
CONDOMINIUM OFFERING PLAN

for

**THE 336 E. 54th STREET CONDOMINIUM
336 East 54th Street
County of New York
New York, NY 10022**

Total amount of offering, consisting of Ten (10) Units..... \$20,737,500

The total amount of the offering is based upon the aggregate price at which Units are initially offered under this Plan. Such prices are subject to change as described in the section of the Plan entitled "Changes in Prices and Units" (Section K).

See the section of the Plan entitled "Certain Definitions" (Section B) for the definition of capitalized terms used in the Plan.

Name and Address of Sponsor:
336 EAST 54 STREET ASSOCIATES LLC
12 Water Street, Suite 204
White Plains, NY 10601

Name and Address of Selling Agent:
NEST SEEKERS INTERNATIONAL
594 Broadway
New York, NY 10012

THIS PLAN CONTAINS SPECIAL RISKS TO PURCHASERS. SEE PAGE 1.

Date of acceptance for filing of the Plan is March __, 2017. This Plan may not be used after March __, 2018, unless the period is extended by amendment.

BECAUSE SPONSOR IS RETAINING THE UNCONDITIONAL RIGHT, FOLLOWING CONSUMMATION OF THE PLAN, 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. MOREOVER, SINCE MEMBERS OF THE BOARD OF MANAGERS ARE NOT REQUIRED TO BE OWNER-OCCUPANTS, PURCHASERS FOR THEIR OWN OCCUPANCY MAY NEVER GAIN CONTROL OF THE BOARD OF MANAGERS UNDER THE TERMS OF THIS PLAN. (SEE, "SPECIAL RISKS" SECTION OF THIS PLAN.)

THIS OFFERING PLAN IS THE SPONSOR'S ENTIRE OFFER TO SELL THESE CONDOMINIUM UNITS. NEW YORK LAW REQUIRES THE SPONSOR TO DISCLOSE ALL MATERIAL INFORMATION IN THIS OFFERING PLAN AND TO FILE THIS OFFERING 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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Part II

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A. SPECIAL RISKS

1. Savings and commercial banks in New York State are permitted by law to finance a portion of the Purchase Price for those Purchasers whose credit, income and personal reputation are acceptable to the bank making the loan. Under this Plan, a Purchaser will have the right to mortgage his or her Unit subject to those provisions set forth in the Declaration and By-Laws. Neither the Sponsor, nor any other person participating in this offering makes any representations as to the terms, conditions, cost or availability of such financing. Purchasers should note that in the current real estate market, banks and other lenders impose various restrictions on loans such as requiring that a certain percentage of the units in a building be sold and/or closed before the lender will consider making a loan. Thus it may be possible for a Purchaser to experience difficulty obtaining a loan for their purchase where the percentage of Units sold to Purchasers under the Plan is lower than a lender's particular sales minimum. 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 10% or more. Even once the Plan is effective and closings have occurred, lenders may still impose minimum sales requirements before granting a loan. It then may be difficult for a Purchaser to resell a Unit if prospective buyers from a Purchaser are unable to obtain a loan due to such minimum sales and investor ownership requirements.

See, "Procedure to Purchase" (Section L of this Plan).

2. The failure to obtain financing will not relieve a Purchaser from his or her obligations under a Purchase Agreement. A Purchaser who desires to finance his or her purchase but does not obtain a loan commitment (or else obtains a loan commitment which subsequently expires or otherwise fails to close for any reason whatsoever) will still have the obligation to pay the balance of the Purchase Price when due and if payment is not made when due, including the applicable grace period, the Deposit may be forfeited. Purchasers are advised to finalize their financing before signing a Purchase Agreement. Purchasers should be aware that (a) a loan commitment, if obtained, may be effective for a period of time which could expire before the Closing Date for their purchase, which is a particular risk with respect to a new construction project such as that described in this Plan, where closing may be substantially delayed due to construction issues beyond control of Purchaser and (b) many lending institutions may not consider a loan application or issue a commitment unless and until a fully-signed Purchase Agreement is first submitted for review to such institution. See, "Procedure to Purchase" (Section L).

3. The specified time periods in which a Purchaser must pay or otherwise perform his or her obligations under the Purchase Agreement are each deemed to be of the essence to the Agreement. Therefore, unless such payments are made and other obligations performed strictly within the time periods specified, Sponsor may elect (but is not obligated) to cancel the Purchase Agreement and retain the Deposit (plus the cost of any extra work ordered by a Purchaser) as liquidated damages. If a Purchaser fails to

perform any of Purchaser's obligations under the Purchase Agreement and such failure is not fully cured within 30 days following notice of such failure, Sponsor, at its option, may either (a) cancel the Purchase Agreement, retain the Deposit (not exceeding an amount equal to the sum of (i) 10% of the Purchase Price, (ii) interest earned thereon, if any and (iii) the Extra Work Deposit, if any) and sell the Unit to another person without any obligation to account to the original Purchaser for any part of the proceeds of the sale or (b) bring an action against the Purchaser for specific performance of Purchaser's obligation to purchase the Unit. In the event that Sponsor consents to a Purchaser's request to adjourn the Closing Date specified by the Sponsor, or the Purchaser otherwise fails, neglects or refuses to close on the Closing Date specified by the Sponsor due to any cause beyond the reasonable control of the Sponsor, and the Sponsor does not elect to cancel the Purchase Agreement, the Purchaser shall be required to pay interest to the Sponsor on the total Purchase Price at the annual rate of 16%.

See, "Procedure to Purchase" (Section L).

4. Since Board members are elected by the Unit Owners and each Unit Owner has a number of votes equal to one vote for each .01% of Common Interests standing in the name of such Unit Owner, the Sponsor would ordinarily have the right to effectively exercise voting control of the Board so long as it owns a majority of the Units. However, pursuant to the terms of this Plan, Sponsor shall have the rights to (a) exercise voting control of the Board until the aggregate Common Interests appurtenant to all Unsold Units constitute less than 25% of the aggregate Common Interests in the Condominium and (b) designate one member of the Board so long as Sponsor owns a Unit. Sponsor shall have such special right to designate a Board member even though it may not then own sufficient Units to enable it to otherwise elect such member. Furthermore, the Sponsor has reserved certain limited rights to veto specified actions of the Board notwithstanding that the Sponsor may not then exercise voting control of the Board. Voting control of the Board and such veto power may enable the Sponsor to determine the level of services provided or made available to Unit Owners. Since Sponsor has no obligation to sell more than 15% of the Units, until such time as it shall have sold 75% of the Units, Sponsor will be able to control the Board indefinitely and non-Sponsor Unit Owners may never gain voting control of the Board.

During the Sponsor Control Period, there may be non-Sponsor members of the Board, if they are elected by the Unit Owners (including the Sponsor, which shall be entitled to cast its votes as a Unit Owner) or if they are designated by the Sponsor pursuant to its right to exercise voting control of the Board.

See, "Control by the Sponsor" (Section R).

5. Purchasers shall be required to pay the Transfer Taxes due upon their purchase of a Unit. Although Transfer Taxes (other than the New York State "Mansion Tax") are customarily paid by the seller in single-family and other covered transactions, the responsibility for payment of such taxes may be modified by contract. The New York City Department of Finance and New York State Department of Taxation and Finance each take the position that, where the Purchaser pays such taxes, the amount thereof will

be added to the taxable consideration. In addition, Purchasers shall be required to pay certain other closing costs which, in single-family residential transactions, are often the responsibility of seller, such as (a) recording and filing fees for lien releases, (b) a portion of Sponsor's attorneys' fees in connection with closings (with any Purchaser who elects to finance a portion of the Purchase Price for his or her Unit paying an additional \$500 to Sponsor's closing attorney at Closing to defray a portion of the cost incurred by Sponsor for the additional time and effort involved) and (c) reimbursement to Sponsor of a portion of the mortgage recording taxes previously paid by Sponsor. See, "Closing Costs and Adjustments" (Section P).

6. Sponsor reserves the right to withhold from sale one or more Units at any time in its sole discretion. Sponsor also reserves the right, freely and without restriction, following consummation of the Plan, to rent or lease its Units. Because Sponsor is not otherwise limiting the conditions under which it will rent rather than sell Units, there is no commitment to sell more than the 15% necessary to declare the Plan effective and Owner-occupants may never gain effective control and management of the Condominium. See, "Rights and Obligations of Sponsor" (Section Q). Any Purchaser who agrees to purchase a Unit which has been previously occupied shall be required to purchase such Unit in its then "as is" condition, unless the Purchase Agreement expressly provides otherwise. See, "Terms of Sale" (Section N).

7. In the event of a default by Sponsor under a Purchase Agreement, Purchaser's remedies shall be limited to return of the Deposit and monetary damages, if any. Purchasers shall waive their right to seek specific performance by Sponsor or other equitable remedy against Sponsor by reason of such default. See, "Procedure to Purchase" (Section L) and "Terms of Sale" (Section N).

8. Prior to the closing of title to a Unit, the Purchase Agreement prohibits the Purchaser from advertising or otherwise publicizing the availability for sale or lease of such Unit. See, "Procedure to Purchase" (Section L).

9. Certain of the building services and facilities described in this Plan, such as the recreation room, may not be available at the time of the Initial Closing or for a period of time thereafter. Sponsor has the right to phase in such services and facilities at such time as Sponsor elects. However, (a) at the date of the Initial Closing, all services and facilities which directly affect the health, safety and welfare of Building occupants shall have been substantially completed and (b) all services and facilities will be available no later than the earlier to occur of the date when Sponsor has closed title to 75% of the Units or one year from the Initial Closing. Notwithstanding the foregoing, the Budget for the First Year of Condominium Operation includes the cost of all services and facilities which will be provided to Purchasers, regardless of whether or not such services and facilities will be available as of the Initial Closing Date. See, "Description of Premises and Improvements" (Section D) and Schedule B – "Budget for First Year of Condominium Operation" (Section G).

10. There is no specific reserve fund and no provision for the Sponsor to establish a specific reserve fund for the Condominium for the purpose of paying the cost

of future capital repairs, replacements or improvements to the Common Elements. Therefore, as the need for the same arises, unless there is sufficient working capital or other funds available to the Board, Unit Owners shall each be obligated to pay their respective share of such cost pursuant to an assessment adopted by the Board. Since the Building is being substantially rebuilt, the Sponsor does not anticipate the imminent need for such capital repairs, replacements or improvements; however, no assurance or guaranty is given that such imminent need shall not arise. See, "Rights and Obligations of Unit Owners and the Board" (Section T). In addition, the Budget for the First Year of Condominium Operation contained in this Plan as Schedule "B", provides for a replacement reserve item as part of the Common Expenses to be funded from Common Charges payable by Unit Owners.

11. The Sponsor and Sponsor-designees shall not be required to seek or obtain (a) approval from the Board and the Board shall have no right of first refusal with respect to any transfer, lease or mortgage of Units owned by any of them, or (b) approval from the Board with respect to any alterations, repairs or improvements to their Units, provided that such alterations, repairs or improvements must comply with applicable laws.

12. Sponsor and Sponsor-designees shall not be subject to any interest charge or other late payment fee with respect to Common Charges or Special Assessments. See, "Rights and Obligations of the Sponsor" (Section Q).

13. The Premises are under gut renovation. Although the Sponsor anticipates that such renovation will be substantially completed by July 1, 2017, significant construction or renovations may continue beyond that date, with the attendant interference with and disruption of Unit Owners' peaceful and quiet enjoyment of the Premises. In addition, certain of the Building systems or facilities may not be fully operational as of the date of the Initial Closing. See, Special Risk #9 above and "Description of Premises and Improvements" (Section D).

14. In order that the Sponsor not be hindered, delayed or impaired in obtaining a permanent certificate of occupancy for the entire Premises, until such time as a permanent certificate of occupancy for the entire Premises is obtained, without Sponsor's prior written consent, Unit Owners are not permitted to make any alterations to their Units which would hinder, impair, delay or otherwise adversely affect Sponsor's ability to obtain such certificate. Such restriction includes, without limitation, a restriction against any proposed alteration which would require the filing of a notice or application for a building permit with the New York City Department of Buildings, except upon compliance with such conditions as may be required by the Sponsor in its sole discretion. See, "Rights and Obligations of Unit Owners and the Board" (Section T).

15. The Sponsor has the financial resources to meet its obligations under this Plan. However, no bond or other form of collateral security has been or will be furnished by the Sponsor to secure performance of such obligations. The Sponsor's ability to perform such obligations shall depend upon its financial condition if, as and when called upon to perform the same. See, "Rights and Obligations of Sponsor" (Section Q).

16. The Building will have a part-time, non-resident janitor for the performance of minimal maintenance and upkeep of the Common Elements, such as the removal of trash from the Building, cleaning the hallways and sidewalk. There will be no superintendent and no full-time staff to service the Building. That may result in reduced convenience for Unit Owners who will be required to engage outside contractors to perform those responsibilities which a full-time, residential superintendent often performs, such as performance of ordinary repairs to the Common Elements. See, Schedule "B", "Budget for First Year of Condominium Operation."

17. There is no requirement in the By-Laws that a majority of the Board must be Owner-occupants or members of an Owner-occupant's household. Owner-occupants and non-resident Owners, including Sponsor as to the Unsold Units, may have an inherent conflict of interest on how the Condominium should be managed because of their different reasons for purchasing or holding Units, i.e., purchase as a home as opposed to as an investment. See, "Rights and Obligations of Unit Owners and the Board" (Section T).

18. Although the Sponsor has no present intention to perform any extra work or improvements within a Unit beyond that work described in the Property Report contained in Part II of this Plan, it has expressly reserved the right to do so. Such agreement by the Sponsor, if made, must be in writing as a provision of a particular Purchase Agreement or amendment thereto. In the event that Sponsor agrees with a particular Purchaser to perform such extra work, the Sponsor shall have the right to require an additional Deposit (an "Extra Work Deposit") specifically designated to cover all or a portion of the anticipated cost of such work and may, at Sponsor's election, also cover the estimated cost to restore the extra work to its original condition in the event that the Purchase Agreement is terminated for any reason, including without limitation, Purchaser's default thereunder or due exercises of a lawful right of rescission thereof. The Extra Work Deposit shall be initially deposited into escrow and maintained in the same manner as the balance of the Deposit, but the Extra Work Deposit, or any portion thereof, may be released from escrow upon written request of the Sponsor given to the Escrow Agent, for the purpose of performing the extra work and any services relating thereto, such as design and permitting. In the event that the Purchaser affected by such agreement subsequently elects to rescind his or her Purchase Agreement and receive a refund of the Deposit paid thereunder pursuant to right thereto contained in the Purchase Agreement or this Plan, such Purchaser shall have no right to receive and Sponsor shall have no obligation to refund any portion of the Extra Work Deposit paid by Sponsor to perform the extra work (or which Sponsor is obligated to pay, but has not yet paid) and shall have no liability to Purchaser on account thereof. Notwithstanding the foregoing, the Sponsor shall refund the Extra Work Deposit, if any, to a Purchaser in the event that the Plan is not consummated. See, "Procedure to Purchase" (Section L).

19. The Sponsor has reserved the following rights, all of which shall be exclusive to and fully and freely transferable, in whole or in part, by the Sponsor:

(a) The right to install, erect, operate, replace, repair and maintain telephone, television, radio, computer and any other type of telecommunication

equipment, antennae, satellite dishes, lines and other connections on the roof, façade or other Common Elements of the Building. In furtherance of such right, the Sponsor and/or its designee, assignee, licensee or other transferee shall have an easement to use the Common Elements and Limited Common Elements for any lawful purposes, specifically including, but not limited to, installation, operation, maintenance, repair and replacement of telecommunication equipment, lines and other connections on the roofs and façade of the Building for use by the Sponsor or by any designee, assignee, licensee or other transferee of Sponsor's rights with respect thereto. Such equipment, lines and/or other connections may, but need not, be for the benefit of the Building or Unit Owners, and such easement rights shall not be subject to any rules, restrictions, fees or other charges by the Condominium or any Unit Owner. Sponsor shall not exercise any of the foregoing rights in such a manner as to block the light or air of any other Unit Owner.

See, "Rights and Obligations of Sponsor" (Section Q).

20. The bank in which Purchasers' Deposits shall be held in escrow pursuant to the terms of this Plan is covered by federal bank deposit insurance to a maximum of \$250,000 per individual depositor. As a result, in the event that the Deposit made by a Purchaser, together with all other deposits by such Purchaser then being held by such bank, exceeds that maximum amount, the excess portion of the Deposit shall not be federally-insured in the event that the depository bank becomes insolvent or otherwise unable to return the Deposit upon demand. The Sponsor assumes no liability or responsibility for the solvency of the bank. See, "Procedure to Purchase" (Section L).

21. The floor area of each Unit depicted in Schedule A and the Unit floor plans contained in this Plan, has been measured from the exterior side of the glass (i.e., the windows or terrace doors in the Unit), concealed blockwork or concealed concrete structural members of the exterior walls (perimeter concrete columns and perimeter mechanical pipes are not deducted) to the center line of the demising wall separating one Unit from another Unit, corridors, stairs, elevators and other mechanical equipment spaces or any Common Elements or to the Unit side of the opposite exterior walls. Therefore, the floor areas specified in Schedule A and the floor plans are significantly greater than the floor areas actually available for use. Any floor plan or sketch contained in this Plan or shown to a prospective Purchaser is accurate within reasonable tolerances. Each Unit should be inspected prior to signing a Purchase Agreement in order to determine such Unit's actual dimensions, layout and physical condition. See also, "Description of the Premises and Improvements" (Section D).

22. The assessed valuation for the Premises for the First Year of Condominium Operation will not necessarily reflect their value upon completion of on-going renovations by Sponsor. Since the tax assessment for each Unit during the First Year of Condominium Operation will most likely be based upon the status of the improvements as of January 5, 2017, and renovations are not expected to be substantially completed until approximately July 1, 2017 the assessed valuation for the Units for the period commencing on about July 1, 2018, may reflect a substantial increase in the real estate tax assessments (and, therefore, a substantial increase in the real estate taxes payable by a Unit Owner) from those described in Schedule A of this Plan. This Plan

shall be amended to disclose the 2016/2017 tax assessments as to any then-Unsold Units when such assessments are available. See Note “5” to Schedule A of this Plan and Section U of this Plan, entitled “Real Estate Taxes”.

23. Pursuant to existing regulations of the Attorney General, the Sponsor may declare this Plan effective upon the sale of a minimum of 15% of the Units offered under the Plan. However, such effectiveness will not be affected by the fact that one or Purchasers who have been counted towards effectiveness do not ultimately close under their Purchase Agreements whether due to their default, exercise of rescission rights or otherwise. Notwithstanding the foregoing, if no Purchaser closes, then the Plan must be re-declared effective. See the Section entitled “Effective Date of Plan” (Section M).

24. As is customary with condominiums generally, the Board has no right to approve or disapprove prospective purchasers (or tenants) of Units from Unit Owners. Instead, it has a right of first refusal with respect to a prospective sale (or lease) of a Unit, which right is subject to the terms and conditions described in Section 10.2 of the By-Laws. The sale or lease of Units by the Sponsor is not subject to the Board’s right of first refusal. See Section T, “Rights and Obligations of Unit Owners and the Board”.

25. The Sponsor (and after the Initial Closing, the Board) reserves the right to specially re-apportion one or more categories of Common Expenses among Unit Owners to reflect special or exclusive availability of or benefit from such expenses. If the Board has reasonable basis to believe that a particular Common Expense should hereafter be specially allocated or re-allocated among Unit Owners, it reserves the right to do so, subject to and in accordance with the description in Section S, “Board of Managers.” Any dispute between or among Unit Owners relating to the proper allocation of any Common Expenses among the Units shall be resolved by arbitration in accordance with the By-Laws. Pursuant to Article 15 of the By-Laws, the parties to any dispute required or permitted to be resolved by arbitration pursuant to the terms of the Condominium Documents may, by written agreement, vary any of the provisions of the By-Laws with respect to the arbitration of such dispute or may agree to resolve their dispute in any manner, including, without limitation, the manner set forth in Section 3031 of the New York Civil Practice Law and Rules and known as “New York Simplified Procedure for Court Determination of Disputes.”

26. The Sponsor anticipates that the Initial Closing will occur by July 1, 2017. Purchasers will be offered a right of rescission if: (a) the actual Closing Date for the Initial Closing or (b) the projected Closing Date for the Initial Closing is amended to a date which is later than July 1, 2018; provided however, that if this Plan is amended to provide for a projected Closing Date for the Initial Closing which is later than July 1, 2017, Purchasers who have executed and delivered their Purchase Agreement after the date of such amendment will be entitled to an offer of rescission by reason of a delayed Closing if, and only if, the Initial Closing actually occurs more than 12 months beyond that amended, later Closing Date. However, even if the Initial Closing occurs on or before July 1, 2017, the Sponsor may schedule Closings for other Units significantly later than such date. Unless your Purchase Agreement contains an outside Closing Date, the Sponsor is not obligated to schedule your Closing within any specified time frame or to

ensure that Closing for your Unit will occur by any date certain. PROSPECTIVE PURCHASERS SHOULD THEREFORE CAREFULLY CONSIDER SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT. See "Procedure to Purchase", Section L.

27. The Sponsor shall cure or correct all violations which are required to be cured or corrected in order to obtain a temporary or permanent certificate of occupancy for the Premises. Except for such covenant, the Sponsor shall have no obligation to cure, correct or otherwise eliminate any building code or other violations, whether or not of record. Copies of any building code violations of record, if any, as of the date of this Plan are annexed to the end of the Property Report contained in Part II of this Plan as Document B. See also, "Terms of Sale", Section N.

28. Purchasers are advised that in New York City, newly-constructed and newly-renovated buildings are sometimes offered as condominium projects without a final certificate of occupancy ("FCO") covering the entire building but with only a temporary certificate of occupancy ("TCO") and sometimes with several successive TCO's. Certificates of occupancy are generally governed by section 301 of the New York Multiple Dwelling Law and local building codes and rules. Both TCO's and FCO's are issued by the New York City Department of Buildings ("DOB"). Pursuant to the applicable statute and regulations, a TCO is intended to indicate that the property conforms substantially to the DOB approved plans and specifications, and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified in the TCO. No change of use or occupancy shall be made unless a new certificate of occupancy is issued. All TCO's have an expiration date. A TCO typically expires 90 days after the date of issuance. When a TCO expires and is not renewed, it may be difficult or impossible to buy insurance, refinance, or sell units. In New York City, it is common for sponsors to commence unit closings when some or all units are covered by a TCO rather than a FCO. Sponsor anticipates that this scenario may occur. Sponsor and its principals will undertake the responsibility for extending each TCO received prior to expiration thereof and ultimately for obtaining a FCO covering the entire Building within two years from the date of the issuance of the first TCO. However, Sponsor and its principals make no representation or guarantee that DOB will issue the FCO within such two-year period. Notwithstanding the foregoing, Sponsor and its principals are obligated to procure the FCO for the entire Building, and shall exercise best efforts to obtain the FCO within such two year period while keeping the TCO current. Unit Owners and the Board of Managers shall be obligated to cooperate with and refrain from obstructing Sponsor in these undertakings.

Furthermore, because Sponsor and the by-laws of the Condominium may permit Unit Owners to undertake renovations to individual Units prior to the procurement of a FCO, such renovations may cause additional delays in the issuance thereof. Notwithstanding the foregoing, Sponsor and its principals are obligated to procure the FCO.

Since the Building may be occupied prior to obtaining a FCO, Sponsor will be required to distribute each such occupant a copy of the then-current Tenant Protection

Plan required by the provisions of §28.104.8.4 of the NYC Administrative Code.

Purchasers are advised to visit the DOB website for further recommendations when purchasing a unit in a building which does not have a FCO. A Factsheet on Certificates of Occupancy is available on the DOB website at: http://www.nyc.gov/html/dob/downloads/pdf/co_factsheet.pdf.

See, "Rights and Obligations of Sponsor" (Section Q).

29. Unit Owners must notify the Managing Agent in writing when at least one child under the age of 11 years lives or resides (even temporarily) in the Unit. Each Residential Unit Owner shall install at the Residential Unit Owner's expense, the required window guards in all windows of the Unit and shall not remove them until permitted by law in any event, without the full knowledge of the Managing Agent. See, "Procedure to Purchase" (Section L).

30. The 10 storage lockers located in the cellar of the Premises shall be allocated one to each Unit and may not be used for any type of occupancy, including but not limited to dining, sleeping, living room, office or recreation room. To use such facilities in violation of such restriction may result in a violation against the Premises being issued by the NYC Department of Buildings. In addition, such storage lockers may not be used to store or otherwise maintain "Combustible Items" as such term is used in the New York City Building Code. No storage of clothing, furniture, books, papers or other items, if considered combustible pursuant to such Code definition, will be permitted. See, Section D, "Description of Premises and Improvements".

31. The Sponsor will not be obligated to bring any action or to expend any sum (except to the extent of the Abandonment Amount) to render title to any Unit marketable. If Sponsor fails or refuses to correct any title defect which Purchaser is not obligated to accept under the Purchase Agreement as a Permitted Exception, then, provided Purchaser is not then in default, the Purchaser's sole right will be to either (i) take title to the Unit subject to the title defect (without abatement in or credit against the Purchase Price or claim or right of action against the Sponsor for damages or otherwise) or (ii) cancel the Purchase Agreement by written notice to the Sponsor, in which event Sponsor shall return the Deposit to the Purchaser within 15 days. Upon making such refund, the parties shall be relieved of all further obligations and liabilities under the Purchase Agreement and this Plan. IF THE PURCHASER FAILS TO DULY NOTIFY SPONSOR OF HIS OR HER ELECTION WITHIN 15 DAYS AFTER SPONSOR NOTIFIES PURCHASER OF SPONSOR'S REFUSAL OR INABILITY TO REMEDY THE TITLE DEFECT, IT WILL BE CONCLUSIVELY DEEMED THAT PURCHASER HAS ELECTED TO ACCEPT TITLE SUBJECT TO THE TITLE DEFECT. See, "Terms of Sale" (Section N).

B. CERTAIN DEFINITIONS

The following terms used throughout this Plan and not otherwise defined herein shall have the following meanings:

“Abandonment Amount” means an amount equal to .5% of the aggregate Offering Price for all Units and refers to the aggregate amount of the costs of the following items, each as estimated by an architect or engineer designated by the Sponsor:

- (i) the existence of one or more defects in title affecting one or more Units which in the aggregate cannot be cured using reasonable diligence either: (a) without litigation, or (b) for less than the Abandonment Amount and (c) which title defects are not waived in writing by the Purchasers of all Units affected thereby; and
- (ii) any damage to or destruction of all or part of the Building by fire or other casualty that is not fully covered by the insurance proceeds retained by Sponsor (excluding any deductible amount), unless Sponsor elects to repair the same; and
- (iii) the taking of any material portion of the Premises by condemnation or eminent domain;

provided however, that such costs shall not include the costs to cure title defects, violations, work orders or determinations of any authority or regulatory association, which existed on the Date of Presentation of this Plan, and were on that date either known to the Sponsor or a matter of public record.

“Acceptance Date” means the date the Plan is accepted for filing by the Department of Law,

“Additional Deposit” shall have the meaning set forth in the Section entitled “Procedure to Purchase” (Section L).

“AG Regulations” mean Part 20 of Title 13 NYCRR, as amended from time to time.

“Alterations” mean any alterations, improvements or renovations, whether structural or non-structural, to the Premises or any portion of the Premises.

“Architect” means that Person identified as the Architect in the Section of this Plan entitled “Identity of Parties” (Section AA).

“Property Report” or “Architect’s Report” means that description of the condition of the Premises prepared by the Architect, together with all exhibits thereto and documents included therewith, contained in Part II of this Plan as Document B, as the same may be amended from time to time.

“Board of Managers” or “Condominium Board” or the “Board” means the entity responsible for operating the Condominium.

“Building” means the building located at 336 East 54th Street, New York, New York, including all improvements hereafter made to such building.

“By-Laws” or “Condominium By-Laws” means the by-laws governing the operation of the Condominium set forth in their entirety in Part II of this Plan as a part of Document “E,” as the same may be amended from time to time.

“Closing” or “Closing Date” or words of similar import means the date on which or as of which title to each Unit is conveyed to a Purchaser under this Plan.

“Common Charges” means each Unit Owner’s share of Common Expenses payable by the Unit Owners, determined in accordance with the applicable provisions of the Declaration and By-Laws.

“Common Elements” means the common elements of the Condominium (as defined in the Declaration).

“Common Expenses” means those expenses of operating the Condominium generally designated as Common Expenses by or pursuant to the Condominium Act, the Declaration or By-Laws.

“Common Interest” means the proportionate undivided interest in fee simple absolute in the Common Elements appertaining to each Unit.

“Condominium” means The 336 E. 54th Street Condominium, established pursuant to the Declaration and consisting of the Units and the Common Elements.

“Condominium Act” means Article 9-B of the Real Property Law of the State of New York, as the same may be amended.

“Declaration” or “Declaration of Condominium” means the instrument by which the Premises has been submitted to the Condominium Act, in the form set forth in Part II of this Plan as Document “E,” as the same may be amended from time to time.

“Department of Law” means the New York State Department of Law, Real Estate Finance Bureau.

“Deposit” means all amounts paid to the Sponsor, or its agent, by a Purchaser upon the signing of a Purchase Agreement (including any additional sums paid thereunder by a Purchaser, such as an Extra Work Deposit or Additional Deposit), together with interest earned thereon, if any.

“DOB” means the Department of Buildings of the City of New York.

“Effective Date” means the date as of which the Plan is declared effective by the Sponsor in accordance with the section of this Plan entitled “Effective Date of Plan” (Section M).

“Escrow Agent” shall mean the law firm of Golenbock Eiseman Assor Bell & Peskoe LLP, 711 Third Avenue, New York, New York, as holder of sales proceeds under this Plan, or such other law firm as Sponsor may hereafter designate in an amendment to this Plan.

“Extra Work Deposit” shall have the meaning described in the section of this Plan entitled “Procedure to Purchase” (Section L).

“Family Members” means the spouse, children (natural and adopted), stepchildren, grandchildren, siblings, parents, parents-in-law, grandparents, great-grandparents, nieces, nephews, and aunts and uncles of a Unit Owner. The term “spouse” shall mean any adult person of the same or opposite sex to whom the Unit Owner is married or with whom the Unit Owner actually resides and who is not related by blood or adoption to the Unit Owner.

“First Year of Condominium Operation,” or similar phrase, shall have the meaning set forth in Schedule “B” of this Plan.

“Housing Warranty” shall mean the Housing Merchant Implied Warranty provided by statute in Article 36-B of the New York General Business Law, as amended from time to time.

“Improvements” mean the existing building and other improvements on the Land and those improvements being made by the Sponsor to the Premises, as more fully described in this Plan.

“Individual Expense Charges” means such charges as may be assessed by the Board against one or more particular Unit Owners for liabilities or costs incurred by the Board as a result of the wrongful acts or omissions of such Unit Owner, his or her guests or contractors.

“Initial Closing” means the first Closing of the sale of a Unit sold pursuant to this Plan.

“Interim Lease” means that lease or other occupancy agreement which may be entered into between the Sponsor and a Purchaser prior to closing on such Purchaser’s Unit as more fully described in the section of this Plan entitled “Interim Leases” (Section O).

“Land” means the land upon which the Building is located, as more particularly described in the Declaration.

“Limited Common Elements” means those portions of the Common Elements described in the Declaration which serve, benefit or are available for use by less than all of the Unit Owners.

“Managing Agent” means such person, if any, as the Sponsor or Condominium designates as such from time to time to manage the affairs of the Condominium.

“Offering Date” means that approximate initial date of the offering under this Plan, as set forth on the cover of this Plan.

“Offering Price” means that purchase price at which Units are being offered for sale by the Sponsor under this Plan, as the same may be amended from time to time.

“Permitted Exception” shall have the meaning set forth in the section of this Plan entitled “Terms of Sale” (Section N).

“Permitted Mortgage” means a recorded first mortgage on any Unit, together with any subsequent consecutively recorded mortgages held by the same mortgagee.

“Permitted Mortgagee” means the holder of a Permitted Mortgage.

“Person” means a natural person, corporation, partnership, association, limited liability company or other legal entity.

“Plan” or “Offering Plan” means this offering plan, as amended from time to time.

“Premises” or “Property” means, collectively, the Land and Building.

“Property Tax Consultant” shall mean Paul J. Korngold, Esq., of Tuchman, Korngold, Weiss, Liebman & Gelles, LLP.

“Purchase Agreement” means a written contract for the purchase and sale of a Unit under this Plan, including any amendment to such Contract.

“Purchase Price” means the total purchase price for a Unit actually payable by a Purchaser under a Purchase Agreement.

“Purchaser” means a person who has duly executed and delivered a Purchase Agreement and is not then in default thereunder.

“Selling Agent” shall mean such Person, if any, as the Sponsor designates and identifies in this Plan as such from time to time to represent Sponsor in the sale and marketing of Units under this Plan.

“Special Assessments” shall mean those charges, other than Common Charges, which the Board is authorized to levy and assess against Unit Owners in accordance with their respective Common Interests.

“Sponsor” means 336 East 54 Street Associates LLC, a New York limited liability company, having an office at the address set forth on the cover of this Plan, and its successors and assigns.

“Sponsor Control Period” shall have the meaning set forth in “Control by the Sponsor” (Section R).

“Sponsor-designee” shall mean any Person designated in writing by Sponsor to hold title to any Unsold Unit. Sponsor’s written statement shall be conclusive evidence of such status so as to entitle such person to all the rights of a Sponsor or a holder of Unsold Units under this Plan.

“Tax Benefits” shall have the meaning, if any, set forth in “Real Estate Taxes” (Section U).

“Tax Escrow” shall have the meaning set forth in Section P, “Closing Costs and Adjustments.”

“Tax Liability Period” shall have the meaning set forth in the Section entitled “Closing Costs and Adjustments” (Section P).

“TCO” means a temporary certificate of occupancy.

“Title Company” shall mean Judicial Title Insurance Agency LLC or such other title insurance company as Sponsor may designate from time to time.

“Transfer Taxes” shall mean, collectively, the New York City Real Property Transfer Tax and New York State Real Estate Transfer Tax.

“Unit Owner” or “Owner” means the record Owner of fee title to a Unit.

“Unit” means that portion of the Building designated as a Unit in the Declaration, together with its appurtenant Common Interest.

“Unsold Units” means any Unit owned by Sponsor or a Sponsor-designee at the time in question.

Use of the masculine gender in this Plan shall be deemed to include the feminine and neuter genders and use of the singular shall be deemed to refer to the plural, and vice-versa, wherever the context so requires. References in this Plan to a particular Section shall mean and refer to that particular section of this Plan, unless otherwise specified.

PART I

C. INTRODUCTION

The Premises

The Premises consist of land located on the southerly side of 54th Street between First Avenue and Second Avenue in the Midtown East Side of Manhattan, together with the improvements thereon. 336 East 54 Street Associates, LLC, a New York limited liability company (the “Sponsor”), acquired the Premises in 2014 and is in the process of gut renovating the building (the “Building”), which Sponsor presently intends to substantially complete by July 1, 2017, although Sponsor makes no representation, guarantee or assurance as to such completion date.

Pursuant to a declaration of condominium to be recorded in the Office of the New York City Register for New York County (the “Declaration”), The 336 E. 54th Street Condominium (the “Condominium”) shall be established at the Premises. Upon completion of Sponsor’s gut renovation of the Premises, the Condominium will consist of 10 unique, luxury residential units (each, a “Unit”), as more fully described in this Plan. A portion of the cellar includes Building mechanical equipment, utility meters and storage units, one of which shall be assigned by Sponsor to each Purchaser at Closing. There will be a new elevator installed servicing all floors from the cellar to the roof terrace.

The Architect’s Description of Property and Building Condition, contained in Part II of this Plan as Document B, including the floor plans and other exhibits which are part of that document (all of which is sometimes referred to in this Plan as the “Property Report”), sets forth a more complete description of the Units.

When the Sponsor acquired title to the Premises, the Premises were vacant and the Premises continue to be vacant as of the Offering Date.

Pursuant to the Declaration, the Units may be used for residential purposes, in accordance with applicable zoning requirements and subject to certain prohibitions described in the Declaration. See, “Rights and Obligations of Unit Owners and the Board” (Section T).

Summary of Transaction

As set forth above, the Condominium shall be established pursuant to the Declaration and the Premises thereby submitted to the provisions of Article 9-B of the New York Real Property Law (the “Condominium Act”). The proposed form of Declaration and the By-Laws of the Condominium are set forth in their entirety in Part II as Document “E.”

Sponsor reserves the right, from time to time before or after the Initial Closing, to withhold from sale or, following consummation of the Plan, to rent Unsold Units if, in its sole discretion, it determines that market conditions are such that Sponsor will be unable to sell such Units for a Purchase Price or upon such other terms or conditions as are acceptable to Sponsor. While it is the present intention of the Sponsor to sell rather than rent Unsold Units, due to the reservation of rights by Sponsor described in this paragraph, there is no commitment to sell more Units than the 15% necessary to declare the Plan effective and Owner-occupants may not gain effective control and management of the Condominium, subject, however, to Sponsor's limited right to exercise voting control of the Board. See, "Rights and Obligations of Sponsor" (Section Q) and "Control by the Sponsor" (Section R).

The Sponsor has obtained construction financing for the renovations, the lien of which shall be released from each Unit, together with its Common Interest, at or prior to such Unit's closing. The Offering Prices for Units set forth in Schedule A of this Plan comply with such release price requirements. There are no other terms under such financing creating or relating to the Sponsor's obligation to sell Units nor any limits or requirements imposed by the lender for Sponsor to rent rather than sell Units under specified market conditions. In the event that the Sponsor makes a bulk sale of all or some of its unsold Units, the transferee, as a successor sponsor, shall be bound by Sponsor's representations, if any, in this Plan regarding its commitment to sell Units.

The Board of Managers, on behalf of the Unit Owners, shall make any and all decisions relating solely to the operation and cost of operation of the Condominium and the costs incurred solely in connection with the operation, maintenance, alteration and improvement of the Units will be borne solely by the Unit Owners.

The purpose of this Plan is to set forth all of the material terms of the offer of the Sponsor to sell Units. The Plan may be amended from time to time by filing an amendment with the New York State Department of Law. Amendments shall be served on all offerees as follows: Purchasers, one Unit Owner for each sold Unit and any other persons entitled to service pursuant to local law or regulation. See, "Changes in Prices and Units" (Section K).

The initial purchase price at which each of the Units is being offered for sale by the Sponsor (the "Offering Price") and related information for each Unit is set forth in Schedule "A" of this Plan entitled "Schedule of Offering Prices and Other Financial Details for Each Unit." The Offering Prices may be changed from time to time by the Sponsor as described in this Plan in the section "Changes in Prices and Units" (Section "K"). Therefore, Purchasers may pay or may have paid different prices for the similar Units. THE OFFERING PRICES FOR THE UNITS HAVE BEEN DETERMINED BY THE SPONSOR ALONE AND ARE NOT SUBJECT TO REVIEW OR APPROVAL BY THE DEPARTMENT OF LAW OR ANY OTHER GOVERNMENTAL AGENCY.

Banks and other lending institutions in the State of New York are permitted to finance a portion of the Purchase Price for Units for those Purchasers whose credit, income and reputation are acceptable to the lending institution. Neither the Sponsor, nor

any person or entity associated with the Sponsor makes any representation, warranty or assurance as to the terms, conditions, costs or availability of financing sought in connection with the purchase of a Unit. Moreover, the Purchase Agreement is not contingent upon a Purchaser obtaining a commitment for satisfactory purchase-money financing. Therefore, a Purchaser will be obligated to pay the balance of the Purchase Price regardless of the fact that either: (i) such Purchaser fails, or is unable to obtain a satisfactory mortgage commitment, or (ii) once such satisfactory mortgage commitment has been obtained, the same either lapses, expires or is terminated. In the event that a Purchaser fails, neglects or refuses to duly pay the balance of the Purchase Price for any reason, Sponsor may (but is not obligated) to cancel the Purchase Agreement and retain the Deposit as liquidated damages. See, "Procedure to Purchase" (Section L).

The agreement to purchase a Unit is called a "Purchase Agreement," the form of which is contained in Part II of the Plan as Document "A."

The applicable rules for the operation of the daily affairs of the Condominium as well as the rights and obligations of Unit Owners are set forth in the Declaration and By-Laws, copies of which are included in Part II of this Plan.

Parts I and II of the Offering Plan, together with the exhibit volumes submitted to the Department of Law in connection with the filing of this Plan, constitute the entire offer of the Sponsor. Copies of the Offering Plan and said exhibit volumes are available for inspection by prospective Purchasers without charge, or for copying at a reasonable charge, at the Department of Law, the office of the Sponsor during normal business hours, or the sales office, if any, located at the Premises whenever the sales office is open, in any event upon reasonable prior notice.

Basic Aspects of Condominium Ownership

The ownership of a Unit is similar in many respects to the ownership of a private home. Each Purchaser of a Unit owns the following property rights: (a) his or her Unit outright, and he or she is entitled to the exclusive use, occupancy and possession thereof, (b) an undivided percentage interest, in fee simple, in and the right to use the Common Elements, together with all other Unit Owners, (c) the substantially exclusive right to use certain Limited Common Elements, and (d) certain easement rights with respect to other Units and the Common Elements. Each Unit Owner is obligated to comply with the Declaration, the By-Laws, Rules and Regulations and any other requirements of the Board.

The business of the Condominium generally will be governed by the Board, members of which are elected by the Unit Owners as more fully described in Section "R," "Board of Managers." Matters affecting solely the Units will be determined by the members of the Board representing the Units. See also, "Control by the Sponsor" (Section R). A Unit Owner will be required to pay monthly Common Charges which the Board will use for payment of the costs of operation and maintenance of the Condominium as well as to establish or maintain such reserves as the Board may deem appropriate from time to time, based upon the total cash requirements of the

Condominium as projected in an annual budget adopted each year by the Board. A budget for the projected First Year of Condominium Operation is Schedule "B" of this Plan.

Each Unit Owner may use, lease, mortgage, sell, alter, renovate or improve his or her Unit in accordance with the Condominium By-Laws. Generally, sales and leases are subject to a right of first refusal held by the Board. See, "Rights and Obligations of Unit Owners and the Board" (Section T). Since the Board does not have the right to approve or disapprove purchasers, there is no limit on the number of Owners who may purchase their Unit for investment purposes rather than for personal occupancy and there may always be a substantial percentage of Owners who are non-residents.

A Unit Owner will be responsible for maintaining his or her Unit and making repairs within the Unit. Generally, after purchasing a Unit, a Unit Owner may, at his or her own cost and expense and with the prior consent of the Board (which shall not be unreasonably withheld), make alterations or improvements within his or her Unit, so long as he or she obtains all necessary permits, licenses and approvals and otherwise complies with the requirements of the Board. Notwithstanding the foregoing provisions, until such time as the Sponsor shall have obtained a permanent certificate of occupancy for the entire Building, no Unit Owner may make any alterations to his or her Unit without the express prior written consent of the Sponsor. Such consent may be withheld or conditioned as the Sponsor may determine in its sole discretion, in order that Sponsor's undertaking to obtain such a permanent certificate of occupancy will not be hindered, impaired or delayed.

The Board is obligated to obtain and maintain in full force and effect at all times appropriate fire, casualty and liability insurance for protection against loss or damage to the Common Elements and Limited Common Elements. See, "Rights and Obligations of Unit Owners and the Board" (Section T). Unit Owners are advised to obtain, and they shall be fully responsible for the cost of, insurance coverage against (i) the risk of loss to the interior of their Unit and to their personal property and fixtures, and (ii) the risk of liability to others for loss, injury or damages occurring within their Unit.

Upon apportionment of separate tax lots for each Unit by the City of New York, each Unit (including its allocable Common Interest) will be taxed separately for real estate tax purposes and no Unit Owner will be liable for the real estate taxes payable with respect to any other Unit. As set forth in the written opinion of Golenbock Eiseman Assor Bell & Peskoe LLP, counsel for Sponsor, if this Plan becomes effective in accordance with its terms and all of the conditions referred to in such opinion are met, each Unit Owner will be entitled to deduct for federal income tax purposes, the amount of all real estate taxes paid with respect to his or her Unit, as well as interest paid on any mortgage incurred to acquire his or her Unit if such Unit is used by the Unit Owner as his or her principal or secondary residence. See, "Counsel's Tax Opinion" (Section W).

Units may be purchased by, on behalf of or in the name of one or more Persons. If the Purchaser is not a natural person, the Board may require a personal guaranty of the Purchaser's obligations to make payments to the Board and other representations,

covenants and assurances by the Purchaser as to occupancy of the Unit, identity of the members of the Purchaser, or such other matters as the Board may determine in its sole discretion. See, "Terms of Sale" (Section N).

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

D. DESCRIPTION OF PREMISES AND IMPROVEMENTS

The Premises

The Premises is a six-story building located on the southerly side of 54th Street, between First Avenue and Second Avenue, on the Midtown East Side of Manhattan. The lot is zoned "R8B" pursuant to the New York City Zoning Resolution, which permits use of the Premises for residential purposes.

Upon completion of construction, the Premises will consist of a six-story building with 10 unique, luxury Units. Portions of the cellar will include Building mechanical equipment and utility meters. Ten storage units located in the cellar of the Premises (each, a "Storage Unit") shall be allocated and assigned by Sponsor at Closing, one to each Unit and may not be used for any type of occupancy, including but not limited to dining, sleeping, living room, office or recreation room. To use such facilities in violation of such restriction may result in a violation against the Premises being issued by the NYC Department of Buildings. In addition, the Storage Units may not be used to store or otherwise maintain "Combustible Items" as such term is used in the New York City Building Code. No storage of clothing, furniture, books, papers or other items, if considered combustible pursuant to such Code definition, will be permitted. There also will be a new elevator installed servicing all floors from the cellar to the roof terrace.

See the floor plans included with the Architect's Description of Property and Building Condition, contained in Part II of this Plan as Document B, for a more complete description of the Units.

The Sponsor anticipates that the renovations will be substantially completed by July 1, 2017, subject to possible delays due to weather, strikes, lockouts, acts of God, shortages or inability to obtain materials, equipment or labor, governmental restrictions, and any other matter beyond Sponsor's control. Sponsor makes no representations or warranties as to when construction of the Building will be substantially completed. Even if renovations are substantially completed by July 1, 2017, significant construction or renovations may continue beyond that date, with the attendant interference with and disruption of Unit Owners' peaceful and quiet enjoyment of the Premises. In addition, certain of the Building systems or facilities may not be fully operational as of the date of the Initial Closing. However, (a) at the date of the Initial Closing, all services and

facilities which directly affect the health, safety and welfare of Building occupants shall have be substantially completed and (b) all services and facilities will be available no later than the earlier to occur of the date when Sponsor has closed title to 75% of the Units or one year from the Initial Closing. The improvements will be built by the Sponsor in accordance with all applicable zoning and building laws, regulations and codes and other government requirements, including those of the City and State of New York and substantially as described in the Property Report.”

Units

Upon completion of construction, the Premises will consist of 10 unique Units: Floors 2-through 6 contain two units per floor, with Units 3B, 4B, 5B and 6B each having a balcony.

A Unit Owner will hold fee title to his or her Unit. Each Unit will consist of the area described as follows: (a) measured horizontally, from the exterior side of the glass (i.e., from and including the windows or terrace doors in the Unit), concealed blockwork or concealed concrete structural members of the exterior walls (perimeter concrete columns and perimeter mechanical pipes are not deducted) to the center line of the demising wall separating one Unit from another Unit, corridors, stairs, elevators and other mechanical equipment spaces or any Common Elements or to the Unit side of the opposite exterior walls and (b) measured vertically, from the top of the concrete floor to the underside of the steel beams beneath the concrete ceiling of such Unit.

Floor plans for each of the Units are included in Part II of this Plan as a part of Document “B.” Such floor plans are subject to the rights of Sponsor to change the number of rooms in, as well as the size, layout and dimensions of one or more Unsold Units. The dimensions of the Units set forth in the floor plans and as an exhibit to the Declaration are subject to reasonable construction variances and tolerances. As is customary for similar developments in the New York City metropolitan area, less floor area is actually available for use than the dimensions show. The Sponsor shall have no liability or responsibility to Purchasers, nor shall any Purchaser be entitled to any reduction in or credit against the Purchase Price or otherwise be relieved from performing his or her obligations under the Purchase Agreement, so long as the dimensions and layout of any Unit and the appurtenant Limited Common Elements, if any, substantially conform to the floor plans. Non-material deviations from the dimensions specified in the floor plans shall be deemed insubstantial for which Sponsor assumes no responsibility to Purchasers. Ceiling heights within certain Units and common areas will vary due to existing conditions and other factors. See, “Changes in Prices and Units” (Section K).

Heat will be provided to each Unit using a split HVAC unit that provides heat and air conditioning via duct into every room. Domestic hot water will be provided to each Unit by a natural gas-fired hot water heater in the cellar of the Building. Air conditioning is provided by variable refrigerant flow pumps, with the condensing unit located on the roof of the Building and air handlers within the Units. The cost of gas for cooking and hot water within the Units is a Common Expense shared by all of the Unit Owners. The

cost of electricity for heat and air conditioning within each Unit shall be billed directly to and payable directly by each Unit Owner.

Each Unit shall include a smoke and carbon monoxide detector and intercom system with door release for entry door security. Wiring will be installed in each Unit to enable a Unit Owner, at his or her option and sole cost, to obtain telephone and cable television services directly from the supplier of such services. Each Unit also contains a laundry closet or laundry room equipped with an electric clothes washer and dryer.

The costs and expenses incurred in connection with the operation, maintenance, repair or replacement of Units (including, without limitation, the windows and terrace doors, if any, therein) shall be borne by Unit Owner.

For a more complete description of the Premises, See, "Architect's Description of Property and Building Condition" (Part II, Document "B").

Common Elements

The Common Elements include the Land and all parts of the Building and improvements thereon other than the Units. Reference should be made to the Declaration, set forth in its entirety in Part II, as Document "E," for a detailed description of the Units, Common Elements and Limited Common Elements.

Common Elements consist of portions of the Premises which are intended to serve or benefit, or are available for common use by all Unit Owners, and which are necessary or convenient for the existence, maintenance or safety of the Premises. Common Elements include, but are not limited to, the Land (including, without limitation, the rear yard), exterior portions and foundations of the Building, the roof, lobby, elevator, common stairway and all mechanical systems serving the Premises generally as well as the common recreation room located on the First Floor. A Unit's undivided percentage interest in the Common Elements is referred to as such Unit's "Common Interest." Generally, the costs and expenses incurred in connection with the operation, maintenance and repair or replacement of the Common Elements are referred to as "Common Expenses" and are borne jointly by the Unit Owners in proportion to their respective Common Interests; provided however, that if and to the extent that any particular Unit(s) enjoys the benefit of such expenses in a manner which is significantly greater than its respective Common Interest, it is intended that such Unit Owner bear a proportionately higher percentage of such expenses, as may be determined by the Sponsor prior to the Initial Closing and thereafter by the Board.

Limited Common Elements

Certain Common Elements which serve or have special or exclusive use for or availability to the Owner or Owners of one or more but less than all of the Units are designated as Limited Common Elements. Limited Common Elements include, by way of example, the Storage Units and the balcony appurtenant to each of Units #3B, 4B, 5B and 6B, as more fully described in this Plan.

The costs and expenses incurred in connection with the operation, maintenance, repair or replacement of the Limited Common Elements will be borne by those Unit Owners intended to benefit from such expenses in proportion to their respective Common Interests; provided however, that to the extent any particular Unit enjoys the benefit of such expenses in a manner which is relatively greater than its Common Interest, it is intended that the Owner of such Unit bear a higher relative percentage of such expenses. Reference should be made to Schedule "A" of this Plan for the estimated Common Charges for each Unit during the projected First Year of Condominium Operation and Schedule "B" of this Plan for a description of the projected income and expenses of the Condominium during such first year of operation.

Decoration of and ordinary maintenance and repairs to Limited Common Elements are the right and obligation of the Unit Owner or Unit Owners having exclusive rights with respect thereto in the same manner and to the same extent as such Unit Owner(s) has the right to decorate, maintain and repair his or her own Unit. That is, he or she is required to maintain such Limited Common Element in good repair and condition at his or her sole cost and expense. Unit Owners are also restricted as to alterations affecting Limited Common Elements visible from the public streets or affecting any other Common Elements. Structural repairs, alterations or improvements to Limited Common Elements may be made only by the Board. Unless such repairs are necessitated by the acts or omissions of a Unit Owner (in which event, the cost thereof shall be paid by such Unit Owner), the cost of such structural repairs, alterations and improvements are a Common Expense.

Easements

The Board and its designated agents or contractors shall have an easement of access to the Common Elements and Limited Common Elements for purposes of repair, maintenance, improvement, replacement or service. Unit Owners shall also have certain easement rights to such portions of the Common Elements and Limited Common Elements and other Units as is necessary to protect, maintain and repair facilities within each Unit. For a description of certain other easement rights, See, "Rights and Obligations of Unit Owners and the Board" (Section T). The Sponsor and its designees have the additional right, in the nature of an easement (in addition to its easement rights as a Unit Owner), to use the Common Elements and Limited Common Elements for any lawful purposes, specifically including, but not limited to, installation, operation, maintenance, repair and replacement of telecommunication equipment, lines and other connections on the roofs and façade of the Building.

E. LOCATION AND AREA INFORMATION

The Premises are located on 54th Street, between 1st Avenue and 2nd Avenue, on the Upper East Side of Manhattan. The lot is zoned "R8B" pursuant to the New York City Zoning Resolution, which permits use of the Premises for residential purposes. The

neighborhood in the immediate vicinity of the Premises consists of a variety of residential uses typical to the area.

The neighborhood has ready access to the FDR Drive at 63rd Street and the Robert F. Kennedy Bridge (formerly, the Triboro Bridge). Public transportation facilities in the vicinity of the Premises include: the Numbers 4, 5, 6, N, Q and R subway line at East 59rd Street and Lexington Avenue and the E and M subway lines at East 53rd Street and Lexington. Crosstown Buses are available to the West Side. Uptown local and express buses are on Third Avenue and Madison Avenue. Downtown local and express buses are on Second Avenue and Lexington Avenue.

Other public services, including police protection, library, street maintenance, social services and fire protection, are provided by the City of New York. Several religious faiths have established congregations within a short distance of the Premises.

The neighborhood abounds in both public and private schools and institutions of higher learning. The building is part of NYC Department of Education District 2. The public elementary schools in the immediate vicinity include East Side Elementary School, PS 59 located at 213 East 63rd Street; P.S. 183 Robert L. Stevenson School, located at 419 East 66th Street; Ella Baker School (kindergarten-8), located at 317 East 67th Street; and P.S. 059 Beekman Hill International School, located at 231 East 56th Street.

The area middle school is J.H.S. 104 Simon Baruch School, located at 330 East 21st Street. The high schools within the immediate vicinity include Art and Design High School, located at 231 East 56th Street; Eleanor Roosevelt High School, located at 411 East 76th Street; Manhattan International High School, Talent Unlimited High School and Vanguard High School all located within the Julia Richmond Educational Campus, 317 East 67th Street; as well as the Urban Academy Laboratory High School located at 317 East 67th Street.

The private schools in the immediate vicinity include The Browning School 52 East 62nd Street; Lycee Francais de New York, 505 East 75th Street; The Town School, 540 East 76th Street; The Buckley School, 113 East 73rd Street; The Hewitt School, 45 East 75th Street; The Birch Wathen Lenox School, 210 East 77th Street; The Caedmon School, 416 East 80th Street; The Allen-Stevenson School, 132 East 78th Street; and Rudolf Steiner High School, 15 East 78th Street.

The Hunter College Campus is located on 68th Street between Lexington and Park Avenues and Marymount Manhattan College is located on 71st Street between Second and Third Avenues.

Sponsor has not undertaken any other projects which exist or have been approved by the DOB, located within a one block radius of the Premises.

**F. SCHEDULE “A” - OFFERING PRICES
AND RELATED INFORMATION FOR EACH UNIT**

- The 336 E. 54th Street Condominium -

336 East 54th Street, New York, NY

Unit	Bdrm/ Baths	Floor Area (1) (sq. ft.)		Storage Unit Floor Area (sq. ft.)	Offering Price (2)	Common Interest (3)	Common Charges* (4)		Real Estate Taxes* (5)		Total Monthly Carrying Charges* (6)
		Interior	Exterior				Monthly	Annual	Monthly	Annual	
2A	1/1	798	N/A	30	\$1,612,500	9.12%	\$1,274	\$15,294	\$1,359	\$16,313	\$2,634
2B	1/1.5	952	N/A	30	\$2,150,000	10.88%	\$1,520	\$18,245	\$1,622	\$19,462	\$3,142
3A	1/1	798	N/A	30	\$1,687,500	9.12%	\$1,274	\$15,294	\$1,359	\$16,313	\$2,634
3B	1/1.5	952	72 (B)	30	\$2,250,000	10.88%	\$1,520	\$18,245	\$1,622	\$19,462	\$3,142
4A	1/1	798	N/A	30	\$1,762,500	9.12%	\$1,274	\$15,294	\$1,359	\$16,313	\$2,634
4B	1/1.5	952	72 (B)	30	\$2,350,000	10.88%	\$1,520	\$18,245	\$1,622	\$19,462	\$3,142
5A	1/1	798	N/A	30	\$1,837,500	9.12%	\$1,274	\$15,294	\$1,359	\$16,313	\$2,634
5B	1/1.5	952	72 (B)	50	\$2,450,000	10.88%	\$1,520	\$18,245	\$1,622	\$19,462	\$3,142
6A	1/1	798	N/A	50	\$1,987,500	9.12%	\$1,274	\$15,294	\$1,359	\$16,313	\$2,634
6B	1/1.5	952	72 (B)	50	\$2,650,000	10.88%	\$1,520	\$18,245	\$1,622	\$19,462	\$3,142
Totals		8,750 sq. ft.	288 sq. ft.	360 sq. ft.	\$20,737,500	100%	\$13,975	\$167,696	\$14,906	\$178,875	\$28,881

(*The projected amounts in this Schedule are for the period July 1, 2017 through June 30, 2018)

FOOTNOTES TO SCHEDULE "A"

(1) **Floor Area.** The floor area of each Unit has been measured from the exterior side of the glass (i.e., the windows or terrace doors in the Unit), concealed blockwork or concealed concrete structural members of the exterior walls (perimeter concrete columns and perimeter mechanical pipes are not deducted) to the center line of the demising wall separating one Unit from another Unit, corridors, stairs, elevators and other mechanical equipment spaces or any Common Elements or to the Unit side of the opposite exterior walls. The interior floor areas shown do not include available space on the balconies appurtenant to certain of the Units. The type of the exterior space appurtenant to each of such Units as shown in this Schedule is designated as follows: "(RT)" – Roof Terrace; "(B)" – Balcony; ("Y") – Yard; and "(P)" – Patio.

The floor areas specified in this Schedule are greater than the floor areas actually available for use. Any floor plan or sketch contained in this Plan or shown to a prospective Purchaser is accurate within reasonable tolerances. Each Unit should be inspected prior to signing a Purchase Agreement in order to determine such Unit's actual dimensions, layout and physical condition. See also, "Description of the Premises and Improvements" (Section D).

(2) **Offering Price.** Purchasers may purchase one or more Units, subject to availability. In addition to the Offering Price, a Purchaser shall pay certain closing costs and adjustments, as more fully set forth in the section of this Plan entitled "Closing Costs and Adjustments" (Section P). Offering Prices, as well as other terms and conditions of the offering under this Plan, may from time to time be changed, amended or negotiated, solely at the discretion of the Sponsor, all as more fully explained in the section of this Plan entitled "Changes in Prices and Units" (Section K). As a result, Purchasers may pay different prices for similar Units.

(3) **Common Interest.** In accordance with 339-(i)(1)(iv) of the Act, the percentage of Common Interest appurtenant to each Unit is computed based upon the floor space of the Unit as of the anticipated date that the Declaration will be filed, giving effect to other factors of relative value, such as location, uniqueness, overall dimensions and the availability of Limited Common Elements for exclusive or shared use. The percentage of Common Interest allocated to certain Units may vary after the date of this Plan with the consent of all affected Unit Owners and amendment of the Declaration and this Plan. See, "Changes in Prices and Units" (Section K).

(4) **Common Charges.** These amounts reflect a Unit Owner's proportionate share of the projected cash requirements for operating the Condominium (including budgeted reserves) as estimated for the projected First Year of Condominium Operation. Projected annual Common Charges payable by each Unit Owner are determined generally by multiplying such Unit's Common Interest by the total Common Expenses, as the case may be, based upon projected cash requirements of the Condominium, subject to such adjustment as the Sponsor (or the Board, following the Initial Closing) may reasonably determine for allocation of such expenses based upon the intended benefit, use or availability of the system, facility or service relating to such

expense. Such adjustments by Sponsor have been reflected in this Budget as described in these Footnotes to the respective items of Common Expense. The actual First Year of Condominium Operation may be different from that which is projected in this Plan. The amounts of Common Charges are expected to change over the years as operating expenses of the Condominium change. The Board will adopt a budget annually in an effort to reflect such changes. For a more complete description of such operating budget, including a budget for the First Year of Condominium Operation, see Schedule "B" of this Plan.

Each Unit Owner will be required to pay Common Charges monthly in advance, on the first day of each month. If not timely paid, the amount of such charges may become a lien on a Unit Owner's Unit, which lien is enforceable by the Board. See, "Rights and Obligations of Unit Owners and the Board" (Section T).

(5) Real Estate Taxes. Upon apportionment of separate tax lots for each subdivided Unit by the City of New York, each Unit (including its allocable Common Interest) will be taxed separately for real estate tax purposes and no Unit Owner will be liable for the real estate taxes payable with respect to any other Unit and no Unit will be subject to any lien arising from the non-payment of real estate taxes on other Units.

The amounts shown in Schedule "A" reflect the estimated amount of real estate taxes payable by each Unit Owner on a monthly and annual basis during the First Year of Condominium Operation. However, prospective Purchasers should be aware that New York City real estate taxes are payable twice a year, in January and July, or, in certain instances, quarterly, in January, April, July and October of each year. The amounts are based upon estimates for the entire Premises prepared by the Property Tax Consultant as set forth in its letter included in Part II of this Plan as Document "F" and summarized as taxes of \$165,625, based upon a \$1,250,000 assessed valuation and an applicable tax rate of \$13.25 for each \$100 of assessed value. Each Unit's projected real estate tax in Schedule A has been calculated by multiplying the projected taxes for the entire Premises by each Unit's Common Interest, although, as noted in such letter, that method of calculation or apportionment may or may not be adopted by the New York City taxing authorities.

The projected assessed valuation for the Premises for the First Year of Condominium Operation does not reflect their value upon completion of on-going renovations by Sponsor. As noted in the Property Tax Consultant's letter, since the First Year of Condominium Operation will be based upon the status of the improvements as of January 5, 2017, and renovations are not expected to be substantially completed until approximately July 1, 2017, the assessed valuation for the Units in the next year of condominium operation, anticipated to begin as of July 1, 2018, shall reflect a substantial increase in the real estate tax assessments from those described in this Schedule.

The projected real estate taxes payable by each Unit Owner does not include any potential effect upon the assessed valuation of a particular Unit due to improvements

which a Unit Owner may elect to make to his or her Unit and which may result in a change in the assessed valuation of such Unit.

The real estate tax projections contained in this Plan are not guaranteed. The real estate taxes for future years will vary in accordance with the tax rate and each Unit's assessed valuation. There is no representation, guarantee or assurance that the New York City taxing authority will allocate taxes among Units in proportion to their respective Common Interests. If they are not so allocated, Unit Owners having the same Common Interests or paying the same Offering Prices may be required to pay different amounts of real estate taxes. In addition, no representation, warranty or assurance is given as to the amount of the assessed valuation of the Premises, any Unit, the applicable tax rate in effect for any future tax year or the amount of real estate taxes which will be due with respect to a Unit.

For Federal, New York State and New York City income tax purposes, a Unit Owner who itemizes his or her deductions should be entitled to an annual tax deduction for real estate taxes as well as interest paid, if any, on a mortgage obligation incurred to acquire a Unit, if such Unit is used as such Owner's principal residence or as a second residence.

The amount deductible by a Unit Owner may vary in subsequent years due, for instance, to changes in (a) the assessed valuation of the Unit, (b) the applicable tax rate, (c) the method of assessing real property which results in a change in real property taxes, or (d) the amount of interest paid by the Unit Owner on his or her outstanding mortgage indebtedness. Availability of such tax deductions and the conditions and limitations applicable thereto are described in the opinion letter of Golenbock Eiseman Assor Bell & Peskoe LLP, included in Section W of this Plan.

(6) Monthly Carrying Charges. The amounts of the projected carrying charges reflect the projected Common Charges and real estate taxes payable with respect to each Unit for the projected First Year of Condominium Operation. Carrying charges will vary in the future as Common Expenses (and therefore, Common Charges) and real estate taxes vary. Carrying charges projected in this Schedule "A" do not include costs for which each Unit Owner shall be separately responsible, including, by way of example, the costs of electricity for appliances and the air conditioning equipment in the Unit, cable television and/or internet installation or service, fire insurance covering personal property and fixtures within the Unit, liability insurance and the cost of repairs, maintenance and decorating incurred with respect to a Unit. Each Unit Owner shall also be responsible for payment of principal and interest to a lender if the Unit Owner has elected to finance any portion of the Purchase Price. See, "Rights and Obligations of Unit Owners and the Board" (Section T).

G. SCHEDULE "B"

**BUDGET FOR THE FIRST YEAR
OF CONDOMINIUM OPERATION**

-The 336 E. 54th Street Condominium -

(For the period July 1, 2017 through June 30, 2018)

INCOME:

Common Charges (1)	<u>\$167,696</u>
Total Income	\$167,696

EXPENSES (2):

Labor (3)	\$ 19,440
Gas and Electricity (4)	19,808
Repairs, Maintenance and Supplies (5)	5,000
Service Contracts (6)	68,412
Management (7)	15,000
Insurance (8)	10,400
Water/Sewer Charges (9)	6,620
Legal/Audit Fees (10)	5,500
Administrative (11)	2,500
Contingencies (12)	<u>15,016</u>
Total Expenses (13)	\$167,696

FOOTNOTES TO SCHEDULE "B"

(1) **Common Charges.** These estimated amounts are based on the sum of all Common Expenses described in this Schedule "B." Each Unit Owner shall be responsible for paying its share of Common Expenses (as the case may be) in accordance with its Common Interest. Where Common Expenses have been allocated among the Units other than in accordance with their respective Common Interests, such special allocations are based upon projected benefit to, usage by and/or applicability to a particular Unit Owner or to a category of Units (such as is the case for Limited Common Expenses), in the opinion of the Sponsor prior to the Initial Closing and thereafter by the Board. In the opinion of the Sponsor, the amount of Common Charges payable by the Unit Owners will be sufficient to cover the expenses fairly attributable to such Units. If the Board has reasonable basis to believe that a particular Common Expense should hereafter be specially allocated or re-allocated among Unit Owners, it reserves the right to do so, subject to and in accordance with the discussion contained in Section S, "Board of Managers." Any dispute between or among Unit Owners relating to the proper allocation of any Common Expenses among the Units shall be resolved by arbitration in accordance with the By-Laws. Pursuant to Article 15 of the By-Laws, the parties to any dispute required or permitted to be resolved by arbitration pursuant to the terms of the Condominium Documents may, by written agreement, vary any of the provisions of the By-Laws with respect to the arbitration of such dispute or may agree to resolve their dispute in any manner, including, without limitation, the manner set forth in Section 3031 of the New York Civil Practice Law and Rules and known as "New York Simplified Procedure for Court Determination of Disputes."

Each Purchaser shall pay at Closing an amount equal to two months' Common Charges to be used by the Condominium for working capital.

(2) **Expenses.** Except as specifically provided in this Budget, the Common Expenses set forth in the Budget have been apportioned among the Unit Owners in accordance with their respective Common Interests. However, the Sponsor (and after the Initial Closing, the Board) reserves the right to specially re-apportion one or more categories of such expenses among Unit Owners to reflect special or exclusive availability of or benefit from such expenses. If the Board has reasonable basis to believe that a particular Common Expense should hereafter be specially allocated or re-allocated among Unit Owners, it reserves the right to do so, subject to and in accordance with the discussion contained in Section S, "Board of Managers."

It is intended that substantially the same percentage allocation of expenses shall be used in the future for budget purposes by the Board as is used in this budget.

(3) **Labor.**

The Condominium will hire a part-time non-union employee to perform janitorial services and simple maintenance services for Common Elements. Such level of staffing complies with all applicable housing and labor laws, including applicable minimum wage laws. The cost of such employee includes a weekly salary equal to \$300

for 52 weeks, plus two weeks annual vacation coverage and an additional 20% for payroll taxes. Such person shall devote approximately 15 hours per week to performing the following services: Cleaning common hallways, trash removal from the Premises to the sidewalk and ordinary repairs and maintenance of Common Elements.

(4) Gas and Electricity.

This expense is intended to cover the projected cost of (a) electricity supplied by Con Edison for operating the Common Elements including the elevator, roof fans, common area air conditioning and lighting and machine rooms and (b) natural gas, also supplied by Con Edison, used for cooking and hot water in the Units.

The budgeted amount is based upon an estimate, dated October 27, 2016, provided to the Sponsor by Irwin Associates Engineering and assumes the following projected annual consumption amounts and average rates, including sales tax:

<u>Utility</u>	<u>Annual Consumption</u>	<u>Rate</u>	<u>Annual Cost</u>
Electricity	28,200 Kwh	\$.24/Kwh	\$6,768
Gas	12,500 Therms	\$.96/Therm	\$13,040

Each Unit will be metered and billed separately by the utility company for the cost of electricity used for appliances, lighting and operating the air conditioning system within each Unit. At his or her option, each Unit Owner shall also directly contract with a service provider for television, computer and/or internet cable service, the cost of which, including hook-up, installation and usage fees, shall be billed to and paid directly by such Unit Owner.

(5) Repairs, Maintenance and Supplies.

This expense category includes what is believed by the Sponsor to be an adequate allowance for ordinary maintenance of and repairs to the Common Elements, based upon management experience with comparable properties and includes, by way of example, the projected cost of ordinary maintenance of or repairs to common interior areas, roofing, facade, heating/hot water system, plumbing, general cleaning and building supplies and equipment and painting and plastering of common areas. As a newly-constructed property, it is anticipated that certain items of maintenance or repair shall be covered by vendors'/installers' warranties.

Unit Owners will be responsible for the cost of ordinary repairs, maintenance and painting and other decorating with respect to the interiors of their Units. No provision has been made to cover the cost of any major capital expenditures by the Condominium as none are anticipated during the First Year of Condominium Operation, since that portion of the Building which is not new construction has been substantially

renovated. In the event that such expenditures are required, the Board may have to assess all Unit Owners for the total cost thereof.

(6) Service Contracts. The budgeted amount includes the projected annual cost for the following service contracts (none of which are in place as of the Offering Date), based upon proposals delivered to Sponsor through December, 2015:

<u>Service</u>	<u>Projected Annual Cost</u>
Elevator Maintenance and Inspection	\$7,800
Monthly Exterminating Service	\$1,056
Doorman/Security – Includes (a) an attendant at the front door of the Building for 8 hours each day, 7 days each week plus (b) offsite monitoring of a video virtual doorman system	\$59,556

Sponsor expressly reserves the right, from time to time, to enter into new agreements to satisfy the operation and maintenance requirements of the Condominium and to modify, renew and replacement service, maintenance, employment, concessionaire and other agreements and insurance policies with a term not exceeding the lesser of two years or an additional term equal to the original term of the agreement that will be binding on the Condominium as of the Initial Closing. See, “Management Agreement, Contracts and Leases” (Section Z).

(7) Management. As of a date not later than date of the Initial Closing, a two-year management agreement (“Management Agreement”) will be entered into between the Board and Aspen Management Group, LLC, which has an office at 12 Water Street, White Plains, NY (hereinafter referred to as the “Managing Agent”). The Managing Agent is affiliated with the Sponsor. The annual management fee will be payable in equal monthly installments. After the first year of the Management Agreement, the Managing Agent shall have the right terminate the Agreement upon at least 90 days prior notice to the Condominium. For a more detailed description of the Management Agreement, see Section Z, “Management Agreement, Contracts and Leases.”

(8) Insurance. The budgeted amount includes the following insurance coverage recommended for the Condominium pursuant to a letter, dated October 27, 2016, from Hudson Sound Brokerage Corp., having an address at 101 Village Square, Somers, NY:

<u>Coverage Type</u>	<u>Coverage Amount</u>	<u>Deductible</u>	<u>Annual Premium</u>
Building	\$4,900,000	\$2,500	\$9,000
General Liability	1,000,000	N/A	Included
Umbrella Liability	\$10,000,000	N/A	Included

Fire, casualty and general liability insurance policies will each provide (i) that each Unit Owner is an additional insured party and (ii) there will be no cancellation without notice to the Board; (iii) a waiver of subrogation; (iv) a waiver of invalidity because of the acts of the insured and Unit Owners; and (v) a waiver of pro-rata reduction if Unit Owners obtain additional coverage.

Although the casualty insurance coverage is based upon an agreed amount, replacement value of the Building, the total equity value of the Units is not covered. In the opinion of the aforesaid insurance broker, the stated coverage is adequate to (a) replace the Building in the event of a total loss, and (b) avoid the Condominium being a co-insurer in the event of a partial loss. By the Initial Closing, the Condominium will have in place (at the Condominium's expense) a fire and liability binder or policy insuring the Condominium in accordance with the foregoing schedule.

The proposed insurance coverage does not include claims for personal injury or property damage resulting from occurrences in individual Units, nor does it include coverage of the furniture or personal property of Unit Owners. If such coverage is desired, a Unit Owner should obtain a separate policy for liability and the contents of the Unit at his or her own expense.

The budget amount is based upon insurance premiums at rates in effect at the aforesaid date of the written proposal. It is not possible to predict what the premiums will be for the First Year of Condominium Operation and Purchasers should be aware of the possibility of significant rate increases.

(9) Water/Sewer Charges. There is one water meter for the Premises. The budgeted amount is based upon projections provided to Sponsor by Irwin Associates Engineering on October 27, 2016.

(10) Legal and Audit Fees. This figure is budgeted to provide for estimated auditing and accounting fees (\$5,000) in connection with the preparation of the first year's review financial statements and tax returns for the Condominium and for minimum legal services (\$500) to be rendered in connection with the ordinary operation of the Condominium, such as preparation for the annual Owners' meeting. The accounting fee projection is based upon an estimate, dated October 27, 2016, provided to the Sponsor by Anthony Capeci, CPA.

(11) Administrative. This includes miscellaneous costs such as non-reimbursable management expenses, postage and permit fees, as well as membership in the New York City Council of Cooperatives and Condominiums. The basis for this projected expense is management experience of the Sponsor's principals.

(12) Contingencies. This item is intended to accrue and be available to the Board (a) for future capital repairs and replacements of the Common Elements or (b) to be used at the discretion of the Board, to benefit the Unit Owners by providing a fund for unanticipated expenses not included in the Budget or for possible increases in one or more items of Common Expenses above the amounts projected.

(13) **Total Expenses.** The budget may be modified from time to time prior to the commencement of, or during, Condominium operation to add or increase one or more items of operating expense. If additional funds are required over and above these funds, it may be necessary to increase Common Charges or separately assess all or only one category of Unit Owners.

THE FOREGOING SCHEDULE IS NOT INTENDED AND SHOULD NOT BE TAKEN AS A GUARANTEE OR WARRANTY THAT THE ANNUAL COMMON CHARGES OR EXPENSES FOR THE INITIAL YEAR OR ANY SUBSEQUENT YEAR OF OPERATION OF THE CONDOMINIUM WILL BE AS SET FORTH IN SAID SCHEDULE, OR THAT THE FIRST YEAR OF CONDOMINIUM OPERATION SHALL COMMENCE ON THE PROJECTED DATE.

In the event that the net adjustments at the Initial Closing are in favor of the Sponsor, the Board shall execute and deliver to Sponsor a promissory note in the amount of such net closing adjustments. The amount of the note, together with interest thereon at 10% per annum from the Initial Closing date, shall be paid in 12 equal monthly installments, beginning on the first anniversary of the Initial Closing. Since payments are not required during the First Year of Condominium Operation, they are not included in the budget. The budget for the second year of operation, however, will include the costs of paying the principal and interest due under any such promissory note for closing adjustments. Therefore, it may be necessary to increase the Common Charges at that time to cover the costs of such payments. See, "Closing Costs and Adjustments" (Section P).

If the actual or anticipated date of Initial Closing is delayed more than six months from the budget year projected, the Plan must be amended to include a revised budget disclosing then-current projections. If such amended projections exceed the original projections by 25% or more, the Sponsor shall offer each Purchaser under a Purchase Agreement then in full force and affect the right to rescind his or her Purchase Agreement for a period of 15 days after the Date of Presentation of such amendment and receive a prompt refund of his or her Deposit.

H. INDIVIDUAL UNIT UTILITY COST PROJECTIONS

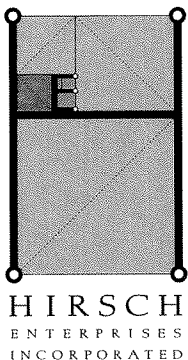
Each Unit Owner pays directly to the utility company provider for his or her own cost of heat and air conditioning. Heat will be provided to each Unit from individual DX split heat pump systems, with condensing units located on the roof of the Building. Natural gas is used for generating domestic hot water and cooking in each Unit. Electricity for heating and air conditioning is supplied by Con Ed and is separately metered and billed to each Owner; gas is metered only for the Building and will be paid by Condominium as a Common Expense.

The following Schedule B-1 includes estimates of individual electricity costs payable by Unit Owners for the First Year of Condominium Operation. Such estimates have been provided to the Sponsor by Irwin Associates Engineering, by letter dated October 27, 2016, and are subject to the conditions and qualifications set forth in such letter. **Schedule B-1 sets forth Sponsor's reasonable estimates only, based upon the assumptions and information provided to it. The information contained in the Schedule is not intended and should not be taken as a guarantee or warranty that the actual expenses payable by an Owner for utilities during the First Year of Condominium Operation (or any subsequent period) will be as set forth in the Schedule. In addition, actual utility costs during the First Year of Condominium Operation (and any subsequent period) may vary widely among Unit Owners based upon such facts as individual preferences, occupancy level, lifestyle, equipment, settings and location of Unit.**

I. SCHEDULE B-1. Projected Annual Individual Unit Utility Charges For the First Year of Condominium Operation

Unit	Electricity Annual Usage/Cost
2A	10,072KwH/\$2,417
2B	10,072 KwH/\$2,417
3A	10,072 KwH/\$2,417
3B	10,072 KwH/\$2,417
4A	10,072 KwH/\$2,417
4B	10,072 KwH/\$2,417
5A	10,072 KwH/\$2,417
5B	10,072 KwH/\$2,417
6A	10,072 KwH/\$2,417
6B	10,072 KwH/\$2,417

J. RPL SECTION 339-i OPINION



J. RPL SECTION 339-i OPINION

November 16, 2016

336 East 54 Street Associates LLC
12 Water Street
White Plains, NY 10601

Offering Plan (the “Plan”) for Condominium Ownership of
336 East 54th Street, New York, NY (the “Premises”)

Gentlemen:

You have requested our opinion with respect to whether the method of assigning the percentage of interest in the Common Elements of the Condominium among the Units (the “Common Interests”) complies with Section 339-(i)(1) of the New York Real Property Law (“Section 339-(i)”). All terms used and not otherwise defined in this letter shall be deemed to have the same definition as said terms have in the Plan.

In rendering this opinion, we have reviewed the Plan, including the schedules and exhibits thereto and such other materials as we have deemed relevant. We have assumed, with your permission, for purposes of this opinion, the relevant facts of this transaction to be as follows:

1. The Plan is declared effective and is consummated in accordance with its terms.
2. The Premises shall be established as a Condominium pursuant to the provisions of the New York Condominium Act under Article 9-B of the New York Real Property Law by recording the Declaration of Condominium together with the By-Laws in the New York City Register’s Office.
3. Section 339-(i)(1) provides as follows:

Each unit shall have appurtenant thereto a common interest as expressed in the declaration. Such interest shall be (i) in the approximate proportion that the fair value of the unit at the date of the declaration bears to the then aggregate fair value of all the units or (ii) in the approximate proportion that the floor area of the unit at the date of the declaration bears to the then aggregate floor area of all the units, but such proportion shall reflect the substantially exclusive advantages enjoyed by one or more but not

all units in a part or parts of the common elements or (iii) the interest of each of the units shall be in equal percentages, one for each unit as of the date of filing the declaration, or in equal percentages, one for each unit as of the date of filing the declaration, or (iv) upon floor space, subject to the location of such space and the additional factors relative value to other space in the condominium, the uniqueness of the unit, the availability of common elements for exclusive or shared use, and the overall dimensions of the particular unit.

4. We have reviewed the respective allocations of Common Interests among the Units set forth in the Schedule "A" which is an Exhibit to the Amendment and the footnotes to that Schedule. We understand that, in determining such Common Interests, you have considered such factors as floor space of the Unit, giving effect to other factors of relative value, such as location, uniqueness, overall dimensions and the availability of Limited Common Elements for exclusive or shared use. It is our opinion that such allocation is in accordance with the requirements of Section 339-i(1)(iv) of the Real Property Law.

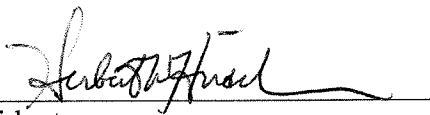
5. Based upon all of the foregoing, it is our opinion that the assignment of Common Interests has been effected pursuant to subsection (1)(iv) of Section 339-(i).

We have no beneficial interest in the Sponsor or the profitability of the project, except for commissions payable to this firm as selling agent for the Sponsor. We have not undertaken an independent inspection of the condominium Units nor an investigation of any of the facts assumed or considered in this opinion or in such Schedule A. We have relied upon our considerable experience in having marketed and sold cooperative and condominium properties located in and around New York City for over 10 years.

The foregoing is an opinion and not a guaranty or warranty that the allocation of Common Interests in the Common Elements complies with the Condominium Act. We express no opinion as to whether the allocation of Common Interest represents an equitable allocation as between or among particular Units. Except for those opinions expressly set forth in this letter, no other opinions are made and none shall be implied. You advised us of your intention to reproduce this letter in the Plan and we hereby consent to such use.

Very truly yours,

Herbert W. Hirsch Enterprises, Inc.

By: 
President

K. CHANGES IN PRICES AND UNITS

Changes in Prices and Other Terms of Sale

In order to meet the possible varying demand for number and types of Units, or in order to meet the particular requirements of prospective Purchasers, or for other reasons, the Sponsor expressly reserves the right (subject to the further provisions of this section) at any time and from time to time, to change the Offering Prices or any other terms and conditions of the offering without prior written notice or amendment of the Plan and without the consent of the Board or Unit Owners. Without intending to limit the foregoing, Sponsor may, in its sole discretion, negotiate the Offering Price, payment terms, financing contingency, finish work to the Unit, Common Charge subsidies or reimbursement or any terms of the sale. Consequently, Purchasers of Units affected by any such changes may pay, or may have paid, more or less than other Purchasers under this Plan for the same or similar Units, but such change shall not affect any prior or later sale of Units which are not the subject of such change and such change may not affect the aggregate Common Interests allocated to all of the Units.

The Offering Prices set forth in Schedule "A" of this Plan may only be changed by a duly-filed amendment to the Plan when the change is (a) an across-the-board change affecting one or more lines of Units or Unit models, (b) a price increase negotiated with an individual Purchaser, or (c) to be advertised. Subject to the foregoing, the Sponsor may, but shall not be required to negotiate to sell one or more Units at prices (or upon other terms) different from those set forth in this Plan.

Changes in Units and Common Elements

No changes will be made in the size or number of Units or their respective percentages of Common Interest and no material changes will be made in the size, amount or quality of Common Elements, except by amendment to the Plan (and, when applicable, to the Declaration). Unless all Purchasers (not then in default) consent, no material adverse change will be made in the size or quality of Common Elements. The Sponsor shall have the right to amend or else cause the Amendment of the Declaration to reflect such change and to file such amendment with supporting documents, if any. Furthermore, no material change will be made in the Unit size, layout or percentage of Common Interest directly affecting any Unit for which a Purchase Agreement has been accepted by the Sponsor (and as to which the Purchaser thereunder is not then in default), unless such Purchaser consents to such change.

The Sponsor further reserves the right by duly-filed amendment to the Plan to: (i) change the layout of Units; (ii) change the number of Units by subdividing one or more Units into separate Units or combining and recombining separate Units; and (iii) change the size of any Unit by subdividing, combining or recombining Units as aforesaid or by altering the boundary walls of any Unit, or otherwise (provided that the consent of all governmental authorities having jurisdiction, if such approval is required by law, is

obtained). If the size of a Unit is changed, either as a result of any said subdivision, combination, alteration of boundary walls or otherwise, the Common Interest allocated to such Unit may be increased or decreased accordingly; however, no such re-allocation will have the effect of increasing or decreasing the aggregate Common Interests allocated to all Units. The total number of Units may be increased by duly-filed amendment to the Plan (and the Declaration) in the event space not previously included in any Unit is converted into a new Unit. In that event, the Common Interests of all Units may be re-allocated. Any re-allocation of Common Interests may vary the estimated Common Charges for the Unit or Units affected thereby from the amounts estimated in Schedule "A"; however, such change shall not affect the proportion or amount of Common Charges to be paid by owners of Units which are not the subject of such change.

The Common Interest of a Unit which is subject to a Purchase Agreement may be changed prior to Closing, without consent of the Purchaser, if necessary to comply with the formula for establishing each Unit's Common Interest in accordance with this Plan and the Condominium Act; however, if a Unit's Common Interest is increased as a result thereof, the Plan will be amended to offer each affected Purchaser the right for 15 days to rescind their Purchase Agreement and have their Deposit promptly refunded. The Plan will be amended to disclose changes in Common Interests of Unsold Units (including Units under contract but not yet closed).

Subject to the foregoing obligations to amend the terms of this Plan, Sponsor or its designee shall have the right, without consent of the Board, Unit Owners or Permitted Mortgagees, to (i) make changes, alterations, additions or improvements, structural and nonstructural, ordinary and extraordinary, interior and exterior, in, to an upon any Unit owned by it; (ii) change the interior or exterior layout of or number of rooms in such Units; (iii) change the location, size and/or number of Units by subdividing a Unit, combining separate Units (including those resulting from such subdivision or otherwise) into one or more Units or altering the boundary walls between Units (including adding portions of Limited Common Elements to such Units); and (iv) re-apportion Common Interests among such Units affected by such change; provided however, that in each instance the party performing such work or change shall comply with all laws, ordinances and regulations of all governmental authorities having jurisdiction and shall hold the Board, and all other Unit Owners harmless from any liability arising therefrom.

Sponsor shall have the right, pursuant to the Powers of Attorney granted by Unit Owners, the form of which is included in Part II of the Plan as Exhibit "D" and without any further consent of the Board, Unit Owners or Permitted Mortgagees, to amend the Declaration as required to reflect any of the foregoing changes. For purposes of recording such amendment, no further consent is required.

Although the Sponsor presently intends to use the materials and installations described in this Plan for renovation of the Units, it reserves the right to substitute materials and installations so long as the Sponsor does not: (i) substitute equipment or materials of lesser quality or design; or (ii) change the size or location of any Units or of other improvements or Common Elements if such changes affect the Common Interest or materially adversely affect the value of any Unit to which title has closed or for which a

Purchase Agreement has been executed, and the Purchaser thereunder is not then in default, unless all affected Unit Owners or contract vendees (as the case may be) consent in writing to such change. See also, "Rights and Obligations of Sponsor" (Section Q).

L. PROCEDURE TO PURCHASE

Agreement to Purchase

The agreement to purchase a Unit under this Plan is called a Purchase Agreement. A person desiring to purchase one or more Units will be required to execute three copies of a Purchase Agreement, and return it to the Sponsor or Selling Agent, if any is hereafter designated by Sponsor, at its address stated on the cover of this Plan or to the sales office at the Premises, if any, together with a check equal to 10% of the Purchase Price (plus, if required by the Sponsor, the total cost of extra or special work specifically requested by the Purchaser, which Sponsor, in its sole discretion, may have agreed to perform, i.e., the "Extra Work") payable to the order of GEAB&P– 336 E. 54th St. Escrow Account." Within 30 days after the delivery of an executed Purchase Agreement to Sponsor, the Sponsor shall accept such Purchase Agreement and return a fully-executed counterpart to the Purchaser, or else reject such Purchase Agreement and refund the Deposit. Unless the Sponsor accepts a Purchase Agreement within such 30-day period, it shall be deemed to have rejected the same. The Sponsor has the right not to accept a Purchase Agreement for any reason or for no reason, provided that the Sponsor shall not refuse to accept any Purchase Agreement upon any basis proscribed by law.

The balance of the Purchase Price will be payable on the Closing Date as described below.

Escrow Provisions

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

The law firm of Golenbock Eiseman Assor Bell & Peskoe LLP with an address at 711 Third Avenue, New York, NY 10017, telephone number (212) 907-7300, shall serve as escrow agent ("Escrow Agent") for Sponsor and Purchaser. Escrow Agent has designated the following attorneys to serve as signatories: Jonathan S. Hacker, Esq. and Jeffrey T. Golenbock, Esq. All designated signatories are 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, if any is hereafter designated by Sponsor, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing.

The Escrow Agent has established the escrow account at Bank of America, 550 Fifth Avenue, New York, New York (the "Bank"), a bank authorized to do business in

the State of New York. The escrow account is entitled "GEAB&P-336 East 54th St. Escrow Account" (the "Escrow Account"). The Escrow Account is federally insured by the FDIC at the maximum amount of \$250,000 per depositor. Any deposit in excess of \$250,000 for a depositor, when considered together with any other amount on deposit with the Bank by such Purchaser, will not be insured, unless Escrow Agent has established multiple accounts on behalf of Purchaser at various institutions.

All Deposits received by Purchaser shall be in the form of checks, money orders, wire transfers, or other instruments and shall be made payable to the order of "Golenbock Eiseman, as Escrow Agent".

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, which agreement may be included in the Purchase Agreement.

The interest rate for all Deposits made into the Escrow Account shall be the prevailing rate for such accounts, which is currently approximately .01% per annum. Interest shall begin to accrue upon placing the Deposit into the Escrow Account, provided that Purchaser shall have delivered a duly completed and signed Form W-9 to the Escrow Agent. All interest earned thereon shall be paid to or credited to the Purchaser at or promptly following Closing. No fees of any kind may be deducted from the Escrow Account, and the Sponsor shall bear all costs associated with the maintenance of the Escrow Account. Neither the Sponsor, the Escrow Agent nor any agents or representatives of either of them makes any representation or gives any assurances or warranty as to the rate or amount of interest which will be earned on the Deposit. Pursuant to the U. S. Patriot Act or other regulations of the bank, in order to receive interest on the Deposit, a Purchaser shall be required to deliver a Form W-9 (or its equivalent) and may be required to provide the bank holding the account with certain other information concerning the Purchaser, as determined in the sole discretion of such bank.

The form of Purchase Agreement is Document A in Part II of this Plan. The relevant escrow trust fund provisions are set forth in Section "27" of the Purchase Agreement. The Escrow Agent shall sign the Purchase Agreement solely for the purpose of consenting to the escrow provisions of that Agreement. The form of Escrow Agreement is Document J in Part II of this Plan and must be executed by the Sponsor and Escrow Agent promptly following the Offering Date. The terms of the Escrow Agreement are incorporated by reference into the Purchase Agreement.

Within five (5) business days after the Purchase Agreement has been tendered to Escrow Agent along with the Deposit and Form W-9, and the Sponsor shall have accepted the Purchase Agreement, the Escrow Agent shall sign the Purchase Agreement and place the Deposit into the Escrow Account. With ten (10) business days after placing the Deposit in 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 as noted above.

The 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, he or she may cancel the Purchase Agreement within ninety (90) days after tender of the Purchase 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.

All Deposits, except for advances made for upgrades, extras, or custom work received in connection with the Purchase 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 that term is defined in the Regulations of the New York State Department of Law. Consummation of the Plan does not relieve the Sponsor of its obligations pursuant to GBL §§ 352-3(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 Purchase 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) above and the 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 30 days before releasing the Deposit. If the Escrow Agent has not received notice of objection to the release of the Deposit prior to the expiration of the 30-day period, the Deposit shall be released and the Escrow Agent shall provide further written notice to both parties informing them of said release. If the Escrow Agent receives a written notice from either party objecting to the release of the Deposit within said thirty 30-day period, the Escrow Agent shall continue to hold the Deposit until otherwise directed pursuant to paragraphs (a) through (c) above.

Notwithstanding the foregoing, the 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.

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

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

(II) 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.

Any provision of any Purchase Agreement or separate agreement, whether oral or in writing, by which a Purchaser purports to waive or indemnify any obligation of the 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 Purchase Agreement, Plan, or any amendment thereto.

The Escrow Agent will maintain all records concerning the escrow account for seven years after the release of funds.

Notwithstanding the foregoing provisions of this Section, although the Sponsor has no present intention to perform any extra work or improvements within a Unit beyond that work described in the Property Report contained in Part II of this Plan, it has expressly reserved the right to do so. Such agreement by the Sponsor, if made, must be in writing as a provision of a particular Purchase Agreement or amendment thereto. In the event that Sponsor agrees with a particular Purchaser to perform such extra work, the Sponsor shall have the right to require an additional Deposit (an "Extra Work Deposit") specifically designated to cover all or a portion of the anticipated cost of such work and may also include the estimated cost to restore the Unit to its original condition prior to the Extra Work, if Sponsor elects to restore the same, upon termination of a Purchase Agreement on account of a Purchaser's default thereunder or due exercise of a right of rescission thereof. The Extra Work Deposit shall be deposited into escrow and maintained in the same manner as the balance of the Deposit, but the Extra Work Deposit, or any portion thereof, may be released from escrow upon written request of the Sponsor given to the Escrow Agent, for the purpose of performing the extra work and any services relating thereto, such as design and permitting. In the event that the Purchaser affected by such agreement subsequently elects to rescind his or her Purchase Agreement and receive a refund of the Deposit paid thereunder pursuant to right thereto contained in the Purchase Agreement or this Plan, such Purchaser shall have no right to receive and Sponsor shall have no obligation to refund any portion of the Extra Work Deposit expended by Sponsor to perform the extra work (or which Sponsor is obligated to pay,

but has not yet expended, for such extra work as has been previously performed) and shall have no liability to Purchaser on account thereof. Notwithstanding the foregoing, the Sponsor shall refund the Extra Work Deposit to Purchaser in the event that the Plan is not consummated.

Assignment of Purchase Agreement

The Purchase Agreement, or any of the rights therein contained, may be assigned by a Purchaser (including, without limitation, an assignment to a person related to or affiliated with Purchaser or an entity which is wholly-owned or partially-owned by Purchaser) only upon the prior written consent of the Sponsor, which consent may be given or withheld by the Sponsor in its sole discretion and upon such terms or conditions as Sponsor may require. Prior to a Purchaser's Closing, a Purchaser is prohibited from advertising or otherwise offering, promoting or publicizing the availability of a Unit for sale or lease. Together with a request for consent by Sponsor to a proposed assignment, a Purchaser shall be required to pay the Sponsor's attorney a \$300 fee for reviewing and responding to such request on behalf of Sponsor.

Mortgage Financing

A Purchaser may seek to finance any portion of the Purchase Price through a bank or other lending institution. No representation, warranty or assurance is given by the Sponsor, or any person on its behalf, as to the availability, cost, terms or other conditions of such financing. **HOWEVER, A PURCHASER'S OBLIGATIONS UNDER THE PURCHASE AGREEMENT ARE NOT CONTINGENT UPON THE PURCHASER OBTAINING A SATISFACTORY MORTGAGE COMMITMENT FOR FINANCING THE PURCHASE OF A UNIT OR, IF SUCH COMMITMENT IS OBTAINED, THAT SUCH COMMITMENT WILL CLOSE IN ACCORDANCE WITH ITS TERMS.** Therefore, a Purchaser will be obligated to pay the balance of the Purchase Price regardless of the fact that either: (i) such Purchaser fails, or is unable to obtain a satisfactory mortgage commitment, or (ii) once a satisfactory mortgage commitment has been obtained, the same either lapses, expires or is terminated. In the event that a Purchaser fails, neglects or refuses to duly pay the balance of the Purchase Price for any reason, including financing problems, such Purchaser will be in default under the Purchase Agreement.

A Purchaser who elects to finance any portion of the Purchase Price for his Unit shall pay to Sponsor's closing attorney at Closing a fee equal to \$500 to defray a portion of the additional time and effort involved. Such fee is in addition to Purchaser's other closing fees and expenses due at Closing as more fully described in this Plan. See, "Closing Costs and Adjustments" (Section P).

Notwithstanding the foregoing discussion, it should be noted that savings and commercial banks in New York State are permitted by law to finance a portion of the Purchase Price for those Purchasers whose credit, income and personal reputation are acceptable to the bank making the loan. Under this Plan, a Purchaser will have the right to mortgage his or her Unit subject to those provisions set forth in the Declaration and

By-Laws. Neither the Sponsor, nor any other person participating in this offering makes any representations as to the terms, conditions, cost or availability of such financing. Purchasers should note that in the current real estate market, banks and other lenders impose various restrictions on loans such as requiring that a certain percentage of the units in a building be sold and/or closed before the lender will consider making a loan. Thus it may be possible for a Purchaser to experience difficulty obtaining a loan for their purchase where the percentage of Units sold to Purchasers under the Plan is lower than a lender's particular sales minimum. 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 10% or more. Even once the Plan is effective and closings have occurred, lenders may still impose minimum sales requirements before granting a loan. It then may be difficult for a Purchaser to re-sell a Unit if prospective buyers from a Purchaser are unable to obtain a loan due to such minimum sales and investor ownership requirements.

Closing Date

On or after the date that the Plan has been declared effective, the Sponsor will fix dates for closing title to all Units for which Purchase Agreements have been executed and are then in effect, by serving notice on each Purchaser stating the date of the first Closing and setting such Purchaser's Closing Date. The balance of the Purchase Price shall be payable on the Closing Date. Purchasers shall be given at least 30 days' prior written notice (served in compliance with Section 20.1(d)(1) of the AG Regulations) of the Closing Date for their Unit and of their obligation to pay the balance of the Purchase Price. Sponsor may permit Purchasers to waive, in writing, the 30 days' notice of the Closing Date. Such balance is required to be paid by unendorsed, certified check of the Purchaser drawn on, or else by official bank or cashier's check drawn by, a bank which is a member of the New York City Clearing House System, and made payable to the direct order of the Sponsor, or as Sponsor may otherwise direct. On the Closing Date, in addition to such obligations as Purchaser shall otherwise have under this Plan, Purchaser shall be required to execute and deliver to the Title Company for recording and return to the Managing Agent, a Power of Attorney in favor of the Board (and the Sponsor) substantially in the form included in Part II of this Plan as Document "D." Failure to deliver the Power of Attorney shall be a default by the Purchaser under the Purchase Agreement, entitling the Sponsor to all of the rights and remedies available thereunder in the event of Purchaser's default.

The specified time periods in which the Purchaser must pay or otherwise perform his or her obligations under the Purchase Agreement are each deemed to be of the essence of the agreement. Unless such payments are made or other obligations performed within the time periods specified in the Purchase Agreement, a Purchaser shall be in default under the Purchase Agreement. In the event that the Sponsor consents to a Purchaser's request to adjourn the Closing Date specified by the Sponsor, or else the Purchaser otherwise fails, neglects or refuses to close on the Closing Date specified by the Sponsor due to any cause beyond the reasonable control of the Sponsor, and the Sponsor does not elect to cancel the Purchase Agreement, the Purchaser shall be required to pay interest to the Sponsor on the total Purchase Price at the annual rate of 16%,

computed from the specified Closing Date until the date on which title actually closes. In addition, in the event that the Sponsor consents to such adjournment, at the option of the Sponsor, Closing Adjustments shall be made as of the specified Closing Date and such Purchaser shall pay a \$500 administrative fee to the Sponsor, together with any costs incurred by the Sponsor as a result of the adjournment, including, without limitation, additional legal fees of the attorneys for Sponsor. If the Sponsor does not consent to any Purchaser's request for an adjournment of the Closing Date (although it may, in its sole discretion, elect to do so on a case-by-case basis), the Purchaser's failure to close timely shall constitute a default by Purchaser under the Purchase Agreement.

The Sponsor anticipates, but does not warrant, that the Initial Closing will take place on or about July 1, 2017. If, however, the Initial Closing does not take place within 12 months after that date, i.e., on or before July 1, 2018, the Sponsor shall offer all Purchasers then in good standing, a right to rescind their Purchase Agreement for 15 days after the Date of Presentation of the amendment to the Plan offering such rescission and receive a prompt refund of his or her Deposit. However, in the event that this Plan is amended to provide for a later projected date for the Initial Closing, Purchasers who signed Purchase Agreements after the date of such amendment shall not be entitled to rescind their Purchase Agreement pursuant to the foregoing provision unless the Initial Closing does not take place within 12 months after the later projected Initial Closing Date set forth in such amendment. Moreover, even if the Initial Closing occurs on or before July 1, 2017, the Sponsor may schedule the closings of title to other Units significantly later than such date. Unless a Purchaser's Purchase Agreement contains an outside Closing Date, the Sponsor is not obligated to schedule a Closing within any specified time frame or to ensure that Closing for a particular Unit will occur by any date certain.

Risk of Loss

Risk of loss or damage to a Unit, whether by fire or other casualty, remains with the Sponsor unless and until legal title to the Unit has been conveyed to the Purchaser, after which the Purchaser shall bear such risk of loss. In addition, a Purchaser who takes possession of a Unit prior to Closing assumes the risk of losses which are not covered by insurance.

Notwithstanding the foregoing, the Sponsor shall not be obligated or liable to repair any damage from a casualty loss. If the Sponsor does not elect to repair the damage, the Purchaser may elect within 10 days to cancel the Purchase Agreement whereupon the Deposit shall be returned to Purchaser and the Purchase Agreement shall be of no further force or effect. If the Sponsor elects to repair or replace the loss or damage, the Purchase Agreement shall continue in full force and effect, in which event the Purchaser shall not have the right to reject title to the Unit or to receive a credit against or abatement of the Purchase Price. The Sponsor shall be entitled a reasonable period of time in which to complete such repairs or replacement. A Purchaser shall not be required to pay the balance of the Purchase Price unless and until (i) the Unit has been substantially repaired as near as reasonably possible to its condition immediately prior to the casualty, (ii) its essential services (such as gas, electricity and heat) and a reasonable means of ingress and egress from the Building to the street have been restored and (iii)

any condition in the Unit for which a violation (if any) is noted or issued has been corrected, other than those that are the obligations of the Purchaser to cure or that are caused by the act or omission of the Purchaser. The Sponsor will endeavor in good faith and with reasonable diligence to remove subsequent to Closing all such violations of record which it is obligated to correct.

Right to Review Offering Plan

If any Purchaser has not been afforded at least three business days in which to review the Offering Plan and all filed amendments thereto prior to executing a Purchase Agreement, then, and in only that event, such Purchaser may cancel the Purchase Agreement and receive back the Deposit, so long as such Purchaser: (i) notifies the Sponsor of his or her election to cancel the Purchase Agreement by certified mail, return receipt requested within seven days of Purchaser's execution of the Purchase Agreement and (ii) promptly returns his or her copy of the Offering Plan to the Sponsor in good condition.

Prospective Purchasers who wish to review an Offering Plan but are not ready to execute a Purchase Agreement shall deposit with the Sponsor or Selling Agent, if any is hereafter designated by Sponsor, an amount determined by the Sponsor, up to \$200, in exchange for a copy of the Offering Plan. Such deposit is intended to assure return of the Offering Plan in good condition if such Purchaser elects not to purchase a Unit. If a Purchaser enters into a Purchase Agreement or returns the Offering Plan in good condition to the Sponsor within seven days of acceptance of the deposit, the deposit will be refunded. Such deposit will be treated by the Sponsor as trust funds pursuant to applicable law.

Pre-Closing Inspection Rights

At least five days before the Closing Date, a representative of the Sponsor shall notify Purchaser that the Unit is available for inspection by Purchaser. Upon receipt of such notice, Purchaser shall promptly arrange an appointment with a representative of the Sponsor to inspect the Unit before the Closing Date. The Purchaser or Purchaser's duly authorized agent shall attend such inspection and shall complete, date and sign the Inspection Statement (in the form set forth as an exhibit to the Purchase Agreement) and deliver it to the Selling Agent, if any is hereafter designated by Sponsor, or other designated representative of Sponsor, at the conclusion of the inspection. Failure of Purchaser either to arrange such appointment or to inspect the Unit prior to Closing or to sign and deliver the completed Inspection Statement, shall not excuse a Purchaser from closing, and shall constitute Purchaser's acceptance of the Unit in its "as is" condition at the Closing Date; provided however, Sponsor shall not be thereby relieved of its obligations under this Plan to complete renovation of the Unit, as set forth in the section of this Plan entitled "Rights and Obligations of Sponsor" (Section Q). Further, provided that the Sponsor shall have substantially completed its obligations under this Plan and a Purchaser's Purchase Agreement to build and equip the Unit, which substantial completion shall be deemed accomplished upon a temporary or permanent certificate of occupancy for the Unit, then the fact that there may remain to be performed by Sponsor

certain “punchlist” work in the Unit, a Purchaser shall not be (a) excused from closing timely in accordance with Sponsor’s notice, (b) entitled to a reduction or abatement in the Purchase Price for the Unit or any other remedies such as damages or specific performance or (c) entitled to the establishment of an escrow of any portion of the closing proceeds due to Sponsor. The Sponsor shall use commercially reasonable efforts to complete such punchlist work to which Purchaser is entitled pursuant to the terms of this Plan or such Purchaser’s Purchase Agreement, at Sponsor’s own expense following Closing. For that purpose, Purchaser shall be obligated to provide Sponsor and its designees with full and free access to the Unit during normal working hours following Closing upon reasonable prior notice from the Sponsor.

Sanctions for Purchaser’s Default

In the event that Purchaser defaults under a Purchase Agreement, in addition to the rights and remedies previously described in this Section, the Sponsor shall have all rights and remedies available to it under the Purchase Agreement or at law (or in equity), including without limitation, the following:

1. Unless such default shall have been fully cured within 30 days’ after written notice to Purchaser (including demand for payment of the balance of the Purchase Price then due), the Sponsor may cancel the Purchase Agreement and retain the Deposit as liquidated damages (not exceeding an amount equal to the sum of (a) 10% of the Purchase Price, (b) interest earned thereon, if any and (c) the Extra Work Deposit, if any). In the event that the Purchase Agreement is canceled, the Sponsor will have the right to sell the Unit to others as though such Purchase Agreement had never been entered into (and without accounting to the Purchaser for the proceeds from such sale) and the Sponsor and its agents shall be relieved of any further liability or obligations thereunder and under the Plan.

2. Sponsor may, at its option, commence an action against Purchaser seeking specific performance of Purchaser’s obligations under the Purchase Agreement.

Sanctions for Sponsor’s Default

In the event that Sponsor defaults under a Purchase Agreement, Purchaser shall be entitled to return of the Deposit and shall have the right to seek monetary damages, if any, but shall waive any right it might otherwise have to seek specific performance of the Purchase Agreement or other equitable remedy.

Miscellaneous

From and after Closing, Unit Owners must notify the Managing Agent in writing when at least one child under the age of 11 years lives or resides (even temporarily) in the Unit. Each Residential Unit Owner shall install at the Residential Unit Owner’s expense, the required window guards in all windows of the Unit and shall not remove them until permitted by law in any event, without the full knowledge of the Managing Agent.

Neither the Purchase Agreement nor any monies deposited thereunder shall constitute a lien against the Premises or any part thereof, including the Unit.

No provision of the Purchase Agreement shall survive delivery of the deed to a Purchaser except as expressly provided in the Purchase Agreement. Acceptance of the deed by a Purchaser will constitute an acceptance, full performance and discharge of all of the Sponsor's obligations under the Purchase Agreement, provided however, that obligations of the Sponsor under the Plan (as well as all representations by the Sponsor under the Plan) and the General Business Law to be performed subsequent to the Closing Date will survive delivery of the deed. No Purchase Agreement may contain, or be modified to contain, a provision waiving a Purchaser's rights or abrogating Sponsor's obligations under this Offering Plan or under Article 23-A of the New York General Business Law.

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

M. EFFECTIVE DATE OF PLAN

The Sponsor's offer to sell the Units is contingent upon, and the Initial Closing may not take place unless and until the Offering Plan has been declared effective and the Sponsor has complied with the provisions of this Section.

The Plan may not be declared effective unless and until *bona fide* Purchasers, including investors, have signed Purchase Agreements for at least 15% (or two) of the Units offered under the Plan. The Plan must be declared effective by the Sponsor when Purchase Agreements have been accepted and all conditions therein contained have been satisfied or waived by the Purchaser ("Unconditional Purchase Agreements") for the sale of 80% (or eight) or more of the Units offered under the Plan. The Initial Closing will not be held before the Plan is declared effective. See also, "Rights and Obligations of Sponsor" (Section Q). The Plan may be abandoned by the Sponsor, at its sole option, before it has been declared effective, or before Unconditional Purchase Agreements have been accepted by the Sponsor for the sale of 80% percent of the Units. In that event, any funds received from Purchasers shall be refunded to them within five days after an amendment abandoning the Plan has been accepted for filing by the Department of Law.

The Plan will not be declared effective based on Purchase Agreements:

1. signed by Purchasers who have been granted a right of rescission that has not yet expired or been waived;
2. if the Purchaser was not afforded at least three business days to review the Plan and all filed amendments thereto prior to executing a Purchaser Agreement; and
3. with any Purchaser who is the Sponsor, Selling Agent, if any is hereafter designated by Sponsor, or the Managing Agent or is a principal of the Sponsor, Selling

Agent or the Managing Agent or is related to the Sponsor, Selling Agent or the Managing Agent or to any principal of the Sponsor, Selling Agent or the Managing Agent by blood, marriage or adoption or as a business associate, an employee, a shareholder or a limited partner; except that such a Purchaser other than the Sponsor or a principal of the Sponsor may be included if the Sponsor submits proof satisfactory to the Department of Law establishing that the Purchaser is *bona fide*.

The Sponsor may declare the Plan effective by duly-filed amendment to the Plan or else by written notice to all Purchasers. If the Plan is declared effective by notice, the Sponsor shall submit an amendment to the Department of Law within five days after service of the notice together with an affidavit of service of such notice upon all Purchasers who shall be identified by name, address, Unit purchased and Offering Price. The Initial Closing shall not be held unless and until such amendment shall have been accepted for filing by the Department of Law. Notwithstanding the fact that not all Purchasers used for the purpose of declaring the Plan effective may actually close, in the event that all such Purchasers either rescind or terminate their Purchase Agreements prior to the Initial Closing, whether or not the Declaration shall have been previously recorded, Sponsor must re-declare Plan effective in order to consummate the Plan in accordance with 13 NYCRR §20.1(c)(6).

Once the amendment declaring the Plan effective has been accepted for filing, or else confirming that the Plan has been declared effective by notice, the Plan may not be abandoned by the Sponsor, except for anyone of the following reasons: (i) the existence of one or more defects in title affecting one or more Units which in the aggregate cannot be cured using reasonable diligence either: (a) without litigation, or (b) for less than the Abandonment Amount (defined below) and (c) which title defects are not waived in writing by the Purchasers of all Units affected thereby; or (ii) any damage to or destruction of all or part of the Building by fire or other casualty that is not fully covered by the insurance proceeds retained by Sponsor (excluding any deductible amount), unless Sponsor elects to repair the same; or (iii) the taking of any material portion of the Premises by condemnation or eminent domain. As used in this Plan, "Abandonment Amount" shall mean an amount equal to .5% of the aggregate Offering Price for all Units, including the aggregate of the costs for items (i), (ii) and (iii) above, as estimated by an architect or engineer designated by the Sponsor, and does not include the costs to cure title defects, violations, work orders or determinations of any authority or regulatory association, which existed on the Date of Presentation of this Plan, and were on that date either known to the Sponsor or a matter of public record.

There will be no obligation on the part of the Sponsor to incur expenses (except as aforesaid) or engage in litigation to cure title defects. A Purchaser of a Unit may elect to waive such defects as they affect solely such Unit and proceed to Closing, without any abatement in the Offering Price. Purchasers who elect not to waive such defects may cancel their Purchase Agreements and receive a refund of their Deposit.

The Sponsor shall promptly submit an amendment to the Department of Law confirming such abandonment and file a notice of abandonment on Form RS-3 or such other form as the Department of Law may require, explaining the reason for the

abandonment and disposition of all funds received. Purchasers shall be notified in writing of such abandonment. Within five days after this Plan has been abandoned and the amendment confirming such abandonment has been accepted for filing by the Department of Law, all Deposits paid to the Sponsor by Purchasers under Purchase Agreements then in effect shall be refunded to them in full. With respect to any Purchaser who is then in default under his Purchase Agreement beyond any applicable grace period or whose Purchase Agreement had been cancelled previously due to such Purchaser's default, Sponsor will retain, as liquidated damages, such Purchaser's Deposit, not to exceed an amount equal to the sum of (a) 10% of the Purchase Price, (b) interest earned thereon, if any and (c) the Extra Work Deposit, if any.

N. TERMS OF SALE

The terms "Closing" or "Closing Date" refer respectively to the transaction by which or date on which legal title to a Unit is conveyed by the Sponsor to a Purchaser who shall have fully paid the required Purchase Price for his or her Unit and who shall have otherwise fully performed all obligations on his or her part to be performed under the Purchase Agreement. After the Plan has been declared effective, the Sponsor shall, from time to time, fix one or more dates for closing of title to Units for which Purchase Agreements are still in effect. At least 30 days' prior written notice of Closing will be given by the Sponsor to each Purchaser, although the Sponsor may permit a Purchaser to waive, in writing, the 30 days' notice requirement. A Purchaser may be notified by the Sponsor of an adjournment or adjourned Closing Date on less than 15 days' prior notice. Closings for each Unit shall be held at the office of Golenbock Eiseman Assor Bell & Peskoe LLP, 711 Third Avenue, New York, NY, or at such other place in the City of New York as the Sponsor shall designate. No Closing will take place unless and until all of the following shall have occurred:

1. Issuance of a temporary or permanent certificate of occupancy for the entire Premises, or, alternatively, issuance of a partial, temporary or permanent certificate of occupancy covering the Unit to be closed, as more fully described in the section of this Offering Plan entitled "Rights and Obligations of the Sponsor" (Section Q);

2. Recordation or filing of such amendment of the Declaration and By-Laws and floor plans, with certifications by a licensed engineer or registered architect and local tax authorities in accordance with the Condominium Act or other applicable law and such other documents as may be required by law;

3. Discharge or partial release duly-recorded, of all liens, if any, affecting the Unit to be closed and Common Interest appurtenant to such Unit, as required by 339-r of the Condominium Act;

4. The Purchaser shall have been afforded an opportunity to inspect the Unit and Limited Common Elements as more fully described in the section of this Plan entitled "Procedure to Purchase" (Section L); and

5. Sponsor has amended the Offering Plan to disclose that it has been declared effective and that the Sponsor has complied with each and all of the requirements described in this section of the Offering Plan.

The balance of the Purchase Price due to the Sponsor shall be paid to the order of the Sponsor (or otherwise, as the Sponsor may direct) by unendorsed bank check or certified check drawn by or on the account of a bank which is a member of the New York Clearing House Association. At the Closing, upon payment in full of the Purchase Price, the Sponsor shall deliver to the Purchaser a bargain and sale deed with covenants against grantor's acts (in substantially the form included in Part II of this Plan as Document "C") conveying title to the Unit being purchased and its appurtenant Common Interest as more fully described below. The Sponsor shall also assign to the Purchaser manufacturer's warranties with respect to equipment and appliances installed in the Unit, if any, to the extent such warranties are in writing and are assignable. In addition, at or prior to the Initial Closing, Sponsor shall assign to the Board any warranties in writing and which are assignable, with respect to equipment and appliances installed in or comprising a part of the Limited Common Elements. Purchasers shall close and accept title to their Unit (without abatement in or credit against the Purchase Price and without provisions for escrow of funds), notwithstanding that renovations have not been completed with respect to one or more of any of the following: (a) minor details of the Unit (as reasonably determined by the Sponsor), (b) other Units, (c) Common Elements, or (d) Limited Common Elements.

Purchaser shall be required to execute and deliver to the Title Company at Closing, for recording and return to the Managing Agent, the Power of Attorney substantially in the form included in Part II of the Plan as Document "D."

The Sponsor shall give and a Purchaser shall be obligated to accept title to his or her Unit free and clear of all liens and encumbrances, except for the following ("Permitted Exceptions"):

(a) The liens of such mortgage indebtedness created by the Purchaser financing his or her purchase;

(b) Such state of facts as shown on a survey of the Premises, dated through June 21, 2016, made by GeoLand Land Surveying, P.C. and any additional state of facts which a current and accurate survey or personal inspection of the Premises would show, provided that such additional state of facts do not prohibit use of the Units for residential dwelling purposes;

(c) Building restrictions and zoning laws, ordinances and regulations, and any amendments thereto, adopted by any governmental authority having jurisdiction over or affecting the Premises at the Offering Date;

(d) Any easement or right of use created in favor of any public utility company for electricity, gas, telephone, water or other service, and the right to install,

use, maintain, replace and repair wires, cables, terminal boxes, lines, service connections, poles, mains, facilities and the like upon, under and across the Premises;

(e) Service, maintenance, employment and concessionaire contracts and agreements in effect on the Closing Date;

(f) Encroachments of shrubbery, stoops, areas, steps, doors, ledges, window sills, trim, coping, drainage pipes, stand pipes, sewerage pipes, walls, railings, foundations, fences, air conditioning units, ramps and similar projections, if any, on, over or under the Premises, or the streets or sidewalks or property abutting the Premises, and rights of governmental authorities and adjoining property owners to require the removal of any such projections, and variations between record lines of the Premises and fences, walls, retaining walls and the like, if any;

(g) The terms and conditions of any covenants, restrictions, reservations, agreements and easements of record, if any, which are still in force and effect on the Closing Date, provided that they do not prevent the use of the Premises as described in this Plan, nor prevent the present structure, including, without limitation the following recorded documents: (i) the Declaration, By-Laws and Rules and Regulations, as the same may be amended, including, without limitation, those easements expressly described in the Declaration or By-Laws; (ii) Certification Pursuant to Zoning Resolution of the City of New York in CRFN 2014000417963; (iii) Zoning Lot Description and Ownership Statement in CRFN 2014000417963; and (iv) Emergency Egress Easement Agreement, dated August 28 [sic].

(h) City of New York certificate(s) of occupancy to be issued;

(i) The lien of any unpaid franchise or corporation tax with respect to any corporation in the chain of title;

(j) Sidewalk violations, Environmental Control Board liens or judgments or other violations of municipal rules, code requirements or similar matters, provided that the same affect the base lot and not exclusively and specifically the Unit being purchased;

(k) Standard printed exceptions contained in the form of title insurance policy then issued by the Title Company;

(l) The terms of the Offering Plan as the same may from time to time be amended;

(m) The lien of any unpaid real estate taxes, water charges and sewer rents, provided such items are adjusted at the Closing; and

(n) Any other lien or encumbrance which does not render title unmarketable.

The Sponsor reserves the right to grant easements for additional utility, sewer and drainage lines and appurtenances in, over, under and through the Condominium, to relocate any existing utility, sewer and drainage easements and to dedicate any or all of such facilities to any governmental body, public benefit corporation or utility company, if the Sponsor shall deem it necessary or desirable for the proper operation and maintenance of the Condominium or any portion thereof, or for the general health and welfare of any Unit Owner, provided that such additional utilities or the relocation of existing utilities will not prevent or materially interfere with the use of the Units for dwelling purposes. Any utility company or public benefit corporation furnishing services to the Units, and its employees and agents, shall have a right of access to any Unit and to the Limited Common Elements in the furtherance of such easements, provided such right of access is exercised in such a manner as to not unreasonably interfere with the use of the Units.

The Sponsor shall cure or correct all violations which are required to be cured or corrected in order to obtain a temporary or permanent certificate of occupancy for the Premises. Except for such covenant, the Sponsor shall have no obligation to remove, correct or cure any violations of record against any portion of the Premises, including, without limitation, any sidewalk violations, Emergency Repair Notices or similar matters, nor to pay any amount to the Condominium in the event that the Board determines after the Initial Closing do so, which it shall have the authority to do, in its sole discretion. The existence of any such matters shall not affect a Purchaser's obligation to close title to his or her Unit. Copies of any building code violations of record, if any, as of the date of this Plan are annexed to the end of the Property Report.

The Sponsor will not be obligated to bring any action or to expend any sum (except to the extent of the Abandonment Amount, as noted above) to render title to any Unit marketable. If Sponsor fails or refuses to correct any title defect which it is obligated to cure under the Purchase Agreement, then, provided Purchaser is not then in default, the Purchaser's sole right will be to either (i) take title to the Unit subject to the title defect (without abatement in or credit against the Purchase Price or claim or right of action against the Sponsor for damages or otherwise) or (ii) cancel the Purchase Agreement by written notice to the Sponsor, in which event Sponsor shall return the Deposit to the Purchaser within 10 days. Upon making such refund, the parties shall be relieved of all further obligations and liabilities under the Purchase Agreement and this Plan. IF THE PURCHASER FAILS TO DULY NOTIFY SPONSOR OF HIS OR HER ELECTION WITHIN 10 DAYS AFTER SPONSOR NOTIFIES PURCHASER OF SPONSOR'S REFUSAL OR INABILITY TO REMEDY THE TITLE DEFECT, IT WILL BE CONCLUSIVELY DEEMED THAT PURCHASER HAS ELECTED TO ACCEPT TITLE SUBJECT TO THE TITLE DEFECT.

To the extent that there are any existing mortgages affecting the Units to be sold by Sponsor which will not be satisfied at or prior to the Initial Closing, at such Initial Closing, the Sponsor shall be required to arrange that each holder of such a mortgage either: (a) consent to the formation of the Condominium and acknowledge that its lien will be limited to Unsold Units; (b) subordinate the lien of its mortgage to the Declaration; or (c) release its lien on the Unit being conveyed, including its interest in the appurtenant Common Elements. Sponsor has obtained construction financing.

All personal property located within a Unit (other than a Unit used as a sales model or sales office) on the date title to the Unit closes and which is owned by Sponsor is included in the conveyance. Notwithstanding the foregoing, in no event shall the presence of any furniture, furnishings, finishes, flooring, equipment or decorations in any model Unit or in the sales area imply or represent that any Unit will contain such furniture, furnishings, finishes, flooring, equipment or decorations. Personal property contained in a model Unit, if any, may, at Sponsor's option, be sold at a price to be agreed upon between Sponsor and the Purchaser of such Unit, provided however, that no part of the Purchase Price for any Unit will be attributable to such personal property.

The Sponsor shall cure or correct all violations which are required to be cured or corrected in order to obtain a temporary or permanent certificate of occupancy for the Premises. Except for such covenant, the Sponsor shall have no obligation to cure, correct or otherwise eliminate any building code or other violations, whether or not of record. Copies of any building code violations of record, if any, as of the date of this Plan are annexed to the end of the Property Report.

Condition of Unit

The Unit shall be sold in the condition described in this Plan, provided however, that in the event a certificate of occupancy shall have been issued covering the Unit at the date on which a Purchase Agreement is entered into, the Unit shall be sold and transferred in its then "AS IS" condition, unless the Purchase Agreement shall expressly provide otherwise. Without limiting the foregoing, any Purchaser who agrees to purchase a Unit which has been previously occupied shall be required to purchase such Unit in its then "as is" condition, unless the Purchase Agreement expressly provides otherwise.

Risk of Loss

Risk of loss or damage to a Unit, whether by fire or other casualty, remains with the Sponsor unless and until legal title to the Unit has been conveyed to the Purchaser, after which the Purchaser shall bear such risk of loss. In addition, a Purchaser who takes possession of a Unit prior to Closing assumes the risk of losses which are not covered by insurance.

Notwithstanding the foregoing, the Sponsor shall not be obligated or liable to repair any damage from a casualty loss. If the Sponsor does not elect to repair the damage, the Purchaser may elect within 10 days to cancel the Purchase Agreement whereupon the Deposit shall be returned to Purchaser and the Purchase Agreement shall be of no further force or effect. If the Sponsor elects to repair or replace the loss or damage, the Purchase Agreement shall continue in full force and effect, in which event the Purchaser shall not have the right to reject title to the Unit or to receive a credit against or abatement of the Purchase Price. The Sponsor shall be entitled to a reasonable period of time in which to complete such repairs or replacement. A Purchaser shall not be required to pay the balance of the Purchase Price unless and until (i) the Unit has been substantially repaired as near as reasonably possible to its condition immediately prior to the casualty, (ii) its essential services (such as gas, electricity and heat) and a reasonable

means of ingress and egress from the Building to the street have been restored and (iii) any condition in the Unit for which a violation (if any) is noted or issued has been corrected, other than those that are the obligations of the Purchaser to cure or that are caused by the act or omission of the Purchaser.

Sanctions for Purchaser's Default

In the event that Purchaser defaults under a Purchase Agreement, in addition to the rights and remedies previously described in this Section, the Sponsor shall have all rights and remedies available to it under the Purchase Agreement or at law (or in equity), including without limitation, the following:

1. The Sponsor may, unless such default shall have been fully cured within 30 days' after written notice to Purchaser, cancel the Purchase Agreement and retain the Deposit as liquidated damages (not exceeding an amount equal to the sum of (a) 10% of the Purchase Price, (b) interest earned thereon, if any and (c) the Extra Work Deposit, if any). In the event that the Purchase Agreement is canceled, the Sponsor will have the right to sell the Unit to others as though such Purchase Agreement had never been entered into (and without accounting to the Purchaser for the proceeds from such sale) and the Sponsor and its agents shall be relieved of any further liability or obligations thereunder and under the Plan.

2. Sponsor may, at its option, commence an action against Purchaser seeking specific performance of Purchaser's obligations under the Purchase Agreement.

Sanctions for Sponsor's Default

In the event that Sponsor defaults under a Purchase Agreement, Purchaser shall be entitled to return of the Deposit and shall have the right to seek monetary damages, if any, but shall waive any right it might otherwise have to seek specific performance of the Purchase Agreement or other equitable remedy.

O. INTERIM LEASES

Sponsor reserves the right, freely and without restriction, following consummation of the Plan, to rent Units at any time (provided a permanent or temporary certificate of occupancy covering such Unit has been obtained). However, once a Purchase Agreement is signed for a Unit, and for so long as such Purchase Agreement is in effect, such Unit may only be leased to or occupied by the Purchaser thereof. Any Purchaser who agrees to purchase a Unit which has been previously occupied shall be required to purchase such Unit as described in this Plan, except that it shall be subject to reasonable wear and tear as a result of the previous occupancy.

It is not anticipated that the Sponsor will permit any Purchaser to use or occupy a Unit prior to the Closing Date. However, if the Sponsor elects to do so, the lease or occupancy agreement will be for such rent or use and occupancy for (but not to exceed

the maximum rent legally collectible, if any) and upon such other terms as may be mutually agreed upon. The form of Interim Lease is Document K in Part II of this Plan. A Purchaser with whom Sponsor enters into an Interim Lease will be required to pay Sponsor's legal fees for preparation of the Interim Lease.

No Purchaser shall have the right to occupy the Unit purchased by him or her prior to the Closing unless Sponsor agrees to permit such occupancy under an Interim Lease or other written occupancy agreement. Purchaser will be in default under the Purchase Agreement, however, if Sponsor permits a Purchaser to become a tenant or occupy a Unit prior to Closing and such Purchaser defaults in the performance of his or her lease or occupancy obligations and, as a result, an order of eviction or order judgment upon a court of competent jurisdiction is issued against the Purchaser, or the Purchaser shall have vacated or abandoned the Unit. Similarly, a Purchaser will be in default of the terms of any Interim Lease if such Purchaser is in default of his or her obligations under the Purchase Agreement. In the event that an Interim Lease is terminated as a result of a Purchaser's default under or rescission of a Purchase Agreement, then such Purchaser shall be required to immediately vacate the Unit.

P. CLOSING COSTS AND ADJUSTMENTS

Estimated Closing Costs

At Closing, in addition to the balance due on the Purchase Price, each Purchaser shall pay the following estimated closing costs as applicable:

1. Title insurance premiums, the amount of which will vary depending upon the Purchase Price and amount of insurance requested. Although Purchasers are free to use any title company of their choosing, the premium for fee title insurance, if ordered through the Title Company, is an amount equal to the sum of approximately \$2,517 for the first \$500,000 of the Purchase Price and \$3.98 for each additional \$1,000 of the Purchase Price up to \$1,000,000. Where the Purchase Price exceeds \$1,000,000, the amount of such premium is equal to approximately \$4,507 for the first \$1,000,000 plus \$3.66 for each additional \$1,000 of Purchase Price up to \$5,000,000. The foregoing amounts do not include the cost of an additional premium for a fee title insurance policy which may be obtained by a Purchaser at such Purchaser's option and is intended to cover a Unit Owner for the market value of such Unit throughout the period of ownership. It should be noted that, while the cost of title premiums should not vary regardless of which title company a Purchaser uses (such premiums are New York State-regulated), the Sponsor makes no representations that the cost of premiums charged by other title companies will be the same as those charged by the Title Company.

2. Fees for recording the Deed and Power of Attorney. The current amount of such fees is approximately \$200.00 per document, plus a service charge typically imposed by the title company selected by the Purchaser.

3. An amount equal to two months' Common Charges, payable to the Board, which amount shall be used as working capital for the Condominium. In the event that the Sponsor has previously advanced all or any portion of the initial working capital, the amount paid by Purchasers at Closing for this item shall be paid to the Sponsor as a reimbursement.

4. A closing fee to the Sponsor in the sum of \$2,000, which the Sponsor may direct be paid by Purchaser at Closing to Sponsor's closing attorney. In the event that Purchaser or Purchaser's lender requires that the Closing be held at a location other than the office of the attorneys for the Sponsor, the Purchaser shall be required to reimburse to the Sponsor the additional legal fees charged to the Sponsor by its attorneys, if any.

5. A Purchaser who elects to finance any portion of the Purchase Price for his Unit shall pay to Sponsor's closing attorney at Closing a fee equal to \$500 to defray a portion of the cost incurred by Sponsor for the additional time and effort involved.

6. A Purchaser who assigns his interest in the Purchase Agreement for his Unit shall pay to Sponsor's closing attorney at Closing (unless paid at the time of assignment as may be required by Sponsor) a fee equal to \$300 to defray a portion of the additional time and effort involved in reviewing and coordinating the proposed assignment and obtaining consent of Sponsor as required pursuant to the Plan. This additional fee shall be due and payable regardless of whether the assignment is to a related party, a wholly-owned entity, a third-party or otherwise.

7. The amount due by reason of such sale for the following Transfer Taxes:

(a) The New York State Real Estate Transfer Tax payable at the rate of \$2.00 per \$500 of consideration;

(b) New York City Real Property Transfer Tax, at rates equal to 1.0% of the consideration if such consideration is less than \$500,000; 1.425% if equal to or greater than \$500,000; and

(c) The New York State Additional Real Estate Transfer Tax (commonly known as the "Mansion Tax") payable at the rate of 1% of consideration, where the consideration is at least \$1,000,000.

8. The amount of all other recording or filing fees payable at Closing, including, without limitation, such fees for releasing and/or terminating liens of Sponsor's mortgage indebtedness on the Premises.

Although the cost of Transfer Taxes (other than the Mansion Tax) are customarily paid by the seller in covered transactions, the responsibility for paying these taxes may be modified by contract. This Plan provides that the Purchaser of a Unit shall pay such taxes at the Closing. Where the Purchaser pays such taxes, the amount of such taxes will be added to the consideration subject to the taxes, as will be the case with the determination of the applicability and computation of a Mansion Tax.

9. A Purchaser who obtains outside financing for his purchase shall also be required to pay charges in connection therewith, such as mortgage recording tax, lender's attorney's fee, recording fees, credit investigation fees, appraisal, application and/or commitment fees or "points," escrows for real estate taxes or homeowners' insurance and a mortgagee's title insurance premium. None of such charges are payable to the Sponsor and the amount of certain of the charges attributable to financing are determined solely by the lender. The amount of certain of such costs are determined as follows:

(a) Mortgage Title Insurance - A Purchaser who obtains title insurance in favor of its lender simultaneously with fee title insurance shall be entitled to a discounted rate for premiums, as follows: (a) \$2,110 for the first \$500,000 of coverage, plus \$3.31 per \$1,000 of coverage in excess of \$500,000 up to \$1,000,000 in coverage and (b) \$3,765 for \$1,000,000 in coverage, plus \$3.05 per \$1,000 of coverage in excess of \$1,000,000 up to \$5,000,000 in coverage.

(b) Mortgage Recording Tax – Approximately 2.175% of the amount of the mortgage (or 2.05% if the amount of the mortgage is less than \$500,000), subject, however, to a credit pursuant to Section 339-ee(2) of the Real Property Law and closing adjustment in favor of the Sponsor in that amount, as discussed below.

(c) Recording Fees - \$200 per document.

In addition to the foregoing closing costs, in the event that a Purchaser fails to close timely, such Purchaser may be required to pay certain additional costs, as more fully described in the section of this Plan entitled "Procedure to Purchase" (Section L).

The following is a numerical example of the approximate amount of the foregoing specified closing costs for a Unit having a Purchase Price of \$2,150,000 and subject to a mortgage loan of \$1,720,000 (subject to the assumptions and conditions specified above):

Title insurance premiums	
Fee	\$8,717
Mortgage	1,788
Recording Fees	700
Working Capital Contribution	3,040
Closing Fee to Sponsor	2,500
NYS Real Estate Transfer Tax	8,757
NYC Real Property Transfer Tax	31,197
NYS Mansion Tax	21,892
Mortgage Recording Tax	<u>33,080¹</u>
Total	\$111,671

The title insurance premiums, the recording charges, Transfer Taxes and other closing costs set forth above are those in effect as of the Offering Date. Each Purchaser shall be required to pay the amount of such costs in effect as of the actual date of the

¹ This amount is payable by Purchaser to Sponsor as a credit and closing adjustment pursuant to Section 339-ee(2) of the Real Property Law and does not include the .25% payable by lender in most instances.

closing of title to his or her Unit. No assurance or representation is given that such items or amounts will not change from those specified in this section. Moreover, each Purchaser shall be responsible for the payment of his or her own attorney's fees and in the event of the establishment of an additional real property transfer tax or any other tax imposed with relation to delivery of the deed, such tax payment.

Closing Adjustments

Adjustments with Condominium

Sponsor shall apportion the following items, as applicable, with the Board as of 11:59 p.m. of the day immediately preceding the Initial Closing (unless otherwise noted):

1. fees for assignable permits and licenses, if any;
2. charges for electricity, gas, oil and other utilities for the Common Elements;
3. payments under assignable service and maintenance contracts and concession agreements, if any;
4. cost of building supplies on hand, at Sponsor's cost, plus sales tax;
5. premiums for transferable insurance policies; and
6. electric, utility or other deposits paid by or on behalf of the Sponsor.

In the event that the foregoing net closing adjustments are in favor of the Sponsor, the Board shall execute and deliver to Sponsor a promissory note in the amount of such net closing adjustments. The amount of such note, together with interest thereon at 10% per annum from the Initial Closing date, shall be paid in 12 equal monthly installments, beginning on the first anniversary of the Initial Closing. Such note shall provide that it may be prepaid at any time without penalty and that the entire unpaid balance of the note, with interest, shall be immediately due and payable if any monthly installment is not paid within 15 days. In the event of a default under such note, the interest rate shall be increased to 16% per annum on the then-unpaid balance.

Adjustments with Purchasers

The following items, as they apply to a particular Unit, shall be apportioned between the Sponsor and the Purchaser as of 11:59 p.m. of the date immediately prior to the Closing Date, based upon the fiscal period for which such charges are assessed or incurred: real estate taxes, Common Charges, Special Assessments and a proportionate share of utility deposits, if any. In addition, if the Sponsor has placed a blanket or construction mortgage against the Premises, Purchasers shall reimburse to the Sponsor, as a closing adjustment, the amount of credit received by or allowable to a Purchaser under 339-ee(2) of the Condominium Act. Under that section, a Purchaser who obtains a mortgage in connection with his or her purchase will be entitled to receive a credit

against the mortgage recording tax otherwise due as a result of the mortgage recording tax previously paid by the Sponsor on the loan for acquisition and improvement of the Premises.

If the Units have not been separately assessed for real estate tax purposes prior to the Initial Closing, the Sponsor must place in escrow in the name of the Board (the "Tax Escrow"), prior to, at, from the proceeds of the Initial Closing, an amount equal to the projected real estate taxes which will be levied against the entire Premises during the six-month period following the Initial Closing or until the Units are separately assessed, whichever period is shorter (the applicable period being the "Tax Liability Period"). That projected amount of real estate taxes shall be estimated by Sponsor in its sole discretion, but shall not exceed the most recent tax payable by greater than 10%. The Board will cause to be paid the real estate taxes payable with respect to the sold Units during the Tax Liability Period from the Tax Escrow as and when such taxes are due and payable. The Sponsor shall be entitled to reimbursement of a portion of the Tax Escrow from Purchasers at the Closing (regardless of whether or not taxes for the period covered by the Tax Escrow are not yet due, shall have become due or shall have been actually paid by the Board, so long as the Tax Escrow shall have been established) based upon the following. At a Unit Closing, unless the Unit being purchased has been separately apportioned, assessed and billed for real estate tax purposes, the Purchaser of such Unit will be required to pay the Sponsor as a closing adjustment an amount equal to the product of the Tax Escrow multiplied by the Common Interest attributable to that Unit, prorated for the post-Closing portion of the Tax Liability Period for which the Tax Escrow was established. In the event that the amount of the Tax Escrow is less than the amount of the real estate taxes due and payable for the Premises during such six-month period, the Condominium shall pay to the Sponsor the amount of such difference as a Common Expense.

In the alternative, in place and instead of establishing a Tax Escrow in accordance with the preceding paragraph, at or prior to the Initial Closing, the Sponsor may elect, in its sole discretion, to have the Board pay for real estate taxes due with respect to the entire Premises as and when due, as a Common Expense, until such time as the Units are separately taxed. In that event, no adjustment would be made at any Closing between the Sponsor and Purchaser on account of such real estate taxes; instead, appropriate adjustments by way of Individual Assessments or refunds would be made between the Condominium and the affected Unit Owners.

Any errors or omissions in computing apportionments at Closing or between the Board and the Sponsor shall be corrected and payments made to the proper party promptly after discovery. This provision will survive each Closing.

Q. RIGHTS AND OBLIGATIONS OF THE SPONSOR

Right to Rent Unsold Units

Sponsor shall have the right from time to time to withhold from sale one or more Units and may offer Units for sale or, following consummation of the Plan, rent from time to time as it determines in its sole discretion and without consent of the Board. Sponsor reserves the right, freely and without restriction, to rent Units at any time following consummation of the Plan (provided a permanent or temporary certificate of occupancy covering such Unit has been obtained). All rental income shall belong to the Sponsor without accountability therefor to the Board or subsequent Purchaser. Any Purchaser who agrees to purchase a Unit which has been previously occupied shall be required to purchase such Unit in its then "as is" condition, unless the Purchase Agreement expressly provides otherwise. However, once a Purchase Agreement is signed for a Unit, and for so long as such Purchase Agreement is in effect, such Unit may only be leased to or occupied by the Purchaser thereof. The lease or occupancy agreement will be for such rent or use and occupancy for (but not to exceed the maximum rent legally collectible, if any) and upon such other terms as may be mutually agreed upon. Purchasers should be aware that their Unit may have been previously used or occupied by such a rental tenant. However, unless otherwise expressly provided in the Purchase Agreement, title to a Unit shall be conveyed to a Purchaser vacant and free of any tenants or occupants.

Since the Sponsor has reserved the unrestricted right, following consummation of the Plan, to rent rather than sell Units (other than the requirement that it sell at least 15% of the Units in order to declare the Plan effective), the Sponsor may control the Board indefinitely, subject in any event, to the limitations upon the right of the Sponsor to exercise voting control of the Board, as more fully described in "Control by the Sponsor" (Section R).

Construction or Renovation of Improvements

Sponsor shall complete renovations to the Improvements, if any, in accordance with the terms of this Plan. The Sponsor shall have no obligation to build, renovate, finish, decorate, equip or fixture any Unit except as specifically provided (a) in the Property Report, (b) otherwise in this Plan or (c) otherwise in a particular Purchase Agreement. The Sponsor shall be deemed to have substantially completed its obligations to deliver a Unit in such condition upon the issuance of a temporary or permanent certificate of occupancy for the Unit and a Purchaser who enters into a Purchase Agreement after issuance of such a certificate shall accept the Unit in its "as is" condition on the date of the Purchase Agreement, reasonable wear and tear between the date of the Purchase Agreement and the Closing Date excepted.

The Sponsor or its agents shall have the right to enter upon the Premises or any portion thereof in order to complete the Improvements and to fulfill its other obligations under this Plan or under law. It is the present intention of the Sponsor to substantially complete the renovations by approximately July 1, 2017, although no representation or

assurance is given that the actual completion date will not be sooner or later than as projected.

The Sponsor shall cause renovations, if any, to be completed with a quality of construction comparable to prevailing local standards; provided however, that the Sponsor shall have the absolute right to substitute equipment or materials and make modifications to layout or design, so long as the Sponsor does not: (i) substitute equipment or materials of significantly lesser quality or design; or (ii) change the size or location of any Units or of other improvements or Common Elements if such changes affect the Common Interest or materially adversely affect the value of any Unit to which title has closed or for which a Purchase Agreement has been executed, and the Purchaser thereunder is not then in default, unless all affected Unit Owners or contract vendees (as the case may be) consent in writing to such change.

All references in this Plan to “plans and specifications” shall mean the plans and specifications for the Building filed with the Department of Buildings of the City of New York and other appropriate governmental authorities (some of which are summarized in Document “B” of Part II of the Plan), as the same may be amended or changed from time to time. Sponsor expressly reserves the right to amend or modify from time to time said plans and specifications, including, without limitation, changes in layouts and designs or changes affecting the materials, appliances, equipment and fixtures in place of those described in the plans and specifications, provided that such substitutions are of substantially similar or better quality and design and, provided further, that the approvals (if required) of any governmental authorities having jurisdiction are obtained. All of the foregoing amendments to the plans and specifications may be made without prior notice or amendment to this Plan, except as provided in the section of this Plan entitled “Changes in Prices and Units” (Section K). The Sponsor shall deliver to the Board a set of “as built” building plans for the Building shortly after the issuance of a permanent certificate of occupancy for the Premises.

The Sponsor shall pay for the authorized and proper work involved in the renovation and sale of the Units which the Sponsor is obligated to complete under this Offering Plan, and shall cause all mechanics’ liens with respect to such renovations to be promptly discharged or bonded. The Sponsor shall have a right of access to the Premises, including the Common Elements, Units and Limited Common Elements, in order to complete renovations or make repairs to the extent that it is obligated or elects (in its sole discretion) to do so. In exercising such right, the Sponsor shall use reasonable efforts to minimize any disruption of the Unit Owners’ use of the Premises. **No bond or other security, except as otherwise provided or required under this Offering Plan, has been or will be furnished by the Sponsor to secure its obligations or to complete construction or renovation of the improvements and its ability to perform such obligations will depend solely upon its financial condition if, as and when called upon to perform.** Sponsor has obtained construction financing from the Bank of Smithtown for performance of the Improvements. Such financing provides for payment by Sponsor of a minimum release price which must be made to the lender in order for the lender to release its lien from the Unit being sold. The Offering Prices set forth in Schedule “A” of this Plan satisfy such minimum required release prices.

Sponsor will execute and deliver to the Board an instrument assigning to the Board any manufacturer's warranties that may be in effect with respect to equipment and appliances comprising, installed or located in Common Elements and any contractors' warranties with respect to renovations in the Building. A copy of such warranties, to the extent available and effective, will be delivered to the Board.

The Sponsor will correct any material, non-latent defects in its construction or renovation of the Common Elements, a Unit or Limited Common Elements or in the installation or operation of any mechanical equipment therein, due to improper workmanship or material substantially at variance with the provisions of this Plan, provided and on condition that: (i) as to any claimed patent defect, Sponsor is notified of such defect in writing by certified mail, return receipt requested, within 180 days after (a) the date of a Unit closing with respect to any such defect in such Unit or (b) Initial Closing as to any such defect in the Common Elements; or (ii) as to any claimed latent defect, Sponsor is notified in writing by certified mail, return receipt requested, within one year after (a) the date of a Unit closing with respect to any such defect in such Unit or (b) Initial Closing as to any such defect in the Common Elements. Notwithstanding the foregoing, provided that a certificate of occupancy, either temporary or permanent, shall have been obtained for a Unit scheduled for closing, Sponsor's pre-Closing obligations with respect to such Unit shall be deemed to have been substantially completed. Subject to Sponsor's continuing obligation to fully complete its obligations under this Plan or a particular Purchase Agreement following Closing, Purchaser of such a Unit shall be nonetheless obligated to close title as more fully described in Section L, "Procedure to Purchase."

Sponsor will also correct or cause to be corrected latent defects in its construction or renovation of Common Elements, a Unit, the Limited Common Elements or in its installation or operation of any mechanical equipment therein, but only if such latent defects are due to substantially improper workmanship or material substantially and materially at variance with the plans and specifications, provided and on condition that: (i) as to any Unit and its appurtenant Limited Common Elements, Sponsor is notified of such defects in writing by the Unit Owner by certified mail, return receipt requested, within 90 days after the earlier of the Closing of title to such Unit or the execution and delivery of any lease to, by, or at the direction of the Purchaser of such Unit, or (ii) as to any Common Elements, Sponsor is notified in writing by the Board by certified mail, return receipt requested, within 180 days after the Initial Closing. Notwithstanding the foregoing, Sponsor shall have no obligation to correct latent or patent defects in any Unit sold to a Purchaser which was occupied by a third party prior to such sale, provided Sponsor discloses to such Purchaser that the Unit being purchased was previously occupied.

Sponsor, in its sole discretion, shall elect the method of correcting any defect. The quality of construction and renovations shall be performed in accordance with the practice of the industry, as determined by Sponsor's contractor, architect or engineer, in its sole discretion. On prior notice from Sponsor, the Board and/or the Unit Owner (or other occupant of a Unit) in question must allow Sponsor, Sponsor's contractors and/or agents access to the Building or the Unit in question to inspect and/or correct such defect.

Failure to give such access shall be deemed to void any warranty which Sponsor shall have given under the terms of this Plan. The Sponsor shall use reasonable commercial efforts to minimize any disruption to Unit Owners which may be caused by the Sponsor's efforts to correct any construction or renovation defects and shall repair any damage to the Premises caused by such efforts.

Sponsor makes no warranties as to any appliances or fixtures in a Unit, although the Sponsor will assign to Purchasers under this Plan any written and assignable warranties in the possession of the Sponsor and which may then be effective with respect to such appliances or fixtures.

Notwithstanding the limited obligation of Sponsor as described above to correct defects in its construction or renovation of the Common Elements, Units or the Limited Common Elements, Sponsor assumes no responsibility for and shall not be liable to repair or replace any of the following: 1. nail pops and ridging on sheet rock walls, 2. doors sticking due to weather, 3. adjustment of bi-fold doors, 4. bath tile and marble tile grouting, 5. quarry tile grouting, 6. any condition resulting from normal wear and tear or natural deterioration or from the normal movement, settlement and/or shrinkage of the Building and/or Building materials, 7. defects of an insubstantial nature, such as, without limitation, partial or total loss of any trees, shrubs, bushes or limitation, partial or total loss of any trees, shrubs, bushes or other landscape improvements, protruding dry wall fastenings, ridging on gypsum board, lumber shrinkage, door or window sticking due to weather, door warpage including, without limitation, warpage of the main entrance door within reasonable tolerances of doors of similar size and weight, slight scratches in plastic laminate, vitreous china, natural stone, wood, stainless steel or porcelain surfaces, bathroom finish grouting, walls not square, electrical plates not straight, discoloration or shrinkage, slight separation between base and floor, 8. normal settlement and deflection or any consequential damage resulting therefrom including, without limitation, cracks in roof ballast, or concrete cracks which do not reduce the structural integrity of the Building, 9. deviations in the level of ceilings, and imperfections in ceiling finished, 10. imperfections in painting finishes, 11. deviations in the level of a floor, 12. alignment of bathroom finishes and variation in grouting thickness, air infiltration and water infiltration from windows in accordance with the Architectural Aluminum Manufacturers Association Standard A-Z, 13. noise from normal plumbing, heating, ventilating and air conditioning operation, 14. normal floor noises and creaking, 15. carpet or floor discoloring or stretching, 16. variations in width, length, thickness, finish or color range of wood flooring, 17. repair of chips, scratches, mars, breaks, dents, cracks or other defects in exterior stone; windows, window glass, frames and hardware; insulation attached to the curtain wall; sliding glass doors, frames, door glass and hardware; louvers; shower doors; lighting fixtures, lenses, baffles and globes; all painted surfaces; all sinks, tubs; basins, water closets; kitchen cabinets, backsplashes and countertops; vanity tops and cabinets; all tile or natural stone floors and walls; saddles; all appliances, woodwork, millwork and doors; mirrors and mirrored doors; all hardware; appliance cabinets and flooring, 18. after the Initial Closing, paint touch-ups, repair dented appliances, or replace light bulbs, 19. variations in tone or color of natural stone or variations in tone or color of vanity tops or other natural stone surfaces, 20. leaching or color variation in color mortar and colored brick, and dimensional variations in brick

joints, and mortar droppings on bricks, 21. ponding and/or controlled drainage on the roof surface, or 22. cracks in pressure-treated lumber used or intended for use outside the Building, or 23. cracks or discoloration in concrete used in cellar walls, paving and garage ramp or 24. discoloration to hardware and plumbing finishes, or 25. stains, runs, lumps, shags or imperfections in weave in fabric panels, or 26. scratched, dirty or cracked lenses in light fixtures, or 27. terrace tile or other surface covering not laid flat, or color variation in tile, mortar, stained tile or other surface covering. Sponsor shall have discharged its obligation to repair abnormal scratches in plastic laminate, vitreous china, natural stone, wood, porcelain and metallic surfaces by filling or refinishing, and Sponsor shall not be obligated to replace such surfaces. **Purchasers may experience some or all of these items and conditions in their Unit, the Common Elements or elsewhere in the Building. Sponsor has no obligation to correct or repair any of these items and conditions and shall not be liable to any Purchaser or the Board therefor. If Purchasers and/or the Board desire to correct, repair or replace any of these items or conditions, to the extent they can be corrected, repaired or replaced, they will have to proceed by themselves and/or under any warranties or undertakings assigned to them by Sponsor at their sole cost and expense.**

Except as expressly provided in this Plan, Sponsor has no obligation to correct or repair any other defect or conditions in the Units, Common Elements or Limited Common Elements or in any other installations, apparatus, fixtures, finishes, materials and appurtenances. The foregoing sets forth the entire obligation of Sponsor to correct or repair any defects or conditions and no other obligation shall be implied.

Nothing contained herein shall be construed to render Sponsor liable for consequential damages (whether based on negligence, or breach of contract, warranty, or otherwise), it being intended that Sponsor's sole obligation pursuant to the Plan shall be to repair or replace, at Sponsor's option, any defective item of its construction or renovations (arising as a result of substantial and material defects in material or as a result of substantially improper workmanship) subject to the terms and conditions (and within the time limits) set forth in this section of the Plan. Subject to such terms and conditions, Sponsor shall renovate the Premises in accordance with applicable codes, filed plans and specifications (if any) and the descriptions contained in the Architect's Description of Property Condition contained in Part II of this Plan as Document "B". The limitations of liability on the part of the Sponsor described in this paragraph shall not apply with respect to any failure by Sponsor to perform an obligation imposed upon it by applicable statute or regulation or arising from Sponsor's failure to perform its obligations under this Plan.

Subsequent to the final inspection of a Unit, the Sponsor shall not be responsible for paint touch-ups, repair of dented appliances, repair of chips, scratches, mars, breaks or other blemishes in windows, sliding glass doors, screens, electric fixtures and globes, interior painted surfaces, sinks, tubs, basins, kitchen cabinets and counter tops, vanity tops and cabinets, medicine cabinets, marble and ceramic tile floors, walls and base marble saddles, resilient floor tile, kitchen appliances, woodwork and doors; nor shall

Sponsor be responsible for replacement of fluorescent light ballasts, or filters and thermostats for heating/cooling units.

Housing Merchant Implied Warranty

The Units are not subject to the Housing Merchant Implied Warranty (the “Housing Warranty”) contained in Article 36-B of the New York General Business Law.

Model Units

Until all Units have been sold under this Plan, the Sponsor and its agents or representatives shall also have the right to (i) use one or more Unsold Units as a sales office or model Unit or Units until all Units have been sold; and (ii) erect and maintain one or more signs at the Premises in connection with the sales or any rental program. From and after the Initial Closing, the Sponsor shall pay Common Charges for such Units as and when they become due. The Units used for such purposes may be constructed or renovated, furnished or decorated by the Sponsor specifically for their intended use as a model Unit or sales office. Purchasers of such Units should ascertain which fixtures, furnishings and improvements, if any, are included in the Purchase Price for such a Unit prior to executing a Purchase Agreement therefor. Purchasers should also thoroughly inspect such Units, as well as any other selected Units which may have been completed prior to executing a Purchase Agreement.

Risk of Loss

Risk of loss or damage to a Unit, whether by fire or other casualty, remains with the Sponsor unless and until legal title to the Unit has been conveyed to the Purchaser, after which the Purchaser shall bear such risk of loss. In addition, a Purchaser who takes possession of a Unit prior to Closing assumes the risk of losses which are not covered by insurance.

Notwithstanding the foregoing, the Sponsor shall not be obligated or liable to repair any damage from a casualty loss. If the Sponsor does not elect to repair the damage, the Purchaser may elect within 10 days to cancel the Purchase Agreement whereupon the Deposit shall be returned to Purchaser and the Purchase Agreement shall be of no further force or effect. If the Sponsor elects to repair or replace the loss or damage, the Purchase Agreement shall continue in full force and effect, in which event, the Purchaser shall not have the right to reject title to the Unit or to receive a credit against or abatement of the Purchase Price. The Sponsor shall be entitled a reasonable period of time in which to complete such repairs or replacement. A Purchaser shall not be required to pay the balance of the Purchase Price unless and until (i) the Unit has been substantially repaired as near as reasonably possible to its condition immediately prior to the casualty, (ii) its essential services (such as gas, electricity and heat) and a reasonable means of ingress and egress from the Building to the street have been restored and (iii) any condition in the Unit for which a violation (if any) is noted or issued has been corrected, other than those that are the obligations of the Purchaser to cure or that are caused by the act or omission of the Purchaser.

Alterations, Repairs and Improvements

The Sponsor shall not be required to seek or obtain approval of the Board for any alterations, repairs or improvements which the Sponsor makes or causes to be made to Units held by it; provided however, that the Sponsor shall only make such alterations, repairs and improvements in full compliance with applicable laws and regulations.

Certificate of Occupancy

Prior to the Initial Closing, the Sponsor shall cause a subdivision of the Building into separate Units and obtain a temporary or permanent certificate of occupancy for the Unit(s) to be closed.

Purchasers are advised that in New York City, newly-constructed and newly-renovated buildings are sometimes offered as condominium projects without a final certificate of occupancy ("FCO") covering the entire building but with only a temporary certificate of occupancy ("TCO") and sometimes with several successive TCO's. Certificates of occupancy are generally governed by section 301 of the New York Multiple Dwelling Law and local building codes and rules. Both TCO's and FCO's are issued by the New York City Department of Buildings ("DOB"). Pursuant to the applicable statute and regulations, a TCO is intended to indicate that the property conforms substantially to the DOB approved plans and specifications, and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified in the TCO. No change of use or occupancy shall be made unless a new certificate of occupancy is issued. All TCO's have an expiration date. A TCO typically expires 90 days after the date of issuance. When a TCO expires and is not renewed, it may be difficult or impossible to buy insurance, refinance, or sell units. In New York City, it is common for sponsors to commence unit closings when some or all units are covered by a TCO rather than a FCO. Sponsor anticipates that this scenario may occur. Sponsor and its principals will undertake the responsibility for extending each TCO received prior to expiration thereof and ultimately for obtaining a FCO covering the entire Building within two years from the date of the issuance of the first TCO. However, Sponsor and its principals make no representation or guarantee that DOB will issue the FCO within such two-year period. Notwithstanding the foregoing, Sponsor and its principals are obligated to procure the FCO for the entire Building, and shall exercise best efforts to obtain the FCO within such two year period while keeping the TCO current. Unit Owners and the Board of Managers shall be obligated to cooperate with and refrain from obstructing Sponsor in these undertakings.

Furthermore, because Sponsor and the by-laws of the Condominium may permit Unit Owners to undertake renovations to individual Units prior to the procurement of a FCO, such renovations may cause additional delays in the issuance thereof. Notwithstanding the foregoing, Sponsor and its principals are obligated to procure the FCO.

Since the Building may be occupied prior to obtaining a FCO, Sponsor will be required to distribute each such occupant a copy of the then-current Tenant Protection Plan required by the provisions of §28.104.8.4 of the NYC Administrative Code.

Purchasers are advised to visit the DOB website for further recommendations when purchasing a unit in a building which does not have a FCO. A Factsheet on Certificates of Occupancy is available on the DOB website at: http://www.nyc.gov/html/dob/downloads/pdf/co_factsheet.pdf.

When a TCO expires and is not renewed, it may be difficult or impossible to buy insurance, refinance, or sell Units. If a permanent certificate for the entire Building is not obtained by the date of the Initial Closing, then (i) the Sponsor shall obtain such a permanent certificate within 24 months after the date of the Initial Closing (or such longer period as may be allowed by law), subject to facts, circumstances and conditions beyond the Sponsor's reasonable control and prior to the expiration (as same may be extended) of any effective partial or temporary certificate of occupancy for the Units; and (ii) the Sponsor shall maintain all proceeds from the offering in a special escrow account as required by General Business Law Sections 352-e(2-b) and 352-h unless: (A) the Sponsor's engineer or architect certifies that a lesser amount will be reasonably necessary to complete the work needed to obtain a permanent certificate of occupancy, in which case, the sum exceeding the amount so certified by the Sponsor's engineer or architect may be released from the special escrow account; or (B) the Sponsor deposits with an escrow agent an unconditional, irrevocable letter of credit; or (C) posts a surety bond in the amount certified by the Sponsor's architect to be reasonably necessary to complete such work; or (D) provides other collateral acceptable to the Department of Law. Such letter of credit, surety bond or other collateral, if any, shall be described in a duly-filed amendment to this Plan.

Obligation to Defend Suits

The Sponsor has the right but not the obligation to defend any suits or proceedings arising out of its acts or omissions, although it does have the obligation to indemnify the Board from and against any judgment obtained against either of them by reason of the wrongful acts or omissions of the Sponsor. The Board shall notify the Sponsor promptly of any such suit and shall cooperate with the Sponsor in defending against any such suits against which the Sponsor elects to defend.

Condominium Insurance

Sponsor shall initially procure fire and casualty insurance for the benefit of the Condominium in an amount which the Sponsor believes to be sufficient to replace the Building in the event of a loss, and in an amount sufficient to avoid co-insurance. The premiums for such coverage shall be paid by the Unit Owners as a Common Expense. The types of coverage and estimated cost of premiums for the First Year of Operation are described in the footnote to the insurance expense item in the Budget contained in this Offering Plan as Schedule "B."

Payment of Carrying Charges

The Sponsor shall pay all expenses incurred prior to the Initial Closing in connection with the operation of the Condominium, subject to those closing adjustments with the Board described in the Section of this Plan entitled "Closing Costs and Adjustments" (Section P). Sponsor will pay all costs and expenses incurred in connection with the subdivision of the Building, in connection with the sale of the Unsold Units and will pay all selling expenses including, but not limited to, advertising and printing costs of filing this Offering Plan and amendments hereto and the fees of all sales agents and brokers, if any, retained by the Sponsor.

From and after the Initial Closing date, the Sponsor shall pay all Common Charges, Special Assessments, if any, and real estate taxes levied with respect to Unsold Units for which a certificate of occupancy shall have been issued. Neither Sponsor nor any Sponsor-designee shall be subject to interest charges or any other late payment fee with respect to Common Charges or Special Assessments for the Unsold Units.

The Sponsor has the financial resources to meet its obligations under this Plan. It intends to fund its obligations to the Condominium from sales proceeds, financing proceeds and, possibly, from income which may be derived by the Sponsor from the rental of Unsold Units. No bond or other security has been furnished to secure the performance of the Sponsor's obligations without limitation, including the obligation to complete the improvements. The ability of the Sponsor to perform its obligations will depend upon its financial condition if, as and when it is called upon to perform.

Additional Rights Reserved by Sponsor

The Sponsor has reserved the right (fully and freely transferable by it, in its sole discretion) to install, erect, operate, replace, repair and maintain telephone, television, radio, computer and any other type of telecommunication equipment, antennae, satellite dishes, lines and other connections on the roof, façade or other Common Elements of the Building. In furtherance of such right, the Sponsor and/or its designee, assignee, licensee or other transferee shall have an easement to use the Common Elements and Limited Common Elements for any lawful purposes, specifically including, but not limited to, installation, operation, maintenance, repair and replacement of telecommunication equipment, lines and other connections on the roofs and façade of the Building for use by the Sponsor or by any designee, assignee, licensee or other transferee of Sponsor's rights with respect thereto. Such equipment, lines and/or other connections may, but need not, be for the benefit of the Building or Unit Owners and such easement rights shall not be subject to any rules, restrictions, fees or other charges by the Condominium or any Unit Owner. Sponsor shall not exercise any of the foregoing rights in such a manner as to block the light or air of any other Unit Owner.

Miscellaneous

No obligations under this Offering Plan or any Purchase Agreement shall survive the closing of title to a Unit except as expressly set forth in the Offering Plan, the

Purchase Agreement or as otherwise required by the General Business Law or other applicable law. When the Sponsor no longer exercises voting control of the Board, all of the Sponsor's obligations pertaining to the Common Elements or Limited Common Elements shall be enforceable only by the Board and not by one or more of the individual Unit Owners, jointly or severally.

In the event of the dissolution or liquidation of the Sponsor, or the transfer of 20% or more of the Units, the principals of the Sponsor shall provide financially responsible persons who will assume the status and all of the obligations of the Sponsor under the Plan, applicable laws or regulations, with respect to the Unsold Units.

Rights of Sponsor-Designees

The Sponsor shall have the right from time to time to designate Persons to hold title to one or more Unsold Units and to acquire the rights and privileges of the Sponsor under the By-Laws. In that event, solely with respect to the Units owned by such designee, such Sponsor-designees shall have those rights and privileges to the same extent as Sponsor, unless otherwise limited or restricted in such designation. In the event that the Sponsor makes a bulk sale of all or some of its Unsold Units, the transferee, as a successor sponsor, shall be bound by Sponsor's representations, if any, in this Plan regarding its commitment to sell Units.

R. CONTROL BY THE SPONSOR

The Condominium is governed generally by the Board. The Board shall consist of two members designated initially by the Sponsor. Such initial Board members shall be Michael D'Alessio and Yvonne Schettino, each of whom is associated with the Sponsor. At the first annual meeting of Unit Owners, members of the Board shall be elected by Unit Owners and the original three members designated by the Sponsor shall resign. The Sponsor will call the first annual meeting of Unit Owners on a date which is the earlier to occur of approximately (a) 180 days following the Initial Closing or (b) 30 days after expiration of the Sponsor Control Period (defined below). At such meeting, all of the Unit Owners, including the Sponsor, shall elect a new Board. As owner of the Unsold Units the Sponsor shall have the right to vote on the same basis as other Unit Owners for members of the Board, subject to the special provisions described in this Section.

The Sponsor shall have the right to exercise voting control of the Board until such time as the aggregate Common Interests appurtenant to all Unsold Units constitute less than 25% of the aggregate Common Interests in the Condominium (the period from the Initial Closing until such time being referred to as the "Sponsor Control Period"). An Owners' meeting will be held to elect a new Board within 30 days after the end of the Sponsor Control Period. So long as the Sponsor (or its designees) owns any Units, it shall be entitled to designate at least one member of the Board. Except as expressly provided otherwise, the rights described in this Section are not intended to restrict the voting rights of the Sponsor in its capacity as a Unit Owner. As a result, during the

Sponsor Control Period, there may be non-Sponsor members of the Board, if they are elected by the Unit Owners (including the Sponsor, which shall be entitled to cast its votes as a Unit Owner) or if they are designated by the Sponsor pursuant to its right to exercise voting control of the Board.

So long as the Sponsor exercises voting control of the Board, the Sponsor will be able to control the maintenance and operation of the Premises, and the services to be provided to Unit Owners. It shall determine the amount of Common Expenses upon which Common Charges are substantially based and whether available working capital funds or other reserves are used to defray projected increases in the Common Charges. However, so long as the Sponsor exercises voting control of the Board, the Board will not use working capital funds to reduce the projected Common Charges below the amounts set forth in this Plan. Regardless of whether or not Sponsor continues to exercise voting control of the Board, the Sponsor shall have the right to designate one member of the Board so long as it owns at least one Unit.

So long as Unsold Units represent at least 25% of the aggregate Common Interests, but in no event longer than five years after the date of the Initial Closing, whichever occurs sooner, the Board may not, without the prior written consent of Sponsor (which may be given or withheld in its sole discretion): (a) make, permit, or consent to any addition, alteration, improvement or change in or to the Limited Common Elements, Special Common Elements or any Unit, (b) assess any Common Charges for the creation of, addition to or replacement of all or part of a reserve, contingency or surplus fund, (c) enter into any service or maintenance contract, (d) borrow money on behalf of the Condominium or Unit Owners, (e) exercise a right of first refusal to purchase a Unit, (f) increase or decrease the number, or change the type of employees of the Condominium or the Board from those set forth in the "Notes to Schedule B" of this Plan, or (g) change or increase or decrease the services or operating expenses as set forth in the "Notes to Schedule B" except as required to reflect normal annual increases in operating expenses; provided however, that Sponsor will not exercise its veto power over expenses (i) described in Schedule "B" of the Plan or (ii) required in order to (A) comply with applicable laws or regulations, (B) remedy any notice of violation, (C) remedy any work order by an insurer of the Common Elements or (D) correct a condition of the Common Elements which presents an imminent risk to the health or safety of occupants of the Premises. Subject to the foregoing, Sponsor shall have the right to withhold its consent to any of the foregoing actions.

The rights, powers and obligations of the Board and circumstances under which a member of the Board may be removed or replaced are more fully discussed under "Board of Managers" (Section S).

The By-Laws do not include a provision that, following the Sponsor Control Period, but in no event later than two years after the Initial Closing, the majority of the Board must be Owner-Occupants or members of an Owner-Occupant household who are unrelated to Sponsor and its principals. As a result, owner-occupants and non-resident Unit Owners, including Sponsor as to the Unsold Units, may have an inherent conflict of

interest on how the Condominium should be managed because of their different reasons for purchasing or holding Units, i.e., purchase as a home as opposed to as an investment.

S. BOARD OF MANAGERS

Members of the Board and Officers of the Condominium

The initial Board shall consist of two members, each of whom shall be designated by the Sponsor. Such initial Board members shall be Michael D'Alessio and Yvonne Schettino, each of whom is associated with the Sponsor. The first annual Unit Owners' meeting shall be held on a date which is the earlier to occur of approximately (a) 180 days following the Initial Closing or (b) 30 days after expiration of the Sponsor Control Period. So long as the Sponsor, or its designee, owns a Unit, the Sponsor, or its designee, will have the right to designate one Board member. Such right shall not limit in any way the rights of the Sponsor to exercise voting control of the Board or to vote for members of the Board generally, in each instance, as more fully described in this Section and in the Section of the Plan entitled "Control by the Sponsor" (Section R). At such annual meeting, subject to the special rights of Sponsor to designate one or more members of the Board, as more fully-described in Section R, "Control by the Sponsor", an election shall be held for the four members of the Board representing the Units. Beginning with the Board elected at the first annual Unit Owners' meeting, each Unit Owner shall have the right to designate one Board member for each Unit owned by such Unit Owner at annual meetings duly-held for such purpose. Members of the Board must be at least 18 years of age to be eligible to serve on the Board and are required to be Unit Owners (or else principals or designees of Unit Owners). Board members shall serve for one year each. The By-Laws do not require that a majority of the Board must be Owner-occupants or members of an Owner-occupant's household who are unrelated to the Sponsor and its principals. As a result, owner-occupants and non-resident Unit Owners, including Sponsor as to the Unsold Units, may have an inherent conflict of interest on how the Condominium should be managed because of their different reasons for purchasing or holding Units, i.e., purchase as a home as opposed to as an investment.

As to all matters coming before a Unit Owners' meeting, other than elections for Board members, each such Unit Owner shall be entitled to one vote for each .01% of Common Interest appurtenant to his or her Unit. Voting shall be on a non-cumulative basis.

Subsequent annual meetings shall be held on or about the same date of each and every year thereafter. Special meetings may be called at any time by an officer of the Condominium or a majority of the Board.

Members of the Board shall receive no compensation for their service as such. Any member of the Board may be removed with or without cause upon the affirmative vote of Unit Owners representing at least 75% of the aggregate Common Interests present at any meeting of the Unit Owners held for such purpose; provided however, that

members elected or designated by the Sponsor, its designee or Holder of Unsold Units can only be removed by the Sponsor, its designee or a Holder of Unsold Units, as the case may be, whether for cause or no cause. Any member of the Board who has been designated or elected by the Sponsor (or a Sponsor designee) or Holder of Unsold Units and who thereafter resigns, dies or is removed, may be replaced only by the Sponsor (or its designee) or Holder of Unsold Units, as the case may be. Other than members elected or designated by Sponsor or its designee, no member who was a Unit Owner at the time of his or her election shall continue to serve on the Board after he or she ceases to be a Unit Owner or a principal or designee of such Unit Owner.

The principal officers of the Condominium shall be the President, Vice-President, Secretary and Treasurer, each of whom shall be elected annually by the Board and may be removed, with or without cause, upon the affirmative vote of the majority of the members of the Board. The President shall be the chief executive officer of the Condominium. The Vice-President may act in the place and stead of the President whenever the President is absent or otherwise unable to act. The Secretary is responsible for keeping the minutes of all meetings of the Unit Owners and of the Board, and he or she shall maintain the books and records of the Condominium. The Treasurer shall have responsibility for funds of the Condominium and is responsible for reviewing financial records and books of account.

Powers and Duties of the Board

The Board may act upon the affirmative vote of a plurality of its members present at a meeting duly called and at which a quorum is present. Subject to the restrictions summarized in the section of this Plan entitled "Control by the Sponsor" (Section R), the Board shall have the following rights, powers and duties incident to the administration of Condominium affairs:

1. adopt an annual budget to cover the cost of Common Expenses;
2. determine and levy special assessments for certain capital improvements or extraordinary repairs or replacements not covered by existing reserves or insurance proceeds;
3. determine and levy Individual Expense Charges;
4. maintain, care for, preserve and restore the Common Elements;
5. open and maintain bank accounts on behalf of the Board;
6. enforce the terms, conditions and provisions of the By-Laws and Rules and Regulations which the Board may, from time to time, make or amend in accordance with the provisions of the By-Laws;
7. employ, hire and discharge persons to carry out certain of the management and/or maintenance responsibilities of the Board;

8. acquire Units in foreclosure or as a result of abandonment and to vote as the Unit Owner of such Unit and take all steps necessary and appropriate to re-sell such Units; provided that the Board shall not exercise the foregoing right unless Units Owners representing at least 80% of the Common Interests shall have approved such action;

9. make certain alterations, additions and improvements to the Common Elements that from time to time may be deemed necessary and proper;

10. borrow money on behalf of the Unit Owners when required in connection with the operation, care, preservation, improvement or restoration of the Common Elements, provided however, that (i) the consent of Unit Owners representing at least 66 $\frac{2}{3}$ % of the aggregate Common Interests is obtained at a meeting duly-called and held for such purpose for borrowing of any amount in excess of \$20,000; and (ii) no lien to secure repayment of any amount borrowed may be created against any Unit or the Common Interest appurtenant thereto without the prior written consent of the Unit Owner of such Unit;

11. accumulate reserves for capital replacements, improvements or for such other purposes as the Board may in its discretion deem appropriate; and

12. consider and, if appropriate in its judgment, take such actions, make such determinations and give such consents or approvals on behalf of the Unit Owners, as and to the extent permitted, authorized or required pursuant to the Declaration.

Liability of Members of the Board, Officers and Unit Owners; Indemnification

Neither the Board nor its members or officers shall have any liability to the Unit Owners in the management, supervision or operation of the Condominium, except that individual members of the Board and officers will be liable for their own willful misconduct, gross negligence or acts or omissions done in bad faith. The Unit Owners shall jointly and severally indemnify each and all of the members of the Board against any liabilities, claims or expenses arising from the acts or omissions of a member of the Board which is within the scope and in the course of performance of his or her duties as a member of the Board, except in instances of willful misconduct, gross negligence or bad faith of such Board member. Such liability of the Unit Owners to the members of the Board is limited as to each Unit Owner to such proportion of the total liability as is equal to his or her Common Interest.

The By-Laws authorize the Board to obtain and maintain officers' and directors' liability insurance, or its equivalent, against losses due to the wrongful acts or omissions of members of the Board in performance of their duties. The cost of such insurance is a Common Expense and has been included in the proposed budget for the first year of operation (see Schedule "B").

The Unit Owners shall be jointly liable (but not severally liable) for any contract, agreement or commitment made by the Board within the scope of its authority. The liability, if any, of each Unit Owner shall be limited to such proportion of the total liability as is equal to his or her Common Interest.

Each Unit Owner shall indemnify the Board and the other Unit Owners for all claims, actions and expenses incurred because of any act or omission of such Unit Owner, its agents, contractors or employees. The Board will indemnify the Unit Owners against all claims, actions and expenses arising out of any occurrence in the Limited Common Elements that is caused by any act or omission by the Board, its agents, contractors and employees.

Reports and Notices by Board to Unit Owners

The Board may, but shall not be required to, cause to be furnished to each Unit Owner not less than annually, within four months after the close of the fiscal year of the Condominium, a balance sheet and profit and loss statement prepared by a certified public accountant as well as a statement describing any taxable income attributable to the Unit Owner. The Board shall provide Unit Owners (one per Unit) with notice of each meeting of the Unit Owners. Notices of each annual meeting or any special meeting of the Unit Owners, stating the time and place where the same is to be held, shall be delivered personally or by mail to each Unit Owner of record as of the date immediately prior to such notice, at least 10 days but not more than 50 days prior to the scheduled meeting date.

Amendment of By-Laws

The By-Laws, or any provision thereof, may be amended upon the affirmative vote of Unit Owners representing at least 66 $\frac{2}{3}$ % of the aggregate Common Interests, provided that no amendment which adversely affects or impairs (i) the rights of the Sponsor, or a Sponsor-designee, (ii) the permitted use of any Unit or (iii) the validity or priority of the interest of any Unit Owner or any Permitted Mortgagees, may be adopted without the express written consent of the Sponsor or affected Unit Owner, or Permitted Mortgagees, respectively. The By-Laws and the Rules and Regulations may not be amended or modified so as to amend the manner in which such documents may be amended or to affect the rights or obligations of the Sponsor (or Sponsor-designee), unless Sponsor consents thereto. In addition, the provisions of the By-Laws relating to each Unit's Common Interest may not be amended without the prior written consent of every Unit Owner affected by such amendment.

Miscellaneous

Any Unit Owner, or his or her representative, may inspect the books and records of the Board at the office of the Managing Agent (or such other place within New York County as the Managing Agent may designate), during normal business hours, by appointment only.

Termination of the Condominium

The Condominium may be terminated and the Premises shall be withdrawn from the provisions of the Condominium Act, upon the affirmative vote of Unit Owners representing at least 80% of the Common Interests. The Sponsor shall not vote for such termination and withdrawal unless Unit Owners representing at least 80% of the

Common Interests, exclusive of the Sponsor, vote to do so. In the event that the Premises is withdrawn from the provisions of the Condominium Act, the Premises shall be subject to an action for partition by any Unit Owner or any lienor as if owned in common, in which event, the net proceeds of the sale shall be divided among all Unit Owners in proportion to their respective Common Interests after first applying the share of the net proceeds of such sale otherwise payable to any Unit Owner to the payment of any liens on its Unit, in order of priority of such liens.

A copy of the Declaration and By-Laws is included in Part II of this Plan as Document E. Prospective Purchasers of Units should review the complete provisions of the Declaration and By-Laws in order to determine the rights, obligations, privileges and benefits of the Unit Owners and the Board.

T. RIGHTS AND OBLIGATIONS OF UNIT OWNERS AND THE BOARD

Easement Rights

Each Unit Owner shall have certain easement rights with respect to the Limited Common Elements and Units of other Unit Owners. As more fully described in the Declaration (See Part II, Document "E"), each Unit Owner will have an easement over or upon the Unit of another Unit Owner or the Limited Common Elements (i) as to any encroachment resulting from construction, re-construction, renovation, settling, shifting or repair of the Building; (ii) in order to make necessary repairs to the Unit or facilities therein; and (iii) for installation and maintenance of telephone and utility lines.

Unit Owners shall each have an easement (i) for the exclusive use of their respective Limited Common Elements; (ii) for the maintenance and repair of the Common Elements; and (iii) for the maintenance and repair of their respective Limited Common Elements.

Each Unit Owner will be subject to an easement in favor of the Board to maintain and repair the Common Elements and Limited Common Elements within such Unit which serves other Units. The Board and Unit Owners each have an easement in common with all other Unit Owners for ingress and egress necessitated by an emergency. Easements between Unit Owners also include a right of access for the Managing Agent, the right to use adjacent sidewalk areas, the right to install and maintain utility lines and the right to maintain refuse containers.

Unit Owners shall not be entitled to any (a) reduction, offset or abatement in Common Charges or Special Assessments or (b) any other consideration as a result of the exercise of easement rights by other Unit Owners or the Board.

Use of Units

Each Unit Owner is permitted and required to use and occupy their Unit and Limited Common Elements in accordance with applicable laws, the Declaration and the

By-Laws and the Rules and Regulations, as the same may from time to time be modified or amended.

Unit Owners of Units are entitled and required to use their Units for residential purposes or any "home occupation" use permitted by law and compatible with the high standards of the Premises. No Unit may be used for any illegal or offensive purpose. The Rules and Regulations currently allow household pets (as defined and limited therein) to be kept by Unit Owners. However, prospective Purchasers should note that the Rules and Regulations may be amended to prohibit pets and if so amended, all Unit Owners will be required to comply with such prohibition. In addition, the Board reserves the right to require any Unit Owner to remove any pet which creates a nuisance for other residents of the Premises. The Rules and Regulations, may be amended from time to time by the Board, provided that copies of such amendments are furnished to each Unit Owner prior to the time that they become effective.

Units may be owned individually, or in the name of a corporation, partnership or any other legal entity selected by the Purchaser and which is allowed by law to hold title to real property in the State of New York. A Unit owned or leased by an individual, corporation, partnership, fiduciary, or other entity may be occupied only by said individual, or by a designated officer, director, stockholder, or employee of such corporation, or by a designated partner or employee of such partnership, or by said fiduciary (including designated officers, directors, stockholders, or employees of corporate fiduciaries), or by the beneficiary of said fiduciary, or by a principal or designated employee of such other entity, respectively, or by Family Members or guests of any of the foregoing. Within 30 days after a Unit is acquired by one other than an individual, such non-individual owner shall notify the Managing Agent of the name of the officer, director, stockholder, partner or employee designated by such owner to occupy its Unit. The person so designated may be changed from time to time by the non-individual owner by similar written notice to the Managing Agent. However, all designees must be *bona fide* officers, directors, stockholders, partners or employees of the non-individual owner.

Notwithstanding the foregoing, the Sponsor or Sponsor-designee may, without obtaining the consent of the Board or the other Unit Owners, allow anyone or more Unsold Units to be used for (a) a model unit and sales and/or promotion office in connection with the sale and/or rental of the Unsold Units or (b) for any other purpose, subject only to compliance with the applicable laws and the then-current certificate of occupancy for the Premises. Sponsor or Sponsor-designee shall have the right to change the use of Unsold Units as long as the zoning for the Premises and the then-current certificate of occupancy for the Premises permits the proposed use or if the Sponsor amends the certificate of occupancy to so permit.

Transfer or Mortgage of Units

A Unit may be rented, sold or otherwise transferred (including without limitation by gift) by a Unit Owner, provided however, that the tenant or transferee of such Unit agrees to comply with the applicable provisions of the Declaration, By-Laws, and the

Rules and Regulations. As more fully noted below, each Unit is subject to a lien for nonpayment of charges due to the Condominium by a Unit Owner; such lien is not affected by a sale of the Unit. A Unit Owner may deliver a mortgage or other security interest in his Unit to a bank or other institutional lender as collateral security for a loan, whether for the purpose of purchasing or improving such Unit or for any other lawful purpose, subject only to giving notice of such transaction to the Board and so long as such Unit Owner is not then in default in payment of Common Charges or other sums due to the Condominium or Board. A Unit Owner may also receive and hold a purchase money mortgage on a *bona fide* resale of such Unit Owner's Unit, provided that the Board is first notified of such transaction.

The Board, on behalf of all Unit Owners, shall have a right of first refusal with respect to any proposed sale or lease or other transfer of a Unit, except as to Unsold Units owned by the Sponsor or Sponsor-designee, as to which there is no such right of first refusal or other restriction. Such right of first refusal requires that the Board be given the opportunity in writing to meet any offer to purchase, otherwise acquire or lease from a Unit Owner on the same terms and conditions as are proposed by a third party. Unless the Board expressly elects to exercise such right within 30 days after it has received a complete notice of the Unit Owner's intention to do so, the Unit Owner may consummate its transfer to the third party. Unless the Unit Owner closes such sale, transfer, lease or mortgage in accordance with the terms stated in the contract or lease appended to such notice within 90 days after notice from the Board of its election not to exercise its right of first refusal, such Unit Owner will again be required to offer the Board another right of first refusal as provided above. The Board may require the payment of a fee or other charge, in consideration for a waiver of its right of first refusal.

The Board may not exercise its option to purchase or lease any Unit, pursuant to the foregoing right of first refusal, unless those Unit Owners owning Units representing a majority of the aggregate Common Interests affirmatively vote in favor thereof, in person or by proxy, at a meeting of Unit Owners at which a quorum of Unit Owners is present. If approval is given, the Board may assess each Unit Owner (other than the selling or leasing Unit Owner), in proportion to his or her Common Interest, an amount necessary to effectuate the purchase or lease.

Notwithstanding the foregoing, any Unit Owner may sell or lease his Unit to Family Members, or may devise it by will, or have it pass by intestacy, without complying with the restrictions described above; provided however, that each succeeding Unit Owner shall be bound by, and such Unit shall be subject to, such restrictions. In addition, any Unit Owner that is not a natural person may sell, transfer, lease, or convey its Unit to a related or controlled entity without complying with such restrictions, provided however, that each succeeding Unit Owner shall be bound by, and his or her Unit shall be subject to, such restrictions, as more particularly set forth in the By-Laws.

Each Unit Owner may mortgage his or her Unit, provided that, with respect to Units other than Unsold Units, said Unit Owner first complies with the conditions set forth in the By-Laws, including the requirements that: (a) the Board is notified in writing of the making of such mortgage and is given a copy thereof; and (b) the Unit Owner

making such mortgage is not in arrears for Common Charges and first satisfies all other unpaid liens against his Unit, other than mortgages placed on his Unit in compliance with the applicable provisions of the By-Laws for Permitted Mortgages. Sponsor or Sponsor-designee, as the Owner of Unsold Units, shall have the right to mortgage such Units without any restriction or limitation. If required by the Sponsor, the Board shall agree in writing to provide a mortgagee or prospective mortgagee of an Unsold Unit with an estoppel certificate and such additional notices as such mortgagee may require.

In addition, the Board may require the payment of a fee or other charge from Unit Owners (including the Board, if it owns any Units, but excluding the Sponsor or Sponsor-designee) who sells or otherwise transfer their Units in an amount to be determined by the Board to reimburse it for the fee charged by the then-Managing Agent or counsel to the Board for its services performed in connection with processing the application for the sale or lease of their Unit.

Each conveyance of a Unit by a Unit Owner shall include, as part of the property to be conveyed, such Unit Owner's: (i) Common Interest, (ii) undivided interest in any Units acquired by the Board from Unit Owners (or the proceeds received at a foreclosure or other judicial sale of a Unit), and (iii) undivided interest in any other assets of the Unit. In addition, title to a Unit may not be conveyed unless all unpaid Common Charges and liens against such Unit (other than certain Permitted Mortgages described in the By-Laws) are paid and satisfied at or prior to closing. At the time of acquisition of a Unit and as a condition thereof, the new Unit Owner shall be required to execute, acknowledge and deliver a Power of Attorney in favor of the Board and the Sponsor.

The lease for any Unit (other than an Unsold Unit or a Unit leased to a member of such Unit Owner's Family Members) shall be in the form of apartment lease then approved by the Real Estate Board of New York, Inc., except for such changes thereto as are provided in the By-Laws or permitted by the Board and shall include provisions by which (a) such lease is subject and subordinate to the Declaration and any amendments thereto and (b) the lessee expressly agrees to abide by the Condominium Rules and Regulations.

The foregoing restrictions and limitations on the right to sell or lease a Unit may be modified or supplemented in the future, provided that the provisions in the By-Laws for amending same are followed. However, no restriction or limitation may be placed upon the sale, transfer, lease or mortgaging of Unsold Units or Units acquired by a Permitted Mortgagee in foreclosure or by deed in lieu of foreclosure of a Permitted Mortgage.

Upon the sale by an Owner of any Unit, the purchaser of such Unit shall be required to pay unpaid Common Charges assessed against such Unit prior to his or her acquisition, except that a Permitted Mortgagee acquiring title to a mortgaged Unit or a purchaser at a first mortgage foreclosure sale shall not be liable, and such mortgaged Unit shall not be subject to a lien, for the payment of any Common Charges assessed subsequent to the recording of such Permitted Mortgage and prior to the acquisition of title to such Unit by the Permitted Mortgagee or a purchaser at said sale. In the event that

the Board forecloses its statutory lien on any Unit for unpaid Common Charges and the net proceeds of the foreclosure sale shall not be sufficient to pay such unpaid Common Charges, or if such Unit is acquired by a Permitted Mortgagee or purchaser at a mortgage foreclosure sale, then, in either event, the defaulting Unit Owner shall remain personally liable for the balance of such unpaid Common Charges. The Board shall have the right to assess such unpaid balance amongst Unit Owners of record at the time that the same is levied.

Maintenance and Repair of and Alterations to Units

Unit Owners shall have exclusive responsibility for the repair and maintenance of their own Units including the appliances, furnishings, fixtures and equipment and windows therein. Each Unit Owner shall keep his or her Unit in a safe, clean and first-class condition, order and repair, shall make or perform all such work necessary in connection therewith and comply with all laws, ordinances and regulations of any governmental authority. In the event that an Owner fails, neglects or refuses to make any maintenance or repair necessary to protect any portion of its Unit or fails to comply with the laws, ordinances and regulations of any governmental authority, the Board shall have the right to perform such maintenance or repair upon at least 15 days' written notice to the Unit Owner (except for emergency situations, in which event no notice shall be required).

No Unit Owner shall make any structural addition, alteration or improvement in or to its Unit (or any structural or non-structural addition, alteration or improvement in or to any Common Element or Limited Common Element or which affects any Unit other than the Unit Owner's Unit) without the prior written consent thereto of the Board, which consent shall not be unreasonably withheld nor delayed. If such consent is not given within 60 days following receipt of all necessary supporting documentation by the Board or its designees, provided that the Unit Owner shall have given the Board at least 14 days written notice of such failure and such failure is not cured within such 14-day period, the Board shall have been deemed to consent to the proposed addition, alteration or improvement. With respect to any and all structural and non-structural additions, alterations and improvements, a Unit Owner shall: (a) make and perform any such additions, alterations or improvements in compliance with all applicable rules, regulations and laws; (b) obtain all necessary permits and approvals therefor; (c) pay for the cost of such improvements, including, without limitation, such architectural, engineering and/or other costs as the Condominium may incur in connection with a review of proposed alterations; (d) hold the Board harmless from any claims, losses or expenses incurred by reason of such repairs, alterations or improvements; (e) obtain such insurance coverage of types and amounts prescribed by the Board; and (f) deliver to the Board promptly upon completion of such work, final "as built" plans. A Unit Owner shall be required to execute such documents as the Board may require in order to incorporate the foregoing or other restrictions, including, without limitation, an alteration agreement in such form and substance as the Board may determine from time to time, which agreement may, among other provisions, require that the Unit Owner deposit a specified amount of money in order to secure the due performance by the Unit Owner of the proposed changes.

Unit Owners shall have the right to make non-structural alterations, additions or improvements to their Units upon prior written notice to the Board. All such work to be performed by or for a Unit Owner must be done in conformity with all applicable laws, rules and regulations and the Unit Owner shall obtain all required permits and approvals therefor and perform all work at its own cost and expense.

The foregoing restrictions are not applicable to the Sponsor, its designee or a Holder of Unsold Units, each of whom may make alterations, additions, improvements and repairs (structural and non-structural) to their Units without notice to or approval of the Board, provided only all applicable laws are complied with and the structural integrity of the Building is not adversely affected thereby.

Notwithstanding the foregoing provisions, until such time as the Sponsor shall have obtained a permanent certificate of occupancy for the entire Premises, no Unit Owner may make any alterations to his or her Unit, or make application for permission to, or file other notice with, the New York City Department of Buildings (as required in order to make such alterations) without the express prior written consent of the Sponsor. Such consent may be withheld or conditioned as the Sponsor may determine in its sole discretion, in order that Sponsor's undertaking to obtain such a permanent certificate of occupancy will not be hindered, impaired or delayed.

At the request of Sponsor, its designee or a Holder of Unsold Units, the Board will execute any application or other documents required to be filed with any governmental authority having or asserting jurisdiction in connection with any such addition, alteration, improvement, or repair proposed to be made to their Unit. The Board must execute any application or such other documents within five business days of such request. Should the Board fail to do so within that period, the Sponsor shall have the authority to sign such documents on behalf of the Board. The Board shall execute a power of attorney coupled with an interest in favor of the Sponsor to enable the Sponsor to sign such documents.

Maintenance, Repairs and Replacement of and Alterations to Limited Common Elements

Ordinary repairs, maintenance and replacements of and to Limited Common Elements are the responsibility of the Owner of the Unit to which such Limited Common Element is appurtenant. Capital replacements or other major repairs to Limited Common Elements shall be performed by and at the expense of the Condominium, unless the need for such replacements or repairs are the result of the wrongful acts or omissions of a Unit Owner, in which event such Unit Owner shall reimburse the Condominium for the cost of such remedial work.

No structural or non-structural alterations shall be made by a Unit Owner to a Limited Common Element except with the prior written consent of the Condominium, in the same manner as for structural alterations to a Unit.

Maintenance, Repair, Replacement and Improvements of and to Common Elements

All painting, decorating, maintenance, repairs and replacements, whether structural or non-structural, to the General Common Elements shall be made by or at the direction of the Board and the cost thereof shall be a Common Expense, subject to the right and authority of the Board to specially allocate financial responsibility therefore between or among Unit Owners. Each Unit Owner shall promptly notify the Board, in writing, of any defect or need for repairs for which the Board is responsible. Work on the Common Elements shall be performed by a contractor designated or approved by the Board. Notwithstanding the foregoing, any work necessitated by the negligence, misuse or abuse of any Unit Owner, its tenants, licensees or invitees, shall be paid for by such Unit Owner.

Repair or Restoration Following Casualty Loss; Condemnation

In the event of damage to or destruction of the Premises or any portion thereof, the Board shall arrange for the prompt repair and restoration of the damage (excluding damage to the fixtures, furnishings and equipment, or other personal effects of the Owner). The cost of such repair and restoration to Common Elements shall constitute a Common Expense to the extent that the available insurance proceeds do not cover the cost of such repair or restoration. If the damage or destruction affects only one Unit, then such Unit shall have the right to make all arrangements for the repair.

In the event of a taking in condemnation or by eminent domain, any award shall be payable to the Board and disbursed to Unit Owners as set forth below. In the event of a partial taking the Board shall utilize any award to restore the Building.

If 75% or more in value of the improvements on the Premises are taken in condemnation or destroyed or substantially damaged as a result of a casualty, and Owners representing at least 75% of the Common Interests do not elect to proceed with repair or restoration, the Premises will not be repaired or restored and shall be subject to an action for partition at the suit of any Owner or lienor, as if owned in common, in which event the net proceeds of the partition sale, together with the available net insurance proceeds, if any, shall be divided by the Board after the payment of unpaid liens against an Owner's Unit out of the allocable share of proceeds otherwise due to such Owner.

Common Charges

Each Unit Owner shall be obligated to pay Common Charges and expenses, including any Special Assessments that may be levied by the Board. Such Common Charges shall reflect a proportionate share of the cash requirements of the Condominium necessary in order to operate, preserve and maintain the Premises in a high-quality manner, as well as establish replacement reserves or other contingency funds as in the discretion of the Board are deemed appropriate. The amount of Common Charges for each Unit is based generally upon the total projected Common Expenses multiplied by each Unit's Common Interest, but subject to adjustment and special allocation as between or among the Units based upon intended or anticipated benefit of certain Common

Expenses, as more fully described in the Budget footnotes in Schedule "B" of this Plan. The Board will prepare and distribute to all Unit Owners, at least annually, a budget setting forth its projection of the Common Expenses for the coming fiscal year of the Condominium. Such Common Expenses will include, among other things, such types of operating expenses as are specified in Schedule "B" of this Plan. Pursuant to the terms of the By-Laws, the Board has the right to revise the projection of the Common Expenses at any time and from time to time during any fiscal year. Any such revision may result in an increase or decrease in the amount of Common Charges payable by Unit Owners during such fiscal year.

Unless otherwise determined by the Board, Common Charges will be payable in monthly installments, in advance, on the first day of each month. No Unit Owner will be relieved from liability for the payment of his Common Charges by waiving the use of any of the Limited Common Elements or by mere abandonment of his Unit. No Unit Owner, however, will be liable for the payment of any part of the Common Charges assessed against his Unit subsequent to a permissible sale, transfer, or other conveyance by him of such Unit.

Any Unit Owner may, by conveying his Unit to the Board for no consideration, and by complying with certain conditions set forth in the By-Laws in connection therewith, exempt himself or herself from Common Charges thereafter accruing. Such conditions include the payment of all Common Charges and assessments then due and payable with respect to his Unit and such Unit being free and clear of all liens and encumbrances. However, in no event shall Sponsor or Sponsor-designee be permitted to convey any Unsold Unit to the Board and thereby exempt itself from Common Charges attributable to such Unit thereafter accruing.

On a resale of any Unit, the Purchaser of such Unit shall be required to pay unpaid Common Charges assessed against such Unit prior to his acquisition, except that a Permitted Mortgagee acquiring title to a mortgaged Unit or a Purchaser at a first mortgage foreclosure sale shall not be liable, and such mortgaged Unit shall not be subject to a lien, for the payment of any Common Charges assessed subsequent to the recording of such first mortgage and prior to the acquisition of title to such Unit by the mortgagee or a Purchaser at said sale. In the event that the Board forecloses its statutory lien on any Unit for unpaid Common Charges and the net proceeds of the foreclosure sale shall not be sufficient to pay such unpaid Common Charges, or if such Unit is acquired by a mortgagee or Purchaser at a mortgage foreclosure sale, then, in either event, the defaulting Unit Owner shall remain personally liable for the balance of such unpaid Common Charges. The Board shall have the right to assess such unpaid balance amongst all those who are Unit Owners at the time that the same is levied.

In addition, the Board shall have the authority to levy and collect such other charges from particular Unit Owners resulting from costs incurred by the Condominium as a direct result of the wrongful acts or omissions of a particular Unit Owner, his or her guests or contractors, such as arising out of damages caused by a Unit Owner to any of the Limited Common Elements. Such charges are referred to as "Individual Expense Charges."

Lien for Unpaid Charges

Any amount due to the Board and not paid within 10 days of its due date shall bear interest at the annual rate of 15% (or such lower maximum interest rate allowed by law) from its due date. The Board will also have the right to impose a dollar-amount late fee in addition to such interest charge. The late interest charges and any other late payment fee may be changed at any time by the Board. Notwithstanding the foregoing, neither Sponsor nor Sponsor-designee shall be subject to such interest charges or any other late payment fee. In addition, pursuant to Section 339-z of the Real Property Law, the Board, on behalf of all Unit Owners, shall have a lien against the Units for unpaid Common Charges and any other sums due and payable to the Condominium pursuant to the Declaration or Condominium By-Laws or By-Laws, if any, including interest, which lien shall be prior to all other liens, except for liens filed for non-payment of real estate taxes. While the Sponsor is in control of the Board, the Sponsor will cause the Board to file a lien as provided in Section 339-aa of the New York Real Property Law on Unsold Units in which Sponsor is more than 30 days in arrears of Common Charges. The Board may in its sole discretion elect to subordinate its lien also to monies due and owing on obligations secured by a Permitted Mortgage lien duly-recorded against the Unit. Such liens shall survive resale of the Unit. In the event that a Unit Owner fails, neglects or refuses to pay any amounts required to be paid when due, or otherwise defaults in his or her obligations to the Condominium, and such default continues for 15 days after the Board or its agent shall have given a Unit Owner written notice of its default, the Board may foreclose its lien encumbering the Unit in the same manner as the foreclosure of a mortgage. A Unit Owner shall also be liable to the Condominium for the costs and attorney's fees incurred by the Board and the Board, as the case may be, due to the enforcement of any provision of the Declaration, By-Laws and Rules and Regulations. Any lien for unpaid Common Charges against a Unit will be effective from and after filing of a verified notice thereof in the Register's Office and until all sums secured thereby, with interest accrued thereon, shall have been fully paid, or until six years from the date of filing (unless foreclosure of such lien is started within such six-year period), whichever is sooner.

Insurance Provided By the Board

The Board shall obtain and maintain in full force and effect at all times, the following minimum insurance coverage as to the Common Elements:

1. All-risk building coverage, insuring the entire Building including all Units, the Common Elements and all walls, partitions, floors and ceilings in the Units (excluding walls, floors, ceilings, furniture, fixtures, furnishing or other personal property provided or installed by Unit Owners, tenants of Unit Owners and other Unit occupants), including all Common Elements and protecting the interests or tenants of Unit Owners, of the Condominium, the Board, Unit Owners and Permitted Mortgagees, as their interests may respectively appear in and to the Common Elements. The cost of all such insurance coverage shall be paid by the Board and shall constitute a Common Expense. The initial amount of casualty insurance shall be sufficient to enable the insurer to waive any co-

insurance requirement. The Board shall review the amount of fire insurance annually to determine its adequacy.

The proceeds of all insurance policies actually paid in the event of loss or damage to the Premises shall be payable to the Board to be applied by it for the purpose of repairing, restoring or rebuilding the Premises, unless otherwise determined by Unit Owners.

All policies of property damage insurance obtained by the Board shall contain waivers of (i) subrogation, (ii) any reduction of pro rata liability of the insurer as a result of any insurance carried by individual Unit Owners, and (iii) invalidity arising from any acts of the insured or one or more Unit Owners. Such policies shall further provide that they may not be cancelled or substantially modified without at least 30 days' prior written notice to all of the insured parties.

2. Such other insurance as the Board may deem advisable if approved by Unit Owners including public liability insurance, fidelity insurance and worker's compensation insurance.

3. General liability insurance covering each member of the Board and each Unit Owner, in such policy amounts as the Board may deem proper.

4. Officers' and directors' liability insurance in amounts determined appropriate by the Board.

Any insurance maintained by the Board may provide for such commercially reasonable deductible amounts as the Board may from time to time determine.

Each of such policies shall contain a New York Standard Mortgagee clause in favor of each Permitted Mortgagee (as such term is defined in the By-Laws), which shall provide that the loss proceeds thereunder, if any, shall be payable to such Permitted Mortgagee as its interest may appear, subject, however to the loss payment provisions in favor of the Board and the insurance trustee (as defined in the By-Laws) if one is appointed. Such insurance policies will not cover the risk of liability of a Unit Owner arising from occurrences within his or her own Unit. A Unit Owner may obtain at its own cost and expense public liability and/or property damage insurance with such coverage and limits as such Unit Owner may determine best suits his or her requirements. Individual insurance policies, however, must contain waivers of subrogation and may not otherwise impair, affect or diminish the insurance coverage obtained and held by the Board for the benefit of the Condominium.

Access to Units

Unit Owners are obligated to grant access to the Board, its agents and designees for the purpose of inspection (when there appears reasonable cause therefor), removal of violations, repair, maintenance or replacement of Limited Common Elements, to cure a default by a Unit Owner or for other lawful purposes as permitted under the By-Laws.

The Board will not seek such access to a Unit without reasonable prior notice to the Unit Owner, except under emergency circumstances,

Sanctions for Non-Compliance

Non-compliance by a Unit Owner with any of the terms or provisions of the Declaration, the By-Laws, the Rules and Regulations or any other requirements of the Board (other than payment of monies due and owing as described above), which non-compliance continues for a period of 15 days after written notice, shall subject such a Unit Owner to the following possible sanctions and remedies, all of which are available to the Board on a cumulative and non-exclusive basis:

1. An action may be instituted against a defaulting Unit Owner for damages or such other legal or equitable relief as may be appropriate under the circumstances;
2. Lien foreclosure against a Unit, which may result in the loss by a Unit Owner of his or her equity in the Unit;
3. Assessment against a Unit of the amount of any claim against a Unit Owner, which assessment may be enforced as otherwise herein noted; and
4. In any case of flagrant or repeated violation by a Unit Owner, he or she may be required to give sufficient surety or sureties for his or her future compliance.

In any action, proceeding or procedure undertaken by or on behalf of the Board to enforce their rights or remedies against a Unit Owner or Unit Owners, the Board shall be entitled to collect from such Unit Owner or Unit Owners its reasonable attorneys' fees incurred by reason of such action, proceeding or procedure. It should be further noted that, typically, mortgage financing in connection with a Unit provides that a default under the Declaration, the By-Laws or Rules and Regulations would also constitute a default under such mortgage financing.

In accordance with Section 339-kk of the New York Real Property Law, if a Unit Owner rents any Unit to a rental tenant and then fails to make payments due for Common Charges, assessments or late fees (collectively, "Charges") for such Unit within 60 days of the expiration of any grace period after they are due, upon notice as described below, all rental payments from the tenant shall be directly payable to the Condominium. If Charges due for any Unit have not been paid in full within 60 days after the expiration of any grace period of the earliest due date, the Board shall provide written notice to the tenant and the non-occupying Unit Owner providing that, commencing immediately and until such time as all payments for Charges are made current, all rental payments due subsequent to the issuance of such notice are to be made payable to the Condominium at the address listed on the notice. Where a majority of the Board 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. At such time as payments for Charges from the non-occupying Unit Owner are once again current, notice of such fact shall be given within three business days to the rental tenant and non-occupying Unit Owner. Thereafter, all rental payments shall be made payable to the non-occupying Unit

Owner or a designated agent. A non-occupying Unit Owner who disputes the Board's claim to rental payments pursuant to this provision shall be entitled to present facts supporting such Unit Owner's position at the next scheduled meeting of the Board, which must be held within 30 days of the date that the Board receives notice that such Unit Owner seeks to dispute such claim. The foregoing provisions do not limit any rights of Unit Owners or of the Board otherwise available under law or by agreement. Payment by a rental tenant to the Condominium made in accordance with the foregoing provisions shall relieve that rental tenant from the obligation to pay such rent to the non-occupying Unit Owner and shall be an absolute defense in any non-payment proceeding commenced by such non-occupying Unit Owner against such tenant for such rent.

Special Rights of Sponsor, Holders of Unsold Units and Sponsor-Designees

The Sponsor (or its designee), as an owner of Unsold Units and other Holders of Unsold Units shall not be required to comply with certain of the obligations and restrictions imposed upon other Unit Owners as herein more fully set forth in the section entitled "Rights and Obligations of the Sponsor" (Section Q).

U. REAL ESTATE TAXES

Upon apportionment of separate tax lots for each subdivided Unit by the City of New York, each Unit (including its allocable Common Interest) will be taxed separately for real estate tax purposes, and no Unit Owner will be liable for the real estate taxes payable with respect to any other Unit, and no Unit will be subject to any lien arising from the non-payment of real estate taxes on other Units. It should be noted that it is not anticipated that the Units will be separately assessed for real estate tax billing purposes for at least six months following recording of the Declaration and the Initial Closing. The procedure by which Unit Owners will make payments towards real estate taxes at their Closing is described in Section "P," "Closing Costs and Adjustments." Following their Closings, until such separate apportionment and assessment, Unit Owners may be required to make payments towards real estate taxes to the Board which shall reimburse the Sponsor for any amount of such taxes paid by it on behalf of Unit Owners, in proportion to such Owners' Common Interests.

The amounts shown in Schedule "A" of this Plan reflect the estimated amount of real estate taxes payable by each Unit Owner on a monthly and annual basis during the First Year of Condominium Operation. However, prospective Purchasers should be aware that New York City real estate taxes are payable twice a year, in January and July, or, in certain instances, quarterly, in January, April, July and October of each year. The projected amounts are based upon estimates for the entire Premises prepared by the Property Tax Consultant as set forth in its letter included in Part II of this Plan as Document "G" and summarized as taxes of \$165,625, based upon a \$1,150,000 assessed valuation and an applicable tax rate of \$13.25 for each \$100 of assessed value. Each Unit's projected real estate tax in Schedule A has been calculated by multiplying the projected taxes for the entire Premises by each Unit's Common Interest, although, as

noted in such letter, that method of calculation or apportionment may or may not be adopted by the New York City taxing authorities.

Moreover, the projected assessed valuation for the Premises for the First Year of Condominium Operation does not reflect their value upon completion of on-going renovations by Sponsor. As noted in the Property Tax Consultant's letter, since the First Year of Condominium Operation will be based upon the status of the improvements as of January 5, 2017, and renovations are not expected to be substantially completed until approximately July 1, 2017, the assessed valuation for the Units in the next year of condominium operation, anticipated to begin as of July 1, 2018, shall reflect a substantial increase in the real estate tax assessments from those described in this Schedule.

The assessed valuation for the Premises for the First Year of Condominium Operation also does not reflect the value of any improvements to Units which the Unit Owner may make.

The real estate tax projections contained in this Plan are not guaranteed. The real estate taxes for future years will vary in accordance with the tax rate and each Unit's assessed valuation. There is no representation, guarantee or assurance that the New York City taxing authority will allocate taxes among Units in proportion to their respective Common Interests. If they are not so allocated, Unit Owners having the same Common Interests or paying the same Offering Prices may be required to pay different amounts of real estate taxes. In addition, no representation, warranty or assurance is given as to the amount of the assessed valuation of the Premises or of any Unit, the applicable tax rate in effect for any future tax year or the amount of real estate taxes which will be due with respect to a Unit.

A Unit Owner who feels that the assessed valuation for his or her Unit is excessive shall have the right to apply directly to the appropriate municipal agency or court for review of such assessed valuation. Such proceedings shall be at the sole cost and expense of the Unit Owner electing to undertake the same and the results from such proceedings may or may not affect the assessed valuation of any other Unit which is not the subject of such proceeding.

The Board, if necessary, will execute any documents and papers required for such proceedings, provided that: (a) the Unit Owner indemnifies the Board and/or the Board against all claims, costs and expenses (including attorneys' fees and disbursements); (b) the Board has not already commenced such a proceeding on behalf of all Unit Owners; and (c) such Unit Owner is current on all his or her Common Charges and Special Assessments.

The Board is authorized to act as agent for Unit Owners (who have given appropriate written authorization) to commence, pursue and settle proceedings to reduce real estate tax assessments on behalf of such Unit Owners. Any Unit Owner authorizing the Board to act on his or her behalf must indemnify the Board against all costs, claims and expenses (including attorneys' fees) resulting from such proceedings.

Neither the Sponsor, nor any other party associated with this offering makes any assurance, representation or warranty that such application for review, if undertaken, shall result in a modification of the tax assessment, or if such modification is granted, as to the amount thereof.

V. INCOME TAX DEDUCTIONS TO UNIT OWNERS AND TAX STATUS OF THE CONDOMINIUM

Deductions to Unit Owners

The following discussion provides a summary of certain federal and New York state income tax consequences of the ownership of Units and the federal income taxation of the Condominium. Although the Sponsor has received an opinion of Golenbock Eiseman Assor Bell & Peskoe LLP, counsel to the Sponsor, with respect to certain aspects of the income tax consequences of this offering, a copy of which is included as part of Document F in Part II of this Plan (the "Tax Opinion"), and upon which Tax Opinion the following discussion is based, the Tax Opinion is not binding on the Internal Revenue Service or any state or local taxing authority. This summary is qualified in its entirety by the Tax Opinion and in the event of any inconsistency between this summary and the Tax Opinion, the Tax Opinion shall prevail.

Additionally, any tax advice contained in this communication and in the Tax Opinion (including any attachments to each) is not intended or written to be used, and cannot be used by any taxpayer for the purpose of avoiding penalties that may be imposed under the Internal Revenue Code of 1986, as amended (the "Code"). This advice was written to support the promotion or marketing of the Condominium addressed herein.

EACH PURCHASER SHOULD CONSULT HIS OR HER OWN TAX COUNSEL AS TO THE TAX CONSEQUENCES OF THIS PLAN AND OF OWNERSHIP OF A UNIT. GOLENBOCK EISEMAN ASSOR BELL & PESKOE, LLP IS COUNSEL TO THE SPONSOR AND NOT TO THE OWNERS.

Deductibility of Real Estate Taxes and Mortgage Interest

Each individual Owner, for federal income tax purposes, should be entitled to a deduction each year for mortgage interest and real estate taxes paid by him or her during such year under Sections 163 and 164 of the Code, provided the Owner uses his or her Villa as his or her principal residence or a second residence and the mortgage indebtedness is incurred in acquiring such residence. The total amount of mortgage indebtedness that can give rise to deductible mortgage interest for any period is \$1,000,000 (\$500,000 for married individuals filing separate federal income tax returns) of acquisition indebtedness plus \$100,000 (\$50,000 for married individuals filing separate federal income tax returns) of home equity indebtedness. Each individual Owner should also, for New York State income tax purposes, be entitled to deductions for the mortgage interest and real estate taxes paid or accrued during the taxable year.

For both federal and New York State purposes, these deductions are subject to certain overall limitations that may reduce the amount of deduction permissible.

Tax Status of Condominium

If the Condominium satisfies the requirements of Code Section 528 of the Code, the Condominium may elect to be exempt from federal income tax on the Common Charges. These requirements are described in the Tax Opinion. Under the Treasury Regulations issued pursuant to Code Section 528, the Condominium must qualify annually for the election under Code Section 528, and additionally, it must make a separate election for each taxable year. Since the qualifications of the Condominium to elect the benefits of Code Section 528 depends on future facts and circumstances, the Tax Opinion cannot and does not render an opinion with respect to the Condominium's future qualification. However, based on certain assumptions and qualifications described in the Tax Opinion, the Condominium should be eligible to qualify as a homeowners association within the meaning of Code Section 528 for the first year of Condominium Operation, provided that the Condominium properly and timely elects to be taxed under Code Section 528 for such year.

If the Condominium fails to qualify or elect to be treated as a homeowners association for purposes of Code Section 528, the present state of the law is unclear as to the precise tax status of the Condominium. In such event, it is possible that the Condominium may be taxable as a corporation or as a partnership for federal income tax purposes. The Tax Opinion expressly does not render any opinion with respect to this issue.

NEITHER THE SPONSOR NOR COUNSEL FOR THE SPONSOR GIVES ANY REPRESENTATION OR MAKES ANY WARRANTY THAT THE UNITED STATES TREASURY DEPARTMENT, NEW YORK CITY DEPARTMENT OF FINANCE OR THE NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE WILL ALLOW THE AFOREMENTIONED DEDUCTIONS AND/OR EXEMPTIONS OR THAT THE TAX LAW OR ANY REGULATIONS OR RULINGS ISSUED THEREUNDER, OR ANY JUDICIAL INTERPRETATION THEREOF, MAY NOT CHANGE SO AS TO DISALLOW THE DEDUCTIONS IN WHOLE OR IN PART.

IN NO EVENT WILL THE SPONSOR, SPONSOR'S COUNSEL OR ANY OTHER PERSON BE LIABLE IF OWNERS ARE NOT ENTITLED TO SUCH INCOME TAX DEDUCTIONS OR EXEMPTIONS, AS DESCRIBED ABOVE, IF THERE ARE CHANGES IN THE FACTS ON WHICH COUNSEL RELIED IN ISSUING ITS OPINION, OR IF THERE ARE CHANGES IN THE APPLICABLE STATUTES, REGULATIONS, DECISIONAL LAW OR INTERNAL REVENUE SERVICE RULINGS ON WHICH COUNSEL RELIED.

W. OPINIONS OF COUNSEL

[See Document H in Part II of this Plan]

X.WORKING CAPITAL FUND

Upon the closing of title to each Unit, the Purchaser of such Unit shall pay to the Board an amount equal to two months' Common Charges, which shall be used by the Board to establish and maintain a fund ("Working Capital Fund") for such purposes as the Board shall deem appropriate including, without limitation, maintenance and repairs of the Limited Common Elements or reduction of Common Charges. The Sponsor may elect to advance all or a portion of that initial Working Capital Fund or to pay certain operating expenses of the Condominium. In that event, Purchasers shall reimburse their proportionate share of such amounts to the Sponsor instead of to the Board at the Closing Date. While the Sponsor retains voting control of the Board, the Working Capital Fund shall not be used to reduce estimated Common Charges specified in this Plan unless a majority of the remaining Unit Owners affirmatively vote to do so.

Neither the Department of Law nor any other government agency has passed upon the adequacy of the Working Capital Fund.

Y. RESERVE FUND

There is no reserve fund and no provision for a specific reserve fund for the Condominium for the purpose of paying the cost of future capital repairs, replacements or improvements to the Premises. Therefore, Unit Owners shall be obligated to pay their share of the cost of repairs, replacements and improvements to the Common Elements as the need for the same arises, unless there is sufficient working capital or there are other funds available to the Board. As the Building is being substantially rebuilt, the Sponsor does not anticipate the imminent need for such capital repairs, replacements or improvements; however, no assurance or guaranty is given that such imminent need shall not arise.

Z. MANAGEMENT AGREEMENT, CONTRACTS AND LEASES

Management Agreement

As of a date not later than date of the Initial Closing, a management agreement ("Management Agreement") will be entered into between the Board and Aspen Management Group, LLC, having an office at 12 Water Street, Suite 204, White Plains, NY (hereinafter referred to as the "Managing Agent"). The Managing Agent is affiliated with the Sponsor.

The Management Agreement shall be for a term of two years from such Closing Date, cancelable by the Managing Agent after the first year, without cause, upon at least 90 days' notice. After expiration of the initial two-year term, unless terminated by either

party, the Management Agreement shall continue in effect upon the same terms and conditions, except that the fee payable thereafter to the Managing Agent shall be increased by 3% per annum after the initial two-year term of the Agreement. Pursuant to the Management Agreement, the Managing Agent will receive an annual fee equal to \$15,000 per year, payable in equal monthly installments of \$1,250 each.

The duties and services to be rendered by the Managing Agent under the Management Agreement shall include, among others:

1. Prepare a proposed annual budget for approval by the Board.
2. Collect and receive from the Unit Owners all amounts payable by such Unit Owners under the terms of the Declaration and the Condominium By-Laws and take such action, including legal proceedings, in the name of the Condominium as may be reasonable to collect such amounts including but not limited to the foreclosure of any lien established by the Declaration.
3. Procure, maintain and keep in force insurance policies as provided for in the Declaration.
4. Provide upon request of a Unit Owner, a Permitted Mortgagee, a prospective Permitted Mortgagee, Purchaser or prospective transferee of a Unit or the Condominium, a written statement of account setting forth any amounts unpaid by a Unit Owner, which shall be binding upon the Managing Agent and the Condominium in favor of any person who relies thereon in good faith.
5. Take such action in its own name, in the name of the Condominium or in the name of the Unit Owners, including instituting legal proceedings, as may be necessary or advisable to enforce any of the terms, conditions and restrictions of the Declaration.
6. Enter into contracts (which shall have been previously approved by the Condominium) with others, including a maintenance company, firm or person, for the replacement and repair of furnishings, equipment and appliances in the Units, for the general repair and maintenance of the Common Elements and for the furnishing of services, as the Managing Agent deems proper and appropriate to accomplish the intent of the Declaration; provided, that the Managing Agent shall not cause any expenditures in excess of \$5,000 to be incurred without the prior approval of the Board.
7. Propose from time to time rules and regulations for the administration and use of the Condominium and use of Units in accordance with and to effect the intent, terms and provisions of the Declaration.
8. Provide for landscaping, upkeep, safety, maintenance and repair of Common Elements and accomplish and perform or cause to be performed all snow removal and maintenance for the walkways and common areas situated thereon.

9. Provide for the reasonable security of the Units, Common Elements and Unit Owners (and their licensees) while they are on the Premises, it being acknowledged that the Managing Agent shall not be deemed an insurer of such security.

10. Enter the Units, or permit its duly-authorized agents or employees to enter the Units, at all reasonable times to effectuate the provisions of the Declaration, including for the purposes of protection, maintenance, inspection, repair and replacement of Common Elements.

11. Pay all taxes and assessments, costs and other Common Expenses and discharge, contest, protest and settle liens or charges affecting the Premises.

All expenses incurred by the Managing Agent in performance of its duties shall be paid as a Common Expense by the Condominium, which will also indemnify the Managing Agent against any liability for acts properly performed by it pursuant to instructions from the Board or Board, or for injury to person or property not resulting from the Managing Agent's gross negligence or willful failure to comply with its obligations under the Management Agreement.

At the request of the Board, the Managing Agent will deliver to it fidelity insurance coverage of \$50,000 insuring the Condominium against losses suffered as a result of the dishonest and fraudulent act committed by the Managing Agent or its employees (subject to such limitations, conditions and exclusions as may be provided in such insurance policy). The cost of such insurance will be borne by the Unit Owners as a Common Expense. There is no provision for such expense in the first year's budget contained in this Plan.

The Management Agreement is assignable by the Managing Agent.

Contracts

As of the Offering Date, there are no contracts or leases that will be binding on the Condominium other than the Management Agreement and those other contracts and agreements referred to in the Budget. The Sponsor expressly reserves the right to cause the Condominium to enter into such agreements, provided that this Plan is amended to disclose any terms thereof which reflect material changes in the terms of this Plan.

AA. IDENTITY OF PARTIES

Sponsor

The Sponsor, 336 East 54 Street Associates, LLC, is a limited liability company, organized and doing business under the laws of the State of New York, and maintains an office at 12 Water Street, White Plains, NY 10601. The principal of the Sponsor is its co-manager, Michael P. D'Alessio, having a business address at the office of the Sponsor. Mr. D'Alessio is a real estate developer who has owned and operated his own real estate

company, Michael Paul Enterprises, and its predecessors, for over 25 years, having developed residential and commercial projects including office buildings, shopping centers as well as real estate sales, leasing and property management activities. His company also acts as a general contractor for significant commercial and residential projects on behalf of third parties. The Sponsor has not been involved in the initial offering of condominiums, cooperatives, planned unit development homes or timeshares during the past five years. Mr. D'Alessio has been the principal in the sponsor of condominium offering plans for the following properties situated in New York City:

230 E. 63rd Street – AG File No. CD12-127
225 E. 81st Street – AG File No. CD14-0098
554 E. 82nd Street. – AG File No. CD14-0143
227 E. 67th Street – AG File No. CD16-0305

Neither the Sponsor nor its principals have been convicted of any felony or have any prior bankruptcies, convictions, injunctions or judgments. Neither Sponsor nor its principals, nor any entity of which such principals were principals, have any judgments or convictions that may be material to this Plan or to an offering of securities generally and that occurred within the 15 years prior to the submission of this Plan.

Attorneys for Sponsor

The law firm of Golenbock Eiseman Assor Bell & Peskoe LLP, with an office at 711 Third Avenue, New York, New York, has been retained to represent the Sponsor in connection with this Plan. Jonathan S. Hacker, Esq., counsel to that firm, has prepared the Plan, form of Purchase Agreement, Declaration of Condominium, By-Laws and related exhibits and documents referred to in this Plan and may also represent the Sponsor at closing of title to the Units.

Property Tax Consultant

Paul J. Korngold, Esq. of the law firm of Tuchman, Korngold, Weiss, Liebman & Gelles, LLP, with an office at 6 East 45th Street, New York, New York, has been retained as special counsel to the Sponsor for projection of real property taxes described in this Plan.

Architect

C3D Architecture, PLLC, with an office at 307 7th Avenue, New York, New York, has prepared the Architect's the Architect's Description of Premises and Building Condition included in Part II of this Plan as part of Document "B." That firm has extensive experience in connection with the design and construction of leading edge developments.

There is no relationship between the Sponsor and the Architect except in connection with preparation of such Property Report.

Managing Agent

The managing agent for the Condominium will be Aspen Management Group LLC, which has an office at 12 Water Street, White Plains, NY. It is affiliated with the Sponsor and has managed rental and condominium properties in and around the New York City metropolitan area for over 20 years. It is affiliated with the Sponsor.

BB. REPORTS TO UNIT OWNERS

All Unit Owners will be entitled to receive annually from and at the expense of the Condominium copies of the following:

1. An annual financial statement for the Condominium, prepared by an independent certified public accountant or public accountant to be mailed or hand-delivered by April 1st annually;
2. Notice of the holding of annual Unit Owners' meetings to be served personally by mail not less than 10 days or more than 50 days prior to the scheduled meeting date; and
3. A budget for each calendar year on or about December 1st preceding each budget year.

The aforesaid dates may be changed pursuant to the Condominium By-Laws.

CC. DOCUMENTS ON FILE

In accordance with Section 352-e(9) of the General Business Law, copies of this Plan and all exhibits submitted to the Department of Law in connection with the filing of this Plan shall be available for inspection without charge, and copying at a reasonable charge, by prospective Purchasers and by any person who shall have purchased securities offered by this Plan or shall have participated in the offering of such securities at the office of the Sponsor, as set forth on the cover of this Plan, and shall remain available for such inspection for a period of six years from the Initial Closing date.

DD. GENERAL

This Plan does not knowingly omit any material fact or knowingly contain any untrue statement of a material fact. Although this Plan does contain a fair summary of all the provisions of the various documents referred herein, it does not contain a full summary thereof; therefore, statements made as to the provisions of such documents are qualified in all respects by the contents of such documents.

There are no lawsuits, administrative proceedings or other proceedings pending, the outcome of which may materially affect the offering, the Premises or the Sponsor's capacity to perform all of its obligations under the Plan.

The Premises have not been the subject of any prior public offerings by the Sponsor. As of the Offering Date, no contracts or agreements, written or oral, have been entered into for the sale or transfer of any of the Units offered in the Plan and no deposits or advances of funds have been taken by or on behalf of the Sponsor in connection with the reservation, sale or transfer of any such Units. The Premises were the subject of a market test pursuant to Cooperative Policy Statement No. 1 (AG File No. CP16-0010).

The Sponsor and its agents will not discriminate against any person seeking to purchase under the Plan because of race, creed, color, sex, sexual orientation, disability, marital status or national origin.

The Sponsor reserves the right, from time to time, without obtaining the consent of Purchasers or others, to revise the terms and conditions upon which Units are to be sold, and thereby change the rights, obligations and liabilities of Purchasers of Units or prospective Purchasers of Units, provided that substantial amendments shall be set forth in a duly-filed amendment to this Plan. If any amendment to the Plan is filed which is a material and substantial modification of the Plan which adversely affects Purchasers of Units who have not yet closed title to their Unit, then such Purchasers shall be given not less than 15 days after a copy of the duly-filed amendment has been presented to such Purchaser in which to elect by written notice to the Sponsor to cancel his or her Purchase Agreement and to obtain a refund of the Deposit made thereunder.

In the event of any inconsistency between the terms of this Plan (as same may be amended from time to time) and the provisions of any statutes, rules or regulations applicable to this offering, the provisions of such statutes, rules and regulations shall govern. Any conflict between the terms of the Plan and terms of any of the documents referred to in the Plan shall be resolved in favor of the terms of the Plan.

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

EE. SPONSOR'S STATEMENT OF BUILDING CONDITION

The Sponsor adopts the description of the Premises prepared by the Architect, in Part II of this Plan, as Document "B" (the "Property Report") and does not know of any material defect or need for major repairs except as set forth in the Property Report, and except as more fully described below. The Sponsor is not an architect or engineer, but believes and hereby represents that, to its best knowledge, the Property Report and the additional information, if any, provided in this Plan by the Sponsor, represents accurately

the present condition of the Premises. The Sponsor knows of no facts or information inconsistent with the Property Report.

The Sponsor shall provide valid and effective inspection certificates and permits required for the use and operations of facilities used in connection with the Units on or prior to the Initial Closing date, unless otherwise specifically described in this Plan.

Copies of any building code violations of record, if any, as of the date of this Plan are annexed to the end of the Property Report. The Sponsor shall cure or correct all violations which are required to be cured or corrected in order to obtain a temporary or permanent certificate of occupancy for the Premises. Except for such covenant, the Sponsor shall have no obligation to cure, correct or otherwise eliminate any building code or other violations, whether or not of record.

Document "B" in Part II of this Plan also includes a statement confirming the absence of asbestos-containing material in the Building.

Dated: New York, New York
February 27, 2017

**336 EAST 54 STREET ASSOCIATES LLC,
Sponsor**

PART II

PURCHASE AGREEMENT

**- The 336 E. 54th Street Condominium -
336 East 54th Street
New York, NY 10065**

Purchaser(s):

Purchaser's Attorney:

Address:

**Address, Telephone Number and
Email:**

Soc. Sec. #:

()

Soc. Sec. #:

Date:

Unit Number:

Common Interest: %

Co-Broker, if any:

Purchase Price				\$
Payable as follows:				
a)	Deposit herewith – 10% of the Purchase Price	\$		
b)	Additional Deposit – 10% of Purchase Price, due w/in 60 days	\$		
c)	Balance Due at Closing			\$
Extra Work Cost, if applicable				\$

1. **Offering Plan.** 336 East 54 Street Associates LLC, a New York limited liability company (the "Seller"), having an office at 12 Water Street, White Plains, NY 10601, is the sponsor of a certain offering plan, dated as of _____, 2017, as the same may have been amended to date (the "Offering Plan"), pursuant to which it has offered to sell condominium interests in and to that certain real property with improvements thereon situated or to be situated, located at 336 East 54th Street, New York, New York, more fully described on Schedule "A" to this Agreement (the "Premises"). All of the terms, provisions and exhibits contained in the Offering Plan are incorporated by reference in this Agreement. Capitalized terms used and not otherwise defined in this Agreement shall have the same meaning as in the Offering Plan. Any conflict between the provisions of this Agreement and the terms of the Offering Plan shall be resolved in favor of the terms of the Offering Plan. The Purchaser hereby acknowledges receipt of a copy of the Offering Plan and all amendments thereto filed to date at least three (3) days prior to the date of execution and delivery of this Agreement by the Purchaser. Unless Purchaser has been afforded such 3-day period in which to review the Offering Plan, Purchaser may cancel this Agreement and receive a full refund of the Deposit (without offset or interest) so long as Purchaser notifies the Seller or Selling Agent in writing by certified mail, return receipt requested, mailed within seven (7) days after the date Purchaser has executed this Agreement and upon return of the Offering Plan to Seller in good condition.

2. **Sale of Unit.** In consideration for payment of the Purchase Price and other amounts due from Purchaser pursuant to the Offering Plan, the Seller hereby agrees to sell and convey and the Purchaser hereby agrees to purchase and acquire the Unit, together with the appurtenant Common Interest, all as described on the first page of this Agreement and otherwise in accordance with the terms of this Agreement.

3. **Purchase Price.** Payment of the Purchase Price shall be made in accordance with the following:

(a) The Deposit and Additional Deposit shall be paid by Purchaser to the direct order of "Golenbock Eiseman, as attorney", together with delivery of this Agreement, by check, subject to collection, receipt of which is hereby acknowledged by the Seller;

(b) The balance of the Purchase Price is due and payable at Closing in cash or by good unendorsed certified or bank check, drawn on or by a bank which is a member of the New York Clearinghouse Association, payable to the direct order of the Seller.

4. **Closing Costs.** The Purchaser shall pay such closing costs as are set forth in the Offering Plan.

5. **Closing Adjustments.** The following items, as they may affect the Unit, shall be apportioned and adjusted as between Seller and Purchaser as of midnight prior to the Closing Date based upon the fiscal period for which they are assessed: (a) real estate taxes (if closing shall occur before a new tax rate is fixed, the apportionment of taxes shall be made upon the basis of the old tax rate for the preceding period applied to the most recent assessed valuation), (b) utility deposits, if any; (c) special assessments and (d) common charges. Any errors or omissions in computing apportionments at closing shall be corrected upon determination. In addition, Purchaser shall reimburse Seller at Closing, as Closing Adjustments: (x) Purchaser's proportionate share of such escrow as Seller shall have established for the payment of real estate taxes coming due following Closing until tax lots are separately assessed and billed by the applicable taxing authority and (y) the amount of credit, if any, available to Purchaser pursuant to Section 339-ee(2) of the Real Property Law. The amount of net closing adjustments, if in favor of the Purchaser may, at the option of Seller, be credited against the Balance of Purchase Price due at Closing or else paid to Purchaser at Closing; if in favor of Seller, such amount shall be paid by cash or ordinary check of the Purchaser, unless such amount exceeds \$1,000.00, in which event, such amount shall be paid in cash or else by unendorsed certified or bank check drawn on or by a bank which is a member of the New York Clearinghouse Association. This provision shall survive the closing.

6. **Working Capital Contribution.** The Purchaser agrees to pay to the Condominium on the Closing Date an amount equal to two (2) months' Common Charges to be paid to the Board for deposit into the Working Capital

Fund of the Condominium. In the event that Seller certifies that it has advanced all or a portion of such amount, the Purchaser shall pay the amount to the Seller as an item of adjustment instead of to the Condominium.

7. Closing.

(a) The Deed shall be delivered, and the balance of the Purchase Price shall be due and payable on the date fixed by the Seller as described in the Offering Plan (the "Closing Date"), at the closing office of Golenbock Eiseman Assor Bell & Peskoe LLP, 711 Third Avenue, New York, New York. PURCHASER ACKNOWLEDGES THAT AS TO ALL OBLIGATIONS ON ITS PART TO BE PERFORMED UNDER THIS AGREEMENT, TIME IS OF THE ESSENCE. That means that unless payments are made or other obligations performed within the time periods specified in this Agreement, a Purchaser may forfeit monies paid to Seller under this Agreement (not to exceed ten (10%) percent of the Purchase Price plus the cost of any extra work ordered by Purchaser from Seller). In the event that Purchaser requests an adjournment of the Closing Date, the Seller may, but shall not be required to consent to such request. In the event that the Seller consents to a Purchaser's request to adjourn the Closing Date, or else the Purchaser otherwise fails, neglects or refuses to close on the Closing Date, and the Seller does not elect to cancel this Agreement, the Purchaser shall pay to Seller: (i) interest to the Seller on the total Purchase Price at the rate of sixteen (16%) percent per annum, computed from the original Closing Date until the date on which title actually closes, (ii) closing adjustments as of the originally scheduled Closing Date, (iii) a \$500 administrative fee to Seller, and (iv) any additional costs incurred by the Seller as a result of the adjournment. In any event, the Seller shall not be obligated to consent to any Purchaser's request for an adjournment of the Closing Date, in which event the Purchaser's failure to close shall constitute a default under this Agreement. In the event that Purchaser (or Purchaser's lender) requires that Closing be held at a different location, Purchaser shall pay to Seller's attorney such amount as required by such attorney under the circumstances. In the event that Purchaser elects to use a title company other than that which is designated by the Seller in the Offering Plan, the Purchaser shall pay to the Seller an amount sufficient to reimburse the Seller for the additional fee of Seller's attorneys charged in connection with title clearance.

(b) Upon payment in full of the Purchase Price including the closing costs and adjustments specified above, the Seller shall execute and deliver a Deed to the Purchaser.

8. Acceptance of Condition of Unit.

(a) Purchaser represents to Seller that he or she has examined the Unit and/or the plans and specifications for the Unit, and agrees that his or her execution of this Purchase Agreement shall constitute acceptance of the Unit, the Building and all fixtures, machinery, equipment, furnishings, appliances, installations and other personal property contained therein: (i) in the event that a temporary or permanent certificate of occupancy (a "C/O") shall have been issued with respect to the Unit, "as is", in their present condition on the date of this Purchase Agreement, subject to reasonable use, wear, tear and natural deterioration between the date of this Purchase Agreement and the Closing Date; or (ii) if no C/O shall have been issued for the Unit, then in such condition as is described in the Offering Plan; provided however, that if a C/O has not been issued covering the Unit as of the date of this Agreement, Purchaser shall not be obligated to close title under this Agreement unless and until Seller shall have obtained such a certificate and Purchaser shall accept title to the Unit in such condition and as is otherwise described in the Offering Plan.

(b) Seller will provide Purchaser only with the finishes, fixtures, floorings, equipment, hardware, appliances and furnishings described in the Offering Plan, as included in the Purchase Price for the Unit. Seller has the right to substitute other finishes, fixtures, floorings, equipment, hardware, appliances and furnishings in place of those listed in the Plan, provided only that the substitutions are of substantially similar or better quality and design. Furnishings, equipment, appliances and decorations in any model Unit or sales office which are not referred to in the Offering Plan as included in the Unit are excluded from this sale.

(c) The dimensions and layout of the Units and Limited Common Elements set forth in the Plan, on the Floor Plans and on all other offering materials, including advertisements and other sales materials (collectively, the "Condominium Documents"), are approximate and may vary from floor to floor and from the actual dimensions and layout of a Unit. Seller shall have no liability or responsibility to Purchaser for errors or inaccuracies, provided that dimensions or layouts substantially conform to the Condominium Documents, as same may be modified. Purchaser shall not be excused from performing his or her obligations pursuant to this Agreement so long as the dimensions and layout of the Unit or appurtenant Limited Common Elements substantially conform to the Floor Plans or other Condominium Documents. Deviations from dimensions within five (5%) percent of those specified in the Condominium Documents shall be deemed insubstantial. Portions of the ceilings within certain Units and portions of the ceilings of the common areas of certain floors will be at different elevations than other portions of such ceilings due to structural framing and/or mechanical equipment contained therein. All dimensions are subject to construction variances and tolerances.

(d) Seller is not obligated to modify the Unit or perform any special work. Modifications or special work, if any, must be agreed to by the Seller in writing and, if agreed to, shall be performed by Seller at Purchaser's expense (payable in the manner to be set forth in an addendum to this Agreement or in a separate agreement).

(e) Purchaser shall accept title to the Unit (without abatement in or credit against the Purchase Price or provision for escrow) notwithstanding that construction of (i) minor details of the Unit or the Building or (ii) other Units or (iii) portions of the Common Elements have not been completed or (iv) certain amenities, services or facilities described in the Offering Plan are not available or completed as of the Closing Date. Purchaser will be offered an opportunity to examine the Unit with a representative of the Seller during normal business hours prior to the Closing Date, upon at least five days' notice. Following such inspection, Purchaser will sign and deliver to Seller on or before the Closing Date an Inspection Statement in the form of an Exhibit to this Agreement acknowledging the condition of the Unit. Nothing contained in the Inspection Statement shall be deemed or construed to extend the obligations of Seller under this Agreement or the Offering Plan. Failure, neglect or refusal by Purchaser to make such inspection or else to sign such Inspection Statement shall constitute a waiver by Purchaser to assert any claim which Purchaser could reasonably have asserted had such inspection been made and the Inspection Statement delivered.

9. Risk of Loss.

(a) Risk of loss for fire or other casualty remains with Seller until the earlier of the following events: (i) Legal title to the Unit has been conveyed to the Purchaser; or (ii) The Purchaser has taken actual possession of the Unit pursuant to a written agreement with Seller. It is expressly understood and agreed that, without such written agreement, the Purchaser shall in no event take possession of the Unit prior to the time of the delivery of the deed and full compliance by the Purchaser with the terms of this Agreement. Should the Purchaser violate this provision, the Purchaser shall be deemed in default hereunder. It is further understood and agreed that the Seller will not be responsible for damage or loss to any property belonging to Purchaser whether the same is delivered to the Property before, on or after the closing of title herein.

(b) In the event the Premises are substantially damaged by fire or other casualty prior to the Closing Date, the Seller may elect to repair the damage and restore the Unit to substantially the same condition as it existed prior to the casualty loss. If the Seller does not elect or (in the event the Declaration shall have been previously filed, neither the Board of Managers nor the Unit Owners elect) to repair the damage and restore the Unit, this Agreement will be canceled and be of no further force or effect. Seller will thereafter refund the Downpayment to the Purchaser, unless Purchaser is then in default under this Agreement. If the Seller elects to repair or replace the loss or damage and so restore the Unit, this Agreement shall continue in full force and effect and the Purchaser shall not have the right to reject title to the Unit or to receive a credit against, or abatement in, the Purchase Price. The Seller shall be entitled a reasonable period of time in which to complete such repairs, replacement and restoration. A Purchaser shall not be required to pay the balance of the Purchase Price unless and until (i) the Unit has been substantially repaired as near as reasonably possible to its condition immediately prior to the casualty, (ii) its

essential services (such as gas, electricity, and heat) and a reasonable means of ingress and egress to the street have been restored, and (iii) any condition in the Unit for which a violation (if any) is noted or issued has been corrected, other than those that are the obligations of the Purchaser to cure or that are caused by the act or omission of the Purchaser. The Seller will endeavor in good faith, and with reasonable diligence, to remove subsequent to Closing all violations of record which it is obligated to correct.

10. Trust Funds. The Seller will be liable for all monies received from Purchaser up to and including the Closing Date under the Offering Plan by it directly or through its agents, employees or escrow agent, until actually employed in connection with the consummation of the transaction. The Seller will comply with the escrow and trust fund requirements of General Business Law Sections 352-e(2-b) and 352-h and the Attorney General's regulations promulgated pursuant thereto. Any provision of any contract or agreement, whether oral or in writing, by which a Purchaser purports to waive or indemnify any obligation of the escrow agent holding trust funds is absolutely void. The provisions of the Attorney General's regulations concerning escrow/trust funds shall prevail over any conflicting or inconsistent provision in the Offering Plan or in this Purchase Agreement. Purchaser shall not be obligated to pay any legal or other expense of the Seller in connection with the establishment, maintenance or defense of obligations arising from the handling or disposition of trust funds. The account will be maintained in accordance with the applicable provisions of the Offering Plan.

11. Rights and Obligations from the Closing Date. By and upon the execution, delivery and acceptance of the deed for the Unit: (a) the Purchaser shall become and be subject to and bound by the terms and conditions set forth in the Declaration, By-Laws and Rules and Regulations of the Condominium; and (b) all obligations of the Seller to the Purchaser hereunder or under the Offering Plan shall be deemed fully and completely performed which means that no obligations of the Seller shall so survive the Closing Date except as expressly stated or required to survive under this Agreement, the Offering Plan or the General Business Law.

12. Default. In the event Purchaser fails to pay the balance of the Purchase Price or otherwise fails to perform any obligation hereunder required to be performed by him or her, and such default is not fully cured within thirty (30) days following notice of default from Seller or its agent, the Seller may cancel this Agreement and retain as liquidated damages all monies paid by Purchaser hereunder, not to exceed ten (10%) percent of the Purchase Price plus the cost of any extra work specifically requested by Purchaser. Thereupon, this Agreement shall be of no further force and effect, and neither party shall have any further liability one to the other.

13. Subordination. The Purchaser agrees that all terms and provisions of this Agreement are and shall be subject and subordinate to the lien of any mortgage on the Premises heretofore or hereafter made and any advances heretofore or hereafter made thereon, any payments or expenses already made or incurred or which may hereafter be made or incurred, pursuant to the terms thereof, to the full extent thereof without the execution of any further legal documents by the Purchaser. This subordination shall apply whether such advances are voluntary or involuntary and whether made in accordance with the loan schedule of payments or accelerated thereunder by virtue of the lender's right to make advances before they become due in accordance with the schedule of payments. The Seller shall satisfy all mortgages or obtain a release of the Unit from the lien of such mortgages at or prior to the Closing Date, except for the individual mortgage of Purchaser thereon, whether the same be by extension, assumption, consolidation or otherwise.

14. Permitted Uses. The Purchaser acknowledges that the Unit may be used solely for residential purposes subject to the provisions of the Declaration, By-Laws and Rules and Regulations of the Condominium, as described in the Offering Plan. Purchaser expressly represents that it intends to use the Unit for such permitted purposes and no other. Purchaser shall not permit any other person to use the Unit except for such permitted purposes. The foregoing representations shall survive the Closing.

15. Further Documents. The Purchaser shall complete, execute and deliver to Seller at Closing or prior thereto, on demand of Seller, the following documents: (a) the Power-of-Attorney in favor of the Board of Managers (and Seller) as described in the Offering Plan; (b) New York State Combined Real Property Transfer Tax

Affidavit, Etc. (Form TP-584); (c) New York City Real Property Transfer Tax Return; (d) State Board of Equalization Form 5217; and (e) such other documents as Seller may reasonably require in order to cause the Condominium to be lawfully formed and organized and the Unit to be conveyed in accordance with law. The Purchaser shall pay at Closing such amounts as are provided in the Offering Plan, including Transfer Taxes, recording and filing fees and Seller's closing fee and such other costs and expenses, all in accordance with terms of the Offering Plan.

16. Broker. The Purchaser represents that it has dealt with no broker or sales agent in connection with this transaction, except for the Selling Agent (unless a Co-Broker is specified on the first page of this Agreement) and agrees to hold harmless, indemnify and defend Seller from and against any claims for sales or brokerage commissions arising out of the acts or omissions of Purchaser in violation of such representation. Seller shall pay the commissions due to the Selling Agent and Co-Broker, if any, pursuant to separate agreement(s).

17. Non-assignability. Neither this Agreement nor any rights or obligations hereunder may be assigned or delegated by Purchaser without the prior written consent of Seller, which consent may be given or withheld by the Seller in its sole discretion and upon such terms or conditions as the Seller may require. Prior to Closing, Purchaser is prohibited from advertising or otherwise offering, promoting or publicizing the availability of the Unit for sale or lease.

18. State of Title.

(a) The Seller shall give and the Purchaser shall accept title to the Unit in accordance with and subject to the terms of the Offering Plan and this Agreement.

(b) The Premises are sold and shall be conveyed subject to the further conditions and facts described in the Offering Plan.

(c) In the event that Seller is unable to deliver title to Purchaser in accordance with the terms of this Agreement, the sole remedy of the Purchaser will be either (i) to accept such title as the Seller is able to convey (without any credit against or abatement in the Purchase Price or any claim or right of action against the Seller), or (ii) to rescind this Agreement and receive a refund of the Downpayment, with interest earned thereon, if any. The Seller is under no obligation to take steps to institute any action or proceeding, or expend any sums of money to make title good and marketable or to eliminate any defect, encumbrance or objection to title, except as otherwise described in the Offering Plan. Seller may adjourn the Closing Date in order to cure any defects in title or otherwise perform its obligations under this Agreement.

(d) If at the Closing Date there are any other liens or encumbrances which the Seller is obligated hereunder to pay or discharge, the Seller may use any portion of the balance of the Purchase Price to satisfy the same, provided the Seller shall simultaneously either deliver to the Purchaser at the Closing Date instruments in recordable form and sufficient to satisfy such liens and encumbrances of record together with the cost of recording of filing said instruments or, Seller will, at its option, deposit with the title company sufficient monies, acceptable to and required by it to insure obtaining and the recording of such satisfactions and the issuance of title insurance to the Purchaser either free of any such liens and encumbrances, or with insurance against enforcement of same out of the Premises. If request is made within a reasonable time prior to the Closing Date, Purchaser agrees to provide at the Closing separate certified checks as requested, aggregating the amount of the liens or encumbrances or for any other lawful purpose. The existence of any such taxes or other liens and encumbrances shall not be deemed objections to title if the Seller shall comply with the foregoing requirements.

19. Complete Agreement. This Agreement and the Offering Plan contain the full and complete understanding of the parties with respect to the purchase and sale of the Unit. No representations, warranties or promises shall be binding upon the Seller, except as contained in this Agreement and the Offering Plan. This Agreement may not be

modified, canceled or supplemented and no provision of this Agreement shall be waived, except in writing signed by both parties.

20. Parties. If the Purchaser is more than one person, they shall jointly and severally be responsible under this Agreement.

21. Jury Waiver. Purchaser hereby waives trial by jury in any action, proceeding, or counterclaim involving any matter whatsoever arising out of, or in any way connected with this Purchase Agreement or the relationship of the parties as Purchaser and Seller, or the right of Purchaser to any statutory relief or remedy.

22. Acceptance by Seller. This Agreement shall not be binding upon the Seller unless and until accepted by it in writing. Within thirty (30) days after delivery of this Purchase Agreement to the Seller or the Selling Agent, executed by Purchaser, Seller will either: (a) accept this Agreement and cause a fully-executed counterpart thereof to be returned to Purchaser; or (b) reject this Agreement and refund the Downpayment tendered by Purchaser, together with interest earned thereon, if any.

Unless the Seller shall have accepted this Agreement within such 30-day period, it shall be deemed to have rejected the same.

23. Notices. All notices, demands and communications (collectively "notices") required or otherwise to be served under this Agreement shall be in writing and delivered personally or sent by registered or certified mail, return receipt requested or by nationally-recognized overnight courier to Purchaser or Seller, as the case may be, at their respective addresses stated above or sent by email; provided however, that notices to Purchaser may be given instead by Seller or Seller's attorney to Purchaser's attorney identified in this Agreement and may be given by hand delivery, telefax, email or overnight courier. The date personal delivery is effected or of mailing or emailing, as the case may be, shall be deemed the date of giving such notices.

24. Authorization of Purchaser. In the event that Purchaser is not an individual, Purchaser hereby represents that it is duly authorized to enter into this Agreement and to perform all of the obligations hereunder on its part required to be performed without further consent or resolution. Such Purchaser may be required to execute and deliver at Closing such additional closing documents as Seller may require, including, without limitation, evidence of due authorization.

25. Authorization to Consent. Seller and Purchaser each authorizes their respective attorney to consent to any re-scheduling of or other matters relating to the Closing Date.

26. Alternative Methods of Execution. This Agreement may be executed (a) in counterparts, each of which shall be an original and all of which together shall constitute a single Agreement and/or (b) by telefax or electronic signatures, which shall have the same effect as original signatures.

27. Escrow Provisions.

(a) The law firm of Golenbock Eiseman Assor Bell & Peskoe LLP, with an address at 711 Third Avenue, New York, NY 10017, telephone number (212) 907-7300, shall serve as escrow agent ("Escrow Agent") for Seller and Purchaser. Escrow Agent has designated the following attorneys to serve as signatories: Jonathan S. Hacker, Esq. and Jeffrey Golenbock, Esq. All designated signatories are admitted to practice law in the State of New York. Neither the Escrow Agent nor any authorized signatories on the account are the Seller, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing.

(b) 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 Purchase Agreement or otherwise concerning the maintenance or release of the Deposit from escrow.

(c) The Escrow Agent has established the escrow account at Bridgehampton National Bank, located at 1450 Broadway, New York, New York ("Bank"), a bank authorized to do business in the State of New York. The escrow account is entitled "Golenbock Eiseman – 336 E 54 Escrow Account" ("Escrow Account"). The Escrow Account is not an IOLA account. The Escrow Account is federally insured by the FDIC at the maximum amount of \$250,000 per depositor. Any deposit in excess of \$250,000 per depositor will not be insured, unless Escrow Agent has established multiple accounts on behalf of Purchaser at various institutions.

(d) All Deposits received by Purchaser shall be in the form of checks, money orders, wire transfers, or other instruments and shall be made payable to the direct order of "Golenbock Eiseman, as Escrow Agent".

(e) The interest rate for all Deposits made into the Escrow Account shall be the prevailing rate for such accounts, which is currently approximately .1% per annum. Interest shall begin to accrue upon placing the Deposit into the Escrow Account. All interest earned thereon shall be paid to or credited to the Purchaser at or promptly following Closing. No fees of any kind may be deducted from the Escrow Account, and the Seller shall bear all costs associated with the maintenance of the Escrow Account.

(f) Within five (5) business days after this Purchase Agreement has been tendered to Escrow Agent along with the Deposit and a completed and signed Form W-9 or the equivalent, and the Seller shall have accepted this Purchase Agreement, the Escrow Agent shall sign the Purchase Agreement and place the Deposit into the Escrow Account. Within ten (10) business days of the placing the deposit in the Escrow Account, Escrow Agent shall provide written notice to Purchaser and Seller, conforming 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 Seller.

(g) The 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, he or she may cancel this Purchase Agreement within ninety (90) days after tender of the Purchase 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.

(h) All Deposits, except for advances made for upgrades, extras, or custom work received in connection with the Purchase 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 Seller, as per GBL § 352-h.

(i) Under no circumstances shall Seller seek or accept release of the Deposit of a defaulting Purchaser until after consummation of the Plan, as that term is defined in the Regulations promulgated by the New York State Department of Law. Consummation of the Plan does not relieve the Seller of its obligations pursuant to GBL §§ 352-3(2-b) and 352-h.

(j) The Escrow Agent shall release the Deposit if so directed:

- (i) Upon Closing, pursuant to the terms and conditions set forth in Section "7" of this Purchase Agreement; or
- (ii) in a subsequent writing signed by both Seller and Purchaser; or
- (iii) 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 “(j)(i)” through “(j)(iii)” above, and the Escrow Agent receives a request by either party to release the Deposit, then the Escrow Agent must give both the Purchaser and Seller prior written notice of not fewer than thirty (30) days before releasing the Deposit. If the 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 the Escrow Agent shall provide further written notice to both parties informing them of said release. If the Escrow Agent receives a written notice from either party objecting to the release of the Deposit within said thirty (30) day period, the Escrow Agent shall continue to hold the Deposit until otherwise directed pursuant to paragraphs “(j)(i)” through “(j)(iii)” above. Notwithstanding the foregoing, the 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.

The Seller shall not object to the release of the Deposit to:

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

(y) 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.

(k) Any provision of any Purchase Agreement or separate agreement, whether oral or in writing, by which a Purchaser purports to waive or indemnify any obligation of the 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 this Purchase Agreement, the Plan, or any amendment thereto.

(l) Escrow Agent shall maintain the Escrow Account under its direct supervision and control.

(m) A fiduciary relationship shall exist between Escrow Agent and Purchaser and Escrow Agent acknowledges its fiduciary and statutory obligations pursuant to GBL §§ 352(e)(2-b) and 352(h).

(n) Escrow Agent may rely upon any paper or document which may be submitted to it in connection with its duties under this Purchase Agreement and which is believed by Escrow Agent to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution or validity thereof.

(o) Seller agrees that Seller 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.

(p) Seller agrees that it shall not interfere with Escrow Agent's performance of its 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.

(q) Seller 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 Purchase Agreement.

(r) Prior to release of the Deposit, Escrow Agent's fees and disbursements shall neither be paid by Seller from the Deposit nor deducted from the Deposit by any financial institution under any circumstance.

(s) Seller 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 this Purchase Agreement or the performance or non-performance of Escrow Agent's duties under this Purchase Agreement, 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 this Purchase Agreement or involving gross negligence of Escrow Agent. This indemnity includes, without limitation, disbursements and attorneys' fees either paid to retain attorneys or representing the hourly billing rates with respect to legal services rendered by Escrow Agent to itself.

The parties have entered into this Agreement as of the date on the first page hereof.

ACCEPTED:

336 EAST 54 STREET ASSOCIATES LLC

By: _____
/Date

SOLELY AS TO THE PROVISIONS OF SECTION 27 OF THIS AGREEMENT:

GOLENBOCK EISEMAN ASSOR BELL & PESKOE LLP

By: _____
Jonathan S. Hacker /Date

SCHEDULE A

Legal Description for 336 East 54th Street, NY, NY

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 a point on the southerly side at Fifty-Fourth (54) Street, distant two hundred and fifty (250) feet westerly from the corner formed by the intersection of the southerly side of Fifty-Fourth (54) Street with the westerly side of First Avenue;

THENCE southerly and part of the distance through a party wall and parallel with First Avenue, one hundred (100) feet, five (5) inches to the center line of the block between Fifty-Third (53) Street and Fifty-Fourth (54) Street;

THENCE westerly along the said center line of the block and parallel with Fifty-Fourth (54) Street, twenty-five (25) feet;

THENCE northerly and for part of the way through a party wall and parallel with First Avenue, one hundred (100) feet, five (5) inches to the southerly side of Fifty-Fourth Street;

THENCE easterly along the southerly side of Fifty-Fourth Street, twenty-five (25) feet to the point or place of BEGINNING.

DESCRIPTION OF PROPERTY AND SPECIFICATIONS
OR BUILDING CONDITION

Property:
336 East 54th Street
New York, New York 10022

Prepared by:
C3D Architecture, PLLC
307 7th Avenue, Suite 1407
New York, New York 10001

This report contains a general description and outline of the Architectural, Structural, Mechanical, Electrical, Plumbing, Equipment and Facilities specifications of the new property at: 336 East 54th Street. The Sponsor reserves the right to make changes and substitutions in materials, fixtures, appliances and equipment provided that such substitutions are of substantially equal or better quality.

(a) Location and use of property:

The subject property will be a new building with six (6) floors consisting of ten (10) residential units, Occupancy Group R-2, multiple dwelling. Use group UG-2 Residential.

(1) Address: **336 East 54th Street, New York, NY 10022**

(2) Block and lot number: **Block 1346; Lot 37**

(3) Zoning: **R8B**

(4) Permissible use: **Residential and community facility services**

(b) Status of construction:

(1) Year built: **Construction anticipated to be completed in May 2017.**

(2) Class of construction: **Non Combustible – Class II-A, Sprinklered.**

(3) Certificate of Occupancy, type and number: **To be supplied upon completion of construction and prior to the first unit closing.**

(4) Description of work done:

New building lot is 25' wide and 100.42' deep with one cellar level and (6) six residential floors above. Building height is 60'. There is a stair and elevator access to the roof level. Building structure is steel with cast in place concrete foundation and cellar level.

(5) Permit number and description of work:

Permit number, Alteration Type 1, # 121931106. The project is to partially demolish existing building then enlarge and gut renovate the building to include a total of six floors of residential use. The applicable building is code is 1968 NYC Building Code.

(c) Site:

(1) Size: **Lot size is 2,510.5 square feet**

(2) Number of buildings and use: **One new building, Use Group - UG-2 Residential.**

(3) Streets owned or maintained by the project: **None**

(4) Drives, Sidewalks and ramps: **Sidewalk is concrete with concrete curb; both will be maintained and repaired as required in compliance with NYC Dept. of Transportation Bureau of Highways regulations. The sidewalk and street pavement slope east. Fronting city sidewalk sheet flows to City combined sewer system. All items are in conformity with local fire district and municipal building codes. Light poles are provided on both sides of East 54th Street by the City of New York.**

The condominium shall be responsible for maintaining the sidewalks per the requirements of DOT.

(d) Utilities:

(1) Gas: **Provided by Consolidated Edison, one (1) meter to be provided for tracking the Residential Units' consumption of gas for cooking and one (1) meter provided for base building domestic hot water systems. The cost of all gas consumption shall be paid as a common expense by the board of managers.**

(2) Electric: **Provided by Consolidated Edison individually metered to each Unit plus a meter for common areas. The fire pump will be provided with a service tap ahead of all main switches as per code, this tap will also be provided with a meter to meet utility requirements. Each unit owner has their own meter to measure consumption in the Unit, the cost of which they are responsible for, the board of managers will be responsible for the common areas meter charges.**

(3) Water: **Provided by City of New York. 2" domestic water service will be provided to serve the facility with a 2" double check valve and a 4" fire service with a 4" detector check valve backflow device. There is one water meter for the entire building, the cost of which will be the responsibility of the board of managers.**

(5) Telephone: **Hook-ups installed in each Unit. Service to be provided by local telephone company at Unit Owner's expense.**

(6) Cable T.V.: **Hook-ups installed in each Unit and metered individually, service to be provided by local cable company at Unit Owner's expense.**

(e) Sub-soil conditions:

(1) **The existing sub-surface conditions are stable. Building is supported on concrete footing with no indication of excessive settlement of the foundation or structural cracks.**

(2) **Building is not located in FEMA flood zone. There is no evidence of moisture or seepage or ground water infiltration.**

(3) **There is no potential for mudslide or erosion in the area.**

(4) **There is no Passive Radon-Resistant Mitigation System provided.**

- (5) **There is no sub-grade drainage system provided for a foundation.**
- (6) **There are no measures implemented to negate ad-freezing stresses at foundation walls.**
- (7) **Exterior finished grades shall be sloped to drain water away from foundation walls of the building.**

(f) Landscaping and enclosures.

- (1) Grass cover: **None.**
- (2) Plantings: **None.**
- (3) Trees: **Located in the front of the building, at the sidewalk level, is one (1) existing Street Tree. The tree is a Green Ash, with 7-1/2" diameter trunk size, and in good condition. The tree will be maintained by the Condominium, and the cost thereof shall be a common expense.**
- (4) Fencing: **Located at the rear yard property lines is a 3'-6" high masonry wall with stucco finish and aluminum coping.**
- (5) Gates: **None.**
- (6) Garden walls: **None.**
- (7) Retaining walls: **None.**
- (8) Display pools and fountains: **None.**

(g) Building size:

- (1) Total height: **Maximum building height is 60' based on six (6) floors.**
- (2) Crawl spaces: **None.**
- (3) Number of sub-cellars and cellars: **There is one cellar level.**
- (4) Number of floors: **There are six (6) residential floors. Roof contains stair and elevator bulkhead, elevator control room, mechanical equipment and roof terrace.**
- (5) Equipment rooms: **Electric, Water, Gas, Boiler Room, Sprinkler pump Room, Telephone Communication Room, and Refuse Room are located in the Cellar. Elevator Control Room is located at the roof level. Mechanical Equipment is located on top of Stair and Elevator Bulkhead.**
- (6) Parapet (height above roof): **Parapet Height is 3'-6" above roof level.**

(h) Structural system:

- (1) Foundations: **The foundation system of the proposed building consists of concrete footings with grade beams. The footings receive column and wall loads from super-**

structure and distribute to soils underneath, the grade beams link the footings together to increase the stability of the footings and reduce the influence of loading eccentricities. Poured concrete foundation wall are waterproofed using Drylok. Concrete slab is waterproofed using poly vapor barrier.

(2) Structural System: The new superstructure construction will use steel framing and steel beams which carry floor loads and transfer to steel columns. The new floor systems will be typical light-weight concrete topping on cold-formed metal-deck. All added loads are designed to be taken by the new steel framings. All ceilings are insulated with 5" R-18 open cell foam for sound insulation and interior walls are insulated with 2" Batt thermafiber. Acoustical flooring underlayment is specified throughout the units for an Impact Insulation Class (IIC) of 50 dB.

(3) Exterior Walls: The new additions alongside lot lines are constructed of fully grouted reinforced CMU.

(1) Exterior of building:

(1) North street façade consists of 3" thick limestone veneer, attached individually with stainless steel anchors to 6" thick concrete masonry block wall, 2" polystyrene thermal insulation board (R-8) and 2" open air space in between. Exterior masonry surfaces and all concrete slab edges including balconies are wrapped with "Blueskin" weather barrier – "TWF" by Bakor or equal. On the interior side of the masonry block wall 1 1/2" metal studs 16" o.c. with 1 1/2" foil faced fiberglass thermal insulation (R-6) and 5/8" thick fire rated type "X" gypsum wall board paneling.

Existing Lot line walls are Party Walls consisting of 12" brick. New vertical extensions of the Party Walls consist of 12" concrete masonry units. Exposed faces are covered with a weather barrier and 3 coat stucco system. Stucco finish to receive expansion joints every 144 sf of area as per manufacturer's recommendation. Party Walls have an insulated furring wall on the inside with 3 1/2" foil faced fiberglass insulation (R-15) with one layer of 5/8" thick type "x" gypsum board on inside with 3 5/8" metal studs @16" o.c..

New lot line walls of the horizontal addition consist of 6" concrete masonry units with internally-drained Sto EIFS; Stotherm rain-screen, insulated stucco wall system with 2" polystyrene thermal insulation board (R-8), weather barrier membrane on the outside and 1 1/2" foil faced fiberglass insulation (R-6) with one layer of 5/8" thick type "x" gypsum board on inside with 1 5/8" metal studs @16" o.c..

South Rear façade consists of 6" concrete masonry units with internally-drained Sto EIFS; Stotherm rainscreen insulated stucco wall system with 2" thick polystyrene insulation board (R-8), weather barrier membrane on the outside, 6" thick concrete masonry block wall and 1 1/2" foil faced

fiberglass insulation (R-6) with one layer of 5/8" thick type "x" gypsum board on inside with 1 5/8" metal studs @16" o.c.

(a) Windows:

Windows on the north street façade and south rear facade are aluminum clad wood casement windows, tilt and turn, finish anodized dark bronze, with double glazing; 1" IGU, clear, Low E, tempered glass. Thermal Values: U-factor 0.30, Solar Heat Gain Coefficient 0.32, max. air leakage 0.30 cfm/sf. Manufacturer is Kolbe, Ultra Series, tilt & turn windows.

The south rear façade on the first floor has an aluminum clad wood sliding doors and fixed panels, finish anodized dark bronze, with double glazing; 1" IGU, clear, Low E, tempered glass. Thermal Values: U-factor 0.40, Solar Heat Gain Coefficient 0.40, max. air leakage 0.30 cfm/sf. Manufacturer is Kolbe, Ultra Series, 6" wide multi stacking bi-parting sliding doors.

Kolbe Windows and Doors offer the following warranty for the windows and doors: Wood Ten (10) years, Factory finish Aluminum Clad Twenty (20) years, Insulating Glass Product with Aluminum Spacers Ten (10) years.

All windows contain locking device that allows 4" maximum window opening.

Code requirements for Natural Light & Air are in full compliance.

There are no lot line windows.

(b) Landmark Status: None

(2) Parapets and coping:

Parapet wall consists of 6" thick concrete masonry units with anodized aluminum cap flashing. Parapet Height is 3'-6" above roof level. The interior face of the parapets and the exterior face of the side partwall extensions are to receive true stucco finish.. Stucco finish to receive expansion joints every 144 sf of area as per manufacturer's recommendation. The exterior face of the front parapet wall is to receive stone panels, in continuation of the façade below. The exterior face of the parapet walls of the rear extension is to receive EIFS, in continuation of the façade below.

(3) Chimney and cap: N/A

(4) Balconies and terraces:

Located at the rear of the building at the first floor is a terrace for shared use by all tenants of the building as Open Recreation Area. The terrace will have

surround of 3'-6" high parapet block wall with metal coping on top. Units located on the 3rd through 6th floor on the south side of the building (Unit # 3B, 4B, 5B, 6B) will have 6'-0" deep balconies at the south façade. Balconies drain into rear yard. Roof above 6th floor will be used for Mechanical Equipment, Elevator Machine Room, Stair and Elevator bulkheads, and Roof Terrace.

(a) Deck finish:

Rear yard terrace and roof terrace have 18"x18"x1 1/2" thick concrete pavers on plastic pedestals.

The balcony deck consists of metal deck with concrete topping and liquid applied waterproofing system. Perimeter continuous rain drip at the bottom of the balcony is installed throughout.

(b) Balustrade: N/A.

(c) Railings: All railings are 3'-6" high painted steel railings. Steel railings on balconies including fasteners are protected with anti-corrosion paint.

(d) Trellises: N/A

(e) Copings:

Parapet walls have metal coping/flushing with minimum overlap of 1 1/2" over stucco finish and elastomeric sealant in between metal coping and stucco finish.

(f) Soffits: N/A.

(g) Doors to balconies and terraces: Doors to the rear yard terrace and the balcony doors at the south façade are powder coated aluminum clad wood doors with thermal 1" thick double pane glass inserts (same specification as window glass). Roof deck doors are thermal hollow metal doors with hollow metal frame, 1 1/2 hr. fire rated.

(5) Exterior entrances:

Entrance to residential lobby: The main entrance to the residential lobby is provided with one (1) swinging aluminum clad wood door, finish anodized dark bronze, with double glazing; 1" IGU, clear, Low E, tempered glass. Thermal Values: U-factor 0.30, Solar Heat Gain Coefficient 0.32, max. air leakage 0.50 cfm/sf. Manufacturer is Kolbe, Ultra Series Commercial Swing door. Front exterior door is controlled with Video Intercom System that is connected to every Apartment Unit. Exterior entrances are built free of tripping hazards and are fully ADA compliant.

(a) Exterior stairs: None

(b) Railings: N/A

(c) Mailboxes: Mailboxes are located on the first floor to the left side of the lobby, opposite the building entrance. There are (2) 7 door aluminum mailboxes, model #3507ARU, 19" h x 40.75" w x 7.5" d. Mailboxes are USPS approved.

(c) Lighting: There are (3) exterior wall mounted light fixtures, up/down cylinder heavy duty aluminum construction (Progress Light P5675, PAR-30), distributed over the front façade at ground floor level, providing adequate lighting at the building entrance.

(6) Service entrances: N/A

(7) Roof and roof structures:

(a) Type roofs for terraces: 2.5" Thick concrete topping slab on 1.5" metal deck, 1/8"/ft. sloped cement fill, Liquid applied waterproofing system, Kemper or approved equal, Thermal insulation 3 1/2" Polyisocyanurate insulation board (R-24.5), 1/2" Perlite insulation board (R1.5) and 1-1/2" Concrete pavers on adjustable plastic pedestals.
Restricted Flow Drains located at center valley of flat roof and rear yard.

(b) Type roofs for bulkheads: 4" Thick Concrete slab on metal deck, 1/8"/ft sloped cement fill, Liquid applied waterproofing system, Kemper or approved equal, Thermal insulation 3 1/2" Polyisocyanurate insulation board (R-24.5) and gravel fill

(c) Drains:

Location, material and type: Cast iron body & dome strainers (JR Smith), located at low points of flat roof and rear terrace

(d) Gutters and leaders: All rain leaders are cast iron and are piped to the combined city storm and sewer system

(e) Skylights: None in the Building and none required.

(f) Bulkheads:

(1) Stairs: The stair bulkhead is constructed of 8" concrete masonry walls weather barrier membrane and Stotherm rainscreen insulated stucco wall system with 2" thick polystyrene insulation board (R-8). There is a fixed window with louvers for smoke venting as required by code.

(2) *Elevator:* The elevator bulkhead is constructed of 8" concrete masonry walls weather barrier membrane and Stotherm rainscreen insulated stucco wall system with 2" thick polystyrene insulation board (R-8).

(g) *Metal work at roof levels:*

(1) *Exterior, metal stairs:* N/A

(2) *Vertical ladders, including gooseneck:* Steel ladder leading from roof area to the roof of Elevator Shaft. Separate ladder leading from roof area to the roof of the Stair Bulkhead and Elevator Control Room. Separate ladder from the roof of the Stair Bulkhead to the roof above Elevator Shaft. All steel including fasteners are protected with anti-corrosion paint

(3) *Railings:* N/A

(4) *Hatches to roof:* N/A

(5) *Other:* N/A

(6) *Rooftop facilities:* **Roof Terrace, Elevator Control Room, Stair and Elevator Bulkhead.**

(8) *Fire escapes:* **None.**

(9) *Yard and courts:* **There is a 25'-0" wide x 30'-5" deep rear yard.**

(a) *Paving:* **Precast concrete pavers 12"x12"x2" thick.**

(b) *Drainage:* **Floor drains with cast iron piping to sewer system**

(c) *Railings:* N/A

(d) *Stairs:* N/A

(e) *Fencing:* N/A

(f) *Walls:* **3'-6" high solid parapet wall with metal coping**

(10) *Interior stairs:*

(a) *Number of stairs of each type:*

There is one interior public exit stair from the cellar directly to the exterior. The public stairs are metal pan with concrete infill, structural steel stringers. Walls, railings, and stair structure are painted. Treads and landings are covered with non-slip rubber flooring.

(b) *Enclosure (construction and interior finishes):* **Public stairs are enclosed with 2-hour rated 8" concrete block walls. All walls are painted.**

(c) *Stair construction:* **Steel.**

(d) *Stringers:* **Steel.**

(e) *Treads:* **Concrete-filled steel pan.**

(f) *Risers:* **Steel risers.**

(g) *Guard rails:* **Steel.**

(h) *Balustrade:* **Steel.**

(11) *Interior doors and frames:*

(a) *Unit entrance and interior doors and frames:* Entrance doors are 1-1/2 hr. fire rated, wood veneer over composite doors with welded metal door frames. Interior doors are solid wood doors with wood frames.

Hardware: OMNIA – polished chrome

Entrance doors to apartment: mortise lock 4038F70-26

Stairs: Omnia passage 4038N 70-26

Bedrooms and bathrooms: Omnia privacy 36/00PR26

Walk in closets, laundries: Omnia passage 36/00PA26

Closets: Omnia single /double dummy's 36/00 D26

Storages and mechanical rooms: Schlage cylinder storeroom locks

(b) *Public corridor doors and frames:* 1 ½ hour rated hollow metal doors and frames.

(d) *Stair hall doors and frames:* 1 ½ hour rated hollow metal doors and frames.

(e) *Roof doors, basement doors and frames:* 1 ½ hour rated hollow metal doors and frames.

(12) *Elevators:*

(a) *Number of passenger and service elevators:* One passenger elevator.

(b) *Manufacturer, age of each and capacity (in pounds and number of passengers):* ThyssenKrupp Elevator, capacity 3500 pounds / 12 persons, ADA compliant.

(c) *Type of operation for each elevator:* Machine room less (MRL) traction elevator.

(d) *Automatic (type of controls):* Electronic.

(e) *Floors served:* Total of Eight Floors is served; cellar, 1st through 6th floor, roof.

(f) *Doors:* Automatic one-speed side opening doors. Baked enamel finish on floors 2 through 6, and cellar. Stainless steel finish at 1st floor lobby and roof.

(g) *Location of machine rooms:* Elevator Control Room is on the roof of the Building.

(13) *Elevator cabs:*

(a) *Kind (manufacturer):* “ThyssenKrupp Elevator”

(b) *Floor (material):* Ceramic or stone tiles.

(c) *Walls (material):* 16 gauge metal painted walls

(d) *Ceiling (material):* Suspended metal pan ceiling

(e) *Lighting:* LED downlights

(f) *Alarm, safety system:* As per NYC building code

(i) *Auxiliary facilities:*

(1) Laundry rooms: None. Each Residential Unit has washer/dryer.

(2) Refuse disposal:

Trash is collected at refuse rooms on each floor and stored at cellar level in the refuse room. Trash is collected in plastic bags and is placed at the street curb as scheduled by the NYC Department of Sanitation.

(3) Storage facilities:

There are ten (10) storage units available for residents, one (1) storage unit for each dwelling unit, located at the cellar level.

(j) Plumbing and drainage.

(1) Water supply:

(a) Water supplied by New York City mains located below surrounding streets. A new 2" domestic water service is located in the cellar. A 2" double check valve (backflow preventer) and the shut off valves are located in the cellar. The double check valve has been filed with the NYC DEP as required. Street water pressure of approximately is 50lbs. A pressure booster will be used to bring water to upper levels of building. Plumbing and drainage facilities are new.

Hot and cold water distribution piping throughout the building is copper. All hot and cold water piping is insulated as required by NYS Energy Conservation Code. Insulation is 3/4" fiberglass.

(b) Units are served by common 1" and 3/4" hot and cold water risers.

(c) A hot water circulation system with pump is located in the cellar, to ensure hot water supplies at all building location.

(d) There are hose bibs at the rear yard, front yard and roof. Hose bibs are not otherwise provided at the terraces and balconies.

(e) All plumbing fixtures are to be low water consumption fixtures.

(f) Roof detention is accomplished by the use of "controlled flow" roof drains. The system is designed to allow for a maximum roof detention depth of 3".

(2) Fire protection system:

(a) Standpipes: **Not applicable, not required by code.**

(b) Hose racks, hoses, and nozzles: **Not applicable, not required by code.**

(c) The building is fully sprinklered as required by NYC building code. Water is supplied by a 4" connection to the city street main. The fire service has a 4" double detector check valve which has been filed with the NYC DEP.

(d) A sprinkler booster pump is provided in the cellar to increase the sprinkler water pressure. The booster pump is by Peerless Pump, M# 3PVF8, 200 GPM.

(e) Siamese connection: 1 at street level at the front façade of the building. Each Unit owner is responsible to keep the safety warning devices operable.

(f) **Hard wired smoke detectors and carbon monoxide as per New York City Fire Department inspections and approval.**

(3) Sanitary sewage system:

- (a) **The building storm and sewer lines are connected to the NYC public combined sewer lines located in the street. The building has an 8" cast iron sewer main connection.**
- (b) **A sewage ejector is located in the cellar the sewage ejector is for all cellar plumbing fixtures. The ejector is a Federal Pumps M3 VSA-4F-1-4 duplex. The pump has a 1 year manufacturer warrantee.**
- (c) **There is a sump pump for the elevator pit. The sump pump is a Federal Pumps M# 2P-V2-4. The pump has a 1 year manufacturer warrantee.**
- (d) **All sewage and storm piping throughout the building is cast iron.**
- (e) **No drains are provided at the balconies.**

(k) Heating

(1) Domestic Water Heating:

Water storage tanks and booster pump:

Hot water is provided by (2) A.O. Smith 100 gallon gas fired hot water heaters located in the cellar. Model # BTH-150.

A domestic water pressure booster pump with storage tank is installed in the cellar, to maintain pressure to main pressure though out the building. The system is designed to maintain 30psi minimum at all units. The booster pump is by Federal Pumps model # SP-4030-1 ½ with a 70 gallon tank. The pump has a 1 year manufacturer warrantee.

- (2) Space Heating:* **Heat will be provided to the units from individual DX split heat pump systems. Condensing units are located on the roof. (See air conditioning section for model numbers) Each unit will have electric radiant floor heat in the bathrooms with adjustable thermostats. The heating system has been design to maintain comfortable indoor conditions during period of peak requirements as set forth by the New York City Building Code. The system has been designed to the standard of the American Society of Heating, Refrigeration and Air Conditioning Engineers as follows:**

Summer:	Outdoor	92 Deg DB
		74 Deg WB
Winter:	Indoor	78 Deg DB
	Outdoor	10 Deg DB
	Indoor	72 Deg DB

(l) Gas supply:

- (a) **Common gas supply for hot water. Common gas supply for all the units cooking.**

- (b) **Type:** Low pressure natural gas is supplied through a 3" gas main connected to the city gas main in the street.
- (c) **Meters:** Two meters in cellar (both common), one for hot water and one for cooking.
- (d) **Piping:** Steel schedule 40 pipe.

(m) Air conditioning.

- (a) Each unit is air conditioned with a Mitsubishi split system air conditioning system. Air handlers are located in the units and condensing units are located on the roof. Condensing units are Mitsubishi Model: PUZ-HA30NHKAA, 30,000 BTU for each unit & Model: MXZ42NAHZ, 42,000 BTU for the common areas. The units have a 1 year parts and 5 year compressor manufacturer warranty.
- (b) There is one air handler for each unit, with two at the first floor common areas. The unit air handlers are Mitsubishi PEAD-A30AA Cooling 30,00 BTU, Heating 32,000 BTU, 600 CFM. The units have a 1 year parts and a 5 year compressor manufacturer warranty.
- (c) The elevator machine room has one Mitsubishi MSZ-HE-12NA air handler Cooling 12 000 BTU, Heating 12.200 BTU, 300 CFM.
- (d) All exterior metals and fasteners will be corrosion resistant construction.
- (e) The air conditioning units sit on dunnage at the rooftop & bulkhead. Equipment is rated 16 SEER.

(n) Ventilation.

- (a) Ventilation for the units is provided by operable windows as required by NYC building code.
- (b) Dryers are exhausted by a common riser terminating at the roof. The dryer exhaust riser has a variable speed booster fan located at the roof.
- (c) All kitchens shall have a range hood. Kitchen exhaust fans are connected to a common kitchen exhaust riser terminating at the roof. The kitchen exhaust riser has a variable speed booster fan located at the roof. Fan sound rating is 53 db.
- (d) Central toilet exhaust riser with fans in each bathroom. All bathrooms without an operable window shall have an 80 CFM exhaust fan. The bathroom fans will be connected to common risers terminating at the roof. Fan sound rating is 53 db.
- (e) Cellar ventilation is provided by means of a rooftop exhaust fan.

(o) Electrical system.

- (a) Service from main service switchgear: 800 AMP; 208V 3 Phase service. Service to individual units: (1-10) 100 AMP; 208V Single Phase service
- (b) Common area building service 300 AMP 208V Three Phase.

(c) **Adequacy:** Convenience outlets, appliance outlets: AFCI and GFCI outlet are provided as required by code in wet spaces such as bathrooms, laundry rooms and kitchens. Water resistant receptacles are provided for outdoor areas. There are no tamper-resistant receptacles provided.

Cellar: There are (3) convenience outlets spread along the corridor. There is (1) convenience outlet in each of the following rooms: Water/Gas, Electrical, Sprinkler, Janitor, Refuse Storage, Boiler. There are appliance outlets in the Telecom closet.

1st Floor: There are convenience outlets in the following rooms: Lobby (7), Package room (1), Storage (1), Tenant Recreation room (13), Pantry (3), Bathroom (1). There is (1) waterproof convenience outlets at the rear yard. There are appliance outlets in the following rooms: Pantry (Refrigerator, Dishwasher, Microwave).

2nd – 6th Floor: There is (1) convenience outlets in the Public Corridor.

Unit A (front): Convenience outlets: Bedroom (6), Living room (8), Corridor (1), Kitchenette (3), Bathroom (1). Appliance outlets: Kitchenette (Refrigerator, Dishwasher, Microwave, Range), Bathroom (Washer, Dryer).

Unit B (rear): Convenience outlets: Bedroom (6), WIC (4), Living room (7), Corridor (3), Kitchenette (3), Bathroom (1), Powder room (1). There is (1) waterproof convenience outlets on the balcony. Appliance outlets: Kitchenette (Refrigerator, Dishwasher, Microwave, Range), Powder room (Washer, Dryer).

Roof: There is one convenience outlet in the mechanical room. There are (3) waterproof convenience outlets on the roof terrace.

(d) Lighting:

Lighting fixtures are provided as required by code.

Three way switches are provided for cellar areas as required.

There are battery powered emergency lights in the egress stairwell.

There is no emergency generator.

For common area and exterior lighting, see (q) below.

For lighting within dwelling units, see (w) Unit information (6) Lighting Fixtures, below.

(p) Intercommunication and/or door signal

There will be an intercom system with video capability and a virtual doorman system. Monitor at lobby will be Weldex Monitor # WDL-1040MFM, there will be a Siedle intercom in each unit #BFCV 850-02 and Keri NXT Proximity Readers. One year warranty.

Cable television and telephone will be supplied by local cable company with service to be arranged individually by Unit Owners.

(q) Public area lighting. Lighting per IES and current building codes.

For all of the following appliances and fixtures, substantially equivalent items may be substituted by Sponsor in its sole discretion.

(1) Lobby Area Lighting:

LED Downlight
Manufacturer: Cooper Lighting
Model#: SLD405830WHJB
Lamps: 12.5 W LED
Or equivalent

Exit Light
Manufacturer: Encore
Model#: CX-1-8-RC-A-U
Lamps: 1.9 W LED
Or equivalent

(2) Staircase:

Manufacturer: LaMar Lighting wallmounted 24", 36", 48"
Model#: (24") VO-2-14-ES-U-FA-AS-EM
(36") VO-2-21-ES-U-FA-AS-EM
(36") VO-2-28-ES-U-FA-AS-EM

Lamps: (24") 2x14WT5
(36") 2x21WT5
(48") 2x28WT5

Or equivalent

(3) Utility rooms:

Manufacturer: Lithonia Lighting
Model#: 2SB-2-28T5-120-RE-SQ12
Lamps: 2X28WT5
Or equivalent

(4) Cellar Lighting:

Exit Lights Cellar
Manufacturer: Encore
Model#: LSE-8-R-1C
Lamps: 2.5 W LED
Or equivalent

(5) Emergency Lighting:

Manufacturer: Encore
Model#: 12ELPQ-54-2-NY-3CP-MB
Lamps: LED
Or equivalent

(6) Exterior Lighting:

Exterior Façade Sconce / front facade
Manufacturer: Progress Lighting
Model#: P5675-31
Lamps: 150 Wattage
Or equivalent

Exterior Step Light / Terrace
Manufacturer: RAB Lighting
Model#: WPLED5N
Lamps: 5W HO LED
Or equivalent

Exterior Flood Light / Terrace
Manufacturer: RAB Lighting
Model#: FXF32SFQT/PC
Lamps: 5W HO LED
Or equivalent

(7) Recreation Room Lighting:

LED Downlight
Manufacturer: Cooper Lighting
Model#: SLD405830WHJB
Lamps: 12.5 W LED
Or equivalent

(r) Garages and parking areas: N/A

(s) Swimming pool: N/A

(t) Recreation facilities:

There will be a common outdoor recreation area located in the rear yard on the first floor. There will be a common recreation room on the first floor, with bathroom and pantry.

(u) Permits and certificates.

Permits required:

Demolition
Temporary Construction Fence
Scaffolding
Sidewalk Bridge
Builders Pavement Plan
DEP Permit: Site Utility SD-1 & 2
Shoring of Excavation and Underpinning
Building Construction
Electrical
Plumbing
Sprinklers
Boilers
Elevator

Inspections required:

(In addition to submittal of Testing Lab reports per Schedule of Special Inspections):

Soils - Boring/Test Pits
Soils –Subgrade
Concrete-Cast-in-Place
Concrete Test Cylinders
Concrete Design Mix
Structural Stability
Anchors & Ties
Concrete Masonry Units
Wall Panels, Veneers
Exterior Insulation (EIFS)
Underground Piping & Conduit
Electrical Rough
Mechanical Systems (Ventilation and Refrigeration)
Fire-stops, Draft stops and Fire Block Systems
Fire Dampers
Plumbing Rough
Elevator
Sprinkler Test
Alarm
Fire Resistance Rated Construction
Protection of Foundation Insulation
Insulation Placement and R Values
Fenestration U Factor and Product Ratings
Fenestration Air Leakage
Fenestration Areas

Shutoff dampers
 HVAC and Service Water Heating Equipment
 HVAC and Service Water Heating Controls
 HVAC Insulation and Sealing
 Electrical Energy Consumption
 Lighting in Dwelling Units
 Interior Lighting Power
 Exterior Lighting Power
 Lighting Controls
 Exit Signs
 Maintenance Information
 Final for C.O.

Recurring inspections:
 Annual Elevator Inspection
 Annual Fire Sprinkler Inspection

(v) *Violations:* A copy of the open violation(s) affecting the Property is attached to this Report.

(w) *Unit information:*

(1) Unit description:

The Unit areas with the number and types of rooms are as follows:

Unit areas have been measured horizontally from the centerline of the demising and the outside of exterior walls surrounding the Units and including Common Elements wholly within Units, such as columns, mechanical chases and shafts, and such as Corridor, Refuse Room, Staircase, and Elevator servicing the floor of the respective unit, and the area measured vertically from the top of the concrete decking to the underside of the structural steel and metal decking on the ceiling above, or to the underside of the fireproofing applied to that steel or decking where fireproofing is found. On the 2nd through 6th floor, 50 % of the combined area of Corridor, Refuse Room, Staircase, and Elevator is included in the area of each of the two units located on each floor.

However, any of the above Common Elements located within a Unit or on floor of the Unit shall not be considered a part of the Unit.

Common Elements on the 1st floor and cellar, such as Stair, Elevator, Lobby, Recreation Room, Utility Rooms and Corridors servicing these elements are excluded from the unit areas.

	Approx. Area	Number of Bedrooms	Number of Bathrooms	Number of Kitchens / Kitchenettes	Balconies
2 nd Floor					
Unit # 2A	798.0 sf	1	1	1	
Unit # 2B	952.0 sf	1	1.5	1	
3 rd Floor					

Unit # 3A	798.0 sf	1	1	1	
Unit # 3B	952.0 sf	1	1.5	1	72.0 sf
4 th Floor					
Unit # 4A	798.0 sf	1	1	1	
Unit # 4B	952.0 sf	1	1.5	1	72.0 sf
5 th Floor					
Unit # 5A	798.0 sf	1	1	1	
Unit # 5B	952.0 sf	1	1.5	1	72.0 sf
6 th Floor					
Unit # 6A	798.0 sf	1	1	1	
Unit # 6B	952.0 sf	1	1.5	1	72.0 sf

(2) The Ceiling Heights of each floor and unit are as follows:

(a) Cellar

Ceiling height in Storage areas is 8'-0", Utility Rooms 9'-0", Corridor 7'-6".

(b) First Floor

Ceiling height at the Lobby area is 8'-0" with 8'-6" high coffers, Corridor 8'-0", Package Room 7'-6", Recreation Room 8'-0" with 8'-6" high coffers.

(c) Second through sixth floors

Typical ceiling height throughout dwelling units is 8'-0" with 8'-6" high coffers. Ceiling height in the bathrooms and corridor area is 7'-6".

(3) Descriptions of each floor are as follows:

(a) Cellar Floor

Access to the Cellar level is provided by the elevator, public stair leading from the Lobby.

The Water and Gas Room, Electrical Room, Sprinkler Room, Boiler Room, (10) Ten Tenant's Storage Rooms, Tel-Com room, Janitor Room are all also at Cellar Level.

Walls and partitions are a mix of gypsum wall boards, poured in place concrete and concrete masonry units with plaster or gypsum board finish. Ceiling is finished with 5/8" thick gypsum board type "X" in corridor and storages units.

(b) First Floor

Access to the building Lobby is directly from East 54th Street.

Lobby Floors are marble slab; walls are a combination of painted walls, marble slab and wood paneling. Ceiling in the lobby is gypsum board with recessed downlights, wall-washers.

There are accessory rooms, such as package room, storage, and refuse room, on the first floor, accessible from the lobby or public corridor.

There is one common Recreation Room with Pantry and Bathroom. Entry door is wood veneer finish over particle board core, 1½ HR fire rated, and self-closing. Walls are gypsum wall board. Ceilings are gypsum board or plaster covered concrete. Flooring is ¾" thick solid wood flooring, 3½" wide, random lengths, White oak - clear select grade, installed on ½" thick plywood subflooring. Bathroom floor and walls are a combination of stone and ceramic tiles. Tiles on the walls in the bathroom are mounted on 5/8" thick waterproof sheetrock. Kitchen is custom made, with 1-1/4" thick Caesar stone countertops. Floor finish in the kitchen area is wood.

There is an Open Terrace in the Rear Yard with direct access from the Recreation Room.

(c) Second/Third/Fourth/Fifth/Sixth Floor

There are two Residential Unit per floor on the Second, Third, Fourth, Fifth, and Sixth Floor.

The units located in the front of the building (Unit # 2A, 3A, 4A, 5A, 6A) have 1 bedroom, 1 bathroom with space for stackable washer and dryer, 1 kitchenette, closets, and a space for stackable washer and dryer.

The units located in the rear of the building (Unit # 2B, 3B, 4B, 5B, 6B) have 1 bedroom, 1 bathroom, 1 powder room with space for stackable washer and dryer, 1 kitchenette, 1 walk-in-closet, closets.

Entry doors are wood veneer finish over particle board core, 1½HR fire rated, and self-closing. Walls are gypsum wall board with gypsum board or plastered concrete ceiling. Flooring is 1/2" thick plywood sub-floor with ¾" thick solid wood flooring, 3½" wide random lengths White oak - clear select grade. Bathroom floors and walls are a combination of stone and ceramic tiles, and master bathroom contains marble and/or quartzite tiles and walls. Tiles on the walls in the bathroom are mounted on 5/8" thick waterproof sheetrock boards. Kitchen is custom made, with 1-1/4" thick Caesar stone countertops. Floor finish in the kitchen area is wood. Acoustical flooring underlayment is specified throughout the units for an Impact Insulation Class (IIC) of 50 dB min. and Sound Transmission Class (STC) of 50 dB min.

(4) Kitchen appliances:

For all of the following appliances and fixtures, substantially equivalent items may be substituted by Sponsor in its sole discretion.

Fixture	Manufacturer	Model #	Finish
Unit #A			
30" Refrigerator/Freezer	GE	GBE21DSKSS	Stainless Steel
Dishwasher	GE	PDT845SSJSS	Stainless Steel
Microwave/Hood	GE	PVM9179SKSS	Stainless Steel

30" Gas Range	GE	PGS920SEFSS	Stainless Steel
Washer	GE	WCVH4800KWW	White
Dryer	GE	DCVH480EKWW	White
Unit #B			
32" Refrigerator/Freezer	Fisher & Paykel	RF170WDLX5	Stainless Steel
Dishwasher	GE	PDT845SSJSS	Stainless Steel
Microwave/Hood	GE	PVM9179SKSS	Stainless Steel
30" Gas Range	GE	PGS920SEFSS	Stainless Steel
Washer	GE	WCVH4800KWW	White
Dryer	GE	DCVH480EKWW	White
1st Floor Recreation Space			
32" Refrigerator/Freezer	Fisher & Paykel	RF170WDLX5	Stainless Steel
Dishwasher	GE	PDT845SSJSS	Stainless Steel
Microwave/Hood	GE	PVM9179SKSS	Stainless Steel

(5) Plumbing Fixtures:

For all of the following appliances and fixtures, substantially equivalent items may be substituted by Sponsor in its sole discretion.

Location	Fixture Type	MRF	Model #	Collection	Finish
<u>Cellar</u>					
Janitor	Slop Sink				
<u>1st Floor</u>	Toilet	Toto	MS644114CEF	Carolina II	Cotton
Bath	Sink	Kohler	K-2214-0	Ladena	White
	Faucet	Kohler	K-T14428	Purist	PC
	Thermostatic Trim	Kohler	K-T14488-4	Purist	PC
	Volume Control Handle	Kohler	K-T14490-4	Purist	PC
	Handshower	Kohler	K-973-CP	Purist	PC
	Slidebar 30"	Kohler	K-8524	Purist	PC

	Toilet Tissue Holder	Kohler	K-14377	Purist	PC
	24" Towel Bar	Kohler	K-14436	Purist`	PC
Pantry	Sink	Julien	3612	Urban Edge	
	Faucet	Kohler	K-72218-CP	Sensate	PC
	Sink Strainer	Kohler	K-8801-CP		
<u>2nd – 6th Floor</u>					
Unit # 2A, 3A, 4A, 5A, 6A					
Bath	Tub	Kohler	K-1821	Underscore	White
	Bath Spout	Kohler	K-14427	Purist	PC
	Toilet	Toto	MS644114CEF	Carolina II	Cotton
	Sink	Kohler	K-2214-0	Ladena	White
	Faucet	Kohler	K-14406-4	Purist	PC
	Thermostatic Trim	Kohler	K-T14488-4	Purist	PC
	Volume Control Handle	Kohler	K-T14490-4	Purist	PC
	Handshower	Kohler	K-973-CP	Purist	PC
	Slidebar 30"	Kohler	K-8524	Purist	PC
	24" Towel Bar	Kohler	K-14436	Purist	PC
	Toilet Tissue Holder	Kohler	K-14377	Purist	PC
	Robe Hook	Kohler	K-14443	Purist	PC
Kitchen	Sink	Julien	3612	Urban Edge	
	Faucet	Kohler	K-72218-CP	Sensate	PC

Unit # 2B, 3B, 4B, 5B, 6B					
Bath	Tub	Kohler	K-1821	Underscore	White
	Bath Spout	Kohler	K-14427	Purist	PC
	Toilet	Toto	MS644114CEF	Carolina II	Cotton
	Sink	Kohler	K-2214-0	Ladena	White
	Faucet	Kohler	K-14406-4	Purist	PC
	Thermostatic Trim	Kohler	K-T14488-4	Purist	PC
	Volume Control Handle	Kohler	K-T14490-4	Purist	PC
	Handshower	Kohler	K-973-CP	Purist	PC
	Slidebar 30"	Kohler	K-8524	Purist	PC
	24" Towel Bar	Kohler	K-14436	Purist	PC
	Toilet Tissue Holder	Kohler	K-14377	Purist	PC
	Robe Hook	Kohler	K-14443	Purist	PC
Powder Rm	Toilet	Toto	MS644114CEF	Carolina II	Cotton
	Sink	Kohler	K-2214-0	Ladena	White
	Faucet	Kohler	K-14406-4	Purist	PC
	24" Towel Bar	Kohler	K-14436	Purist	PC
	Toilet Tissue Holder	Kohler	K-14377	Purist	PC
Kitchen	Sink	Julien	3612	Urban Edge	
	Faucet	Kohler	K-72218-CP	Sensate	PC

(6) Lighting fixtures:

For all of the following appliances and fixtures, substantially equivalent items may be substituted by Sponsor in its sole discretion.

(a) Exterior Lighting:

**Exterior Wall Mount / Balconies, Terrace
Manufacturer: PLC Lighting
Model#: 2110 AMBERES
Lamps: QUAD13 CFL
Or equivalent**

(b) Unit Lighting:

**LED Downlight
Manufacturer: Cooper Lighting
Model#: SLD405830WHJB
Lamps: 12.5 W LED
Or equivalent**

**(Kitchen) Under-Cabinet Lighting
Manufacturer: Tresco
Model#: L-POC-1LEDSFR-CWH-1
Lamps: 1.5W/FT LED
Or equivalent**

**Wall Mounted Sconce
(Bathroom): Kichler # 45657CHLED
(Powder Room) Quoizel #PRN8606C**

(7) Gas Fireplace: N/A

(x) Finish schedule of spaces other than units:

Room	Floor	Walls	Ceilings
Lobby	Marble slab	Wood/Stone paneling, Painted Gypsum W.B.	Painted Gypsum W.B.

Public corridors	Ceramic tile	Painted Gypsum W.B.	Painted Gypsum W.B.
Refuse rooms	Ceramic tile	Ceramic tile	Painted Gypsum W.B.
Cellar corridor	Ceramic tile	Painted Gypsum W.B.	Painted Gypsum W.B.
Recreation room	Hard wood	Painted Gypsum W.B.	Painted Gypsum W.B.
Cellar Utility rooms	Painted Concrete	Painted Gypsum W.B./ or Concrete Block	Exposed Concrete

(y) Safety and warning devices: **Units and Common Areas to have smoke and carbon monoxide detectors in accordance with the New York City Building Code and all other applicable regulations.**

A sprinkler alarm system is provided to monitor the operation and status of the sprinkler system and related components. This system is connected to a central station monitoring company as required by New York City Building code, and will report incident codes to the central station monitoring company. The sprinkler alarm panel is located in the package room adjacent to the lobby.

(z) Additional Information: Attached as exhibits to this Report are the following:

- Front and Rear Elevation Drawings
- Floor Plan for each Unit indicating room dimensions and total floor area

(aa) Asbestos: **Asbestos Containing Material (ACM) is not present in insulating or fireproofing material anywhere in the building.**

(bb) Lead Paint: **Lead Paint is not present anywhere in the building.**

(cc) Corrosive Drywall Materials: **Corrosive Drywall containing “Sulfide” is not present anywhere in the building.**

(dd) DOCUMENTS TO BE TRANSFERRED TO THE CONDOMINIUM MANAGEMENT -- The following documents shall be transmitted to the condominium management upon transfer of control:

- Final As-Built drawings, e.g. structural, mechanical, electrical, plumbing, approved shop drawings;
- Operation & Maintenance manuals for mechanical equipment;
- Electronic system manual;
- Re-commissioning manual;
- Equipment warranties;
- NDL Manufacturer's Roof Warranty;
- Major equipment Start-Up Sheets;
- Control System As-Built;
- Original Test & Balance Report for HVAC System;
- Post-construction In-Door Air Quality report;

DATE: 02.03.2017

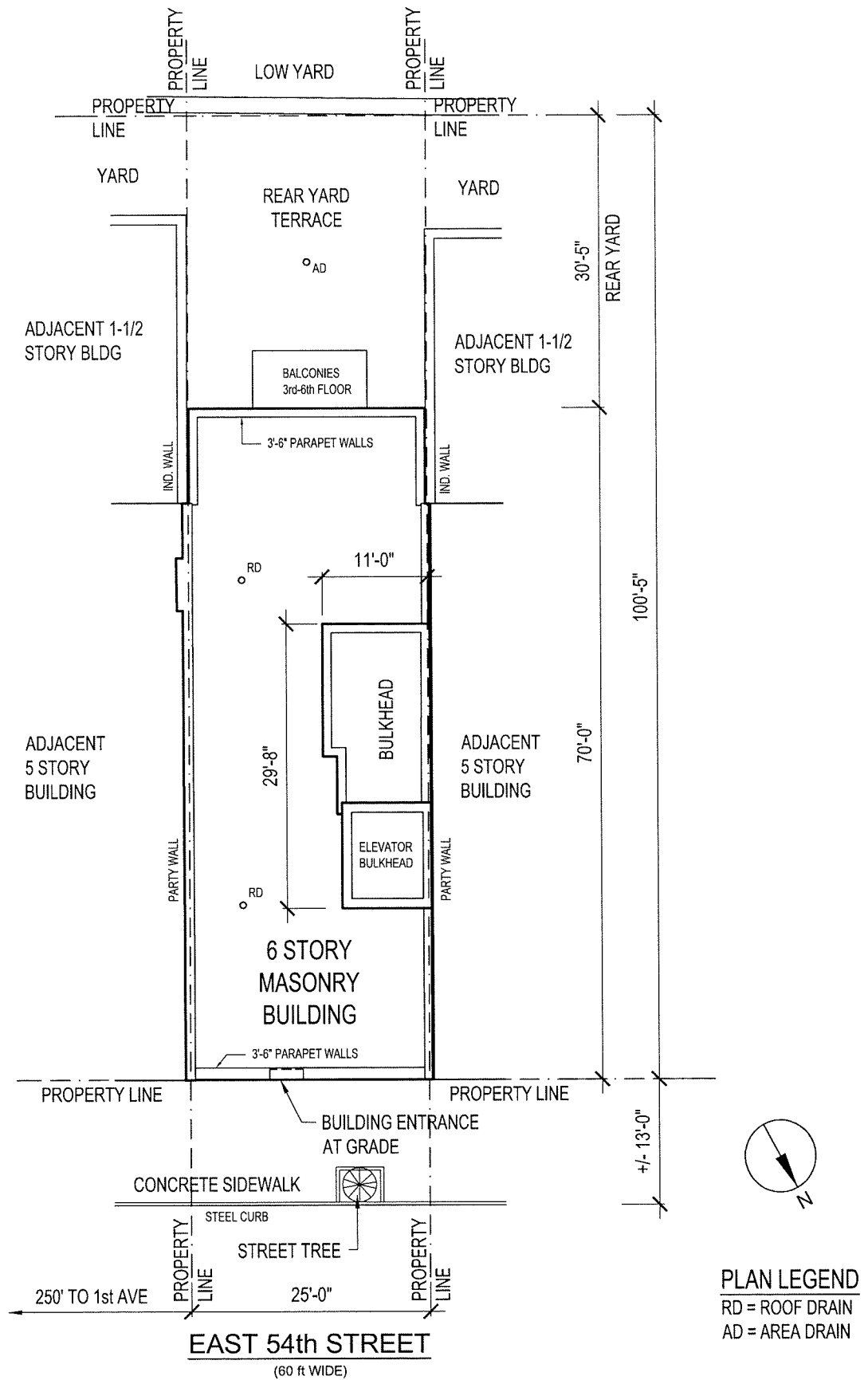
SEAL



Confirming architect:

Damir Sehic AIA

A handwritten signature in cursive script, likely reading "Damir Sehic", written over a horizontal line.



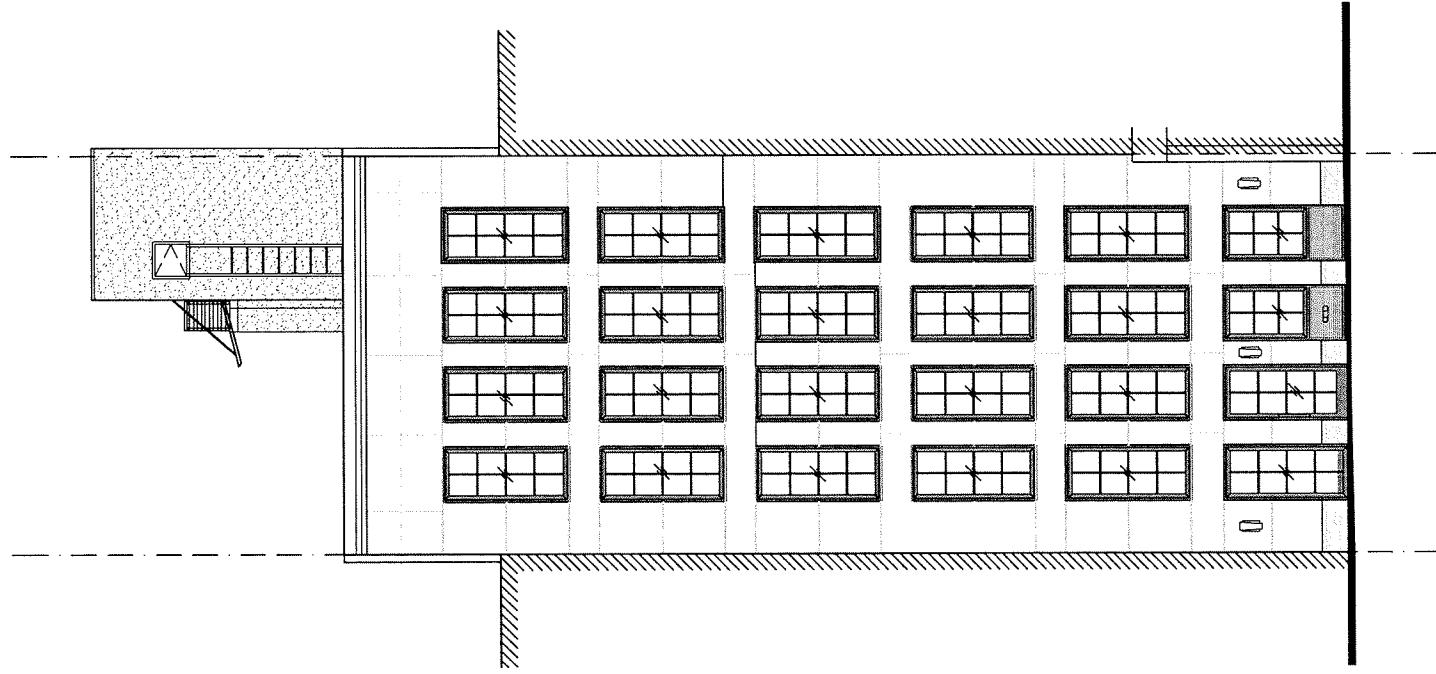
SITE PLAN

SCALE: 1/16" = 1'-0"

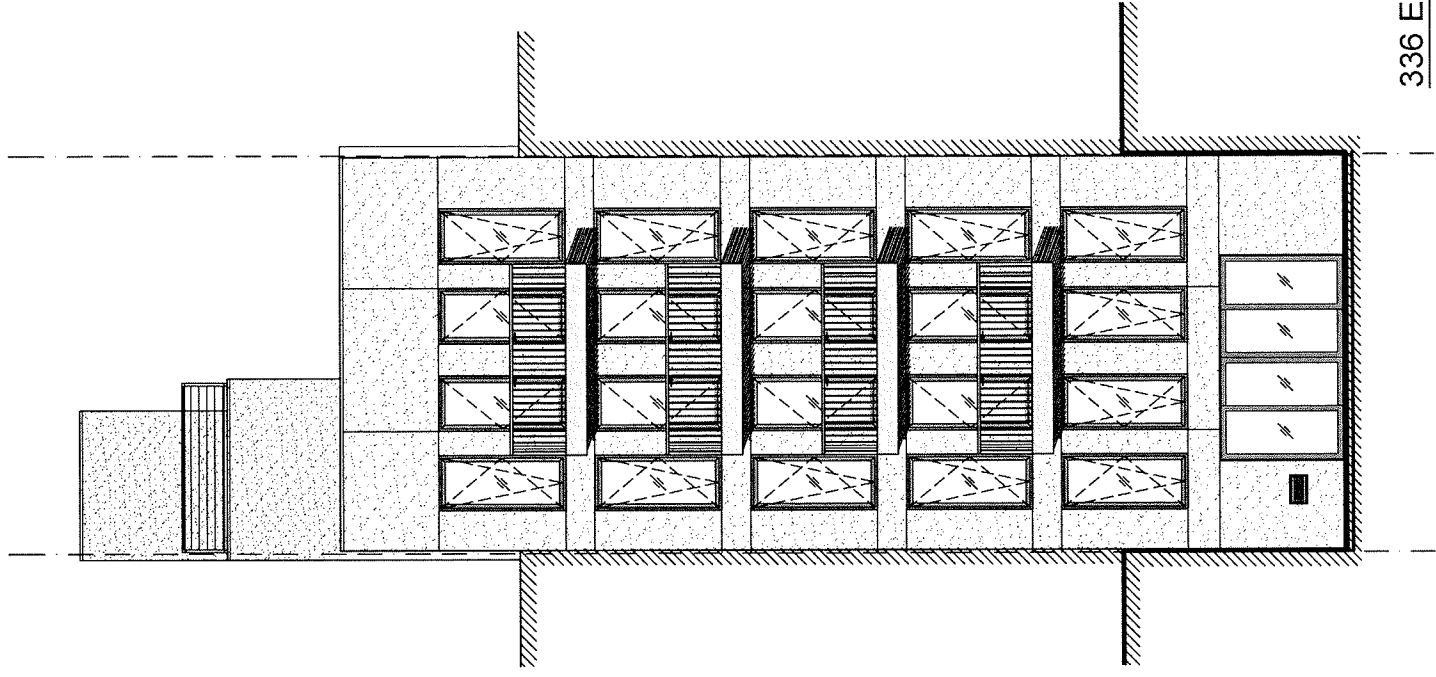
DATE: 12.15.2016

336 E 54th STREET

NEW YORK NY 10022

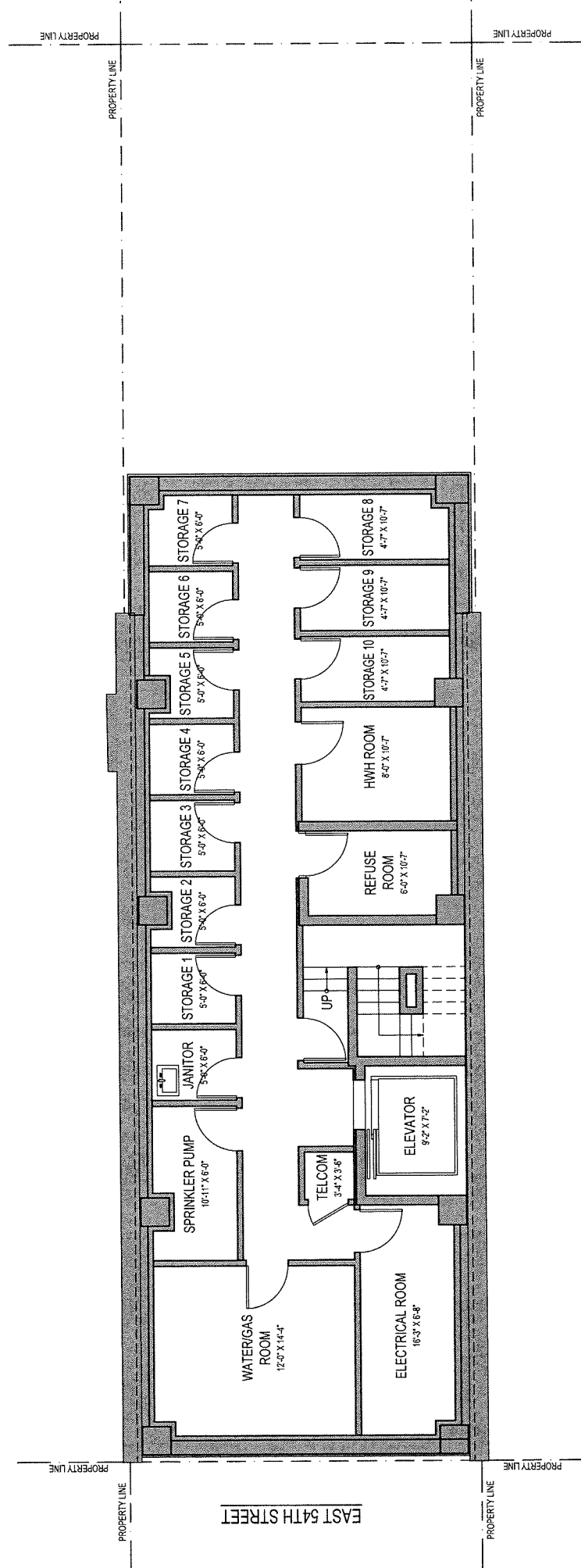


STREET ELEVATION



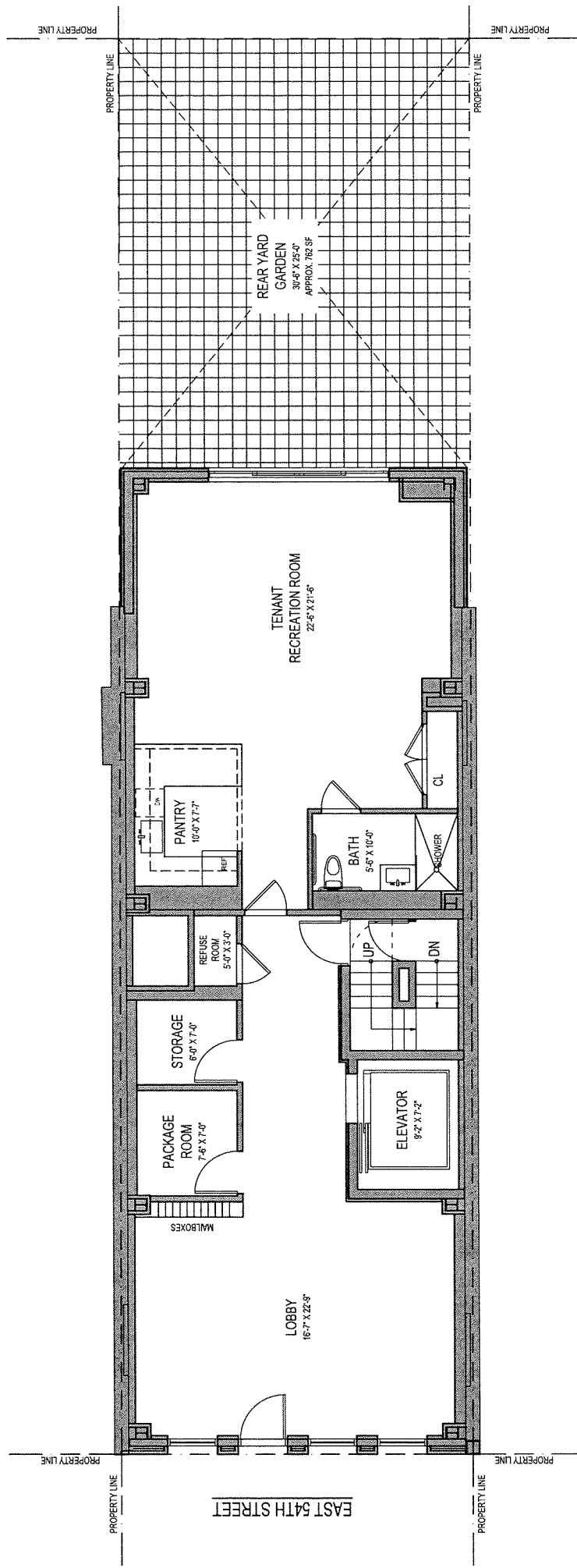
REAR YARD ELEVATION

336 E 54th STREET
NEW YORK NY 10022
DATE: 01.31.2017



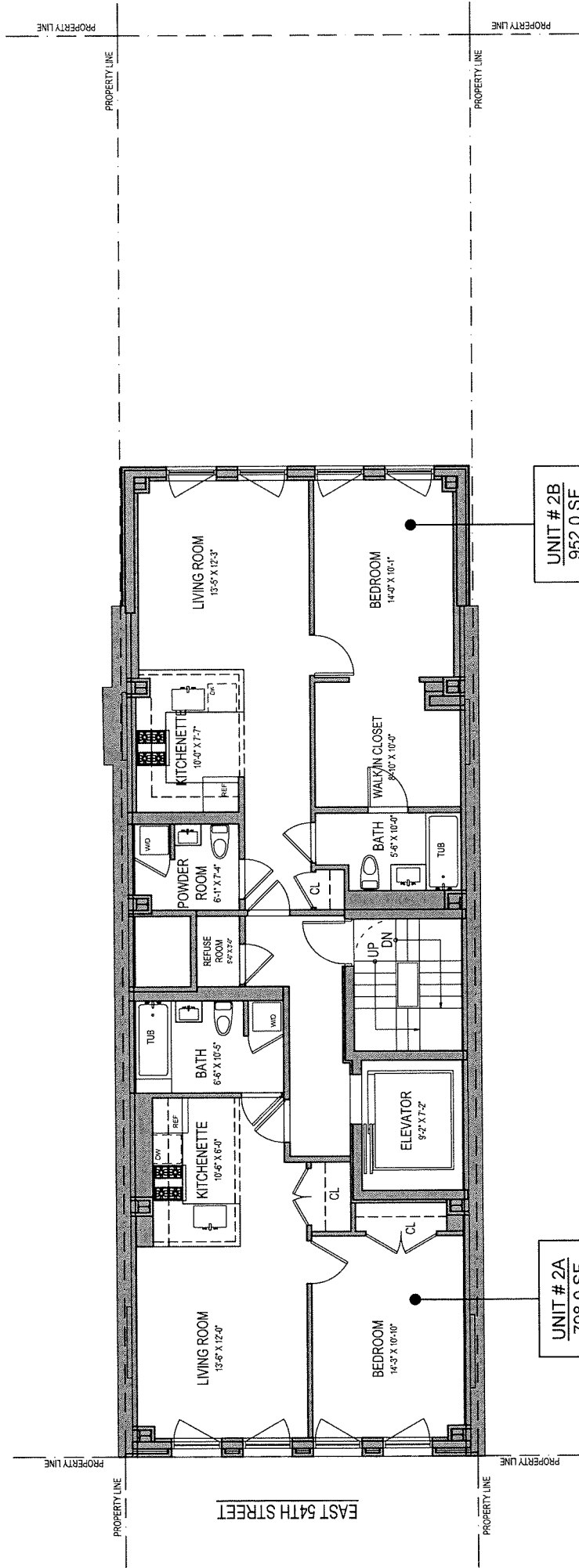
CELLAR FLOOR PLAN

336 E 54th STREET
NEW YORK NY 10022
DATE: 01.31.2017



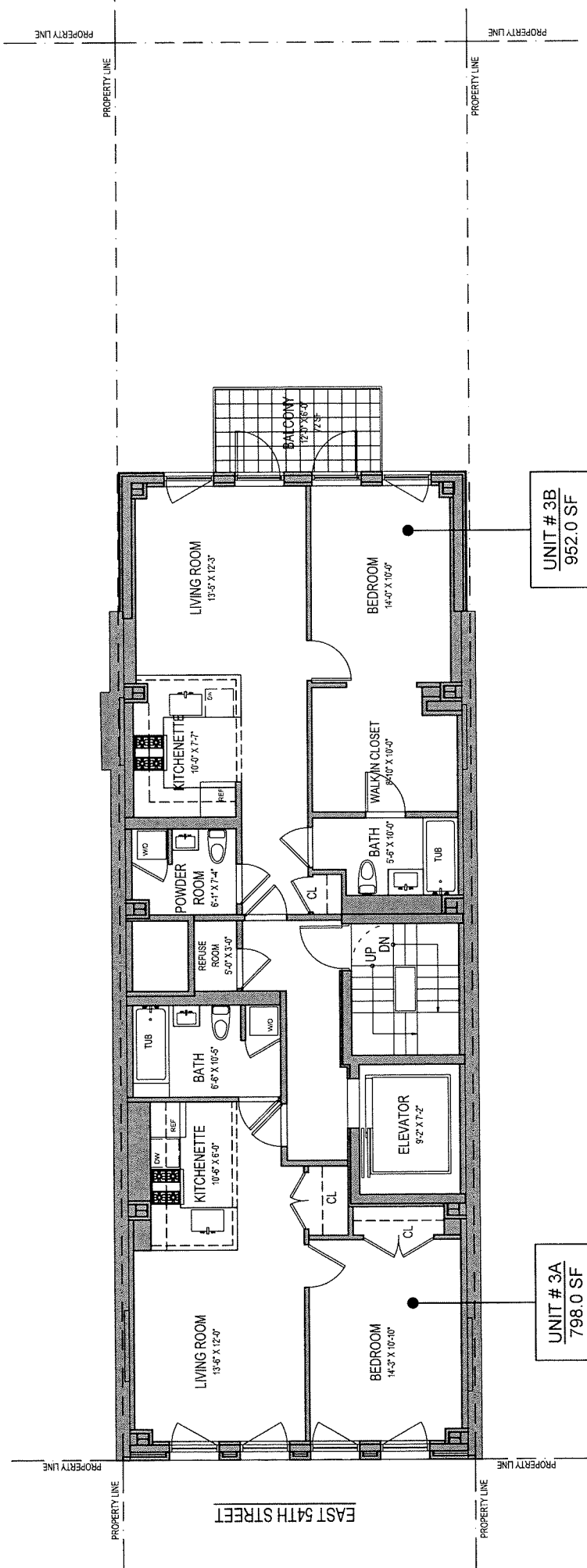
FIRST FLOOR PLAN

336 E 54th STREET
NEW YORK NY 10022
DATE: 01.31.2017



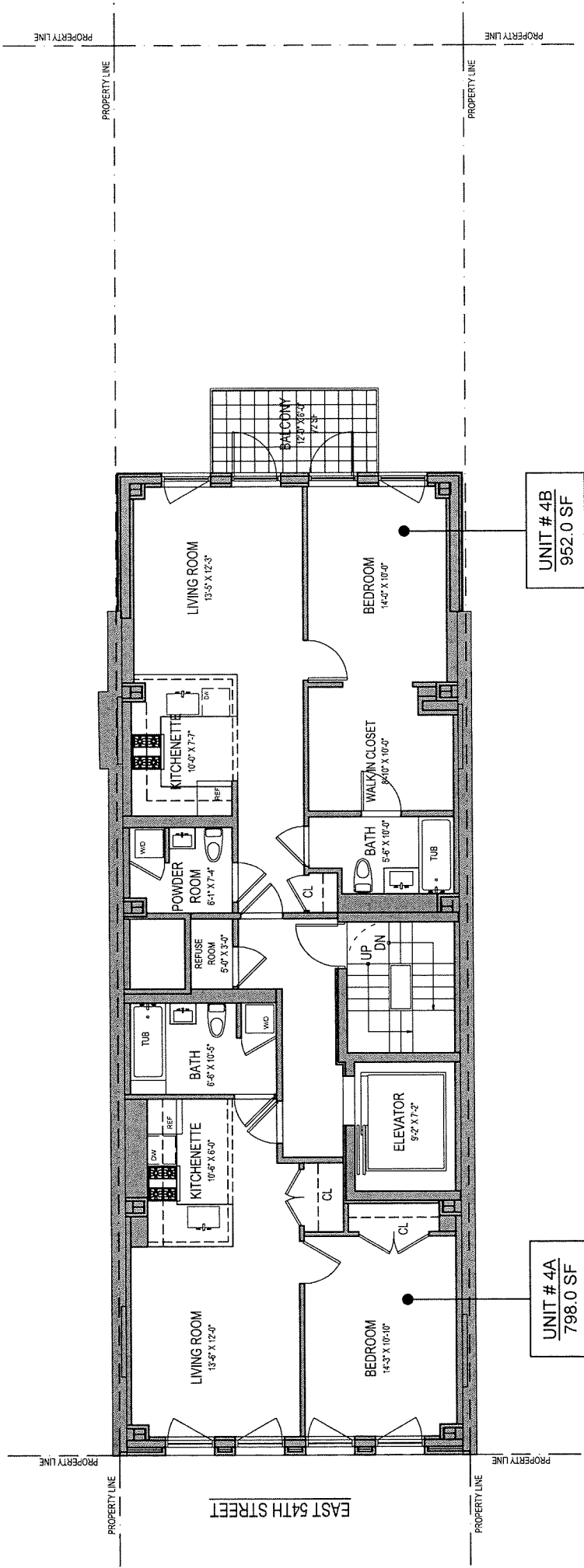
SECOND FLOOR PLAN

336 E 54th STREET
NEW YORK NY 10022
DATE: 01.31.2017



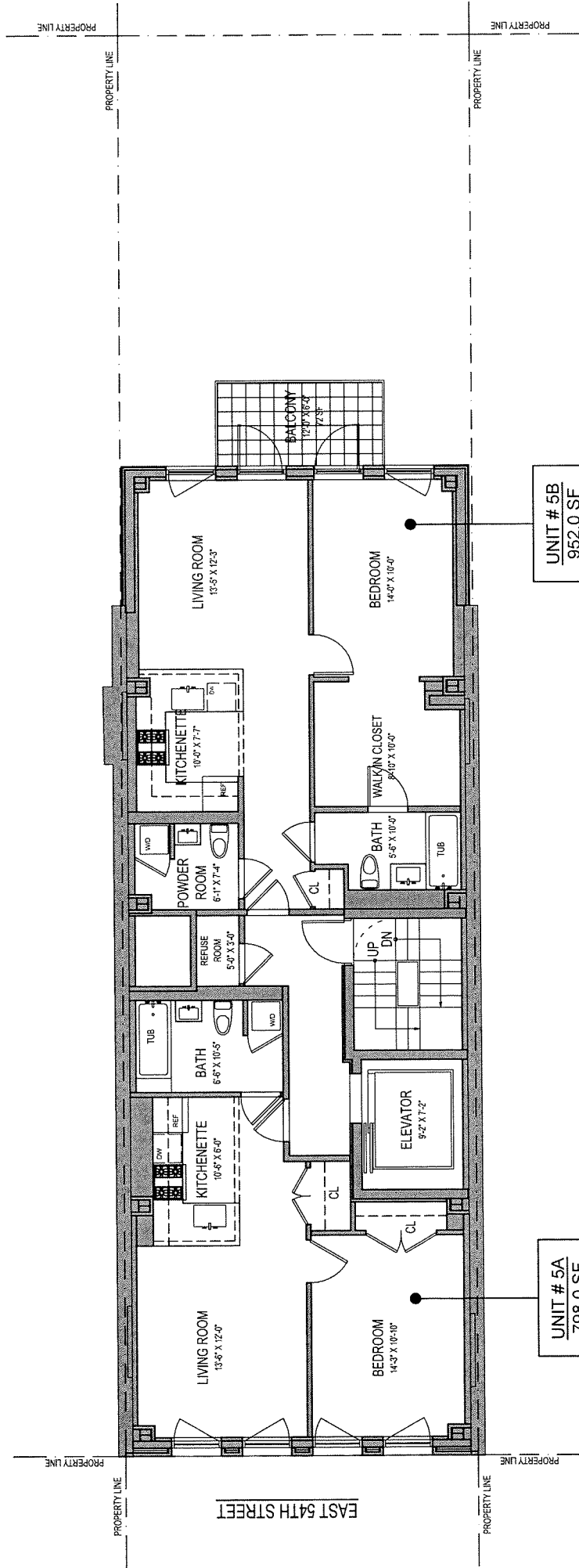
THIRD FLOOR PLAN

336 E 54th STREET
NEW YORK NY 10022
DATE: 01.31.2017



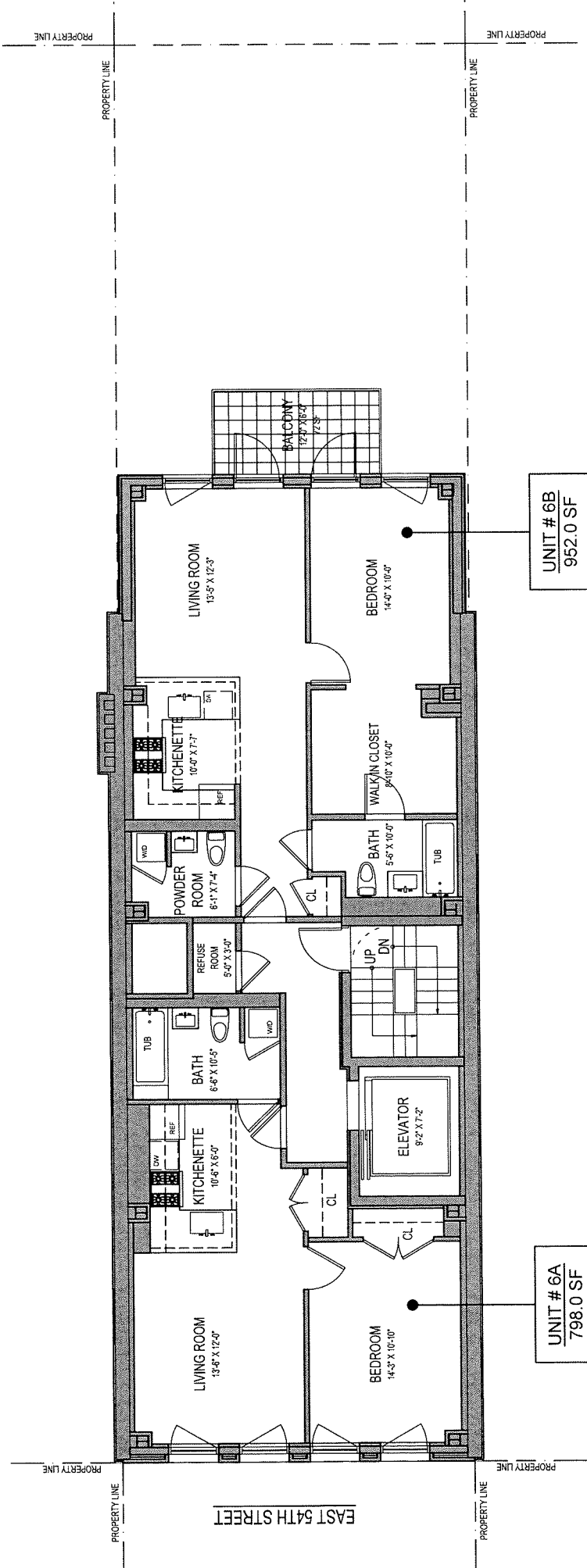
FOURTH FLOOR PLAN

336 E 54th STREET
NEW YORK NY 10022
DATE: 01.31.2017



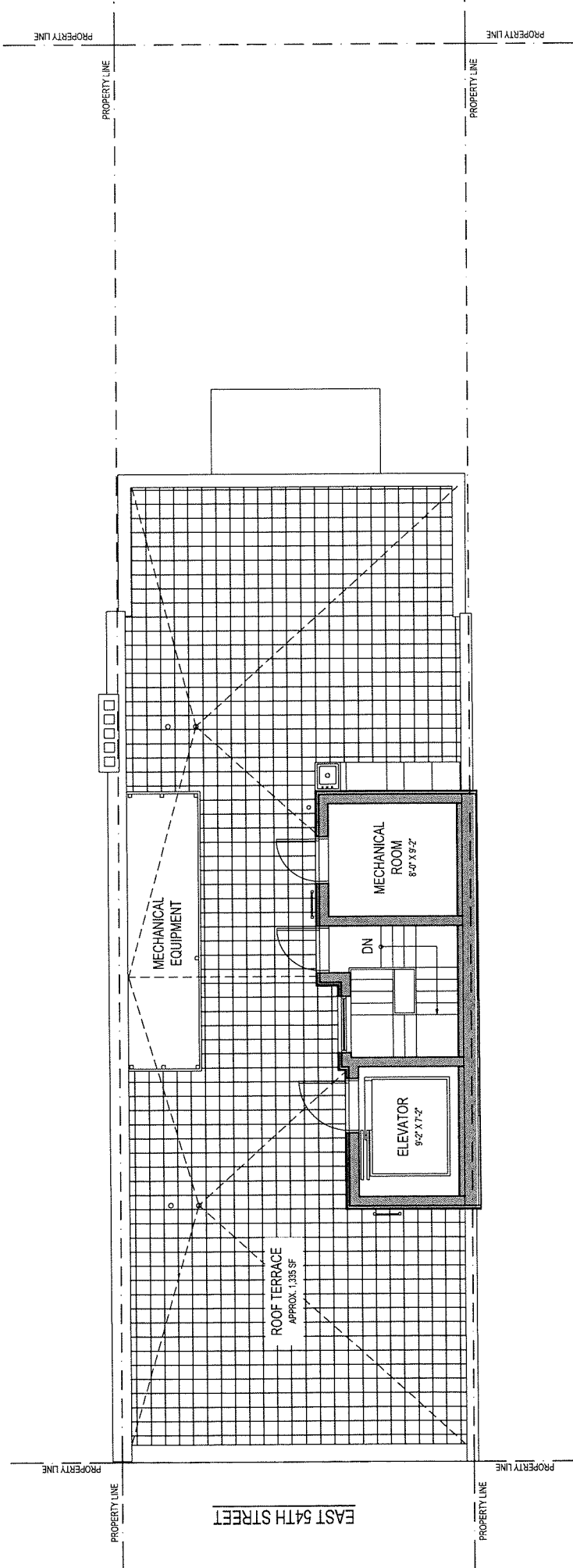
FIFTH FLOOR PLAN

336 E 54th STREET
NEW YORK NY 10022
DATE: 01.31.2017



SIXTH FLOOR PLAN

336 E 54th STREET
NEW YORK NY 10022
DATE: 01.31.2017



ROOF PLAN

336 E 54th STREET
NEW YORK NY 10022
DATE: 01.31.2017


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NYC Department of Buildings

ECB Violation Details

Premises: 336 EAST 54 STREET MANHATTAN

Filed At: 336 EAST 54 STREET , MANHATTAN , NY 10022

BIN: 1039841 Block: 1346 Lot: 37

Community Board: 106

ECB Violation Summary

VIOLATION OPEN

ECB Violation Number: 35184960Y

Severity: CLASS - 2

Certification Status: CERTIFICATE PENDING

Penalty Balance Due: \$0.00

Hearing Status: IN VIOLATION

Respondent Information

Name: 336 EAST 54TH STREET ASSO
 Mailing Address: 121 WATER STREET , WHITE PLAINS , NY 10601

Violation Details

Violation Date:	05/08/2016	Violation Type:	CONSTRUCTION
Served Date:	05/08/2016	Inspection Unit:	SPECIAL OPERATIONS
Infraction Codes	Section of Law	Standard Description	
263	AC 28-204.4	FAIL TO COMPLY W/COMMISSIONER ORDER TO FILE CERT OF CORRECTION W/DOB	

Specific Violation Condition(s) and Remedy:

FAILURE TO COMPLY W/THE COMM'S ORDER CONTAINED IN NOV #35079616K ISSUED ON 07/07/15 & TO FILE A CERT OF CORRECTION PURSUANT TO 28-201.1,28-204.4 & 1RCNY 102-01.NOTED:PENALTY PAID.FIRE MARSHALS @334 E.54 ST,BUT

Issuing Inspector ID: 1733

DOB Violation Number: 050816ASPORS08

Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: CERTIFICATE PENDING

Compliance On:

Certification Submission Date: 01/19/2017

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by ECB.

ECB Hearing Information

Scheduled Hearing Date/Time: 07/28/2016 8:30

Hearing Status: IN VIOLATION

ECB Penalty Information

Penalty Imposed: \$800.00

Adjustments: \$14.20

Penalty Balance Due: \$0.00

Amount Paid: \$814.20

Court Docket Date: 10/31/2016

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

[FORM OF] CONDOMINIUM UNIT DEED

Dated: As of _____, 201__

336 EAST 54 STREET ASSOCIATES LLC,

to

Premises known as:

The 336 East 54th Street Condominium

336 East 54th Street

New York, New York 10022

Unit _____

Section:

Block: 1346

Lot: 37

County: New York

Record and return to:

CONDOMINIUM UNIT DEED

INDENTURE made as of this ____ day of _____, 201__, by and between (or among) **336 EAST 54 STREET ASSOCIATES LLC**, a New York limited liability company, having a place of business at 12 Water Street, White Plains, NY 10601 (Grantor”) and _____, residing at Unit __, 336 East 54th Street, New York, NY 10022 (whether one or more than one person, “Grantee”).

Witnesseth:

In consideration of Ten (\$10.00) Dollars, and other good and valuable consideration paid by Grantee, Grantor hereby grants and releases to the Grantee the condominium unit (the “Unit”) described in Schedule A to this Deed, known and designated as Unit __, 336 East 54th Street, New York, NY 10022.

TOGETHER with the benefits, rights, privileges, easements and subject to the burdens, covenants, easements and restrictions provided for in the Declaration of Condominium, By-Laws and Rules and Regulations of The 336 E. 54th Street Condominium (the “Condominium”), filed and recorded as described in said Schedule A (and referred in this Deed, respectively, as the “Declaration”, “By-Laws” and “Rules”), 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 TO all of the terms of the Declaration and By-Laws, as the same may be from time to time amended.

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

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that it will receive the consideration for the conveyance and will hold the same as a trust fund to be applied first and for the purpose of paying the cost of the improvements before using any part of the same for any other purpose.

The use for which the Unit is intended is residential, subject to applicable governmental regulations and such other restrictions as are set forth in the Declaration and By-Laws. The Grantee accepts and ratifies the provisions of the Declaration, By-Laws and Rules and agrees to comply with all the terms and provisions thereof as the same may be hereafter amended from time to time by instruments recorded in the Office of the Register of the City of New York, County of New York.

The Grantor has not done or suffered anything to be done whereby the Unit has been encumbered in any way whatsoever, except as set forth in the Declaration, By-Laws and Rules. This conveyance is made in the regular course of business actually conducted by the Grantor.

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

IN WITNESS WHEREOF, the Grantor and Grantee have duly executed this deed as of the date first above written.

336 EAST 54 STREET ASSOCIATES LLC

By: _____, An Authorized Signatory

GRANTEE

GRANTEE

ACKNOWLEDGMENTS

[illegible]

On the ____ day of _____, 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 this instrument.

Notary Public

[illegible]

On the ____ day of _____, 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 this instrument.

Notary Public

[illegible]

On the ____ day of _____, 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 this instrument.

Notary Public

SCHEDULE A

Legal Description of Unit

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 a point on the southerly side at FiftyFourth (54) Street, distant two hundred and fifty (250) feet westerly from the corner formed by the intersection of the southerly side of FiftyFourth (54) Street with the westerly side of First Avenue;

THENCE southerly and part of the distance through a party wall and parallel with First Avenue, one hundred (100) feet, five (5) inches to the center line of the block between Fifty-Third (53) Street and Fifty-Fourth (54) Street;

THENCE westerly along the said center line of the block and parallel with FiftyFourth (54) Street, twenty-five (25) feet;

THENCE northerly and for part of the way through a party wall and parallel with First Avenue, one hundred (100) feet, five (5) inches to the southerly side of FiftyFourth Street;

THENCE easterly along the southerly side of FiftyFourth Street, twenty-five (25) feet to the point or place of BEGINNING.

[FORM OF] POWER OF ATTORNEY

made by

[]

to

**THE BOARD OF MANAGERS OF
THE 336 E. 54th STREET CONDOMINIUM**

and to

336 EAST 54 STREET ASSOCIATES LLC,

Premises known as:

336 East 54th Street
New York, New York 10022
Unit No. _

Dated: As of _____, 201_

Section:

Block: 1346

Lot:

County: New York

Record and return to:

Aspen Management Group LLC
12 Water Street, Suite 204
White Plains, NY 10601

CONDOMINIUM POWER OF ATTORNEY

The undersigned, _____, residing at Unit ____, 336 East 54th Street, New York, New York 10022, owner of Unit ____ in the condominium known as The 336 E. 54th Street Condominium, covering the property located at 336 East 54th Street, New York, New York (the "Premises"), more fully described in Schedule "A" annexed hereto, does (do) hereby irrevocably nominate, constitute and appoint:

1. The members of the Board of Managers (the "Board") and their successors, severally as my true and lawful attorney-in-fact, coupled with an interest, with power of substitution, in my name and on my behalf to:

(a) Acquire by deed, in their own name or in the name of their designees on behalf of all owners of Units in said Condominium, any Unit whose owner desires to abandon or abandons the same, or which shall be the subject of a foreclosure sale or deed in lieu of a foreclosure sale, or which shall be acquired or leased in connection with any right of first refusal or otherwise, pursuant to the Declaration and By-Laws, as the same may be amended from time to time, at such price and on such terms as my said attorney-in-fact shall, in its sole discretion, deem proper; and

(b) Thereafter to convey, sell, lease, mortgage, vote or otherwise deal in and with such Unit so acquired, on such terms as my attorney-in-fact may in its sole discretion determine, granting to my said attorney-in-fact the power to do all things with regard to said Premises which I could do if I were personally present.

(c) Execute, acknowledge and deliver (i) any declaration or other instrument which, subject to the terms, conditions and limitations of the Declaration and By-Laws, the Board may deem necessary, appropriate, or is required to be delivered pursuant to the Declaration, By-Laws or to comply with any law, ordinance, regulation, zoning resolution or requirement of the Department of Buildings, the Board of Zoning Appeals, or any other public authority applicable to the maintenance, demolition, construction, alteration, repair or restoration of the Common Elements or (ii) any consent, covenant, restriction, easement or declaration, or any amendment thereto, affecting the Common Elements which the Board deems necessary or appropriate or affecting the Limited Common Elements as the Board deems necessary or appropriate; and

(d) Create any easements or otherwise effect the provisions of the condominium offering plan for the Premises; and

(e) Act as an agent of each Unit Owner to complain or apply to the board of assessment review of the assessing agency by filing a single complaint on behalf of all Unit Owners pursuant to section five hundred twelve and five hundred twenty-six of the Real Property Tax Law as same may from time to time be amended (or any successor statute) and to commence and prosecute a special proceeding for the review of assessments of real property as an aggrieved person pursuant to section seven hundred four of the Real Property Tax Law as same may from time to time be amended (or any successor statute). The Board may retain legal counsel for the

purpose of the proceedings or actions described in this paragraph on behalf of all Unit Owners for whom counsel is filing such complaint and charge all such Unit Owners a pro rata share of the expenses, disbursements and legal fees for which charges the Condominium Board shall have a lien pursuant to section three hundred thirty-nine-z of the Real Property Law.

2. The Declarant and its successors, my true and lawful attorney-in-fact, coupled with an interest, with power of substitution, in my name and on my behalf to vote at any Unit Owners' meeting for, and to file an amendment to the Declaration permitting the certification by a registered architect or professional engineer, certifying that the floor plans filed as part of any amended Declaration are an accurate copy of portions of the plans of the Building and fully and fairly depict the number, layout, location, designation and approximate dimensions of the Units as built, or to amend the By-Laws or Declaration to create any easements or otherwise as may be reasonably required to carry out any of the provisions of the Offering Plan of such Condominium.

3. The acts of a majority of such persons constituting the Board shall constitute the acts of each said attorney-in-fact.

4. This power of attorney is irrevocable and shall survive the death or disability of the maker.

5. TO INDUCE ANY THIRD PARTY TO ACT HEREUNDER, I HEREBY AGREE THAT ANY THIRD PARTY RECEIVING A DULY EXECUTED COPY OR FACSIMILE OF THIS INSTRUMENT MAY ACT HEREUNDER, AND THAT REVOCATION OR TERMINATION HEREOF SHALL BE INEFFECTIVE AS TO SUCH THIRD PARTY UNLESS AND UNTIL ACTUAL NOTICE OR KNOWLEDGE OF SUCH REVOCATION OR TERMINATION SHALL HAVE BEEN RECEIVED BY SUCH THIRD PARTY, AND I FOR MYSELF AND FOR MY HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS ANY SUCH THIRD PARTY FROM AND AGAINST ANY CLAIMS THAT MAY ARISE AGAINST SUCH THIRD PARTY BY REASON OF SUCH THIRD PARTY HAVING RELIED ON THE PROVISIONS OF THIS INSTRUMENT.

6. All terms used and not otherwise defined in this Power of Attorney shall have the same meanings ascribed thereto in a certain declaration of condominium for the Premises, dated as of _____, 2017, and recorded on ____, 2017, in the Office of the New York City Register, New York County, as Control No. _____.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 201__.

ACKNOWLEDGMENTS

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

On the ____ day of _____, 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(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, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed this instrument.

Notary Public

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

On the ____ day of _____, 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(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, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed this instrument.

Notary Public

SCHEDULE A

Legal Description of Unit

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 a point on the southerly side at Fifty-Fourth (54) Street, distant two hundred and fifty (250) feet westerly from the corner formed by the intersection of the southerly side of Fifty-Fourth (54) Street with the westerly side of First Avenue;

THENCE southerly and part of the distance through a party wall and parallel with First Avenue, one hundred (100) feet, five (5) inches to the center line of the block between Fifty-Third (53) Street and Fifty-Fourth (54) Street;

THENCE westerly along the said center line of the block and parallel with Fifty-Fourth (54) Street, twenty-five (25) feet;

THENCE northerly and for part of the way through a party wall and parallel with First Avenue, one hundred (100) feet, five (5) inches to the southerly side of Fifty-Fourth Street;

THENCE easterly along the southerly side of Fifty-Fourth Street, twenty-five (25) feet to the point or place of BEGINNING.

DECLARATION OF CONDOMINIUM

for

THE 336 E. 54TH STREET CONDOMINIUM

by

**336 EAST 54 STREET ASSOCIATES, LLC,
Declarant**

of Certain Property Hereby Dedicated to
Condominium Ownership Pursuant
to Article 9-B of the Real Property Law

Dated as of _____, 201_

For Premises At:

336 East 54th Street
New York, New York 10022
Block 1346; Lots ____01 through ____, inclusive
f/k/a Lot 37 of the Tax Map of the
City of New York, County of New York

Record and return to:

GOLENBOCK EISEMAN ASSOR BELL & PESKOE LLP
437 Madison Avenue, 40th Floor
New York, New York 10017
Attention: Jonathan S. Hacker, Esq.

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DECLARATION OF CONDOMINIUM

THIS DECLARATION OF CONDOMINIUM (this "Declaration") is made pursuant to Article 9-B of the Real Property Law of the State of New York (the "Act"), as of this ____ day of _____, 201_, by **336 EAST 54 STREET ASSOCIATES, LLC**, a New York limited liability company, having an office at 12 Water Street, White Plains, NY 10601 (the "Declarant").

Recitals

A. The Declarant is owner in fee simple absolute of the certain land with improvements thereon erected or to be erected, located at 336 East 54th Street, New York, New York 10065 (the "Premises"), as more fully described in Exhibit A annexed hereto; and

B. Declarant has offered for sale to the public condominium interests in the Premises pursuant to a certain written offering plan, dated as of ____, 2017, as the same may have been amended from time to time (the "Offering Plan");

NOW THEREFORE, in furtherance of the foregoing, the Declarant hereby declares the following:

ARTICLE 1

Declaration of Intent

The Declarant hereby submits the Premises to the provisions of the Act in accordance with the requirements thereof and the provisions of this Declaration.

ARTICLE 2

Name of Condominium

This Condominium shall be known as and by the name of "The 336 E. 54th Street Condominium".

ARTICLE 3

Description of Building

The Premises consist of land improved by a six-story building, plus cellar level and appurtenant facilities (the "Building"). The structure of the Building is constructed principally of steel with cast-in-place concrete foundation and cellar level.

ARTICLE 4

Description of Units

4.1 The Condominium shall consist of ten (10) units ("Units"), all of which are intended to be used for residential use in accordance with applicable law (collectively, the "Units"), as shown on the floor plans for the Premises, filed in the Building Department of the City of New York.

4.2 Each Unit consists of the area described as follows: (a) measured horizontally, from the exterior side of the glass, concealed blockwork or concealed concrete structural members of the exterior walls (perimeter concrete columns and perimeter mechanical pipes are not deducted) to the Unit side of the opposite exterior wall or the center line of the demising wall separating one Unit from another Unit, corridors, stairs, elevators and other mechanical equipment spaces or any Common Elements and (b) measured vertically, from the top of the concrete floor to the underside of the steel beams beneath the concrete ceiling of such Unit.

4.3 (a) The Units each include the following to the extent that the described item exists in the Premises or is hereafter furnished, constructed, installed or added to the Premises (and other similar or replacement facilities):

- (i) All windows and doors which exclusively service the Unit;
- (ii) Light fixtures, wiring, circuit breaker, meter and individual electrical panels servicing the Unit;
- (iii) Exhaust fans, hood and ductwork, risers and branch ducts, electrical feeders, switches and all equipment pertaining to the exhaust system;
- (iv) Intercom (telephone) unit/equipment and apartment call box, but not including wiring and risers;
- (v) Water heater and fittings within the Unit;
- (vi) Electrical meter(s), electrical service switch, wiring, risers, feeders and panels exclusively servicing the Unit, including without limitation, all cabling and wiring from the junction box within each Unit to the interior portion of the Unit; and
- (vii) All portions of the heating, ventilation and air conditioning units, equipment, connections and ductwork servicing each Unit.

(b) Notwithstanding anything otherwise provided in this Article, a Unit shall not include any of the Common Elements located therein or any piping, wiring, ductwork machinery or other materials and equipment used exclusively by or in common with the owners of other Units.

(c) The Units shall each include an undivided percentage Common Interest as set forth in Exhibit B to this Declaration.

4.4 Annexed hereto and made a part hereof as Exhibit B is a list of the Units, their Unit designations, approximate locations, approximate areas, number of rooms in residential areas (if any), and the Common Elements (as hereinafter defined) to which each has access and the percentage of interest of each Unit Owner in the Common Elements. The exterior load-bearing walls are not included as part of a Unit, the same being considered a part of the Common Elements. Each of the Units has either direct access to a public street or such access is by means of a hallway and/or staircase.

4.5 All painting, decorating, maintenance, repairs, alterations and replacements, whether structural or non-structural, ordinary or extraordinary, in or to any Unit (other than the Common Elements located therein) will be made by the Unit Owner of such Unit at such Unit Owner's sole cost and expense.

ARTICLE 5

Use of Units

5.1 The Units are intended to be used for residential purposes in accordance with the certificate of occupancy for the Building and applicable zoning laws and regulations and building code or other applicable municipal rules and regulations.

5.2 Notwithstanding anything herein contained, the Declarant and its designated agents and representatives, shall have the right to use one or more Units as a sales office, model unit or for other general purposes.

5.3 No Unit (or any portion thereof), may be used or occupied for any use which emits or results in strong, unusual or offensive odors or fumes (which shall not be deemed or construed to prohibit or restrict the operation of a restaurant, provided the odors and/or fumes of the restaurant are vented so as to avoid and mitigate the effect upon any other Unit), dust or vapors; emits excessive or objectionable noise or sound; which is a public or private nuisance; an automobile body and fender shop; an automobile repairs shop (mechanical or otherwise) or any business servicing motor vehicles, including, without limitation, any quick lube oil change services, tire centers, or any business storing or selling gasoline or diesel fuel at retail or wholesale; a so-called "head shop"; a bowling alley; a bingo parlor or any establishment conducting games of chance; a sales office, showroom or storage facility for boats, automobiles or other vehicles; a pawn shop; a funeral parlor; a discotheque or dancehall; a recycling facility or stockyard; a skating rink; a car wash; a health or medical clinic which is principally engaged in the performance of abortions or the treatment of drug or alcohol or other substance abuse or AIDS; an offtrack betting establishment; a house of worship; a junkyard; a so-called "flea-market"; governmental offices requiring the public to appear (such as welfare, motor vehicle, unemployment offices or courts); or motel purposes.

ARTICLE 6

Common Elements

6.1 (a) Subject to Article 7 of this Declaration concerning Limited Common Elements, the term "Common Elements" shall mean the entire Premises exclusive of the Units, and include without limitation, the following, if and then to the extent that the described item exists in the Premises or is hereafter furnished, constructed, installed or added to the Premises (and other similar or replacement facilities) and is intended for common use:

(i) The land described in Exhibit "A" annexed hereto, together with all easements, rights and privileges appurtenant thereto;

(ii) All of the sidewalks outside of and immediately appurtenant to the Building;

(iii) All foundations, columns, girders, joists, beams and supports;

(iv) All exterior walls of the Building, including any columns or other structural elements embedded therein, but excluding any lath and rough or finished plaster or any sheetrock surface on the Unit side of such walls; all cement block walls and partitions separating Units from corridors, elevator shafts, stairs and other mechanical equipment spaces, except the lath and/or plaster or sheetrock or other facing material on the Unit side thereof; the block work or studs (as the case may be) of all walls and partitions separating Units and the plaster and lath or sheetrock on the face of such wall within any vestibule, corridor, elevator shaft, stair or mechanical equipment space, as the case may be;

(v) The elevator and its doors, controls, bulkhead, shaft, pit, machine room, cables, mechanical equipment, connections and appurtenant facilities;

(vi) All wood sub-floors and plaster ceilings in cellar;

(vii) Corridors, stairs, stairways, fire stairs, landings, vestibule, entrances and exits not exclusively used or available for use by any Unit Owner (including glass elements of such areas);

(viii) Certain portions of the cellar;

(ix) Vault space, if any, adjoining the cellar;

(x) Sprinkler system including piping, fittings, valves and sprinkler heads;

(xi) Steam piping, including valves, traps, strainers, gauges, thermometers, fittings, risers, mains, condensate return pumps, thermostats, valves, compressors and any items pertaining to the mechanical systems;

(xii) Burner and all components, including all controls and devices for burner operation;

(xiii) Combined house sewer, all piping, fittings and house trap;

(xiv) Entire standpipe system, valves, fittings, Siamese connection, wall hydrant, control valves, central hose cabinet, alarm, check valve assembly, all piping and of manifold;

(xv) All common electrical wiring and common ground wire system;

(xvi) Roof, leaders and roof drains;

(xvii) All water coolers, cold and hot water supply, hot water recycling loop including all valves, fittings, and equipment from the exterior of the Building to the point where the same connects to the water heater unit within the Unit;

(xviii) Heating, ventilation and air conditioning units, equipment, fittings, connections and ductwork servicing common elements;

(xix) Portion of first floor intended for recreational room available to all Unit Owners; and

(xx) All other equipment and facilities in the Building on whatever floor they may be located which serve or benefit or are necessary or convenient for the existence, maintenance, operation or safety of all or substantially all of the Units.

(b) The Common Elements also include all easements, uses and interests in other areas or facilities which are available, designed or intended for the common benefit and use, whether granted by this Declaration or any other method or instrument.

(c) The term "common use" shall mean use by or for the Unit Owners (or their lessees, guests, licensees and invitees) of all Units.

6.2 The Common Elements shall be owned by all Unit Owners with each Unit Owner having the undivided percentage interest therein, as a tenant-in-common with all other Unit Owners, shown on Exhibit B to this Declaration. Such Common Interests have been determined based upon the floor space of the Unit, giving effect to other factors of relative value, location, uniqueness, overall dimensions and the availability of Limited Common Elements for exclusive or shared use as of the date of this Declaration.

6.3 The Common Elements are and shall remain undivided and no Unit Owner shall bring any action for partition or division of the Common Elements or any portion thereof, unless otherwise provided by law. The undivided interest in the Common Elements shall not be separated from the Unit to which it appertains. Upon the conveyance or encumbrance of any Unit, such appurtenant undivided interest shall be deemed conveyed or

encumbered with the Unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

6.4 The percentage of the undivided interest in the Common Elements established herein shall not be changed except with the consent of Unit Owners of all of the Units affected by such change, and set forth in a duly-recorded amendment to this Declaration; provided however, that in the event of the appropriation, taking or condemnation by eminent domain by a Federal state or local government, or instrumentality thereof, of any portion of one or more Units, the common interests of the Unit Owners of all the Units shall be re-apportioned to reflect such change in circumstances which re-apportionment shall be made upon the same basis as herein set forth in Article 6.2.

6.5 The Common Elements shall be used for or available for the benefit of the Unit Owners, the furnishing of services for which the same are reasonably intended and for the enjoyment to be derived from such proper and reasonable use. Each Unit Owner shall use the Common Elements solely in accordance with the purposes for which they are intended without hindering or encroaching upon the rights of any other Unit Owners.

6.6 The Board of Managers shall have the right and the obligation to maintain or cause to be maintained and to make or cause to be made such alterations, repairs, replacements and improvements to the Common Elements as in its sole discretion it may determine to be beneficial and necessary from time to time. The cost of such maintenance, repairs, improvements or alterations to the Common Elements shall be deemed a Common Expense; provided however, that if the need for such repairs or replacements is the result of acts or omissions of a particular Owner or Owners, then such Owner(s) shall reimburse the Condominium for such cost.

ARTICLE 7

Limited Common Elements

7.1 Those Common Elements consisting of areas and facilities appurtenant to one or more but less than all Units and rationally of limited common use by the Owner of the other Units shall be denominated Limited Common Elements. Limited Common Elements, if any, include those described on Schedule B-1 to this Declaration (in each instance, as shown on the floor plans filed with the New York City Buildings Department, as such floor plans may be amended from time to time).

7.2 The Limited Common Elements shall be used by and for the benefit of the Owner of the Unit to which said elements are appurtenant, the furnishing of services for which the same are reasonably intended, and for the enjoyment to be derived from such proper and reasonable use. Each Unit Owner having rights with respect to Limited Common Elements shall use the same solely for the purposes reasonably intended and in accordance with applicable rules and regulations of the Condominium with respect to the rights of other Unit Owners.

7.3 Ordinary maintenance and repair of the Limited Common Elements (including, without limitation, broken window glass) shall be the responsibility and obligation of the Owner of the Unit or Units to which said elements are appurtenant, at the sole cost and expense of such Unit Owner(s). Structural alterations, repairs, replacements or improvements to the Limited Common Elements shall be performed solely by the Board of Managers and the cost thereof shall be a Common Expense; provided however, that if the need for such structural alterations, repairs, replacements or improvements arose from the acts or omissions of a Unit Owner (or such Unit Owner's agent, guest or contractors), then the cost thereof shall be the responsibilities of such Unit Owner, by means of reimbursements or otherwise as the Board of Managers may determine.

ARTICLE 8

Easements

8.1 Subject to the By-Laws and the Rules and Regulations, each Unit Owner shall have an easement, in common with the other Unit Owners, for ingress and egress through, and for the use and enjoyment of, all of the Common Elements and the Common Elements shall be subject to such easement in accordance with the reasonable purposes for which they are intended and without encroaching upon the rights of other persons to do so.

8.2 Each Unit Owner shall have an exclusive easement for the use of the Limited Common Elements appurtenant to its Unit.

8.3 The Board of Managers shall have an easement and a right of access to each Unit and to the Common Elements (subject to the terms of any lease then affecting any portion thereof) to inspect the same, to remove violations therefrom and to install, operate, maintain, repair, alter, rebuild, restore and replace any of the Common Elements located in, over, under, through, adjacent to, or upon the same, and each Unit and the Common Elements shall be subject to such easement and right of access. The easements and the rights of access granted in this paragraph shall be exercised in such a manner as will not unreasonably interfere with the use of the Units for their permitted purposes. Entry shall be permitted on not less than one day's notice, except that no such notice shall be necessary if repairs or replacements are immediately necessary or are required for the preservation or safety of the Building, for the safety of the occupants of the Building or other persons, or to avoid the suspension of any necessary service in the Building.

8.4 The Board of Managers, on behalf of each Unit Owner, shall have the right to grant such additional electric, gas, steam, cable, television, telephone, computer, telecommunications, water, storm drainage, sewer and other utility easements in, or to relocate any existing utility easements to, any portion of the Premises as the Board of Managers shall deem necessary or desirable for the proper operation and maintenance of the Building or any portion thereof or for the general health, safety, benefit or welfare of the Unit Owners, tenants and occupants of the Units, provided that the grant of such additional utility easements, or the relocation of existing utility easements, shall not unreasonably interfere with the use of the Units for their permitted purposes. A utility company to which an easement has been granted shall have a right to access of each Unit and to the Common Elements in furtherance of the easement.

The right of access shall be exercised in such manner as will not unreasonably interfere with the use of the Units for their permitted purposes.

8.5 Each Unit and the Common Elements shall have easements of subjacent support and necessity and will be subject to such easements in favor of the other Units and the Common Elements.

8.6 Any utility company or public benefit corporation furnishing services to the Premises and the employees and agents of any such company or corporation shall have the right of access to any Unit, to the Common Elements or the Limited Common Elements in furtherance of easements set forth in this Article 8; provided, that such right of access is exercised in such a manner as not unreasonably to interfere with the use of the Units.

8.7 In addition to the specific easements set forth in this Declaration, the Premises and every portion thereof shall be subject to all easements and rights of access prescribed in the Act.

8.8 If any portion of the Common Elements now encroaches upon any Unit, or if any Unit now encroaches upon any other Unit, or upon any portion of the Common Elements as a result of the construction of any other Unit or as a result of the construction of the Building, or if any such encroachments shall hereafter occur as a result of a settling or shifting of the Building, or by reason of the repair, replacement and/or restoration by or on behalf of the Board of Managers of the Building, any Unit or the Common Elements, a valid easement shall be deemed created for such encroachments and for the maintenance of the same so long as the Building stands. In the event that any portion of the Premises shall be partially or totally destroyed as a result of fire or other casualty, or as a result of condemnation or eminent domain proceedings, and thereafter and as a result thereof rebuilt, encroachments of the Common Elements upon any Unit or of any Unit upon any other Unit or upon any portion of the Common Elements, which result from such re-building, shall be permitted, and valid easements for such encroachments and the maintenance thereof shall exist so long as the Building shall stand.

8.9 All pipes, wires, conduits, cables and public utility lines located within each Unit shall be owned by the Unit Owner of such Unit. Any other portion of such pipes, wires, conduits, cables and public utility lines shall be owned by all of the Unit Owners as Common Elements. The Board of Managers on behalf of each and every Unit Owner shall have an easement to gain and have access to maintain and use all pipes, wires, conduits, cables and public utility lines located in any Unit and which service or affect the Unit of any other Unit Owner or any of the Common Elements. Each Unit shall be subject to an easement in favor of the Board of Managers for such purposes as aforesaid or for any other lawful purposes.

8.10 So long as any of them own any Units, the Declarant, its successors and assigns, reserve the easements, licenses, rights and privileges of a right-of-way in, through, over, under and across all portions of the Premises for the purpose of selling or leasing and offering for sale or lease any portion of the Premises (including erection and maintenance of signs in connection with such sales and/or leasing efforts) or exercising any rights or performing any obligations on its part to be performed under the Offering Plan or by other provisions of law. The Declarant shall have the right to grant and reserve easements, licenses and rights-of-way in,

through, under, over and across the Premises for such purposes. This Section 8.10 shall not be amended without consent of the Declarant.

ARTICLE 9

Units Acquired by the Board

9.1 In the event any Unit Owner shall convey its Unit to the Board of Managers in accordance with Section 339 of the Act or in the event the Board of Managers shall purchase any Unit at a foreclosure sale or acquire title to any Unit in lieu of foreclosure as to such Unit, title to such Unit shall be held by the Board of Managers, or its designee, on behalf of all other Unit Owners.

9.2 In order to carry out the provisions of this Article 9, on the closing date of the sale of each Unit, each Unit Owner shall grant an irrevocable power-of-attorney, coupled with an interest, to the Board of Managers authorizing and enabling the Board of Managers, upon such terms as the Board of Managers in its sole discretion shall deem appropriate subject to the applicable provisions of the By-Laws of the Condominium, to (a) acquire title to such Unit or (b) sell, lease, sublease, mortgage, vote or otherwise deal with such Unit.

ARTICLE 10

Rules and Regulations

10.1 Use of Common Elements, Limited Common Elements and the Units shall be further governed by Rules and Regulations incorporated in the By-Laws of the Condominium, as the same may be adopted or amended by the Board of Managers from time to time.

ARTICLE 11

Management

11.1 In order to operate and administer the Condominium on behalf of all Unit Owners, the Board of Managers shall have the authority to enter into a contract with a firm, person or corporation to act as managing agent. Said contract may delegate to the managing agent all those powers, duties and responsibilities of the Board of Managers reasonably necessary to insure continuous maintenance and operation of the Condominium. Said duties and services to be performed by the managing agent may include but shall not be limited to, the following on behalf of and as agent for the Board of Managers:

(a) Prepare an annual budget for approval by the Board of Managers.

(b) Bill, collect and receive from the Unit Owners all amounts payable by such Unit Owners under the terms of this Declaration and the By-Laws of the Condominium

and take such action, including legal proceedings, in the name of the Condominium as may be reasonable to collect such amounts including but not limited to the foreclosure of any lien established by this Declaration.

(c) Procure, maintain and keep in force insurance policies as provided for in this Declaration.

(d) Provide upon request of a Unit Owner, a mortgagee or prospective mortgagee, purchaser or prospective transferee of a Unit or the Board of Managers, a written statement and account setting forth any amounts unpaid by an Unit Owner, which shall be binding upon the managing agent and the Condominium in favor of any person who relies thereon in good faith.

(e) Take such action in its own name, in the name of the Condominium or in the name of the Unit Owners, including instituting legal proceedings, as may be necessary or advisable to enforce any of the terms, conditions and restrictions of this Declaration.

(f) Enter into contracts with others, including a maintenance company, firm or persons, for the replacement and repair of furnishings, equipment and appliances which are part of the Common Elements, for the general repair and maintenance of the Building and Units, Common Elements and Limited Common Elements and for the furnishing of services, as the managing agent deems proper and appropriate to accomplish the intent of this Declaration.

(g) Propose from time to time Rules and Regulations for the administration and use of the Condominium in accordance with and to effect the intent, terms and provisions of this Declaration.

(h) Provide for landscaping, upkeep, safety, maintenance and repair of Common Elements, Limited Common Elements (to the extent required under this Declaration) and accomplish and perform or cause to be performed all snow removal and maintenance for the roads, parking areas and walkways situated thereon.

(i) Provide for the reasonable security of the Units, Common Elements and Limited Common Elements (to the extent required under this Declaration) and Unit Owners and their lessees, licensees, guests and invitees while they are on the Premises (to the extent required under this Declaration), it being acknowledged that the managing agent shall not be deemed an insurer of such security.

(j) Enter the Units, or permit its duly-authorized agents or employees to enter the Units, at all reasonable times to effectuate the provisions contained herein, including for the purposes of maintenance, inspection, repair and replacement.

(k) Pay all taxes and assessments, costs and other common charges and discharge, contest, protest and settle liens or charges affecting the Premises.

11.2 Each Unit Owner, by its acceptance of the deed or other instrument conveying an interest in a Unit, does hereby irrevocably constitute and appoint the managing

agent acting from time to time, with full power of substitution, as its true and lawful attorney-in-fact coupled with an interest, in its name, place and stead to: (a) deal with the interest of such Unit Owner upon damage to or destruction of any Units or any furniture, furnishings, fixtures, appliances, or equipment contained therein; and (b) to enter into all agreements which the managing agent is authorized to enter into pursuant to the terms of this Declaration.

ARTICLE 12

Service of Process

12.1 Service of process with respect to the cases provided in the Act shall be made upon the president of the Board of Managers at the Premises. In addition, the Secretary of State of the State of New York is hereby designated as agent of the Board of Managers upon whom process against the Board of Managers may be served in accordance with the provisions of the Act. The post office address to which the Secretary of State shall mail a copy of any process against the Board of Managers served upon him is:

The 336 E. 54th Street Condominium
336 East 54th Street
New York, New York 10022
Attention: President

ARTICLE 13

Transfer of Unit Ownership

13.1 Any Unit Owner shall notify the secretary of the Board or the managing agent, of any transfer by sale or otherwise of its ownership interest or any portion thereof, at least ten (10) days prior to the closing date of said transfer. Said notice shall be in such form and shall include such information as the Board of Managers or the managing agent shall prescribe and require from time to time. All necessary notices sent to the person or entity shown as the Unit Owner on the records of the Board shall be binding.

13.2 Transfer of an ownership interest shall not relieve or release any former Unit Owner from any liability or obligations incurred during the period of such ownership or impair any rights or remedies which the Condominium may have against such former Unit Owner arising out of or in any way connected with such ownership and the covenants and obligations incident thereto.

ARTICLE 14

Units Subject to Declaration, By-Laws and Rules and Regulations

14.1 All Unit Owners, tenants and other occupants of the Units shall be subject to and shall comply with the provisions of this Declaration, the By-Laws and the Rules and Regulations, as any of the same may be amended from time to time. The acceptance of a deed of conveyance or the entering into of a lease, or the entering into occupancy or possession of any Unit shall constitute an acknowledgement, acceptance and ratification of the provisions of this Declaration, the By-Laws and the Rules and Regulations, as any of the same may be amended from time to time. The provisions of this Declaration, the By-Laws and Rules and Regulations duly-adopted by the Board of Managers, and recorded as required by the Act, shall be covenants touching and running with the land upon which the Premises are situated, and each Unit, and shall be binding upon and inure to the benefit of any person having any interest or estate in the Premises or such Unit, as the case may be, as though expressly recited in the document transferring such interest.

ARTICLE 15

Amendment and Withdrawal

15.1 No amendment to this Declaration shall be effective unless and until duly recorded in the office of the New York City Register, New York County (the "Recording Office").

15.2 This Declaration may be amended upon the affirmative vote of Unit Owners holding at least sixty-six and 2/3 (66⅔%) percent in Common Interest present in person or by proxy at a meeting duly-held for such purpose; provided, however, that the common interest appurtenant to each Unit expressed in this Declaration shall not be altered without the consent of all Unit Owners affected thereby and provided further, that the rights, benefits or obligations of the Declarant shall not be modified except upon the express prior consent thereto by the Declarant.

15.3 Notwithstanding the provisions of Section 15.2 above, Declarant expressly reserves the right and power to amend this Declaration at any time, without consent of other Unit Owners or the Board of Managers, by an amendment executed by Declarant and duly-recorded in the Recording Office under any of the following conditions: (a) as to any matter, prior to entering into a purchase agreement for the sale of the first Unit; (b) to reflect any merger, subdivision or other reconfiguration of any Unit owned by it; (c) to reflect any material change to the size, design, layout or other condition of any Unit owned by it; (d) to reflect the addition, elimination or other change in the Limited Common Elements appurtenant to a Unit owned by it; or (e) to re-designate any portion of the Premises or any facilities therein, as part of a Unit, Common Element or Limited Common Element. In connection with any of the foregoing circumstances, Declarant may amend the Common Interest, Limited Common Elements or floor area or any other information which reflects a change from the facts set forth in this Declaration.

15.4 Nothing contained in this Declaration shall prohibit the division of any Unit and Common Interest appurtenant thereto, provided that any such division shall be in accordance with the By-Laws and this Declaration. In no case, however, may any such division result in a greater percentage of Common Interest for the total of the new Units) than existed for the original Unit before division. An amendment to this Declaration, required to reflect division of any Unit as authorized by this Article 15, may be filed by the Board of Managers without the consent of any Unit Owner provided that the percentage of Common Interest of any other Unit is not thereby affected.

15.5 The Premises shall not be withdrawn from provisions of the Act except upon the affirmative vote of Unit Owners of at least eighty (80%) percent in Common Interest, with consent of the mortgagees of record, if any, affecting the Units of all such Unit Owners, at a meeting duly-held for such purpose. The Declarant shall not vote for such withdrawal unless Owners of at least eighty (80%) percent of the aggregate Common Interest, exclusive of the Declarant, shall have voted for such withdrawal, in which event the Declarant may vote for or against such withdrawal.

ARTICLE 16

Condominium Charges

16.1 (a) Pursuant to this Declaration, each Unit Owner will be required to pay a common charge as determined annually by the Board of Managers which said common charge is to pay for the Common Expenses of the Condominium. Said common charge shall be levied as amongst the Unit Owners in accordance with each Unit Owner's Common Interest and other factors such as special or exclusive use or availability or exclusive control of common elements by a particular Unit Owner. The aggregate Common Expenses may include but are not limited to the following costs appertaining to Common Elements:

- (1) Property taxes.
- (2) Reserve accounts for replacements, repairs and improvements.
Water and sewerage charges.
- (3) Maintenance of the Common Elements and Limited Common Elements.
- (4) Utility charges.
- (5) Janitorial services.
- (6) Insurance coverage as herein provided for.
- (7) Purchasing, maintenance and replacement of equipment.
Administrative costs.
- (8) Managing Agent's fee.
- (9) Security.

The Board of Managers shall, in accordance with the By-Laws, review the amount of Common Charges on not less than an annual basis to determine if the same are adequate. Common Charges shall be due and payable as provided in the By-Laws of the Condominium.

(b) Individual Expense Charge. In addition to the obligation to pay Common Charges, each Unit Owner shall be charged and pay on a current basis those costs and expenses directly related to the acts or omissions of, or attributable to, such Unit Owner. Such expenses shall include but are not limited to repairs or replacements to the Premises, the Common Elements or its components, including, without limitation, furniture, furnishings, carpeting, appliances, fixtures or equipment occasioned by the specific use, abuse, carelessness or neglect of any Unit Owner or any tenant, guest, licensee or occupant of said Unit Owner.

(c) Special Assessments. The Board of Managers shall have the right, duty and authority to levy special assessments on Unit Owners, or on all Unit Owners from time to time as deemed necessary in order to carry out the purposes and intent of this Declaration and pursuant to the provisions of the By-Laws of the Condominium. Such special assessments shall be levied as amongst the Unit Owners in accordance with each Unit Owner's Common Interest or Sharing Interest, as applicable.

16.2 All amounts assessed by the Board of Managers as Common Charges, special assessments or individual expenses charges, unpaid by an Unit Owner as and when due, together with interest thereon computed at the rate of fifteen (15%) percent per annum from the due date, shall constitute a lien upon the Unit of such Unit Owner, prior to all other liens except tax liens on the Unit filed by the taxing subdivision of any governmental authority and to the lien for unpaid sums due on a first mortgage of record encumbering a Unit. The managing agent or the Board of Managers may bring legal action or take other reasonable actions, in its sole discretion, to collect any amounts from the Unit Owner liable for payment thereof, with or without foreclosing or waiving the lien herein described. Such lien for unpaid charges shall attach from the date such unpaid amounts were first due and payable, and may be foreclosed by the Board of Managers in like manner as a mortgage on real property. In the event that the proceeds of the foreclosure sale are not sufficient to pay in full unpaid charges, the unpaid balance shall be charged to all Unit Owners as Common Expense. Notwithstanding anything herein contained to the contrary, in the event that the holder of an institutional mortgage of record, or other purchaser of a Unit at a foreclosure sale of an institutional mortgage, obtains title to a Unit as a result of foreclosure, or the institutional mortgage holder obtains title by conveyance in lieu of foreclosure, such transferee, its successors or assigns shall not be liable for and the Unit shall not be subject to a lien by reason of the non-payment of common charges chargeable to such Unit which were assessed and became due prior to the transfer of title. In such event, the unpaid balance of charges shall be charged to all other Unit Owners as a Common Expense. As herein used, the term "institutional mortgage" shall mean a first mortgage granted by a bank, savings and loan association, life insurance company, pension fund, trust company or other institutional lender or a bona fide mortgage granted by the Unit Owner to a purchaser of a Unit or in which the Unit Owner participates with one of the above.

16.3 The Condominium shall have the right to recover all costs and expenses incurred by it, including reasonable attorneys' fees, in connection with any act, action or proceeding taken to enforce the provisions of this Declaration, the By-Laws or Rules and Regulations of the Condominium.

16.4 Each Unit Owner shall pay the charges assessed against such Unit Owner as and when due. No Unit Owner may exempt himself from liability for the payment of the common charges assessed against such Unit Owner by waiver of the use or enjoyment of any of the Common Elements or by the abandonment of his Unit; provided, that a Unit Owner shall not be liable for the payment of any Common Charges accruing subsequent to sale, transfer or other conveyance by an owner of its Unit made in accordance with the provisions of this Declaration and the By-Laws.

16.5 In the event that payment of Common Charges, assessments or late fees by a Unit Owner who does not occupy the Unit (and who has leased the Unit to a rental tenant) is more than thirty (30) days late, upon written notice within forty-five (45) days after the earliest due date to the tenant and non-occupying Unit Owner providing that, commencing immediately and until such time as payments are made current, rental payments due from the tenant shall be made payable to the Condominium at the address listed on the notice. When the non-occupying Unit Owner resumes payment of Common Charges on a current basis, the tenant and Unit Owner will be notified in writing within three (3) business days of such payments becoming current and the rental payments will once again be payable to the Unit Owner.

ARTICLE 17

Invalidity

The invalidity of any provisions of this Declaration shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Declaration and in such event, all the other provisions of this Declaration shall continue in full force and effect as if such invalid provision had never been included herein.

ARTICLE 18

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 19

Notices

Any notice required to be sent to a Unit Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed postage paid to the last known address of the person who appears as Unit Owner on the records of the Condominium at the time of such mailing.

ARTICLE 20

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 21

Gender

The use of masculine gender in this Declaration shall be deemed to refer to the feminine gender, and the use of the singular shall be deemed to refer to the plural, and vice versa, whenever the context so requires.

ARTICLE 22

Binding Effect

The provisions of this Declaration shall be binding upon and inure to the benefit of all parties having or acquiring any right, title or interest in the Property or any part thereof, each Unit Owner and his heirs, successors and assigns. Each Unit Owner, including the Declarant, its successors and assigns, shall be fully discharged and relieved of liability from the provisions herein contained insofar as the same relate to each Unit owned, upon ceasing to own any interest therein and paying all sums and performing all obligations hereunder in respect to such Unit to the time its ownership interest is terminated.

ARTICLE 23

Definitions

23.1 The following terms as used in this Declaration and unless otherwise herein defined, shall have the following meanings.

23.2 “Act” means the New York Condominium Act, contained in Article 9-B of the Real Property Law of the State of New York, as the same may from time to time be amended.

23.3 “Any Specified Percentage of Unit Owners” means (i) such percentage in common interest in the aggregate, or (ii) such percentage in number of Units in the aggregate, or (iii) such percentage in common interest and such percentage in number of Units, as may be

specified in this Declaration or the By-Laws with respect to any matter or matters, provided, however that different percentages in interest and/or in number of Units may be so specified.

23.4 "Board of Managers" means that governing body for the Condominium charged with administering and managing the Condominium as described in the By-Laws, as the same may be constituted from time to time.

23.5 "By-Laws" means the by-laws of the Condominium, as the same may be duly amended from time to time.

23.6 "Closing Date" or "Closing" means the date upon which title to a Unit is conveyed to a purchaser under the Offering Plan.

23.7 "Building" means the building located at 336 East 54th Street, New York, New York.

23.8 "Common Charges" means each Unit Owner's proportionate share of the Common Expenses in accordance with its common interest and other factors described in Section 16.1 (a) of this Declaration.

23.9 "Common Elements" mean the entire Premises exclusive of the Units, as further defined in Section 6.1.

23.10 "Common Expenses" means and includes:

- (a) expenses of operation of the Premises;
- (b) expenses of the Unit, if any, occupied by the superintendent of the Building, except for the expense of ordinary maintenance and repair thereof; and
- (c) all other sums designated as Common Expenses by or pursuant to the provisions of the Act, this Declaration or the By-Laws, whether payable by all Unit Owners either as Common Charges or else by Special Assessment, duly-levied by the Board in accordance with the Act, this Declaration and the By-Laws.

23.11 "Common Interest" means the proportionate, undivided interest in fee simple absolute in the Common Elements appertaining to each Unit, as expressed in this Declaration.

23.12 "Common Profits" means the excess of all receipts of the rents and profits from the Common Elements remaining after deduction of the Common Expenses.

23.13 "Condominium" shall mean the cooperative interests in realty as described in the Offering Plan.

23.14 "Declarant" shall mean the Declarant named as such in this Declaration and its designees and successors-in-interest.

23.15 “Declaration” means the instrument by which the Premises is submitted to the provisions of the Act as from time to time the same may be amended.

23.16 “Department” or “Department of Law” means the Department of Law of the State of New York, Real Estate Finance Bureau.

23.17 “Limited Common Elements” means and includes such Common Elements or portions thereof as have been designated for use by one or more but less than all Unit Owners.

23.18 “Majority of Unit Owners” means either (i) Unit Owners holding more than fifty (50%) percent in common interest in the aggregate, or (ii) Unit Owners holding more than fifty (50%) percent in number of Units in the aggregate, or (iii) more than fifty (50%) percent in the aggregate in both common interest and in number of Units, as may be specified in this Declaration or the By-Laws, with respect to any matter or matters.

23.19 “Offering Plan” means that certain condominium offering plan filed with the Department on or about _____, 2017, as the same may from time to time be duly amended, pursuant to which condominium interests in the Premises are offered for sale to the public by the Declarant as sponsor.

23.20 “Operation of the Premises” means and includes the administration of the Premises and the maintenance, repair, supplement and replacement of the Common Elements.

23.21 “Unit Owner” means the person or persons of record owning a Unit in fee simple absolute.

23.22 “Person” means a natural person, corporation, partnership, limited liability company, association, trustee or other legal entity.

23.23 “Property” or “Premises” means and includes the land described in Exhibit “A” annexed hereto, together with the Building and all other improvements thereon, owned in fee simple absolute.

23.24 “Unit” means such part of the Premises intended for any type of use or uses, and with an exit to a public street or highway or to a common element or elements leading to a public street or highway, and may include without limitation appurtenances such as garage or other parking spaces, storage room, balcony, terrace and patio.

23.25 “Unit Designation” means the number, letter or combination thereof or other official designations conforming to the tax lot number, if any, designating the Unit in this Declaration and on the floor plans for the Building as set forth in Exhibit “B” annexed to this Declaration.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed as of this ____ day of _____, 2017.

336 EAST 54 STREET ASSOCIATES, LLC

By: _____
Michael D'Alessio
An Authorized Person

STATE OF NEW YORK)
) ss.:
COUNTY OF WESTCHESTER)

On the ____ day of _____, 2017, before me, the undersigned, personally appeared MICHAEL D'ALESSIO, 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 this instrument.

Notary Public

EXHIBIT A

Legal Description of the Premises

336 East 54th Street
New York, New York

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, being bounded and described as follows:

EXHIBIT B TO DECLARATION OF CONDOMINIUM

The 336 E. 54th Street Condominium

336 East 54th Street, New York, NY

Description of Units

Unit Designation	Tax Lot Number	Common Interest (%)	Location	Room Count (Bdrm/Bth)	Approximate Floor Area of Unit (sq. ft.)	Common Elements to Which Unit Has Access
Totals		100%				

EXHIBIT B-1

Description of Certain Limited Common Elements

Unit(s) Benefited	Limited Common Elements	Approx. Floor Area (sq. ft.)

EXHIBIT C

By-Laws

[Exhibit C to Declaration
of Condominium]

THE 336 E. 54TH STREET CONDOMINIUM

BY-LAWS

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BY-LAWS
OF
THE 336 E. 54TH STREET CONDOMINIUM

ARTICLE 1

Plan of Unit Ownership

Section 1.1. Unit Ownership. The land (the “Land”) situated in the City and State of New York, New York County, more particularly described in Exhibit A to the Declaration of Condominium recorded in the Office of the Register, New York County, simultaneously herewith (the “Declaration”) and the building and improvements constructed thereon (the “Building”) are owned by the Declarant named in the Declaration (the “Declarant”) have been submitted to the provisions of Article 9-B of the Real Property Law of the State of New York by the Declarant. The condominium created thereby shall hereafter be known as “The 336 E. 54th Street Condominium” (the “Condominium”).

Section 1.2. Applicability of By-Laws. The provisions of these By-Laws are applicable to the Condominium and to the use and occupancy of the Premises. The land and the Building, the Units and Common Elements (as defined in the Declaration), and all easements, rights and appurtenances belonging thereto, and all other property, personal or mixed, intended for use in connection therewith, all of which are intended to be submitted to the provisions of Article 9-B of the Real Property Law of the State of New York, are hereinafter referred to as the “Premises”.

Section 1.3. Application.

(a) All present and future Unit Owners, mortgagees, lessees and occupants of the Units and their employees, and any other person who may use the facilities of the Premises in any manner are subject to these By-Laws, the Declaration and the Rules and Regulations.

(b) The acceptance of a deed to or conveyance of a Unit or the entering into of a lease or the act of occupancy of all or portion of a Unit or any portion of a Unit shall constitute an agreement that these By-Laws, the Declaration and the Rules and Regulations, are accepted, ratified and will be complied with by such transferee or lessee.

Section 1.4. Office. The office of the Condominium and the Board of Managers shall be located at the Premises, or such other location within the City of New York as the Board of Managers may designate from time to time.

Section 1.5. Definitions. All capitalized terms used in these By-Laws and not otherwise herein defined shall have the meanings set forth in Article XIII of these By-Laws.

ARTICLE 2

Meetings of the Unit Owners

Section 2.1. Annual Meetings. The first annual meeting of the Unit Owners for such business as may properly come before such meeting, shall be called by the President appointed by the Initial Board of Managers. The first annual meeting shall be held in the City of New York, State of New York, at such hour and place as may be designated in the notice of meeting, within one hundred eighty (180) days after the date of Initial Closing (as defined in the Offering Plan). Thereafter, the Unit Owners shall meet at least annually, on or about the same date of each and every year, unless a legal holiday, in which event such meeting shall be held on the first day thereafter not a legal holiday. The notice of meeting shall be in writing and shall state the time when and the place at which such meeting is to be held. A copy of such notice shall be served, either personally or by mail, upon each Unit Owner of record entitled to vote at such meeting, not less than ten (10) days nor more than fifty (50) days before the scheduled meeting. The date on which "record" ownership shall be fixed shall be the date immediately prior to the service of notice of the meeting or the taking of such other action as appropriate.

Section 2.2. Special Meetings. Special meetings of Unit Owners, other than those required by statute, may be called at any time by any officer of the Condominium upon (a) the written demand therefore, for purposes which must be specified in such demand, by a majority of the Unit Owners or (b) upon resolution of the Board of Managers. A notice of each special meeting, stating the time, place and purpose thereof and the persons by whom the meeting is called, shall be served, either personally or by mail, on each Unit Owner of record, not less than ten (10) days nor more than fifty (50) days before the scheduled meeting. No business other than that stated in the notice shall be transacted at any special meeting unless all Unit Owners of record are present thereat in person or by proxy.

Section 2.3. Waiver of Mailing of Notice. The notice provided for in the two foregoing sections is not indispensable, and any Unit Owners' meeting whatsoever shall be valid for all purposes if all Unit Owners of record are present thereat in person or by proxy, or if a quorum is present as provided in the next succeeding section and notice of the time, place and purpose of such meeting has been duly waived in writing by Unit Owners not so present. The attendance of any Unit Owner at a meeting, in person or by proxy, without protesting prior to the conclusion of the meeting the lack of notice of such meeting, shall constitute a waiver of notice by him. Any notice to be served upon a Unit Owner by mail shall be directed to the Unit Owner at his address as it appears on the books of the Condominium unless the Unit Owner shall have filed with the secretary of the Condominium, prior to the giving of a notice, a written request that notices intended for him be mailed to such other address, in which case it shall be mailed to the address designated in such request.

Section 2.4. Quorum. At all meetings of Unit Owners in order to constitute a quorum and to permit the transaction of any business except to adjourn a meeting, there shall be present either in person or by proxy the holders of at least fifty (50%) percent of the Common Interests entitled to vote thereat. A majority of the Unit Owners present may adjourn a meeting to a subsequent day despite the absence of a quorum.

Section 2.5. Voting. On all matters to be voted upon by the Unit Owners, each Unit Owner of record shall be entitled at each Unit Owners' meeting to one vote, in person or by proxy, for each .01% of Common Interests standing in his or her name at the time of the meeting. All proxies shall be in writing but need not be acknowledged or witnessed and shall be filed with the secretary at or prior to the time of the meeting. The person named as proxy need not himself be a Unit Owner. All voting shall be held on a non-cumulative basis and shall be viva voce, except that any qualified voter may demand a ballot vote, in which case the voting shall be by ballot, and each ballot shall state the name of the Unit Owner voting and the percentage of Common Interests held by him, and in addition, the name of the proxy, if such ballot is cast by a proxy. All elections of members of the Board of Managers shall be determined as set forth in Section 3.2(c) of these By-Laws. In respect of all other matters, unless otherwise specified in the Act, these By-Laws or the Declaration, the affirmative vote of holders of a plurality of Common Interests represented at any meeting of Unit Owners, in person or by proxy, shall be necessary for the transaction of any item of business and shall constitute the act of the Unit Owners.

Section 2.6. Consent of Unit Owners. Whenever the Unit Owners are required or permitted to take any action by vote, such action may be taken without a meeting on written consent, setting forth the action so taken and signed by Unit Owners of record holding in the aggregate of at least seventy-five (75%) percent of the Common Interests.

Section 2.7. Order of Business. At each meeting of the Unit Owners, the President of the Condominium, or in his absence a Vice President of the Condominium, shall act as chairman of the meeting. The Secretary, or in his absence such person as may be appointed by the chairman, shall act as secretary of the meeting. So far as is consistent with the purposes of the meeting, the order of business shall be as follows:

- (a) Call to order.
- (b) Presentation of proofs of due calling of the meeting.
- (c) Roll call and presentation and examination of proxies.
- (d) Reading of minutes of previous meeting or meetings.
- (e) Reports of officers and committees.
- (f) If the annual meeting, the appointment of inspectors of election, if any.
- (g) If the annual meeting, the election of members of the Board of Managers.
- (h) Unfinished business.
- (i) New Business.
- (j) Adjournment.

ARTICLE 3

Board of Managers

Section 3.1. Initial Board of Managers. The initial Board of Managers shall consist of two individuals designated by the Declarant. The President appointed by the Initial Board of Managers shall call the first annual meeting of the Unit Owners in accordance with Section 1 of Article 2 of these By-Laws.

Section 3.2. Membership of the Board of Managers.

(a) Except for the Initial Board of Managers, the Board of Managers shall consist of three (3) members. Any member of the Board of Managers who was a Unit Owner (or a Principal or designee thereof) at the date of his election shall be deemed to have submitted his resignation to the Board of Managers effective as of the date that such member is no longer a Unit Owner (or a Principal thereof).

(b) All members of the Board of Managers shall be at least 18 years of age. The number of members of the Board of Managers shall not be less than three, except (i) for the Initial Board as described in Section 3.2(a) above or (ii) due to vacancies occurring on the Board of Managers from time to time. The number of members of the Board of Managers may be increased to a maximum of seven by the Unit Owners from time to time at any annual or any special meeting of Unit Owners called for that purpose; provided, however, that the number of members of the Board of Managers shall not be decreased to a number less than the number of members of the Board of Managers then in office, except at an annual meeting of Unit Owners. Any changes in the number of members of the Board of Managers shall only be made upon the consent of the affirmative vote of Unit Owners holding at least seventy-five (75%) percent of Common Interests.

(c) Except with respect to any members of the Board of Managers designated or appointed by the Declarant pursuant to its rights under these By-Laws or the Offering Plan, members of the Board of Managers shall be elected by the Unit Owners at a meeting duly held for such purpose. The nominees obtaining the highest number of votes shall be elected.

Section 3.3. Term. Members of the Board of Managers designated by the Declarant to serve on the Initial Board of Managers shall serve until the new members of the Board of Managers are elected by Unit Owners, which election shall be held within approximately 180 days following the Initial Closing under the Offering Plan. Board members shall serve for a term of approximately one year, until the successor Board members shall have been elected.

Section 3.4. Vacancies. When any vacancy exists or occurs on the Board of Managers by death, resignation, removal or otherwise (other than by reason of the expiration of the term of such member in the ordinary course), such vacancy shall be filled by the appointment of a new member by the remaining members of the Board, subject to the provisions of Article XIV of these By-Laws. Such new member shall serve for the remainder of the term of the vacating member.

Section 3.5. Resignation and Removal.

(a) Any member of the Board of Managers may resign at any time by written notice delivered or sent by certified mail, return receipt requested, to the president or secretary of the Condominium. Such resignation shall take effect at the time specified therein, and, unless specifically requested, and except as otherwise described in these By-Laws, acceptance of such resignation shall not be necessary to make it effective.

(b) Any member of the Board of Managers may be removed from office at any time with or without cause only by the vote of the Unit Owners, except for a member of the Board of Managers who was designated or appointed by the Declarant, who may only be removed by the Declarant.

Section 3.6. Meetings.

(a) Meetings of the Board of Managers, regular or special, shall be held at such place in the City and State of New York, in such location as shall be specified in the notice calling the meeting issued by the president or the secretary of the Condominium, provided however, that the first meeting of each newly-appointed Board of Managers shall be held immediately after the annual meeting of the Unit Owners and no notice of such meeting shall be necessary to constitute a validly called meeting; provided further, that a quorum shall be present. If a quorum is not present, the Board of Managers may convene at such later place and time as shall be fixed by the consent in writing of at least one member of the Board of Managers appointed by each Unit Owner.

(b) Regular meetings of the Board of Managers shall be held not less than once every eight weeks and may be held upon such notice, or without notices, and at such time and at such place in the City and State of New York as shall from time to time be determined by the president on at least two days' notice to each member, either personally or by mail or by telegram. Special meetings shall be called by the president or secretary in like manner and on like notice on the written request of any Unit Owner or a majority of the members of the Board of Managers.

(c) Notice of a meeting need not be given to any member who submits a signed waiver of notice whether before or after the meeting, or who attends the meeting without protesting prior thereto or at its commencement, the lack of notice. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board of Managers need be specified in the notice or waiver of notice of such meeting except where otherwise required by law or by these By-Laws.

(d) A majority of the appointed members of the Board of Managers shall constitute a quorum for the transaction of business unless a greater or lesser number is required by the Act or by law or by the Declaration or elsewhere by these By-Laws. The act of members representing a plurality of the Members present and voting at any meeting at which a quorum is present shall be the act of the Board of Managers, unless the act of a greater number is required by law or by the Act, the Declaration or elsewhere in these By-Laws or is otherwise inconsistent

with these By-Laws. If a quorum shall not be present at any meeting of the Board of Managers, the members present may adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present. At all meetings of the Board of Managers, each member shall be entitled to one vote.

Section 3.7. Annual Budget.

(a) The Board of Managers shall determine the cash requirements of the Condominium for each fiscal year of the Condominium, by resolution or resolutions adopted during the fiscal year in question or the preceding year, and shall likewise fix the terms and time of payment of the Common Charges due from the Unit Owners in order to meet such cash requirements. Immediately after the adoption of any such resolution as above provided, the secretary shall mail or cause to be mailed, or deliver or cause to be delivered, to each Unit Owner of record a statement of the amount of the cash requirements so determined or a copy of the resolution of the Board of Managers concerning the same. The Board of Managers shall have discretionary power to prescribe the manner of maintaining and operating the Common Elements and to determine the aforesaid cash requirements. Every such determination by the Board of Managers shall be final and conclusive as to all Unit Owners and any expenditures made by the officers or agents of the Condominium under the direction or with the approval of the Board of Managers shall, as against such Unit Owners, be deemed necessarily and properly made for such purposes. The operating year of the Condominium shall be the calendar year unless otherwise specifically resolved by the Board of Managers.

(b) The Common Expenses shall include, among other things, the cost of all insurance premiums on all policies of insurance required to be or which have been obtained by the Board of Managers, and such amounts as the Board of Managers may deem proper for the operation and maintenance of the Premises, including, without limitation, an amount of working capital for the Condominium for a general operating reserve, for a reserve fund for replacements, and to make up any deficit in the Common Expenses for any prior year. The Common Expenses may also include such amounts as may be required for the purchase or lease by the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners, of any Unit whose owner has elected to sell or lease such Unit or of any part of such Unit which is to be sold at a foreclosure or other judicial sale. The Board of Managers shall advise all Unit Owners promptly, in writing, of the amount of Common Charges payable by each of them, respectively, as determined by the Board of Managers and shall furnish copies of each budget on which such Common Charges are based to all Unit Owners.

Section 3.8. Capital Reserves Authorization. The Board of Managers shall have the power to establish any needed reserves for capital purposes, including (without limitation) reserves for capital improvements, capital repairs or alterations or modifications to the Common Elements or acquisition of Units on behalf of all Unit Owners. That portion of the Common Charges or other charges levied by the Board of Managers which is allocated by the Board of Managers to principal payments on indebtedness or for capital improvements shall be treated upon the books of the Condominium as capital contributions.

Section 3.9. Duties and Powers.

(a) The property and business of the Condominium shall be managed by its Board of Managers except with respect to the powers which are herein delegated to the officers. The Board of Managers shall at all times act as a board, regularly convened. The Board of Managers may adopt such rules and regulations for the conduct of their meetings, the execution of their resolutions and the management of the affairs of the Condominium as it may deem proper; provided, that the same are not inconsistent with the laws of the State of New York, the Declaration or these By-Laws.

(b) The Board of Managers shall determine and levy monthly Common Charges to cover the cost of Common Expenses, payable in advance. The Board of Managers may increase the monthly assessments or vote a special assessment in excess of that amount to meet any additional necessary expenses, but said increase can only be assessed among the Unit Owners pro rata according to their respective Common Interests.

(c) The Board of Managers shall collect, use and expend the assessments collected to maintain, care for and preserve the Premises.

(d) The Board of Managers shall make repairs, restore or alter any Units or the Common Elements after damage or destruction by fire or other casualty or as a result of condemnation or eminent domain proceedings within the limitations set forth in these By-Laws;

(e) The Board of Managers shall enter into and upon the Units when necessary and with as little inconvenience to the Unit Owner as possible in connection with the maintenance, care and preservation of the Premises;

(f) The Board of Managers shall open bank accounts on behalf of the Condominium and shall designate the signatories on such bank accounts;

(g) The Board of Managers shall insure and keep insured the Common Elements and Units in accordance with Article VI of these By-Laws;

(h) The Board of Managers shall collect delinquent Common Charges and assessments by suit or otherwise, and shall bring and maintain actions or proceedings to abate nuisances and to enjoin or seek damages for violations of the house rules or rules and regulations herein referred to;

(i) The Board of Managers shall make and adopt by resolution reasonable rules and regulations and shall have the right to amend the same from time to time, such rules and regulations and amendments to be binding upon the Unit Owners as of their date of adoption by the Board of Managers in writing and the receipt by all Unit Owners of a copy thereof;

(j) The Board of Managers shall employ and terminate the employment of employees and independent contractors and shall purchase supplies and equipment, shall enter

into contracts, and generally shall have the powers of managers in connection with the matters hereinabove set forth;

(k) The Board of Managers shall bring and defend actions by or against more than one Unit Owner and pertinent to the operation of the Condominium and to levy special assessments to pay for the cost of such litigation;

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

(m) The Board of Managers may hire a managing agent to perform the duties of the Board;

(n) The Board of Managers shall make additions, alterations or improvements to the Common Elements of the Condominium; provided, that if the cost of such addition, alteration or improvement exceeds \$50,000 (or \$70,000 for any series of additions, alterations or improvements), the Board of Managers shall make such additions, alterations or improvements only with the approval of Unit Owners holding a majority of the Common Interests in the aggregate;

(o) The Board of Managers shall borrow money on behalf of the Condominium when required in connection with the operation, care, upkeep and maintenance of the Common Elements; provided, however, that (i) the consent of at least sixty-six and two-thirds (66 $\frac{2}{3}$ %) percent in Common Interests of all Unit Owners, obtained at a meeting duly called and held for such purpose in accordance with the provisions of these By-Laws, shall be required for the borrowing of any sum in excess of \$10,000 and (ii) no lien to secure repayment of any sum borrowed may be created on any Unit or its appurtenant interest in the Common Elements without the written consent of the Unit Owner of said Unit;

(p) The Board of Managers shall accumulate reserves for capital replacements, improvements, or for such other purposes as the Board of Managers may in its discretion deem appropriate; provided however, that so long as the Declarant is in control of the Board of Managers, neither the Working Capital Fund nor the Reserve Fund (as such terms are used in the Offering Plan) may be used to reduce projected Common Charges unless such use is authorized by the affirmative vote of a majority of the members of the Board who are not designated by or affiliated with the Declarant or any Holder of Unsold Units (as such term is defined in the Offering Plan); and

(q) The Board of Managers shall be responsible for carrying out the duties imposed upon it under the Condominium Act, these By-Laws or the Declaration, regardless of whether a Unit is vacant or occupied by the Unit Owner thereof or a permitted lessee or licensee of such Unit Owner.

Section 3.10. Executive Committee. The Board of Managers may by resolution appoint an executive committee to consist of three or more members of the Board of Managers. At least one of the members shall be designated by the Sponsor so long as the Sponsor or a

Holder of Unsold Units is able to designate at least one member of the Board of Managers. Such committee shall have and may exercise all of the powers of the Board of Managers in the management of the business affairs of the Condominium during the intervals between meetings of the Board of Managers, so far as may be permitted by law, except that the executive committee shall not have power to determine the cash requirements, or to fix the Common Charges to be paid or to vary the terms of payment thereof as fixed by the Board of Managers. Vacancies in membership on the executive committee shall be filled by the Board of Managers at a regular or special meeting.

Section 3.11. Admissions Committee. In furtherance of the cooperative purposes and financial stability of the Condominium, the Board of Managers may by resolution create an admissions committee of two or more persons to interview and consider the qualifications of proposed transferees of Units; provided, however, that such committee shall have no power or authority except to recommend to the Board of Managers whether or not to exercise the right of the Condominium of first refusal as described in Section 2 of Article X of these By-Laws. Once such committee has been created, no exercise of such right of first refusal shall be undertaken unless and until the admissions committee shall have recommended or approved the same, or until there shall have been a meeting of the Board of Managers to act on an unfavorable report of the admissions committee or any member thereof. All information received and reports by the admissions committee or any member of the Board of Managers (whether or not an admissions committee has been created) concerning a proposed transferee, and the deliberations of the committee and the Board of Managers thereon shall be deemed confidential and disclosed to no one except other members of the Board of Managers. No members of the admissions committee or the Board of Managers shall be required to explain to any Unit Owner or any other person the reasons for his determination.

Section 3.12. Other Committees. The Board of Managers shall also have the power to appoint such other committees, as it deems appropriate; provided, however, that the Board of Managers may not delegate decision-making authority to such committees.

Section 3.13. Contracts and Transactions of the Condominium. No contract or other transaction between the Condominium and any one or more of the members of the Board of Managers or any corporation, firm, association or other entity in which one or more of its members are directors, officers or shareholders, or are otherwise financially interested, shall be voided or voidable for such reason alone or by reason alone that such member is present at the meeting of the Board of Managers, or of a committee thereof, which approves such contract or transaction, or that his votes are counted for such purpose.

Section 3.14. Compensation. No member of the Board of Managers, by virtue of his appointment as such shall receive any salary or other compensation for his services as such unless and until the same shall have been duly authorized in writing, or by affirmative vote taken at a duly held Unit Owners' meeting, by the record holders of at least two-thirds (2/3) of Common Interests.

Section 3.15. Annual Statement. The Board of Managers shall furnish to all Unit Owners of record and their mortgagees and shall present annually (at the annual meeting, but in no event later than three (3) months after the close of the fiscal year) and when called for by a

vote of the Unit Owners at any special meeting of the Unit Owners, a full and clear statement of the business conditions and affairs of the Condominium, including a balance sheet and “profit and loss” statement verified by an independent public accountant and a statement regarding any taxable income attributable to the Unit Owners.

Section 3.16. Fidelity Bonds. The Board of Managers may require that all officers and employees of the Condominium handling or responsible for Condominium funds shall furnish adequate fidelity bonds. The premiums on such bonds, if paid by the Condominium, shall be a Common Expense.

Section 3.17. Managing Agent. The Board of Managers may employ for the Condominium a managing agent under a term contract or otherwise at a compensation established by the Board of Managers, to perform such duties and services as the Board of Managers shall authorize, including, but not limited to all of the delegable duties of the Board of Managers as described in this Article.

Section 3.18. Re-evaluation of Tax Assessments. The Board of Managers shall not be entitled nor shall it undertake to apply for a review of real estate taxes with respect to any part of the Premises unless designated to do so by one or more Unit Owners as their representative in any such action and the Board of Managers expressly accepts such designation. In the event that the Board of Managers undertakes such application in accordance with this Section, the Unit Owners on whose behalf such application is made shall indemnify and hold harmless the Board of Managers from any and all costs, expenses and claims arising from such application.

Section 3.19. Common Expense Allocations. Common Expenses shall be allocated among Unit Owners in accordance with their Common Interests, but may be specially allocated based on special or exclusive use or availability or exclusive control of Common Elements by a particular Unit Owner. The Board of Managers shall not alter the percentage allocation of specific categories of Common Expenses between and among the Unit Owners as set forth in the initial budget for the Condominium contained in the Offering Plan (or as otherwise provided for in the Offering Plan), without (a) substantial and reasonable basis therefore and, (b) if such alteration affects the Declarant as to any Unsold Unit, the consent of Unit Owner or Unit Owners thereby affected. Any dispute arising with respect to any re-allocation of Common Expenses shall be resolved by arbitration pursuant to Article 15 of these By-Laws.

ARTICLE 4

Officers

Section 4.1. Election and Removal. The Board of Managers at its first meeting after these By-Laws become effective, and at each annual meeting, shall elect by a plurality vote, a president and one or more vice-presidents, a secretary and a treasurer, and may also at any time appoint or elect one or more assistant secretaries or assistant treasurers and accord to such assistant officers such powers as the Board deems proper. Any person otherwise qualified may hold any two offices, except the offices of president and secretary. Each of the officers shall serve until the next annual meeting of the Board of Managers and until the election or appointment of his respective successor; but any officer may be removed from office at any time

by a vote of the majority of the incumbent Board of Managers taken at any meeting of the Board of Managers; provided, that any officer elected or designated by the Initial Board of Managers may only be removed by the Declarant or by the Board of Managers after the first annual meeting of the Board of Managers.

Section 4.2. Qualification and Vacancies.

(a) The president shall be a member of the Board, but none of the other officers need be a member of the Board.

(b) Vacancies occurring in any office may be filled by the Initial Board of Managers or the Board of Managers, as the case may be, at any time, upon affirmative vote taken at any meeting, by a majority of the then incumbent members of the Initial Board of Managers or the Board of Managers, as the case may be. An officer who was a Unit Owner, or Principal thereof, at the date of his election and who ceases to be a Unit Owner or a Principal thereof, shall be deemed to have tendered his resignation as an officer to the Board of Managers, which resignation shall be effective as of the date that he ceases to be a Unit Owner or a Principal thereof.

Section 4.3. President. The president shall be the chief executive officer of the Condominium. He shall preside at all meetings of the Unit Owners and of the Board of Managers. He 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 the members of the Board of Managers from time to time as he may in his discretion decide is appropriate to assist in the conduct of the affairs of the Condominium.

Section 4.4. Vice-President. The vice-president shall take the place of the president and perform his duties whenever the president shall be absent or unable to act. If neither the president nor the vice-president is able to act, the Board of Managers shall appoint some other member of the Board of Managers to act in the place of the president, on an interim basis. The vice-president shall also perform such other duties as shall from time to time be imposed upon him by the Board of Managers or by the president.

Section 4.5. Secretary. The secretary shall keep the minutes and other appropriate record of all meetings of the Unit Owners and of the Board of Managers. The secretary shall have charge of such books and papers as the Board of Managers may direct and he shall, in general, perform all the duties incident to the office of secretary of a stock corporation organized under the Business Corporation Law of the State of New York.

Section 4.6. Treasurer. The treasurer shall have the responsibility for Condominium funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, and for the preparation of all required financial data. He shall be responsible for the deposit of all monies and other valuable effects in the name of the Board of Managers, or the managing agent, in such depositories as may from time to time be designated by the Board of Managers, and he shall, in general, perform all the

duties incident to the office of the treasurer of a stock corporation organized under the Business Corporation Law of the State of New York.

Section 4.7. Agreements, Contracts, Deeds, Checks, Etc. All agreements, contracts, deeds, leases, checks and other instruments of the Condominium shall be executed by any two (2) of the following officers of the Condominium: president, vice-president, secretary or treasurer.

Section 4.8. Salaries. No salary or other compensation for services shall be paid to any officer of the Condominium for services rendered as such officer unless and until the same shall have been authorized in writing by, or by affirmative vote taken at a meeting of Unit Owners called for that purpose.

ARTICLE 5

Liability and Indemnification of Unit Owners, Managers and Officers

Section 5.1. Liability of Members of the Board of Managers and Unit Owners. Any contract, agreement or commitment made by the Board of Managers shall state that it is made by the Board of Managers as agent for the Unit Owners as a group only and that no member of the Board of Managers or individual Unit Owner shall be personally liable under such contract, agreement or commitment. The Unit Owners shall be jointly and not severally liable under such contract, agreement or commitment; the liability of each Unit Owner shall be limited to such proportion of the total liability thereunder as his or her Common Interests bears to the aggregate Common Interests of all Unit Owners. The Board of Managers shall have no liability to the Unit Owners in the management, supervision or operation of the Condominium except for acts or omissions resulting from willful misconduct, gross negligence or bad faith. The Unit Owners shall jointly and severally indemnify all members of the Board of Managers against any liabilities or claims arising from acts taken by a member of the Board of Managers in the scope and in the course of performance of its duties as such member, except acts or omissions resulting from willful misconduct, gross negligence or bad faith. Such joint and several liability of the Unit Owners shall be limited as to each Unit Owner to such proportion of the total liability thereunder as such Unit Owner's Common Interest bears to the aggregate Common Interests of all Unit Owners.

Section 5.2. In Actions by or in the Right of the Condominium. Any person made a party to an action by or in the right of the Condominium to procure a judgment in its favor by reason of the fact that he or his representative is or was a member of the Board of Managers or officer of the Condominium, shall be indemnified by the Condominium against the reasonable expenses, including attorneys' fees, actually and necessarily incurred by him, in connection with the defense of such action, or in connection with an appeal therein, except with respect to matters as to which such member or officer is adjudged to have been liable to the Condominium and except with respect to those amounts and expenses referred to in Paragraph (b) of Section 722 of the Business Corporation Law as if the provisions of such statute otherwise applied to the acts of officers of the Condominium and members of the Board of Managers.

In Other Actions or Proceedings. Any person made a party to an action or proceeding other than one by or in the right of the Condominium to procure a judgment in its favor, whether civil or criminal, brought to impose a liability or penalty on such person for an act alleged to have been committed by such persons, or their representatives, as a member of the Board of Managers or officer of the Condominium, shall be indemnified by the Condominium against judgment, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred as a result of such action or proceeding, or any appeal therein, if such member or officer acted in good faith, for a purpose which he reasonably believed to be in the best interest of the Condominium and, in criminal actions or proceedings, in addition, had no reasonable cause to believe that his conduct was unlawful.

Presumption of Good Faith. The termination of any such civil or criminal action or proceeding by judgment, settlement, conviction or upon a plea of *nolo contendere*, or its equivalent, shall not in itself create a presumption that any such member or officer did not act in good faith for a purpose which he reasonably believed to be in the best interest of the Condominium or that he had reasonable cause to believe that his conduct was unlawful.

Payment. Expenses incurred in defending a civil or criminal action or proceeding may be paid by the Condominium in advance of the final disposition of such action or proceeding, if authorized by the Board of Managers, under Paragraph (b) of Section 724 of the NY Business Corporation Law as if the provisions of such statute otherwise applied to the acts of officers of the Condominium and members of the Board of Managers.

Section 5.3. Maximum Indemnification. Notwithstanding anything herein contained, it is intended that the members of the Board of Managers and Officers of the Condominium shall be entitled to indemnification to the maximum extent allowed by law.

ARTICLE 6

Insurance

Section 6.1. Required Coverage and Amounts. The Board of Managers shall obtain and maintain, to the extent obtainable, the following policies of insurance:

Fire Insurance. Fire insurance with extended coverage insuring the Building (including all of the Units and fixtures initially installed therein by the Owner, Unit Owners, and Declarant, but not including furniture, furnishings or other personal property supplied or installed by any tenant of any Unit Owner), together with all service machinery contained therein and covering the interests of the Condominium, the Board of Managers, and all Unit Owners, as their respective interests may appear. The amount of such coverage shall be in an amount equal to the agreed upon replacement value of the Building or such other amount as is adequate to prevent the Condominium from becoming a co-insurer in the event of casualty loss (exclusive of the cost of excavation and foundations), without deduction for depreciation.

(i) Each of such policies shall contain a New York standard mortgagee clause in favor of each mortgagee of a Unit (the identity of which the Board of Managers has received actual written notice) which shall provide that

the proceeds from claims for loss, if any, shall be payable to such mortgagee as its interests may appear, subject, however, to the loss payment provisions in favor of the Board of Managers. The cost of all such insurance shall be paid by the Board of Managers and shall constitute a Common Expense.

(ii) All policies of physical damage insurance shall contain waivers of subrogation, of any reduction of pro rata liability of the insurer as a result of any insurance carried by Unit Owners, or the invalidity arising from any acts of the insured or any Unit Owners, and shall provide that such policies may not be canceled or substantially modified without at least twenty (20) days prior written notice to all of the insured, including all mortgagees of Units (the identity of which the Board of Managers has received actual notice).

(iii) The amount of fire insurance to be maintained on the Building until the first meeting of the Board of Managers following the first annual meeting of the Unit Owners shall be in the amount of at least *\$5,200,000.

Other Coverage. The Board of Managers shall also obtain and maintain to the extent obtainable: (i) fidelity insurance, and directors' and officers' liability insurance, or its equivalent, covering all employees or agents of the Condominium who handle Condominium funds; (ii) workmen's compensation insurance; and (iii) in order to limit the liability of Unit Owners for personal injury and tort, public liability insurance covering each member of the Board of Managers and each Unit Owner in such limits as the Board of Managers may deem proper. The Board of Managers shall review such limits at least once each year. The public liability insurance policy to be maintained until the first meeting of the Board of Managers following the first annual meeting of the Unit Owners, will be in limits of \$1,000,000 covering all claims for bodily injury, property damage arising out of any one occurrence in the Common Elements or in any Unit and covering cross liability claims of one insured against another. However, said policy shall not cover the individual liability of a Unit Owner arising from occurrences within his or her own Unit or in the Common Elements.

Supplemental Coverage. Unit Owners shall not be prohibited from carrying other insurance for their own benefit provided such policies of the carriers issuing insurance procured by the Board of Managers shall not be affected or diminished by reason of any Unit Owner's other insurance.

Section 6.2. Repair or Reconstruction After Casualty.

(a) In the event of damage to or destruction of the Premises as a result of fire or other casualty, the Board of Managers shall arrange for the prompt repair and restoration of the Building containing the Units (including any damaged Units, and any heating, ventilation or air conditioning fixtures and equipment initially installed therein by the Owner, but not including any wall, ceiling, or floor decorations or coverings or other furniture, furnishings, fixtures or equipment installed by any tenants of any Unit Owner), and the Board of Managers, shall disburse the proceeds of all insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments. Any cost of such repair and restoration in excess

of the available insurance proceeds shall constitute a Common Expense and the Board of Managers may assess all of the Unit Owners for such deficit as part of the Common Charges.

(b) If seventy-five (75%) percent or more of the Premises is destroyed or substantially damaged and Unit Owners holding seventy-five (75%) percent or more of the Common Interests do not duly and promptly resolve to proceed with repair or restoration, the Premises shall be subject to an action for partition at the suit of any Unit Owner or lienor, as if owned in common, in which event the net proceeds of sale, together with the net proceeds of insurance policies (or if there shall have been a repair or restoration pursuant to paragraph (a) of this Section 2, and the amount of the insurance proceeds shall have exceeded the cost of such repair or restoration), then the excess of such insurance proceeds shall be divided by the Board of Managers, among all the Unit Owners in proportion to their respective Common Interests, after first paying out of the share of each Unit Owner the amount of any unpaid liens on his Unit, in the order of the priority of such liens.

(c) Wherever in this Section the words “promptly resolve” are used, they shall mean not more than sixty (60) days from the date of damage or destruction.

Section 6.3. Prohibited Acts. Under no circumstances shall a Unit Owner permit or suffer anything to be done or left in his or her Unit or any of the Common Elements which will increase the insurance rates on his or her Unit or any other Unit or on the Common Elements.

ARTICLE 7

Use of Units

Section 7.1. Permitted Use of the Units. To provide for congenial occupancy of the Premises and for the protection of the values of the Units, the use of the Premises shall be restricted to and shall be in accordance with the following provisions:

(a) Units shall be used for any legal residential or home occupation purpose permitted under the certificate of occupancy zoning classification for the Premises, subject however, to such further restrictions, if any, as are contained in the Declaration. In addition to the foregoing, any Unit owned by a Holder of Unsold Units may be used for general and sales office purposes or as a model Unit.

(b) Unit Owners shall at all times comply with the rules and regulations promulgated and amended from time to time by the Board of Managers. Any rule or regulation may be rescinded or modified by the affirmative vote of holders of at least seventy-five (75%) percent of the Common Interests at a meeting duly called for that purpose.

(c) Notwithstanding anything to the contrary set forth herein, no rule or regulation shall be hereafter promulgated by the Board of Managers which would limit the use and occupancy of any one Unit or otherwise adversely affect less than all of the Units or the Unit Owners of less than all of the Units without the prior consent of the Unit Owner or Unit Owners so affected.

ARTICLE 8

Alterations, Additions, Repairs or Improvements

Section 8.1. Alterations, Additions, Repairs or Improvements by the Unit Owners.

No Unit Owner shall make any structural addition, alteration, repair or improvement in or to its Unit which affects any of the Common Elements or to any other portion of the Premises without the prior written consent thereto of the Board of Managers, which shall not be unreasonably withheld or delayed. The Board of Managers shall have the obligation to answer any written request by a Unit Owner for approval of such proposed structural addition, alteration, repair or improvement within thirty (30) days after such request and submission by the Unit Owner of all documents and/or information reasonably requested by the Board of Managers in connection with such request. Failure by the Board of Managers to so answer within the stipulated time shall constitute consent by the Board of Managers to the proposed addition, alteration, repair or improvement.

Section 8.2. Compliance with Laws. No Unit Owner shall make or permit to be made any alterations, additions, repairs or improvements except in full and complete compliance with all applicable laws, rules, codes and regulations of any agency or municipality having jurisdiction over the matter and after having obtained all required permits and approvals therefor.

Section 8.3. Plans and Specifications. Each Unit Owner who has made alterations, additions, repairs or improvements in accordance with this Article shall, upon completion of such changes, furnish to the Board of Managers, at no cost or expense to the Board of Managers, a complete and accurate set of "as-built" plans and specifications.

Section 8.4. General Consistency. All repairs, painting or maintenance, whether made by a Unit Owner or the Board of Managers, to the doors, windows or other exterior surface or any portion of the Premises, including the roof, or to any generally visible portion of the Common Elements shall be performed in such a manner so as to conform to the general materials, style and design of the rest of the Premises.

ARTICLE 9

Default

Section 9.1. Events of Default. The following shall constitute events of default ("Event of Default") by a Unit Owner:

- (a) Any act or omission which violates any provision of these By-Laws;
- (b) Any act or omission which violates any provision of the Declaration;
- (c) Any act or omission which violates any of the Rules and Regulations of the Condominium;

(d) Failure to timely pay in full any Common Charges, assessment or other charge duly levied by the Board of Managers or its agents. Common Charges are due and payable on the first day of each and every month. Individual Expense Charges and Special Assessments are due and payable on demand. In the event a Unit Owner does not pay the full amount of any Common Charges, assessment or other charge required to be paid by such Unit Owner within ten (10) days of its due date, said sum shall bear interest at the annual rate of fifteen (15%) percent from its due date; and

(e) The violation of any rule or regulation adopted by the Board of Managers, or the breach of any By-Laws contained herein, or the breach of any provision of the Declaration, shall give the Board of Managers the right, in addition to any other right set forth in these By-Laws: (i) upon reasonable notice to the Unit Owner, to enter the Unit 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 that may exist therein contrary to the intent and meaning of the provisions hereof (provided, however, that no prior notice shall be required in the event the Board of Managers shall determine that action is immediately necessary for the preservation or safety of the Premises, for the safety of tenants or occupants of any portion of the Condominium or other persons, or to avoid the suspension of any necessary service to the Condominium); or (ii) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such breach or to seek specific performance by the defaulting Unit Owner; provided however, in no event shall the Board of Managers be required to post a bond or other form of collateral security as a condition for the issuance or maintenance of any form of injunctive relief.

Section 9.2. Foreclosure of Lien. If a Unit Owner shall fail to cure any Event of Default within fifteen (15) days following notice of default, in addition to all other rights and remedies and may be available to it at law or in equity, the Board of Managers may foreclose its lien against the Unit, in the same manner as the foreclosure of a mortgage. A Unit Owner shall be liable for the Condominium's reasonable costs and expenses attributable thereto, including without limitation, attorneys' fees and expenses incurred by it incident to the collection or enforcement of such lien, enforcement of such other rights or remedies as the Board of Managers may undertake or incurred by it in the defense of any claim or cross-claim brought by a Unit Owner.

ARTICLE 10

Selling, Leasing and Mortgaging Units

Section 10.1. Outstanding Charges. Any Unit may be sold and conveyed or leased by the Unit Owner thereof in whole or in part, free of any restrictions except as herein otherwise set forth. No Unit Owner shall convey, mortgage, pledge, hypothecate, sell or lease its Unit unless (i) such Unit Owner gives reasonable notice of such sale, lease, mortgage or pledge to the Board of Managers, and (ii) such Unit Owner is not in default of his or its obligations to the Condominium, including, without limitation, the obligation to pay Common Charges, individual Expense Charges, Special Assessments, and other charges as may be assessed and outstanding against such Unit; provided, that such unpaid charges may be paid by good bank or certified

check out of the proceeds from the sale of a Unit. Any sale, lease, mortgage or other transfer of a Unit must include the Unit Owner's appurtenant interest in the Common Elements.

Section 10.2. Right of First Refusal.

(a) Any Unit Owner who receives a bona fide offer (hereinafter called an "Outside Offer") for the sale or lease of his or her Unit which he or she intends to accept shall give written notice to the Board of Managers of such offer and of such intention, the name and address of the proposed purchaser, the terms of the proposed transaction, a true and complete copy of the proposed contract of sale or lease and such other information as the Board of Managers may reasonably require, and shall offer to sell (or lease, as applicable) such Unit to the Board of Managers, or its designee, corporate or otherwise on behalf of all of the other Unit Owners, on the same terms and conditions as contained in such Outside Offer. The giving of such notice shall constitute a warranty and representation by the Unit Owner who has received such Outside Offer to the Board of Managers on behalf of the other Unit Owners, that such Unit Owner believes the Outside Offer to be bona fide in all respects. Within fourteen (14) days after receipt of such notice, the Board of Managers may elect, by notice to such Unit Owner (i) to purchase (or lease, as applicable) such Unit (or cause the same to be purchased (or leased) by its designee) on behalf of all other Owners, on the same terms and conditions as contained in the Outside Offer and as stated in the notice from the offering Unit Owner, or (ii) to produce a purchaser (or lessee) who will purchase (or lease) such Unit on the same terms and conditions as contained in the Outside Offer and as stated in the notice from the offering Unit Owner.

(b) In the event the Board of Managers shall elect to purchase (or lease, as applicable) such Unit or to cause the same to be purchased (or leased) by its designee, the Board of Managers shall so notify the offering Unit Owner within fourteen (14) days of its receipt of notice of an Outside Offer. Title shall close at the office of the attorneys for the Condominium in accordance with the terms of the offer not less than forty-five (45) days after the giving of notice by the Board of Managers of its election to accept such offer. At the closing, the Unit Owner shall convey (or lease) the Unit to the Board of Managers or to its designee, on behalf of all other Unit Owners, by deed in the form required by Section 339-o of the Real Property Law of the State of New York, with all transfer stamps affixed (or by lease in the form provided with the Outside Offer), and shall pay all other taxes arising out of such sale or lease. Real estate taxes and Common Charges shall be apportioned between the conveying Unit Owner and the Board of Managers, or its designee, as of the closing date.

(c) In the event the Board of Managers or its designee shall fail, neglect or refuse to accept such offer or to produce a purchaser within fourteen (14) days as aforesaid or fails to act within said 14-day period, the conveying Unit Owner shall be free to sell such Unit within one hundred eighty (180) days after the expiration of said 14-day period.

(d) The provisions of this Section shall apply to the acquisition or sale of a majority of stock in a corporation or interests in another form of entity that owns a Unit.

Section 10.3. Mortgaging Units.

(a) No Unit Owner shall mortgage or otherwise encumber his or her Unit except by a mortgage loan granted by a lender, the identity and address of which the Board is given actual notice (such mortgagee being referred to as a "Permitted Mortgagee").

(b) At the specific prior request, in writing, of a Permitted Mortgagee of a Unit, the Board of Managers shall notify such Permitted Mortgagee of any default in the payment of common charges or assessments by the Unit Owner of such Unit; provided, however, that neither the Condominium, any Unit Owners nor any agent of the Condominium shall be in any way liable to a Unit Owner or Permitted Mortgagee or any third party for the failure, neglect or refusal to give such notice or to give the same in a timely or accurate manner.

Section 10.4. Gifts, Etc. Any Unit Owner may convey or transfer its Unit by gift or devise his Unit by will or pass the same by intestacy, subject to the provisions of the Declaration, these By-Laws and applicable law.

Section 10.5. Waiver of Partition Rights. All of the Unit Owners waive all rights they have or may have or hereafter acquire, jointly or severally, to cause partition as to any portion of the Common Elements, or as to any Unit acquired by the Board of Managers, except as otherwise expressly set forth in these By-Laws.

Section 10.6. Sale of Occupied Unit. In the event that a Unit which is occupied by a non-purchasing rental tenant is sold, the purchaser shall give prompt written notice of the change in ownership of the Unit to such rental tenant and to the Board, which will retain and make available such information.

ARTICLE 11

Condemnation

Section 11.1. Distribution of Premises. In the event that all or part of the Common Elements are taken in condemnation or eminent domain proceedings, the award from such proceedings shall be paid to the Board of Managers, to be distributed to the Unit Owners in proportion to their respective Common Interests.

Section 11.2. Allocation of Award. In such eminent domain or condemnation proceeding, the Board of Managers shall request that the award set forth the amount allocated to each Unit and to the Common Elements. In the event that the award does not set forth such allocation, then the question of such allocation shall be submitted to arbitration in the City of New York, to be conducted in accordance with the commercial arbitration rules of the State of New York unless all of the Unit Owners affected shall agree in writing otherwise.

ARTICLE 12

Amendment

Section 12.1. Amendment of the By-Laws. These By-Laws may be altered, amended or added to at any duly-called Unit Owners' meeting; provided that (i) the notice of the meeting shall contain a full statement of the proposed amendment; (ii) the amendment shall be approved by Unit Owners of Units representing at least sixty-six and two-thirds (66 $\frac{2}{3}$ %) percent of the Common Interests; and (iii) said amendment shall be set forth in a duly-recorded amendment to the Declaration; provided further, however, that no amendment may affect or impair the rights of Declarant, or the validity or priority of the interest of any Unit Owner or any Permitted Mortgagee affecting any Unit or any portion thereof without the express written consent of Declarant or mortgage holder, whichever is affected by such amendment, except as otherwise expressly permitted under these By-Laws.

Section 12.2. Restrictions on Amendments.

(a) The following provisions of these By-Laws may not be amended without the consent in writing of the Declarant so long as the Declarant shall own any Unit:

(i) Paragraph (b) of Section 3.2 to the extent that the Declarant is authorized to appoint members to the Board of Managers, which members need not be Unit Owners;

(ii) Section 3.9 to the extent that the Declarant shall be represented on the Executive Committee or any other committee created by the Board of Managers so long as it owns any Unit;

(iii) Section 3.19;

(iv) Any part of this Article 12; and

(v) Any part of Article 14.

(b) Notwithstanding anything to the contrary herein contained, no provisions of these By-Laws may be amended or construed so as to limit or otherwise adversely affect the rights and privileges of the Declarant as set forth in the Declaration, these By-Laws or applicable law without the consent of the Declarant.

(c) In addition to, and not in limitation of the foregoing, the provisions of Article 7 of these By-Laws shall not be amended except upon the unanimous affirmative vote of all Unit Owners present at a Unit Owners' meeting duly-called for such purpose.

(d) Notwithstanding anything to the contrary set forth in the Declaration or these By-Laws, the provisions of the Declaration and the By-Laws relating to the Common Interest of each Unit Owner may not be amended without the prior written consent of every Unit Owner affected by such amendment. The allocation of relative percentages of operating expenses

among the Unit Owners for purposes of determining Common Charges may not be changed without the prior written consent of the Unit Owners affected by such change.

ARTICLE 13

Termination of the Condominium

Section 13.1. Procedure for Termination. After the Declaration has been recorded, the Condominium may be terminated and the Premises shall be withdrawn from the provisions of the Act upon the affirmative vote of a majority of the number of Unit Owners (with the consent of all Permitted Mortgagees as to mortgages, if any, affecting such Units). The Declarant or its nominee shall not vote for withdrawal unless Unit Owners of at least 80% of the Common Interests, exclusive of the Declarant, vote for withdrawal, in which event the Declarant may or may not vote for withdrawal, in its sole discretion.

ARTICLE 14

Special Rights of Declarant

Section 14.1. Description of Special Rights. Notwithstanding any other provision of these By-Laws, the Declarant and its designated successors and assigns, shall have the following special rights and benefits:

(a) Neither the Declarant nor any successor to or designee of Declarant shall be required to seek nor obtain consent of the Board of Managers to any additions, alterations, repairs or improvements to any Unit owned by them; provided, that neither Declarant nor any other person shall make any such changes except in full compliance with all applicable laws, rules and regulations of municipal agencies having jurisdiction.

(b) The Declarant shall have the right to freely and without notice to or consent of the Board and without charge, expense or restriction, sell, lease, license, mortgage or otherwise transfer and convey title or other rights in and to any Unit owned by it or its designee. Without limiting the generality of the foregoing, Declarant shall not be subject to the right of first refusal described in Section 10.2 of these By-Laws.

(c) So long as Declarant owns any Units, but in no event longer than five years after the date of the Initial Closing (such period being referred to as the "Control Period"), the Declarant may exercise voting control of the Board, pursuant to which right, Declarant may, at its option, designate a majority of the members of the Board at each Board election held during the Control Period. In addition, so long as there are any Unsold Units, but in no event longer than five years after the Initial Closing (such period being referred to as the "Veto Period"), the Board may not take any of the following actions without the prior written consent of the Declarant (which may be given or withheld in its sole discretion):

(i) make, permit, or consent to any addition, alteration, improvement or change in or to the Limited Common Elements, Common Elements or any Unit;

(ii) assess any Common Charges for the creation of, addition to or replacement of all or part of a reserve, contingency or surplus fund;

(iii) enter into any service or maintenance contract;

(iv) borrow money on behalf of the Condominium or Unit Owners;

(v) exercise a right of first refusal to purchase a Unit;

(vi) increase or decrease the number, or change the type of employees of the Condominium or the Board from those set forth in the "Footnotes to Schedule B" of the Offering Plan; or

(vii) change or increase or decrease the services or operating expenses as set forth in the "Notes to Schedule B" of the Offering Plan, except as required to reflect normal annual increases in operating expenses; provided however, that the Declarant will not exercise such veto power over expenses required in order to (A) comply with applicable laws or regulations, (B) remedy any notice of violation, (C) remedy any work order by an insurer or (D) correct a condition of the Common Elements which presents an imminent risk to the health or safety of the occupants of the Premises.

(d) If at any time during the Veto Period, the Board of Managers proposes to take on behalf of the Condominium any action enumerated in the previous paragraph, then the following shall apply:

(i) No meeting of the Board of Managers at which such action is discussed or voted upon shall be valid for any purpose unless Declarant shall have been given at least 15 days' prior written notice of such meeting which specifies with particularity said matters to be discussed or voted upon at such meeting; and

(ii) No action taken by the Board of Managers at a meeting called in accordance with the notice requirement described in subparagraph "(i)" may be implemented, except in the case of an emergency, for 15 days following the date of the meeting at which the Board of Managers shall have taken such action.

(e) A meeting of the Unit Owners shall be held within approximately 30 days following expiration of the Control Period to elect new Board members unrelated to the Declarant by blood or business affiliation, such that persons related to the Declarant by blood or business affiliation, if any, no longer constitute a majority of the Board. Nothing contained in these By-Laws prohibit the Declarant from participating in such election, so long as the foregoing result obtains.

(f) The Board of Managers will execute any and all documentation reasonably required by the Declarant, in connection with any alteration or the amendment of the certificate of occupancy of the Building to provide that any space included in such Units may be used for residential or other lawful purposes.

(g) The Board of Managers is required to execute any and all documentation reasonably required in connection with any sale, lease, mortgage or alteration of the Units or the amendment of the certificate of occupancy of the Building by the Declarant. Declarant shall be irrevocably appointed attorney-in-fact, with right and power of substitution (which appointment shall be coupled with an interest), of the Board of Managers to execute any instrument, and to take any other action, which may be necessary to effectuate any of the foregoing. The exercise of such power of attorney shall be wholly within the discretion of the Declarant.

(h) No action, decision or determination of the Board which has the effect of violating any of Declarant's rights or obligations with respect to its rental tenants, shall be binding upon the Declarant or such tenants.

(i) No member of the Board of Managers who has been designated or appointed by the Declarant may be removed from such position except by the Declarant. In the event that any member of the Board of Managers who was designated or appointed by the Declarant dies, resigns or is removed as such member, may be replaced exclusively by the Declarant.

(j) Any rights of Declarant under these By-Laws may be assigned or otherwise transferred by Declarant, provided such assignment or other transfer shall be in writing.

ARTICLE 15

Arbitration

Section 15.1. Procedure. Any matter required or permitted to be determined by arbitration pursuant to the terms of Condominium Documents shall be submitted for resolution by a single arbitrator in a proceeding held in the City of New York in accordance with the then existing rules of the American Arbitration Association or any successor organization thereto. In the event that the American Arbitration Association shall not then be in existence and has no successor organization, any such arbitration shall be held in the City of New York before one (1) arbitrator appointed, upon the application of any party, by a Justice of the highest court of appellate jurisdiction then located in the City of New York. The decision of the arbitrator so chosen shall be given within ten (10) days after selection or appointment. Any arbitrator appointed or selected in connection with any arbitration to be conducted hereunder shall be a member of a law firm having at least five (5) members whose principal office is located in the City of New York.

Section 15.2. Variation by Agreement. The parties to any dispute required or permitted to be resolved by arbitration pursuant to the terms of the Condominium Documents may, by written agreement, vary any of the terms of Section 10.1 hereof with respect to the arbitration of such dispute or may agree to resolve their dispute in any manner, including, without limitation, the manner set forth in Section 3031 of the New York Civil Practice Law and Rules and known as "New York Simplified Procedure for Court Determination of Disputes."

Section 15.3. Binding Effect. The decision in any arbitration conducted pursuant to the terms of Section 15.1 and 15.2 hereof shall be binding upon all of the parties thereto and may be entered in any court of appropriate jurisdiction.

Section 15.4. Costs and Expenses.

(a) 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 the dispute shall be substantially upheld by the arbitrator, such fees, costs and expenses shall be borne equally by the disputants. Each disputant shall also bear the fees and expenses of disputant's counsel and expert witnesses.

(b) 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 Common Expenses, to be borne by all Unit Owners, if such arbitration relates to the Units, generally, or to the General Common Elements or the Limited Common Elements.

ARTICLE 16

Definitions

The following terms as used in these By-Laws and not otherwise herein defined, shall have the following meanings. Capitalized terms used in these By-Laws and not otherwise defined herein shall have the same meanings as in the Declaration.

"Act" means the New York Condominium Act, contained in Article 9 B of the Real Property Law of the State of New York, as the same may from time to time be amended.

"Any specified percentage of Unit Owners" means such percentage in Common Interests in the aggregate.

"Board of Managers" means that governing body for the Condominium charged with administering and managing the Condominium as described in the By-Laws, as the same may be constituted from time to time.

"Closing Date" or "Closing" means the first date upon which title to a Unit is conveyed to a purchaser under the Offering Plan.

"Common Charges" means each Unit Owner's proportionate share of the Common Expenses assessed and payable in accordance with the Declaration and these By-Laws.

"Common Elements" means and includes the Land and that portion of the Building not incorporated in the description of any of the Units.

"Common Expenses" means and includes: expenses of operation of the Condominium and all sums designated as common expenses by or pursuant to the provisions of the Act, the Declaration or the By-Laws.

“Common Interest” means the percentage undivided interest in fee simple absolute in the Common Elements appertaining to each Unit, as expressed in the Declaration.

“Common Profits” means the excess of all receipts of Common Charges over Common Expenses.

“Condominium” means The 336 E. 54th Street Condominium.

“Declarant” shall have the meaning set forth in Article I, Section 1 of these By-Laws and shall include successors, assigns and designees of the Declarant.

“Declaration” means the instrument by which the Premises is submitted to the provisions of the Act as from time to time the same may be amended.

“Department” or “Department of Law” means the Department of Law of the State of New York, Real Estate Finance Bureau.

“Majority of Unit Owners” means Unit Owners holding more than fifty (50%) percent in Common Interests in the aggregate.

“Offering Plan” or “Plan” means that certain offering plan filed with the Department on or about * ___, 2015, of which the Declarant is the sponsor, as the same may from time to time be duly amended, pursuant to which interests in the Condominium are offered for sale to the public.

“Permitted Mortgagee” means a lender with respect to a Unit which has given requisite notice to the Board as provided in Section 10.3(a) of these By-laws.

“Person” means a natural person, corporation, partnership, association, trustee or other legal entity.

“Premises” means and includes the land described in Schedule A annexed to the Declaration, together with the Building and all other improvements thereon, owned in fee simple absolute.

“Principal” means any officer, director or shareholder of a corporation, partner of a partnership or member of a limited liability company.

“Unit” means a portion of the Premises, including appurtenant Common Interest, defined as a “Unit” in the Declaration.

“Unit Owner” or “Owner” means the person or persons or record owning a Unit in fee simple absolute, including the Declarant as to any Unsold Units, unless specifically excluded.

“Unsold Unit” means any Unit which has not been sold and conveyed by Declarant to a purchaser under the Offering Plan.

ARTICLE 17

Miscellaneous

Section 17.1. Severability. Should any of the covenants, terms or provisions herein imposed be voided or be or become unenforceable at law or in equity the remaining provisions of these By-Laws shall, nevertheless, be and remain in full force and effect.

Section 17.2. Examination of Books and Records. Every Unit Owner or his representative shall be entitled to examine the books and records of the Condominium on reasonable prior notice to the Board of Managers at a time (during normal business hours) and place designated by the Board of Managers or its agent.

Section 17.3. Construction. Wherever the masculine singular of the pronoun is used in these By-Laws, it shall be construed to mean the masculine, feminine or neuter, singular or plural, wherever the context so requires.

Section 17.4. Compliance with Article 9-B. The By-Laws are set forth to comply with the requirements of Article 9-B of the Real Property Law of the State of New York. In the event that any of these By-Laws conflict with the provisions of said statute or any of the provisions of the Declaration, the provisions of such statute or of the Declaration, as the case may be, shall control.

Section 17.5. Rules and Regulations. The Board of Managers shall have the authority to adopt, modify, and amend or revoke from time to time Rules and Regulations appropriate or useful to the proper operation of the Condominium. Such Rules and Regulations shall be adopted in writing and are incorporated by reference in these By-Laws, and shall be binding upon all of the Unit Owners, as well as all other persons using the Premises, upon delivery of a written copy thereof to each Unit Owner by personal delivery or ordinary mail, in either event made to the Unit, unless otherwise specified in such Rules and Regulations.

**RULES AND REGULATIONS
OF
THE 336 E. 54TH STREET CONDOMINIUM**

The Rules and Regulations govern the use of the Units and Common Elements and may be amended from time to time by the Board in accordance with the By-Laws. However, no amendment of the Rules and Regulations shall be applicable to unless agreed to by such respective Unit Owner.

(1) No "For Sale", "For Rent" or "For Lease" signs or other window displays or advertising shall be maintained or permitted in any Unit or adjoining Common Elements, nor shall any Unit be rented for transient, hotel or motel purposes. Notwithstanding the foregoing, Declarant shall have the right to place "For Sale", "For Rent", "For Lease" or similar signs on or in the vicinity of the Building.

(2) Except as otherwise provided, no portion of the exterior of any Unit, or the windows or doors thereof, or any portions of the Common Elements shall be painted or decorated by any Unit Owner in any manner without prior written consent of the Board or except as provided in the By-Laws.

(3) No personal articles (including, but not limited to, garbage cans, bottles or mats) and no bicycles, barbecues, artwork, equipment or doormats shall be placed or stored in Common Elements or Limited Common Elements. No Unit Owner shall change or alter in any way the design, layout, color scheme or furnishings in entrances, hallways, stairways or other Common Elements or Limited Common Elements.

(4) The Board or its agent shall retain a passkey security code or the like to each Unit. No Unit Owner shall change any lock, security code or the like on any door leading into his or her Unit without supplying a new passkey, security code or the like, to the Managing Agent immediately after the lock, security code or the like, is changed. If a Unit Owner fails to provide the Board or its agent with all means necessary to gain entrance to such Unit Owner's Unit promptly after such Unit Owner moves into his or her Unit, or changes a lock, security code or the like, then Declarant shall be deemed released from any obligation it may have, if any, for correcting defects in or making repairs to such Unit. If Declarant or the Board or its agent must gain access to a Unit for emergency purposes and a Unit Owner has not furnished a key, security code or the like to the Board or its agent as provided in this paragraph, then the affected a Unit Owner shall be liable and responsible for any damage to the Building, including without limitation, other Units, Common Elements or such Unit, caused by Declarant or the Board or its agent in gaining access to such Unit. Furthermore, if the Unit Owner is not personally present to open and permit an entry to his or her Unit at any time when an entry therein is necessary or permissible under the Rules and Regulations or under the By-Laws, and has not furnished a key, security code or the like to the Board or its agent, then the Board or its agent (but, except in an emergency, only when specifically authorized by an officer of the Condominium) may forcibly enter such Unit without liability for damages or trespass by reason thereof (if, during such entry, reasonable care is given to such Unit Owner's property). All costs incurred in gaining entry to a Unit pursuant to this Rule shall be borne by the Unit Owner thereof.

(5) No Unit Owner shall make or permit any noise or objectionable odor that will disturb or annoy the occupants of any Units in the Building or do or permit anything to be done therein which will interfere with the rights, comfort, or convenience of other Unit Owners.

(6) No Unit Owner shall play upon or suffer to be played upon any musical instrument, or shall operate or permit to be operated a phonograph, radio, television set, or other loudspeaker in his or her Unit between midnight and the following 8:00 A.M., if the same shall disturb or annoy other occupants of the Building, and in no event shall any Unit Owner 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, repair work, or other installation involving noise shall be conducted in any 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.

(7) Each Unit Owner shall keep his or her Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit any dirt or other substances to be swept or thrown therefrom, or from the doors, windows, balcony or terrace of a Unit.

(8) No exterior shades, awnings, window guards, ventilators, fans or air-conditioning devices shall be used by Unit Owners on or about the Building or Common Elements without prior written approval of the Board, which approval may be granted or refused in the sole discretion of the Board, nor shall anything be projected out of any windows without similar approval.

(9) No window guards or other window decorations shall be used in or about any Unit, except as shall have been approved in writing by the Managing Agent, which approval shall not be unreasonably withheld or delayed. In no event, however, shall any exterior glass surfaces of any windows at the Property be colored or painted.

(10) No radio or television aerial, microwave dish or any similar apparatus shall be attached to or hung by a Unit Owner from the exterior of the Building (including any portion of the roof of the Building) without prior written approval of the Board. Upon request of any Unit Owner, the Board shall allow the installation of any connection necessary to provide cable television service to the Units.

(11) All radio, television, or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements, or recommendations of the New York Board of Fire Underwriters and the public authorities having jurisdiction, and the Unit Owner alone shall be liable for any damage or injury caused by any radio, television, or other electrical equipment.

(12) All garbage and refuse from the Building shall be deposited with care in plastic bags or other suitable receptacles intended for such purpose only at such times and in such manner as the Board may direct.

(13) Water closets and other water apparatus in the Building shall not be used for any purposes other than those for which they were constructed; nor shall any sweepings, rubbish, rags, paper, ashes, or any other article be thrown into the same. Any damage resulting

from misuse of any water closet or other apparatus shall be paid for by the Unit Owner causing such damage.

(14) Unit Owners shall be permitted to keep animals as pets provided that any pet does not interfere with the use and enjoyment of the Building by the other Unit Owners. In no event shall animals be permitted in any of the public portions of the Building unless carried or on a leash. Each Unit Owner who keeps an animal in the Building shall indemnify the Board and hold it harmless against any loss of liability of any kind or character whatsoever arising from or as a result of having an animal in the Building. Notwithstanding the foregoing, the Board shall have the right to limit the number of animals kept by a Unit Owner or to prohibit any animal which the Board determines to be interfering with the use and enjoyment of the Building by the other Unit Owners.

(15) No Unit Owner or any visitor, guest, patient, employee or any client of a Unit Owner shall be allowed in the heating, electrical or mechanical equipment areas without the express permission of the Board.

(16) No Unit Owner shall interfere in any manner with any portion of the heating, electrical, plumbing, mechanical or lighting apparatus which are part of the Common Elements and not part of the Unit Owner's Unit. The foregoing prohibition includes, without limitation, a prohibition against the installation within any of the Units of a clothes washer, clothes dryer or dishwasher without the prior written consent in each instance of the Board.

(17) No Unit Owner shall use or permit to be brought into the Building any inflammable oils or fluids such as gasoline, kerosene, naphtha, benzine, or other explosives or articles deemed extra hazardous to life, limb, or property without in each case obtaining the prior written consent of the Board.

(18) No Unit shall be used or occupied in such manner as to obstruct or interfere with the enjoyment of occupants or owners of other Units; nor shall any nuisance or unlawful activity be committed or permitted to occur in or about any Unit or upon any part of the Limited Common Elements or Common Elements.

(19) Certain parts of the Common Elements are intended for use for the purpose of affording pedestrian movement within the Condominium and for providing access to the Units. No part of the Common Elements shall be obstructed so as to interfere with its use for the purposes hereinabove recited. No part of the Common Elements shall be used for general storage purposes, except maintenance storage or where specifically designated as such. Nothing shall be done on or to the Common Elements in any manner which shall increase the rate of hazard and liability insurance covering said areas and improvements situated thereon except if a use of any Unit shall increase the rate hazard and liability insurance for such area and improvements situated thereon, the Unit Owner shall pay the increase.

(20) No unlawful use shall be made of the Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof, relating to any portion of the Property, shall be

eliminated by and at the sole expense of the Unit Owners, or the Board, whichever shall have the obligation to maintain or repair such portion of the Property.

(21) No Unit Owner or other occupant of the Building shall engage any employee of the Condominium for any private business without prior written consent of the Board.

(22) Declarant or its designee, the agents of the Board, and any authorized contractor or workman may enter any Unit or any part of the Property at any reasonable hour of the day for any purpose permitted under the terms of the Offering Plan, the Declaration, By-Laws, or Rules and Regulations of the Condominium.

(23) [Intentionally Omitted]

(24) No clothes, sheets, blankets, laundry, or other articles of any kind shall be hung or shaken from any doors, windows, open terraces or open balconies, or placed upon the window sills, of the Building, and no Unit Owner shall sweep or throw, or permit to be swept or thrown, any dirt, debris or other substance therefrom.

(25) Except as otherwise provided, the sidewalks, entrances, passages, public halls, elevators, vestibules, corridors and stairways of or appurtenant to the Building shall not be obstructed or used for any purpose other than ingress to and egress from the Units.

(26) The Board may, from time to time, curtail or relocate any portion of the areas devoted to storage, recreation, or service purposes of the Building.

(27) Nothing shall be done or kept in any Unit or in the Common Elements that will increase the rate of insurance of the Building, or the contents thereof, without the prior written consent of the Board. No Unit Owner shall permit anything to be done or kept in his or her Unit or in the public areas that will result in the cancellation of insurance on the Building, or the contents thereof, or that would be in violation of any law.

(28) The agents of Declarant, the Board or the Board's agent, and any contractor or workman authorized by Declarant, the Board or the Board's agent, may enter any Unit at any reasonable hour of the day, on at least one day's prior notice for the purpose of inspecting such 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 Unit for these permitted purposes.

(29) If any key, security code or the like are entrusted by a Unit Owner or by his or her agent, servant, employee, licensee, or visitor to an employee of Declarant, Building, the Board, or the Building agent, whether for such Unit Owner's Unit or an automobile trunk or other item of personal risk, the acceptance of the key, security code or the like shall be at the sole risk of such Unit Owner and neither the Declarant, Building, the Board nor the Board's agent shall be liable for injury, loss, or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

(30) Any consent or approval given under these Rules and Regulations may be amended at any time by resolution of the Board. Further, any such consent or approval may, in the discretion of the Board or the Board's agent, be conditional in nature. All damage to the Building or Common Elements caused by the moving or carrying of any article therein shall be paid by the Unit Owner responsible for the presence of such article.

(31) Any damage to the Building or equipment caused by Unit Owners, their contractors, guests, visitors, clients, patients or employees shall be repaired at the expense of the said Unit Owners.

(32) Windows shall be washed as provided in this paragraph and the By-Laws. Unit Owners may clean interior glass window surfaces. All exterior glass windows must be washed by professional window cleaners in accordance with applicable laws, rules and regulations at a Unit Owner's cost and expense. Declarant is not responsible for cleaning windows and is not liable for any damage resulting from the manner in which the windows are cleaned.

(33) Each Unit Owner is responsible for maintaining the interior temperature of his or her Unit at an ambient level relative to the season. The Board, its agents and representatives, shall have the right to enter any Unit to adjust heating and cooling levels to ambient levels if the existing Unit temperature threatens to damage any Unit or any Common Elements or creates an undue load on building mechanical systems.

(34) Complaints regarding the management of the Building and grounds or regarding the actions of other Unit Owners shall be made in writing to the Board.

TUCHMAN, KORNGOLD, WEISS, LIEBMAN & GELLES, LLP

COUNSELORS AT LAW

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WALTER R. GELLES (RET.)

* ALSO ADMITTED IN CT & NJ

** ALSO ADMITTED IN NJ

November 30, 2015

336 East 54th Street Associates, LLC
12 Water Street, #204
White Plains, New York 10601

RE: 336 East 54th Street
Block 1346, Lot 37
Borough of Manhattan
City of New York

Dear Sir or Madam:

This letter is in response to your request for an opinion and projection of the estimated real estate assessments and taxes upon the completion of construction and creation of a new condominium.

You have requested our opinion concerning the real property assessment to be levied upon the captioned premises as well as the taxes for the initial tax year after completion of construction. You have advised us that the project will consist of the construction of a new multiple dwelling to be structured as a condominium which will contain ten residential units and your initial budget year will commence on July 1, 2017. We have been advised by you that construction of the subject building commenced in March of 2015 and will be completed during the first half of 2017.

In order to prepare this letter and the opinion set forth herein, you have supplied us with certain information upon which we have relied. This information includes your acquisition cost and your estimated construction costs. You have also supplied us with a square footage analysis of the project. We have also examined web sites maintained by the New York City Department of Finance and Department of Buildings.

We have also considered the recent tax assessment history of the property, the cost of the new project, the potential income for the new structure (if operated as a rental), comparable properties in the Borough of Manhattan which have been newly constructed or undergone renovation as well as market conditions in the general area.

336 East 54th Street Associates, LLC

November 25, 2015

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In predicting the future assessed value, we have given consideration to the following factors:

1. The current claimed standard of assessment used by the Real Property Division of the New York City Department of Finance is to assess at 45% of value.
2. The estimate of the cost of the construction.
3. The potential capitalized net income of the property if operated as a rental.
4. Tax Assessments of comparable properties.

Tax Assessments in New York City are made on a fiscal year basis running from July 1 of any one year to the next succeeding June 30. The status of the building on January 5 of any one year is the basis of the assessment for the fiscal year beginning that July 1. The final assessment roll containing the final 2015/2016 assessed values was published on May 26, 2015. The final 2015/2016 assessment roll showed the following value:

Actual Assessed Value	Tax Class
\$1,184,850	2

Real Property Tax Law Section 581 provides that cooperative and condominium apartments shall be assessed for tax purposes as if the building was a comparable rental property. Thus, the Department of Finance is prohibited from utilizing the sales prices of the individual condominium units in determining the assessed valuation. Therefore the prices that you set in your offering plan and any subsequent sales or resales are not relevant in determining the assessed value of the property or of the individual condominium units. Upon conversion to a condominium and after an application is submitted by you, the New York City Department of Finance shall assign individual tax lot numbers to each of the condominium units. The condominium units will be designated as tax class 2C property and will pay on the class 2 tax rate. The 2015/2016 class 2 residential tax rate has been set at \$12.883 for each \$100 of assessed valuation.

Tax Class 2C is a protected residential tax class covering condominium buildings where there are ten or fewer residential units and which limits the increases in assessed value that may be imposed on the condominium units. Pursuant to Real Property Tax Law Section 1805, the assessor shall not increase the assessment of any parcel in this tax class in any one year, as measured from the actual assessment on the previous year's assessment roll, by more than eight percent and shall not increase such assessment by more than thirty percent in any five-year period. Increases due to physical improvements (such as the construction of your

336 East 54th Street Associates, LLC

November 25, 2015

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building) are added in full to the next year's assessment and are not subject to the 8% and 30% limitations. Therefore, the increase in the assessed value which we forecast for the post construction tax year below will not be subject to the 8% and 30% limitations.

On June 25, 2015 the New York State Legislature passed legislation extending property tax abatements for homeowners in New York City cooperatives and condominiums through June 30, 2019 at the rate of 17.5% with buildings with average assessments greater than \$60,000 per unit and a greater percentage for buildings with a lesser average per unit. The law makes additional changes from the original abatement law which may eliminate such abatement benefits for units which are not the primary residence of the owner. The law further limits the benefits to a maximum of three units in the building, one of which must be the primary residence of the owner. It is unknown at this time if unit owners will have acquired their ownership interests at a point in time by which they will be eligible to apply for this abatement. Therefore, in predicting the taxes on this building we have not given any consideration to this tax benefit. Unit owners are advised to beware of various filing deadlines that may be included in the renewed law as well as possible changes in the level of abatement and eligibility.

We caution you that it is possible that there will not be an official apportionment of the assessment for the tax liability among the units until such time as an official apportionment of the assessed value is made and becomes effective. We suggest that you include a provision in your offering plan to cover this possibility.

Predicated upon the foregoing, it is our opinion that for the initial budget year of July 1, 2017 through June 30, 2018, we estimate the total actual assessed value of the property will be \$1,350,000 and for the post construction 2018/2019 tax year which commences on July 1, 2018, we estimate an actual assessed value of \$1,575,000. We caution you that we have found that the assessment practices of the New York City Department of Finance are notoriously inconsistent in assessing properties during the course of construction and it is possible that there may be a substantial derivation in the assessed value for the 2017/2018 tax year.

We have been advised that in determining the assessed values for the individual units, since November 28, 2005 the revised procedures of the New York City Department of Finance calls for the locking-in of the common interest (elements) percentages (Unit Allocation Factor or UAF) extracted from the condominium declaration filed with the Department of Finance, Survey office and registered at the City Register. Thus the allocation of the assessed value of all units should be based on the common interest as set forth in the condominium declaration.

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November 25, 2015

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Therefore assuming the tax class 2 tax rate increases to \$13.25 for each \$100 of assessed value, we make the following projections of the real estate taxes:

July 1, 2017 to June 30, 2018 (2017/2018 Tax Year)

Assessed Value	Tax Rate	Tax
\$1,350,000	.1325	\$178,875

July 1, 2018 to June 30, 2019 (2018/2019 Tax Year)

Assessed Value	Tax Rate	Tax
\$1,575,000	.1325	\$208,688

Total Estimated Initial Budget Year Real Estate Taxes	\$178.875
Total Estimated Post Construction Real Estate Taxes	\$208,688

Our firm has an extensive practice in real estate tax review matters and in 421-a and J-51 tax exemption/ tax abatement applications, and we currently represent the owners of approximately 2,500 buildings in the City of New York, and file applications for correction of the tax assessments and tax exemptions/tax abatements on these properties. This firm and its predecessors have been engaged in such practice for a period of approximately 50 years. Additionally, the writer is the former chairman of the Law Committee of the Associated Builders and Owners of Greater New York, a director of both the New York State Builders Association and the Associated Builders and Owners of Greater New York, a past member of the Tax Certiorari and Condemnation Committee of the Bar Association of the City of New York, and is a director and former President of the Real Estate Tax Review Bar Association, a specialized Bar dealing with real estate tax assessment matters.

Based upon our previous experience with such proceedings, we have issued the within letter with the estimates and caveats contained therein which the specific understanding that our

336 East 54th Street Associates, LLC

November 25, 2015

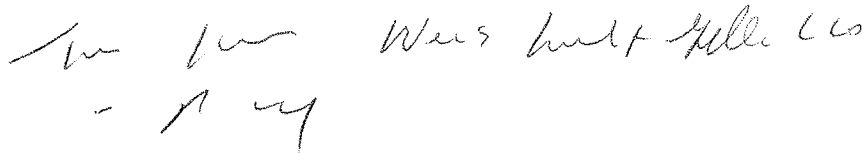
Page 5

opinion is not a guarantee that the taxes will be exactly as estimated. In no event will we, as Sponsor's real estate tax counsel, be liable if there are changes in the facts on which we have relied in issuing this opinion, or if there are changes in the applicable statutes, rules and regulations of the City of New York, decisional laws or administrative agency rulings, interpretations and policies on which we have relied which cause this opinion to be inaccurate. Interested parties should be aware that the estimate of the initial real estate tax assessment and taxes cover a period far into the future. Neither we nor any person can guarantee what the real estate taxes will be at any future date. As stated above, changes in law or policies of government agencies may radically change the opinions expressed herein.

The opinion expressed herein is that of the undersigned, and does not purport to express the opinion of the New York City Department of Finance or any city or government agency. That Department's opinions may result in substantially different total taxes for the initial budget year as well as for tax years 2017/2018 and 2018/2019 than set forth herein. We consent to the inclusion of this letter in the offering plan.

Very truly yours,

TUCHMAN, KORNGOLD, WEISS, LIEBMAN & GELLES, LLP.

A handwritten signature in dark ink, appearing to read "Paul J. Korngold", is written over the printed name of the firm.

By: Paul J. Korngold

336 E. 54TH STREET CONDOMINIUM

STORAGE UNIT RULES

1. **Acceptance of Conditions.** Owner acknowledges that Owner is fully familiar with the physical area and condition of the Storage Unit and area in which the Storage Unit is situated and accepts the same "AS IS" on the date of this Agreement. Owner may use the Storage Unit for storage (and for no other purpose) in accordance with the provisions of the Condominium Declaration and By-Laws, but subject to these Rules (as all of such documents may be amended by the Board in accordance with their respective terms) and will not do or permit any act or thing which is contrary to any legal or insurance requirement, or which constitutes a nuisance or waste of the Storage Unit or any part thereof. The Board expressly reserves the right to promulgate from time to time reasonable rules and regulations for the use, maintenance and upkeep of the Storage Units and Owner agrees to comply therewith. Unit Owner acquires no rights or privileges with respect to the area within which the Storage Unit is located by reason of his or her ownership of the Storage Unit.

2. **Alterations and Improvements.** Owner may not under any circumstances relocate or make any additions, alterations, changes or improvements to the Storage Unit.

3. **Casualty Loss; Damage to the Storage Unit.** If any portion of the Building is damaged by any casualty or otherwise, such that the Storage Unit is no longer usable for the purpose of storage, the Board may temporarily prohibit access to or use of the Storage Unit for such period as the Board may determine in its sole discretion, in order to make necessary repairs or improvement. In that event, The Board shall have no liability to Owner and Owner shall not be entitled to any abatement, reduction or waiver of the obligation to pay any charges associated with the ownership of the Storage Unit.

4. **Transfer of Storage Unit.** Neither the Storage Unit nor any other rights of Owner with respect to the Storage Unit shall be transferable under any circumstances, except that: (a) Upon prior written notice to the Board, Owner shall have the right to permit a rental tenant actually occupying Owner's Unit to use the Storage Unit for the duration of such occupancy, which use shall be subject to all of these rules; provided however, that the Owner shall remain liable for the acts and omissions of such rental tenant and (b) Upon the sale and transfer of title of Owner's Unit, the Unit Owner shall simultaneously convey all of the Unit Owner's rights, title and interests in and to the new Unit Owner and such new Unit Owner shall be deemed to have assumed all of Owner's obligations with respect to the Storage Unit.

5. **Indemnification.** Owner agrees to indemnify, defend and hold the Board (including, without limitation, its agents, officers, managers and other representatives) harmless from and against any and all liabilities, costs, expenses (including the fees and expenses of counsel), claims, damages, accidents and injuries to persons or property caused by or resulting from or in connection with anything relating or arising with respect to, within or about the Storage Unit, excepting only those matters which are due solely and directly to the Board's negligent acts or willful misconduct.

6. **Hazardous Materials.** Owner hereby represents, warrants and covenants that it shall not install or permit any Hazardous Materials to be placed or stored in or about the Storage Unit. This covenant shall survive the transfer of Unit Owner's interest in the Storage Unit. As used herein, the term "Hazardous Materials" shall be any flammable product, petroleum product, asbestos product, or any other material, substance or waste that is now, or hereafter recognized as being hazardous or dangerous to health or the environment by any federal, state or local law, regulation or governmental agency having jurisdiction.

7. **Disclaimer of Risk of Loss.** Owner hereby acknowledges that the Board shall have no responsibility whatsoever for risk of loss to Owner's personal property or any other property in the Storage Unit, whether due to casualty, theft or other cause, and Owner agrees that it shall not look to the Board, its agents, officers, managers or other representatives, for any damages whatsoever with respect thereto.

December 6, 2016

336 East 54 Street Associates LLC
12 Water Street
White Plains, NY 10601

Offering Plan for Condominium Ownership
336 E. 54th Street Condominium
336 East 54th Street, New York, NY (the "Premises")

Gentlemen:

You have requested our opinion with respect to whether the method of assigning the percentage of interest in the Common Elements of the Condominium among the Units (the "Common Interest") complies with Section 339-(i)(1) of the New York Real Property Law ("Section 339-(i)"). All terms used and not otherwise defined in this letter shall be deemed to have the same definition as said terms have in the Plan.

In rendering this opinion, we have reviewed the Plan, including the schedules and exhibits thereto and such other materials as we have deemed relevant.

We have assumed, with your permission, for purposes of this opinion, the relevant facts of this transaction to be as follows:

1. The Plan is declared effective and is consummated in accordance with its terms.
2. The Premises shall be established as a Condominium pursuant to the provisions of the New York Condominium Act under Article 9-B of the New York Real Property Law by recording the Declaration of Condominium together with the By-Laws in the New York City Register's Office.

Section 339-(i)(1) provides as follows:

Each unit shall have appurtenant thereto a common interest as expressed in the declaration. Such interest shall be (i) in the approximate proportion that the fair value of the unit at the date of the declaration bears to the then aggregate fair value of all the units or (ii) in the approximate proportion that the floor area of the unit at the date of the declaration bears to the then aggregate floor area of all the units, but such

GOLENBOCK EISEMAN
ASSOR BELL & PESKOE^{LLP}

proportion shall reflect the substantially exclusive advantages enjoyed by one or more but not all units in a part or parts of the common elements or (iii) the interest of each of the units shall be in equal percentages, one for each unit as of the date of filing the declaration, or in equal percentages, one for each unit as of the date of filing the declaration, or (iv) upon floor space, subject to the location of such space and the additional factors 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 rendering this opinion, we have been furnished a copy of an opinion of Hirsch Enterprises Inc., dated November 16, 2016, concerning compliance with Section 339-(i) (the "Expert's Opinion"), a copy of which appears in the Plan. We understand that such company was retained to review Schedule A to the Plan, which was prepared by the Sponsor and which sets forth the Common Interest allocated to each Unit.

In rendering this opinion, we have relied on the Expert's Opinion and on Schedule A and in particular, on the following provisions of the Expert's Opinion:

We have reviewed the respective allocations of Common Interests among the Units set forth in Schedule "A" to the Offering Plan and the footnotes to that Schedule. We understand that, in determining such Common Interests, you have considered such factors as floor space of the Unit as of the anticipated date that the Declaration will be filed, giving effect to other factors of relative value, such as location, uniqueness, overall dimensions and the availability of Limited Common Elements for exclusive or shared use, and the overall dimensions of the particular Unit.

Based solely on the Expert's Opinion, it is our opinion that the assignment of Common Interests has been effected pursuant to subsection (1)(iv) of Section 339-(i). We have not undertaken an independent inspection of the Condominium Units nor an investigation of any of the facts assumed or considered in the Expert's Opinion or Schedule A.

The foregoing is an opinion and not a guaranty or warranty that the allocation of Common Interests in the Common Elements complies with the Condominium Act. We express no opinion as to whether the allocation of Common Interest represents an equitable allocation as between or among particular Units. Except for those opinions expressly set forth in this letter, no other opinions are made and none shall be implied. You advised us of your intention to reproduce this letter in the Plan and we hereby consent to such use.

Very truly yours,



GOLENBOCK EISEMAN
 ASSOR BELL & PESKOE LLP

December 6, 2016

336 East 54 Street Associates LLC
12 Water Street
White Plains, NY 10601

Offering Plan for Condominium Ownership
336 E. 54th Street Condominium
336 E. 54th Street, New York, NY (the "Premises")

Gentlemen:

You have requested our opinion as to: (a) the availability of deductions for mortgage interest and real estate taxes paid during the taxable year by individual residents of New York who purchase condominium units ("Units") for residential use under the Condominium Offering Plan for the Premises (the "Plan") for federal and New York State income tax purposes; and (b) the federal and New York State income tax treatment of the Common Charges received by the Condominium. This opinion does not address the tax consequences of any other issue or factual circumstance, including the following: (i) ownership of Units by corporations, other entities or foreign persons, (ii) ownership of Unsold Units or any Unit that is used for commercial or mixed residential/commercial purposes or (iii) any rebates or other payments that may be made, or benefits provided, to owners of Units. Capitalized terms used but not defined herein shall have the respective meanings ascribed thereto in the Plan.

The opinions expressed herein are based on information provided to us by the Sponsor and its representatives, and our understanding and interpretation of the Internal Revenue Code of 1986, as amended (the "Code"), and the Regulations promulgated thereunder and the New York State Tax Law and interpretations of the foregoing as expressed in court decisions, administrative determinations and the legislative history as of the date hereof (the "Law"). While we believe our opinions are well founded, they are not intended, and should not be construed, as representations or warranties that the Internal Revenue Service or the New York State Department of Taxation will concur. This opinion is not binding on any taxing authority.

We also note that the Law is subject to change, which may or may not be retroactive in effect, and may be revised in a manner adverse to the Condominium and the Unit Owners. Moreover, we have not passed upon the accuracy of any figures or estimates contained in the Plan and do not warrant the amount deductible for income tax purposes by the Unit Owners for any period, assuming such tax deductions are allowed, or the amount the Unit Owners may save in federal or State income taxes, if any. We undertake no obligation to update, modify or supplement this opinion letter to reflect any fact or document that may hereafter come to our attention, or to reflect any change in any applicable legal authority that may hereafter

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ASSOR BELL & PESKOE^{LLP}

occur. Moreover, in no event will the undersigned, the Sponsor, the Board, the Managing Agent or any other person or entity be liable if, at any time, it is held that, due to any such change in facts, documents and/or legal authorities, the individual Unit Owners are not entitled to the income tax deductions described above and/or the tax treatment of the income of the Condominium is not as set forth above.

We express no views as to any other tax consequences other than those explicitly discussed in this opinion or as to the tax status or tax consequences of the Plan under the laws of any other U.S. or foreign jurisdiction. We express no views as to the tax consequences that may result from the ownership or the leasing of a Unit to others in connection with the Unit Owner's trade or business, for purposes of investment or for the production of income or tax consequences that may result to a non-Unit Owner or to a foreign Unit Owner by reason of his or her foreign status. We therefore advise each Unit Owner to consult his own tax advisor as to all such tax matters as well as with respect to the tax matters discussed in this opinion.

In rendering this opinion, we have reviewed the Plan, including the schedules and exhibits thereto, the By-Laws, the Declaration and such other materials as we have deemed relevant (the "Condominium Documents").

Assumptions

We have assumed, with your permission, for purposes of this opinion, the relevant facts of this transaction to be as follows:

1. The Plan is declared effective and is consummated in accordance with its terms.
2. The Premises shall be established as a Condominium pursuant to the provisions of the New York Condominium Act under Article 9-B of the New York Real Property Law by recording the Declaration of Condominium together with the By-Laws in the Westchester County Clerk's Office.
3. We note that, as described in the Plan, the Condominium will consist of five residential Units and that such residential Units together will comprise 100% of the total square footage of all of the Units of the Condominium. We assume that each such residential Unit will be used by an individual or individuals solely for residential purposes. Portions of the Premises that are intended for common use and that are not included within the Units are designated in the Declaration as "Common Elements". Pursuant to the Plan, each Owner of a Unit will own his Unit together with an undivided interest in the Common Elements.
4. The affairs of the Condominium will be governed by a Board of Managers elected or designated by the Unit Owners in accordance with the By-Laws. The Board will have the powers and duties described in the Declaration and the By-Laws which are necessary to conduct such affairs. The Board will supervise the maintenance and operation of the Common

GOLENBOCK EISEMAN
ASSOR BELL & PESKOE^{LLP}

Elements. The cost of maintaining and operating the Common Elements will be borne jointly by the Unit Owners in proportion to their respective Common Interests in the Common Elements and collected by the Board on behalf of the Condominium.

5. The individual Unit Owners compute their taxable income under the cash receipts and disbursements method of accounting.

IRS Circular 230 Disclosure

To comply with IRS requirements, we inform you that any tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used by any taxpayer for the purpose of avoiding penalties that may be imposed under the Code. This advice is written to support the promotion or marketing of the Condominium addressed herein. Each Unit Owner and other taxpayer should seek advice from an independent tax advisor based on such taxpayer's particular circumstances.

Deductibility of Real Estate Taxes
and Mortgage Interest

Condominium ownership of the Premises will be established by the filing of the Declaration. Pursuant to the Plan and Declaration, after subdivision of the Premises, each Unit Owner will own fee simple title to his Unit and its appurtenant interest in the Common Elements. Each Unit will be taxed as a separate tax lot for real estate tax purposes and will be separately assessed and billed for real estate taxes by the local tax authority. Code Section 164 allows a deduction for local real property taxes paid during the taxable year. Accordingly, a Unit Owner who itemizes his or her deductions should, for federal income tax purposes, be entitled to deduct from such individual's gross income the amount of real estate taxes assessed against his or her Unit and paid to the relevant tax authority. See Rev. Rul. 64-31, 1964-1 C.B. 300 (in which it was held that a condominium owner was permitted to deduct the taxes assessed on his interest in the property which he paid, provided he itemized his deductions in filing his federal income tax return).

It should be noted, however, that itemized deductions (including deductions for local real property taxes) may be subject to an overall limitation on itemized deductions as set forth in Code Section 68.¹ Additionally, no deduction for real estate taxes is permitted for

¹ For individuals whose adjusted gross income exceeds the applicable amount (currently \$145,950, but \$72,975 for a married individual filing a separate return), Section 68 generally requires the itemized deductions otherwise allowable to be reduced by the lesser of (a) 3% of the excess of the adjusted gross income over the applicable amount or (b) 80% of the amount of the itemized deductions otherwise allowable for that year. This limitation in itemized deductions is scheduled under current law to be phased out beginning in 2006, with full repeal effective for tax years beginning after 2009.

GOLENBOCK EISEMAN
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purposes of the federal alternative minimum tax.² Prospective purchasers of Units should consult their tax advisers regarding the availability of deductions based on their specific circumstances.

Pursuant to Code Section 163(h), an individual taxpayer generally 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: (a) a taxpayer’s “principal residence” and (b) one other residence of the taxpayer’s selected by the taxpayer for the taxable year and used by the taxpayer as a residence.³ “Acquisition indebtedness” means any indebtedness, secured by a qualified residence of the taxpayer, which is incurred in acquiring, constructing or substantially improving the qualified residence (or that constitutes a refinancing thereof, to the extent that such indebtedness does not exceed the amount of the refinanced debt).⁴ In addition, 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).⁵ “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.⁶ 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).⁷

Article X of the By-Laws permits a Unit Owner, subject to certain restrictions, to mortgage his or her Unit and become individually liable for payment of the principal and any finance charges or interest on such mortgage indebtedness. Accordingly, an individual Unit Owner who itemizes deductions and uses the Unit as a qualified residence should be entitled to deduct from his or her gross income, for federal income tax purposes, interest paid by such Unit Owner on:

- A. acquisition indebtedness incurred with respect to such 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) owned by such Unit Owner, does not

² Code Section 56(b)(1)(A).

³ Code Section 163(h)(4)(A)(i).

⁴ Code Section 163(h)(3)(B)(i).

⁵ Code Section 163(h)(3)(B)(ii).

⁶ Code Section 163(h)(3)(C)(i).

⁷ Code Section 163(h)(3)(C)(ii).

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exceed \$1,000,000 (\$500,000 in the case of a married individual filing a separate return); and

- B. home equity indebtedness with respect to such 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) by such Unit Owner, does not exceed \$100,000 (\$50,000 in the case of a married individual filing a separate return).

As was the case with the deduction for local real property taxes, mortgage interest deductions may be subject to an overall limitation on itemized deductions as and to the extent set forth in Code Section 68. Since the rules and limitations regarding the deductibility of home mortgage interest are complex, prospective 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 Units for federal alternative minimum tax purposes (which, at present, is subject to rules different from those described above). In addition, prospective Purchasers should consult their tax advisers regarding potential limitations on the deductibility of points and prepaid interest, if any, on mortgage loans and on the overall limitation on the allowance of itemized deductions.

Generally, New York State permits itemized deductions for individuals who claimed itemized deductions on their federal income tax return for that year.⁸ Each individual Unit Owner who uses his or her Unit as a residence will generally be entitled to the same deduction for mortgage interest and real estate taxes paid with respect to such Unit for New York State income tax purposes as is allowed for federal (regular) income tax purposes. However, itemized deductions, including mortgage interest and real estate tax deductions, are subject to reduction, for New York State income tax purposes, by as much as 50% with respect to individuals having income exceeding certain prescribed levels.⁹ Furthermore, prospective Purchasers should consult their tax advisers to determine the application, if any, of the New York State minimum taxes to the deduction for mortgage interest and real estate taxes with respect to their Units.

Federal Income Taxation of the Condominium

Under the Plan, the Board will from time to time assess Common Charges against the Unit Owners in proportion to their respective percentage interests in the Common Elements in order to pay the costs and expenses of operating, repairing and maintaining the Common Elements. The federal income tax consequences to the Condominium and the Unit Owners of the receipt by the Condominium of Common Charges will depend upon whether the

⁸ Section 615(A) of the New York State Tax Law.

⁹ Section 615(f) of the New York State Tax Law.

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Condominium qualifies and elects to be treated as a “homeowners association” under Code Section 528 (referred to in this letter as a “528 Association”) or is treated for federal income tax purposes, as a corporation or partnership, discussed further below.

If the Condominium qualifies and elects to be treated as a 528 Association, it may treat as tax-exempt income any amount received by it or on its behalf as membership dues, fees or assessments from Unit Owners (“Exempt Function Income”). However, even if the election is made, the Condominium will remain liable for federal income tax on all other income, as described below.

A condominium association qualifies as a 528 Association only if “substantially all” of the units in the condominium are “used by individuals for residences”¹⁰ and it satisfies five additional requirements. The Treasury Regulations provide that substantially all of the units of a condominium association will be considered as used by individuals for residences if at least 85% of the total square footage of all units within the project is used by individuals for residential purposes.¹¹ The qualification of an organization under the provisions of Code Section 528 is to be determined annually at the close of each taxable year and it is possible, therefore, that if the Condominium does not qualify in one year, it may nevertheless qualify in one or more other years.

The five additional statutory requirements which the Condominium must satisfy in order to qualify as a 528 Association are as follows:

- 1) The Condominium must be organized and operated to provide for the acquisition, construction, management, maintenance and care of the Condominium's property.
- 2) 60% or more of the Condominium's gross income for the taxable year must consist solely Exempt Function Income.
- 3) 90% or more of the Condominium's expenditures for the taxable year must be for the acquisition, construction, management, maintenance, and care of the condominium's property.
- 4) No part of the net earnings of the Condominium may inure to the benefit of any private stockholder or individual, other than the benefit derived from the Condominium's acquiring, constructing or providing management, maintenance, and care of its property, and other than by a rebate of excess membership dues, fees, or assessments.

¹⁰ Code Section 528(c)(2).

¹¹ Treas. Reg. Section 1.528-4(b).

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- 5) The Condominium must properly elect to have Code Section 528 apply for each year that the Condominium desires to be treated as 528 Association.

If these six requirements are satisfied, the Condominium's Exempt Function Income will be treated as tax-exempt income. In addition, if the Condominium is a 528 Association, then there are certain modifications made to the calculation of its taxable income.¹² These modifications include the disallowances of a net operating loss deduction and certain special deductions for corporations and the limitation of allowable deductions solely to deductions directly related to the production of income other than Exempt Function Income.

Based on our review of the Condominium Documents and the assumptions set forth in this letter, the Condominium would be eligible to qualify as a 528 Association for the First Year of Condominium Operation. Nothing contained in this letter is intended to render an opinion whether or not it would be advisable for the Condominium to make the election.

If the Condominium fails to qualify or elect to be treated as a homeowners association for purposes of Code Section 528, the present state of the Law is unclear as to the precise tax status of the Condominium. In such event, it is possible that the Condominium may be taxable as a corporation or as a partnership for federal income tax purposes. While this issue is discussed further below for informational purposes, we expressly do not render any opinion with respect to this specific issue.

Because the By-Laws of the Condominium provide that the Board will act as the agent of the Unit Owners, the Board may take the position that the Condominium is a mere conduit for receipts and payments of Unit Owners and not a separate entity for tax purposes. In such case, the Unit Owners would, in the aggregate, include in their gross income and be taxed on all income earned by the Condominium (which income may include interest or similar income earned from interim investments of the amounts assessed and collected from the Unit Owners), reduced by the expenses incurred in earning such income.

If, however, the Condominium is considered a separate entity for Federal income tax purposes it is unclear whether the Condominium would be taxable as a corporation or treated (or eligible to elect to be treated) as a partnership for such purposes. If the Condominium is taxable as a corporation, it 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. On the other hand, if the Condominium is treated as a partnership, the Condominium would not be subject to an entity level tax, the items of income and deduction of the Condominium would generally be passed through to the Unit Owners in accordance with the provisions of Subchapter

¹² Code Section 528(d).

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K of the Code and the Condominium would be required to file information returns. In such case, each Unit Owner would be required to report the Unit Owner's proportionate share of the Condominium's income (and of any offsetting deductions and credits) directly on the Unit Owner's tax return. As stated, we expressly do not render any opinion with respect to this issue.

The precise tax status of Condominium for New York State tax purposes is also unclear. If the Condominium is properly treated as a separate entity that is an association taxable as a corporation for Federal income tax purposes, it appears likely that the Condominium would be subject to the New York State Corporation Franchise Tax. If the Condominium does not constitute an association that is taxable as a corporation for federal income tax purposes, it is still possible, although not certain, that the Condominium might be subject to the New York State Corporation Franchise Tax.

Except for those opinions expressly set forth in this letter, no other opinions are made and none shall be implied. This opinion letter speaks only as of the date hereof and we disclaim any obligation to modify or revise this opinion as a result of any change in law or facts on which this opinion is based. This opinion may only be relied upon in connection with the specific transactions described above and for no other purpose without our prior written consent in each instance. We have been advised of the Sponsor's intention to reproduce this letter in the Plan and we hereby consent to such use.

Very truly yours,


GOLENBOCK EISEMAN
ASSOR BELL & PESKOE LLP

**PRE-CLOSING INSPECTION STATEMENT
FOR 336 E. 54th STREET CONDOMINIUM**

To: 336 East 54 Street Associates LLC

Pre-Closing Inspection of Unit at
The 336 E. 54th Street Condominium, 336 East 54th Street, NY, NY (the "Unit")
Purchaser(s):
Sales Representative:
Date of Inspection: , 201

Gentlemen:

Reference is hereby made to our Purchase Agreement for the Unit (the "Contract"), entered into pursuant to that certain Condominium Offering Plan for The 336 E. 54th Street Condominium, effective as of _____, 2017, as the same may be amended (the "Offering Plan"), the terms of which Offering Plan are incorporated by reference into the Contract. This will confirm that the undersigned, being the Purchaser, one of the Purchasers or an authorized representative of the Purchaser(s) of the Unit (with the intention that all Purchasers shall be bound by this Statement), has inspected the Unit on this date and found the Unit to be in good condition, with all renovations therein completed in accordance with your obligations under the Contract, except for the matters (if any) set forth on the attached Schedule (collectively, "Punchlist Items").

I acknowledge that (a) you may not agree that any or all of the Punchlist Items are your responsibility pursuant to the Contract to address and (b) to the extent that you are responsible pursuant to the Contract to address any of the Punchlist Items, you are entitled to do so within a reasonable period of time after Closing and in such manner as you may determine, but in any event, in accordance with your obligations under the terms of the Contract. Nothing contained in this Statement, or your undertaking to correct any matter which is or may not be your obligation by the terms of the Contract, shall be deemed or construed to increase your obligations, which are limited in all respects by the applicable provisions of the Contract.

If there are any Punchlist Items which you are obligated or otherwise agree to address, I agree to (x) provide you and/or your designee with full and free access to the Unit to address the same and (y) sign off on Punchlist Items from time to time as they are corrected.

PURCHASER

PURCHASER

Punchlist Items – Unit { } at The 336 E. 54th Street Condominium, 336 East 54th Street, NY, NY

<i>Location</i>	<i>Item</i>	<i>Issue</i>	<i>Item Corrected/Date</i>
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

**[FORM OF] ESCROW AGREEMENT FOR SALES PROCEEDS
UNDER CONDOMINIUM OFFERING PLAN**

[Based on AG Model.12/12 version]

THIS ESCROW AGREEMENT (this “Agreement”) is made as of this ____ day of _____, 2017, by and between 336 EAST 54 STREET ASSOCIATES LLC (“Sponsor”), as sponsor of the cooperative offering plan to offer for sale of condominium ownership interests at the premises located at 336 East 54th Street, New York, NY (the “Plan”) and GOLENBOCK EISEMAN ASSOR BELL & PESKOE LLP (“Escrow Agent”).

WHEREAS, Sponsor has filed the Plan with the Attorney General; and

WHEREAS, Escrow Agent is authorized to act as an escrow agent hereunder in accordance with New York General Business Law (“GBL”) Sections 352-e(2-b), 352-(h) and the New York Department of Law’s regulations promulgated thereunder; and

WHEREAS, Sponsor and Escrow Agent desire that Escrow Agent act as escrow agent for deposits, down payments and advances (referred to herein as “Deposits”) made by purchasers under the Plan (each a “Purchaser”), pursuant to the terms of this Agreement.

NOW, THEREFORE, in consideration of the covenants and conditions contained herein and other good and valuable consideration, the parties hereby agree as follows:

1. ESTABLISHMENT OF THE ESCROW ACCOUNT.

1.1. Escrow Agent shall establish an escrow account for the purpose of holding the Deposits at Bridgehampton National Bank, located at 1450 Broadway, New York, New York (the “Bank”), a bank authorized to do business in the State of New York. The escrow account shall be entitled “GEAB&P – 336 E 54th St. Escrow Account” (the “Escrow Account”).

1.2. Escrow Agent has designated the following attorneys to serve as signatories: Jonathan S. Hacker, Esq. and Jeffrey T. Golenbock, Esq. Both designated signatories are admitted to practice law in the State of New York.

All of the signatories on the Escrow Account have an address of 711 Third Avenue, New York, NY 10017 and a telephone number of (212) 907-7300.

1.3. 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 this Agreement or otherwise concerning the maintenance of or release of the Deposit from escrow.

1.4. Neither Escrow Agent nor any authorized signatories on the Escrow Account are the Sponsor, Selling Agent, Managing Agent (as those terms are defined in the Plan), or any principal thereof, or have any beneficial interest in any of the foregoing.

1.5. The Escrow Account is not an IOLA account established pursuant to Judiciary Law Section 497.

2. DEPOSITS INTO THE ESCROW ACCOUNT.

2.1 All Deposits received from Purchaser prior to closing, whether in the form of checks, drafts, money orders, wire transfers, or other instruments which identify the payor, shall be placed into the Escrow Account as provided in this Agreement. All instruments to be placed into the Escrow Account shall be made payable directly to the order of "Golenbock Eiseman, as Escrow Agent", pursuant to the terms set forth in the Plan. Any instrument payable to, or endorsed other than as required hereby, and which cannot be deposited into such Escrow Account, shall be returned to Purchaser promptly, but in no event more than five (5) business days following receipt of such instrument by Escrow Agent. In the event of such return of the Deposit, the instrument shall be deemed not to have been delivered to Escrow Agent pursuant to the terms of this Agreement.

2.2 Escrow Agent is hereby obligated to send a notice of all Deposits received by Escrow Agent to Purchaser within ten (10) business days of receipt of same. Such notice shall set forth the Bank, the account number, and the initial interest rate, if any, earned thereon. If the Purchaser does not receive notice within fifteen (15) business days after tender of the Deposit, the Purchaser may cancel the Purchase Agreement within ninety (90) days after tender of the Deposit. 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, NY 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 the Deposit and requisite notice was timely mailed to the Purchaser.

3. RELEASE OF FUNDS

3.1 Under no circumstances shall Sponsor seek or accept release of the Deposit of Purchaser to Sponsor until after consummation of the Plan, as that term is defined in the Regulations promulgated by the New York State Department of Law. Consummation of the Plan shall not relieve Sponsor or Escrow Agent of any obligation to Purchaser as set forth in GBL §§ 352-3(2-b) and 352-h.

3.2 Escrow Agent shall release the Deposit to Purchaser or Sponsor as directed:

3.2.1 pursuant to terms and conditions set forth in the Purchase Agreement and this Agreement, upon closing of title to the unit;

3.2.2 in a subsequent writing signed by both Sponsor and Purchaser; or

3.2.3 by a final, non-appealable order or judgment of a court.

3.3 If Escrow Agent is not directed to release the Deposit pursuant to paragraph 3.2 above, and Escrow Agent receives a request by either Sponsor or Purchaser to release the Deposit, then 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 Purchaser and Sponsor informing them of said release. If Escrow Agent receives a written notice from either Purchaser or Sponsor 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 paragraph 3.2 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 Sponsor and Purchaser of such deposit.

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

3.4.1 Purchaser, if Purchaser timely rescinds in accordance with an offer of rescission contained in the Plan or an Amendment to the Plan; or

3.4.2 Purchaser after an Amendment abandoning the Plan is accepted for filing by the New York State Department of Law.

4. RECORDKEEPING.

4.1 Escrow Agent shall maintain all records concerning the Escrow Account for seven years after release of the Deposit.

4.2 Upon the dissolution of the law firm which was Escrow Agent, the former partners or members of the firm shall make appropriate arrangements for the maintenance of these records by one of the partners or members of the firm or by the successor firm and shall notify the New York State Department of Law of such transfer.

4.3 Escrow Agent shall make available to the Attorney General, upon request, all books and records of Escrow Agent relating to the funds deposited and disbursed hereunder.

5. GENERAL OBLIGATIONS OF ESCROW AGENT.

5.1 Escrow Agent shall maintain the Escrow Account under its direct supervision and control.

5.2 A fiduciary relationship shall exist between Escrow Agent, and Purchaser, and Escrow Agent acknowledges its fiduciary and statutory obligations pursuant to GBL §§ 352(e)(2-b) and 352(h).

5.3 Escrow Agent may rely upon any paper or document which may be submitted to it in connection with its duties under this Agreement and which is believed by Escrow Agent to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution or validity thereof.

6. RESPONSIBILITIES OF SPONSOR.

6.1 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, using such transmittal forms as required by Escrow Agent.

6.2 Sponsor agrees that it shall not interfere with Escrow Agent's performance of its 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.

6.3 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 Purchase Agreement.

7. TERMINATION OF AGREEMENT.

7.1 This Agreement shall remain in effect unless and until it is canceled by either:

7.1.1 Written notice given by Sponsor to Escrow Agent of cancellation of designation of Escrow Agent to act in said capacity, which cancellation shall take effect only upon the filing of an amendment to the Plan with the Department of Law providing for a successor escrow agent that meets the requirements set forth in applicable regulations of the New York State Department of Law. Purchaser shall be deemed to have consented to such cancellation;

7.1.2 The resignation of Escrow Agent, which shall not take effect until Escrow Agent is replaced by a successor escrow agent that meets the requirements set forth in applicable regulations of the New York State Department of Law, and notice is given to Purchaser of the identity of the successor escrow agent, the Bank in the State of New York where the Deposit is being held, and the account number therefor.

7.2 Upon termination of the duties of Escrow Agent as described in paragraph 7.1.1 or 7.1.2 above, Escrow Agent shall deliver the Deposits held by Escrow Agent and the Purchase Agreements and any other documents maintained by Escrow Agent relating to the Deposits to the successor escrow agent.

8. SUCCESSORS AND ASSIGNS.

This Agreement shall be binding upon Sponsor, Purchaser, and Escrow Agent and their respective successors and assigns.

9. GOVERNING LAW.

This Agreement shall be construed in accordance with and governed by the laws of the State of New York.

10. ESCROW AGENT'S COMPENSATION.

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.

11. SEVERABILITY.

If any provision of this Agreement or the application thereof to any person or circumstance is determined to be invalid or unenforceable, the remaining provisions of this Agreement or the application of such provision to other persons or to other circumstances shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

12. INDEMNIFICATION.

Sponsor agrees to defend, indemnify and hold Escrow Agent harmless from and against all costs, claims, expenses and damages incurred in connection with or arising out of this Agreement or the performance or non-performance of Escrow Agent's duties under this Agreement, except with respect to actions or omissions taken or suffered by Escrow Agent in bad faith or in willful disregard of this Agreement or involving gross negligence of Escrow Agent. This indemnity includes, without limitation,

disbursements and attorneys' fees either paid to retain attorneys or representing the hourly billing rates with respect to legal services rendered by Escrow Agent to itself.

13. ENTIRE AGREEMENT.

This Agreement, read together with GBL §§ 352-e(2-b) and 352-(h) and the New York State Department of Law's regulations, constitutes the entire agreement between the parties with respect to the subject matter hereof.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first written above.

Escrow Agent:

**GOLENBOCK EISEMAN ASSOR BELL &
PESKOE LLP**

By: _____
Jonathan S. Hacker, Of Counsel

Sponsor:

336 EAST 54 STREET ASSOCIATES LLC

By: _____
Michael P. D'Alessio, Manager

[FORM OF] CONDOMINIUM UNIT INTERIM LEASE

Landlord and Tenant agree to lease the Unit and the Stated Interest in the Common Elements at the rent and for the term stated:

PREMISES: 336 East 54 th Street, NY, NY	UNIT: _____
CONDOMINIUM ASSOCIATION:	The 336 E. 54 th St Condominium
GARAGE SPACE: n/a	GARAGE FEE: n/a
LANDLORD: _____	TENANT: _____
Date of Lease: _____	Annual Rent: \$ -See Rider-
Lease Term: _____	Monthly Rent: \$ See Rider
Commencement Date: _____	Security Deposit: \$ n/a
Termination Date: _____	

1. Use and Occupancy

The Unit may only be used strictly for residential purposes and may only be occupied by Tenant and Tenant's spouse and children.

2. Inability to Give Possession

The failure of Landlord to give Tenant possession of the Unit on the Commencement Date shall not create liability for Landlord. In the event that possession of the Unit is not delivered on the Commencement Date, Monthly Rent hereunder shall begin on the date that possession of the Unit is delivered to Tenant and shall be prorated for that portion of the month in which possession is delivered.

3. Rent

A. Tenant shall pay Monthly Rent in full on the first day of each month of the Lease. Monthly Rent shall be paid in advance with no notice being required from Landlord. Tenant shall not deduct any sums from the Monthly Rent unless Landlord consents thereto in writing. Rent shall not be abated or forgiven due to damage to or inability to use the common elements.

Upon signing this Lease, Tenant shall pay Landlord the first Monthly Rent due and the Security Deposit. The entire

amount of rent due for the Lease Term is due upon signing this Lease; however, Landlord consents to the Tenant paying same in monthly installments provided there exists no defaults by Tenant under the terms of this Lease.

B. Additional Rent may include, but is not limited to

1. any additional insurance premiums and/or expenses paid by Landlord which are chargeable to Tenant as stated hereinafter;

2. all increases in Common Charges, Common Expenses and Association dues allocated to the Unit which are in excess of those charges as of the date this Lease is executed;

3. any increase in the real estate taxes above the real estate taxes being levied for the tax year in effect as of the date this Lease is executed.

Additional Rent is due and payable with the Monthly Rent for the next month after Tenant receives notice from Landlord that Additional Rent is due and payable.

3. Condition of Unit

Tenant acknowledges that Tenant is accepting the Unit in its "as is" condition. Tenant further acknowledges that Tenant has thoroughly inspected the Unit and has found the Unit to be in good order and repair and that the appliances, if any, are in good operating condition. Tenant further states that

Tenant knows how to operate the appliances and shall do so in accordance with the manufacturer's instructions.

Landlord is not responsible in any way for errors contained in the condominium brochure or plans

5. Security

The Security Deposit is due upon the Tenant signing this Lease. The Security Deposit shall not be used for the payment of Monthly Rent and/or Additional Rent unless agreed to, in writing, by Landlord and Tenant. Within ten (10) days after Tenant surrenders possession of the Unit at the expiration of the Lease Term, Landlord shall return the Security Deposit, less any cost of repairs as authorized by this Lease, to Tenant at an address Tenant provides.

6. Services and Utilities

Tenant is responsible for paying all electric, gas, water, telephone and any other utilities allocated to the Unit. Use of a dishwasher, clothes washer and dryer machines, freezer, air purifier, portable heater, air conditioner or similar appliances is prohibited without Landlord's written consent.

Landlord will supply (a) heat, in such quantity and for such time as mandated by law, (b) hot and cold water, (c) air conditioning, if already existing in the Unit (the "Services"). If the Services are temporarily interrupted due to an accident, emergency and/or repairs, Tenant's obligation to pay rent, in full, shall not be affected thereby.

Landlord will also supply a refrigerator, stove/oven, dishwasher, window air conditioning unit, clothes washer and clothes dryer (the "Appliances"). Any damage to the Appliances which is caused by the willful and/or negligent acts of Tenant may be repaired by Landlord, the cost of which shall be Additional Rent.

(Tenant shall pay for the following services either directly or to Landlord when billed: electric, fuel, gas, oil, water, telephone, landscaping, snow removal, sanitation _____.)

7. Furnishings

The Unit is being delivered (~~furnished~~) (unfurnished). If furnished, Landlord has given an inventory of the furnishings which inventory has been signed by Tenant and Landlord. Tenant acknowledges that said furnishings are in good condition and Tenant accepts same in "as is" condition.

8. Repairs and Alterations

Tenant shall maintain all appliances, equipment, furniture, furnishings and other personal property included under this Lease and, upon the surrender of the Unit on the Termination Date, Tenant shall surrender same to Landlord in the same condition as received, reasonable wear and tear excepted. Tenant shall make all repairs which become necessary due to Tenant's acts and/or negligence. If Tenant does not make such repairs, Landlord may do so, the cost of which shall be Additional Rent. In the event that Tenant defaults under the terms of this Paragraph 8, Landlord may

make necessary repairs or replacement, the cost of which shall be deducted from the Security Deposit.

Tenant shall not make any alterations, additions, modifications and/or changes to the Unit during the Lease Term.

Should a mechanic's lien be filed against the Unit and/or the building in which the Unit is situated (the "Building") due to Tenant's failure to pay for alterations and/or repairs and/or work performed in the Unit, Tenant must immediately either pay or file a bond for the amount stated in the mechanic's lien. In the event Tenant fails to so pay or bond the mechanic's lien, Landlord may do so upon giving twenty (20) days prior written notice to Tenant, Landlord's cost for which shall be Additional Rent.

Provided the Condominium Association is obligated to do so, Landlord will cause the Condominium Association to repair any damage, except if such damage is the result of the acts and/or negligence of Tenant

9. Maintenance of Unit

Tenant shall maintain the Unit in a neat, clean and presentable condition.

10. Pets

Pets of any kind or nature (shall) (shall not) be allowed in the Unit.

11. Damage, Fire or Other Catastrophe

In the case of fire damage or other damage to the Unit not caused by Tenant, Tenant shall give Landlord immediate notice of same. Upon receipt of such notice, Landlord may either (a) repair the Unit or (b) terminate the Lease. If Landlord makes repairs to the Unit, Landlord shall have a reasonable time in which to do so. If the damage to the Premises or the Unit renders the Unit uninhabitable, Landlord shall give notice to Tenant, after repairs are made, of the date on which the Unit may be reoccupied. Monthly Rent for the period that Tenant cannot occupy the Unit because of the damage shall be forgiven.

In the event that Landlord terminates this Lease because of the damage, Landlord shall give Tenant three (3) days' notice of Landlord's intent to so terminate, in which event, Monthly Rent shall be due for the period up to the date the Premises or the Unit incurred the damage.

Notwithstanding the provisions of Section 227 of the New York Real Property Law, if the Unit is situated is substantially damaged by fire or other catastrophe (the "Occurrence"), Landlord has the absolute right to demolish, renovate or rebuild the Unit. Landlord may cancel this Lease, in such event, upon thirty (30) days written notice to Tenant of Landlord's intent, which notice shall include the date on which the Lease terminates, which shall, in no event, be less than thirty (30) days from the date of said notice. By canceling this Lease in accordance with the terms of this Paragraph, Landlord is not obligated to repair, renovate or rebuild the Unit. Monthly Rent and Additional Rent shall be paid by Tenant up to the date of the Occurrence.

12. Liability

Landlord shall not be liable for any loss, damage or expense to any person or property except if such loss is caused by the willful acts of Landlord.

Tenant shall be liable for the acts of Tenant, Tenant's family, guests and/or invitees. Landlord's cost and expense in repairing any such damage or from any claim resulting from such acts shall be billed as Additional Rent and shall be paid by Tenant to Landlord.

Landlord is not liable to Tenant should anyone be refused entry into the Building.

Landlord is not liable for damages or otherwise if Tenant suffers them as a result of any acts of commission or omission of the Condominium Association, its Board of Managers or any other party responsible to the Condominium Association or its Board of Managers. Landlord is not liable to Tenant with regard to any of the obligations of the Condominium Association, its Board of Managers or other party responsible to them under the Condominium Declaration.

The obligation to pay Rent and Additional Rent under this Lease continues even if the Condominium Association, its Board of Managers and other party responsible to them fails to perform such obligations. Landlord will use its best efforts to cause the Condominium Association, its Board of Managers and other party responsible to them to fulfill their obligations.

Tenant, by executing this Lease agrees to indemnify and hold Landlord harmless from and against any claims arising from the Condominium Declaration related to Tenant's acts and/or negligence.

13. Insurance

Tenant is obligated to carry whatever property and/or liability insurance that Landlord requires and shall have named on the policy of insurance Landlord, as an insured. Tenant must deliver a copy of the declaration page of the policy of insurance or the binder showing Landlord as an insured prior to taking possession of the Unit.

14. Entry

Except in an emergency, for the purposes of repair, inspection, extermination, installation or repair of any system, utility or appliance or to do any work deemed necessary by Landlord, Landlord may enter the Unit on reasonable notice and at reasonable times. Upon giving such notice, Landlord may also enter the Unit to show the Unit to prospective purchasers, lenders or other persons deemed appropriate and necessary by Landlord. During the last three (3) months of the Term of this Lease, Landlord may enter the Unit to show the Unit to prospective tenants.

Landlord is not responsible for disturbance to tenant or damage to Tenant due to work being performed on behalf of Landlord or the Condominium Association and Tenant waives any claim of eviction in such event.

Upon reasonable notice to Tenant, the representatives of the Condominium Association, Board of Managers or any

other party authorized by them or by the Condominium Declaration may enter the Unit and Landlord assumes no responsibility nor shall Landlord be liable for any damage or loss caused by them.

15. Assigning or Subletting

This Lease may not be assigned by Tenant nor shall Tenant sublet the Unit.

16. Subordination

This Lease and Tenant's rights hereunder are subject and subordinate to all existing and future leases for the Building in which the Unit is situated, to all mortgages on said leases and/or the Unit and/or the Building and all renewals, modifications and extensions thereof. Upon request by Landlord, Tenant shall execute any certificate to this effect.

17. Landlord's Consent

If, under the terms of this Lease, the consent of Landlord is required, such consent shall not be unreasonably withheld.

18. Keys, Locks

Tenant shall give Landlord keys to all locks for the Unit. Tenant shall not change any locks or add any locks to the Unit without obtaining Landlord's consent, and if given, Tenant shall provide keys to Landlord for these locks.

19. Signs

Tenant shall not place any signs on the Unit or upon the Building or in the Unit so as to be seen from outside the Unit.

Landlord shall have the right to place or cause to be placed on the Unit and/or upon the Building, "For Rent" and/or "For Sale" signs.

20. Compliance with Authorities

Tenant shall, at its own cost and expense, comply promptly with all laws, rules, ordinances and directions of governmental and/or municipal authorities, insurance carriers and/or the Condominium Association and/or Board of Managers. Tenant shall give all notice Tenant receives which are for Landlord.

21. Tenant's Defaults, Landlord's Remedies

A. Landlord must give Tenant notice of default (except for a default in the payment of Monthly Rent and/or Additional Rent) and Tenant, upon receipt of such notice must cure the default within the time stated hereinafter:

1. a default under Paragraphs 8, 9, 10, 11, 12, 13, 15, 18, or 19 of this Lease, ten (10) days;

2. a default under Paragraph 23 of this Lease, thirty (30) days.

B. In the event that Tenant fails to cure a default within the time stated therefore, Landlord may terminate this Lease. In such

event, Landlord shall give Tenant notice stating the date upon which this Lease shall terminate, such date being not less than three (3) days after the date of such notice at which time this Lease shall then terminate. Tenant shall be responsible for Monthly Rent and Additional Rent as set forth in this Lease up to the date of termination.

C. If this Lease is terminated or Tenant vacates the Unit prior to the Termination Date, Landlord may enter the Unit and remove Tenant and any person or property and/or commence summary proceedings for eviction. The aforesaid actions are not the sole remedies of Landlord.

D. If this Lease is cancelled or Landlord takes back the Unit

1. Monthly Rent and Additional Rent for the unexpired portion of the Lease Term immediately becomes due and payable. In addition, any cost or repair expended by Landlord shall be the obligation of Tenant and shall be deemed Additional Rent.

2. Landlord may re-rent the Unit and anything in it for any term and at any rental and any cost in connection therewith shall be borne by Tenant which may include, but is not limited to the cost of repairs, decorations, preparation for renting, broker's fees, advertising costs and attorney's fees. Any rent recovered by Landlord for the re-renting of the Unit shall reduce the amount of money that Tenant owes to Landlord.

22. Condemnation

If any or part of the Unit is taken or condemned by any governmental authority, Landlord may cancel this Lease on notice to Tenant and Tenant's rights hereunder shall end as of the date the authority takes title to the Unit which cancellation date cannot be less than thirty (30) days from the date of Landlord's notice. Tenant shall be liable for Monthly Rent and Additional Rent to the date of cancellation and shall make no claim for the unexpired term of the Lease. Any award for the condemnation is the property of Landlord and Tenant assigns to Landlord any and all rights, interest and/or claim in and to such award.

23. Bankruptcy

Should Tenant file a voluntary petition in bankruptcy or an involuntary petition is filed against Tenant, or should Tenant assign any property for the benefit of creditors or should a trustee/receiver be appointed of Tenant and/or Tenant's property, Landlord can cancel this Lease upon thirty (30) days written notice to Tenant.

24. Notices

Any notice to be given under this Lease shall be in writing addressed to the party at the addresses set forth herein by certified mail or overnight courier service. Notice by Landlord to one named Tenant shall be deemed given to all Tenants and occupants of the Unit. Each party hereto shall accept notices sent by the other. Any change of address by one party must be given, by notice, to the other. Notice shall be

deemed given when posted or delivered to the overnight courier service.

25. Waiver of Jury Trial, Set-Off or Counterclaim

The parties hereto waive trial by jury in all matters except for personal injury or property damage claims. In a summary proceeding for eviction, Tenant waives Tenant's right to any set-off and/or counterclaim.

26. Broker

Tenant states that ~~N/A~~ is the sole Broker who showed the Unit to Tenant. Tenant shall hold harmless and indemnify Landlord from any monies expended by Landlord should Tenant's statement herein be untrue.

27. Inability of Landlord to Perform

If Landlord is unable to perform any of its obligations to be performed hereunder due to governmental orders, labor strife or inability to secure goods or materials, through no fault on the part of Landlord, the Condominium Association and/or its Board of Managers, this Lease shall not be terminated or cancelled and such inability shall not impact upon Tenant's obligations hereunder.

28. Illegality

Should any part of this Lease be deemed illegal, the remaining portions of this Lease shall not be affected thereby and shall remain in full force and effect.

29. Non-Disturbance

So long as Tenant pays the Monthly Rent and Additional Rent and there exists no defaults under any of the terms of this Lease, Tenant may peacefully occupy the Unit for the Lease Term.

30. Non-Waiver

Any failure by Landlord to insist upon Tenant's full compliance with the terms of this Lease and/or to enforce such terms shall not be deemed to be a waiver of Landlord's rights to insist upon or so enforce the terms of this Lease at a future date.

31. Rules

Tenant shall comply with these rules (the "Rules") at all times. If there is a change in the rules, Landlord will give Tenant notice of same. Landlord shall not be liable to Tenant for another Tenant's violation of the Rules. The rights afforded under the following Rules are for the sole benefit of Landlord:

(a) the quiet enjoyment of other tenants shall not be interfered with;

(b) sounds, odors and lights which are annoying to other tenants are not allowed;

(c) floors within the Unit must be covered over 70% of the area of each room except for the bathroom and kitchen;

(d) all posted rules must be followed;

(e) smoking is not permitted in the Unit or hallways;

(f) All flammable or dangerous items may not be kept or stored in the Unit;

(g) no one is allowed access to or the enjoyment of the roof;

(h) nothing shall be placed on or attached to the fire escapes, windows, doors or in the hallways or common areas;

(i) elevators, if any, are to be used by tenants and their guests only. Bicycles are not allowed in the elevators. Tenants and their guests are not to leave any garbage, trash and/or debris in the elevators;

(j) moving of furniture in and out of the Unit must be scheduled with the Landlord;

(k) all deliveries must be made by means of the service entrance, if any;

(l) laundry machines, if provided, may be used at tenants' risk and cost, may only be used at reasonable hours and all instructions for their use must be strictly followed;

(m) cleaning of the exterior of the windows from the outside is strictly forbidden;

(n) if parking is provided, improperly parked vehicles may be immediately removed at tenant's cost;

(o) tenant may not leave any baby carriages/strollers, bicycles, boxes, cartons and/or any items in hallways;

(p) tenant shall use its best efforts to conserve energy and water;

(q) hot plates or means of cooking other than the stove are not permitted.

32. Limitation of Recovery

Should Tenant obtain a judgment or other remedy from a court of competent jurisdiction for the payment of money by Landlord, Tenant is limited to the Landlord's interest in the Premises for the collection of same. Landlord shall not be liable for the acts of the Condominium Association, its Board of Managers, their agents or representatives.

33. Construction and Demolition

Construction and/or demolition may be done in or near the Unit and Building and if same interferes with the ventilation, view and/or enjoyment of the Unit, Tenant's obligations under this Lease shall, in no way, be affected.

34. Terraces and Balconies

If there is a terrace or balcony as an adjunct to the Unit, such terrace or balcony is subject to the terms of this Lease.

Tenant shall keep the terrace or balcony clean, clear of snow, ice, garbage and other debris. No alteration or additions may be made to the terrace or balcony. Tenant's property may not be stored on the terrace or balcony. Cooking on the terrace or balcony is prohibited.

Tenant shall maintain the terrace or balcony in good condition and make all repairs at Tenant's cost, except those of a structural nature which is the responsibility of Landlord and/or Condominium Association.

35. Common Recreational Areas

If applicable, Landlord may give Tenant use of any playground, pool, parking or other areas, the use of which will

be at Tenant's own risk and Tenant shall pay any charge imposed by Landlord for such use. Landlord's permission to use these areas may be revoked at any time.

36. Parties Bound

This Lease is binding upon Landlord and Tenant and their respective assignees and/or successors in interest.

37. Paragraph Headings

Paragraph headings are for reference only.

38. Effectiveness

This Lease shall become effective as of the date when Landlord delivers a fully executed copy hereof to Tenant or Tenant's attorney.

39. Entire Agreement

Tenant states that Tenant has read this Lease and that it fully incorporates all understandings, representations and promises made to Tenant by Landlord and/or Landlord's agent and that this Lease supersedes all prior representations, agreements and promises, whether oral or written.

40. Amendments

This Lease may only be changed or amended in a writing signed by the parties hereto.

41. Riders

Additional terms are contained in the riders annexed hereto.

42. Garage Space

If this Lease provides for a garage space for Tenant's use, any fee that Landlord charges Tenant shall be Additional Rent and paid in accordance with Paragraph "3 B" of this Lease.

43. Definitions

a) Condominium Association. The Unit owners association and/or organization, the membership of which is comprised of Unit Owners (defined below).

b) Board of Managers. Persons selected, authorized and empowered to manage and operate the Building as set forth in the Condominium Declaration filed in the Office of the Clerk of the County in which the Building is situated.

c) Common Charges. The Unit's share of the Common Expenses.

d) Common Elements. As defined in the Condominium Declaration.

e) Common Expenses. The expenses of operating the Condominium as determined by the Board of Managers.

f) Common Interest. The proportionate interest a Unit Owner has in the Common Elements.

g) Unit Owner. The person or entity having title to a unit or units in the Condominium.

44. Surrender of Unit

On the Termination Date, Tenant shall deliver the Unit to Landlord vacant, in good condition and broom clean. Prior to such delivery, Tenant shall have vacated the Unit, removed Tenant's property, repaired all damages caused by Tenant and return the Unit in the same condition as received, reasonable wear and tear excepted.

45. Voting Rights

Tenant, by virtue of this Lease, does not obtain any voting rights which Landlord has to vote with respect to any matter for which a vote is called by the Condominium Association or its Board of Managers.

46. Sale of Unit

In the event Landlord sells the Unit, Landlord may terminate this Lease on thirty (30) days prior written notice to Tenant, in which event Tenant shall vacate the Unit on the date set forth in said notice.

This Lease has been entered into as of the Date of Lease.

LANDLORD

TENANT

RIDER TO INTERIM LEASE

Unit __ at 336 East 54th Street, NY, NY

Any conflict between the provisions of this Rider and the provisions of the remainder of this Lease shall be resolved in favor of the provisions of this Rider.

It is the intention of the parties that this Lease be entered into solely in contemplation and consideration of the execution and delivery by Tenant to Landlord of an agreement (the "Purchase Agreement") to purchase the Unit which is the subject of this Lease, pursuant to a certain offering plan, having an initial offering date of _____, 2017, to establish the Unit as part of a condominium regime known or to be known as "336 E. 54th Street Condominium" (as amended or hereafter amended, the "Offering Plan"). This Lease is intended to constitute an "Interim Lease" as such term is used in the Offering Plan and is subject to all of the terms and conditions set forth in the Offering Plan for an Interim Lease. All capitalized terms used and not otherwise defined in this Lease are intended to have the same meaning as in the Purchase Agreement.

1. Tenant shall accept the Unit in its current, "AS-IS" condition and shall make no claim against the Sponsor and shall be entitled to no offset or deduction against the balance of the purchase price due under the Purchase Agreement (or the rent due under this Lease) by reason of the condition of the Unit either at the commencement date of this Lease or as of the Closing Date.

2. The term of this Lease shall (a) commence upon completion of Landlord's Work (described above) and (b) expire as of the earliest to occur of: (a) closing under the Purchase Agreement or (b) termination of the Purchase Agreement due to the default or lawful rescission thereof by Tenant, as Purchaser thereunder, or (c) the date which is one (1) year after the commencement date of this Lease.

3. (a) A default by Tenant under this Lease shall constitute a material default under the Purchase Agreement and a default by Purchaser under the Purchase Agreement shall constitute a material default by Tenant under this Lease.

(b) If this Lease terminates on account of the termination of the Purchase Agreement for any reason, Tenant shall vacate and surrender possession of the Unit within thirty (30) days without further notice and shall deliver actual possession of the Unit to Sponsor in substantially the same condition and order as on the date of this Lease; provided however, that in the event that the Purchase Agreement is terminated as a result of the due exercise by Tenant of an express right of rescission offered by Landlord as Sponsor under the Offering Plan, then Tenant shall have thirty (30) days following such termination in which to so vacate and surrender the Unit.

(c) Upon termination, cancellation or full performance of the Purchase

Agreement, the following shall apply:

(i) As of the Closing Date under the Offering Plan, this Lease shall be deemed terminated and of no further force and effect. The Tenant shall immediately thereupon become the fee owner of the Unit in accordance with the terms of the Offering Plan;

(ii) If the Purchase Agreement is cancelled because the Offering Plan is withdrawn or abandoned by the Sponsor, such cancellation shall have no effect upon this Lease which shall remain in full force and effect in accordance with its terms.

(iii) If this Lease is terminated on account of Tenant's default hereunder (including, without limitation, a default by Purchaser under the Purchase Agreement) then, in such event, Tenant shall continue to pay use and occupancy at a monthly rate equal to two (2) times the rental rate reserved in this Lease, from the effective date of such termination to and including the date on which Tenant actually vacates the Unit as required pursuant to the terms of this Lease. In addition, such termination shall not impair the obligations of the Tenant to Landlord arising prior to such cancellation or the obligations of Tenant as Purchaser under the Purchase Agreement. The foregoing shall be in addition to such other rights and remedies then available to Landlord, as Seller on account of Purchaser's default under the Purchase Agreement, including, without limitation, retention by Seller of the Deposit paid thereunder.

(iv) In no event shall (i) the Deposit paid by Tenant, as Purchaser under the Purchase Agreement, be applied against the obligation of Tenant for rent due and payable pursuant to this Lease or (ii) the rent due and payable pursuant to this Lease be applied against the obligations of Purchaser pursuant to the Purchase Agreement.

4. At Closing, Tenant shall be required to pay all amounts, if any, which are due and unpaid under this Lease; provided however, that nothing herein provided shall be deemed or construed to authorize or permit Tenant to not pay any obligation arising under this Lease. No amounts paid or payable by Tenant pursuant to this Lease shall be deemed or construed to have been paid, payable, credited or otherwise applied against the obligations of Tenant as Purchaser under the Purchase Agreement.

5. Tenant acknowledges that (a) this Lease is not subject to the Rent Stabilization Law or other statute, regulation or order with respect to maximum rent or term renewal, (b) it is entered into solely in connection with the Purchase Agreement and (c) Landlord would not have been entered into this Lease but for such Purchase Agreement.

6. This Lease contains the fully-integrated and complete understanding of the parties with respect to the intention of the parties, and may not be modified, amended, supplemented or revoked, and no provision waived, except in writing

signed by the party to be charged.

7. Notwithstanding anything to the contrary contained herein or otherwise, Tenant shall have the right to cancel this Lease at any time during the term, provided that Tenant (a) gives Landlord at least thirty (30) days prior written notice and (b) pays all amounts due to Landlord under this Lease to the effective date of such cancellation. Such cancellation shall have no effect upon the Purchase Agreement, which shall remain in full force and effect.

336 EAST 54 STREET ASSOCIATES LLC

By: _____

**CERTIFICATION BY SPONSOR AND SPONSOR'S PRINCIPALS
PURSUANT TO 13 NYCRR 20.4(b)**

Condominium Offering Plan (the "Offering Plan")
for The 336 E. 54th Street Condominium
336 East 54th Street, New York, NY

We are the sponsor and the principals of the sponsor of the Condominium Offering Plan for the above-referenced premises (the "Premises"). We understand that we have primary responsibility for compliance with the provisions of Article 23-A of the General Business Law, the regulations promulgated by the Department of Law in Part 20 and such other laws and regulations as may be applicable.

We have read the entire Offering Plan. We have investigated the facts set forth in the Offering Plan and the underlying facts. We have exercised due diligence to form a basis for this certification. We jointly and severally certify that the Offering Plan does, and that documents hereafter submitted by us which amend or supplement the Offering Plan will:

- (i) set forth the detailed terms of the transaction and be complete, current and accurate;
- (ii) afford potential investors, purchasers and participants an adequate basis upon which to found their judgment;
- (iii) not omit any material fact;
- (iv) not contain any untrue statement of a material fact;
- (v) not contain any fraud, deception, concealment, suppression, false pretense or fictitious or pretended purchase or sale;
- (vi) not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;
- (vii) not contain any representation or statement which is false where 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 statements 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 civil and criminal penalties under the General Business Law and Penal Law.

336 EAST 54 STREET ASSOCIATES LLC

By: _____

Michael P. D'Alessio, Manager

MICHAEL P. D'ALESSIO

Sworn to before me this
16th day of December, 2016

Notary Public

Jessica Ramos
Notary Public, State of New York
No. 01RA6107499
Qualified in Bronx County
My Commission Expires April 5, 20

**CERTIFICATION BY SPONSOR'S ARCHITECT
PURSUANT TO 13 NYCRR §20.4(c)**

Condominium Offering Plan
For 336 East 54th Street, New York, NY (the "Property")

336 East 54 Street Associates LLC (the "Sponsor"), sponsor of the proposed condominium offering plan for the Property (the "Offering Plan"), retained our firm to prepare a report describing the proposed renovation of the Property (the "Report"). We visually inspected existing portions of the Property on _____, 201_, and we examined the building plans and specifications that were prepared by us, dated through _____, 201_ and prepared the Report dated December ____, 2016, a copy of which is intended to be incorporated into the Offering Plan so that prospective purchasers may rely upon the Report.

The undersigned is 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 the Report.

We have read the entire Report and investigated the facts set forth in the Report and the facts underlying it with due diligence in order to form a basis for this certification. This certification is made for the benefit of all persons to whom this offer is made.

We certify that the Report:

1. sets forth in narrative form the description and/or physical condition of the entire Property as it will exist upon completion of renovation, provided that renovation is in accordance with the plans and specifications that we examined;
2. in our professional opinion, affords potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the description and/or physical condition of the Property as it will exist upon completion of renovation, provided that renovation is in accordance with the plans and specifications that we examined;
3. does not omit any material fact;
4. does not contain any untrue statement of a material fact;
5. does not contain any fraud, deception, concealment or suppression;

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

7. 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;

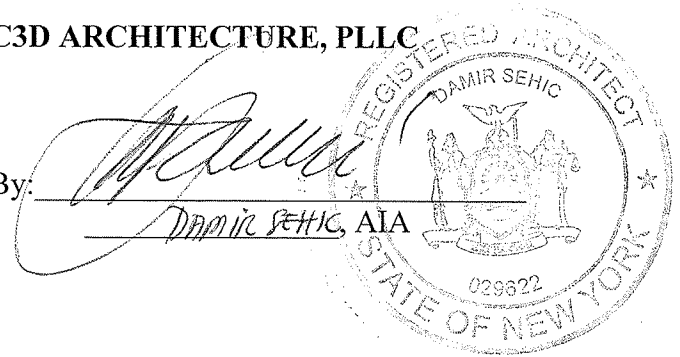
(c) made no reasonable effort to ascertain the truth; or

(d) did not have knowledge concerning the representation 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 the Report is not contingent on 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.

C3D ARCHITECTURE, PLLC

By: _____



Sworn to before me this

6th day of February, 2017

Nicole Healy
Notary Public



**CERTIFICATION OF ADEQUACY OF THE BUDGET
FOR FIRST YEAR OF CONDOMINIUM OPERATION
PURSUANT TO 13NYCRR 20.4(d)**

184 East 64th Street, New York, NY

The Sponsor of the condominium offering plan for the captioned property retained our firm to review Schedule "B", containing projections of income and expenses for the first year of condominium operation. Our experience in this field includes management of rental, cooperative and/or condominium properties in the metropolitan area over more than 20 years.

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 Schedule B.

We have reviewed the Schedule and investigated the facts set forth in the Schedule and the facts underlying it with due diligence in order to form a basis for this certification. We also have relied upon our experience in managing residential buildings.

We certify that the projections in Schedule B 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 Schedule:

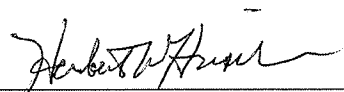
- (i) Sets forth in detail the projected income and expenses for the first year of condominium operation;
- (ii) Affords potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the first year of condominium operation;
- (iii) Does not omit any material fact;
- (iv) Does not contain any untrue statement of a material fact;
- (v) Does not contain any fraud, deception, concealment, or suppression;
- (vi) Does not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;
- (vii) Does not contain any representation or statement which is false, where we:
 - (a) knew the truth;

- (b) with reasonable effort could have known the truth;
- (c) made no reasonable effort to ascertain the truth;
- (d) did not have knowledge concerning the representation or statement made.

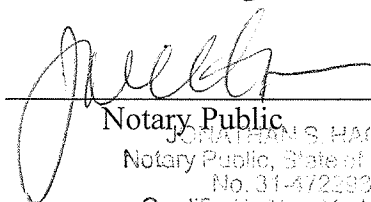
We further certify that we are not owned or controlled by the sponsor. We understand that a copy of this certification is intended to be incorporated into the offering plan. This statement is not intended as a guarantee or warranty of the income and expenses for the first year of condominium operation. This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made.

We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

Herbert W. Hirsch Enterprises, Inc.

By: 
President

Sworn to before me this
18th day of March, 2016


Notary Public
JONATHAN S. HACKER
Notary Public, State of New York
No. 31-4722838
Qualified in New York County
Commission Expires April 30, 2017