual notice to the commissioner or agency head upon the acquisition of the interest, or at the hearing called for in (d) above gives notice and proves that such interest was previously acquired. Under either circumstance the party or entity must present evidence at the hearing demonstrating the potential adverse impact a penalty will have on such person or entity.

(h)

(1) The term "license" or "permit" as used herein shall be defined as a license, permit, franchise or concession not granted as a matter of right.

(2) The term "person" as used herein shall be defined as any natural person doing business alone or associated with another person or entity as a partner, director, officer, principal or employee.

(3) The term "entity" as used herein shall be defined as any firm, partnership, corporation, association, or person that receives moneys, benefits, licenses, leases, or permits from or through the city or otherwise transacts business with the City.

(4) The term "member" as used herein shall be defined as any person in association with another person or entity as a partner, officer, principal or employee.

(i) In addition to and notwithstanding any other provisions of this Agreement the Commissioner or agency head may in his or her sole discretion terminate this Agreement upon not less than three (3) days written notice in the event the contractor fails to promptly report in writing to the Commissioner of Investigation of the City of New York any solicitation of money, goods, requests for future employment or other benefit or thing of value, by or on behalf of any employee of the City or other person, firm, corporation or entity for any purpose which may be related to the procurement or obtaining of this Agreement by the Contractor, or affecting the performance of this Agreement.

REGULATORY AGREEMENT

BETWEEN

THE CITY OF NEW YORK

AND

RIVERSIDE CENTER SITE 5 OWNER LLC

Block(s)	Lot(s)	Address(es)
1171	165	1-15 West End Avenue, New York, NY

County:

New York

RECORD AND RETURN TO:
Miriam S. Weiler, Esq.
Department of Housing Preservation
and Development
Office of Legal Affairs
100 Gold Street, Room 5Q-5
New York, NY 10038

EXHIBIT 14

ENVIRONMENTAL REPORT

AKRF

Environmental and Planning Consultants

440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

Memorandum

To:	David Marks, Silverstein Properties, Inc.
From:	Henry Kearney
Date:	February 24, 2015
Re:	Riverside Center Building 5 – Air Quality Effects of Con Edison 59th Street Steam Station
cc:	S. Rosen (AKRF)

In conjunction with the Final Supplemental Environmental Impact Statement (FSEIS) prepared for the Riverside Center development, AKRF has conducted air quality studies to understand the effects of the Con Edison 59th Street Station on that development.

The Con Edison 59th Street Station is a steam plant which operates pursuant to and in compliance with federal and state air permitting requirements. As discussed in the FSEIS, the steam plant includes five steam boilers and a combustion turbine ("CT") rated at a maximum capacity of approximately 17 megawatts (MW). The CT is used on a very limited basis (on average about one percent of the year). In general, the CT is used under emergency or contingency conditions, such as when necessary to prevent voltage reduction, load shedding or brownouts, and other circumstances when needed to protect the reliability and integrity of the electrical system; it is not used for daily power generating purposes. The air quality dispersion modeling conducted as part of the FSEIS assumed that the CT emissions, currently exhausting from an approximately 120-foot stack, would be rerouted to the boiler stack, which is over 500 feet in height. The modeling in the FSEIS accounted for conditions both with the boilers and CT operating, and with the boilers only (i.e., with and without the CT emissions venting through the boiler stack). The modeling demonstrated that in either operating condition, there would be no potential for significant air quality impacts from the Con Edison 59th Street Station on the Riverside Center development, including Building 5.

A subsequent October 26, 2010 Technical Memorandum analyzed an alternative condition for the CT, where the CT exhausted through its existing stack; however, the CT was converted to burn natural gas and restrictions were proposed to limit operating conditions of the CT. The air quality studies presented in the October 26, 2010 Technical Memorandum showed that the Proposed Project would result in no significant adverse air quality impacts on Building 5 due to emissions from the nearby Con Edison 59th Street Steam Station. Subsequent to the October 26, 2010 Technical Memorandum, agreements were obtained with Con Edison to ensure that this alternative condition is implemented, and Con Edison secured the required approvals to complete the CT conversion work.

Therefore, no significant adverse air quality impacts are predicted to occur on Building 5 due to emissions from the nearby Con Edison 59th Street Steam Station.