# CONDOMINIUM OFFERING PLAN

**THE 68 WOODRUFF AVENUE CONDOMINIUM**

**A PLAN FOR CONDOMINIUM OWNERSHIP OF PREMISES KNOWN AS**

**68 WOODRUFF AVENUE**
**COUNTY OF KINGS, CITY OF NEW YORK**
**BROOKLYN, NEW YORK 11226**

**8 RESIDENTIAL CONDOMINIUM UNITS**
**2 PARKING UNITS**

| | |
|---|---|
| TOTAL PURCHASE PRICE OF 8 RESIDENTIAL UNITS OFFERED FOR SALE | $6,260,000.00 |
| TOTAL PURCHASE PRICE OF 2 PARKING UNITS OFFERED FOR SALE | $90,000.00 |
| TOTAL OFFERING PRICE | $6,350,000.00 |

**SPONSOR AND SELLING AGENT:**
**68 Woodruff LLC**
**5014 16th Avenue, Suite 416**
**Brooklyn, NY 11204**

**ATTORNEYS FOR SPONSOR:**
**THE LAW OFFICE OF HERSHY ITZKOWITZ, ESQ.**
**1554 49TH STREET**
**BROOKLYN, NEW YORK 11219**
**(718) 975-0402**

DATE OF ACCEPTANCE FOR FILING:

THIS OFFERING PLAN MAY ONLY BE USED FOR 12 MONTHS FROM THIS DATE UNLESS EXTENDED BY A DULY FILED AMENDMENT.
**SEE PAGE 1 FOR SPECIAL RISKS TO PURCHASERS.**

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

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

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

TABLE OF CONTENTS

A. SPECIAL RISKS ..... 1

B. INTRODUCTION ..... 12

C. DEFINITIONS ..... 19

D. DESCRIPTION OF PROPERTY AND IMPROVEMENTS ..... 25

E. LOCATION AND AREA INFORMATION ..... 27

F. SCHEDULE A ..... 28

G. NOTES TO SCHEDULE A ..... 29

H. SCHEDULE B ..... 32

H1. NOTES TO SCHEDULE B ..... 33

I. SCHEDULE B-1 ..... 38

J. COMPLIANCE WITH REAL PROPERTY LAW ' 339-I ..... 39

K. CHANGES IN PRICES AND UNITS ..... 40

L. INTERIM LEASES TO PURCHASERS ..... 42

M. PROCEDURE TO PURCHASE ..... 44

N. ASSIGNMENT OF PURCHASE AGREEMENT ..... 57

O. EFFECTIVE DATE ..... 58

P. TERMS OF SALE ..... 60

Q. UNIT CLOSING COSTS AND ADJUSTMENTS ..... 64

R. RIGHTS AND OBLIGATIONS OF SPONSOR ..... 67

S. CONTROL BY SPONSOR ..... 77

T. BOARD OF MANAGERS, SUMMARY OF BYLAWS ..... 79

U. RIGHTS AND OBLIGATIONS OF UNIT OWNERS & BOARD OF MANAGERS ..... 89

V. REAL ESTATE TAXES ..... 98

W. INCOME TAX DEDUCTIONS TO UNIT OWNERS AND TAX STATUS OF THE CONDOMINIUM ..... 102

X. COUNSEL'S INCOME TAX OPINION ..... 103

Y. AGREEMENT, CONTRACTS AND LEASES ..... 108

Z. RESERVE FUND ..... 109

AA. WORKING CAPITAL FUND ..... 110

AB. IDENTITY OF PARTIES ..... 111

AC. REPORTS TO UNIT OWNERS ..... 113

AD. DOCUMENTS ON FILE ..... 114

AE. GENERAL ..... 115

AF. RESERVATION OF AIR RIGHTS ..... 117

AG. SPONSOR'S STATEMENT OF BUILDING'S CONDITION ..... 118

AH. ASBESTOS STATEMENT ..... 119

PART II

Document No. 1: Description of Property, Specifications and Floor Plans
Document No. 2: Purchase Agreement
Document No. 3: New York State and New York City Tax Forms
Document No. 4: Form of Unit Owner's Power of Attorney
Document No. 5: Form of Condominium Unit Deed
Document No. 6: Declaration of Condominium
Document No. 7: Condominium By-Laws
Document No. 8: Article 36-B of the General Business Law -Warranties on Sales of New Homes
Document No. 9: Form of Escrow Agreement
Document No. 10: Form of Interim lease
Document No. 11: Customs in Respect of Title Closings
Certifications: Sponsor and Principals
Sponsor's Engineer/Architect
Sponsor's Expert Concerning Adequacy of Budget

## A. SPECIAL RISKS

The following is a summary of certain special risk considerations in connection with the Plan. It is not intended to summarize all major features of the Plan. Prospective Purchasers are urged to read the following special risk factors in conjunction with the Plan for a discussion of these and other important aspects of this condominium offering.

(A) The Sponsor is reserving the unconditional right to rent units rather than sell units after consummation of the plan. Accordingly, there is no commitment by Sponsor to sell more than 15% or two (2) units, which is necessary to declare the plan effective.

Purchasers should note that in the current real estate market, banks and other lenders are imposing various restrictions on loans. Such restrictions include requiring that a certain percentage of the apartments in a building be sold before the lender will consider making a loan. Thus, it may be possible for a Purchaser to experience difficulty obtaining a loan in a building or group of buildings where the Sponsor or holder of unsold shares has not sold a substantial percentage of the apartments in the building or group of buildings, which in some cases may be as high as 70%. Moreover, some lenders will not provide financing in a building or group of buildings where an investor other than the original Sponsor has an ownership interest of 10% or more. It may also be difficult for a Purchaser to resell an apartment if prospective buyers are unable to obtain a loan due to the same minimum sales and investment ownership restrictions.

Even once a building undergoes conversion, lenders may still impose minimum sales requirements before granting a loan. It then may be difficult for a Purchaser to resell an apartment if prospective buyers are unable to obtain a loan due to such minimum sales requirements. See Section B "Introduction".

(B) The By-laws do not contain a provision that, after an initial Sponsor voting control period a majority of the Board of Managers must be owner-occupants or members of an owner-occupant's household who are unrelated to the Sponsor and its principal(s). Purchasers should note that owner-occupants may never gain effective control of the condominium. Furthermore, Purchasers should note that owner-occupants and investors have inherent differences of how to operate the Condominium and how to manage to Board of Managers due to their inherent differences in their occupancy.

The condominium board does not have the right to approve or disapprove Purchasers therefore there is no limit on the number of owners who may purchase for investment rather than for personal occupancy and accordingly there may always be a substantial percentage of owners who are non-residents.

(C) On January 1, 2018, the Tax Cuts and Jobs Act of 2017 went into effect. This federal law significantly changed the previously existing internal revenue code, including the taxes and deductions related to homeownership. Accordingly, the tax information and projections disclosed in this offering plan may be inaccurate because such are based on federal tax law as it existed prior

to 2018. Purchasers are advised to consult with a tax expert regarding whether the new law will affect the Purchaser's taxes. Purchasers should not rely on any representations in this offering plan addressing taxes without first consulting a tax expert. See footnotes to Schedule A for more details.

(D) After the plan has been declared effective, Sponsor will serve a notice setting a closing date, which date shall not be earlier than 30 days from the date of such notice. TIME IS OF THE ESSENCE to close on such date. Time is of essence means that failure to act within the time required constitutes a breach of the contract. The failure to close on such date may result in the Purchaser losing his down payment, but the Sponsor may not retain more than 10% of the purchase price (regardless of the amount of the down payment), plus any amounts expended for any special work or extras. Any remainder will be returned to the Purchaser with fifteen (15) business days thereafter. Sponsor has the right to postpone the closing date and to fix a new closing date within five (5) days of canceling the prior closing date.

The obligation of a Purchaser under the Purchase Agreement are not conditional on obtaining financing. Any Prospective Purchasers who executes a Purchase Agreement and does not obtain financing may lose the deposit if unable to pay the balance of the purchase price. Prospective Purchasers who need financing to purchase are advised to consult with a bank before executing the Purchase Agreement to ascertain the likelihood of obtaining financing. No representation is made by the Sponsor as the availability or cost of such financing. The Sponsor may, however, at its sole option, consent to permit a mortgage contingency. No representation made by the Sponsor as to the availability or cost of such financing. See Section M "Procedure to Purchase" for further details.

(E) In the event a Purchaser does not close on the Closing Date set forth in the Notice of Closing and the Sponsor elects not to cancel the Purchase Agreement or if the Sponsor approves the Purchaser's request to adjourn the Purchaser's closing to his apartment, interest shall accrue on the unpaid amount of the purchase price from the Closing Date or adjourned closing date until such amount is paid. The interest rate shall be ten percent (10%) per annum. This rate shall be in effect for as long as there are any unpaid amounts owing towards the full purchase price. See Section "Procedure to Purchase" for further details.

(F) Purchaser will be responsible for the following costs at closing, in addition to the purchase price and other closing costs listed in the Section "Unit Closing Costs and Adjustments".

(i) The seller is transferring its statutory obligation to pay transfer taxes to the Purchaser. Although usually a seller's expense, Purchaser shall pay the Real Property Transfer Tax due to the City of New York. This tax is in the amount of one percent (1%) of the total purchase price of the unit, if under $500,000.00; and 1.425% of the total purchase price of the unit if $500,000.00 or over. There will be an additional Mansion Tax of 1% for purchases above $1,000,000.00 The Purchaser shall also pay for the New York State Deed Documentary stamps (currently $2.00 per $500.00 or a fractional portion thereof of the purchase price) imposed by statute on the transferors of the property. For purposes of calculating the transfer taxes to be paid, consideration includes the transfer taxes paid by the Purchaser.

(ii) Purchaser shall be obligated to pay the following fees to Sponsors attorney: (i) $2,500.00 for Seller's attorney in connection with closing; (ii) $250.00 if the closing is held at any location other than Sponsors attorney's office but in New York City and $400 if the closing is held outside of New York City; (iii) $200.00 payable to Sponsor or Sponsor's attorney if e-forms for New York City Real Property Transfer Tax are prepared on the Purchasers behalf. Additionally, in the event the Purchaser applies for a mortgage and closes title with the mortgage, the Purchaser shall be obligated for an additional $250.00 fee.

(iii) Purchaser will be required to pay an additional $8,500.00 at closing to defray Sponsor's costs, e.g, architectural costs, filing fees, legal fees and other costs incurred in creating the condominium.

(iv) Purchaser will be required to deposit with the Board of Managers two (2) months common charges for his unit to be used as working capital fund. See Section "Working Capital Fund" for details.

(v) At closing, the Sponsor will collect each Purchaser's pro-rated share in the first year's insurance premium from the date of the closing until the end of the first year of condominium operation. This amount will be calculated in proportion to each Purchaser's common interest and will be used to reimburse the Sponsor for payment of the first year's premium. Any errors or omissions in computing apportionments at closing shall be corrected and payment made to the proper party promptly after discovery. This provision shall survive the closing and is only applicable to units which close during the first year of condominium operations. The insurance payment that is collected as part of the common charges will be used to pay future building insurance premiums, while the reimbursement is for the pre-paid insurance of the first year of operation.

(G) The Sponsor has committed construction financing by Sharestates Investments, LLC Series BC2017-001363 with and address at 11 Middle Neck Road, Suite 400A, Great Neck, NY 11021. Lender shall release each unit for the greater of the Minimum Release Price listed below or the Net Sale Proceeds. The lender has placed no restrictions on the sales or marketing of the units nor any restrictions on the renting of the units.

| Unit Number | Minimum Release Price |
|---|---|
| 1A | $660,000 |
| 1B | $712,000 |
| 2A | $440,000 |
| 2B | $620,000 |

| | |
|---|---|
| 3A | $536,000 |
| 3B | $620,000 |
| 4A | $816,000 |
| 4B | $614,000 |

(H) The building will be managed by the Sponsor, 68 Woodruff LLC for the first year of condominium operation, for a fee of $6,000.00 which is the prevailing rate. Superintendent services shall be provided by the managing agent for an additional $150 per week. After the first year, the fee charged may be higher and the unit owners may choose to manage the condominium themselves, or enter into a contract with an independent managing agent which may result in increased common charges. See Section "Notes to Schedule B" for further details.

(I) The Sponsor is providing kitchen cabinets, a stove, refrigerator, dishwasher and hook up for washer and dryer. Sponsor is not providing a washer/dryer, blinds or shades to the Units. See Part II, "Description of Property" for further details.

(J) The common charges do not include gas and electric costs to the individual units. Each unit owner is responsible for the payment of the gas and electric of his individual unit. See Schedules B and B-1 for further details.

(K) The escrow account in which down payments or advances made by Purchasers will be placed is covered by federal bank deposit insurance to $250,000.00 per individual deposit. On July 21,2010 President Barack Obama signed the Dodd - Frank Wall Street Reform and Consumers Protection Act in law, which, in part, permanently raised the current standard maximum deposit insurance amount (SMDIA) to $250,000. Any deposit, down payment or any other deposits, in excess of $250,000.00 will not be insured in excess of $250,000.00. If the Purchaser has other accounts at the bank or branches, the assets in all of Purchaser's accounts will be aggregated together with the escrow downpayment accounts for the purpose of determining whether the maximum FDIC insured amount is achieved. See Section "Procedure to Purchase" for further details.

(L) All funds received by the Sponsor for upgrades or extras must initially be placed in the escrow account. However, Purchasers should note that such funds may be released from the escrow account by the escrow agent as long as the Sponsor uses the funds for such upgrades or extras. As a result, in the event a Purchaser is entitled to rescission, the Purchaser will not receive a refund of any funds used for upgrades or extras if such funds have been expended for such upgrades and /or extras. All funds received for upgrades will be returned if the plan is abandoned. See Section "Procedure to Purchase" for details.

(M) As provided in the Bylaws, the Sponsor will control the Board of Managers for five (5) years after the closing of the first unit or until all units are sold, whichever is sooner. (Provided however, that the Sponsor may relinquish control at any time by calling a special meeting of the Unit Owners to elect a new Board of Managers). After the initial Sponsor control for as long as the Sponsor owns one (1) unit he shall have the right to designate one (1) member to the board.

For as long as Sponsor or its designee is the owns twenty five (25%) percent or more of the unit in the entire condominium but no later than five (5) years after the first closing, the Declaration, By-Laws and Rules and Regulations may not be amended or modified so as to adversely affect Sponsor or its designee without the prior written consent of the Sponsor.

The Sponsor may not exercise veto power over expenses described in Schedule B, or over expenses required: (i) to comply with applicable laws or regulations, or (ii) to remedy any notice of violation; or (iii) to remedy any work order by an insurer; or (iv) to repair or replace items necessary for the preservation or safety of the building or the safety of its occupants.

Sponsor may exercise veto power over expenses other than those described in the previous sentence for a period of not more than five years after the first closing or whenever the unsold units constitute less than twenty five percent (25%) of the common interest, whichever is sooner. See Section "Control by Sponsor" for details.

(N) In order to resolve any dispute, controversy, claim or question arising with respect to the Condominium, Housing Merchant Implied Warranty, the Purchase Agreement, or to break any deadlock in voting, the parties shall consult with an agreed-upon arbitrator in order to resolve the issue. If the parties cannot agree upon a arbitrator person to consult with, than the parties shall submit to binding arbitration through the American Arbitration Association ("AAA"), which will give any party the rights he is entitled to under New York law. The fees, costs and expenses of the arbitrators which may vary, shall be shared equally by the disputants. Each disputant shall also bear the fees and expenses of his or her own counsel and expert witnesses. Should the Sponsor prevail, Purchaser will be responsible for all Sponsor's fees. The parties to the Purchase Agreement are giving up the right to bring suit in court, including the right to a trial by jury, concerning disputes over the disposition of escrowed funds, except as provided by the rules of the arbitration forum in which a claim is filed. Arbitration awards are generally final and biding, and that a party's ability to have a court reverse or modify an arbitration award is very limited, see New York Civil Practice Law and Rules §7511. See Section M "Procedure to Purchase" for more details.

(O) After closing, if a Unit is damaged by casualty and the proceeds of insurance are not sufficient to cover the repair of the Unit, the amount necessary to restore the Unit exceeding the insurance proceeds will be the individual Unit Owner's expense. In addition, this coverage does not include claims for personal injury or property damage occurring within a Unit. Therefore, the Unit Owner should consider obtaining the following at his own cost: (a) additional fire insurance coverage above and beyond that coverage maintained by the Condominium Board; and (b) additional insurance cost covering the contents of the Unit, personal property, and liability for personal injury as a result of occurrences in the individual Unit. See sections Footnotes to Schedule B and "Rights and Obligations of Unit Owners" for details.

(P) Sponsor may not lease or rent any unit prior to the consummation of the Plan, with the exception of leasing a Unit to a Purchase in contract of said Unit, via entering into an Interim Lease, Attached hereto as Documents #10, in Part II. In the event Sponsor-Seller elects to lease a Unit to a Purchaser in contract, via said Interim Lease, the lease will be for such rent and other

terms as may be mutually agreed upon. Such lease will also provide that an uncured default by the Purchaser under his Purchase Agreement will constitute a default under the lease entitling the landlord (i.e., Sponsor-Seller), at its sole option, to immediately terminate such lease. The Purchase Agreement contains a similar cross-default provision entitling the Sponsor to cancel the Purchase Agreement in the event the Purchaser fails to cure a default under his lease within the applicable grace period (if any) and Purchaser has vacated the apartment. Before the Sponsor may utilize the default under the lease to declare a default under the Purchase Agreement, the Sponsor must either obtain an order of eviction or other judgment or order from a court or agency of competent jurisdiction against the lessee unless the lessee has vacated the Unit. The interim lessee will have thirty (30) days to vacate the apartment after a default under the Purchase Agreement or in the event the lessee rescinds the Purchase Agreement.

If the Purchaser becomes the tenant or actually occupies the unit before the closing of title thereto and, before such closing, the unit is damaged by casualty or otherwise, such Purchaser shall assume the risk of loss and the obligation to repair the damage to his/her personal belongings and any other losses not covered by the insurance of the Sponsor, unless the cause thereof originated outside of the unit and did not result from the acts of such Purchaser or other occupants of the unit or such Purchaser's guests, invitees, or workmen. If the Purchaser shall become a tenant, it is advisable to obtain insurance for all the contents of the apartment. The unit itself cannot be insured without an ownership interest. See Section "Interim Leases".

(Q) The Sponsor reserves the right to make changes in size, layout and number of unsold units without the approval of the Board of Managers. The Sponsor will file an amendment to the offering plan disclosing any such changes and any material changes must be with the consent of any affected Purchasers. See Section Changes in Prices and Units for further details.

(R) All Unit Owners shall severally indemnify each member of the Condominium Board against any liability or claim, contractual or otherwise, except those arising out of the bad faith, willful misconduct or gross negligence of such member or that are contrary to law or the terms of the Declaration or the By-Laws. However, the liability of any Unit Owner on account of the indemnification of the Board of Managers will be limited to such proportionate share thereof as the Common Interests of such Unit Owner bear to the aggregate Common Interests of all Unit Owners. See Section "Rights and Obligations of Board of Managers".

There is no provision for insurance covering indemnification of Board Members. It is at the discretion of the Condominium Board to obtain such coverage, the cost of which will be bourne by the Unit Owners as a common expense. The cost of such coverage shall be approximately one thousand ($1,000.00) dollars annually.

(S) In the event of a bulk sale by the Sponsor of all or some of its unsold units, the transferee successor Sponsor will be bound by the Sponsor's representations regarding its commitment to sell units. A bulk sale is defined as a sale of ten percent of the units to one Purchaser. This condominium project contains eight (8) units. A sale of two (2) units to one Purchaser will constitute a bulk sale. See Section "Introduction".

(T) Exterior dimensions are taken from the outside face of the exterior walls. Interior dimensions are taken from the inside face of the interior partitions. Areas are measured from the outside face of the exterior walls of the building and from the center line of the interior partitions, dividing units from each other and from corridors, stairs and mechanical spaces. The square footage of each unit is not based upon measurements from interior surfaces of interior walls and the actual area comprising the condominium unit is significantly less than listed in Schedule A.

See section "Description of Property and Improvements" and Section "Footnotes to Schedule A" for further details.

(U) Pursuant to Article 36-B of the General Business Law, the Sponsor has elected to limit the Housing Merchant Implied Warranty. The Sponsor's maximum liability to any unit owner under the Sponsor's Limited Warranty is limited to fifty percent (50%) of the purchase price of the unit. Additionally, the Sponsor's Limited Warranty is limited to actual Purchasers and their successors whom acquire title to the subject Unit by will or by the governing intestacy laws.

Any loss or damage caused by or stemming from an accident, catastrophe, unnatural forces due to violence or negligence, fire, explosion, smoke, motor vehicles, acts of God, lightening, windstorm, hail, flood, earthquake, soil movement, and changes in the underground water base shall not be covered under the Housing Merchant Implied Warranty.

Languages on the Warranties in this condominium offering plan must be in accordance of Section 777-a (New York Housing Merchant Implied Warranty) and Section 777-b (New York Exclusion or Modification of Warranties) on sales of new home of The New York General Business Law.

The Sponsor's obligation, regardless of any limitations in the warranty or in this offering plans, to construct the premises in accordance with all applicable codes and filed plans and specifications. Any conflict between the disclaimers and the Sponsor's obligation to construct the premises in accordance with all applicable codes and filed plans and specifications shall be resolved in favor of the latter.

Any exclusion or modification of warranties that does not meet or exceed a relevant specific standard of the applicable building code, or in the absence of such standard, a local accepted building practice, shall be void as a contrary to public policy. In addition, any exclusion or modification of warranties that fails to ensure that as home is habitable by permitting conditions to exist which render the home unsafe, shall be considered void as well.

The full text of Sponsor's limited warranty is annexed to the Purchase Agreement and set forth in part II of this plan. Purchaser are urged to review the Sponsor's limited warranty carefully before executing a Purchase Agreement. See Sections "Rights and Obligations of Sponsor" for details.

(V) Closing will not take place, and no individual condominium apartment will be sold until a permanent or temporary Certificate of Occupancy has been obtained for the premises. In the event closing occurs after the issuance of a temporary Certificate of Occupancy, but prior to the issuance of permanent Certificate of Occupancy, then it will remain the obligation of the Sponsor and its principals to, at its own cost and expense, obtain such permanent Certificate and Certificate must be obtained within two (2) years from the date of issuance of the original temporary Certificate of Occupancy.

Purchasers are advised that in NYC, 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 temporary certificate of occupancy. Certificate of occupancy are general governed by Section 301 of the New York Multiple Dwelling Law and local building codes and rules. Both TCOs and FCO's are issued by the NYC Dept of Buildings. ("DOB"). A TCO is intended to indicate that the property confirms 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 should be made unless a new

certificate of occupancy is issued. All TCOs 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 to 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 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 the DOB will issue the FCO within such two-year period. NOTWITHSTANDING THE FOREGOING, SPONSOR AND ITS PRINCIPALS ARE OBLIGATED TO PROCURE FCO FOR THE ENTIRE BUILDING, AND SHALL EXERCISE BEST EFFORTS TO OBTAIN THE FCO WITHIN SUCH TWO YEAR PERIOD WHILE KEEPING THE TCO. 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.

Buyers are advised to visit the DOB website for further recommendations when purchasing a unit in a building that does not have a FCO. A fact sheet on Certificate of Occupancy is available on the DOB websireat:http://www.nyc.gov/html/dob/downloads/pdf/co_factsheet.pdf. See section "Rights and Obligations of Sponsor" for details.

(W) Each Unit Owner shall notify the Condominium Board or the Managing Agent, if any, in writing when a child, or children, under the age of eleven (11) years lives or resides (even temporarily) in the Unit. Each Unit Owner shall install, at such Unit Owners expense, the required window guards (or safety stops in lieu of window guards, designed specifically to prevent a child form falling out of the window) in all windows of the Unit in compliance with all applicable New York City Administrative Code requirements. The Unit Owner should maintain all window guards (or stops) installed in the Unit and shall not remove same until permitted by applicable law and in any event, without prior written notice to the Managing Agent.

(X) The cellar space has less light and air than ordinary living space and is more susceptible to dampness. The cellar may not be used for bedroom, dining room or any other use considered to be a habitable space as defined by the New York City Building Code. Any use as living or sleeping may result in a violation being issued against the building and a fine imposed. Additionally, spaces in the cellar may not be rented independently. Rental use as living or sleeping quarters may result in an Environmental Control Board (ECB) violation being issued by The New York City Department of Buildings, which would be the responsibility of the unit owner to cure.

(Y) Each Unit Owner must carefully review and strictly comply with the provisions of the Condominium Documents, including, but not limited to: the Declaration, By-Laws, or any other rules, regulations or requirements promulgated by the Condominium Board, and as the same may be amended, modified, deleted, or added to from time to time pursuant to the terms thereof. Failure to strictly comply is grounds for an action for damages, including but not limited to attorney's fees, late charges and interest at the highest legal rate allowable, or injunctive relief, or both.

(Z) The Sponsor is providing combination carbon monoxide/smoke detectors in each unit at each level in accordance with the Administrative Code of the City of New York. The Unit Owners will be responsible for the maintenance of such detectors.

(AA) Storage spaces may not be used for combustible items as defined in the building code. No storage of clothing, books, furniture, paper or any combustible items will be permitted.

(AB) The Sponsor anticipates that the first closing of a unit will occur by January 1, 2020. Purchasers will be offered a right of rescission if closing of title to the first unit occurs later than

December 31, 2020, twelve months after the projected date for the first closing. If the Plan is amended to provide for a later projected date for the first closing, Purchasers will be entitled to an offer of rescission if the first closing occurs more than 12 months beyond that amended, later date.

The Sponsor projects that condominium operations shall commence by January 1, 2020, which is anticipated to be the date when the initial units will be closed upon. In the event that the actual or anticipated date of commencement of condominium operation is delayed by six (6) months or more from the anticipated date of the closing of the first unit, this plan will be amended to include a revised budget which will disclose new projections. If such new projection exceed the projections contained herein by twenty - five percent (25%) or more, the Sponsor will to offer all Purchasers the right for fifteen (15) days following the presentation of such amendment within which to rescind their offer to purchase and to have their down payments refunded. If such right to rescind is exercised, the downpayment and unexpended sums for special work ordered will be refunded within ten (10) days of the Sponsor's receipt of the notice of rescission. The Sponsor may not declare the offering plan effective where there are any material changes to the budget if the changes have not been disclosed by a duly filed amendment to the offering plan.

Purchasers should also note that even if the first closing occurs on or before January 1, 2020 (or such other date projected as the date of commencement of operation at the time the Purchaser agreement was entered into) or within the twelve (12) month period thereafter, the closing of subsequent units may be substantially delayed beyond such dates if a temporary certificate of occupancy has not been issued for such units or for the floor on which such units are located. In such case, provided that the Sponsor is diligently pursuing completion of construction and issuance of a certificate of occupancy and is otherwise in compliance with its obligations under the Plan, a Purchaser will not be entitled to a right of rescission or to make claims against the Sponsor for damages or losses as a result of such delays and will not be excused frm paying the full purchase price for the Unit. PROSPECTIVE PURCHASERS SHOULD THEREFORE CARE FULLY CONSIDER SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT. See sections "Introduction" for details.

(AC) Only $750 has been budgeted for legal fees. See Schedule B & foot notes to Schedule B.

(AD) All unused floor area development rights that are now owned, subsequently acquired or that may become available under the New York City Zoning Resolution, shall belong to the Sponsor. It may be sold, transferred or hypothecated to any other entity for the sole purpose of being merged into a zoning lot pursuant to a zoning lot development agreement ("ZLDA") or similar agreement. There are currently no unused floor area development rights for this property. See sections "Reservation of Air Rights" for details.

(AE) In the event that the Condominium 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 Condominium 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.

(AF) No bond or other security has been posted to secure Sponsor's obligations to pay all common charges, special assessments, and real estate taxes with respect to unsold units.

(AG) The Purchaser will represent to Sponsor that he or she has not dealt with any broker other than the Selling Agent in connection with the acquisition of his or her Unit and will indemnify the Sponsor against the claims of any other broker, in the event such broker is not disclosed to the Sponsor at the time of execution of the Purchase Agreement.

(AH) In the event that the Purchaser shall agree to allow the Purchase Agreement to be assigned, then the Purchaser shall be required to pay Sponsor's attorneys a fee of $2,500.00 for preparing the documents in connection to the assignment.

(AI) Buildings Smoking Policy - Smoking and using electronic cigarettes is prohibited in any common areas within the interior of the building(s) as required by all applicable laws and is permitted in any of the dwelling units.

Smoking and using electronic cigarettes is permitted in all outdoor areas, including but not limited to, common courtyards, rooftops, balconies and patios, and any outdoor areas connected to dwelling units.

(AJ) The Sponsor shall only be obligated to repair; (i) a patent defect with the unit, or patent defects in the common elements affecting the unit, for six (6) months of the date of closing; (ii) for latent defects within the unit, or latent defects in the common elements affecting the unit, for one (1) year from the date of closing; (iii) for general common elements defects, for one (1) year from the later of issuance of the certificate of occupancy or completion of that portion of the common elements which is claimed to be defective. See the Purchase Agreement annexed as Document No. 2 in Part II of the Plan.

Except as set forth in this paragraph 12, the Sponsor makes no undertaking or warranty and shall not be obligated to correct or repair any immaterial conditions in the Building, including (without limitation) the Units, the Common Elements and the Building systems, appliances and all other installations, apparatus, fixtures and appurtenances.

(AK) The expected life span of the roof is ten (10) to fifteen (15) years. No bond or guarantee other than the one (1) year warranty on all construction materials and workmanship will be provided. One (1) year warranty will be issued by the manufacturer starting the installation date.

(AL) As an extra precaution, the roof area allocated to unit 4A shall only be used after installing roof pavers. The Purchaser shall be responsible for installing such paver. The cost of installing such paver is approximately ten ($10) dollars per square foot. Such pavers are not required nor recommended by the roofing manufacturer. The installation of the pavers shall not effect the roof warranty.

(AM) There shall not be any fence between unit 1B, P1, and P2 respective side yards, only mutual understanding between owners. The side yard areas will not be secured.

(AN) The Financial Crimes Enforcement Network ("FinCEN") has issued a Geographic Targeting Order ("GTO") that was most recently updated in November 2018 which requires US title insurance companies to report the personal identity of Purchasers in certain residential real estate transactions which meet the following criteria:

(a) Purchaser is a legal entity as defined in the GTO;

(b) total purchase price is in excess of $300,000.00 in New York City;

(c) purchase is made without a bank loan or other similar form of external financing; and

(d) the purchase is made, at least in part, using currency or a cashier's check, a certified check, a traveler's check, a personal check, a business check, a money order in any form, with virtual currency or a funds transfer.

The GTO was first issued in January 2016, and was re-issued to expand coverage to more jurisdictions in July 2016 and February 2017. In August 2017, FinCen revised the GTO to capture a broader range of transactions. The GTO was extended on March 20, 2018 until September 16, 2018 with no publicly discussed changes. As long as the GTO remains in effect, its reporting requirements apply to all residential real property closings meeting the above criteria and occurring on or after November 17, 2018. See Section M "Procedure to Purchase".

## B. INTRODUCTION

Purpose of the Offering Plan

The purpose of the Plan is to set forth all the material terms of the offer to sell these apartments as condominium units. The Plan may be amended from time to time to reflect changes which materially affect the offering. All amendments will be filed with the New York State Department of Law and will thereafter be served upon Purchasers who have executed and delivered Purchase Agreements to the Sponsor or Selling Agent, Unit Owners and any other person entitled to service pursuant to 13 NYCRR § 20.1(d).

The Offer

The Sponsor presents this Offering Plan (the "Plan") for the establishment of condominium ownership of the Property pursuant to and in compliance with Article 9-B of the Real Property Law of the State of New York, as amended (the "Condominium Act"). The condominium shall be known as The 68 Woodruff Avenue Condominium (the "Condominium").

The offering plan encompasses the land, the structure and all appurtenances thereto at the following address: 68 Woodruff Avenue, Brooklyn, New York (the "Building"). The Sponsor is 68 Woodruff LLC, a domestic limited liability company with an address 5014 16th Avenue, Suite 416, Brooklyn, NY 11204. (the Sponsor). The Sponsor acquired the property on September 13, 2017, with a two-story two-family house on the premises. The house is being fully renovated and enlarged, under plans filed with and approved by the Department of Buildings of the City of New York. The building and land are hereinafter collectively referred to as the Property.

The Sponsor hereby offers eight (8) residential units for and two (2) parking units for sale under the Plan. The purchase prices and estimated Common Charges for each of the Units are listed in Schedule A -- Offering Prices and Related Information. THE PRICES CONTAINED IN THE PLAN HAVE BEEN SET BY SPONSOR WITHOUT ARMS LENGTH NEGOTIATION AND ARE NOT SUBJECT TO APPROVAL BY THE DEPARTMENT OF LAW OR ANY GOVERNMENTAL AGENCY.

A space may be provided and maintained in any multiple dwelling or upon the premises thereof, or a structure may be erected and maintained at the rear or side thereof, for the storage of passenger motor vehicles, but only with a written permit therefor when required by local law and in accordance with every applicable local law, ordinance, resolution, code provision or regulation and with the follow provisions;

Such space or structure shall be used solely for the storage of passenger motor vehicles of the occupants of the multiple dwellings under common ownership, except that, in the event such space or structure of part thereof is not used by such occupants, it may be rented by the owner or owners of such dwelling or dwellings to persons other than the occupants thereof. The space which has thus been rented shall be made available to an occupant within thirty days after written consent thereof. However, such space may be used also for the storage of any type of mechanical of motor-driven equipment of other accessory device of passenger bus required for the proper maintenance of the site and of the dwellings thereon.

The Sponsor is reserving the unconditional right to rent units rather than sell units after consummation of the plan. Accordingly, there is no commitment by Sponsor to sell more than 15% or two (2) units, which is necessary to declare the plan effective.

The By-laws do not contain a provision that, after an initial Sponsor voting control period a majority of the Board of Managers must be owner-occupants or members of an owner-occupant's household who are unrelated to the Sponsor and its principal(s). Purchasers should note that owner-occupants may never gain effective control of the condominium. Furthermore, Purchasers should note that owner-occupants and investors have inherent differences of how to operate the Condominium and how to manage to Board of Managers due to their inherent differences in their occupancy.

In the event of a bulk sale, which is the sale of two or more units, by the Sponsor of all or some of its unsold units to one (1) Purchaser, the transferee successor Sponsor will be bound by the Sponsor's representations regarding its commitment to sell units.

This Offering Plan including all Schedules and Parts A, B, C and D of the Exhibits constitute the entire Offer of the Sponsor, and copies of the Offering Plan and Parts A, B, C and D of the Exhibits will be available for inspection by prospective Purchasers without charge and for coping at a reasonable rate at the Property Site whenever the on-site office is open, and at the office of the selling agent or the Sponsor.

Financing

The Sponsor has committed construction financing by Sharestates Investments, LLC Series BC2017-001363 with and address at 11 Middle Neck Road, Suite 400A, Great Neck, NY 11021. Lender shall release each unit for the greater of the Minimum Release Price listed below or the Net Sale Proceeds. The lender has placed no restrictions on the sales or marketing of the units nor any restrictions on the renting of the units.

| Unit Number | Minimum Release Price |
|---|---|
| 1A | $660,000 |
| 1B | $712,000 |
| 2A | $440,000 |
| 2B | $620,000 |
| 3A | $536,000 |
| 3B | $620,000 |
| 4A | $816,000 |
| 4B | $614,000 |

Basic Aspects of Condominium Ownership

The ownership of a condominium unit is similar in many respects to the ownership of a private home. Each Purchaser owns his Unit outright, in fee simple absolute, and is entitled to exclusive possession of his Unit together with an interest in and right to use the Common Elements and the Limited Common Elements, if any. The Common Elements

essentially consist of all parts of the Property other than the Units themselves, are owned by all of the Unit Owners as tenants in common, each having an undivided interest therein.

The Common Elements consist of all portions of the Condominium Property that are not designated as Units or parts thereof. The Common Elements include, generally, but without limitation, the Condominium Property including the portions on which the Building is erected. See Section Definitions for further details.

Limited Common Elements

Limited Common Elements generally are those Common Elements reserved for use and enjoyment by one or more Units.

The Limited Common Elements in this Condominium are as follows: Unit 1A and 1B will each be allocated a window well and yard. Unit 2B shall be allocated stairs, side yard and a balcony. Units 3B and 4B will each be allocated a balcony. Unit 4A will be allocated a terrace. Units P1 and P2 will each be allocated a side yard. See "Floor Plans" & "Schedule A" for further details.

The Common and Limited Common Elements are not subject to partition nor are they severable from the Units except in accordance with The Condominium Act (Article 9-B of the Real Property Law).

Common Charges

Each Unit Owner must pay Common Charges in accordance with the New York Condominium Act, Sections 339-i and 339-m. These charges are payable on a monthly basis. Common Charges have been estimated by the Sponsor and include fire insurance for the Units, and liability insurance for the Common Elements, and maintenance and operation of the Common Elements. For more information on Common Charges and how they are assessed, see Article VI of the By-Laws attached hereto as Document No. 7.

Ownership/Leasing of Units

Other than as set forth herein, there is no restriction upon ownership of a Unit.

Any Unit Owner may sell or lease his or her Unit to anyone, without restriction or limitation. Any deed to a subsequent Purchaser must provide that the acceptance thereof by the grantee constitutes an assumption of the provisions of the Declaration, the By-Laws, and the rules and regulations of the Condominium as they may be amended from time to time.

No Unit Owner may convey or mortgage title to his Unit without including therein the appurtenant interest.

No Unit Owner is permitted to convey, mortgage, pledge, hypothecate, sell or lease his Unit unless and until he has paid in full to the Board of Managers all unpaid Common Charges previously assessed by the Board of Managers against his Unit, and until he shall have satisfied all unpaid liens against the Unit, except permitted mortgages.

Powers/Duties of Board of Managers

The Board of Managers has the power and responsibility for the operation of the Condominium. These responsibilities include, among other things, the care, upkeep and maintenance of the Common Areas, collection of Common Charges from the Unit Owners, employment of personnel, adoption and amendment of rules and regulations, maintenance of bank accounts, obtaining insurance, making repairs, additions, improvements or alterations to the Common Elements, repair, reconstruction and restoration of damage by fire or other casualty, and such other functions as may be required in connection with the operation and maintenance of the Property. The Board of Managers will elect a President, a Secretary and a Treasurer. No member of the Board nor any officer will receive any compensation for acting in such capacity. The Board may engage a manager or managing agent to perform any of its delegable duties as provided in the By-Laws of the Condominium, and may pay such manager or managing agent such compensation as the Board deems desirable.

Voting

Each Unit is entitled to vote as follows: all Unit Owners will be entitled to one (1) vote for each unit owned in all matters which require a vote of the Unit Owners, including Board elections. Where title to a Unit is held by two (2) persons, each such co-owner will be entitled to one-half (1/2) such vote. Except in those instances where the New York Condominium Act, the Declaration or the By-Laws provide otherwise, all matters to be decided by the vote of Unit Owners will be decided by a majority vote thereof.

Real Estate Taxes

Each Unit will be separately taxed for real estate tax purposes and may be separately mortgaged, therefore, no Unit Owner is liable for the payment of real estate taxes on any Unit other than his own. No Unit is subject to the lien of a mortgage on any other Unit.

Insurance

Fire and liability insurance covering the entire Condominium are included with other items as part of the Common Charges, but fire and liability insurance for the Purchaser's personal effects in the interior of each Unit, including, but not limited to decorations, painting, furniture or improvements made by the Unit Owner, should be carried out by the individual Purchaser. Each Unit Owner desiring such coverage on his personal effects must purchase his own policy at his own cost and expense. All policies purchased by Unit Owners must contain waivers of subrogation and must contain provisions to the effect that the liability of the carriers issuing insurance procured by the Board of Managers shall not be affected or diminished by reason of the policy or policies carried by Unit Owners.

Painting/Decoration of Common Elements and Units

All painting and decorating of exterior portions of the Building and Common Elements as well as all repairs and replacements to the Common Elements shall be made by the Board of Managers through its officers, its manager or managing agent. No further approval of the Unit Owners shall be required for the foregoing, regardless of the cost, and such costs will be charged to the Unit Owners as Common Charges, except to the extent that the same may be charged to a particular Unit Owner if such costs are necessitated by his negligence or misuse. Each Unit Owner may decorate the interior of his or her Unit in any manner that he or she desires, subject to compliance with the Condominium's By-Laws and the Rules and Regulations promulgated pursuant thereto, and will be solely responsible for

the cost and expense of maintaining, repairing, painting and maintaining casualty and liability insurance on his or her Unit.

Appliances

The Sponsor is providing kitchen cabinets, a stove, refrigerator, dishwasher and hook up for washer and dryer. Sponsor is not providing a washer/dryer, blinds or shades to the Units. See Part II, "Description of Property" for further details

Carbon Monoxide/Smoke Detectors

The Sponsor is providing combination carbon monoxide/smoke detectors in each unit at each level in accordance with the Administrative Code of the City of New York. See Part II, Description of Property and Definitions for further details.

Purchasers for Occupancy or Investments

Since the condominium board does not have the right to approve or disapprove Purchasers, there is no limit on the number of owners who may purchase for investment rather than for personal occupancy and accordingly there may always be a substantial percentage of owners who are non-residents. Purchasers for their own occupancy may never gain control of the Board of Managers under the terms of this offering plan. Furthermore, Purchasers should note that owner-occupants and investors have inherent differences of how to operate and manage the Condominium due to their inherent differences in their occupancy.

Limitations on Purchase of Units

There are no restrictions on who may purchase a Unit in the Condominium. However, the Sponsor hereby reserves the right at any time for any reason whatsoever to refuse to approve and execute (i) a Purchase Agreement for any Unit, and (ii) a Purchase Agreement or Agreements, as the case may be, for more than one (1) Unit to any one person or entity; provided, however, that neither the Sponsor nor the Selling Agent will discriminate in the sale or lease of Units on the basis of race, creed, sex, color, disability, marital status, sexual orientation, or national origin or on any other grounds prohibited by law.

Estimate of Commencement
of Condominium Operations

The Sponsor anticipates that the first closing of a unit will occur by January 1, 2020. Purchasers will be offered a right of rescission if closing of title to the first unit occurs later than December 31, 2020, twelve months after the projected date for the first closing. If the Plan is amended to provide for a later projected date for the first closing, Purchasers will be entitled to an offer of rescission if the first closing occurs more than 12 months beyond that amended, later date.

The Sponsor projects that condominium operations shall commence by January 1, 2020, which is anticipated to be the date when the initial units will be closed upon. In the event that the actual or anticipated date of commencement of condominium operation is delayed by six (6) months or more from the anticipated date of the closing of the first unit, this plan will be amended to include a revised budget which will disclose new projections. If such new projection exceed the projections contained herein by twenty - five percent (25%) or more, the Sponsor will to offer all Purchasers the right for fifteen (15) days following the presentation of such amendment within which to rescind their offer to purchase and to have

their down payments refunded. If such right to rescind is exercised, the downpayment and unexpended sums for special work ordered will be refunded within ten (10) days of the Sponsor's receipt of the notice of rescission. The Sponsor may not declare the offering plan effective where there are any material changes to the budget if the changes have not been disclosed by a duly filed amendment to the offering plan.

Purchasers should also note that even if the first closing occurs on or before January 1, 2020 (or such other date projected as the date of commencement of operation at the time the Purchaser agreement was entered into) or within the twelve (12) month period thereafter, the closing of subsequent units may be substantially delayed beyond such dates if a temporary certificate of occupancy has not been issued for such units or for the floor on which such units are located. In such case, provided that the Sponsor is diligently pursuing completion of construction and issuance of a certificate of occupancy and is otherwise in compliance with its obligations under the Plan, a Purchaser will not be entitled to a right of rescission or to make claims against the Sponsor for damages or losses as a result of such delays and will not be excused from paying the full purchase price for the Unit. PROSPECTIVE PURCHASERS SHOULD THEREFORE CARE FULLY CONSIDER SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT.

Contents of Part II

The agreement to purchase a Unit is called a "Purchase Agreement", the general form of which is set forth in Part II as Document No. 2. The terms of sale of Units, as well as the procedure to purchase the same, are summarized in Section "Procedure to Purchase".

The form of Unit Owner's Power of Attorney that each Unit Owner will be required to give to the Condominium Board and to Sponsor pursuant to Article 14 of the Declaration, set forth as Document No. 6 in Part II of the Plan. The Power of Attorney (1) gives the Board of Managers the power to acquire a unit when offered for sale by a unit owner or pursuant to foreclosure and (2) permits the Board of Managers to file an instrument affecting the condominium with respect to compliance with laws, zoning, easements, etc. For more details see the form annexed as Document No. 4 in Part II of the Plan. The form of deed that Sponsor will issue to Purchasers of Units is set forth as Document No. 5 in Part II. A detailed description of the physical condition of the Property is set forth in Part II as Document No. 1, entitled "Description of Property", which includes an architect's/engineer's report describing the property, and should be reviewed carefully by prospective Purchasers.

Floor plans of the Units are set forth in Part II as part of Document Number 1.

The salient provisions of the Declaration of the Condominium (the "Declaration"), which is the document that establishes condominium ownership of the Property, and the By-Laws of the Condominium (the "By-Laws"), which govern the operation of the Condominium and to which are annexed the Rules and Regulations of the Condominium (the "Rules and Regulations"), are partially summarized in Section "Rights and Obligations of Unit Owners and Board of Managers" and are reproduced in full in Part II as Documents Numbers 6 and 7, respectively. Each unit owner is obligated to comply with the Declaration, the By-laws, the Rules and Regulations and any other requirement of the Board of Managers.

Parts I and II of the Offering Plan which is being delivered to the prospective Purchasers, constitute the entire offering and contain all the material terms of the transaction. The exhibits submitted to the Department of Law in connection with the filing of the Plan contain additional supporting documentation. All of these are available for inspection and copying to prospective Purchasers and their attorneys at the office of the attorneys for the Sponsor during regular business hours. There will be no charge for inspection. However, there will be a charge of forty cents ($0.40) per page for copying. The

offering plan and exhibits are also available for inspection and copying by appointment (at a current charge of $0.25 per page) at the Department of Law, 28 Liberty Street, New York, New York 10005. There is a $25.00 deposit required for each copy of the book, which will be refunded if it is returned to the Sponsor in good condition, normal wear and tear excepted.

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.

## C. DEFINITIONS

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

1. American Arbitration Association: shall mean a not-for-profit organization in the field of alternative dispute resolution, providing services to individuals and organizations who wish to resolve conflicts out of court, and one of several arbitration organizations that administers arbitration proceedings.

2. Appurtenant Interest: shall mean, with respect to any Unit, the undivided interest of the owner thereof, pursuant to the terms of Section 339-x of the Condominium Act, in and to: (i) the Common Elements; (ii) any other Units owned or leased at the time in question by the Condominium Board or its designees, corporate or otherwise, on behalf of all Unit Owners; (iii) any proceeds of the sale or lease of Unit of the nature described in subdivision (ii) above; and (iv) any other assets of the Condominium.

3. Arbitration: Arbitration is a form of alternative dispute resolution and may be used to settle a dispute without using the courts. Article 75 of the New York Civil Practice Law and Rules contains the rules and procedures governing arbitrations in New York State.

4. Balcony, terrace, porch, or patio: generally define an area adjoining a building at various levels of the building which is generally used by the adjoining Unit. The characterization of the above for the purposes of the Zoning Resolution is based on its location and description as set forth in the Floor Plans.

5. Below Grade: means below first floor or ground floor level.

6. Board of Managers: Shall mean the governing body of the Condominium, being the group selected, authorized and directed to manage and operate the Condominium individually as provided by the New York Condominium Act, the Declaration and the By-Laws. The Board of Managers will manage and operate the building as provided by the New York Condominium Act, the Declaration and the By-Laws.

7. Borrower: a person or organization that takes out a loan from a bank under an agreement to pay it back later, typically with interest.

8. Building: shall mean the building situated on the Land which is described in Exhibit A hereto.

9. Building Code: is a set of rules that specify the standards for constructed objects such as building and non-building structures. Buildings must conform to the code to obtain planning permission, usually from a local council. The main purpose of building codes is to protect public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures.

10. By-Laws: shall mean the by-laws of the Condominium, which are annexed as Exhibit D to the Declaration, as the same may be amended from time to time pursuant to the terms thereof.

11. Close Proximity: shall mean Nearness in space, time, or relationship.

12. Common Charges: shall mean the charges allocated and assessed by the Condominium Board to the Unit Owners, pro-rata in accordance with their respective Common Interests (except as otherwise provided in the Declaration or the By-Laws),

to meet the Common Expenses. NOTE: These charges are payable by the Unit Owners of its building on a monthly basis.

13. Common Elements: All that part of the Condominium Property or facilities servicing or benefitting all the Units comprising the Condominium, as defined in Section 339-e of the Condominium Act. The Common Elements include generally, and without limitation: (i) all parts of that building (other than the Units in that building) including but not limited to the foundation and supports of the building; and (ii) all areas or facilities for the common use of all the Units of the building and Unit Owners. Common Elements consist of all portions of the Condominium Property which are not designated as Units or parts thereof.

14. Common Expenses: shall mean all costs and expenses to be incurred generally by the Unit Owners pursuant to the Declaration and/or the By-Laws in connection with: (i) the repair, maintenance, replacement, restoration and operation of, and any alteration, addition, or improvement to, the Common Elements; (ii) the establishment and/or maintenance of a general operating reserve or a reserve fund for working capital, for replacements with respect to the Common Elements, or to make up any deficit in the Common Charges for any prior year(s); (iii) the purchase, lease, or sublease by the Condominium Board or its designee, corporate or otherwise, on behalf of all Unit Owners, of any Unit whose owner has elected to sell, lease, transfer, or convey the same or that is to be sold at a foreclosure or other sale; and (iv) generally, the conduct of the affairs of the Condominium.

15. Common Interest: shall mean the undivided percentage interest of each Unit in the Common Elements.

16. Condominium: shall mean THE 68 WOODRUFF AVENUE CONDOMINIUM which was established pursuant to the terms of the Declaration and is to be governed pursuant to the terms of the By-Laws.

17. Condominium Act" shall mean Article 9-B of the Real Property Law of the State of New York, as the same may be amended from time to time.

18. Condominium Board: shall mean the governing body of the Condominium, whose members shall be selected pursuant to the terms of Articles 2 and 4 of the By-Laws.

19. Condominium Documents: This Offering Plan, and the Declaration, Floor Plans, By-Laws and rules and regulations of the Condominium and all Exhibits for the foregoing, as amended from time to time.

20. Condominium Unit Deed: A legal document that is signed and delivered, especially one regarding the ownership of property or legal rights.

21. Court: A court is a tribunal, often as a government institution, with the authority to adjudicate legal disputes between parties and carry out the administration of justice in civil, criminal, and administrative matters in accordance with the rule of law.

22. Declaration: shall mean the declaration executed by Declarant for the purposes of submitting the Property to the provisions of the Condominium Act and establishing a regime for the condominium ownership of the property.

23. Department of Buildings: is a department of the government that enforces the city's building codes and zoning regulations, issues building permits, licenses,

registers and disciplines certain construction trades, responds to structural emergencies and inspects new and existing buildings.

24. Department of Law: The department of the government responsible for most of the legal affairs.

25. Equal or Better: shall mean comparable or better quality recognized by industry standards for performance, efficiency, longevity, and / or classifications, as applicable.

26. FCO: A Final Certificate of Occupancy is a document issued by a local government agency or building department certifying a building's compliance with applicable building codes and other laws, and indicating it to be in a condition suitable for occupancy.

27. Few Blocks: shall mean less than fifteen blocks away.

28. First Class Condition: shall mean same as new, excepting normal wear and tear.

29. Floor Plans: shall mean the floor plans of the Units filed in the Register's Office simultaneously with the recording of the Declaration, together with any supplemental floor plans thereto. The Floor Plans shall govern in the event of any inconsistency between the written part of the Declaration and By-Laws and the Floor Plans.

30. Housing Merchant Implied Warranty: A warranty on the construction, implied in the contract or agreement for the sale of a new home and shall survive the passing of title.

31. In the Vicinity: shall mean the area or region near or about a place; surrounding district; neighborhood.

32. Institutional Lender: shall mean (i) a savings bank, savings and loan associations, bank or trust company, insurance company, real estate investment trust, or mortgage trust or (ii) a federal, state, municipal, teacher's or union employee, welfare, pension or retirement fund or system.

33. Institutional Mortgage: shall mean any first mortgage covering one or more Units that is a Permitted Mortgage and the initial holder of which is either Sponsor or its designee or an Institutional Lender.

34. Land: shall mean all that certain tract, plot, piece, and parcel of land situate, lying and being in the County of Kings, City and State of New York, as more particularly described in Exhibit A to the Declaration.

35. Law: shall mean the laws and ordinances of any or all of the Federal, New York State, New York City, in the particular County, and Borough governments, the rules, regulations, orders and directives of any or all departments, subdivisions, bureaus, agencies, or offices thereof or of any other governmental, public, or quasi-public authorities having jurisdiction over the Property and/or the Condominium, and/or the direction of any public officer pursuant to law.

36. Limited Common Elements: Limited Common Elements generally are those Common Elements reserved for use and enjoyment by one or more Units.

37. Loans: a thing that is borrowed, especially a sum of money that is expected to be paid back with interest.

38. Lot Line: shall mean the boundaries of the tax lot as determined by the City of New York Department of Finance, Real Property Assessment Bureau. Lot line windows, if any, are windows located on the edge of the lot, in the event the building is constructed on the lot lines.

39. Managing Agent: shall mean a Person employed by the Condominium Board, who shall undertake to perform the duties and services that the Condominium Board shall direct and who shall have whatever powers the Condominium Board shall delegate.

40. Majority of Unit Owners: shall mean those Unit Owners having more than 50% of the total authorized votes of all Unit Owners (determined in accordance with the terms of Section 4.8 of the By-Laws) who are present, in person or by proxy, and voting at any duly constituted meeting of the Unit Owners at which a quorum is present.

41. Mansion Tax: A one (1%) percent tax on sales of homes of one million dollars or more.

42. New York Clearing House Association: An organization established in 1853 to simplify the settlement of interbank transactions.

43. New York Condominium Act: Article 9-B of the Real Property Law of the State of New York, as amended, which sets forth provisions governing the creation and operation of condominiums, and to which the Condominium is the subject of this Offering Plan, is submitted.

44. Permitted First Mortgagee: shall mean any holder of a Permitted First Mortgage.

45. Person: shall mean any natural person, partnership, corporation, trust, estate, fiduciary, unincorporated association, syndicate, joint venture, organization, government or any department or agency thereof, or any other entity.

46. Plan: shall mean that certain offering plan to convert the Property to condominium ownership filed with the Department of Law of the State of New York pursuant to Section 352-e of the General Business Law of the State of New York.

47. Premises: a house or building, together with its land and outbuildings, occupied by a business or considered in an official context.

48. Property: shall mean the Land, the Building, all other improvements erected or to be erected on the Land, all easements, rights and appurtenances pertaining thereto and all other property, real, personal, or mixed, used or intended to be used in connection therewith.

49. Purchase Agreement: A Purchase Agreement is a legal document between two parties, the Seller who wishes to sell a piece of personal property and the Buyer who wants to buy that property. The Agreement describes the terms and conditions of the sale and ensures that both parties will follow through on their promises regarding that sale.

50. Purchase Price: The amount of money someone pays for something, such as a house.

51. Register's Office: shall mean the Office of the Register of the City of New York, Kings County.

52. Release Property: a mortgage term that refers to a provision within a mortgage. The release property allows for the freeing of part of a property from claim by the creditor.

53. Rules and Regulations: shall mean the rules and regulations of the Condominium, which are annexed as an addendum to the By-Laws, as any of the same may be amended, modified, added to, or deleted from time to time pursuant to the terms of the By-Laws, provided that they are not in conflict with the terms of the Condominium Act, the Declaration, or the By-Laws.

54. Special Assessments: shall mean the charges allocated and assessed by the Condominium Board to the Unit Owners, pro-rata in accordance with their respective Common Interests (except as otherwise provided in the Declaration or in the By-Laws), in accordance with paragraph (C) of Section 6.1 of the By-Laws.

55. Sponsor: As used in New York State regulations pertaining to newly constructed and vacant condominium, the word "Sponsor" means "any person, partnership, joint venture, corporation, company, trust, association or other entity or agent thereof who makes or takes part in a public offering or sale in or from the State of New York of participation interests or investments in real estate including condominium interests in realty." The Sponsor of this offering plan is 68 WOODRUFF LLC.

56. Sponsor's Initial Control: The Sponsor will control the Board of Managers for five (5) years after the closing of the first unit or till after the closing of all units, whichever is sooner.

57. Surrounding: shall mean the area around a given physical or geographical point or place.

58. TCO: A Temporary Certificates of Occupancy are generally sought after and acquired when a building is still under minor construction, but there is a certain section or number of floors that are deemed to be habitable.

59. Time of the Essence: shall mean that the Purchaser must cure a default under his Purchase Agreement by the date indicated on the notice of closing or forfeit his down payment. The purchase will be served with a 30 days notice prior to the time of essence.

60. Trust Fund: shall mean a fund in which all monies received from an insurance claim shall be held in trust for the benefit of all Unit Owners and their Permitted Mortgagees.

61. Unit: shall mean any of the "Units", as such term is defined in the Condominium Act, located in the Building, which units are more particularly described in Article 6 of, and Exhibit B to, the Declaration and in the Floor Plans.

62. Unit Owner: shall mean any Person who holds fee title, of record, to one or more Units at the time in question.

63. Unit Owner's Power of Attorney: A condominium power of attorney gives the condo board the right to act on your behalf.

64. Unsold Units: This term shall only apply in the situation where there is a Sponsor that offers units for sale and shall mean any Unsold Unit owned by Sponsor or its designee at the time in question. It shall not apply to any unit occupied by the Sponsor or any member of his family.

65. Walking distance: shall mean the measured distance that a patient can walk before he or she is stopped by pain in the muscles, usually the calf muscles, or breathlessness.

## D. DESCRIPTION OF PROPERTY AND IMPROVEMENTS

This description of the property and improvements is intended to provide a general outline of the land, building and units, but shall not be interpreted as enlarging in any manner, directly or by reference, the obligations or liability of the Sponsor as set forth in this Plan. A more detailed description of the building and property, including the Engineer's Report and floor plans is set forth in the Description of Property, Document No. 1 in Part II of the Plan.

The land is known by street address as 68 Woodruff Avenue, Brooklyn, New York. The parcel is located in Block 5050 Lot 10.

The existing house on the property in being renovated and enlarged. When completed same will consist of a cellar, basement, three (3) stories and penthouse and will contain eight (8) residential units and two (2) parking units. Unit 1A and 1B will each be allocated a window well and yard. Unit 2B shall be allocated stairs, side and a balcony. Units 3B and 4B will each be allocated a balcony. Unit 4A will be allocated a terrace. Units P1 and P2 are each being allocated a side yard. The building does not have an elevator. See Schedule A - Offering Prices and Related Information and the Architect's Report and Floor Plans in Part II of the Plan for further details.

There are two (2) parking spaces which shall be sold separately on a first come first serve bases. The parking units provided are not required as per the zoning regulations.

The property will be improved and the Units built in accordance with all applicable zoning and building laws, regulations, codes, and other government requirements. The proposed project is governed by New York City zoning laws and the Building Code. The site is zoned R-6 which permits residential use as of right.

The Units and Common Elements will be built in accordance with this Plan and with the Plans and Specifications filed with the Department of Buildings as the same may be amended. The Units, when fully completed with all major fixtures, will comply with all applicable rules, regulations, laws and other requirements of all governmental authorities having jurisdiction thereof, including those governing zoning and construction. The Plans and Specifications will be available for inspection at the Sponsor's office on the Property.

Exterior dimensions are taken from the outside face of the exterior walls. Interior dimensions are taken from the inside face of the interior partitions. Areas are measured from the outside face of the exterior walls of the building and from the center line of the interior partitions, dividing units from each other and from corridors, stairs and mechanical spaces. The square footage of each unit is not based upon measurements from interior surfaces of interior walls and the actual area comprising the condominium unit is significantly less than listed in Schedule A.

No Unit Owner shall be deemed to own the structural walls, supporting columns, pipes, wires, conduits or other public lines running through the Unit which are utilized for or serve more than one (1) Unit. Any area and/or installation which is designated on the Floor Plans as part of a Unit shall be considered as part of said Unit.

The Sponsor reserves the right to amend or modify such plans, specifications and description of property (including changes in area, floor plans and allocation of space, changes in materials, and other construction details) and substitute in place of any materials and other construction details set forth herein or in Document No. 1 in Part II of this Plan, materials and other construction details of equal or better quality;

provided that the Sponsor may not change the size, location of buildings or units, other improvements or common elements if such changes affect the percentage of common interests or adversely affect the value of any unit to which title has closed or for which a Purchase Agreement has been executed and is in effect unless all affected unit owners and contract vendees consent in writing to such change, and provided that the approval of any governmental authority having jurisdiction thereover, if necessary, is first obtained. See Section "Changes in Prices and Units" for further details. All references in this Plan to "Plans and Specifications" shall mean the aforesaid plans and specifications for the Building prepared by the Sponsor's Architects and Engineers as the same may have, from time to time, been amended or changed, or may, from time to time, hereafter be amended or changed in accordance with the provisions of this paragraph.

Water is provided by the City of New York and the units will be billed together for water consumption as a common charge. Natural gas for cooking and heating is provided by Keyspan Energy Delivery Company. Each unit will be separately metered and billed. Telephone service is provided by Verizon Company. Electricity is provided by the Consolidated Edison Co. Each unit is metered and billed separately. Storm water is carried into the New York sewer system as is the entire sanitary waste from the building.

The Sponsor is providing kitchen cabinets, a stove, refrigerator, dishwasher and hook up for washer and dryer. Sponsor is not providing a washer/dryer, blinds or shades to the Units.

Estimate of Completion

The building and units are presently under construction. The project will be completed in one phase. The Sponsor projects that the construction of the entire building will be substantially completed by having a TCO or a FCO issued by the Department of Buildings by November 15, 2019. The Sponsor will not close any units without a TCO or FCO.

## E. LOCATION AND AREA INFORMATION

The following is a general description of the location of the building and the area surrounding the property. Reference should be made to the Architect's Description of Property, reproduced in full as Document Number 1 in Part II of the Plan, for a more detailed description of the Property and its physical condition.

Location

The address of the property is 68 Woodruff Avenue, Brooklyn, NY. The parcel is located at Tax Block 5059 and lot number 10. The site is zoned R-6, which permits residential use as of right.

The primary access roads are St. Pauls Place and Ocean Avenue. The primary highway is the Brooklyn-Queens Expressway. Manhattan is closely accessible via the Williamsburg Bridge.

The Condominium is located in the residential neighborhood of Prospect Park. The neighborhood has convenient residential amenities. The immediate area consists of multi-occupancy housing with elementary schools within walking distance.

Many retail facilities exist on the surrounding streets. The Condominium is within walking distance of banks, hotels, the Q subway line, the B16 and B41 bus stops and restaurants.

The City of New York provides police, fire, sanitation, snow removal and road maintenance services.

The are other new residential developments being developed in adjoining areas. There are no other developments by this Sponsor in the vicinity of this property. There are no developments adjacent to or across the street from this property that have been publicly announced. The Sponsor will amend the offering plan to disclose any publicly announced development projects that will be adjacent to or directly across from the property within thirty (30) days after the information becomes known.

# F. SCHEDULE A
## OFFERING PRICES AND RELATED INFORMATION
## The 68 Woodruff Avenue Condominium

**68 Woodruff Avenue**
**Brooklyn, New York 11226**

**Year Projected to Begin:**
**January 1, 2020 - December 31, 2020**

| Unit No. | Location | Approx. Floor Area (1) | Uninhabitable Floor Area | No. of Bedrooms / Bathrooms (1) | Offering Price (2) | Percent Common Interest (3) | Projected Monthly Common Charges (4) | Projected Real Estate Taxes (Monthly) (5) | Projected Real Estate Taxes (Annual) (5) | Projected Monthly Carrying Charges (6) | Projected Annual Carrying Charges (6) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **1A** | Cellar /Basement | 789 | c. 442 w. 27 y. 260 | 11.5 | $825,000.00 | 14.86% | $ 454.71 | $ 222.23 | $ 2,666.71 | $ 676.94 | $ 8,123.23 |
| 1B | Cellar /Basement | 768 | c. 661 w. 49 y. 370 | 1/1.5 | 890,000.00 | 17.29% | $ 535.68 | $ 258.44 | $ 3,101.24 | $ 794.12 | $ 9,529.40 |
| 2A | 1st Floor | 519 | | **1/1** | 550,000.00 | 7.45% | $ 230.71 | $ 111.31 | $ 1,335.69 | $ 342.02 | $ 4,104.26 |
| 2B | 1st Floor | 791 | st. 38 b. 16 sy. 75 | 1/1 | 775,000.00 | **11.22%** | $ 347.40 | $ **167.60** | $ 2,011.24 | $ 515.01 | $ 6,180.08 |
| 3A | 2nd Floor | 590 | | 2/1 | 670,000.00 | 8.82% | $ 273.18 | $ 131.80 | $ 1,581.56 | $ 404.98 | $ 4,859.76 |
| 3B | 2nd Floor | 772 | b. 16 | 1/1 | 775,000.00 | 10.81% | $ 334.76 | $ 161.51 | $ 1,938.07 | $ 496.27 | $ 5,955.25 |
| 4A | 3rd Floor/Penthouse | 926 | t. 315 | 2/2 | 1,020,000.00 | 14.93% | $ 462.39 | $ 223.08 | $ 2,676.93 | $ 685.47 | $ 8,225.60 |
| 4B | 3rd Floor | 847 | b. 16 | 1/1 | 755,000.00 | 11.10% | $ 343.81 | $ 165.87 | $ 1,990.44 | $ 509.68 | $ 6,116.16 |
| P1 | Basement | 153 | sy. 177 | - | 45,000.00 | 1.77% | $ 54.86 | $ 26.47 | $ 317.60 | $ 81.33 | $ 975.92 |
| P2 | Basement | 166 | sy. 141 | - | 45,000.00 | 1.75% | $ 54.12 | $ 26.17 | $ 314.06 | $ 80.29 | $ 963.46 |
| 8 Residential Units and 2 parking spots for sale | | 6321 | | | $6,350,000.00 | 100.00% | $3,097.66 | $1,494.46 | $ 17,933.55 | $9,327.99 | $111,935.94 |

1 Cellar space may not be used as a bedroom or living room. Doing so may result in a DOB violation being issued against the building. Cellar space has less light and air than ordinary living space and it is more susceptible to dampness.

2 Unit 1A and 1B are each allocated a window well and yard as limited common elements. See "Floor Plans."

3 Unit 2B is allocated stairs, balcony and side yard as a limited common element. See "Floor Plans."

4 Units 3B and 4B are each allocated a balcony as limited common elements. See "Floor Plans."

5 Unit 4A is being allcoated a terrace as a limited common element. See "Floor Plans".

6 Units P1 and P2 are each being allocated a side yard as a limited common element. See "Floor Plans".

7 Estimated individual heating and electric costs are set forth in Schedule B-1.

8 At closing, each Purchaser shall deposit an Initial payment equal to two (2) months' estimated monthly common charges for the unit. See Section " Working Capital Fund."

9 At closing, each Purchaser shall pay an additional $8,500.00 to defray Sponsor's costs of forming the condominium. See Section "Unit Closing Costs and Adjustments."

* b. balcony c. cellar st. stairs t. terrace w. window well y. yard

## G. NOTES TO SCHEDULE A "OFFERING PRICES AND RELATED INFORMATION" FOR EACH UNIT

(1) When the units are completed, the layout and dimensions may be slightly different than the Floor Plans shown in the offering plan. Accordingly, each Unit should be inspected prior to purchase to determine its actual dimensions, layout and physical condition. Exterior dimensions are taken from the outside face of the exterior walls. Interior dimensions are taken from the inside face of the interior partitions. Areas are measured from the outside face of the exterior walls of the building and from the center line of the interior partitions, dividing units from each other and from corridors, stairs and mechanical spaces. The square footage of each unit is not based upon measurements from interior surfaces of interior walls and the actual area comprising the condominium unit is significantly less than listed in Schedule A. The number of bedrooms in each Unit is computed in accordance with the standards established by the New York City Building Code. See the Description of Property set forth in Part II for a more detailed description of the Units and the rooms, including floor plans of the units.

(2) Prices are negotiable. The Sponsor reserves the right to change the offering prices set forth in Schedule A. These offering prices, however, may only be changed by a duly filed amendment to this Plan when the change in price is an across the board change affecting one or more lines of Units or is to be advertised or is a price increase for an individual Purchaser. However, the prices for the Units are negotiable and the Sponsor may enter into an agreement with a Purchaser to sell one or more Units at prices lower from those set forth in Schedule A. The negotiation with one Purchaser will not affect negotiation with another Purchaser. See Section "Changes in Prices and Units". See Section "Unit Closing Cost and Adjustments" which discloses and explains the closing costs and adjustments that a Purchaser has to pay.

Sponsor reserves the right to negotiate with Purchasers all aspects of the purchase price of the unit, including but not limited to: renovations or improvements to the apartments or the fixtures or equipment contained therein or credits or allowances therefor; amount of down payment; the terms of financing contingency in the event the Sponsor agrees to permit the same; extension of period to secure financing; default clause; application of the interim lease rental payment towards the purchase price; payment of all or part of Purchaser's closing or financing costs such as closing costs, attorneys' fees, origination fees, commitment fees and waiver or reduction of the attorney's fees set forth in the offering plan; and any and all other costs relating to the cost of acquiring title to the unit. Furthermore, the Sponsor reserves the right to amend the Plan from time to time to add and/or delete negotiable terms.

(3) In accordance with Section 339-i(1)(iv) of the New York State Condominium Act, the Common Interests of each of the Units have been allocated based upon floor space, subject to the location of such space and the additional factors of relative value to other space in the condominium, the uniqueness of the unit, the availability of common elements for exclusive or shared use, and the overall dimensions of the particular unit.

(4) Common charges have been estimated by the budget expert and include fire insurance for the Units and liability insurance for the Common Elements, and maintenance and operation of the Common Elements. Common Charges exclude

repair or decoration to the inside of the units, electricity and gas for the use of heating, air conditioning, hot water and cooking for each Unit, cable vision service and insurance for personal effects. Common charges have been estimated by the budget expert based on the estimated operating budgets annexed as Schedule B to this Plan. See Schedule B-1 for individual electricity and gas expenses for the units.

(5) The real estate tax estimates set forth in Schedule A are based on a letter from Empire Consulting Inc., using the projected will be taxed as a separate lot for real estate tax purposes and the unit owner will not be responsible for the payment of, nor will the unit be subject to, any lien arising from the non-payment of taxes on other units. See Section "Real Estate Taxes" for further details.

The projected real estate taxes for the units are set forth in the foregoing Schedule A. The estimated date of completion and reassessment is January 1, 2020. The projections of taxes due for the first year of condominium operation are shown and are based on the current real estate tax rate of 12.612%. The projected taxable assessed valuation for the first year of operations of the condominium is projected to be $142,194. The projected real estate taxes for the first year of operations of the condominium is projected to be $1,494.46 monthly and $17,933.55 annual. If there is an increase in actual assessed valuation or in real estate tax rates it will be updated it future amendments to this offering plan. See Section "Real Estate Taxes".

Estimated real estate tax assessments are determined using various factors including sales price, square footage, location of the unit, availability of limited common elements and/or access to common elements. No assurances can be given that the taxing authorities will assess the building and allocate the assessments in the same manner and the actual assessments may not be in the same proportion as the common interests set forth in Schedule A.

After separate tax lots are apportioned, each unit will be taxed as a separate lot for real estate tax purposes and the unit owner will not be responsible for the payment of, nor will the unit be subject to, any lien arising from the non-payment of taxes on other units. See section "Real Estate Taxes" for further details.

The projected real estate taxes for the units are set forth in the foregoing Schedule A. The estimated date of completion and reassessment is January 1, 2020. The projections of taxes due for the first year of condominium operation are shown and are based on the current real estate tax rate of 12.612%. However, it is not possible to accurately determine what the increase in actual assessed valuation will be and it is equally impossible to predict any future increases in real estate tax rates which may affect the amount of tax due on the property. If there is an increase in actual assessed valuation or in real estate tax rates it will be updated it future amendments to this offering plan. See Section "Real Estate Taxes".

On January 1, 2018, the Tax Cuts and Jobs Act of 2017 went into effect. This federal law significantly changed the previously existing internal revenue code, including the taxes and deductions related to home ownership. The deduction for all State and Local taxes, including but not limited to real estate tax and income tax, is limited to ten thousand ($10,000.00) dollars combined.

If the Sponsor consents to a mortgage contingency clause and the Purchaser obtains a mortgage, interest on such loan is deductible under current law. The Internal Revenue Code of 1986, as amended, limits the deductions of mortgage interest to mortgages incurred in acquiring, constructing or substantially

improving the first and second residences of a taxpayer. The deduction is also limited to interest paid on acquisition indebtedness not to exceed $750,000.00 for loan procured after January 1, 2018. In addition, there will no longer be **any deduction for interest on home equity loans, regardless of when the debt was incurred.**

(6) All projected total carrying charges are for the projected first year of operation beginning January 1, 2020

NOTE: Sponsor has not obtained, nor is it offering, permanent financing commitments to Purchasers. Therefore, if a Purchaser obtains financing, debt service on such financing will be a monthly expense additional to the total charge listed. In addition, prospective Purchasers will be required to pay at closing, among other things: (i) two (2) months common charges to be used as working capital fund; (ii) New York City and State transfer taxes; (iii) $8,500.00 to defray Sponsor's costs of creating the condominium. See section entitled "Closing Costs and Adjustments" below.

THE ABOVE IS NOT INTENDED TO BE A COMPLETE DISCUSSION OF ALL LIMITATIONS IMPOSED BY THE CODE, PARTICULARLY FOR INVESTORS. ALL PURCHASERS ARE ADVISED TO SEEK ADVICE FROM THEIR TAX CONSULTANTS CONCERNING TAX CONSEQUENCES OF PURCHASE OF A UNIT IN A CONDOMINIUM.

# SCHEDULE B

## Budget for First Year of Condominium Operation

## 68 Woodruff Avenue
### Brooklyn, NY 11226

Year Projected to Begin:
January 1, 2020 - December 31, 2020

**INCOME:**

| | |
|---|---|
| Common Charges: | $ 37,172 |

**EXPENSES:**

| | |
|---|---|
| Management & Maintanance (1): | $ 13,800.00 |
| Salaries (2) | |
| Heating (3): | - |
| Electricity (4): | 2,508.00 |
| Franchise taxes (5): | 300.00 |
| Water & sewer (6): | 4,344.01 |
| Repairs, services & supplies (7) | 2,420.00 |
| Insurance (8): | 6,750.00 |
| Legal fees (9): | 750.00 |
| Audit fees (9): | 1,500.00 |
| Contingency Fund (10): | 1,000.00 |
| Reserve Fund (11): | 3,800.00 |
| | 37,172.01 |

IN THE EVENT THAT THE ACTUAL OR ANTICIPATED DATE OF COMMENCEMENT OF CONDOMINIUM OPERATION DIFFERS FROM THE BUDGET YEAR PROJECTED HEREIN BY MORE THAN SIX (6) MONTHS FROM THE ANTICIPATED DATE OF THE CLOSING OF THE FIRST UNIT, THIS PLAN WILL BE AMENDED TO INCLUDE A REVISED BUDGET WHICH WILL DISCLOSE NEW PROJECTION. IF SUCH NEW PROJECTIONS EXCEED THE PROJECTIONS CONTAINED HEREIN BY TWENTY-FIVE PERCENT (25%) OR MORE, THE SPONSOR WILL OFFER ALL PURCHASERS THE RIGHT FOR FIFTEEN (15) DAYS FOLLOWING THE PRESENTATION OF SUCH AMENDMENT WITHIN WHICH TO RESCIND THEIR OFFER TO PURCHASE AND HAVE THEIR DOWN PAYMENTS REFUNDED. SPONSOR MAY NOT DECLARE A PLAN EFFECTIVE WHERE THERE ARE ANY MATERIAL CHANGES TO THE BUDGET IF THESE CHANGES HAVE NOT DISCLOSED BY A DULY FILED AMENDMENT TO THE OFFERING PLAN.

## H1. NOTES TO SCHEDULE B

1. Management & Maintenance.

The building will be managed by the Sponsor, 68 Woodruff LLC for the first year of condominium operation, for a fee of $6,000.00 which is the prevailing rate. Said management fee does not cover any costs and fee's associated with the superintendent / Janitorial services. After the first year, the fee charged may be higher and the unit owners may choose to manage the condominium themselves, or enter into a contract with an independent managing agent which may result in increased common charges. While the Sponsor is in control of the board, it is unlikely that it will give up the management of the building. The management company shall provide superintendent / Janitorial services, on a as needed bases, for an additional $150 per week, which is $7,800 annually. The total for the management and superintendent / janitorial costs will be $13,800 annually. This will include cleaning the building common area's and taking care of the garbage, etc.. There will be an extra fee for snow removal or any repairs which are not covered by the "Repairs and Maintenance". It will be billed to the unit owners, by the management company, as a special assessment. See Section "Management Agreement" for further information.

2. Salaries

The Condominium will not employ its own superintendent.

The building is not required to have a full time super as stated the Multiple Dwelling Law Article 3 / title 83, which states "a dwelling with thirteen or more tenants" are required to have a super.

3. Heating.

There will be an electric heater in the lobby of the building. Units will be individually heated. Budgets for individual Unit heating costs are set forth in Schedule B-1.

4. Electricity.

This item includes the cost of electricity for lighting and heating of the common areas. There shall be no air conditioning in the common areas. This is based upon a survey and estimate by Complete Condo Management, Inc. with an address at 1303 53rd Street, Suite 282, Brooklyn, NY 11219, and includes a 10% increase to account for the inflation factor. The cost per KWH includes sales tax:

| | |
|---|---|
| Estimated usage in KWH: | 7,600 |
| Cost per KWH: | $0.30 |
| Estimated total annual cost: | $ 2,280 |
| **Estimated charges (including 10% inflation):** | **$ 2,508** |

The cost of electricity to the units is separately metered and the charges therefor will be paid directly to the utility company by Unit Owners. A projection is set forth in Schedule B-1, inclusive of consumption, rates, sales tax and a reasonable anticipated increase due to inflation.

5. Franchise Taxes.

The budgeted item ($300.00) is for annual New York State Franchise Taxes payable by the Condominium, this figure includes the minimum franchise taxes payable by the condominium association to both New York City and New York State taking into account any possible tax increases.

6. Water and Sewer. The building will be metered for water and sewer usage by the City of New York Department of Environmental Protection in accordance with current law. The amount budgeted for this item is $4,344.01 which is based on estimated daily usage of 800 gallons of water for the building and converted to cubic feet by dividing by 7.45. The estimate is provided by Complete Condo Management, Inc. with an address at 1303 53rd Street, Suite 282, Brooklyn, NY 11219.

| | | |
|---|---|---|
| Estimated Consumption: | | |
| Estimated daily usage | = | 107 cubic feet |
| Estimated annual usage | = | 39,055 cubic feet |
| Convert to hundred cubic feet (HCF) 39,055 / 100 | = | 391 HCF |
| Estimated water & sewer rates: | | |
| Water charge: 3.9 per 100 CF | = | $3.9/HCF |
| Sewer charge: 159% of water charge | = | $6.2/HCF |

| | Usage | | | Rate per HCF | | Cost |
|---|---|---|---|---|---|---|
| Water charges: | 391 | HCF | x | $3.9/HCF | = | $ 1,524.90 |
| Sewer charges: | 391 | HCF | x | $6.2/HCF | = | 2,424.20 |
| | | | | Total: | | $ 3,949.10 |

**Estimated charges (including 10% inflation): $ 4,344.01**

7. Repairs and Maintenance; Services and Supplies.

The projected amount does not include repairs, painting, maintenance, or supplies for the interior of the Units, all of which are the responsibility of the individual Unit Owners.

The budgeted figure is based upon an estimation by Complete Condo Management, Inc for repairs to the interior of the building, the roof, the exterior of the Building (including walls, foundations, windows, doors, and locks), the plumbing and electrical systems, and includes various supplies (such as cleaning supplies and materials, lubricants, bulbs, public fixtures, general and hardware supplies), painting of common areas. Inasmuch as this is a new construction, repairs and maintenance should be minimal. However, the Sponsor does not warrant that this will be the case. In addition, no funds are being provided for future capital improvements. At the present time there are no maintenance contracts. However, if any services are needed the Contingency Fund may be used. The following is a breakdown of the repairs and maintenance:

| | | |
|---|---|---|
| Exterminating | $ | 250 |
| Handyman | $ | 300 |
| Supplies | $ | 150 |
| Phone service for fire alarm | $ | 360 |
| Fire alarm & Sprinkler | $ | 1,360 |
| TOTAL: | $ | 2,420 |

No service contracts will be in effect as of the closing.

8. Insurance

The following insurance is available for the Property for the first year of condominium operations as set forth in a letter from Fairmont Insurance Brokers LTD., with an address at 1600 60th Street, Brooklyn, NY 11204.

| Items Covered | Coverage Limits |
|---|---|
| All-risk Perils, Building-Replacement Cost, Stipulated Amount | $ 2,500,000.00 |
| Deductible: | $ 2,500 |
| Comprehensive General Liability | $ 5,000,000 /$5,000,000 |
| **Projected Annual Premium** | **$6,750** |

The above coverage limits for fire and casualty insurance for the building are based upon the current replacement cost of the Building (excluding excavation and foundation) which is equal or greater than 80% total replacement cost, as estimated by a licensed insurance broker which in his opinion is adequate so that the insured shall not be a co-insurer. The following items are not included in the budget and may be available at extra cost: boiler and machinery; Board of Managers' liability; excess liability; auto liability. In order to safeguard the investment of its Unit Owners in the event of a substantial or total destruction of the Building, the Board of Managers should periodically review the amount of casualty insurance for the Building to insure that the amount of coverage equals the Building's then replacement cost. The insurance coverage will meet the requirements of the Sponsor or any mortgage lender procured by the Sponsor.

The fire, casualty and general liability insurance will be on terms that provide: (1) that each Unit Owner is an insured party; (2) that there will be no cancellation without notice to the Board of Managers and the Unit Owners; (3) a waiver of subrogation; (4) a waiver of invalidity because of the acts of the insured and Unit Owners; and (5) a waiver of pro rata reduction if Unit Owners obtain additional coverage. The condominium will

have public liability insurance as part of the comprehensive general liability policy, at closing, for the amounts stated above.

This coverage does not include claims for personal injury or property damage resulting from occurrences in a Unit, nor does it include coverage of the furniture or personal property of Unit Owners. Therefore, each Unit Owner should consider the desirability of obtaining additional insurance at his or her own cost covering among other items (i) fire or casualty losses to the contents of his or her Unit and any replacements, additions, upgraded fixtures and improvements therein, (ii) personal property, and (iii) liability for personal injury as a result of occurrences in the individual Unit. In the event of a loss, the claim is made payable to the named insured (the Board of Managers).

There is no provision for insurance covering indemnification of Board members. It is at the discretion of the Condominium Board to obtain such coverage, the cost of which will be borne by the Unit Owners as a common expense.

9. Legal Fees and Audit Fees

A portion of the budgeted item ($1,500.00) will be used for auditing fees in connection with the preparation of the first year's audited financial statements of the Condominium and its Federal and State income tax returns. The estimate is based on a letter from Yehuda Gutwein, C.P.A., 1632 42nd Street, Brooklyn, NY 11204.

An allowance is provided ($750.00) for miscellaneous (but not major) legal services e.g., in the event one of the units are behind in their common charges and Board of Managers chooses to engage an attorney. The Board of Managers will determine in the future which attorney it will engage for its services.

10. Contingency

This item is to provide for possible increases in one or more items of operating expenses above the amounts projected in the Schedule B or for any unanticipated expenses. Said contingency fund differs from a reserve fund, whose objective is to be used for capital replacement or repairs only. The budget may be modified from time to time prior to the commencement of, or during, condominium operation to add new items of expense or to increase one or more items of operating expense. The funds for such modifications may be provided by decreasing this budget item or by decreasing one or more items of expense, or both.

11. Reserve Fund

The basis of the figure projected for this item is approximately ten percent (10%) of the entire budget. This fund will be used as a reserve to pay for periodic capital replacements or repairs. At this time, the Sponsor has no knowledge of any capital improvements that may have to be made during the first five years of condominium operation. Neither the Department of Law nor any other government agency has passed upon the adequacy of the fund.

IN THE OPINION OF COMPLETE CONDO MANAGEMENT, 1303 53RD STREET, SUITE 282, BROOKLYN, NY 11219, A REAL ESTATE MANAGER, THE PROJECTED RECEIPTS ARE ADEQUATE TO MEET THE ESTIMATED EXPENSES FOR THE BOARD OF MANAGERS' FIRST YEAR OF OPERATION, ASSUMING SUCH FIRST YEAR TO BE THE FISCAL YEAR COMMENCING JANUARY 1, 2020 THE FOREGOING SCHEDULE, HOWEVER, IS NOT INTENDED AND SHOULD NOT BE TAKEN AS A GUARANTEE BY ANYONE THAT THE ANNUAL COMMON CHARGES OR EXPENSES FOR THE FIRST YEAR OR ANY SUBSEQUENT YEAR OF OPERATION OF THE BUILDING BY THE BOARD OF MANAGERS WILL BE AS SET FORTH IN SAID SCHEDULE AND IT IS LIKELY THAT THE ACTUAL ANNUAL COMMON CHARGES OR EXPENSES WILL VARY FROM THE ACTUAL AMOUNTS SHOWN IN THE SCHEDULE.

THE SPONSOR HAS RESERVED THE RIGHT TO MODIFY, RENEW AND REPLACE EXISTING SERVICE, MAINTENANCE, EMPLOYMENT CONCESSIONAIRE AND OTHER AGREEMENTS AND INSURANCE POLICIES, AND TO ENTER INTO NEW AGREEMENTS AND POLICIES THAT WILL BE BINDING ON THE BOARD OF MANAGERS ON THE CLOSING DATE. ANY SUCH NEW AGREEMENT WHICH HAS THE EFFECT OF MATERIALLY INCREASING COMMON CHARGES OR IS BINDING ON THE BOARD OF MANAGERS FOR MORE THAN TWO YEARS WILL BE DISCLOSED BY A DULY FILED AMENDMENT TO THIS PLAN.

IN THE EVENT THAT THE ACTUAL OR ANTICIPATED DATE OF COMMENCEMENT OF CONDOMINIUM OPERATION DIFFERS FROM THE BUDGET YEAR PROJECTED HEREIN BY MORE THAN SIX (6) MONTHS FROM THE ANTICIPATED DATE OF THE CLOSING OF THE FIRST UNIT, THIS PLAN WILL BE AMENDED TO INCLUDE A REVISED BUDGET WHICH WILL DISCLOSE NEW PROJECTION. IF SUCH NEW PROJECTIONS EXCEED THE PROJECTIONS CONTAINED HEREIN BY TWENTY-FIVE PERCENT (25%) OR MORE, THE SPONSOR WILL OFFER ALL PURCHASERS THE RIGHT FOR FIFTEEN (15) DAYS FOLLOWING THE PRESENTATION OF SUCH AMENDMENT WITHIN WHICH TO RESCIND THEIR OFFER TO PURCHASE AND HAVE THEIR DOWN PAYMENTS REFUNDED. SPONSOR MAY NOT DECLARE A PLAN EFFECTIVE WHERE THERE ARE ANY MATERIAL CHANGES TO THE BUDGET IF THESE CHANGES HAVE NOT DISCLOSED BY A DULY FILED AMENDMENT TO THE OFFERING PLAN.

IN THE EVENT THAT THE ACTUAL OR ANTICIPATED DATE OF COMMENCEMENT OF CONDOMINIUM OPERATION IS DELAYED BY TWELVE (12) MONTHS OR MORE FROM THE ANTICIPATED DATE OF CLOSING, THE SPONSOR WILL AMEND THE PLAN TO OFFER ALL PURCHASERS THE RIGHT FOR FIFTEEN (15) DAYS FOLLOWING THE PRESENTATION OF SUCH AMENDMENT WITHIN WHICH TO RESCIND THEIR OFFER TO PURCHASE AND TO HAVE THEIR DOWN PAYMENTS REFUNDED WHETHER OR NOT THE SPONSOR OFFERS TO GUARANTEE THE PREVIOUS BUDGET PROJECTION. IF SUCH RIGHT TO RESCIND IS EXERCISED, THE DOWNPAYMENT AND UNEXPENDED SUMS FOR SPECIAL WORK ORDERED WILL BE REFUNDED WITHIN TEN (10) DAYS OF THE SPONSOR'S RECEIPT OF THE NOTICE OF RESCISSION.

# I. SCHEDULE B-1
# ENERGY COSTS FOR UNITS DURING FIRST YEAR OF CONDOMINIUM OPERATION

68 Woodruff Avenue, Brooklyn, New York
For the Year Beginning January 1, 2020

| Unit | Electric Usage (KWH) | Estimated Cost per KWH | Estimated Electric Cost (Mo.) | Estimated Electric Cost (Yr.) | Gas Usage (therms) | Estimated Cost per therm | Estimated Gas Cost (Mo.) | Gas Cost (Yr.) | Total Area (adj.) |
|---|---|---|---|---|---|---|---|---|---|
| 1A | 5,300 | $0.40 | 194.33 | $2,332.00 | 410 | $1.56 | 58.67 | $ 704.00 | 1,231.00 |
| 1B | 6,200 | 0.40 | 227.33 | $2,728.00 | 470 | 1.56 | 67.25 | $ 807.00 | 1,429.00 |
| 2A | 2,200 | 0.40 | 80.67 | $ 968.00 | 170 | 1.56 | 24.33 | $ 292.00 | 519.00 |
| 2B | 3,400 | 0.40 | 124.67 | $1,496.00 | 260 | 1.56 | 37.17 | $ 446.00 | 791.00 |
| 3A | 2,500 | 0.40 | 91.67 | $1,100.00 | 190 | 1.56 | 27.17 | $ 326.00 | 590.00 |
| 3B | 3,300 | 0.40 | 121.00 | $1,452.00 | 250 | 1.56 | 35.75 | $ 429.00 | 772.00 |
| 4A | 4,600 | 0.40 | 168.67 | $2,024.00 | 400 | 1.56 | 57.17 | $ 686.00 | 926.00 |
| 4B | 4,200 | 0.40 | 154.00 | $1,848.00 | 300 | 1.56 | 42.92 | $ 515.00 | 847.00 |

## NOTES TO SCHEDULE B-1

1. Each Unit Owner will be responsible for the cost of natural gas (heating, hot water, cooking) and electricity service supplied to his Unit. The building contains gas and electric meters for each of the units and one electric meter for the common areas (common electric charges are set forth in Schedule B). Charges for each Unit will be payable directly to the utility company. Electric usage and costs include central or individual air conditioning for each unit.

2. The above information is based upon a survey and estimate provided by Complete Condo Management, Inc. with an address at 1303 53rd Street, Suite 282, Brooklyn, NY 11219, which is attached hereto in Part II of the Plan. The building uses gas for cooking, heating and hot water, and electricity for all other power needs. Usage and costs vary based on location and area of the units. For example, the yearly electricity costs for Unit 2A are estimated based on current Con Edison rates of $0.30 per KWH and projected usage of 2,200 KWH per year, for approximately $968.00 including a 10% increase. Yearly gas costs for Unit 2A are estimated to be $519.00 including a 10% increase. This assumes thermostat settings of 70 degrees for 16 hours (day) and 60 degrees for 8 hours (night). The figures for the other units have been calculated accordingly.

3. The estimated costs are subject to change based on changes in Con Edison Rates and Keypsan Energy Delivery Rates.

ALTHOUGH SPONSOR BELIEVES THAT THE FOREGOING IS ACCURATE, NO WARRANTY OR GUARANTY IS BEING MADE BY SPONSOR, MANAGING AGENT, OR ANY OTHER PERSON OR ENTITY AS TO WHAT THE SEPARATELY METERED GAS AND ELECTRICITY COSTS MAY BE.

MCS PROPERTIES, LLC.

3810 FOURTEENTH AVENUE
BROOKLYN, NY 11218
TEL 718-686-8680
FAX 718-686-8685

J. COMPLIANCE WITH REAL PROPERTY LAW ' 339-i

October 23, 2019

68 Woodruff Avenue
Brooklyn, NY 11226

Re: 68 Woodruff Avenue, Brooklyn, NY
Condominium Offering Plan
Compliance with Real Property Law' 339-i

To whom it may concern;

I am not the selling agent or managing agent for this property. I do not have any beneficial interest in the sponsor or in the profitability of the project. I am familiar with condominium units in the area. I have been involved in managing many condominium projects in Brooklyn and I have consulted with and advised other sponsors and applicants as to the allocation of their interests in the common elements.

The method selected for calculating the percentage of common interests in the condominium pursuant to Real Property Law Section 339-i(1) is subparagraph (iv), which provides:

> "(iv) the Common Interests of each of the Units have been allocated based upon floor space, subject to the location of such space and the additional factors of relative value to other space in the condominium, the uniqueness of the unit, the availability of common elements for exclusive or shared use, and the overall dimensions of the particular unit".

The percentages of interest in the common elements in this condominium have been allocated to the units in accordance with the above factors in compliance with Real Property Law Section 3391(1)(iv).

Very truly yours,

I. Landau

Israel Landau

## K. CHANGES IN PRICES AND UNITS

Changes in Purchase Price

The Sponsor reserves the right at any time and from time to time prior and subsequent to the date of transfer of title to the first Unit, to increase or decrease the amount of the purchase price of one or more Units from the amounts shown in the Section entitled "Schedule A--Offering Prices and Other Financial Details for Each Unit."

The offering prices set forth in Schedule A of the offering plan may be changed only by a duly filed amendment to the Plan when the change in price is: (i) an across-the-board increase or decrease affecting one (1) or more lines of units or unit models; (ii) is to be advertised; (iii) is a price increase for an individual Purchaser. However, the prices for the Units are negotiable and the Sponsor may enter into an agreement with a Purchaser to sell one or more Units at prices lower from those set forth in Schedule A.

No change will be made in the size or number of units and/or their respective percentages of common interest, and no material change will be made in the size or quality of common elements, except by amendment to the plan, and, when applicable, to the Declaration.

Unless an affected Purchaser consents, no material change will be made in unit size, layout, or percentage of common interest if a Purchase Agreement has been executed and delivered to the Sponsor for that unit. Unless all Purchasers consent, no material change will be made in the size and no material adverse change will be made in the quality of common elements.

In the event of a change in the purchase price of one or more Units, the Purchaser of a Unit may pay or have paid more or less than other Purchasers of comparable Units having the same Common Interest. However, such change shall not affect the Common Charges or Common Interest of any Unit (including Units whose purchase prices have changed), nor affect the purchase price stated in any Purchase Agreement then in effect.

Changes in Size, Layout and Number of Units

In order to meet the possible varying demands for number and type of Units, or to meet the particular needs of prospective Purchasers, or for any other reason, Sponsor reserves the right to change prior to entering into a Purchase Agreement: (a) the layout of, or number of rooms in, Unsold Units and (b) the size and/or number of Unsold Units by subdividing one or more Unsold Units into two or more separate Units, by combining two or more separate Unsold Units into one or more Unsold Units, by altering the boundary walls of any Unsold Unit(s), or otherwise, including, without limitation, the use of any portion(s) of the Common Elements adjacent to such Unsold Units to the extent that such portion(s) are not required to be maintained as Common Elements pursuant to the terms of the By-Laws. Subject to the terms of this section, such right may be exercised by Sponsor from time to time, both before and after the First Closing, and without the consent or approval of the Selling Agent, the Managing Agent, the Condominium Board, any Unit Owner, or any mortgagee, so long as such changes do not compromise the structural integrity of the building. However, Sponsor shall first obtain the approval of all governmental authorities having jurisdiction thereof whose approval is required by law. In

addition, there may be no change in the number of units at any time without an amendment to the offering plan.

Once the Declaration is recorded, no change may be made in the number of Units or number of rooms within a Unit, nor may the size of any Unit be changed by subdivision or combination or alteration of boundary walls as aforesaid, or otherwise, nor may the Common Interest of any Unit be changed, unless reflected in a duly recorded amendment to the Declaration. As more particularly provided in the Declaration, Sponsor or its designee, as the Owner of an Unsold Units, will have the right itself to so amend the Declaration to effectuate such change, without the Condominium Board, the other Unit Owners, or any mortgagee consenting to, or executing, such amendment. However, no change of a Unit's Common Interest will be made without obtaining the prior consent of all affected Unit Owners. In addition, no change will be made in the unit size, layout or Common Interest of any Unit for which a Purchase Agreement is in effect without obtaining the prior written consent of the Purchaser thereof. Additionally, no material change will be made in the size or layout and no material adverse change will be made in the quality of the Common Elements unless all Purchasers who have signed Purchase Agreements have consented thereto. Therefore, Sponsor must first obtain consent of all Purchasers who have signed Purchase Agreements.

## L. INTERIM LEASES TO PURCHASERS

All units will be delivered vacant by the Sponsor unless the Purchaser has entered into an interim lease. No Purchaser shall have the right to occupy the unit purchased by him prior to the closing unless Sponsor-Seller agrees to permit such occupancy under an interim lease or other written rental agreement. The interim lease is only for occupancy of a unit in connection with a executed Purchase Agreement. The Purchaser may not occupy the unit or perform any work in the unit prior to closing without the prior consent of the Sponsor. Such event shall constitute a default under the terms of the Purchase Agreement. In the event Purchaser enters into an Interim Lease and Purchaser defaults on the Purchase Agreement and fails to close, and after notice form Sponsor to vacate Purchaser fails to vacate, Purchaser will pay Sponsor $250.00 per day for each day he remains in possession beyond the 30th day following mailing of the Notice to Vacate.

These units are not subject to rent stabilization or rent protection laws. The lease shall be prepared substantially in accordance with Blumberg Form T 186 which is applicable to apartments not under any rental protection laws. The interim lease form is set forth as Document No. 10 in Part II of the Plan. The term of such lease shall be subject to negotiation.

Sponsor may not lease or rent any unit prior to the consummation of the Plan, with the exception of leasing a Unit to a Purchase in contract of said Unit, via entering into an Interim Lease. In the event Sponsor-Seller elects to lease a Unit to a Purchaser in contract, via said Interim Lease, the lease will be for such rent and other terms as may be mutually agreed upon. Such lease will also provide that an uncured default by the Purchaser under his Purchase Agreement will constitute a default under the lease entitling the landlord (i.e., Sponsor-Seller), at its sole option, to immediately terminate such lease. The Purchase Agreement contains a similar cross-default provision entitling the Sponsor to cancel the Purchase Agreement in the event the Purchaser fails to cure a default under his lease within the applicable grace period (if any) and Purchaser has vacated the apartment. Before the Sponsor may utilize the default under the lease to declare a default under the Purchase Agreement, the Sponsor must either obtain an order of eviction or other judgment or order from a court or agency of competent jurisdiction against the lessee unless the lessee has vacated the Unit. The interim lessee will have thirty (30) days to vacate the apartment after a default under the Purchase Agreement or in the event the lessee rescinds the Purchase Agreement.

If the Purchaser becomes the tenant or actually occupies the unit before the closing of title thereto and, before such closing, the unit is damaged by casualty or otherwise, such Purchaser shall assume the risk of loss and the obligation to repair the damage to his/her personal belongings and any other property not covered by the insurance for the Condominium, unless the cause thereof originated outside of the unit and did not result from the acts of such Purchaser or other occupants of the unit or such Purchaser's guests, invitees, or workmen. If before such closing, the unit is damaged by casualty or otherwise, a Purchaser will not be able to close a loan on a damaged unit and insurance proceeds will not be made available to a Purchaser to restore a unit prior to closing. Therefore it is advisable for a Purchaser who becomes a tenant prior to closing to purchase at his own cost and expense, fire and liability insurance for the Purchaser's personal effects in the interior of the Unit, including, but not limited to decorations, painting, furniture or improvements made by the Unit Owner.

Buildings Smoking Policy - Smoking and using electronic cigarettes is prohibited in any common areas within the interior of the building(s) as required by all applicable laws and is permitted in any of the dwelling units.

Smoking and using electronic cigarettes is permitted in all outdoor areas, including but not limited to, common courtyards, rooftops, balconies and patios, and any outdoor areas connected to dwelling units.

## M. PROCEDURE TO PURCHASE

A person desiring to purchase a Unit will be required to execute, in triplicate, a Purchase Agreement in the form set forth as Document Number 2 in Part II of the Plan. Purchaser must deliver all of the above documents to the Selling Agent, together with a check for the downpayment payable to the order of "The Law Offices of David Augenstein, IOLA Trust Account". The down payment shall be 10% of the purchase price and is subject to negotiation; however, in no event shall the downpayment be less than $5,000.00. The Purchase Agreement contains the terms and conditions upon which the Unit will be sold and should be read carefully by the prospective Purchaser and his or her legal or financial representative before being executed.

The Sponsor may at his option consents to permit a mortgage contingency, see paragraph entitled "Secured Loan Condition Rider", below. A Purchaser seeking financing will be responsible for all fees and costs imposed by the lender, including (but not limited to) appraisal and origination fees (if any). It is possible that a Purchaser's financing commitment may expire prior to the Closing and Purchaser will incur additional costs.

Purchasers shall have at least three (3) business days to review the Plan and all filed amendments prior to executing a Purchase Agreement or seven (7) days after delivering an executed Purchase Agreement together with the required deposit to rescind the Purchase Agreement and have the full deposit refunded promptly. The Purchaser must either personally deliver a written notice of recession to the Sponsor or selling agent within the seven (7) day period or mail the notice of rescission to the Sponsor or selling agent and have the mailing post - marked within the seven (7) day period.

A Purchase Agreement submitted by any prospective Purchaser will not be binding on the Sponsor until three (3) fully executed duplicate originals of such Purchase Agreement is returned to such prospective Purchaser. Within fifteen (15) days after the Purchaser delivers an executed Purchase Agreement together with the required deposit, the Sponsor will either accept the Purchase Agreement and return a fully executed counterpart to the Purchaser, or if not returned within such time, the Purchase Agreement will be deemed rejected and all monies submitted with such Purchase Agreement will be promptly returned to such prospective Purchaser, with interest, if any. Sponsor may reject any Purchase Agreement without cause or explanation so long as such rejection is not based upon race, creed, color, national origin, ancestry, sex, or any other ground prohibited by law.

Notice of Closing: After the Plan is declared effective, Sponsor will give each Purchaser not less than thirty (30) days' prior written notice of the date, time and place for the transfer of title to his or her Unit. Such notice will be served in compliance with Section 20.1(d)(1) no less than thirty (30) days before the date set for the closing of the units. Purchaser at his option may waive this thirty (30) day notice provision as provided for in the Purchase Agreement.

At title closing, such Purchaser shall pay the balance of the Purchase Price stated in the Purchase Agreement by his or her unendorsed certified personal check or by official cashier's check drawn on a New York bank, a member of the New York Clearing House Association, and execute a Unit Owner's Power of Attorney to the Board of Managers which provides for the Condominium Board to acquire a unit from an individual unit owner if such owner sells the unit to the Board of Managers.

At closing the Purchaser will obtain title via a bargain and sale deed with covenants against grantors act. See Document 5 "Condominium Unit Deed" in Part II of this offering plan for further details.

At the Closing of title to a Unit, and simultaneously with the delivery to Purchaser of the deed conveying the Unit, Purchaser shall execute and acknowledge the Power of Attorney to the Board of Managers in the form contained in Part II of this Plan. Purchaser shall deliver such executed Power of Attorney to Sponsor or as directed by Sponsor at the Closing of title for recording and Purchaser shall pay the recording fee. Failure to do so shall constitute a default by Purchaser pursuant to the Purchase Agreement.

The Sponsor anticipates that the first closing of a unit will occur by January 1, 2020. Purchasers will be offered a right of rescission if closing of title to the first unit occurs later than December 31, 2020, twelve months after the projected date for the first closing. If the Plan is amended to provide for a later projected date for the first closing, Purchasers will be entitled to an offer of rescission if the first closing occurs more than 12 months beyond that amended, later date.

The Sponsor projects that condominium operations shall commence by January 1, 2020, which is anticipated to be the date when the initial units will be closed upon. In the event that the actual or anticipated date of commencement of condominium operation is delayed by six (6) months or more from the anticipated date of the closing of the first unit, this plan will be amended to include a revised budget which will disclose new projections. If such new projection exceed the projections contained herein by twenty - five percent (25%) or more, the Sponsor will to offer all Purchasers the right for fifteen (15) days following the presentation of such amendment within which to rescind their offer to purchase and to have their down payments refunded. If such right to rescind is exercised, the downpayment and unexpended sums for special work ordered will be refunded within ten (10) days of the Sponsor's receipt of the notice of rescission. The Sponsor may not declare the offering plan effective where there are any material changes to the budget if the changes have not been disclosed by a duly filed amendment to the offering plan.

Purchasers should also note that even if the first closing occurs on or before January 1, 2020 (or such other date projected as the date of commencement of operation at the time the Purchaser agreement was entered into) or within the twelve (12) month period thereafter, the closing of subsequent units may be substantially delayed beyond such dates if a temporary certificate of occupancy has not been issued for such units or for the floor on which such units are located. In such case, provided that the Sponsor is diligently pursuing completion of construction and issuance of a certificate of occupancy and is otherwise in compliance with its obligations under the Plan, a Purchaser will not be entitled to a right of rescission or to make claims against the Sponsor for damages or losses as a result of such delays and will not be excused from paying the full purchase price for the Unit. PROSPECTIVE PURCHASERS SHOULD THEREFORE CARE FULLY CONSIDER SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT.

Terms of Purchase Agreement

The following is a summary of certain material provisions of the Purchase Agreement, but is not intended as a complete statement of these or other important provisions of the same.

Reference should be made to the form of Purchase Agreement set forth as Document No. 2 in part II of the Plan for the complete terms of these and other material provisions:

(a) Incorporation of the Plan. The Plan (including, without limitation, the Condominium Documents contained in Part II of the Plan) and any amendments thereto duly filed by Sponsor are incorporated into each Purchase Agreement by reference. The execution and submission of a Purchase Agreement constitutes Purchaser's acceptance of the Plan (Parts I and II) and his or her agreement to abide and be bound by the terms of the same, as well as all amendments to the Plan duly filed by Sponsor. No Purchaser shall have the right to approve or consent to any such amendments, including, without limitation, any changes, modifications, or updating of the estimated Common Charges or estimated real estate taxes and assessments to be paid by the Purchaser on Schedule B -- "Budget for First Year of Condominium Operation" and no such amendment will excuse a Purchaser from performing his or her obligations under a Purchase Agreement or entitle such Purchaser to any credit or offset against the purchase price set forth therein. However, if an amendment materially adversely affects the rights, obligations, or liabilities of then existing Purchasers, Purchasers will be given the right to rescind their Purchase Agreements by notifying Sponsor within thirty (30) days of presentation of such amendment and will receive a refund of their Down Payments, without interest (unless interest is earned), within ten (10) days after Sponsor's receipt of Purchaser's election to rescind.

(b) Funds. All funds received from prospective Purchasers by the Sponsor will be handled in accordance with the provisions of Sections 352-h and 352-e(2-b) of the General Business Law and Section 71-a(3)(a) of the Lien Law and shall be used by the Sponsor only in connection with the consummation of the Plan. Section 71-a(3) of the Lien Law requires, at the Purchaser's option, that the deposit funds be placed in an escrow account in a bank trust company, savings bank, or state or federal savings and loan association located in New York State. Said monies must be deposited within five (5) business days of the Sponsor's receiving them. The Sponsor must advise the Purchaser in writing within ten (10) business days after the deposit has been made of the name of the depository where the funds have been placed.

All funds received by the Sponsor for upgrades or extras must initially be placed in the escrow account. However, Purchasers should note as a special risk that such funds may be released from the escrow account by the escrow agent as long as the Sponsor uses the funds for such upgrades or extras. As a result, in the event a Purchaser is entitled to rescission, the Purchaser will not receive a refund of any funds used for upgrades or extras. If the Plan is abandoned by the Sponsor, all funds received for upgrades will be refunded.

(c) Secured Loan Condition Rider. The obligations of a Purchaser under a Purchase Agreement are not conditioned on obtaining financing. Any prospective Purchaser who executes a Purchase Agreement and does not obtain financing may lose his or her deposit if her or she is unable to otherwise raise the monies for the balance of the purchase price. Prospective Purchasers who require financing are advised to consult with a lending institution before execution of a Purchase Agreement. No representation is made by the Sponsor as to the availability or cost of such financing. See exhibit B attached to the Purchase Agreement in part II of this plan.

In the event the Sponsor consents to a mortgage contingency, Purchaser shall make an application for a mortgage within five (5) day after the executed Purchase Agreement is returned to the Purchaser, following which the Purchaser must perform all of the requirements set forth herein.

(i) Within five (5) days after receiving a fully executed Purchase Agreement, Purchaser must make a mortgage application. Purchaser must provide the Seller and/or Seller's attorney with the name and address of the bank or mortgage broker to which application has been made. Purchaser shall authorize the mortgage broker or lending institution to talk directly to Seller's attorney regarding the status of the mortgage application. Failure to send such notice, will be considered to be a waiver of the mortgage contingency.

(ii) The obligations of Purchaser hereunder are conditioned upon issuance on a date which is on or before thirty (30) days from date the Purchaser receives an executed Purchase Agreement ("Mortgage Contingency Expiration Date"), of a written commitment from any Institutional Lender (which shall include a mortgage banker and broker) pursuant to which such Institutional Lender agrees to make a first mortgage loan to Purchaser, at Purchaser's sole cost and expense, of an amount equal to 75% of the purchase price or such lesser sum as Purchaser shall be willing to accept, at prevailing interest rates for a term of at least thirty (30) years and on other customary commitment terms, whether or not conditional upon any factors other than an appraisal satisfactory to the Institutional Lender.

(iii) If such commitment is not issued on or before the Mortgage Contingency Expiration Date, or a rejection is received, Purchaser shall within five (5) days of the Mortgage Contingency Expiration Date or rejection date, notify the Seller of the failure to receive a commitment or of the rejection. If Purchaser has not received a commitment by the Mortgage Contingency Expiration date, Sponsor shall have the sole and exclusive right to extend Purchaser's time to obtain a commitment for up to an additional thirty (30) days. Said date shall be the new Mortgage Contingency Expiration Date. In such a case, Purchaser must continue to pursue their mortgage application in good faith. If Sponsor chooses not to extend Purchaser's Mortgage Contingency Expiration date, or Purchaser has received a notice of rejection, Sponsor or Purchaser may cancel this contract by giving notice to the other, in which case this contract shall be deemed cancelled and thereafter neither party shall have any further rights against or obligations or liabilities to, the other by reason of this contract and the downpayment shall be refunded to Purchaser within five (5) days.

(iv) If Purchaser fails to give notice of cancellation then Purchaser shall be deemed to have waived Purchaser's right to cancel this contract and to receive a refund of the Down payment and unexpended sums for special work ordered by reason of the contingency contained in this Rider and the mortgage contingency will no longer apply.

A Purchaser seeking financing will be responsible for all fees and costs imposed by the lender, including (but not limited to) appraisal, credit report, flood certification, tax service and origination fees (if any).

In the event Purchaser fails to exercise the right of termination within time periods set forth above or has failed to satisfy the conditions set forth in the Secured Loan Condition Rider, then, in either case, the Purchase Agreement shall remain in full force and effect.

If the obligations of a Purchaser under a Purchase Agreement is not conditioned on obtaining financing, any prospective Purchaser who executes a Purchase Agreement and does not obtain financing may lose his or her deposit if he or she is unable to otherwise raise the monies for the balance of the purchase price. Prospective Purchasers who require financing are advised to consult with a lending institution before execution of a Purchase Agreement., No representation is made by the Sponsor as to the availability or cost of such financing.

Under New York law, when a mortgage commitment is not is not fulfilled through no fault of Purchaser, performance is excused. Therefore, if Purchaser acts in good faith and lender revokes commitment after contingency period expires, performance is excused and the Sponsor must grant to such Purchaser a right of rescission and a reasonable period of time to exercise such right.

(d) Escrow and Trust Fund Requirements: 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.

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 a Purchase Agreement. Purchasers shall not be obligated to pay any legal or other expense of the Sponsor in connection with the establishment, maintenance or defense of obligations arising from the handling or disposition of trust funds.

All deposits, down payments, or advances made by Purchasers prior to closing of each individual transaction, whether received before or after the date of consummation of the plan, will be placed, in an escrow account of "The Law Offices of David Augenstein, IOLA Trust Account", the Escrow Agent. The only signatory on this account authorized to withdraw funds is David Augenstein, Esq. with an address at 1149 East 34th Street, Brooklyn, NY, phone number 718-975-2012. David Augenstein, Esq. is an attorney admitted to practice in the State of New York. She has complied with the Appellate Division rules for the preservation of client funds of the Judicial Department having jurisdiction over attorney. He is independent from the Sponsor.

The name of the account is "The Law Offices of David Augenstein, IOLA Trust Account", located at Chase Bank, with an address at6501 18th Avenue, Brooklyn, NY 11204. This bank is covered by federal bank deposit insurance (FDIC) to a maximum of $250,000.00 per individual deposit. Any deposit, down payment or any other deposits, in excess of $250,000.00 will not be insured in excess of $250,000.00. If the Purchaser has other accounts at the bank or branches, the assets in all of Purchaser's accounts will be aggregated together with the escrow downpayment accounts for the purpose of determining whether the maximum FDIC insured amount is achieved.

All Deposits received from Purchaser shall be in the form of checks, money orders, wire transferred or other instruments and shall be made payable to or endorsed by the Purchaser to the order of "The Law Offices of David Augenstein, IOLA Trust Account", as Escrow Agent.

Neither the Escrow Agent nor the authorized signatories on the account are the Sponsor, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing.

The account will be non interest-bearing. No fees of any kind may be deducted from the account principal or any interest earned thereon. Sponsor shall bear any administrative cost for maintenance of the account.

(e) The Purchase Agreement: The Purchase Agreement is attached hereto as Exhibit 2 in Part II of the Plan. The relevant escrow trust fund provisions are included in Section 5 of the Purchase Agreement, which must be executed by the Escrow Agent.

(f) Notification to Purchaser: Within five (5) business days after the Purchase Agreement has been tendered to Escrow Agent along with the Deposit, 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 Sponsor, 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 Sponsor.

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, 28 Liberty Street, New York, N.Y. 10005. 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.

(g) Release of Funds: 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 commingled with any other money or pledged or hypothecated by Sponsor, as per GBL § 352-h.

Under no circumstances shall Sponsor seek or accept release of the Deposit of a defaulting Purchaser until after consummation of the Plan, as evidenced by the acceptance of the post closing amendment by the New York State Department of Law. Consummation of the Plan does not relieve the Sponsor of its obligations pursuant to GBL §§ 352-e (2-b) and 352-h.

The Escrow Agent shall release the Deposit if so directed:

(a) pursuant to terms and conditions set forth in the Escrow Agreement/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 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 (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 [unit/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:

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

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

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

(h) Waiver Void: 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

(i) Alternate Security: The Sponsor reserves the right to apply to the Attorney General to use alternate security. In the event such application is approved by the Attorney General, the Sponsor may meet its obligation to insure the availability of such funds to Purchasers by effectuating the issuance of surety bonds to such Purchasers by a licensed insurance company which agrees to act as a surety for the amount of such down payments or deposits, or by effectuating the issuance of a letter of credit for the benefit of the Purchasers by an issuer qualifying hereunder. Once an alternate security is issued on behalf of a Purchaser, his or her down payment shall be released to the Sponsor and will no longer bear interest.

In the event that the Sponsor wishes to avail itself of the alternatives to the escrow account, it will submit an amendment setting forth the terms of such alternate security and the form of surety bond or letter of credit which will be used to secure the down payment funds. All of the provisions will comply with Section 71-a(3)(b) of the Lien Law, in accordance with the Regulations of the Attorney General. Where alternate security as provided under a filed offering plan is no longer needed by the Sponsor or new or additional alternate security cannot be obtained by a Sponsor or its successor Sponsor shall submit an amendment for filing which provides that any future Purchaser deposits or down payments shall be held in escrow pursuant to the terms of the offering plan. Such amendment shall not affect the Sponsor's obligation to

account for funds previously released to the Sponsor unless the funds representing all such deposits or down payments are restored to the escrow account.

(j) Events of Default. In the event that a Purchaser;

(i) defaults in paying the balance of the Purchase Price on the date scheduled by Sponsor for closing title to his or her Unit; or

(ii) defaults in performing some other obligation under the Purchase Agreement and fails to cure such default within fifteen (15) days after Sponsor sends written notice to such Purchaser specifying the nature of the default,

the Sponsor's sole remedy is to cancel the Purchase Agreement by sending thirty (30) days' written notice to such Purchaser and, if such Purchaser shall fail to cure such default within the said thirty (30) day period, to retain, as and for liquidated damages the full amount of the down payment (the "Liquidated Sum") except that the actual cost incurred by Sponsor for any special work ordered by Purchaser may also be retained as liquidated damages. Any payments received by Sponsor in excess of the Liquidated Sum, together with any interest earned on such excess payments, if any, shall be refunded to the Purchaser within fifteen business days (15) after cancellation. The Sponsor may not seek specific performance of the Purchase Agreement.

If Sponsor-Seller elects to lease an apartment, the lease will be for such rent and other terms as may be mutually agreed upon. Such lease will also provide that an uncured default by the Purchaser under this Purchase Agreement will constitute a default under the lease entitling the landlord (i.e. Sponsor-Seller), at his sole option, to immediately terminate such lease. The Purchase Agreement contains a similar cross-default provision entitling the Sponsor to cancel the Purchase Agreement in the event the Purchaser fails to cure a default under this lease within the applicable grace period (if any) and Purchaser has vacated the apartment. Before the Sponsor may utilize the default under the lease to declare a default under the Purchase Agreement, the Sponsor must either obtain an order of eviction or other judgment or order from a court or agency of competent jurisdiction against the lessee unless the lessee has vacated the Unit. The interim lessee will have thirty (30) days to vacate the apartment after a default under the Purchase Agreement or in the event the lessee rescinds the Purchase Agreement. See Section "Interim Leases".

In the event a Purchase Agreement is cancelled, both the Sponsor and the Purchaser shall be relieved of all further obligations and liabilities thereunder and under the Plan, and the Sponsor shall be free to sell the Unit to another as though such Purchase Agreement had never been made and without accounting to the Purchaser for the proceeds received on such sale.

(k) Fixtures and Appliances: The Sponsor is providing a stove, refrigerator, kitchen cabinets, dishwasher and hook up for washer and dryer. Sponsor is not providing laundry appliances, blinds or shades to the Units. Wall coverings, furnishings, decorations

and the like in or about any model are not included in the sale. There will be no modifications or extras unless agreed to in writing by the parties.

(l) Fee to Sponsor's Counsel. Fee to The Law Offices of David Augenstein, P.C. Purchaser shall be obligated to pay a fee of (i) $2,500.00 for Seller's attorney in connection with the closing; (ii) $250.00 if the closing is held at any location other than Sponsor's attorney's office but in New York City and $400 if the closing is held outside of New York City; (iii) $200.00 payable to Sponsor or Sponsor's attorney if e-forms for New York City Real Property Transfer Tax are prepared on the Purchasers behalf. Additionally, in the event the Purchaser applies for a mortgage and closes title with the mortgage, the Purchaser shall be obligated for an additional $250.00 fee.

(m) Closing of Title. The closing of title to each Unit will be held at the office of the Sponsor's attorney, on such date and at such hour as the Sponsor shall designate to the Purchaser of such Unit on not less than thirty (30) days' prior written notice. TIME IS OF THE ESSENCE to close on such date. Time is of the essence means that failure to act within the time required constitutes a breach of the contract. The failure to close on such date may result in the Purchaser losing his down payment, but the Sponsor may not retain more than 10% of the purchase price (regardless of the amount of the down payment), plus any amounts expended for any special work or extras. Any remainder will be returned to the Purchaser within fifteen (15) business days thereafter. The Purchaser may waive this notice provision. Sponsor has the right to postpone the closing date and to fix a new closing date within a reasonable time period. In such event, Sponsor shall give the Purchaser not less than fifteen (15) days' notice of the new date and time of closing. The closing shall take place only after or concurrently with the occurrence of the events set forth in Section P, "Unit Closing Costs and Adjustments". Purchasers desiring to arrange for such closing to take place at another location in New York City should within five (5) days promptly notify Counsel for Sponsor of that address and, in addition, will be responsible for the payment of an attendance fee to such Counsel. (See Section P, "Unit Closing Costs and Adjustments".)

The foregoing shall not act to extend Sponsor's time to declare the Plan effective as set forth in the Section entitled "Effective Date" and shall not affect the Sponsor's right to abandon or withdraw the Plan as set forth in such section. In the event that the Plan is so abandoned or withdrawn, the Purchase Agreement will be deemed canceled and all monies will be refunded to Purchasers in contract within five (5) days of the acceptance of an amendment declaring the plan abandoned. After the funds are so disbursed, neither the Purchaser nor Sponsor shall have any claims against each other or against the Selling Agent in connection with the Purchase Agreement or the Plan, and all of the same shall be released and discharged from all liabilities under the Purchase Agreement and the Plan.

(n) Broker. The Purchaser will represent to Sponsor that he or she has not dealt with any broker other than the Selling Agent in connection with the acquisition of his or her Unit and will indemnify the Sponsor against the claims of any other broker, in the event such broker is not disclosed to the Sponsor at the time of execution of the Purchase Agreement.

(o) No Lien. Neither the Purchase Agreement nor any monies deposited thereunder shall constitute a lien against the Property, including the Unit.

(p) Non-Survival of Obligations. All representations set forth in the Offering Plan, all obligations pursuant to the GBL, and such additional obligations under the offering plan which are to be performed subsequent to the Closing date will survive delivery of the deed.

Any conflict between the Plan and the Purchase Agreement shall be resolved according to the terms of the Plan. Nothing contained herein will be in derogation of the rights of Purchasers under Article 23-A of the General Business Law or under the Plan.

(q) DAMAGE TO UNITS. IF THE PURCHASER BECOMES THE TENANT OR ACTUALLY OCCUPIES THE UNIT BEFORE THE CLOSING OF TITLE THERETO AND, BEFORE SUCH CLOSING, THE UNIT IS DAMAGED BY CASUALTY OR OTHERWISE, SUCH PURCHASER SHALL ASSUME THE RISK OF LOSS AND THE OBLIGATION TO REPAIR THE DAMAGE TO HIS/HER PERSONAL BELONGINGS AND ANY OTHER PROPERTY NOT COVERED BY THE INSURANCE FOR THE CONDOMINIUM UNLESS THE CAUSE THEREOF ORIGINATED OUTSIDE OF THE UNIT AND DID NOT RESULT FROM THE ACTS OF SUCH PURCHASER OR OTHER OCCUPANTS OF THE UNIT OR SUCH PURCHASER'S GUESTS, INVITEES, OR WORKMEN. No Purchaser shall have the right to occupy a Unit purchased by him prior to the Closing of title unless Sponsor agrees to permit such occupancy under an interim lease or other written agreement. See Section "Interim Leases".

(r) Purchaser's Remedy. In the event that the Sponsor shall for any reason (except for willful default) be unable to convey and deliver the units in accordance with the terms of the Purchase Agreement, (except for any failure to perform any obligation imposed by applicable statute or regulation, or a failure to perform his obligations under the offering plan) the sole remedy of the Purchaser shall be to rescind the Purchase Agreement and be refunded the entire down payment with interest plus the cost of title searches, if any.

Except as set forth above, all other risk of loss or damage prior to Closing is assumed by Sponsor, but Sponsor shall not be obligated or liable to repair the damage. The Sponsor will make a determination whether or not to repair damages within fifteen (15) days of the date of casualty. If Sponsor or (in the event the Declaration is filed) the Unit Owners do not elect to repair the damage, the Purchase Agreement will be cancelled and be of no further force or effect. Thereafter, the Purchaser will be refunded all purchase monies paid to Sponsor with any interest earned thereon. If Sponsor elects to repair or replace the loss or damage, the Purchase Agreement shall continue in full force and effect; Purchaser shall not have the right to reject title to the Unit or to receive a credit against, or abatement in, the purchase price; Sponsor shall be entitled to a reasonable period of time to complete such repairs or replacement; and Purchaser shall not be required to pay the balance of the purchase price unless and until (i) the Unit has been repaired in compliance with the offering plan and the repairs done with equal quality or in better condition than 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 tenant to cure or that are caused by the act or omission of the tenant. Sponsor will remove subsequent to closing all violations of record it is obligated to correct.

Neither the Sponsor nor the Selling Agent will discriminate in the sale or lease of Units on the basis of race, creed, color, national origin, sex, age, disability, marital status, or on any other grounds prohibited by law.

The Purchase Agreement is not assignable without the consent of the Sponsor.

The Purchase Agreement does not contain nor will it be modified to contain a provision waiving a Purchaser's rights or abrogating Sponsor's obligations under the Offering Plan or under Article 23-A of the General Business Law.

(s) Consultation and Arbitration. In order to resolve any dispute, controversy, claim or question arising with respect to the Condominium, the Housing Merchant Implied Warranty, Purchase Agreement, or to break any deadlock in voting, the parties shall consult with an agreed-upon person in order to resolve the issue. The rules of some arbitration forms may impose time limits for bringing a claim in arbitration. Such consultation shall take place within thirty (30) days of notice to either party from the other. If the parties cannot agree upon a person to consult with, then the dispute or question shall be submitted to binding arbitration through the American Arbitration Association ("AAA"), which will give any party the rights he or she is entitled to under New York law. The arbitration proceeding will follow the rules of the AAA. The AAA will designate the arbitrator, who will be neutral and independent of Sponsor and its principal. The hearing will take place in the county where the building is located. The parties to the Purchase Agreement are giving up the right to bring suit in court, including the right to a trial by jury, concerning disputes over the disposition of escrowed funds, except as provided by the rules of the arbitration forum in which a claim is filed. The decision of the arbitrators so chosen shall be give within thirty (30) days after their selection or appointment, and said decision shall be final and binding. A party's ability to have a court reverse or modify an arbitration award is very limited. The ability of the parties to obtain documents, witness statements and other discovery may be more limited in arbitration than in court proceedings. The arbitrators may not have to explain the reason for their award. Unlike litigation, New York law does not authorize the filing of a notice of pendency based on ongoing arbitration proceedings. The fees, costs and expenses of the arbitrators shall be shared equally by the disputants. East disputant shall also bear the fees and expenses of his or her own counsel and expert witnesses. Should the Sponsor prevail, Purchaser will be responsible for all Sponsor's fees.

The rules of the AAA can be found on their website: http://www.adr.org

Nothing contained in this paragraph shall be construed to preclude any Purchaser's rights under Article 23-A of the GBL.

The Board shall follow the directions of the Arbitrators. The panel will have the authority to file their decision with the Court under the New York Arbitration Law and Article 75 of the CPLR. Any decision rendered shall be final and conclusive upon the parties and a

judgment thereon may be entered in a court of competent jurisdiction. The decision shall be enforceable in a court of competent jurisdiction. If the arbitration proceeding concerns an escrow dispute under the Purchase Agreement, the deposit shall not be released from escrow units at least 90 days has elapsed from the issuance of a final arbitration award. If the Purchaser brings a proceeding pursuant to CPLR §7511 to vacate the award, the funds must remain in escrow unit that proceeding is finally adjudicated.

Arbitration awards are generally final and biding, and that a party's ability to have a court reverse or modify an arbitration award is very limited, see New York Civil Practice Law and Rules §7511.

The ability of the parties to obtain documents witness statements and other discovery may be more limited in arbitration than in court proceedings.

The arbitrators may not have to explain the reason(s) for their award.

The rules of some arbitration forums may impose time limits for bringing a claim in arbitration.

New York law does not authorize the filing of a notice of pendency based on ongoing arbitration proceedings unlike litigation.

Neither the Sponsor nor the Selling Agent will discriminate in regards to the assignment of the Purchase Agreement on the basis of race, creed, sex, color, disability, marital status, sexual orientation, national origin or any other grounds prohibited by law.

(t) The Financial Crimes Enforcement Network ("FinCEN") has issued a Geographic Targeting Order ("GTO") that was most recently updated in November 2018 which requires US title insurance companies to report the personal identity of Purchasers in certain residential real estate transactions which meet the following criteria:

(a) Purchaser is a legal entity as defined in the GTO;

(b) total purchase price is in excess of $300,000.00 in New York City;

(c) purchase is made without a bank loan or other similar form of external financing; and

(d) the purchase is made, at least in part, using currency or a cashier's check, a certified check, a traveler's check, a personal check, a business check, a money order in any form, with virtual currency or a funds transfer.

The GTO was first issued in January 2016, and was re-issued to expand coverage to more jurisdictions in July 2016 and February 2017. In August 2017, FinCen revised the GTO to capture a broader range of transactions. The GTO was extended on March 20, 2018 until September 16, 2018 with no publicly discussed changes. As long as the GTO remains in effect, its reporting requirements apply to all residential real property closings meeting the above criteria and occurring on or after November 17, 2018.

(u) Buildings Smoking Policy - Smoking and using electronic cigarettes is prohibited in any common areas within the interior of the building(s) as required by all applicable laws and is permitted in any of the dwelling units.

Smoking and using electronic cigarettes is permitted in all outdoor areas, including but not limited to, common courtyards, rooftops, balconies and patios, and any outdoor areas connected to dwelling units.

## N. ASSIGNMENT OF PURCHASE AGREEMENT

No assignment of a Purchase Agreement by a Purchaser shall be permitted without Sponsor's prior written consent, which may be withheld or delayed for any reason. Neither the Sponsor nor the Selling Agent will discriminate in the sale or lease of Units on the basis of race, creed, sex, color, disability, marital status, sexual orientation, or national origin or on any other grounds prohibited by law.

Any purported assignment by a Purchaser in violation of the Purchase Agreement will be voidable at the option of Sponsor. Sponsor's refusal to consent to an assignment will not entitle a Purchaser to cancel the Purchase Agreement or give rise to any claim for damages against Sponsor. Under no circumstances will Sponsor consent to an assignment of the Purchase Agreement in which the Purchaser will receive consideration over and above the purchase price payable to Sponsor. If Sponsor, in its sole discretion consents to a Purchaser's request for an assignment of the Purchase Agreement, the assignee of the Purchase Agreement shall be required to close title to the Unit on the originally scheduled Closing Date set forth in the Purchase Agreement. If Sponsor, in its sole discretion, consents to a Purchaser's request for an assignment of the Purchase Agreement, then the Purchaser shall be required to pay Sponsor's attorneys a fee of $2,500.00 for preparing the documents in connection to the assignment.

## O. EFFECTIVE DATE

The offer to sell the units under this Plan is contingent upon the Plan's being declared effective in accordance with the provisions set forth below.

1. The Plan may not be declared effective unless *bona fide* Purchasers, including investors, have signed Purchase Agreements for at least fifteen percent (15%) of the residential units offered under the Plan. Units of ancillary nature may not be counted towards effectiveness. In this Offering, the Sponsor may declare effective by selling two (2) residential unit, which satisfies the 15% threshold requirement. If none of the Purchase Agreements used to declare the plan affective actually close, Sponsor will re-declare the plan effective regardless of whether the condominium declaration has been recorded.

The Plan may be declared effective (a) by personal service of the notice of effectiveness on every Purchaser or by commencement of service of the notice by mail addressed to the offeree at the last known residence of such offeree and submitting an amendment to the Department of Law within five (5) days confirming that the plan was declared effective on a specified date. In such event, no closing shall occur until the plan is declared effective and the effectiveness amendment is accepted for filing by the Department of Law.

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

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

(b) if the Purchaser did not have three (3) business days to review the offering plan and all filed amendments prior to executing a Purchase Agreement; or

(c) with any Purchaser who is the Sponsor, the Selling Agent, or the managing agent, or is a principal of the Sponsor, the Selling Agent, or the managing agent, or is related to the Sponsor, the Selling Agent or the managing agent or any principal of the Sponsor, the Selling Agent or the Managing Agent by blood, marriage or adoption or as a business associate, an employee, a shareholder or a limited partner; except that such a Purchaser, other than a Sponsor or a principal of the Sponsor, may be included in the count if the Sponsor has submitted proof satisfactory to the Department of Law establishing that such Purchaser is bona fide.

3. The Plan must be declared effective when Purchase Agreements have been accepted by Sponsor for 80% of the units offered under the Plan. In this Offering, the Sponsor must declare effective when accepting Purchase Agreements for seven (7) units, which is greater than the 80% threshold.

4. The Sponsor may, at its option, declare the Plan abandoned for any reason whatsoever before it is declared effective unless Purchase Agreements have been executed for 80% of the units. All monies paid by subscribers shall be refunded to them in full with interest earned, if any, within five (5) days after abandonment. Sponsor shall promptly file an amendment together with a notice of abandonment on Form RS-3.

5. Sponsor may not abandon the plan after effectiveness for any reason other than (a) a defect in title which cannot be cured without litigation or cannot be cured for less than one-

half of one percent of the total offering amount, or (b) substantial damage or destruction of the building by fire or other casualty which cannot be cured for less than one-half of one percent of the total offering amount, or (c) the taking of any material portion of the Property in condemnation proceedings or by eminent domain. Any amount relied upon as a basis for abandonment after effectiveness excludes attorney fees or any such title defects or determinations of any authority or regulatory association which exist on the date of presentation of the plan and are either known to the Sponsor or are a matter of public record. The Sponsor cannot abandon the Plan for any judgments or liens against the property resulting from acts of the Sponsor or any of its principals or which are known to the Sponsor or any of its principals on the date of the Plan.

Subsequent to the First Closing, this Plan may not be withdrawn or abandoned unless at least eighty percent (80%) of the Unit Owners vote to terminate the Condominium. (See Section S, "Rights and Obligations of Unit Owners" for further discussion.)

If the offering plan is to be abandoned after filing and the Sponsor has accepted Purchase Agreements, the Sponsor shall promptly submit an amendment to the Office of the Attorney General together with form RS-3 as promulgated by the Office of the Attorney General. If payments under Purchase Agreements have been received, Sponsor shall refund them in full, with interest earned, if any, within five (5) days after abandonment via overnight mail. If there are no outstanding Purchase Agreements the Sponsor need not submit an amendment but shall submit a form RS-3 to the Office of the Attorney General which shall be served simultaneously by the Sponsor on all commercial or professional tenants, if any, in the manner specified by Section 20.1(d)(1).

After this Plan has been declared effective, Sponsor will, from time to time, fix one or more dates for closing title to Units for which Purchase Agreements are in effect. The first closing will not be held sooner than thirty (30) days after the date upon which notice is given that the Plan is declared effective. If the First Closing does not occur within twelve months of the date on the budget or an updated budget, the plan will be amended to offer Purchasers a right of rescission. The Closing of title to each Unit will take place in accordance with the terms of the applicable Purchase Agreement. (See Section N, "Terms of Sale" for a more complete discussion of the events that will occur at each such closing of title.)

Notwithstanding the fact that not all Purchasers used for purpose of declaring the plan effective may actually close, Sponsor will re-declare the plan effective if all Purchase Agreements are either rescinded or terminated prior to the first unit closing, regardless of whether the condominium declaration has been recorded.

## P. TERMS OF SALE

1. Deed and State of Title. Upon delivery to Sponsor of: (i) the balance of the Purchase Price, (ii) a Unit Owner's Power of Attorney in favor of the Condominium Board and Sponsor and (iii) a transferee affidavit or a transfer tax return in the form required to be filed with The City of New York, each of which must be executed and acknowledged by the Purchaser, the Sponsor will execute, acknowledge and deliver to the Purchaser a Bargain and Sale Deed with covenant against grantor's acts, conveying title to such Unit to Purchaser free and clear of all liens, encumbrances and title exceptions, subject only to the title conditions set forth in Exhibit A to the Purchase Agreement as listed below;

1. Building restrictions and zoning laws and other regulations, resolutions and ordinances and any amendments thereto now or hereafter adopted by any governmental or quasi-governmental authority having jurisdiction;

2. State of facts which an accurate survey or personal inspection of the Land would show, provided such facts would not make the unit unmarketable;

3. The terms, burdens, covenants, restrictions, conditions, easements, and rules and regulations, all set forth in the Declaration, the By-Laws (and the Rules and Regulations made thereunder), the Power of Attorney from Purchaser to the Condominium Board and Sponsor and the Floor Plans, all as may be amended from time to time;

4. Consents by Seller or any former owner of the Land for the erection of any structure or structures on, under or above any street or street on which the Land may abut;

5. Any easement or right of use in favor of handicapped persons or any easement or right of use in favor of any utility company for electricity, steam, gas, telephone, water, or other service, and the right to construct, use, maintain, repair, and replace all utility lines, wires, terminal boxes, mains, pipes, cables, conduits, poles, connections and other equipment and facilities on, under and across the Land and Building;

6. Revocability of licenses for vault space, if any, under the sidewalks and streets and the lien of any unpaid vault tax (which is to be paid by the Condominium Board);

7. Encroachments of shrubbery, stoops, areas, steps, doors, ledges, window sills, trim, copings, retaining walls, bay windows, balconies, sidewalk elevators, fences, fire escapes, cornices, foundations, footings, chutes, fuel oil lines, drainage and stand pipes, sewerage pipes, air-conditioning units, canopies, ramps, and similar projections, if any, on, over, or under the Property or the streets or sidewalks or property abutting the Property and the rights of governmental authorities and adjoining property owners to require the removal of any such projections and variations between record lines of the Property and retaining walls and the like, if any;

8. Leases and service, maintenance, employment, concessionaire and license agreements, if any, of other Units or portions of the Common Elements;

9. The lien of any unpaid Common Charge, real estate tax, water charge or sewer rent, provided the same are adjusted at the closing of title;

10. The lien of any unpaid assessment payable in installments (other than assessments levied by the Condominium Board), except that Sponsor shall pay all such

assessments due prior to the Closing Date and Purchaser shall pay all assessments due from and after such date (however, the then current installment shall be adjusted at closing);

11. Any encumbrance as to which the title insurance company which insures Purchaser's title to the Unit would be willing, in a fee policy issued by it to Purchaser, to insure Purchaser that such encumbrance (a) will not be collected out of the Unit if it is a lien and (b) will not prevent the use of the Unit for dwelling purposes;

12. Any lease covering the Unit;

13. Certificate of Occupancy to be issued covering the unit if required;

14. Any violations against the Property (other than the Unit) which are the obligation of the Condominium Board or another Unit Owner to correct;

15. Standard exceptions contained in the form of fee title insurance policy then issued by the title insurance company insuring the Purchaser's title to the Unit.

Title exceptions may include the state of facts shown on a stated survey and any additional state of facts a subsequent survey would show, provided that such additional state of facts does not render title unmarketable. The Unit Owner's Power of Attorney and Deed will be substantially in the forms set forth in Documents No. 4 and No. 5 in Part II of the Plan.

2. At any time after the execution of a Purchase Agreement, the Sponsor may give the Purchaser thirty (30) days Notice of Closing. However, the actual closing of title to each Unit shall take place only after, or concurrently with, the latest of the following events to occur:

(i) issuance of a temporary or permanent certificate of occupancy for the Property or a temporary or permanent certificate of occupancy covering the Unit being purchased.

(ii) the Plan has been declared effective;

(iii) the recording or filing, as required by law, of the Declaration, the By-Laws and the Floor Plans and such other documents as may be required by law;

(iv) Sharestates Investements, LLC the existing mortgagee will release its interest in the common elements;

(v) if the Purchaser of such Unit so requests, the issuance of a title insurance binder insuring fee title to such Unit in the Purchaser, at Purchaser's expense, subject only to the encumbrances set forth in such Purchaser's Purchase Agreement (all other liens will be removed or insured against enforcement or collection out of the Unit by Purchaser's title company prior to or at closing), which binder will also insure that a valid condominium has been created pursuant to the terms of the Condominium Act. (See Section O, "Unit Closing Costs and Adjustments" for an estimate of the cost to the Purchaser to obtain such title insurance);

(vi) Purchaser being given the opportunity to inspect such Unit and other portions of the Property subject to the Declaration, if incomplete work or there are deficient conditions are discovered during the inspection, money will be

put in escrow for the amount of the repairs to be released when all work is completed;

(vii) the assignment by Sponsor of any manufacturers' warranties with respect to equipment and appliances in the Unit to the Unit Owner and with respect to the equipment and appliances in the General Common Elements or Limited Common Elements, to the Condominium Board.

3. If existing mortgages or construction loans will not be satisfied at or prior to the closing of the first unit, at the time of conveyance of the first unit, each mortgagee will either:

(i) consent to the formation of a condominium and acknowledge that its lien will be limited to unsold condominium units;

(ii) subordinate the lien of its mortgage to the declaration of condominium; or

(iii) release its lien on the condominium unit being conveyed and its interest in the common elements.

4. Damage to Units. If the Purchaser is or becomes the tenant or the occupant of the Unit before the closing of title thereto and, before such closing, the Unit is damaged by casualty or otherwise, such Purchaser shall assume the risk of loss and the obligation to repair the damage to his/her personal belongings and any other property not covered by the insurance for the Condominium, unless the cause thereof originated outside of the Unit and did not result from the acts of such Purchaser or other occupants of the Unit or such Purchaser's guests, invitees, or workmen. A temporary certificate of occupancy will be obtained by Sponsor prior to closing of the unit. A prospective Purchaser should carefully consider the aforementioned risk of loss before occupying a unit prior to the closing. Such risk of loss may also affect the Purchaser's ability to close the loan under any financing commitment. Except as set forth in the preceding sentence, all other risk of loss or damage prior to closing is assumed by Sponsor, but Sponsor shall have no obligation or liability to repair or restore the same. The Sponsor will make a determination whether or not to repair the damage within fifteen (15) days of the occurrence of the damage. If Sponsor or (in the event the Declaration is filed) the Unit Owners do not elect to repair the damage, the Purchase Agreement will be cancelled and be of no further force or effect. Thereafter, the Purchaser will be refunded all purchase monies paid to Sponsor, including sums paid for specials, with any interest earned thereon. If Sponsor elects to repair or replace the loss or damage, the Purchase Agreement shall continue in full force and effect; Purchaser shall not have the right to reject title to the Unit or to receive a credit against, or abatement in, the purchase price; Sponsor shall be entitled to a reasonable period of time to complete such repairs or replacement; and Purchaser shall not be required to pay the balance of the purchase price unless and until (i) the Unit has been repaired in compliance with the offering plan and the repairs done with equal quality or in better condition than 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 tenant to cure or that are caused by the act or omission of the tenant. Sponsor will remove subsequent to closing all violations of record it is obligated to correct. Additionally, if the Sponsor elects to repair or replace the loss or damage, and the Purchase Agreement is contingent on the Purchaser obtaining financing, if, after making a good faith effort to extend the term of the commitment to enable the Sponsor to repair the damage, an extension is not obtained, the Purchaser will be offered a right of rescission. See section "Procedure to Purchase" for further details.

5. Title to each unit and its appurtenant interest in the common elements will be conveyed at the closing free and clear of all liens, encumbrances and title exceptions other than those described in the plan and the proposed unit deed. See the Purchase Agreement annexed as Document No. 2 in Part II of the Plan. Title exceptions include the state of facts shown on a stated survey and any additional state of facts a subsequent survey would show, provided that such additional state of facts does not render title unmarketable. The title company will affirmatively insure that none of the same affect the use of the premises as a Condominium, if so requested by Purchaser in writing to the Title Company and Sponsor's attorney at least ten (10) days prior to the closing of title. Other than the Condominium's governing documents which will be recorded prior to the first condominium unit closing of title, each condominium will be conveyed free and clear of any leases and mortgages.

6. All personal property located within the unit on the date the Purchase Agreement is signed or located within the common elements on the date the Declaration of Condominium is filed, that is owned by the Sponsor or the owner of the property, is included in the conveyance unless specifically excepted in the offering plan.

7. The Declaration of Condominium, By-Laws and floor plans for the condominium and such other documents as required by law, will be filed and recorded with the New York City Division of Land Records located at 66 John Street, New York ,NY prior to the first conveyance of title to a unit in accordance with the New York Condominium Act or applicable state and local law in the Office of the City Register of the County in which the Condominium is located.

## Q. UNIT CLOSING COSTS AND ADJUSTMENTS

1. Closing Adjustments. At the closing of title to each Unit, Sponsor and the Purchaser shall apportion, as of midnight of the day preceding the closing: (i) real estate taxes (including all prepaid real estate taxes) and assessments, if any, on the basis of the New York fiscal year beginning January 1, 2020 of the year for which assessed, including water charges and sewer rents (if separately assessed) and escrows for real estate taxes, if any; and (ii) rent and other charges, if any, pursuant to a lease for, or tenancy of, such Unit. There will be no adjustments between the Sponsor and the condominium board.

2. Closing Costs. At the time of title closing, each Purchaser of a Unit will pay certain closing costs in addition to the legal fees of such Purchaser's counsel and the amount of any net credit in favor of Sponsor resulting from the closing apportionments described above. Such closing costs will include the following, the amounts of which are based on rates in effect on the date of the Plan.

(i) If such Purchaser elects to obtain fee title insurance, he or she will pay a premium therefor to his or her title insurance company which will vary depending upon the amount of insurance requested. The premium for fee title insurance should be $773.00 for the first $100,000.00 of fee insurance plus $4.36 for each $2,000.00 or fraction thereof of additional fee insurance up to $500,000.00. The premium for mortgage title insurance should be $654.00 for the first $100,000.00 of insurance plus $3.64 for each $2,000.00 or fraction thereof of additional insurance up to $500,000.00.

(ii) A fee for recording the deed and Unit Owner's Power of Attorney of $32.00 for each instrument plus $5.00 per page, together with a service charge to the title company for such recording of approximately $185.00;

(iii) If Purchaser obtains a mortgage loan, Purchaser will pay:

(a) a fee and service charge for recording the mortgage at the same rates given above for recording the deed;

(b) Purchasers will pay a portion of the mortgage recording tax in the amount provided for by law (at the date of the Plan, the tax to the Purchaser is 1.8% of the face amount of the mortgage for mortgages under $500,000.00, and 1.925% of the face amount of the mortgage for mortgages over $500,000.00 ). (Note: The Lending Bank pays an additional 0.25%);

(c) Purchasers will pay a premium through the title insurance company for the mortgage title insurance policy. Purchasers shall pay Seller an equal to all of Purchaser's savings in the mortgage recording tax to which Purchaser is entitled, whether such savings result from an assignment of an existing mortgage on the unit or is pursuant to Real Property Law 339-ee or otherwise. (Note: The Lending Bank pays an additional 0.25%);

(d) all costs and expenses in connection with such loan in amounts determined by the lender, *i.e.*, application, points, credit report, survey, appraisal, bank's attorney's fees, Residential and Condominium Endorsements (title insurance forms required by banks) and any other fees required by lender. Sponsor makes no representation or warranty as to such closing costs or expenses or as to the availability of such financing.

(iv) The seller is transferring its statutory obligation to pay transfer taxes to the Purchaser. Although usually Seller's expense, Purchaser shall pay the Real Property Transfer Tax due to the City of New York. This tax

is in the amount of one percent (1%) of the total purchase price of the unit, if under $500,000.00; and 1.425% of the total purchase price of the unit if $500,000.00 or over. There will be an additional Mansion Tax of 1% for purchases above $1,000,000.00 The Purchaser shall also pay for the New York State Deed Documentary stamps (currently $2.00 per $500.00 or a fractional portion thereof of the purchase price) imposed by statute on the transferors of the property. For purposes of calculating the transfer taxes to be paid, consideration includes the transfer taxes paid by the Purchaser.

(v) Purchaser will be required to deposit with the Board of Managers two (2) months estimated monthly common charges for his unit.

(vi) Purchaser shall be obligated to pay the following fees to Sponsors attorney: (i) $2,500.00 for Seller's attorney in connection with the closing; (ii) $250.00 if the closing is held at any location other than Sponsors attorneys office but in New York City and $400 if the closing is held outside of New York City; (iii) $200.00 payable to Sponsor or Sponsor's attorney if e-forms for New York City Real Property Transfer Tax are prepared on the Purchasers behalf. Additionally, in the event the Purchaser applies for a mortgage and closes title with the mortgage, the Purchaser shall be obligated for an additional $250.00 fee.

(vii) At closing, each Purchaser shall pay to the Sponsor the sum of $8,500.00 to defray the Sponsor's costs of creating the condominium, e.g, architectural costs, filing fees, legal fees and other costs incurred in creating the condominium.

(viii) Any errors or omissions in computing apportionments at closing shall be corrected and payment made to the proper party promptly after discovery. This provision shall survive the closing.

(ix) There will be no adjustments between Condominium Board and Sponsor. The insurance figures for the first year's premium will be adjusted between the Purchaser and Sponsor at closing. This provision shall only apply to units which closed within the first year of condominium operations. The insurance payment that is collected as part of the common charges will be used to pay future building insurance premiums, while the reimbursement is for the pre-paid insurance of the first year of operation.

All fees are cumulative to the extent applicable to an individual Purchaser. If, for example, a Unit has a purchase price of $775,000.00, a mortgage of $581,250.00 and title insurance the following closing costs are estimated:

| | |
|---|---|
| Owners' Policy: | $3,072 |
| Loan Policy | $715 |
| Residential Endorsement: | $25 |
| Condominium Endorsement: | $25 |
| NY State transfer tax: | $3,158 |
| NYC Real Property transfer tax: | $11,245 |
| Mortgage tax: | $11,158 |

| | |
|---|---|
| Deed Recording: | $275 |
| Mortgage Recording: | $250 |
| Municipal Searches: | $350 |
| E-forms (if applicable) | $200 |
| 2 months est. common charges | $500 |
| Sponsor's attorney fee | $2,500 |
| To Defray Sponsor's cost | $8,500 |
| TOTAL: | 41,973 |

3. In the event that the units are not separately assessed at the time of the closing, the following procedure will be applicable:

(a) To the extent that the taxes have been paid by the condominium for the initial period, there will be an adjustment made at the time of the closing in the amount of the prepaid taxes with respect to this unit. The adjustment will be based on the percentage common interest allocated to the unit.

(b) The unit owner will be required to pay the entire amount of tax allocated to his unit at the time that the Board of Managers is required to make its real estate tax payment to the City of New York. The allocation for taxes will be based on the unit's percentage of common interest allocated to the unit.

In the event that the Unit has not been separately assessed for the then current fiscal tax year at the time of closing title, the apportionment of real estate taxes shall be based on the Unit's pro rata share (in proportion to its Common Interest) of the then current real estate taxes assessed against the Property. Installments for tax assessments due after delivery of the deed (if any) and covering a period after the Purchasers acquisition of the unit shall be paid by the Purchaser and shall not be considered a defect in title. See By - Laws in Part II of the plan Section 5.11.

4. The "Customs in Respect of Title Closings" recommended by The Real Estate Board of New York, Inc., as amended to date, see attached hereto in Part II of the Plan, will apply to all apportionment, except as may otherwise expressly be provided in this subsection. Any errors or omissions in computing the apportionments discovered after closing will be corrected and payment made to the proper party promptly after receipt of written notice detailing the calculation of the amount owed, provided notice is given within six (6) months following the Closing date.

## R. RIGHTS AND OBLIGATIONS OF SPONSOR

A. General Obligation

The Sponsor is reserving the unconditional right to rent units rather than sell units after consummation of plan. Accordingly, there is no commitment by Sponsor to sell more than 15% or one (1) unit, which is necessary to declare the plan effective. Sponsor may only sell the fifteen (15%) percent required to declare the plan effective. The Sponsor endeavor in good faith to sell all of the units in a reasonably timely manner.

The By-laws do not contain a provision that, after an initial Sponsor voting control period a majority of the Board of Managers must be owner-occupants or members of an owner-occupant's household who are unrelated to the Sponsor and its principal(s). Purchasers should note that owner-occupants may never gain effective control of the condominium. Furthermore, Purchasers should note that owner-occupants and investors have inherent differences of how to operate the Condominium and how to manage to Board of Managers due to their inherent differences in their occupancy.

In the event of a bulk sale by the Sponsor of all or some of its unsold units, the transferee successor Sponsor will be bound by the Sponsor's representations regarding its commitment to sell units.

Sponsor shall be obligated to defend any suits or proceedings arising out of Sponsor or Principal of Sponsor, acts or omissions and to indemnify the Board of Managers and the unit owners.

B. Construction Obligations.

Sponsor has undertaken the following obligations in connection with the project:

1. All representations under the offering plan, all obligations pursuant to the General Business Law, and such additional obligations under the offering plan which are to be performed subsequent to the closing date will survive delivery of the deed.

2. Sponsor agrees to pay all common charges, special assessments and real estate taxes with respect to unsold units. Sponsor represents that it has the financial resources to meet its obligations with respect to unsold units. Such obligations shall be funded through the rentals and sales of unsold units and from other funds of the Sponsor. No bond or other security has been posted to secure Sponsor's obligations.

4. The Sponsor will cause the Board of Managers to maintain the property in substantially the same condition and manner as on the date of first closing until the Sponsor no longer controls the Board of Managers.

5. If the Purchaser is or becomes the tenant or the occupant of the Unit before the closing of title thereto and, before such closing, the Unit is damaged by casualty or otherwise, such Purchaser shall assume the risk of loss and the obligation to repair the damage to his/her personal belongings and any other property not covered by the insurance for the Condominium, unless the cause thereof originated outside of the Unit and did not result from the acts of such Purchaser or other occupants of the Unit or such Purchasers guests, invitees, or workmen. Except as set forth in the preceding sentence, all other risk of loss or damage prior to closing is assumed by Sponsor, but Sponsor shall have no obligation or liability to repair or restore the same. The Sponsor will make a determination whether or not to repair the damage

within fifteen (15) days. If Sponsor or (in the event the Declaration is filed) the Unit Owners do not elect to repair the damage, the Purchase Agreement will be cancelled and be of no further force or effect. Thereafter, the Purchaser will be refunded all purchase monies paid to Sponsor with any interest earned thereon. If Sponsor elects to repair or replace the loss or damage, the Purchase Agreement shall continue in full force and effect; Purchaser shall not have the right to reject title to the Unit or to receive a credit against, or abatement in, the purchase price; Sponsor shall be entitled to a reasonable period of time to complete such repairs or replacement; and Purchaser shall not be required to pay the balance of the purchase price unless and until (i) the Unit has been repaired in compliance with the offering plan and the repairs done with equal quality or in better condition than 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 tenant to cure or that are caused by the act or omission of the tenant. Sponsor will remove subsequent to closing all violations of record it is obligated to correct. Additionally, if the Sponsor elects to repair or replace the loss or damage, and the Purchase Agreement is contingent on the Purchaser obtaining financing, if, after making a good faith effort to extend the term of the commitment to enable the Sponsor to repair the damage, an extension is not obtained, the Purchaser will be offered a right of rescission. See section "Procedure to Purchase" for further details.

6. Sponsor shall procure fire and casualty insurance in an amount sufficient to avoid co-insurance, as reflected in Schedule B.

7. In the event of dissolution or liquidation of the Sponsor or the transfer of twenty percent (20%) or more of the total number of units in the condominium to an investor, the principals of the Sponsor will provide financially responsible entities or individuals who will assume the status and all of the obligations of the Sponsor for those units under the offering plan, applicable laws or regulations and in the event of dissolution or liquidation, the principals of the Sponsor shall guarantee the performance of such obligations.

8. The Sponsor has committed construction financing by Sharestates Investments, LLC Series BC2017-001363 with and address at 11 Middle Neck Road, Suite 400A, Great Neck, NY 11021. Lender shall release each unit for the greater of the Minimum Release Price for such unit or the Net Sale Proceeds. The lender has placed no restrictions on the sales or marketing of the units nor any restrictions on the renting of the units.

| Unit Number | Minimum Release Price |
|---|---|
| 1A | $660,000 |
| 1B | $712,000 |
| 2A | $440,000 |
| 2B | $620,000 |
| 3A | $536,000 |
| 3B | $620,000 |
| 4A | $816,000 |
| 4B | $614,000 |

9. (a) Sponsor is obligated to build and complete the condominium in accordance with the building plans and specifications identified in the plan and will, at its sole cost and expense and with reasonable diligence, perform or cause to be performed such work, and will supply or cause to be supplied all materials, necessary to complete the Building and its appurtenances in accordance with the "plans and specifications" (as hereinafter defined) and with a quality of construction comparable to currently prevailing local standards, however, the Sponsor may not substitute equipment or materials of lesser quality or design; or change the size, location of buildings or units other improvements or common elements if such changes affect the percentage of common interest or adversely affect the value of any unit to which title has been closed or for which a Purchase Agreement has been executed and is in effect unless all affected unit owners and contract vendees 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 and other appropriate governmental authorities (some of which are summarized in Document Number 1 of the Plan), as the same may be amended or changed from time to time in accordance with the provisions of the following sentence. Sponsor 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, fixtures and other construction details) and to substitute materials, appliances, equipment and fixtures in place of those described in the plans and specifications, provided such substitutions are of equal or better quality and design. All the foregoing amendments, modifications and changes to the plans and specifications may be made without prior notice or amendment to this Plan. No changes in units may be made, except pursuant to the Changes in Prices and Units section of the plan. The Sponsor agrees to deliver a set of "as-built" plans to the Condominium Board.

The Sponsor reserves the right to make changes or substitutions of materials or construction for items as set forth in the Offering Plan or Building Plan, provided any such changes are comparable or better quality recognized by industry standards for performance, efficiency, longevity, and / or classifications, as applicable, however, the Sponsor may not substitute equipment or materials of lesser quality or design.

(b) Sponsor will not be obligated to correct and will not be liable to any Unit Purchaser as a result of: (i) any immaterial variations from filed building plans or the description of the Building set forth in the Plan; or (ii) immaterial variations from filed building plans or the description of the Building set forth in the Plan which are neither in violation of applicable building codes nor require the approval of any governmental authority having jurisdiction or which are necessitated by site conditions or job requirements, or (iii) immaterial variations in the dimensions or arrangement of rooms, walls or other areas within Units, provided (A) such variations are of equal or better quality and design than that originally set forth in said plans or description, and (B) such changes do not affect the common interests or adversely affect the value of any unit to which title has closed or for which a Purchase Agreement has been executed and is in effect. If such changes do affect the common interests or adversely affect the value of any unit, then all Unit Owners affected by such change shall consent in writing to such change and all contract vendees directly affected by such change shall

be given the right to rescind their Purchase Agreements and have their down payments returned to them. The foregoing shall not change Sponsor's obligations to complete construction of the Building, including the Units, with materials of substantially equal or better quality and design than those set forth in the Plan. See Section "Changes in Prices and Units".

10. Prior to closing the first unit Sponsor shall obtain a temporary certificate of occupancy for the unit. The Sponsor and its principals agree to obtain a permanent certificate of occupancy for the unit within two (2) years from the date of issuance of the original temporary Certificate of Occupancy. Sponsor will obtain a permanent certificate of occupancy for the unit before the temporary certificate of occupancy expires, unless extended.

11. If the first closing takes place prior to the issuance of a permanent certificate of occupancy for the unit, Sponsor will maintain all deposits and funds in the special escrow account required by GBL Section 352-e(2)(b) unless the Sponsor's engineer, architect or other expert 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. Alternatively, the Sponsor must deposit with an escrow agent an unconditional, irrevocable letter of credit or post a surety bond in the amount so certified. The amount retained in escrow pending the delivery of a permanent certificate of occupancy will be included in each post closing amendment to the plan unit a permanent certificate of occupancy is obtained. If the Sponsor wants to use an alternate security it must be disclosed in an amendment to the plan prior to any such use.

In the event closing occurs after the issuance of a temporary Certificate of Occupancy, but prior to the issuance of permanent Certificate of Occupancy, then it will remain the obligation of the Sponsor and its principals to, at its own cost and expense, obtain such permanent Certificate and Certificate must be obtained within two (2) years from the date of issuance of the original temporary Certificate of Occupancy.

Purchasers are advised that in NYC, 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 temporary certificate of occupancy. Certificate of occupancy are general governed by Section 301 of the New York Multiple Dwelling Law and local building codes and rules. Both TCOs and FCO's are issued by the NYC Dept of Buildings. ("DOB"). A TCO is intended to indicate that the property confirms 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 should be made unless a new certificate of occupancy is issued. All TCOs 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 to 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 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 the DOB will issue the FCO within such two year period. NOTWITHSTANDING THE FOREGOING, SPONSOR AND ITS PRINCIPALS ARE OBLIGATED TO PROCURE FCO FOR THE ENTIRE BUILDING, AND SHALL EXERCISE BEST EFFORTS TO OBTAIN THE FCO WITHIN SUCH TWO YEAR PERIOD WHILE

KEEPING THE TCO. 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.

Buyers are advised to visit the DOB website for further recommendations when purchasing a unit in a building that does not have a FCO. A fact sheet on Certificate of Occupancy is available on the DOB websireat:http://www.nyc.gov/html/dob/downloads/pdf/co_factsheet.pdf.

12. (a) The Sponsor shall only be obligated to repair; (i) a patent defect with the unit, or patent defects in the common elements affecting the unit, for six (6) months of the date of closing; (ii) for latent defects within the unit, or latent defects in the common elements affecting the unit, for one (1) year from the date of closing; (iii) for general common elements defects, for one (1) year from the later of issuance of the certificate of occupancy or completion of that portion of the common elements which is claimed to be defective. See the Purchase Agreement annexed as Document No. 2 in Part II of the Plan.

(b) Except as set forth in this paragraph 12, the Sponsor makes no undertaking or warranty and shall not be obligated to correct or repair any immaterial conditions in the Building, including (without limitation) the Units, the Common Elements and the Building systems, appliances and all other installations, apparatus, fixtures and appurtenances.

(c) The construction obligations of the Sponsor under this section shall survive the transfer of the Units to the Unit Owners until the expiration of the periods heretofore set forth. The Sponsor shall not be liable for, or obligated to defend, any suits with respect to the Building or any Unit arising out of any occurrence taking place after the Closing Date, except claims stemming from the acts or omissions of Sponsor and/or a claim arising out of Sponsors Limited Warranty as set forth herein after. All construction and other obligations of the Sponsor shall be enforceable only by the Condominium Board and not by the individual Unit Owners unless (1) the alleged construction defect relates to one (1) Unit only and is not a common defect affecting two (2) or more Units; or (2) if the Board has not commenced any action within (a) ninety (90) days after notice or (b) within thirty (30) days or less of the expiration of the statute of limitations, whichever occurs earlier. The Sponsor shall be obligated to defend suits or claims arising out of the acts or omissions of Sponsor or the representations made by Sponsor in this Plan or any obligations imposed by statutes and/or regulations and to indemnify the Board of Managers and the Unit Owners.

13. Prior to the closing of a unit, Sponsor will assign any manufacturer's warranties and operating manuals with respect to equipment and appliances installed in the unit to the unit owner and assign any warranties and operating manuals with respect to equipment and appliances installed in the common elements to the Board of

Managers. The following documents will be transferred to the condominium board upon transfer of control - operation & maintenance ( O & M), manuals for the mechanical equipment; electrical system manual; re- commissioning manual (as applicable); equipment warranties; roof warranties; major equipment Start - up sheets; control system as - built; original test & balance report for HVAC system; Post construction in - door air quality report. Final as built drawing as maintained during construction, i.e., structural, mechanical, electrical, plumbing, shop drawing, most recent balancing report for the heating system.

14. Sponsor agrees to pay for the authorized and proper work involved in the construction, establishment and sale of the condominium that Sponsor is obligated to complete under the plan and shall cause all mechanic's liens with respect to such construction to be promptly discharged or bonded.

15. The Sponsor will deliver a set of "as-built" plans to the Board of Managers.

16. No bond or other security has been furnished to secure Sponsor's obligations including Sponsor obligations to complete construction of the condominium.

17. Sponsor and its contractors, subcontractors, agents and employees will have a right of reasonable access to each Unit and its appurtenant Limited Common Elements and to all of the Common Elements and to all of the Common Elements for purposes of completing construction of the Building or performing certain alterations and repairs in or about Unsold Units and in fulfilling Sponsor's obligations under the Plan, provided (i) Sponsor repairs any resulting damage to the Unit and restores it to substantially the condition it was in prior to Sponsor's entry and (ii) Sponsor provides reasonable prior notice to the Owner of the Unit to which access is required.

18. Housing Merchant Implied Warranty.

Notwithstanding any other provision of the Offering Plan the following is applicable to this Offering:

The following is a brief summary of GBL Article 36-B, which went into effect as of March 1, 1989. The full text of the law is set forth in Part II as Document No. 8.

(a) Housing affected: Newly constructed single-family homes and cooperative and condominium units in buildings of five (5) stories or less. This law affects the condominium units offered in this Offering Plan.

(b) Coverage: (i) For one (1) year, the home (unit, limited common elements and common elements ) must be free from defects caused by workmanship or materials that do not meet the standards of the applicable building code; for items not covered by code, the construction must be in accordance with locally accepted building practices.

(ii) For two (2) years, the plumbing, electrical, heating, cooling and ventilation systems must be free from defects caused by unskillful installation.

(iii) For six (6) years, the home must be free from physical defects in the structural elements (foundation, floors, walls, roof framing).

(c) Not covered:

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

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

(d) Notice: Buyers must give notice of defects in their home in writing no later than thirty (30) days after the end of the warranty period.

(e) Limitation of the Warranty:

The Housing Merchant Implied Warranty can be limited, provided however, regardless of any limitations in the warranty or in this offering plan, cannot go below the duty to construct the premises in accordance with all applicable codes, filed plans and specifications and locally accepted building practices for items which are not covered by codes.

The Sponsor has elected to limit the said Housing Merchant Implied Warranty. The Sponsor reserves the right to amend the plan to modify the limitation on the warranty for any unit which has not been conveyed by deed or purchased via execution of a contract of sale.

(1) The Sponsor's maximum liability to any unit owner under the Sponsor's Limited Warranty is limited to fifty percent (50%) of the purchase price of the unit.

(2) The Sponsor's Limited Warranty excludes all consequential, incidental, special damages not foreseeable to the Sponsor and indirect damages.

(3) The Sponsor's Limited Warranty does not cover defects in appliances, fixtures, equipment and household items, except defects due to improper installation by the Sponsor.

(4) The Sponsor's Limited Warranty does not cover any defects for any labor or in any work or materials ordered directly by any Purchaser from Sponsor's sub-contractors, suppliers, or any independent contractor not engaged in any non-delegable duty(ies).

(5) The Sponsor's Limited Warranty is limited to actual Purchasers and their successors whom acquire title to the subject Unit by will or by the governing intestacy laws.

(6) In addition, the following items are not covered by the Sponsor=s Limited Warranty:

(a) conspicuous defects and any defects which an inspection of the Unit would reveal;

(b) damage caused by the failure of the Purchaser or any affiliate thereof, to comply with the requirements of the Sponsors Limited Warranty or of any requirements imposed by a manufacturer, supplier of appliances, fixtures, equipment or household items;

(c) damage caused by the misuse, overuse, or interference by Purchaser or anyone other than the Sponsor or its employees or delegatees;

(d) any additional damage caused by the failure of Purchaser to give adequate notice to the Sponsor of any defects or damage in a timely fashion as provided in the Sponsor's Limited Warranty;

(e) any damage caused by changes, alterations or improvements made to the Unit by anyone other than the Sponsor or its employees or delegatees;

(f) any damage caused by Purchaser's failure to adequately maintain and preserve any item or property covered under the Sponsor's Limited Warranty;

(g) any loss or damage caused by or stemming from an accident, catastrophe, unnatural forces due to violence or negligence, fire, explosion, smoke, motor vehicles, acts of God, lightening, windstorm, hail, flood, earthquake, soil movement, and changes in the underground waterbase;

(h) any loss or damage caused by seepage of water unless such loss or damage is directly related to a construction defect resulting from construction by the Sponsor;

(i) any damage resulting from Purchaser's failure to take timely action to mitigate any pre-existing damages;

(j) any condition resulting from normal wear and tear or form normal settling of the building, including but not limited to, concrete cracks, outer building cracks which do not impair the structural stability of the building;

(k) insects, vermin, rodent damage and infestation, or damage caused by other animals or pests;

(l) death, bodily injury or damage to personal property;

(m) damage which arises from any misuse or unauthorized use of the Unit.

(7) Repair of any damage to the load bearing portions of the Unit or Building will be limited to that which is necessary to restore their load bearing functions.

THE SPONSOR'S LIMITED WARRANTY REPLACES ALL OTHER WARRANTIES ON THE CONSTRUCTION AND SALE OF THE UNIT AND ANY AND ALL COMPONENTS THEREOF, BOTH EXPRESS AND IMPLIED (INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE).

THE FULL TEXT OF SPONSOR'S LIMITED WARRANTY IS ANNEXED TO THE PURCHASE AGREEMENT AS EXHIBIT D AND SET FORTH IN PART II OF THIS PLAN. PURCHASERS ARE URGED TO REVIEW THE SPONSOR'S LIMITED WARRANTY CAREFULLY BEFORE EXECUTING A PURCHASE AGREEMENT.

C. General

Except for Sponsor's obligations to pay Common Charges and to perform other duties as a Unit Owner with respect to any Unsold Units (for so long as Sponsor owns same), the foregoing sets forth the entire extent of the obligations of Sponsor under this Plan and none other shall be implied, except that nothing contained herein shall be deemed to limit the rights of Purchasers relative to their Units under their respective Purchase Agreements. The Sponsor is liable for all of the representations made in the Plan. The Sponsor shall be obligated to defend suits or claims arising out of the acts or omissions of Sponsor or the representations made by Sponsor in this Plan or any obligations imposed by statutes and/or regulations and to indemnify the Board of Managers and the Unit Owners. The obligations of Sponsor under this section shall survive the delivery of the deeds to the respective Units. Sponsor shall not be liable for, or obligated to defend, any suits or claims with respect to any Unit arising out of any occurrence taking place on or after the date of the closing of title to such Unit or the leasing thereof to any Purchaser or, with respect to the General Common Elements or Limited Common Elements, arising out of any occurrence taking place on or after the date of the First Closing, except suits or claims arising out of the acts or omissions of Sponsor or the representations made by Sponsor in this Plan or any obligations imposed by statutes and/or regulations.

Obligations of Sponsor under this section with respect to the Condominium, the General Common Elements or the Limited Common Elements shall be enforceable only by the Condominium Board on behalf of all Unit Owners. In no event shall any obligations of Sponsor to the Condominium be enforceable by individual Unit Owners unless (1) the alleged construction defect relates to one (1) Unit only and is not a common defect affecting two (2) or more Units; or (2) if the Board has not commenced any action within (a) ninety (90) days after notice or (b) within thirty (30) days or less of the expiration of the statute of limitations, whichever occurs earlier.

During any period that the Sponsor controls the board, the Board of Managers may not enforce (as a result of the Sponsor's control thereof) the obligations of the Sponsor under the Plan or as otherwise required by law and in such case, the Unit Owners may have to undertake, at their expense, enforcement of the obligations of the Sponsor. The Board has a fiduciary duty to act in the best interest of the condominium, even during the Sponsor control period.

NO BOND OR OTHER SECURITY HAS BEEN FURNISHED TO SECURE THE PERFORMANCE OF THE SPONSOR'S OBLIGATIONS SET FORTH HEREIN.

## S. CONTROL BY SPONSOR

Introduction:

As provided in the Bylaws, the Sponsor will control the Board of Managers of five (5) years after the closing of the first unit or whenever all units are sold, whichever is sooner. (Provided however, that the Sponsor may relinquish control at any time by calling a special meeting of the Unit Owners to elect a new Board of Managers). During the period of Initial Control, the Sponsor shall designate a majority of the Board Members which would be two (2) Members and the remaining one (1) Board Member shall be elected by all Unit Owners, other than the Sponsor. Within thirty (30) days of the expiration of the initial period of control, the Sponsor will call a special meeting of the Unit Owners to elect a new Board of Managers who will be elected based on the plurality of the votes. Each and every Unit Owner, including the Sponsor shall have a right to cast one (1) vote for each unit owned. After the initial Sponsor control for as long as the Sponsor owns one (1) unit he shall have the right to designate one (1) member to the board.

The By-laws do not contain a provision that, after an initial Sponsor voting control period a majority of the Board of Managers must be owner-occupants or members of an owner-occupant's household who are unrelated to the Sponsor and its principal(s). Purchasers should note that owner-occupants may never gain effective control of the condominium. Furthermore, Purchasers should note that owner-occupants and investors have inherent differences of how to operate the Condominium and how to manage to Board of Managers due to their inherent differences in their occupancy.

The following is a detailed discussion of the implementation of the above paragraph.

Under the Condominium By-Laws, set forth in Part II of the Plan, until the first sale of a Unit, the initial three (3) member Board of Managers shall be designated by the Sponsor. Within one (1) year of the first closing, a meeting will be held to elect a new Condominium Board consisting of three (3) Board Members. At such time, the Sponsor shall designate two (2) of the three (3) Board Members, who shall serve for a period of five (5) years or until all units are sold whichever is sooner. The other Board Member shall be elected by all Unit Owners, other than the Sponsor, for a term of one (1) year. Elections for this seat on the Condominium Board shall be held annually. After the initial period of Sponsor control, the term of office of each of the three (3) board members shall be one (1) year. There shall be no limit on the number of terms of office, successive or otherwise, that a member of the Condominium Board may serve, so long as each member (other than the Sponsor Board Members during the initial period of Sponsor control) is voted in at an annual meeting.

At any regular or special meeting of Unit Owners after the initial control period of the Sponsor, any one or more of the members of the Board of Managers may be removed with cause by a majority of the Unit Owners and a successor may then and there or thereafter be elected to fill the vacancy thus created, provided notice of such proposed removal was given to the Board member and was specified in the notice of the meeting. Any member of the Board of Managers whose removal has been proposed shall be given an opportunity to be heard at the meeting. Officers may be removed at any meeting of the Board.

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

Furthermore, as long as the Sponsor or its designee shall own twenty five (25%) percent of the units, but in no event later than five (5) years after closing of title to the first Unit, the Board of Managers may not, without the prior written consent of the Sponsor or its designee,

(i) make any addition, alteration or improvement to the Common Elements or to any Unit or

(ii) assess any Common Charges for the creation of, addition to or replacement of all or part of a reserve, contingency or surplus fund (however, Sponsor will not unreasonably withhold consent to additions to the contingency fund provided for in Schedule B to the extent assessments are necessary to make expenditures required by law), or

(iii) borrow money on behalf of the Condominium (except where necessary to perform work required by law to the extent that existing reserves are insufficient), or

(iv) amend the Declaration, the By-Laws and the Rules and Regulations, or

(v) make any additions, alterations, or improvements shall be made to the Common Elements, regardless of the cost thereof, unless the consent of the Sponsor or its designees is first obtained, unless same is required by law or is necessary for the health or safety (but not the general comfort or welfare) of the residents of the Building.

The Sponsor may not exercise veto power over expenses described in Schedule B, or over expenses required: (I) to comply with applicable laws or regulations, or (ii) to remedy any notice of violation; or (iii) to remedy any work order by an insurer; or (iv) to repair or replace items necessary for the preservation or safety of the building or the safety of its occupants.

Sponsor may exercise veto power over expenses other than those described in the previous sentence for a period of not more than five years after the first closing or whenever the unsold units constitute less than twenty five percent (25%) of the common interest, whichever is sooner.

## T. BOARD OF MANAGERS, SUMMARY OF BYLAWS

### A. The Board of Directors

#### 1. Board Members

The affairs of the building of the Condominium shall be governed by the Condominium Board, which shall consist initially of members designated by the Sponsor. As provided in the By-Laws, the Condominium Board shall consist of three (3) members, each of whom will have one (1) vote. The first three anticipated board members are Yechezkel Milstein, principal of the Sponsor, Shia Grunzweig, project manager, and the first Purchaser to close on their unit. Prior to the first closing there shall be two designated board members. In the case on any deadlock in voting the condominium board shall seek to be settled through arbitration. The first meeting to elect board members will be held within one (1) year after the first closing and thereafter, board elections shall take place annually. The term of office of each member of the Condominium Board shall continue for one (1) year. Other than the board members designated by the Sponsor board members may be a Unit Owner or a person designated by a Unit Owner. After the initial period of Sponsor control, board members may be a Unit Owner or a person designated by a Unit Owner. Any member of the Condominium Board may resign his or her membership at any time by giving written notice thereof to the Condominium Board and, with respect to members of the Condominium Board designated as such. Notwithstanding anything to the contrary, however, each Condominium Board shall serve until a successor Board is elected and qualified.

There shall be no limit on the number of terms of office, successive or otherwise, that a member of the Condominium Board may serve, so long as each member (other than the Sponsor Board Members during the initial period of Sponsor control) is voted in at an annual meeting. In addition, special meetings of Unit Owners may be held from time to time, pursuant to the By-Laws, whenever necessary for the affairs of the Condominium.

The By-laws do not include a provision requiring that after the initial period of Sponsor control, a majority of the Board of Managers must be owner-occupants or members of an owner-occupant's household who are unrelated to the Sponsor and its principals.

If there are non-Sponsor members of the board, and there is a vote on whether to sue the Sponsor, the Sponsor's board representatives cannot lawfully vote on that issue.

#### 2. Officers of the Condominium

The officers of the Condominium shall consist of the President, the Secretary and the Treasurer, all of whom shall be elected by the Condominium Board which may also appoint additional officers. All officers shall serve without compensation from the Condominium. At least two (2) officers must be members of the Condominium Board and Unit Owners (or officers, directors, partners, employees, beneficiaries (or members of their family) of corporations, partnerships, fiduciaries, or mortgagees that are Unit Owners).

3. Liability of the Condominium Board and the Unit Owners

The members of the Condominium Board will have no liability to Unit Owners for errors of judgment, negligence, or otherwise, except that individual members will be liable for their own bad faith, willful misconduct or gross negligence.

Every contract made by the Condominium Board, by any officer of the Condominium, or by any superintendent or Managing Agent of the Building, shall state (if obtainable) that (a) it is made only as agent for all Unit Owners, and the members of the Condominium Board or such officer, superintendent, or Managing Agent shall have no personal liability thereon (except in their capacities as Unit Owners), and (b) the liability of any Unit Owner with respect to such contract shall be limited to (i) such proportionate share of the total liability thereunder as the Common Interest of such Unit Owner bears to the aggregate Common Interests of all Unit Owners, and (ii) such Unit Owner's interest in his or her Unit and its appurtenant Common Interest, unless otherwise provided by law.

All Unit Owners shall severally indemnify each member of the Condominium Board against any liability or claim, contractual or otherwise, except those arising out of the bad faith or willful misconduct of such member or that are contrary to law or the terms of the Declaration or the By-Laws. However, the liability of any Unit Owner on account of the indemnification of the Board of Managers will be limited to such proportionate share thereof as the Common Interests of such Unit Owner bear to the aggregate Common Interests of all Unit Owners.

There is no provision for insurance covering indemnification of Board Members. It is at the discretion of the Condominium Board to obtain such coverage, the cost of which will be borne by the Unit Owners as a common expense. The cost of such coverage shall be approximately one thousand ($1,000.00) dollars annually.

4. All members of the Condominium Board shall serve without compensation.

5. Any officer, other than the officers appointed by the Sponsor, may be removed, with cause, by vote of a majority of the Condominium Board at a meeting called for such purpose.

6. Annual Meetings

The first annual meeting of the Unit Owners shall be held approximately one (1) year after the First Closing. Thereafter, annual meetings of the Unit Owners shall be held within sixty (60) days of the anniversary date of the first meeting. At each such subsequent meeting, the Unit Owners shall transact such business as may properly come before such meeting. In the event that any annual meeting of members is delayed, the existing Condominium Board shall continue to serve. See By- Laws, Section 4 attached hereto in Part II.

The Condominium Board shall call a special meeting of the Unit Owners whenever so directed by a duly adopted resolution of the Condominium Board or upon receipt of a petition calling for such a meeting signed by a Unit Owner. Each such resolution or petition shall set forth, in reasonable detail, the purposes for calling such a meeting, and no business shall be transacted at such special meeting except business reasonably related to such stated purposes.

The Condominium Board shall give notice of each annual or special meeting of the Unit Owners to all Unit Owners then of record entitled to vote at such meeting, which notice shall set forth the purpose, time and place of such meeting. Such notice may be given to any Unit Owner by personal delivery, mail, telephone or telegram not later than five (5) business days prior to the day fixed for the meeting; however, the mailing of such notice to any Unit Owner, addressed to his or her address at the Property, at least ten (10) days prior to the day fixed for the meeting shall be conclusively deemed the giving of notice to such Unit Owner of such meeting. Any Unit Owner may designate an address for the giving of notice other than such Unit Owner's address at the Property by giving written notice thereof to the Condominium Board not less than ten (10) days prior to the giving of notice of the applicable meeting.

7. Voting: When votes of the Unit Owners are required, each Unit Owner shall exercise his vote in the manner set forth in the By-Laws, which provides as follows: each Unit Owner (including Sponsor or its designee, for so long as Sponsor or such designee shall own at least one (1) Unit) shall be entitled to cast one (1) vote for each unit owned.

The presence, in person or by proxy, of a majority of all Unit Owners shall constitute a quorum at all meetings of Unit Owners, and unless otherwise provided, the decision of a majority of the Unit Owners at a meeting at which a quorum shall be present shall be binding upon all of the Unit Owners.

8. Amendments to the Condominium Documents

Generally, subject to certain exceptions and provided that any required consent of the Mortgage Representatives is obtained, any provision of the Declaration, the By-Laws, or the Rules and Regulations may be amended, modified, added to or deleted by the affirmative vote of 66 2/3% of the Unit Owners, taken in accordance with the By-Laws. However, for so long as Sponsor or its designee is the owner of one (1) or more Units in the entire Condominium, the Declaration, the By-Laws and the Rules and Regulations may not be amended or modified so as to adversely affect Sponsor or such designee without the prior written consent of every Unit Owner affected by such amendment.

B. Powers and Duties of the Condominium Board

(A) The Condominium Board shall have the powers and duties necessary for administration of the affairs of the Condominium (subject to the limitations set forth in the By-Laws), including, without limitation, the following:

(i) to operate, maintain, repair, restore, add to, improve, alter and replace the Common Elements, including, without limitation, as the Condominium Board shall deem necessary or proper in connection therewith: (a) the purchase and leasing of supplies, equipment and material and (b) the employment, compensation and dismissal of personnel;

(ii) to acquire, in the name of the Condominium Board or its designee, corporate or otherwise, and on behalf of the Unit Owners, all rights, titles and interests in real and personal property deemed necessary or proper by the Condominium Board for use in connection with the ownership and operation of the Property as a residential condominium;

(iii) to maintain records with respect to the finances and the operation of the Condominium, including, without limitation: (a) detailed accounts of receipts and expenditures affecting the Property; (b) other financial records, as well as other books of account of the Condominium, as may be required to be kept

pursuant to the terms of these By-Laws; and (c) minutes and other records of all meetings held pursuant to the terms of these By-Laws;

(iv) to prepare and adopt a budget for the Condominium for each fiscal year thereof, setting forth, without limitation: (a) a detailed accounting of the anticipated Common Expenses for the ensuing fiscal year and (b) a detailed projection of all sources and amounts of income necessary to discharge the same;

(v) to determine the amount and establish the means and methods of payment of, and to collect, the Common Charges and Special Assessments from the Unit Owners;

(vi) to borrow money on behalf of the Condominium when required in connection with the operation, maintenance, repair, restoration, improvement, alteration and replacement of the Common Elements, provided, however, that: (a) with respect to the borrowing of any sum in excess of $25,000.00 in any one fiscal year (regardless of the balance of any loans outstanding from previous fiscal years) in addition to the affirmative consent of a majority of the members of the Condominium Board, the affirmative consent of a majority of all Unit Owners shall be required; (b) no lien to secure repayment of any sum borrowed may be created on any Unit or its Appurtenant Interests without the consent of the owner of such Unit; and (c) the documentation executed in connection with any such borrowing shall provide that, if any sum borrowed by the Condominium Board pursuant to this subparagraph (vi) shall not be repaid by the Condominium Board, any Unit Owner who pays to the creditor thereunder such proportion of the then outstanding indebtedness represented or secured thereby as such Unit Owner's Common Interest bears to the aggregate Common Interest of all Unit Owners shall be entitled to obtain from the creditor a release of any judgment or other lien that the said creditor shall have filed, or shall have the right to file, against such Unit Owner's Unit;

(vii) to open and maintain bank accounts on behalf of the Condominium and to designate the signatories required therefor;

(viii) to use the Common Charges and Special Assessments collected from Unit Owners, as well as all other funds held by the Condominium Board or received in connection with the operation of the Property, for the administration of the Condominium, including, without limitation: (a) the payment of Common Expenses and (b) the making of restorations, additions, alterations and improvements to the Common Elements;

(ix) to obtain insurance for the Property, including the Units, pursuant to the terms of Section 5.4 of the by - laws;

(x) to adjust and settle claims under insurance policies obtained pursuant to the terms of Section 5.4 of the by - laws, and to execute and deliver releases upon such adjustment and settlement on behalf of: (a) all Unit Owners; (b) all holders of mortgages and other liens on Units; and (c) all holders of any other interest in the Property;

(xi) to make, or to contract with others for the making of, repairs, maintenance, additions and improvements to, and alterations, restorations and replacements of, the Property after damage or destruction by fire or other casualty,

or as a result of condemnation or eminent domain proceedings, all in accordance with the terms of these By-Laws;

(xii) to accept the surrender of any Unit pursuant to the terms of paragraph (C) of Section 6.2 of the by - laws, in the name of the Condominium Board or its designee, corporate or otherwise, and on behalf of all Unit Owners;

(xiii) to purchase, lease, or otherwise acquire Units offered for sale or lease by their owners, in the name of the Condominium Board or its designee, corporate or otherwise, and on behalf of all Unit Owners;

(xiv) to purchase Units at foreclosure or other judicial sales, in the name of the Condominium Board or its designee, corporate or otherwise, and on behalf of all Unit Owners;

(xv) to sell, lease, mortgage and otherwise deal with Units acquired by, and to sublease Units leased by, the Condominium Board or its designee, corporate or otherwise, on behalf of all Unit Owners, provided, however, that the Condominium Board or its designees shall in no event be entitled to exercise the votes appurtenant to any such Unit;

(xvi) to adopt and amend the Rules and Regulations and to levy and collect fines against Unit Owners for violations of the same;

(xvii) to enforce by legal means the terms, covenants and conditions contained in the Condominium Documents and to bring or defend against any proceedings that may be instituted on behalf of, or against, the Unit Owners;

(xviii) to incorporate, to the extent and in the manner provided in the Condominium Act, provided, however, that: (a) the certificate of incorporation and by-laws of any such resulting corporation shall conform as closely as practicable to the terms of the Declaration and these By-Laws and (b) the terms of the Declaration and these By-Laws shall prevail in the event of any inconsistency or conflict between the terms thereof and the terms of such certificate of incorporation and by-laws;

(xix) to organize corporations to act as the designees of the Condominium Board in acquiring title to, or leasing of, Units and in acquiring rights, titles and interests in real and personal property for use in connection with the ownership and operation of the Property as a residential condominium;

(xx) to execute, acknowledge and deliver: (a) any declaration or other instrument affecting the Property that the Condominium Board deems necessary or appropriate to comply with any Law applicable to the maintenance, demolition, renovation, alteration, repair, or restoration of the Building and (b) any consent, covenant, restriction, easement, or declaration affecting the Property that the Condominium Board deems necessary or appropriate;

(xxi) to prepare, execute, acknowledge and record on behalf of all Unit Owners, as their attorney in fact, coupled with an interest, a restatement of the Declaration or the By-Laws, whenever, in the Condominium Board's estimation, it is advisable to consolidate and restate all amendments, modifications, additions and deletions theretofore made to the same; and

(xxii) to carry out any other duties imposed upon the Condominium Board pursuant to the Declaration and the By-Laws.

Repairs, Alterations and
Improvements to Common Elements

All painting, decorating, maintenance, repairs and replacements to the Common Elements, whether located inside or outside of Units, shall be made by the Condominium Board, which need not obtain the approval of the Unit Owners or of mortgagees of Units (regardless of the cost thereof), and the cost of the same shall be a Common Expense (unless necessitated by the negligence, misuse, or neglect of a Unit Owner, in which case such Unit Owner will bear the entire cost thereof).

The cost of snow removal from Common Elements shall be a Common Expense. All maintenance and repairs to the Common Elements shall be performed by employees of the Condominium or by independent contractors.

Whenever, in the judgment of the Condominium Board, the Common Elements shall require additions, alterations, or improvements costing more than $25,000.00, in the aggregate, in any calendar year, such additions, alterations, or improvements shall not be made unless the same have been approved by a majority vote of all the Unit Owners (including Sponsor, if it then owns any Unit) at a duly constituted Unit Owner's meeting and by the representatives of mortgagees of Units, if any, appointed pursuant to the By-Laws (the "Mortgage Representatives"). If approved, the Condominium Board may, in its discretion, assess each Unit Owner his or her pro rata share of the cost of such additions, alterations, or improvements according to his or her Common Interest, as part of the Common Charges. Any additions, alterations, or improvements costing $25,000.00 or less, in the aggregate, in any calendar year may be made by the Condominium Board without the approval of the Unit Owners or the Mortgage Representatives, if any, and the cost thereof shall constitute a Common Expense. Notwithstanding the foregoing, for a period of five (5) years after the closing of the first unit, or as long as Sponsor or its designee or both shall collectively own one unit, no additions, alterations, or improvements shall be made to the Common Elements, regardless of the cost thereof, unless the consent of the Sponsor or its designees is first obtained, unless same is required by law or is necessary for the health or safety (but not the general comfort or welfare) of the residents of the Building.

Insurance

The Condominium Board shall maintain fire insurance policies insuring the Building (including all Units, walls, ceiling, floor, and the bathroom and kitchen fixtures installed therein on the date of recording the Declaration and all service machinery contained therein, but not including appliances or any furniture, furnishings, or other personal property supplied or installed by the Unit Owners or tenants of Unit Owners), and covering the interests of the Condominium, the Condominium Board, a majority the Unit Owners and the holders of all Permitted Mortgages (the "Permitted Mortgagee"), as their replacement value of the Building (exclusive of excavation and foundations), without deduction for depreciation. Each of such policies shall contain a New York Standard Mortgagee clause in favor of each Permitted Mortgagee, which shall provide that the loss proceeds, if any, thereunder shall be payable to such Permitted Mortgagee as its interest may appear; subject, however, to the loss payment provisions in favor of the Condominium Board and the Insurance Trustee (hereinafter defined) as set forth below. The cost of all such insurance shall be paid by the Condominium Board and shall be borne by the Unit Owners as part of the Common Charges.

There is no provision for insurance covering indemnification of Board members. It is at the discretion of the Condominium Board to obtain such coverage, the cost of which will be borne by the Unit Owners as a common expense. See Footnote 7 to Schedule B.

The proceeds of all such policies of physical damage insurance shall be payable to the Condominium Board. Such proceeds shall be applied for the purpose of repairing, restoring or rebuilding the Building, unless otherwise determined by Unit Owners. In no event shall such proceeds be paid to the holder of any mortgage placed by a Unit Owner on his or her Unit unless, in accordance with the provisions of Section 5.5 of the By-Laws, there shall be a determination not to rebuild the Building.

In the event that either (i) the Building or any part thereof is damaged or destroyed by fire or other casualty (hereinafter referred to as a "Casualty Loss") or (ii) the Common Elements or any part thereof is taken in condemnation or by eminent domain (hereinafter referred to as a "Taking"), the net insurance proceeds payable under the insurance policies maintained by the Condominium Board by reason of such Casualty Loss or the net condemnation awards receivable by reason of such Taking, as the case may be, shall be payable to the Condominium Board. In either instance, all such monies actually received (hereinafter referred to as the "Trust Funds") shall be held in trust for the benefit of all Unit Owners and their Permitted Mortgagees and shall be disbursed pursuant to the by - laws Section 5.5.

All policies of physical damage insurance shall contain waivers of subrogation and of any defense based on co-insurance or on invalidity arising from any acts of the insured and of pro rata reduction of liability, and shall provide that such policies may not be cancelled or substantially modified without at least ten (10) days' written notice to all of the insured, including Unit Owners, the Board of Managers and Permitted Mortgagees. Each Unit Owner shall be named as an additional insured on all such policies. Duplicate originals of all policies of physical damage insurance and of all renewals thereof, together with proof of payment of premiums, shall be delivered to all Permitted Mortgagees ten (10) days prior to expiration of the then current policies, and Unit Owner shall receive a certificate of such insurance.

The Condominium Board shall also maintain, to the extent obtainable: (a) public liability insurance as to personal injury and property damage in such limits and amounts as the Condominium Board may from time to time determine, covering each member of the Condominium Board, and the Managing Agent or manager (if any) and each of the Unit Owners; (b) rent insurance in an amount equal to the Common Charges for one (1) year; (c) workers' compensation and New York State disability benefits insurance; (d) elevator liability and collision insurance (if an elevator is present); (e) hazard insurance; and (f) such other insurance as the Condominium Board may from time to time determine. Such public liability insurance will also cover cross-liability claims of one insurer against another. However, such insurance will not cover the individual liability of a Unit Owner arising from any occurrence within his or her own Unit.

Any insurance maintained by the Condominium Board may provide for such deductible amounts as the Condominium Board may determine. The cost of all such insurance shall be paid by the Condominium Board and shall be borne by all Unit Owners as part of the Common Charges.

Until the first meeting of the Condominium Board elected by the Unit Owners, the public liability insurance will be in an amount of $1,000,000.00 per occurrence or $2,000,000.00 aggregate covering all claims for personal injury or property damage in respect of any one occurrence, and the fire insurance will be at least in the amount set forth in Schedule B, the "Budget for the First Year of Condominium Operation". The Condominium Board shall review such limits annually.

Unit Owners shall not be prohibited from carrying other insurance for their own benefit, provided that such policies contain waivers of subrogation and provided, further, that the liability of the carriers issuing insurance procured by the Condominium Board shall not be affected or diminished by reason of any Unit Owner's other insurance. A Unit Owner should consider maintaining, at his or her own expense: (a) separate insurance on the contents (i.e., furniture and other personal property and belongings) in his or her Unit, in such amount as will be adequate to insure against loss by reason of fire or other casualty; and (b) liability insurance against claims for personal injury or property damage resulting from occurrences in his or her Unit.

Repair or Restoration After Fire or Other Casualty

Except as set forth in the next paragraph, in the event that the Building or any of the Common Elements thereof is damaged or destroyed by fire or other casualty, the Condominium Board will arrange for the prompt repair and restoration thereof.

If the insurance proceeds are insufficient to cover the cost of repairs or restorations of the building or any Common Elements thereof, the Condominium Board may assess all Unit Owners for such deficit as a Common Expense. Any surplus insurance proceeds shall be paid to all Unit Owners in proportion to their respective Common Interests, except that no payment shall be made to a Unit Owner until there has first been paid, out of his or her share of such funds, such amounts as may be necessary to reduce unpaid liens on his or her Unit (other than mortgages that are not Permitted Mortgages) in the order of priority of such liens.

If a Unit is damaged by casualty and the proceeds of insurance obtained by the Condominium Board are not sufficient to cover the repair of the Unit, the amount necessary to restore the Unit over and above the proceeds from any fire insurance on the Building will be an expense of the individual Unit Owner. In order to protect himself against the possibility of such an expense, the Unit Owner should obtain additional fire insurance coverage above and beyond that coverage maintained by the Condominium Board.

If seventy-five (75%) percent or more of the Building is destroyed or substantially damaged and if all Unit Owners do not promptly resolve to proceed with the repair or restoration thereof, the Building will not be repaired and shall be subject to an action for partition instituted by any Unit Owner or lienor, as if owned in common, in which case the net proceeds of the resulting sale, together with the net proceeds of insurance policies, shall be divided among all Unit Owners in accordance with the factors set out in the New York State Condominium Act Section 339-i(1)(iv), which is based on floor space, subject to the location of such space and the additional factors of relative value to other space in the Condominium, the uniqueness of the unit, the availability of common elements for exclusive or shared use, and overall dimensions of the particular and the fair market value of such unit. In the event of any dispute, the issue shall be presented for arbitration in accordance with Article 10 of the By-Laws. No payment shall be made to a Unit Owner until there has first been paid, out of his or her share of such funds, such amounts as may be necessary to discharge all unpaid liens on his or her Unit (other than mortgages that are not Permitted Mortgages) in the order of the priority of such liens. If Sponsor or its designee is then a unit owner, it will have the right to vote at any meeting of Unit Owners called for the purpose of deciding whether or not to proceed with the restoration or repair of the Building.

Units Acquired by the Condominium Board

All Units acquired or leased by the Condominium Board or its designee shall be held by the Condominium Board or its designee on behalf of all Unit Owners. Any rent, purchase price, closing

costs and closing adjustments payable in connection therewith shall be assessed against all Unit Owners as a Common Expense. No Units held by the Condominium Board or its designee shall carry voting rights.

Partition of Common Elements

The Condominium shall continue (unless terminated by casualty loss, condemnation, or eminent domain as provided by the By-Laws) until such time as the Property shall be withdrawn from the provisions of the Condominium Act as a result of the vote to do so by at least eighty percent (80%) of the vote, taken in accordance with the By-Laws. In addition, the written consent of the Mortgage Representatives, if any, shall be required before such vote is effective. In the event of withdrawal, the Property shall be subject to an action for partition by any Unit Owner or any lienor as if owned in common, in which event the net proceeds of the sale resulting therefrom shall be divided among all Unit Owners in accordance with the value of each of the units. In the event of any dispute, the issue shall be presented for arbitration in accordance with Article 10 of the By-Laws. Before paying any of the proceeds to a unit owner, the shares of such proceeds payable to such unit owner shall first be applied to the payment of any liens on his or her Unit, in the order of priority of such liens.

Reports to Unit Owners

All Unit Owners will receive annually copies of an annual report of the Condominium including a balance sheet and profit and loss statement certified by a certified public accountant (as long as the Sponsor is in control of the Condominium Board), a statement regarding any taxable income attributable to the Unit Owners and a notice of the holding of the Annual Unit Owners' meeting. In addition, it is the obligation of the Board of Managers to give all Unit Owners annually a copy of the proposed annual budget of the condominium ten (10) days prior to the date set for the adoption of such budget.

Review of Real Estate Assessments

The Board of Managers will be responsible for reviewing, appealing and filing any documents necessary for obtaining a reduction in the tax assessment and will file such documents on behalf of all of the owners. Such owners shall execute any documents required for such filing.

After the Units have been separately assessed, tax review for each Unit will be the responsibility of the Unit Owner.

Covenant Against Partition of Common Elements

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

## U. RIGHTS AND OBLIGATIONS OF UNIT OWNERS & BOARD OF MANAGERS

Sales and Leases of Units

Each owner of a Unit may sell or lease his or her unit. There are no restrictions to the terms of the lease. The lease will be subject to state and local law.

Mortgages of Units

Each unit owner has the right to mortgage his or her unit, provided that, with respect to Units other than the Unsold Units, the conditions with respect thereto set forth in Article 8 of the By-Laws are first complied with. As more fully set forth in said Article 8, these conditions include the requirements that:

(a) no Unit Owner shall be permitted to mortgage, pledge or hypothecate his or her Unit unless and until he or she shall have paid in full to the Condominium Board all unpaid Common Charges and special assessments theretofore assessed against such Unit and shall have satisfied all unpaid liens, except the liens of Permitted Mortgages levied against such Unit;

(b) no Unit Owner shall execute any mortgage or other document mortgaging, pledging or hypothecating title to his or her Unit without including therein its Appurtenant Interests, it being the intention to prevent any severance of such combined ownership. Any mortgage or other instrument purporting to affect one or more of such interests without including all such interests shall be deemed and taken to include the interest or interests so omitted, even though the latter shall not be expressly mentioned or described therein so that at all times, all of the Units interests in the Condominium shall remain and shall not be severed;

(c) any mortgage covering a Unit shall be substantially in the form of the New York statutory form of mortgage, except for such changes or additions as may be required to permit a lender to make the loan;

(d) The Condominium Board is notified in writing of the making of such mortgage and is given a copy thereof.

Sponsor or its designee, as the owner of Unsold Units, shall have the right to mortgage the Unsold Units without any restriction or limitation, except that the Condominium Board is required to be notified in writing of the making of such mortgage and is to be given a copy thereof.

Capital Reserves

The Condominium Board has the power to accumulate reserve funds for capital replacements or other purposes to meet the needs of the Condominium in accordance with the Declaration and By-Laws, as set forth in Documents 6 ( declaration) and 7 ( by- laws) in Part II of the Offering Plan. There are no restrictions on these powers.

Common Charges: Assessment,
Collection and Lien for Non-Payment

The Condominium Board will commence to collect the Common Charges upon the closing of title to the first Unit. Furthermore the Condominium 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:

(a) all costs and expenses in connection with the repair, maintenance, replacement, restoration and operation of, and any alteration, addition, or improvement to, the Common Elements;

(b) water charges and sewer rents in connection with the Building (unless the same are separately assessed to individual Units);

(c) real estate taxes and assessments levied with respect to the Property (until the same are separately assessed to individual Units); and

(d) amounts for such other items as the Condominium Board may diem proper (such as amounts for reserves, to make up deficits for prior years, to prepay indebtedness of the Condominium, or to purchase or lease Units).

Based upon such budget, the Condominium Board will promptly determine and advise each Unit Owner of the Common Charges payable by such Unit Owner during the ensuing fiscal year, which Common Charges shall represent a portion of the projected Common Expenses of the Condominium assessed to such Unit Owner pro rated according to the Common Interest of his or her Unit.

Pursuant to the terms of Article 6 of the By-Laws, the Condominium Board has the right to revise its projection of the Common Expenses at any time and from time to time during any fiscal year of the Condominium. Any such revision may result in an increase or decrease in the amount of Common Charges payable by Unit Owners during such fiscal year. However, no such revision shall have a retroactive effect on the amount Common Charges payable by Unit Owners prior to the date of such new determination.

Unless otherwise determined by the Condominium 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 or her Common Charges by waiving the use of any of the Common Elements or by mere abandonment of his or her Unit. No Unit Owner, however, will be liable for the payment of any part of the Common Charges assessed against his or her Unit subsequent to a permissible sale and transfer, or other conveyance by him or her of such Unit.

Any Unit Owner may, by conveying his or her unit, without consideration, to the Condominium Board and 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 or her Unit and such Unit being free and clear of all liens and encumbrances other than any statutory lien for unpaid Common Charges. However, in no event shall Sponsor or its designee be permitted to convey any Unsold Unit to the Condominium Board and thereby exempt itself from Common Charges attributable to such Unit thereafter accruing, unless:

(a) the aggregate Common Interests appertaining to the Unsold Units constitutes fifteen (15%) percent or less of the total Common Interests appertaining to all Units;

(b) at least five (5) years have elapsed since the First Closing; and

(c) at the time of conveyance, Sponsor shall pay the Condominium Board a sum equal to the product of the then current monthly Common Charges for the Unsold Units being conveyed multiplied by 24.

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 or her acquisition, except that a mortgagee acquiring title to a mortgaged Unit or a Purchaser at a 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 mortgage and prior to the acquisition of title to such Unit by the mortgagee or a Purchaser at a mortgage foreclosure sale and such assessments shall be the liability of the owner of the Unit at the time of the assessments. In the event that the Condominium 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 Condominium 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.

Under the provision of Section 339-z of the Real Property Law, and Article 6 of the By-Laws, the Condominium Board will have a lien, on behalf of all Unit Owners, on each Unit for unpaid Common Charges and expenses assessed against such Unit together with interest and costs thereon. All such liens, however, will be subordinate, to the extent required by applicable law, to any liens for real estate taxes and assessments on such Unit.

Any lien for unpaid Common Charges and expenses 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 and costs accrued thereon, shall have been fully paid, or until six (6) years from the date of filing (unless foreclosure of such lien is started within such six-year period), whichever shall be sooner. Such liens may be foreclosed by a suit brought in the name of the Condominium Board (acting on behalf of all Unit Owners) in like manner as the foreclosure of a mortgage on real property, or an action may be brought by the Condominium Board to recover unpaid Common Charges without foreclosing the lien.

In accordance with Section 339-aa of the Real Property Law, while the Sponsor is in control of the Board of Managers, the Sponsor will cause the Board of Managers to file a lien on units in which Sponsor is more than thirty (30) days in arrears of common charges.

In order to resolve any dispute, controversy, claim or question arising with respect to the Condominium or the Purchase Agreement or to break any deadlock in voting, any disputes involving the condominium shall seek to be settled by consultation and arbitration. See Section "By-laws article 10" for details.

Failure by Non-Occupying Owner
to Make Payments on its Unit

Section 339-kk of the Real Property Law of the State of New York (the "Condominium Act") applies to all condominium plans in existence after July 22, 1998. It is intended to provide financial

protection for a condominium association if a non-occupying owner fails to make monthly payments for its units. The terms of Section 339-kk are as follows:

> For purposes of this section, "non-occupying owner" means a condominium unit owner who does not occupy the dwelling unit.
>
> If a non-occupying owner rents any dwelling unit to a rental tenant and then fails to make payments due for common charges, assessments or late fees for such unit within 60 days of the expiration of any grace period after they are due, the Condominium Board shall provide written notice to the tenant and the non-occupying owner that rental payments from the tenant shall be paid directly to the Condominium Board.
>
> Such notice shall provide that commencing immediately and until such time as all such payments are made current, all rental payments due subsequent to the issuance of such notice are to be made to the Condominium Association at the address listed on the notice. However, where a majority of the Board of Managers has been elected by Unit Owners who are in occupancy, the Board may elect not to require that rental payments be made payable to the Condominium Board.
>
> When such payments from the non-occupying owner are once again current, written notice of this fact shall be given within 3 business days to the rental tenant and non-occupying owner; thereafter, all rental payments shall be made payable to the non-occupying owner or a designated agent.
>
> A non-occupying owner who disputes the Boards claim to rental payments pursuant to Section 339-kk shall be entitled to present facts supporting such position at the next scheduled meeting of the Board of Managers, which must be held within 30 days of the date that such Board receives notice that such owner seeks to dispute such claim.
>
> Nothing in Section 339-kk shall limit any rights of Unit Owners or of the Condominium Board existing under any other law or agreement.
>
> Payment by a rental tenant to the Condominium Board made in connection with Section 339-kk shall relieve that rental tenant from the obligation to pay such rent to the non-occupying owner and shall be an absolute defense in any non-payment proceeding commenced by such non-occupying owner against such tenant for such rent.

Repair and Maintenance
Of Units and Common Elements

Each Unit and all portions of the Common Elements shall be kept in first-class (same as new, excepting normal wear and tear) condition, order and repair (and free of snow, ice and accumulation of water with respect to any terrace, patio, roof or other part of the Property exposes to the elements) by the unit Owner or the Condominium Board, whichever is responsible for the maintenance thereof and such Unit Owner or the Condominium Board, as the case may be, shall promptly make or perform, or cause to be made or performed, all maintenance work that is necessary in connection therewith. In the event that any Unit Owner fails to keep his or her Unit in such condition, the Condominium Board may, at the expense of such Unit Owner, enter his or her Unit to perform such

acts as are necessary to cure such default. (See the subsection entitled "Rights of Access" for a further discussion).

Subject to the rights of existing tenants and other occupants of Unsold Units, each Unit Owner shall grant to the Condominium Board, the Managing Agent and/or any other person authorized by any of the foregoing a right of access (to be exercised in a reasonable manner) to his or her Unit for the purposes of: making inspections, removing violations against the Common Elements or any part of the Property, making general repairs, curing defaults by the Unit Owner and for other purposes permitted by the By-Laws.

Generally, all painting, decorating, maintenance, repairs and replacements, whether structural or non-structural, ordinary or extraordinary: (a) in or to any Unit (other than the Common Elements contained therein) shall be performed by the Owner of such Unit at his or her sole cost and expense; and (b) in or to the Common Elements shall be performed by the Condominium Board as a Common Expense.

In connection with the foregoing, it should be noted that the exterior glass surfaces of all windows located in any Unit are to be washed and cleaned by the owner of such Unit, at such Unit Owner's sole cost and expense.

Notwithstanding the foregoing, however, all maintenance, repairs and replacements to the Common Elements, whether structural or non-structural, ordinary or non-extraordinary, that are necessitated by the negligence, misuse, or abuse of a Unit Owner, will be made by such Unit Owner at his or her sole cost and expense.

Alterations and Improvements
Of Units and Common Elements

No unit owner may make any structural alterations in or to his unit without the prior written approval of the Board of Managers. This provision does not apply to the Sponsor or its designee until a deed to the Unit affected had been delivered to the Purchaser thereof. Other than the above, all alterations or improvements in or to his unit do not require board approval.

In the event that any Unit Owner wishes to make any modifications that require Board for approval. The Board must respond within fifteen (15) days from receiving notice from the Unit Owner. In the event, the Board has not responded within said time frame, the Boards failure to timely respond shall be deemed a waiver of its right to reject the proposed modifications.

The Unit Owner shall agree to hold the Condominium Board and all other Unit Owners harmless from any liability arising therefrom.

In the event that any unit is subdivided, the subdivided units shall jointly exercise and share the vote allocated to the original unit.

The Condominium Board may, at its sole option, require the Unit Owner to procure and agree to maintain during the course of such work such insurance as the Condominium Board may reasonably prescribe and to execute an agreement, in form and substance satisfactory to the Condominium Board, setting forth the terms and conditions under which such alteration, addition, improvement, or repair may be made, as set forth in the By-Laws.

In connection therewith, the Condominium Board on behalf of the Unit Owners, shall execute applications to any departments of the City of New York, or to any other governmental agencies

having jurisdiction thereof, for any and all permits required in connection with the making of alterations, additions, improvements, or repairs in or to a Unit, provided however that Condominium Board approval shall be required prior to any work of a structural nature.

Alterations and Improvements
of Common Elements:

Generally, all alterations, additions, or improvements in or to the Common Elements will be made by the Condominium Board, and the cost and expense thereof including the cost in obtaining all necessary permits will be charged to the Unit Owners as a Common Expense.

Except as otherwise provided in the By-Laws, no Unit Owner may make any alteration, addition, improvement, or repair in or to the Common Elements.

Insurance Coverage

If a Unit is damaged by casualty and the proceeds of insurance obtained by the Condominium Board are not sufficient to cover the repair of the Unit, the amount necessary to restore the Unit over and above the proceeds from any fire insurance on the Building will be an expense of the individual Unit Owner. In order to protect himself against the possibility of such an expense, the Unit Owner should obtain additional fire insurance coverage above and beyond that coverage maintained by the Condominium Board. See subsection "Repair or Restoration After Fire or Other Casualty", under the Section entitled: "Rights and Obligations of the Board of Managers".

There is no provision for insurance covering indemnification of board members. It is at the discretion of the condominium board to obtain such coverage, the cost of which shall be borne by the unit owners as a common expense.

In the event that either (i) the Building or any part thereof is damaged or destroyed by fire or other casualty (hereinafter referred to as a "Casualty Loss") or (ii) the Common Elements or any part thereof is taken in condemnation or by eminent domain (hereinafter referred to as a "Taking"), the net insurance proceeds payable under the insurance policies maintained by the Condominium Board by reason of such Casualty Loss or the net condemnation awards receivable by reason of such Taking, as the case may be, shall be payable to the Condominium Board. In either instance, all such monies actually received (hereinafter referred to as the "Trust Funds") shall be held in trust for the benefit of all Unit Owners and their Permitted Mortgagees and shall be disbursed pursuant to the terms of this Section. Notwithstanding anything to the contrary contained either in this paragraph or elsewhere in this Section, however, no Unit Owner whose Unit, or any portion thereof, is taken in condemnation or by eminent domain (whether or not all or a part of the Common Elements are contemporaneously taken) shall be deemed to have waived whatever rights that he or she may have to pursue a separate claim against the condemning authority by reason thereof.

The Condominium Board shall arrange for the prompt repair or restoration (hereinafter referred to as the "Work" of: (i) in the event of a Casualty Loss, the portion(s) of the Building (including all Units and the bathroom and kitchen fixtures installed therein on the date of recording the Declaration and all service machinery contained therein, but not including appliances or any furniture, furnishings, decorations, belongings, or other personal property supplied or installed by either Unit Owners or the tenants of Unit Owners) affected by such Casualty Loss or (ii) in the event of a Taking, the portion(s) of the Common Elements affected by such Taking. If, pursuant to the immediately preceding sentence, work is to be performed in or to Units, Common Elements that service or enclose Units and other Common Elements, or any combination of the foregoing, the work shall be performed, to the extent practicable, first in or to the Units, next in or to the Common Elements that service or enclose Units and then in or to the balance of the Common Elements. In

addition, each Unit Owner whose Unit, or any portion thereof, shall be the subject of all or part of any Work shall have the right, to supervise any redecorating of his or her Unit.

In the event that Work shall be performed pursuant to the terms of the previous paragraph, the Condominium Board or the Insurance Trustee, as the case may be, shall disburse the Trust Funds to the contractors engaged in the Work in appropriate progress payments. If the Trust Funds shall be less than sufficient to discharge the cost and expense of performing the Work, the Condominium Board shall levy a Special Assessment against all Unit Owners for the amount of such deficiency in proportion to their respective Common Interests, and all proceeds of such Special Assessment shall become part of the Trust Funds. However, if the insurance proceeds are not sufficient to discharge the cost and expense of performing any work attributable to any part of the building which is not a "Common Element", such cost and expense must be paid by the owner or owners of the Units or Limited Common Element which were damaged and no special assessment may be levied against the Unit Owners. If, conversely, the Trust Funds shall prove to be more than sufficient to discharge the cost and expense of performing the Work, such excess shall be paid to the Unit Owner of the damaged unit, except that no payment shall be made to a Unit Owner until there has first been paid, out of said excess, such amounts as may be necessary to reduce unpaid liens on the Unit Owner's Unit (other than mortgages that are not Permitted Mortgages) in the order of priority of such liens. Notwithstanding the foregoing, however, in the event that the Unit Owners are assessed pursuant to the terms of the second sentence of this paragraph for any projected deficiency in the amount of the Trust Funds available to the Condominium Board and, after the payment of all costs and expenses incurred in connection with the Work, any portion of the Trust Funds remains unspent, such excess Trust Funds shall, to the extent of such Special Assessment, be deemed to be, and shall constitute, an unspent Special Assessment and shall be paid to the Unit Owners so assessed in proportion to their respective Common Interests, free of any claim of any lienor (including, without limitation, any Permitted Mortgagee).

In the event that the damages is caused to both a Unit and Common Elements, the Condominium Board shall retain the services of an insurance adjuster to determine the amount of damages caused separately by the Unit and Common Element and all the underpayments and overpayments shall be subject to provisions in the previous paragraph.

Restrictions on the Use of Units

As more fully set forth in the Declaration and in the By-Laws, each Unit may be used in accordance with the use permitted by local law and zoning regulations and the Certificate of Occupancy.

The units and common elements are limited to residential use and no business or professional use may be carried on in the units except for the use of a home office. Such limitations are more restrictive than those applicable to the Sponsor. The Sponsor may, without obtaining the consent of the Condominium Board or the other Unit Owners, use any one or more of such Units as model units and sales and/or promotion offices in connection with the sale or rental of the Unsold Units or for any other purpose, subject only to compliance with current laws, statutes or regulations.

A Unit owned or leased by an individual, corporation, partnership, fiduciary, or other entity may be occupied only by said individual, or by an officer, director, stockholder, or employee of such corporation, or by a partner or employee of such partnership, or by said fiduciary (including officers, directors, stockholders, or employees or corporate fiduciaries), or by the beneficiary of said fiduciary, or by a principal or employee of such entity, respectively, or by members of the immediate family or guests of any of the foregoing. However, the foregoing restriction shall not apply to Unsold Units.

There are no restrictions on pets. No nuisance, or immoral, improper, offensive, or unlawful use, shall be allowed in the Building or any portion thereof. All valid laws, zoning ordinances and regulations of governmental bodies having jurisdiction thereof, relating to any portion of the Property, shall be complied with at the sole expense of the respective Unit Owners or the Condominium Board, whomever shall have the obligation to maintain or repair such portion of the Property. The Rules and Regulations of the Condominium, which govern the use of all of the Units, may be amended from time to time by the Condominium Board, provided that copies of such amendments are furnished to each Unit Owner prior to the time that they become effective. For further discussion, see the "Addendum to the Bylaws - Rules and Regulations" attached as part of Document No. 7 in Part II of the Plan.

Rights of Access

As more fully set forth in the By-Laws, the Condominium Board, and the Managing Agent, superintendent and other persons authorized by the Condominium Board, will have a right of access to any Unit for the purposes, among others, of making inspection of, or removing violations of governmental laws or regulations against any part of the Property, curing defaults committed by the owner of such Unit under the Condominium Documents, or correcting conditions originating in any Unit and threatening another Unit or any Common Element. In addition, Sponsor and its contractors, subcontractors, agents and employees will have a right of access to each Unit and to all of the Common Elements for purposes of performing certain alterations and repairs in or about Unsold Units and in fulfilling Sponsor's obligations under the Plan. If the need to access the unit is for scheduled maintenance, unit owner will be notified via phone or email twenty-four hours (24) prior. If it is for emergency repairs the unit may be accesses without prior notice.

Self-Help

In the event that any Unit Owner fails to maintain or repair parts of the Building required to be maintained or repaired by such Unit Owner, or in the event of any breach of the Condominium Documents, then, as set forth in Article 9 of the By-Laws, the Condominium Board shall have certain rights to perform such maintenance or repairs, or to cure such breach, at such Unit Owner's expense.

Mechanic's Liens

Under the provisions of the Condominium Act, no lien of any nature may arise or be created against the Common Elements except with the unanimous consent of all Unit Owners. Liens may arise or be created against only the several Units and their respective Common Interests. A lien for labor performed in, or materials supplied to, a Unit may be filed against the Unit of an owner who has expressly requested or consented to the performance of such work or the supplying of such materials, but may not be filed against the Unit of any other owner who has not expressly requested or consented to the same, except in the case of emergency repairs. No labor performed in, or materials furnished to, the Common Elements shall be the basis for a lien thereon, but all Common Charges received by the Condominium Board shall constitute trust funds for the purpose of paying the cost of labor performed or materials furnished at the request, or with the consent of, the Condominium Board or the Managing Agent.

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

Each Unit Owner must strictly comply with the provisions of the Condominium Documents, including, but not limited to: the Declaration, By-Laws, or any other rules, regulations or

requirements promulgated by the Condominium Board, and as the same may be amended, modified, deleted, or added to from time to time pursuant to the terms thereof. Failure to strictly comply is grounds for an action for damages, including but not limited to attorney's fees, late charges and interest at the highest legal rate allowable, or injunctive relief, or both.

Buildings Smoking Policy

Smoking and using electronic cigarettes is prohibited in any common areas within the interior of the building(s) as required by all applicable laws and is permitted in any of the dwelling units.

Smoking and using electronic cigarettes is permitted in all outdoor areas, including but not limited to, common courtyards, rooftops, balconies and patios, and any outdoor areas connected to dwelling units.

## V. REAL ESTATE TAXES AND TAX STATUS OF THE CONDOMINIUM

After tax lots are apportioned and the units are separately assessed, each unit will be taxed as a separate tax lot for real estate tax purposes and the unit owner will not be responsible for the payment or non-payment of taxes on any other units, nor will his or her unit be subjected to any lien arising from the same.

In the event that the units are not separately assessed at the time of the closing, the following procedure will be applicable:

1. To the extent that the taxes have been paid by the condominium for the initial period, there will be an adjustment made at the time of the closing in the amount of the prepaid taxes with respect to this unit. The adjustment will be based on the percentage common interest allocated to the unit.

2. The unit owner will be required to pay the entire amount of tax allocated to his unit at the time that the Board of Managers is required to make its real estate tax payment to the City of New York. The allocation for taxes will be based on the unit's percentage of common interest allocated to the unit.

The real estate tax estimates set forth in Schedule A are based on a letter from Empire Consulting Inc., using the projected tax rate of $12.612 per One Hundred Dollars ($100.00) of assessed valuation. The projected taxable assessed valuation for the first year of operations of the condominium is projected to be $142,194. The projected real estate taxes for the first year of operations of the condominium is projected to be $17,933.55. The Sponsor has not applied for any tax benefits.

Upon closing Sponsor will make all tax benefit documents available to the Board of Managers for inspection and for copying for the life of the benefits. Sponsor will file all applications and timely comply with all procedures required to properly process and maintain the tax benefits.

Taxes are assessed by the Real Property Assessment Bureau of the Department of Finance of the City of New York.

Estimated real estate tax assessments are determined using various factors including sales price, square footage, location of the unit, availability of limited common elements and/or access to common elements. No assurances can be given that the taxing authorities will assess the building and allocate the assessments in the same manner and the actual assessments may not be in the same proportion as the common interests set forth in Schedule A. See by- laws Section 5.11.

See Schedule A for the estimated real estate taxes project for January 1, 2020 for the units for the first year of condominium operation. Since actual figures are not currently available, the figures set forth in Schedule A are based on estimated data.

As of the date of submission, no tax certiorari proceedings are pending on the premises. If necessary in the future, the Board of Managers shall execute, acknowledge and deliver any documents necessary for filing an appeal for reduction of assessment of real estate taxes on behalf of all units in the Condominium, unless written notice is received by the Condominium Board from

any Unit Owner not to so on behalf of his or her condominium unit. See By- laws Section 2.4 for additional information.

3. It is our opinion that the Condominium will meet the requirements for election of Section 528 during its first year of operation. Thus the Condominium may make such election during the first year if it is advantageous. However, since the requirements for election under Section 528 are applied annually it cannot now be determined whether the Condominium may elect Section 528 treatment in any subsequent tax year. See Section 'Counsel's Income Tax Opinion" for further details.

THE ABOVE IS NOT INTENDED TO BE A COMPLETE DISCUSSION OF ALL LIMITATIONS IMPOSED BY THE CODE, PARTICULARLY FOR INVESTORS. ALL PURCHASERS ARE ADVISED TO SEEK ADVICE FROM THEIR TAX CONSULTANTS CONCERNING TAX CONSEQUENCES OF PURCHASE OF A UNIT IN A CONDOMINIUM.

**EMPIRE CONSULTING SERVICE, INC.**
**39 Washington Ave.**
**Spring Valley, NY 10977**
**(845) 354-6298**
**FAX # (845) 354-7152**

October 7, 2019

The 68 Woodruff Ave Condominium
5014 16th Ave
Suite 41
Brooklyn, NY 12204

RE: 68 Woodruff Ave
Brooklyn, NY 11226

Dear Sir;

You have requested our estimate of the projected Real Estate Tax for the above property.

The subject property is an existing building it has a cellar, basement and three floors. The sponsor is adding a floor and a penthouse. The cost of construction was approximately $800,000. They intend to convert the building to a condominium. Each condominium unit will receive a tax lot number and the owner of each unit will be responsible for paying its real estate tax.

This building will be a Tax Class 2C which consists of primary residential cooperative and condominium properties that have 4-10 units. The City's assessment ratio policy for properties in Tax Class 2C is to assess them at 45% of the market value. If there is a physical increase the assessment can go up by 15% of the cost of the improvements.

The final assessed value for the building (i.e. the aggregate assessment of all units) for '19/'20 is 79,033. Assuming the tax rate remains at the current rate ('18/'19 Class 2 @ $12.612 per $100 of assessed value), the total annual combined real estate tax will be $9,967.64

79,033 x.12612 = $9,967.64

We estimate the assessed value for the building (i.e. the aggregate assessment of all units) for '20/'21 will be 205,355.

$79,033 *1.08 = 85,355 + (800,000 *.15 =) 120,000 = 205,355

Using the forgoing estimate and assuming the tax rate remains at the current rate ('17/'18 Class 2 @ $12.612 per $100 of assessed value), the total annual combined real estate tax will be $25,899.45.

Accordingly, the real estate tax for the first year of operation which is set for Jan to Dec 20 will be $17,933.55.

| | | |
|---|---|---|
| Jan '20 thru Jun '20 | $9,967.64 x .5 = | $ 4,983.82 |
| July '20 thru Dec '20 | $25,899.45 x .5 = | $ 12,949.73 |
| | | $ 17,933.55 |

We estimate the total assessed value for the building (i.e. the aggregate assessment of all units) for 21/22 be $221,784. Assuming the tax rate remains at .12612 per $100 the tax will be $27,971.41.

Following the 15-year period, the residential unit owners will pay real estate taxes based on the full assessed valuation of their Units and the tax rate then in effect, without the benefits of any exemption.

You are advised that this projection is an estimate and it is unlikely that the post-construction assessed value of tax rate will remain constant for an extended period. Thus, the actual real estate tax may be more than this amount.

This letter was prepared at the Sponsor's request. However, no representation is made by this firm that the assess value will be as projected. In no event will our firm, or the Sponsor, the Sponsor's counsel be liable if the assessed value will be greater than predicted.

Sincerely yours,

Mendel Soifer, Manager
Empire Consulting Service, Inc

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

It is our opinion that the Condominium will meet the requirements for election of Section 528 during its first year of operation. The Common charges collected by the condominium board for Condominium projects that meet Section 528 requirements are exempt from federal income tax.

This exemption is available to the Condominium Board only if:

(i) 60% or more of the gross income for the taxable year is received as fees or assessments from owners of Units ("Exempt Function Income"); and

(ii) 90% or more of the expenditures for the taxable year are for management, acquisition, maintenance and care of the Common Elements.

(iii) 85% or more of the total square footage of all Units within the Condominium must be used by individuals for residential purposes; and

(iv) No part of the net earnings may inure to the benefit of any private individual except through the rebate of excess assessments or indirectly through the acquisition, management and maintenance of association property.

Thus the Condominium may make such election during the first year if it is advantageous. However, since the requirements for election under Section 528 are applied annually it cannot now be determined whether the Condominium may elect Section 528 treatment in any subsequent tax year. See Section 'Counsel's Income Tax Opinion" for further details.

**THE LAW OFFICE OF**
**HERSHY ITZKOWITZ, Esq.**

**1554 49th Street**
**Brooklyn, New York 11219**
- - - - - - - - - - - - - -
**(718) 975-0402**

X. COUNSEL'S INCOME TAX OPINION

October 23, 2019

The 68 Woodruff Avenue Condominium
68 Woodruff Avenue
Brooklyn, New York

Re: Offering Plan ("Plan") for the
Condominium Ownership of the
Premises known as 68 Woodruff Avenue
Brooklyn, NY (the "Property")

Gentlemen:

You have requested our opinion with regard to certain Federal, New York State and New York City income tax matters relating to a person ("Unit Owner") who purchases a condominium unit ("Unit") under the Plan.

In connection with this opinion, we have reviewed the Plan including the exhibits thereto and such other documents as we considered necessary for the purposes of this opinion.

The opinion expressed herein are based upon the assumptions that the Plan becomes effective and is consummated in accordance with its terms and condominium ownership of the Property is validly established. All terms not otherwise defined herein shall have the same meanings ascribed to them in the Plan.

I. Tax Deductions for Unit Owners

Under the Plan:

(1) a Unit Owner will receive legal title in fee simple to the Unit coupled with ownership of an individual interest in the land and appurtenances and all other parts of the Building held in common with other Units Owners in its building (the "Common Elements");

(2) each Unit will be a separate tax lot for the purposes of The New York City real estate tax, and the Unit Owner will be directly liable to The City for the real estate tax assessment with respect to his Unit, but not with respect to any other Unit;

(3) subject to certain restrictions as to form, a Unit Owner may mortgage his Unit as he wishes, and will be individually liable for payment of principal and interest (and/or finance charges) on such mortgage but the Unit will not be subject to the lien of any mortgage placed on other Units; and

(4) a Unit Owner may separately transfer his Unit subject, with certain exceptions, to certain rights of the Condominium Board of his building.

Accordingly, it is our opinion that a Unit Owner who itemizes deductions will be entitled to deduct, for Federal income tax purposes, real estate taxes assessed against his Unit as well as interest on any mortgage indebtedness secured by his Unit.1 The deduction for all State and Local taxes, including but not limited to real estate tax and income tax, is limited to ten thousand ($10,000.00) dollars combined. The deduction for mortgage interest paid is only deductible on debt up to $750,000.00, for loan procured after January 1, 2018. In addition, there is no longer any deduction for interest on home equity loans, regardless of when the debt was incurred. See Sections 163 (interest) and 164 (taxes) of the Internal Revenue Code of 1986, as amended (the "Code"); Revenue Ruling 64-31, 1964-1 (Part I) Cum. Bull. 300.2 These expenses will be deductible when paid or accrued in accordance with the Unit Owner's method of accounting. In addition to the interest and real estate tax deductions discussed above, a Unit Owner who uses all or part of his Unit in the conduct of his trade or business or for the production of income may deduct a portion of common charges allocable to such use. Each such Unit Owner will be entitled to deduct cost recovery on his Unit (similar to depreciation), computed separately and based upon the cost of his Unit (see Code Section 1012). Such deduction may be determined under Code Section 168 by using the straight-line method or under ACRS tables which approximate the use of 175% declining balance method, switching to straight-line recovery in later years. The excess of accelerated cost recover deductions over deductions computed using the straight-line method is an item of tax preference and may result in Unit Owners incurring alternative minimum tax. The amount of permitted deductions have been modified by the Internal Revenue Code 1986. The deduction of Common Charges is limited to that portion which does not exceed the Unit Owners' share of expenses paid or incurred through the Condominium and which would constitute trade or business expenses under Code Section 162 or would constitute expenses for the production of income under Code Section 212, if they were paid directly by the Unit Owner. Common Charges may exceed the deductible amount to the extent that

---

1

However, the Internal Revenue Code of 1986, as amended, provides that if the Unit Owner has more than two (2) residences, he/she will not be able to deduct his/her interest of his/her condominium unit loan. See section "Taxes: Deductions to Unit Owners and Tax Status of the Condominium."

2

The New York State and City tax laws incorporate by reference Federal itemized deductions in regard to resident individuals (see N.Y. Tax Law Section 615; N.Y.C. Admin. Code Section T46-115.0) and for corporations (see N.Y. Tax Law Section 208.9; N.Y.C. Admin. Code R46-2.0.8). Hence, all Federal authorities hereinafter referred to should, for the most part, apply under the New York State and/or City income tax statutes and to the extent that deductions are permitted for Federal tax purposes, they will be permitted for New York State and New York City tax purposes. It should be noted, however, that (i) for New York State and New York City income tax purposes, the interest and real estate tax deductions discussed herein may be reduced for a taxpayer who has certain specified items of tax preference (see N.Y. Tax Law Section 622; N.Y.C. Admin. Code Section T46-122.0); and (ii) for Federal income tax purposes, a Unit Owner may be liable for an alternative minimum tax based upon certain deductions taken (including interest on mortgages) (see Section 55 of the Internal Revenue Code). New York State also imposes a minimum tax based on certain Federal tax preference items including adjusted itemized deductions. See N.Y. Tax Law Sections 601-A and 622.

Common Charges are used by the Condominium Board to finance capital expenditures or reserves. The amount used to fund capital expenditures or reserves are not deductible and must be capitalized by Unit Owners, increasing the basis in the Unit and thus the cost recovery deduction available for that Unit.

II. Tax Treatment of Condominium and Board of Managers

Under the Plan, each Condominium, via the Board of Managers, will determine, assess to, and collect from, its Unit Owners, in proportion to their respective Common Interests, the Common Charges to pay the costs and expenses of operating, repairing and maintaining the Common Elements of that Building.

The tax status of the Condominium Board is uncertain and turns upon whether the Condominium Board is treated as a mere conduit for Unit Owners or as an association taxable as a corporation.

If the Condominium Board is deemed to be the conduit for the Unit Owners, all income of the Condominium, such as investment income earned on interim investments or rent on any Unit it acquires, less the applicable expenses of earning such income, will be deemed income to the Unit Owners and taxable to them. However, Common Charges will not be considered income to the Condominium Board.

The Service, however, may take the position that the Unit Owners, acting through the Condominium Board, constitute an association taxable as a corporation (an "Association")3 because of, e.g.:

(1) the Board's centralized management powers over the Building;

(2) the attempt to limit contractual liability of Unit Owners, for the contracts entered into by the Condominium, to the Unit Owners' proportionate share of such liability in accordance with their common interest in the entire Condominium; and

(3) the possibility of perpetual life. (See Treas. Reg. 301.7701-2, and discussion in Shapiro, Commercial Condominiums: Tax Considerations for Unit Purchasers and the Association, 41 J. TAXATION 204, 206-08 (Oct. 1984) and Wolitzer, Condominium -- Organization, Taxes and Accounting, XL N.Y.C.P.A. 893, 899-900 (Nov. 1970).)

If the Condominium were treated as an association taxable as a corporation it would be subject to Federal income tax on the excess of the portion of its receipts including Common Charges and laundry concession income which is deemed to constitute gross income over any deductible expenses.

---

3

If such an association were found to exist, it is our view that it would not constitute a tax exempt organization under Section 501(c) as an organization operated exclusively for the promotion of social welfare (f. Rev. Rul. 74-99, 1974-1 Cum. Bull. 131).

To the extent that any portion of the Common Charge receipts is segregated and used to finance specified capital expenditures or reserves, said portion may be excluded from gross income of the Association. (See Rev. Rul. 74-563, 1974-2 Cum. Bull. 38; L.R.B. 1974-47.6; and Lake Petersburg Ass'n v. Commissioner, 33 CCH Tax Ct. Mem. 259 (1974)). In such event, the Unit Owners might be required to pay further Common Charges to fund the Federal income tax liability of the Association. Any such Common Charges would probably be deemed to constitute additional gross income to the Association -- upon which further Federal tax would be owing. See Old Colony Trust Co. v. Commissioner, 279 U.S. 716 (1929), and cf. Rev. Rul. 74-75, 1974-1 Cum. Bull. 19.

In an effort to resolve the above uncertainty, Section 528 was added to the Code, pursuant to which the Condominium Board may, if qualified, elect to exclude from income the Common Charges payable by Unit Owners. (New York State and New York City have not adopted a similar statute.) This exemption is available to the Condominium Board only if:

(i) 60% or more of the gross income for the taxable year is received as fees or assessments from owners of Units ("Exempt Function Income"); and

(ii) 90% or more of the expenditures for the taxable year are for management, acquisition, maintenance and care of the Common Elements.

(iii) 85% or more of the total square footage of all Units within the Condominium must be used by individuals for residential purposes; and

(iv) No part of the net earnings may inure to the benefit of any private individual except through the rebate of excess assessments or indirectly through the acquisition, management and maintenance of association property.

A Condominium meeting the requirements of Section 528 of the Code and electing to be exempt from federal income tax on exempt function income would be taxable at corporate rates, with some minor modifications, on the amount by which its non-exempt function income exceeds the amount of allowable deductions which are directly connected with the production of such income.

It is our opinion that the Condominium will meet the requirements for election of Section 528 during its first year of operation. Thus the Condominium may make such election during the first year if it is advantageous. However, since the requirements for election under Section 528 are applied annually it cannot now be determined whether the Condominium may elect Section 528 treatment in any subsequent tax year.

We express no views as to any Federal, New York State and/or New York City tax consequences or as to any aspects of the Plan other than those explicitly discussed in this opinion. Nor do we express any view as to the tax status and tax consequences of the Plan under the laws of any other U.S. or foreign jurisdictions. This opinion does not deal with tax consequences which may result to a foreign Unit Owner by reason of his foreign status. This opinion also does not deal with the tax consequences which may arise if Units are acquired and/or leased by the Condominium Board or with respect to whether a Unit Owner may be deemed a resident of New York City due to ownership of a Unit. We therefore strongly advise each person contemplating the purchase of a Unit to consult his own tax advisor as to all such tax matters (including the tax matters discussed in this opinion).

We make no warranty that the Internal Revenue Service, the New York State Department of Taxation and Finance or the Finance Administration of The City of New York will accept any or all of the views stated above. Moreover, the Federal, State and City tax laws and regulations (and the rulings and decisions thereunder) may change and thereby affect, in whole or in part, the views stated above.

IN OUR OPINION, EACH UNIT OWNER WILL BE ENTITLED TO INCOME TAX DEDUCTIONS AS DESCRIBED ABOVE. HOWEVER, THIS OPINION IS NOT A

GUARANTEE; IT IS BASED UPON EXISTING RULES OF LAW APPLIED TO THE FACTS AND DOCUMENTS REFERRED TO ABOVE. NO ASSURANCES CAN BE GIVEN THAT THE TAX LAWS UPON WHICH COUNSEL BASE THIS OPINION WILL NOT CHANGE. IN NO EVENT WILL THE SPONSOR, THE SPONSOR'S COUNSEL, THE CONDOMINIUM BOARD, COUNSEL TO THE CONDOMINIUM BOARD, THE SELLING AGENT OR ANY OTHER PERSON BE LIABLE IF THERE ARE CHANGES IN THE FACTS ON WHICH COUNSEL RELIED IN ISSUING THIS OPINION, OR IF THERE ARE CHANGES IN THE APPLICABLE STATUTES, REGULATIONS, DECISIONAL LAW OR INTERNAL REVENUE SERVICE RULINGS ON WHICH COUNSEL RELIED WHICH CAUSE THE CONDOMINIUM TO CEASE TO MEET THE REQUIREMENTS OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, OR THE NEW YORK STATE TAX LAW, AS AMENDED.

We consent to the incorporation of this opinion in the Plan.

Very truly yours,

Hershy Itzkowitz, Esq

## Y. AGREEMENT, CONTRACTS AND LEASES

The property shall be managed by the Sponsor, 68 Woodruff LLC, with an address at 5014 16th Avenue Suite 416, Brooklyn, NY 11204 for the first year of condominium operation, for a fee of $6,000.00. The Sponsor has no previous experience as a managing agent. The managing agent and its principals have no prior felony convictions, injunctions or judgments that may be material to the offering plan or an offering of securities generally, that occurred within fifteen (15) years prior to the submission of the proposed offering plan.

The managing agent's main duties, among others, will be: to bill and collect common charges and other charges; bookkeeping; to maintain the building the building as advised by the Condominium Board, to contract for necessary service, supplies, etc.; and to supervise, hire and discharge employees. The Board of Managers shall be obligated to reimburse the agent for expenses incurred and to indemnify the agent against liability for acts properly performed by it pursuant to the agreement. The management agreement is assignable to a competent managing agent or may be canceled by the managing agent or the Board of Managers at any time giving thirty days' prior notice.

There are currently no other agreements, contracts or leases in place of the project. If any agreements, contracts or leases will be signed, the plan will be amended to disclose.

## Z. RESERVE FUND

The basis of the figure projected for this item is approximately ten percent (10%) of the entire budget. This fund will be used as a reserve to pay for periodic capital replacements or repairs. At this time, the Sponsor has no knowledge of any capital improvements that may have to be made during the first five years of condominium operation. Neither the Department of Law nor any other government agency has passed upon the adequacy of the fund. The Sponsor will not contribute to the reserve fund.

In the event there is a need for major capital expenditure in excess of the funds available from the reserve fund the Condominium Board will assess a charge to each Unit Owner in accordance with its percentage of common interest.

## AA. WORKING CAPITAL FUND

The Sponsor, as agent of the Board of Managers, will collect from each original Purchaser at the time of the Closing an "Initial Capital Payment" equal to two (2) months common charges for each unit. The Sponsor will deliver the funds so collected to the Board of Managers to provide the necessary working capital for the Condominium. Such funds may be used for any purpose as the Board of Managers may determine and may be replenished as the Board sees fit. Neither the Department of Law nor any other government agency has passed upon the adequacy of the fund. The Sponsor will not contribute to the working capital fund. There is not restriction on the use of the working capital fund. While the Sponsor is in control of the Condominium Board, the Working Capital Fund shall not be used to reduce estimated Common Charges.

## AB. IDENTITY OF PARTIES

Sponsor and Selling Agent

The Sponsor and Selling Agent is 68 Woodruff LLC, a domestic limited liability company formed on June 30, 2017 with an address at 5014 16th Avenue, Suite 416, Brooklyn, NY 11204. The principal of the Sponsor is Yecheskel Milstein the owner of Milestone Management Group, LLC since July 2012 with an address at 5014 16th Avenue, Suite 416, Brooklyn, New York.

The Principal of the Sponsor has experience in building and managing rental projects. He manages 872 Macon Street, Brooklyn, NY, eight residential units, 367 Neptune Avenue, Brooklyn, NY, six residential units & 13 Green Avenue, Woodridge, NY, sixteen commercial units.

The Sponsor has no prior offerings nor any experience as a Sponsor or principal. The principal of the Sponsor has had prior offerings and previous experience as a selling agent, as listed below. The principal of the Sponsor is current in his filings with the Department of Law and all financial obligations to the condominium for the proper offerings.

There are no felony convictions against the Sponsor and /or any Principals of Sponsor. There are no prior convictions, bankruptcies, injunctions or judgments against the Sponsor, any principal of the Sponsor, and/or entities in which principal of the Sponsor were principals, which are material to the Offering Plan or an offering of securities generally and that occurred within the fifteen (15) years prior to the submission of the proposed offering plan.

Prior Offerings for the Sponsor/Principal

(a) The Sponsor, 68 Woodruff LLC has had no prior offerings.

(b) The principal of the Sponsor, Yecheskel Milstein, has had the following prior offerings:

| Address | File Number | Date of Filing with Department of Law |
|---|---|---|
| The 933 Lafayette Condominium<br>933 Lafayette Avenue, Brooklyn, NY | CD18-0080 | Pending |
| The 453 Putnam Avenue Condominium<br>453 Putnam Avenue, Brooklyn NY | CD16-0264 | 12/03/2017 |

Managing Agent

The property shall be managed by the Sponsor 68 Woodruff LLC. The Sponsor has no previous experience as a managing agent. The managing agent and its principals have no prior felony convictions, injunctions or judgments that may be material to the offering plan or an offering of securities generally, that occurred within fifteen (15) years prior to the submission of the proposed offering plan.

Attorneys

The Sponsor is represented by David Augenstein, Esq. with an address at 1149 East 34th Street, Brooklyn, NY 11210 in connection with preparation of the Unit Deeds, escrows and closings.

The Offering Plan was prepared by Hershy Itzkowitz, Esq. with an address at 1554 49th Street, Brooklyn, NY 11219.

The Condominium does not have independent legal counsel. IT IS SUGGESTED AND EXPECTED THAT EACH PURCHASER WILL CONSULT WITH AND BE REPRESENTED BY HIS/HER OWN COUNSEL IN CONNECTION WITH THIS OFFERING.

Engineer/Architect

Grigori Zinkevitch, RA, a professional engineer in the State of New York with an address at 98-0 67th Avenue, Queens NY, 11374, has prepared the description of property in accordance with the Architect's Drawings and the Property. Such report is set forth in Part II. The architect is involved in preparing condominium reports and drawings for condominium projects. He has involved in preparing the condominium reports and drawings for 1566 47th Street, Brooklyn NY, 1668 59th Street, Brooklyn NY & 1525 43rd Street, Brooklyn NY.

The engineer, escrow agent or attorney preparing the offering plan has no financial interest in the Property, the Sponsor, the Condominium or any other party interested in this transaction, except for its fee for services rendered in connection with such report.

## AC. REPORTS TO UNIT OWNERS

It is the obligation of the Board of Managers of the condominium to give all units' owners annually the following documentation:

(a) A financial statement of the condominium prepared by a certified public accountant or public accountant by June 30 "See by-laws Section 5.17 (B)", such statement shall be certified while the Sponsor is in control of the Board of Managers.

(b) Ten (10) to thirty (30) days prior notice of the annual unit owners' meeting.

(c) A copy of the proposed annual budget of the condominium by ten (10) days prior to the date set for adoption thereof by the Board of Managers; such budget shall be certified while the Sponsor is in control of the Board of Managers.

## AD. DOCUMENTS ON FILE

Pursuant to the provisions of Section 352-e of the New York General Business Law, copies of the Plan and all exhibits and documents referred to herein shall be available for inspection without charge by prospective Purchasers and by any person who shall have purchased a Unit offered under the Plan or shall have participated in the offering of such Unit, at the office of Hershy Itzkowitz, Esq., attorneys for the Sponsor, 1554 49th Street, Brooklyn, New York 11219, during convenient weekday hours and shall remain available for such inspection for a period of six (6) years from the First Closing. There will be a charge of forty cents ($0.40) per page for copying any documents. The Plan and all other exhibits and documents referred to herein shall also be available for inspection and copying by appointment (at a current charge of $0.25 per page) at the Department of Law, 28 Liberty Street, New York, New York 10005. In addition, a set of the floor plans showing the layout, locations, and approximate dimensions of each Unit and its unit number designation and tax lot number, certified by the appropriate governmental authority of The County of Kings as conforming to the official tax lot number for each such Unit, will be filed with the Register's Office when the Declaration is recorded, and an additional set will be furnished to the Condominium Board.

The Declaration and the By-Laws will be recorded in the Register's Office prior to or concurrently with the First Closing. All deeds conveying, and all mortgages covering, individual Units will also be recorded in such office.

## AE. GENERAL

There are no lawsuits, administrative proceedings, or other proceedings the outcome of which may materially affect this offering, the Purchasers of Units, the Property, Sponsor's capacity to perform all of their obligations under the Plan, the Condominium, or the operation thereof, except as may be further herein expressly set forth.

This property has not been the subject of any market test or prior public offerings. No contracts or agreements have been entered into and no deposits or advances of funds accepted as of the date the plan is accepted for filing.

None of the units in the building which is the subject of this offering plan are occupied by residential or commercial tenants as of the date of submission of the plan to the Department of Law.

In accordance with the provisions of the laws of the State of New York, neither Sponsor nor any selling agent engaged by Sponsor will discriminate against any person because of sex, race, creed, color, national origin, ancestry, or other ground prescribed by law in the sale of the Units offered by the Sponsor pursuant to the Plan or in the leasing of any such Units or any other portion of the Building.

Purchasers have a right to rescind Purchase Agreements following material adverse amendments. The Purchaser shall have a right to rescind by sending written notice to the Sponsor within thirty (30) days after being presented by the Sponsor with a copy of the amendment. Sponsor will return any deposit or down payment to Purchasers who rescind within fifteen (15) days of the receipt of written notice of rescission. No deposit or down payment shall be returned to interim lessees prior to their vacating of the apartment. See Section "Interim Leases".

The Sponsor reserves the right to revise, from time to time, the terms and conditions upon which the Units are to be sold and to otherwise revise the Plan, including revisions affecting the rights, obligations, and liabilities of Sponsor, Purchasers, or prospective Purchasers, without obtaining the consent of Purchasers or others. However, the Sponsor may neither unilaterally cancel an outstanding Purchase Agreement, except as therein provided (such as in the case of an uncured default), nor unilaterally change the purchase price or the payment terms contained in such a Purchase Agreement. All substantive or material revisions will be contained in a duly filed amendment to the Plan. In the case of a material revision adversely affecting the rights, obligations or liabilities of then existing Purchasers or reducing the undertakings or obligations of Sponsor, such Purchasers will be given the right to rescind their Purchase Agreements and be refunded all monies paid thereunder, with interest earned thereon, if any. Unless an affected Purchaser consents, no material change will be made in unit size, layout or percentage of common interest if a Purchase Agreement has been executed and delivered to the Sponsor for that Unit. Unless all Purchasers consent, no material change will be made in the size and no material adverse change will be made in the quality of common elements.

This Plan does not knowingly omit any material fact or knowingly contain any untrue statement of a material fact. This Plan does not contain a full summary of all the provisions of the various documents referred to herein. Statements made as to the provisions of such documents are qualified in all respects by the contents of such documents and, in the case of any such documents executed by or with the written consent of a Purchaser pursuant to the Plan, any rider or separate agreement changing or adding provisions to such document.

The Plan is offered only to persons eighteen (18) years of age or over and entities.

Unless the context otherwise requires, words used in the singular in Part I of the Plan include the plural and vice versa, and a reference herein to any one gender, masculine, feminine, or neuter, includes the other two.

No person has been authorized to make any statement or representation or furnish any information not expressly contained herein. Any information, data, or representations not contained

herein or in the documents and exhibits referred to herein must not be relied upon. This Plan may not be changed or modified orally.

## AF. RESERVATION OF AIR RIGHTS

All unused floor area development rights that are now owned, subsequently acquired or that may become available under the New York City Zoning Resolution, shall belong to the Sponsor. It may be sold, transferred or hypothecated to any other entity for the sole purpose of being merged into a zoning lot pursuant to a zoning lot development agreement ("ZLDA") or similar agreement. The unused floor area development rights may not be used to further expand the building undergoing construction or conversion.

## AG. SPONSOR'S STATEMENT OF BUILDING'S CONDITION

The Sponsor adopts the "Description of Property and Building Condition" set forth in Part II of the Plan and represents that it has no knowledge of any material defects or need for major repairs to the property as set forth in the Description of Property and Building Condition.

The number and usage of the units is identical to the number and usage of the units that will be stated in the permanent certificate of occupancy when the construction work is completed. The property interests that are offered, such as basement facilities, are will be provided for in the Certificate of Occupancy.

## AH. ASBESTOS STATEMENT

Sponsor represents that there is no Asbestos Containing Material (ACM) and there will be none in insulating or fireproofing material anywhere in the building.

Dated:

Sponsor: 68 Woodruff LLC
5014 16th Avenue, Suite 416
Brooklyn, NY 11204

# PART II

DOCUMENT NUMBER 1

---

DESCRIPTION OF PROPERTY

---

**ARCHITECT'S REPORT**
**PREMISES KNOWN AS THE 68 WOODRUFF CONDOMINIUM,**
**68 Woodruff Avenue, Brooklyn 11226, New York**
**Tax Block Number 5059**
**Tax Lot Number 10**

July 8th, 2019

This "**Report**" describes the building known as **The 68 Woodruff Avenue Condominium**. This report has been written based on the DOB approved plans.

## A. LOCATION AND USE

The site is located in the Borough of Brooklyn, County of Kings, City and State of New York, Tax Block 5059 and designated as Tax Lot 10, in an R-6B Residential Zone as designated on Map 16d of the 1961 Zoning Resolution (ZR). This zone permits general Residential and accessory uses, and shall comply with the current zoning and use requirement closing.

## B. STATUS OF CONSTRUCTION

The construction permits were issued on 04/26/2018 and is to be completed before 11/01/2019. The building applies 2014 NYC construction code.

The building will be constructed as per plans, which have been filed with and approved by the Brooklyn Office of the Department of Buildings under a standard review application #321696269. The Class of Construction shall be II-A, 1 hour protected-non combustible as described under the 2014 Administrative Building Code.

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

## C. SITE

The site is located on the southerly side of Woodruff Avenue and the corner of St. Pauls street. The site has an irregular shape with a frontage of 25'-0" along Woodruff Avenue (north side), 39'-5" at the south side, 100'-0 1/2" at the west side, and 100'-0" at the east side.

The construction will be a Type 1 Alteration that shall meet New Building requirements. The buildings is proposed vertical enlargement to an existing three story building with three (3) dwelling units to create eight (8) residential dwelling units.

The site has an area of approximately 3218.77 sq. ft.

The streets beyond the lot lines are New York City sidewalks, curbs and roadways. Woodruff Avenue is a 60'-0" wide one-way street with an existing concrete sidewalk and curb. The existing roadway is asphalt paved. Catch basins are located in the roadway to drain the storm run-off into the existing New York City Sewer System, and are located along Woodruff Avenue.

Street lighting is provided by the City of New York and consists of vertical stanchions surmounted with 78 W IES Type I LED Luminaire lamps.

A 4" concrete sidewalk shall be constructed for pedestrian traffic. The sidewalks providing access to the building shall be new, free of tripping hazard.

New curb shall be made of concrete.

The condominium association shall be responsible for properly maintaining the sidewalks as per DOT requirements.

All new sidewalks, driveways and ramps shall be sloped as to drain water away from the foundation of the building as to avoid ponding. There shall be no catch basins.

The sidewalks, ramps and any level change shall be ADA compliant.

The existing sidewalks and curbs fronting the property will be replaced, as directed by the N. Y. City Department of Transportation, when the construction is near completion, as is required for all new buildings.

No sidewalk vaults are to be built on this property and no Right-of-Egress from an adjacent neighbor is required.

The site for the building is located at the corner of St. Pauls Street where there are commercial stories and community facilities.

All specifications pertaining sidewalks and ramps shall be in conformity with local fire district, town and municipal building code.

**D. UTILITIES**

**Water** will be provided by the City of New York. One meter will be provided for the entire building and utility charges will be billed as a common charge.

Natural **Gas** will be provided by the National Grid Company, for cooking and heating, and each unit will be separately metered and billed directly.

**Electricity** will be provided by the Consolidated Edison Company, and each unit will be separately metered and billed directly. One meter will be provided for common areas, and will be the responsibility of board of managers of the condominium.

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

The entire **Sanitary** waste will be carried from the building into the existing New York City Sewer System, and will be fall under water usage and billed together.

The above companies supplying public utilities to consumers are regulated by NYPSC and services are the obligation of the board of managers of the condominium.

## E. SUB-SOIL CONDITIONS

According to the borings report, no water table level was indicated as present down to a depth of 31'-0". No unusual water conditions such as flooding, ponding, or wetness were observed in the area, and no water was apparent on the surface. No land subsidence, expansive soils, hazardous materials, and/or environmental restrictions are present on the property.

Exterior footings shall extend at least 4' below adjacent finished ground level when exposed to frost. Footings shall also be protected from frost by mounding with soil as to provide a minimum cover of 4'. Protection cover over all anchor bolts is to be provided before mounding.

Soil with bearing capacities of 3 TSF (soil Class 3b) was achieved.

New foundation and cellar walls shall be watertight insulated from sub-grade water resulted from infiltration. No drainage system shall be provided to collect such water around the building. The borings report does not identify any potential for mudslide or erosion in the area. The building is not located in a flood evacuation zone as per FEMA classification.

No uneven foundation movement or settling, such as cracking or mortar joint decay has occurred. The foundation system is accurately sized to support the calculated load.

No radon mitigation system is either actively or passively provided.

No negative outdoor grading was identified.

## F. LANDSCAPING AND ENCLOSURES

Planting areas and tree pits shall be provided as per BPP drawings, the exact position of the pits to be determined by the Department of Parks & Recreation. Planting strips shall be planted with grass or ground cover and properly maintained by the owners of the Condo Association.

A total of five (5) trees are required as per zoning analysis.

There are two (2) existing trees on the property that shall be protected and three (3) trees shall be paid to tree fund.

The entrances shall be paved for building access, front yard shall be planted (or provided with planters) as per Zoning Regulation ZR 28-33, as shown on the approved plot plan. A 4' iron fence over a concrete wall exist in the perimeter of the front yard.

The side yard area have a 6' chain link all the perimeter.

No Retaining walls, gates, garden walls, or any display pools and fountains will be provided.

## G. BUILDING SIZE

The structure consists of a cellar, basement, three stories, and penthouse (8 dwelling units located on the first through penthouse floors).

It shall be a total height of approximately 50'-0" measured from the adjoining grade to the top of the penthouse floor. The lowest level is the cellar with a floor to ceiling height of approximately 8'-3". The floor to ceiling height is roughly 8'-0" for basement, 10'-3" for 1st floor, 9'-9" for 2nd floor, and 9'-0" for the 3rd floor and penthouse.

Parapet above the roof shall be 3'-6".

There shall be one (1) electrical meter room, one (1) sprinkler room, one (1) gas meter room, one (1) mechanical room, one (1) common storage, and one (1) common bicycle storage located at cellar.

The total gross areas by level are:

| | CELLAR | BASEMENT | FIRST FLOOR | SECOND FLOOR | THIRD FLOOR | PENTHOUSE/ ROOF |
|---|---|---|---|---|---|---|
| TOTAL GROSS FLOOR AREA | 1527.31 S.F | 1556.25 S.F | 1490.24 S.F | 1490.24 S.F | 1565.42 S.F | 1539.19 S.F |

## H. STRUCTURAL SYSTEM

The structural system for this building is classified mainly as existing load-bearing exterior masonry walls, new exterior metal stud walls, and interior non-bearing partition walls. Exterior steel framed walls shall have an R-13 batt insulation + R- 7.5 continuous insulation to proper sound and impact noise insulation. STC rating will be less than 50 ASTM E 90. Detailed information on exterior and interior walls is listed in section (1) Exterior of building section, subsection (i) Walls.

The existing foundation walls and footings to remain.

The existing and new foundation consist of spread footings of poured, reinforced concrete resting on virgin soil.

The new Foundation walls (Window wells and Areaway) shall be 4 hours rated 12" thick poured concrete wall. It shall be watertight insulated from sub-grade water resulted from infiltration. All perimeter foundation walls shall be waterproofed with Tamko TW60 membrane (or equivalent or better performance standard).

Sub-grade drainage system is not provided for the foundation of the building.

The existing concrete slab on grade shall be removed. The new cellar slab shall be a 5" reinforced lightweight (3000 psi@28 days) concrete slab with wire mesh installed over a minimum of 6" crushed stone and well compacted soil.

The existing floor system between floors have a fire retard with (2) layers of 5/8"gypsum board type "X", and over 3/4" tounge and groove plywood sub floor screw and glue to floor joist, R-19 BATT insulation to proper sound and impact noise insulation. STC rating will be less than 50 ASTM E 90. It shall be replaced as required.

NOTE: No corrosive drywall materials (such as those containing sulfides) shall be used.

## 1. EXTERIOR OF BUILDING

### i. Walls

An existing 12" thick brick exterior wall from basement to second floor to remain.

New exterior walls at the proposed third floor and penthouse shall be 2-hr fire rated EXTERIOR STUCCO WALL and consist of 6" metal studs, R-13 batt insulation, R- 7.5 continuous insulation, 2 layers 5/8" type "X" gypsum board on interior face, 2 layers 5/8" exterior sheating GP DENSGLASS @ or equivalent, and exterior grade stucco.

Stairs enclosure partitions shall be 2-hrs rated MASONRY EQUIVALENT and consist in $2^{1/2}$" 25 GA metal studs @ 24" O.C. , 24 gauges 36" X 48" steel sheet secured between gypsum board @ 18" above floor, 2 layers 1/2" type "X" gypsum board on interior, and cavity insulation.

2-hrs rated interior partition shall consist of 3" metal studs with 2 layers 5/8" type "X" gypsum board each side.

1-hr rated interior partition shall consist of 3" metal studs with 1 layer 5/8" type "X" gypsum board each side. In Laundry room, kitchen, and bathrooms use water resistant gypsum board on wet side.

### ii. Windows

New Windows shall be double hung manufactured by Andersen Windows from the Series 400 collection.

Frames, hardware and accessories shall be non-corrosive.
All windows shall be dual-pane, Low E-4, 0.30 U factor, and double insulated glass.

Air infiltration rate of windows shall not exceed 0.2 cfm per square foot in compliance with Table 502.1.4.2 of the New York State Energy Conservation Construction Code. The manufacturer's Owner-2-owner limited warranty offers coverage of 20 years on glazing and 10 on non-glass parts.

Exterior window sills shall be constructed of masonry or stone. Lintels above window opening shall be painted steel fabrication. Frames, hardware and accessories shall be non- corrosive.

Windows on the south façade, and the master bathroom of Unit 1B comply with the applicable building code for openings in exterior walls.

There shall be two (2) window wells, one (1) located on the southerly side, and one (1) located on the westerly side.

The interior height of the window sill shall be 2'-0" and 3'-6" as per 2014 NYC BC F102.4.

Projection of the window well on the southerly side shall be 3'-0" wide by 7'-8" length, and projection of the window well on the westerly side shall be 2'-5" wide by 14'-10" and 12'-2" length.

Metal ladder or steps shall not be provided.

No lot line windows, or second means of egress were designed. Window screens shall be installed.

All joints and penetrations are caulked, gasketed or covered with a moisture vapor- permeable wrapping material installed in accordance with the manufacturer's installation requirements.

All operable windows shall be equipped with sash locks designed to be open from the inside only.

The Sponsor reserves the right to provide windows by different manufacturers which are of equal or better expected performance standard than noted above.

**iii. Landmark Status**

The building does not have a landmark status.

**2. PARAPETS AND COPINGS**

Areaways and service entrances below grade level shall be protected against tripping and falling by installing concrete parapets and railings. All railings shall be of non-corrosive metal. Handrails shall be installed at 42" above the finished floor.

The roof perimeter parapet shall consist of 6" metal studs, R-13 batt insulation, R- 7.5 continuous insulation, 2 layers ⅝" type "X" gypsum board on interior face, 2 layers ⅝" exterior sheating GP DENSGLASS @ or equivalent, and exterior grade stucco with aluminum parapet flashing or stone coping installed at a height of 3'-6".

The parapet shall be firmly secured in place without indication of any problem like leakage, spalling, deterioration of mortar, cracking, etc.

Continuous cant strip shall be provided all around the roof perimeter and at all roof junctures.

**3. CHIMNEYS, FLUES & CAPS**

Proposed building does not have a chimney.

Direct ventilation with double walled metal flues shall be provided to serve hot water heaters located in the mechanical room at cellar and shall exhaust to the front of the building.

Exhaust vents shall be provided for the kitchen, bathroom and dryers. It shall exit the building at the roof. They shall be manufactured by GREENHECK, Model# 180HP-15, with class 1 motorized leakage-rated damper with a max leakage rate of 4CFM/FS.S.

Ventilation equipment to be used shall be N. Y. City M.E.A. or B.S. & A. approved and shall comply with the N. Y. City Building Code.

## 4. BALCONIES & TERRACES

There shall be a total of three (3) balconies located from first to third floor at the west side façade, and a total of two (2) roof terraces.

Exterior balconies/terraces shall be constructed of 3.5" minimum lightweight reinforced concrete on 1.5 C20 deck, and pitched away from the building on a ¼" to a foot slope to prevent any accumulation of water from entering the building.

Soffits and the underside of balconies exposed to the elements shall consist of aluminum siding.

Balcony and terrace doors shall be manufactured by Therma Tru and shall be fiberglass Smooth-Star Series. Warranty for fiberglass components shall be three (3) years and one (1) year for non-glass components. Gasketing and weather-stripping shall be jacketed thermoset open-cell foam, pres-fit in kerfs at jamb stops in frames. Thermoplastic elastomeric shall be extruded, finned and chambered design, press-fit into bottom kerf of doors; corner pads at bottom margin corners from jacketed thermoset open-cell foam.

The door thermal break consists in high R value substrate material for sills and jambs, and come standard for exterior Therma-Tru doors, as per supplier's details and specifications.

All railings shall be of non-corrosive metal. Handrails shall be installed at 42" above the finished floor.

NOTE: Horizontal railings without protection for ladder effect pose a serious risk for children; therefore no horizontal members conductive to railing shall be built.

Sponsor reserves the right to provide alternative doors and hardware of equal or better expected performance standard than noted above.

## 5. EXTERIOR ENTRANCES

### i. Exterior Doors and Frames

Exterior entrance doors to the building do not have to be fire rated doors.

There shall be a total of eight (8) exterior entrances to the building. Three (3) exterior entrances located at the basement, three (3) at the cellar level, and two (2) at first floor.

**At cellar:**

-One (1) metal hatch door with a metal ladder leads from grade level to one (1) single door at cellar level that access Unit B accessory space.

-One (1) metal hatch door with a metal ladder leads from grade level to one (1) single door at cellar level that access to the sprinkler room.

-One (1) door leading to a common corridor where the sprinkler room, electric meter room, mechanical room, bicycle/storage, and storage room can be accessed via an areaway.

**At Basement:**

-One (1) single door leads from the front yard to Unit 1A living/dining area.

-One (1) single door leads from the front yard to Unit 1A foyer.

-One (1) single door leads from the front yard to Unit 1B living/dining area.

**At First floor:**

-One (1) single door leads from the side yard at grade level to Unit 2B bedroom at first floor.

-One (1) Double door leads from the front yard at grade level to the common lobby at first floor where the common stairs and the first floor units entry are located.

All entrances that will have sills installed will be ensured against any tripping hazard.

All exterior doors shall be 36" wide Andersen doors, model# FWH31611 (or equivalent), and with thermal break system and decorative finishing. Frames, hardware and accessories shall be of galvanized steel or of similar non-corrosive material. Door hardware shall be supplied by Kwikset, Andersen, or equivalent. Bulkhead door shall be 1 ½ fire rated, self-locking, shall be fastened on the inside by movable bolts, hooks or a lock which does not require a key to open from the inside.

The door thermal break consists in high R value substrate material for sills and jambs and come standard for exterior Therma-tru and Andersen doors, as per supplier's details and specifications. Handicap accessible thresholds shall be installed at first floor level, free of any level change or tripping hazard, with a max height of ½".

The Sponsor reserves the right to provide alternative doors and hardware of equal or better expected performance standard than noted above.

### ii. Vestibule Doors and Frames

All vestibule doors are Therma-Tru (or equivalent) supplied, 34" wide metal doors with aluminum saddle. Entrances to individual units shall be provided with chain and peephole.

The Sponsor reserves the right to provide alternative doors and hardware of equal or better expected performance standard than noted above.

### iii. Exterior Stairs

There shall be two (2) metal ladders, three (3) exterior stairs at grade level serving the building, and they consist of:

-One metal ladder serving a hatch door connecting grade level with the Unit 1B accessory space.

-One metal ladder serving a hatch door connecting grade level with the cellar common areas.

-One (1) concrete areaway stairs at the front façade that leads from grade level to a service entrance located at cellar level.

- One (1) concrete staircase at the front façade that leads from grade level to the principal entrance where the common lobby and stairs are located.

-One (1) metal stairs at the side façade that leads from grade level to the Unit 2B bedroom.

Concrete Exterior stairs shall be constructed of poured reinforced concrete, with non-slip metal nosing, non-slip platforms, and non-corrosive painted metal guardrails to a height of 42" above the nosing of treads, around the open sides of the stairwells and at stair landings. The guardrails shall also have vertical metal railings at a maximum spacing of 4 inches on center, as required by N. Y. City Building Code.

**iv. Railings**

All railings shall be painted with two coats of non-corrosive painting, and shall have vertical metal mullions capable of withstanding approximately 200 lbs lateral force applied at any point along the top of the railing.

Handrail shall be 42" above the finished floor.

**v. Mail Boxes**

USPS approved mailboxes supplied by Postal Products Unlimited (or similar) will be provided by the main entrance of the building. They shall be of anodized aluminum (or similar USPS approved material) and will allow access with individual keys and USPS Master Lock.

**vi. Lighting**

Artificial lighting shall be provided for the main entrance area at an aggregate of 20W per linear foot of entrance. All service entrances shall also have one 20W/linear foot artificial lighting fixture installed.

**6. SERVICE ENTRANCES (AREAWAYS) AND WINDOW WELLS**

There shall be one (1) common areaway and two (2) window wells located at cellar level.

The common areaway shall contain steps providing access from grade level to the cellar floor level where one (1) electrical meter room, one (1) sprinkler room, one (1) gas meter room, one (1) mechanical room, one (1) common storage, and one (1) common bicycle storage shall be located. The width shall be approximately 3'-0" measured perpendicular to the front façade of the building and 14'-11" when measured parallel.

One (1) window well shall be approximately 7'-8" length by 3'-0" wide and will be located at the side yard of the building as limited common to unit 1B.

One (1) window well shall be approximately 14'-10" length by 2'-5" wide and will be located at the front yard of the building as limited common to unit 1A and Unit 1B.

One (1) metal area drain shall be located in each of them to collect water to be discharged into the sewer.

The perimeter foundation walls and footing of the areaways and window wells shall be constructed of poured concrete. The opening around the perimeter of the areaways shall be protected with non-corrosive metal guard. The height of railings shall be 42" above the adjacent finished grade. The maximum spacing between vertical mullions shall be four inches (4") on center, as required by the N. Y. City Building Code.

For protection against tripping and falling from grade level, see *"Parapets and Copings"* section above.

NOTE: Horizontal railings without protection for ladder effect pose a serious risk for children; therefore no horizontal members conductive to railing shall be built.

## 7. ROOF AND ROOF STRUCTURES

### i. Roof Finishes

The roof shall be G.A.F Building Materials Group, Trade name G.A.F Mineral – Shield Spec No. 403 GN Built up roof covering assembly, MEA No. 105-80 M.G.A.F. Mineral Glass Roofing Membrane Base Ply or equivalent.

Penetration of ducts, pipes etc. shall be properly flashed and waterproofed. Metal stepflashing will be used for ducts and batt insulation shall be provided at the underside of the roof area. The thermal resistance (R) value of the roof batts shall be R=38 cavity insulation +R-5 continuous insulation.

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

The roof system is not installed. One (1) year warranty will be issued by the manufacturer starting the installation date.

All exposed metal beams, studs and fasteners shall be either galvanized or primed and painted with a water resistant paint, a minimum of two coatings.

The roof shall have an irregular shape with a minimum and maximum of 63'-6" and 67'-5" length by 22'-1" and 29'-7" wide.

53.49% of the rooftop area shall be allocated to the rooftop as common area, and 20.51% of the rooftop will be limited common to unit 4A terrace.

The common rooftop shall not be allocated as an accessory to residential space in the certificate of occupancy. If the unit owners wish to change the condition they shall file with NYC Department of Buildings.

The terrace allocated to Unit 4A will be allocated as an accessory space in the certificate of occupancy. The roof shall be delivered as an occupiable terrace as per approved plans.

The Roof Terrace complies with Buildings Bulletin 2018-002.

No gutters or leaders shall be provided.

Penthouse walls shall be 2-hr fire rated EXTERIOR STUCCO WALL and consist of 6" metal studs, R-13 batt insulation, R- 7.5 continuous insulation, 2 layers 5/8" type "X" gypsum board on interior face, 2 layers 5/8" exterior sheating GP DENSGLASS @ or equivalent, and exterior grade stucco.

Four (4) metal roof drains shall be provided to adequately drainage of the main roof and penthouse roof areas.

Two (2) vertical metal ladders shall be provided that will connect the main roof with the penthouse roof where the condensers units shall be located.

Metal gooseneck vents shall be used to exhaust bathroom fans and kitchen exhaust fans.

The Sponsor reserves the right to provide roofing by different manufacturers which are of equal or better expected warranty than noted above.

**ii. Drains**

The main roof and penthouse roof areas shall be pitched at a minimum slope of approximately 1/4" per foot.

The roof storm drainage system will consist of four (4) controlled 3" metal roof drains from the main roof and penthouse roofs that discharge into 4" XHCI cast iron pipes into the storm sewer.

**iii. Skylights**

A 3'-2" by 2'-2" skylight shall be located on the penthouse roof. It shall be glazed with plain glass with a wire screen over and under, and provided with fixed or movable ventilators. The skylight curb height shall be 6".

**iv. Bulkheads**

The common stair shall extend above the uppermost floor to provide access to the roof. Penthouse walls shall be 2-hr fire rated EXTERIOR STUCCO WALL and consist of 6" metal studs, R-13 batt insulation, R- 7.5 continuous insulation, 2 layers 5/8" type "X" gypsum board on interior face, 2 layers 5/8" exterior sheating GP DENSGLASS @ or equivalent, and exterior grade stucco.

**8. FIRE ESCAPES**

No unusual access situations exist on the property.

**9. YARDS & COURTS**

The building shall have two (2) yard areas, one (1) front yard located at the north and west of the building and one (1) side yard located at the south side of the building.

**The front yard** have an irregular shape and will have a minimum of 12'-7" in depth measured perpendicular to the north façade of the building, and a minimum of 5'-4" in depth measured perpendicular to the west façade of the building, and shall be accessible from the common front yard areas and via ramps.

Part of the front yard shall be common area, and the other limited common to the Basement Units (Unit 1A and Unit 1B). Keep the limited common yard areas in order shall be the responsibility of those units.

There shall be around 1'-0" high concrete wall between the front yard and side yard of the Unit 1B.

The entrances shall be paved for building access, front yard shall be planted (or provided with planters) as per Zoning Regulation ZR 28-33, as shown on the approved plot plan. A 4' iron fence over a concrete wall exist in the perimeter of the front yard.

**The side yard** shall be approximately 20'-0" in depth measured perpendicular to the south façade of the building. It will be the responsibility of the units 1B, P1, and P2 to keep in order their respective limited common yard areas. A 6' chain link exist in the perimeter of the side yard.

The yard areas will be partly paved for parking access, and other areas grassed, as per ZR requirements.

There shall not be any fence between Unit 1B, 2B, P1, and P2 respective side yards, only mutual understanding between owners.

As stated in the by – laws Section 5. 9 Subject to the rights of existing tenants and other occupants of Unsold Units, each Unit Owner shall grant to the Condominium Board, to the Managing Agent or manager (if any), to the superintendent and/or to any other Person authorized by any of the foregoing a right of access to his or her Unit for the purposes of: (i) making inspections of, or removing violations noted or issued by any governmental authority against, the Common Elements or any other part of the Property; (ii) curing defaults hereunder or under the Declaration or violations of the Rules and Regulations committed by such Unit Owner or correcting any conditions originating in his or her Unit and threatening another Unit or all or a portion of the Common Elements; (iii) performing maintenance, installations, alterations, repairs, or replacements to the mechanical or electrical services, or other portions of the Common Elements located within his or her Unit or elsewhere in the Building; (iv) reading, maintaining, or replacing utility meters relating to the Common

Elements, to his or her Unit, or to any other Unit; or (v) correcting any condition that violates the provisions of any Permitted Mortgage encumbering another Unit.

No other yard area, except for the exterior entrance platforms and accesses, ramps, and parking spots shall be paved as to reduce the storm water infiltration into the ground.

**10. INTERIOR STAIRS**

There shall be a total of Four (4) interior stairs:

**-One (1) common interior stairs (2hrs fire rating)**

It leads from the main entrance to the upper floor units. The common stair shall extend above the uppermost floor to provide access to the roof.

Common interior stairs shall consist of 1½" concrete filled steel pan treads, steel sub tread and riser with MC 12 X 10.6 steel channel stringers. Handrail shall be 1 ¼" nom. steel pipe installed at 34" above the finished step on each floor. Where applicable, all metal parts and hardware shall be either galvanized or painted with two coats of water repellant paint.

**-One (1) private interior stairs at the Basement (Unit 1A).**

It leads from the Basement to an open accessory space at cellar floor.

**-One (1) private interior stairs at the Basement (Unit 1B).**

It leads from the Basement to an open accessory space at cellar floor.

**-One (1) private interior stairs at the third floor (Unit 4A).**

It leads from the third floor to the penthouse.

The units interior stairs shall be constructed of wood ,minimum 3'-0" wide 7 5" risers, 9 ½"treads plus nosing, closed risers soffits of stairs to be covered with layer 5/8" gypsum board on RC-1 channels with 3" thermafiber insulation, with wood handrails and guardrails installed at 36" above the finished step.

Stairs enclosure partitions shall be 2-hrs rated MASONRY EQUIVALENT and consist in $2^{1/2}$" 25 GA metal studs @ 24" O.C., 24 gauges 36" X 48" steel sheet secured between gypsum board @ 18" above floor, 2 layers ½" type "X" gypsum board on interior, and cavity insulation. STC rating will be less than 50 ASTM E 90.

All stairs complies with the 2014 NYC construction code.

**11. INTERIOR DOORS AND FRAMES**

Doors to the mechanical spaces, and to the stairwells shall be fireproof self-closing doors, with a minimum rating of 1 ½ hours, and manufactured by Therma-Tru or equivalent.

Bulkhead door shall be 1 ½ fire rated, self-closing, shall be fastened on the inside by movable bolts, hooks or a lock which does not require a key to open from the inside. Frames, hardware, and accessories shall be of galvanized steel or of similar non-corrosive material.

Door hardware shall be supplied by Kwikset, Andersen, or equivalent.

There is a 5 year warranty offered by the manufacturer and 1 year warranty offered for installation and workmanship.

All doors inside the apartments shall be wooden (or fiberglass) framed and paneled with a minimum 24" net width.

All residential unit entrance doors are to be Flush steel, fireproof self-closing doors, with a minimum fire rating of 1 ½ hours and provided with latch set, dead bolt operable by a key from outside and a thumb-turn from the inside, chain & viewing device.

ADA accessible doors shall have openings of 32" min. and thresholds of ½" maximum height.

The Sponsor reserves the right to provide alternative doors and hardware of equal or better expected performance standard than noted above.

**12. ELEVATORS**

No elevators is required and none will be installed in the building.

**13. ELEVATOR CABS**

No elevator cab is required and none will be installed in the building.

## I. AUXILIARY FACILITIES

There shall be one (1) Bicycle storage, and one (1) common storage at cellar level.

The bicycle storage shall be 6'-7" wide by 8'-5" length with space for 3 bicycles. There shall not be racks and locks provided.

No other auxiliary facilities, such as package room or private storages shall be provided.

**1. Laundry Rooms**

Every unit shall have a laundry area, closet or room, inside their respective unit, with hookups for domestic type washers and dryers. Vents will be provided for dryers and shall vent out to the roof using a minimum 4"diameter pipe.

Actual laundry equipment shall be the responsibility of each unit's owner.

**2. Refuse Disposal**

Refuse disposal will be the responsibility of each individual unit occupant. They will collect their own garbage in the trash room at cellar and carry it to the outside where it will be collected by the New York City Sanitation Department the days scheduled for pick-up (Tuesday, Thursday, and Saturday).

## J. PLUMBING AND DRAINAGE

### 1. Water Supply

Water will be supplied to the units through connections from the building to the New York City Water Distribution System. There will be a minimum ¾" copper water main conveying the water into the building. Each unit is to be supplied with cold water from 1½" hard copper piping. All piping shall be properly supported and secured to prevent movement and vibration.

Each unit will have its own hot water heater located in the mechanical room at cellar. Shut-off valves shall be installed on all water supply lines and air chambers at the top of water riser min. 18" high.

All hot & cold water piping shall be insulated throughout with 1.5" insulation for <Ø1.5" piping and 2" insulation for >Ø1.5" piping with a min R value of 2.

One backflow prevention device and a main shut-off valve shall be installed in the meter room in the cellar.

### 2. Fire Protection System

The entire building shall be provided with an automatic wet pipe sprinkler system throughout designed in accordance with the NFPA 13R (National Fire Protection Association).

Sprinkler head system shall be of the concealed type system and located in the ceiling above.

Siamese connection shall be 4"x3"x3" Flush type, a Dixon Valve 90DCS6030NYFD, 18" minimum to 36" maximum, and shall be located above grade level at the front façade of the building.

### 3. Water Storage Tanks And Enclosures

No water storage tank shall be provided.

### 4. Water Pressure

The building relies on normal New York City water pressure for raising the water to the uppermost floor level. The water flow will be verified to be adequate at the highest discharge point (Penthouse). The underside of the sinks will be checked for leaks.

### 5. Sanitary Sewage System

The sanitary waste will be conveyed to the New York City sewer system via 4" and 6" XHCI stacks and sewer pipes in the building to the house trap which will be located at the cellar floor level, towards the front of the building. Beyond the house trap there will be a XHCI pipe conveying the sewage to the existing combined sewer located in the roadway beneath Woodruff Avenue.

No sewage pumps shall be provided. All sewage piping materials shall be cast iron.
No drywell exists or shall be provided.

### 6. Permits

A permit for the installation of plumbing fixtures shall be obtained from the Department of Buildings prior to the installation of all plumbing work within the building and on the site. A Site Connection permit shall be obtained from the Department of Environmental Protection prior to existing New York City sewer system.

All plumbing work shall be done by a N.Y. State licensed Plumber.

All required permits and sign-offs are to be obtained by the Sponsor.

Plumbing permit 321696269-01-PL was issued on 05-10-2018.

### 7. Storm Drainage System

Storm water drains shall be provided with weirs and filters as to control the storm water run-off and to prevent the drain from clogging. Storm water shall be collected into 4" and 6" XHCI stacks and sewer pipes that discharge to the house trap which will be located at the cellar floor level towards the front of the building, or discharge into a drywell at the rear yard as shown on plumbing drawings as per approved plans.

Beyond the house trap there will be a XHCI pipe conveying the sewage to the existing combined sewer located in the roadway beneath Woodruff Avenue All Storm drainage piping materials shall be cast iron. Four (4) metal roof drains shall be provided to adequately drainage.

No eject or sump pumps shall be provided.

Plumbing system is adequate and complies with the NYC 2014 Plumbing Code.

## K. WATER HEATING

Domestic hot water heating shall be provided for each residential unit by gas hot water heaters. There shall be a total of eight (8) gas hot water heaters provided and they shall be located in the mechanical room at cellar.

Water heaters shall be manufactured by AO SMITH PROLINE@ XE EFFEX@, model #: GAHH-50, 50 gallons capacity, 40,000 BTU/HR, 3/4" water connection, 0.72 energy factor, and 6 years warranty.

The Sponsor reserves the right to provide alternative equipment of equal or better expected performance standard than noted above.

The Operation & Maintenance (O&M) Manuals shall be handed over by the Sponsor.

## L. GAS SUPPLY

Gas service will be provided by the National Grid Delivery Company. This gas will be used for domestic cooking and heating.

The main valve and meters, one for each dwelling unit, shall be located in the cellar. All piping shall be of black iron and of the size of service approved by the gas company. The gas is distributes to every unit by 1 ¼" diameter 40 black steel with 125 pounds cast iron screwed fittings.

**M. AIR CONDITIONING/HEATING**

Cooling/heating for each residential unit shall be provided by a refrigeration unit of the split system, central air conditioning/heating system. A thermostatic control shall be provided in each dwelling unit, thermostats shall be manufactured by HONEYWELL, model # RTH87500D.

The condenser units shall generate the energy required for cooling/heating of the units. There shall be provided by eight (8) condensing units located on the top of the penthouse roof.

**Condensers shall be:**

-Two (2) MITSUBISHI outdoor condensing units, model #PUMY-P36NKMU1, 36,000 BTU/H cooling, 42,000 BTU/H heating, 21 SEER, 5 years parts warranty, and 7 years compressor warranty to serve Unit 1A & 1B.

-One (1) MITSUBISHI outdoor condensing units, model #MXZ-3C30NA, 30,000 BTU/H, 20 SEER, 5 years parts warranty, and 7 years compressor warranty to serve Unit 2A.

-Five (5) MITSUBISHI outdoor condensing units, model #MXZ-4C36NA, 36,000 BTU/H, 19.2 SEER, 5 years parts warranty, and 7 years compressor warranty to serve Unit 2B, 3A, 3B, 4A, and 4B.

All Mitsubishi condensing units will be ductless.

Indoor Units shall have 5 years warranty, installed as part of the split system, and will be:

**-MITSUBISHI Model #PKFY-P06NBMU-E, 0.5 tons, wall mounted, 6,000 BTU/H cooling, 67000 BTU/H heating.**

-At cellar floor: Unit 1A open accessory space.

-At basement: Unit 1A bedroom, Unit 1B living/dining/kitchen.

**-MITSUBISHI Model #PKFY-P08NHMU-E, 0.75 tons, wall mounted, 8,000 BTU/H cooling, 9,000 BTU/H heating.**

-At cellar floor: Unit 1B open accessory space.

-At basement: Unit 1A living/dining/kitchen, and Unit 1B living/dining/kitchen.

**-MITSUBISHI Model #PKFY-P12NHMU-E, 1.0 tons, wall mounted, 12,000 BTU/H cooling, 13,500 BTU/H heating.**

-At basement: Unit 1B master bedroom.

**-MITSUBISHI Model #MSZ-GE06NA, 0.5 tons, wall mounted, 6,000 BTU/H cooling, 7,200 BTU/H heating.**

-At first floor: Unit 2B living/dining/kitchen, and bedroom.

-At second floor: Unit 3A bedroom, and Unit 3B living/dining/kitchen, and bedroom.

-At third floor: Unit 4B bedroom.

**-MITSUBISHI Model #MSZ-GE09NA, 0.75 tons, wall mounted, 9,000 BTU/H cooling, 10,900 BTU/H heating.**

-At first floor: Unit 2B bedroom.

-At second floor: Unit 3A bedroom, and Unit 3B bedroom.

-At third floor: Unit 4A bedroom, and Unit 4B bedroom.

**-MITSUBISHI Model #MSZ-GE12NA, 1.0 tons, wall mounted, 12,000 BTU/H cooling, 14,400 BTU/H heating.**

-At first floor: Unit 2A living/dining/kitchen, and bedroom, and Unit 2B living/dining/kitchen.

-At second floor: Unit 3A living/dining/kitchen, and Unit 3B living/dining/kitchen.

-At penthouse: Unit 4A bedroom

**-MITSUBISHI Model #MSZ-GE15NA, 1.25 tons, wall mounted, 14,000 BTU/H cooling, 18,000 BTU/H heating.**

-At third floor: Unit 4A living/dining, and Unit 4B living/dining/kitchen.

For calculations, 68° F was used as the internal temperature and 40° F was used as the ambient temperature, which will allow for the heating system to be able to maintain legally required conditions under anticipated weather conditions.

The cooling systems will designed to provide sufficient cooling to maintain inside conditions of 78 ° F and 50% relative humidity when the outside conditions are 88 °F dry bulb and 72 ° wet bulb (In accordance with ASFRAE, 2001 Fundamentals Handbook, Climatic Design Information, Table 1A, for New York City.) Indoor design temperatures will be in accordance with the New York State Energy Conservation Code.

Mechanical equipment on rooftop shall be mounted on top of vibration isolators; therefore, no vibration or noise reverberation shall occur. Rooftop piping shall have a 2 ½" minimum thick "thermafiber" firmly packing.

All dunnage and fastening members shall be made of galvanized or painted steel and corrosion resistant.

The Sponsor reserves the right to provide alternative equipment of equal or better expected performance standard than noted above.

The Operation & Maintenance (O&M) Manuals shall be handed over by the Sponsor.

## N. VENTILATION

The spaces that require mechanical ventilation in the units are the interior bathrooms and kitchens. These spaces shall be equipped with vertical ducts with a fan, which terminates to the outside air. Exhaust equipment shall be New York City M.E.A. or B.S.&A. approved.

Ventilation provided shall comply with NYC Mechanical Code.

Cellar will be general ventilated and in compliance with the NYC Building Code 2014.

The Gas meter room and the mechanical room shall not be mechanically ventilated. Fresh air intake shall be provided with a class 1 motorized dampers, with an air leakage rater not greater than 4 CFM/SF of damper surface area at 1" water gauge (249 PA) and labeled in accordance with AMCA 500 D.

**O. ELECTRICAL SYSTEM**

The electrical service to the building will be brought from the terminal point of the Consolidated Edison Co. and is 3 phase, 4 wire, 120 /208 volts. providing approximately 600Amps.

The main feed will bring the service to a minimum of Eight (8) separate meters, one (1) for each dwelling unit. Each residential unit shall be provided with 100 Amps, single phase of electrical service. The sectional meter boards and transformers supplying power to the meter boards will be located in the electrical meter panels, at the meter room located at the cellar floor.

There will be approximately fifteen (15) circuits equipped with standard circuit breakers for each residential unit; which will separate air conditioning equipment, laundry equipment dishwasher, kitchen appliances, lights and outlets.

There shall be at least one centrally located overhead incandescent lighting fixture provided in each of the following locations within each residential unit: the living room, kitchenette, bathroom, toilet room, and mechanical room. Each lighting fixture shall be capable of providing at least 60W of incandescent (or equivalent) illumination.

The Arc Fault Circuit Interrupters (AFCI) and Ground Fault Circuit Interrupters (GFCI) shall be provided as per latest applicable NEC requirements.

Water resistant receptacles shall be installed for exterior use and all wet areas. All wiring, Lighting fixtures and electrical outlets shall be installed by licensed electrician, and in compliance with the N. Y City Electrical Code and N. Y. City Department of Buildings.

Electrical service complies with all applicable codes.

The Sponsor reserves the right to provide alternative equipment of equal or better expected performance standard than noted above.

As per NYC Building Code, there will be BX wires no less than #12 wires and it shall increase the size as per requirement of AMPS standard than noted above.

No generator shall be provided for electricity supply during outages.

## P. INTERCOM AND SECURITY CCTV

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

The intercom system shall be manufactured by Aiphone, Model VC-MW/B , with one year warranty. No virtual doorman system or equivalent is to be provided.

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

The Sponsor reserves the right to provide alternative equipment of equal or better expected performance standard than noted above.

## Q. PUBLIC AREA LIGHTING

Lighting fixtures shall be provided for the front entrance way providing an aggregate illumination of min. 60W.

For each vestibule-hall, hallway, stairwell, or corridor-artificial lighting shall be provided, and each light fixture of at least 60W incandescent or 20W cool white fluorescent or equivalent illumination. There also shall be a lighting fixture provided directly over the mail box that shall be maintained in serviceable condition (so that a light may be turned on at any time for the convenience of tenants or the mail carrier).

Artificial illumination shall also be provided in the front and side yard area of at least 60W incandescent illumination (or equivalent).

The above requirements shall be in compliance with the New York City Housing Maintenance Code and Multiple Dwelling Laws.

Lighting fixtures shall be provided in public stairways and hallways on all floors. Fixtures shall be capable of providing illumination of at least 10W per 25 square feet of floor area. Each lighting fixture shall be provided with one or more lights of a total of not less than sixty 60W.

Corridor, storages, sprinkler room, gas meter room, electric meter room, and mechanical room shall have an occupant-sensing device.

Public exterior light shall be provided on the exterior of the building, 14W Soft white spiral Dusk till dawn CFL light bulb.

## R. GARAGE AND PARKING AREA

Two (2) private parking spots (P1 and P2) shall be provided, but are not required by code.

Parking spaces shall be 18'-0" length x 8'-6" wide and shall be paved with Concrete.

There is enough room to maneuver a standard sized vehicle into both spaces and that space complies with applicable code.

Parking spaces will be for residents only.

Lightening fixture shall be provided for the parking area entrance providing an aggregate illumination of min 60W.

Parking drainage system consist of one (1) controlled metal area drain that will collect into 4" XHCI cast iron pipes that discharge into the street sewer.

**S. SWIMMING POOLS**

No swimming pools exist on the property.

**T. TENNIS COURTS, PLAYGROUNDS AND RECREATION FACILITIES**

No tennis courts or playgrounds exist on the property.

**U. PERMITS AND CERTIFICATES**

All required permits and sign-offs including a Certificate of Occupancy are to be obtained by the Sponsor.

Permits issued by the New York City, Department of Buildings are valid for a minimum of one (1) year from the date of issue or on the expiration date of the contractor's insurance policy whichever comes first. All work types for permits issued by the Department of Buildings are subject to inspection and signoff by the Department of Buildings prior to the issuance of a Certificate of Occupancy.

Site connection permits will be valid for two (2) years from the date of issue.

After building is fully operating as per NFPA 80, Standard Fire Doors and other Opening Protective, require all fire doors to be inspected not less than annually.

**V. VIOLATIONS**

Open Violations shall be closed before the time of completed construction and issuance of Final Certificate of Occupancy. No outstanding violations exist for this property.

**W. UNIT INFORMATION**

The building shall have a total of eight (8) dwelling units (**UNIT 1A, UNIT 1B, UNIT 2A, UNIT 2B, UNIT 3A, UNIT 3B, UNIT 4A, UNIT 4B),** and two (2) parking spaces **(P1 and P2).**

In the cellar common to all units shall be a corridor, an electric meter room, a sprinkler room, a gas meter room, bicycle storage, a mechanical room, and a common storage.

The Roof shall be common area.

**UNIT 1A: Basement and cellar** will consist of:

One (1) dining/living/kitchen, one (1) bedroom with one (1) walk-in closet, one (1) bathroom, one (1) laundry closet, and one (1) foyer. There shall be one (1) interior stairs to connect the unit with the cellar level where one (1) open accessory space, one (1) half bathroom, and one (1) storage shall be located.

**UNIT 1B- Basement and cellar** will consist of:

One (1) dining/living/kitchen, one (1) master bedroom with one (1) walk-in closet, one (1) bathroom, and one (1) closet. There shall be one (1) interior stairs to connect the unit with the cellar level where one (1) open accessory space, one (1) half bathroom, and one (1) storage shall be located.

**UNIT 2A- First floor** will consist of:

One (1) dining/living/kitchen, one (1) bedroom with one (1) built-in closet, one (1) bathroom, and one (1) laundry closet , and one (1) closet.

**UNIT 2B- First floor** will consist of:

One (1) dining/living/kitchen, one (1) bedroom with one (1) built-in closet, one (1) bathroom, and three (3) closets.

There shall be one (1) balcony located at the west façade of the building.

**UNIT 3A- Second floor will** consist of:

One (1) dining/living/kitchen, one (1) bedroom with one (1) built-in closet, one (1) bedroom, one (1) bathroom, one (1) laundry closet ,and one (1) closet.

**UNIT 3B- Second floor** will consist of:

One (1) dining/living/kitchen, one (1) bedroom with one (1) built-in closet, one (1) bathroom, and two (2) closets.

There shall be one (1) balcony located at the west façade of the building.

**UNIT 4A-third floor and penthouse** will consist of:

At third floor: One (1) bathroom, one (1) kitchen, one (1) dining/living room, one (1) bedroom with one (1) built-in closet, one (1) laundry room, and one (1) closet.

There shall be one (1) interior stairs to connect the unit with the penthouse level where one (1) bedroom with one (1) walk-in closet and one (1) bathroom shall be located.

There shall be one (1) roof terrace at the front façade of the building.

**UNIT 4B: (fourth floor and penthouse** will consist of:

One (1) dining/living/kitchen, one (1) bedroom with one (1) walk-in closet and one (1) bathroom, one (1) laundry closet, and one (1) closet.

There shall be one (1) balcony located at the west façade of the building.

**UNIT INTERIORS**

The units will be finished as described herein. The floors of all living, dining and bedroom areas in the units shall be of ¾" plywood sub-flooring and #1 common grade oak finished flooring, scraped, with one coat of shellac applied. Thereafter unit Owners may finish with another material of their own choice.

The walls and ceilings shall be gypsum wallboard. When finished the walls and ceilings shall be primed. Walls and ceilings will be painted with one (1) coat primer and one (1) coat of paint. The primer shall be KILZ premium white water-based interior/exterior primer, sealer and stain-blocker or another brand with the same or better quality.

Kitchens will have ceramic tile covering the floors, and gypsum wallboard for walls and ceilings.

Bathrooms will be equipped with a lavatory, medicine cabinet, water closet and a combination bathtub/shower. Bathrooms shall have ceramic tile floors and walls. The upper portion of bathroom walls and ceilings shall be of moisture resistant, gypsum wallboard.

Closets shall be finished with melamine shelves and one rod.

**UNIT FINISHES**

When completed, the following interior finishes will be installed:

| | LOCATION | FLOORS | BASE | WALL | CEILINGS |
|---|---|---|---|---|---|
| 1. | Living/dining Room | Wood | Wood | G.W.B. Painted | G.W.B. Painted |
| 2. | Bedroom | Wood | Wood | G.W.B. Painted | G.W.B. Painted |
| 3. | Kitchen | Wood | Wood | G.W.B. Painted | G.W.B. Painted |
| 4. | Bathroom | Ceramic Tile | Ceramic Tile | Ceramic Tile | G.W.B. Painted |
| 5. | Laundry cl./room | Wood | Wood | G.W.B. Painted | G.W.B. Painted |

**Note:**

1G.W.B. = Gypsum Wallboard

2. All wood base, gypsum wallboards, walls and ceilings to be primed and painted.
3. All appliances not specified within this report are to be supplied by the unit occupant.

**FIXTURE SCHEDULE**

A. Water closets shall be by Fine fixtures, Model number MOTB12W; and shall be of vitreous china, floor mounted and with siphon flushing action. Water closets are also to be equipped with a vacuum breaker and shall meet water saving performance standards as per New York City, Local Law 29/89.
B. Countertop lavatory: shall be Ironwood white 24 inches, Model number IR24WH; with faucet by Delta and set in plastic laminate finished, particle board, vanity countertop.
C. Bathtubs shall be by Fine Fixtures, Model number BT102, and shall be of enameled exterior, with flow outlet, and shower head and trim by Delta.

The Sponsor serves the right to provide fixtures by different manufactures, which are of equal or better expected performance standard than those listed above.

**KITCHEN EQUIPMENT**

Sponsor will supply and install wooden kitchen cabinets and Formica countertops from his samples, and a new stove and a new fridge. Fridge shall be manufactured by Leibherr 36", Model #C52062. Stove shall be manufactured by Miele 30", Model #HR1124G.

New stainless steel single sinks shall be installed, manufactured by Elkay model GE12521L2.

The Sponsor reserves the right to provide alternative equipment of equal or better expected performance standard than noted above

## X. FINISH SCHEDULE OF SPACES OTHER THAN UNITS

All walls and ceilings of common spaces shall be Gypsum Wallboard and shall be primed. Walls and ceilings will be painted with one (1) coat primer and one (1) coat of paint.

Floors other than in cellar level shall be ceramic tiles. Vestibule floors shall be ceramic tiles. All interior stairs and landings shall be wood.

The Sponsor reserves the right to provide alternative finishing of equal or better expected performance standard than noted above.

| | ROOM | FLOORS | WALLS | CEILINGS |
|---|---|---|---|---|
| 1. | Cellar | Concrete | G.W.B. Painted | G.W.B. Painted |
| 2. | Mechanical/ Sprinkler room | Concrete | G.W.B. Painted | G.W.B. Painted |
| 3. | Gas/Electric meter room | Concrete | G.W.B. Painted | G.W.B. Painted |
| 4. | Storages | Concrete | G.W.B. Painted | G.W.B. Painted |
| 5. | Stair Hall | Ceramic Tile | G.W.B. Painted | G.W.B. Painted |

**Note:**

1. G.W.B. = Gypsum Wallboard
2. All wood base, gypsum wallboards, walls and ceilings to be primed and painted.
3. All appliances not specified within this report are to be supplied by the unit occupant.

## Y. SAFETY AND WARNING DEVICES

There shall be hardwired smoke and carbon monoxide detectors throughout the building as required by the NYC Building Code. The unit owner is responsible to keep the safety warning devices operable. Not fire Alarm to be installed.

## Z. ADDITIONAL INFORMATION REQUIRED

No corrosive drywall materials (such as those containing sulfides) shall be used.

The sponsor doesn't have plans to future development.

## CC. ASBESTOS

The scope of work does not require related asbestos abatement as defined in the regulations of the NYC DEP. DEP ACP-5 Control No.:3343511.

**DD. LEAD-BASED PAINT**

No lead-based paint and/or lead-based paint hazards is present anywhere in the building.

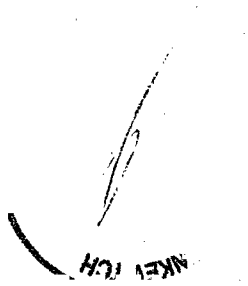
**HANDICAPPED ACCESS**

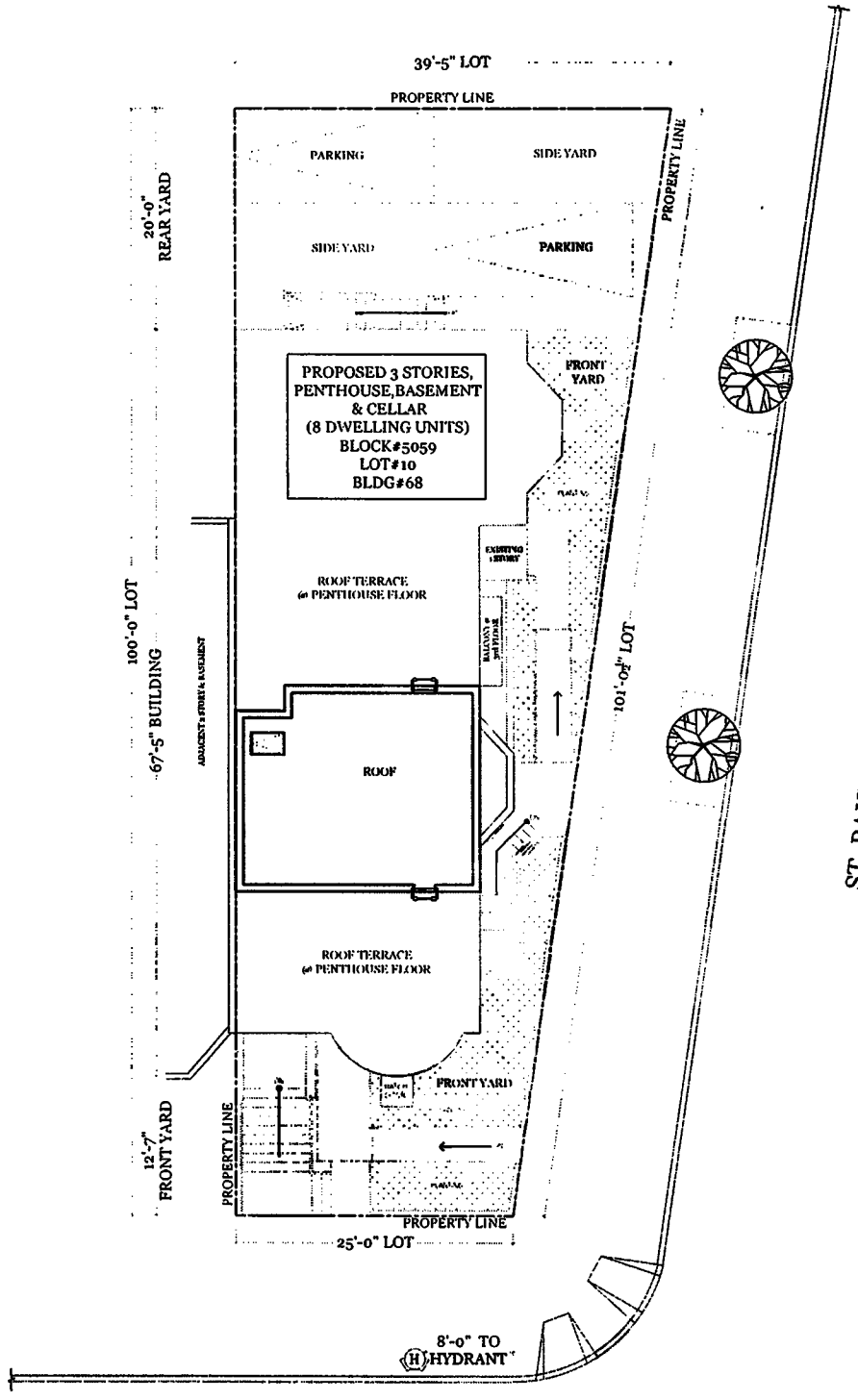
The building will provide ADA compliant access for wheelchairs from the street sidewalk to the Basement units.

**DOCUMENTS TO BE TRANSFERRED TO THE CONDOMINIUM MANAGEMENT**

The following documents shall be transmitted to the condominium management upon transfer of control, as applicable:

- Final as-built drawings, e.g. structural, mechanical, electrical, plumbing, approved shop drawings.
- Operation & Maintenance manuals for the mechanical equipment;
- Electronic system manual;
- Re-commissioning manual
- Equipment warranties;
- Major equipment start-up sheets;
- Control system As-Built;
- Original Test & Balance Report for HVAC system._






## PLOT PLAN

SCALE 1/16" =1'-0"

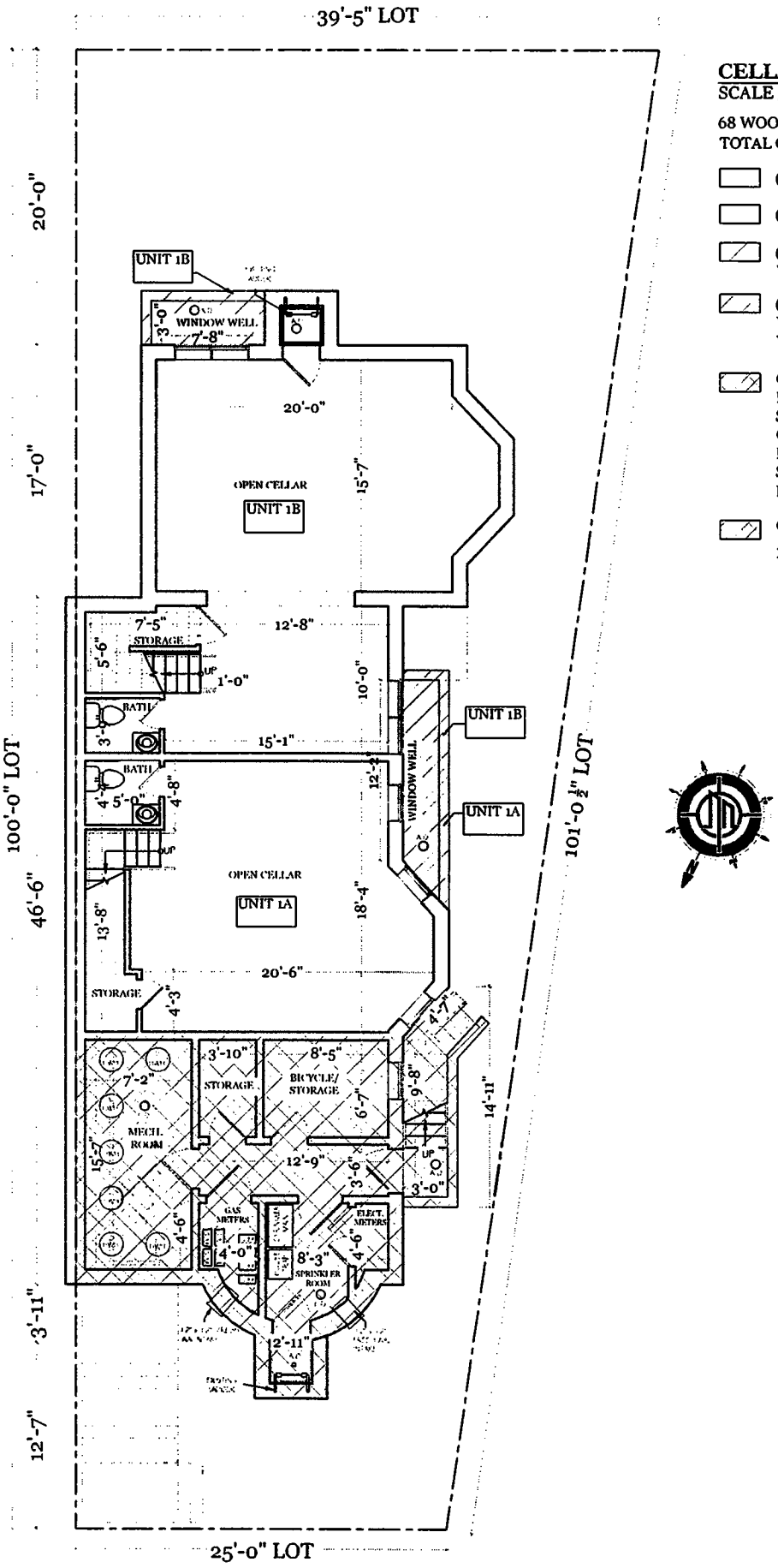
**68 WOODRUFF AVENUE, BROOKLYN, NY, 11226**

LOT AREA = 3218.77 S.F.

REVISED 01/28/2019

68 WOODRUFF AVE
BROOKLYN
NEW YORK, 11226

PLOT
PLAN
scale 1/16"=1'-0"




## CELLAR FLOOR PLAN

SCALE 3/32" =1'-0"

68 WOODRUFF AVENUE, BROOKLYN, NY, 11226

TOTAL GROSS FLOOR AREA =1527.31 S.F.

(UNIT 1A) FLOOR AREA = 442.15 S.F.

(UNIT 1B) FLOOR AREA = 660.73 S.F.

(UNIT 1A) LIMITED COMMON EXTERIOR
WINDOW WELL WEST = 26.64 S.F.

(UNIT 1B) LIMITED COMMON EXTERIOR
WINDOW WELL WEST = 18.22 S.F.
WINDOW WELL SOUTH = 30.48 S.F.

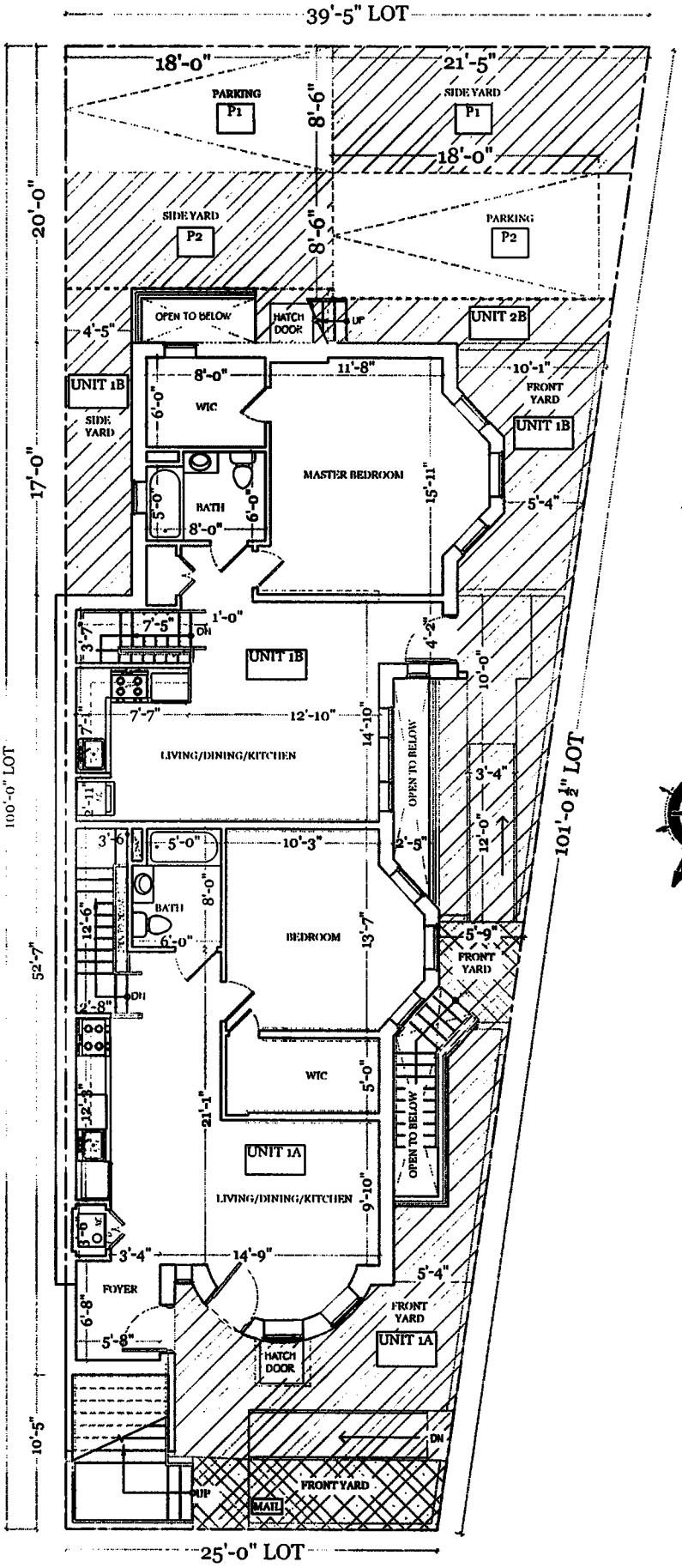
COMMON AREA INTERIOR
ELECT. METER ROOM
SPRINKLER ROOM
GAS METERS ROOM
MECHANICAL ROOM
STORAGE
BICYCLE/STORAGE

COMMON AREA EXTERIOR
AREAWAY
WINDOW WELL

REVISED 01/28/2019

68 WOODRUFF AVE
BROOKLYN
NEW YORK, 11226

CELLAR FLOOR PLAN
scale 3/32"=1'-0"




## BASEMENT FLOOR PLAN

SCALE 3/32" =1'-0"

68 WOODRUFF AVENUE, BROOKLYN, NY, 11226

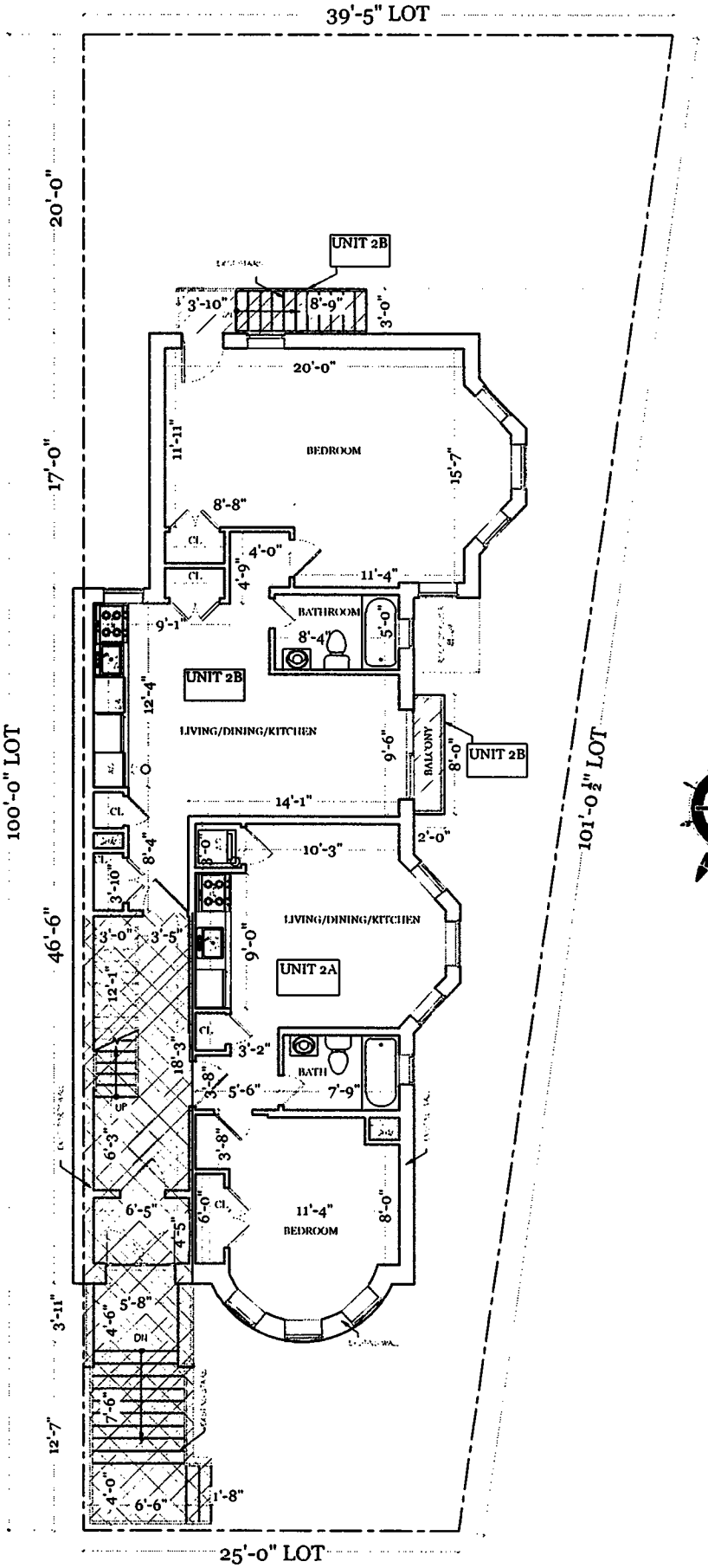
TOTAL GROSS FLOOR AREA =1556.25 S.F.

- (UNIT 1A) FLOOR AREA = 788.71 S.F.
- (UNIT 1B) FLOOR AREA = 767.54 S.F.
- (UNIT 1A) LIMITED COMMON EXTERIOR FRONT YARD /RAMP = 260.32 S.F.
- (UNIT 1B) LIMITED COMMON EXTERIOR YARDS /RAMP = 370.25 S.F.
- (UNIT 2B) LIMITED COMMON EXTERIOR SIDE YARD = 75.44 S.F.
- (P1) PARKING = 153.00 S.F.
- (P2) PARKING = 166.44 S.F.
- (P1) LIMITED COMMON EXTERIOR SIDE YARD = 176.86 S.F.
- (P2) LIMITED COMMON EXTERIOR SIDE YARD = 141.20 S.F.
- COMMON AREA EXTERIOR FRONT YARD

REVISED 01/28/2019

68 WOODRUFF AVE
BROOKLYN
NEW YORK, 11226

BASEMENT
FLOOR PLAN
scale 3/32"=1'-0"




## FIRST FLOOR PLAN

SCALE 3/32" =1'-0"

68 WOODRUFF AVENUE, BROOKLYN, NY, 11226
TOTAL GROSS FLOOR AREA = 1490.24 S.F.

| | | |
|---|---|---|
| (UNIT 2A) FLOOR AREA | = | 518.60 S.F. |
| (UNIT 2B) FLOOR AREA | = | 791.17 S.F. |
| (UNIT 2B) LIMITED COMMON EXTERIOR | | |
| STAIRS | = | 37.97 S.F. |
| BALCONY | = | 16.00 S.F. |

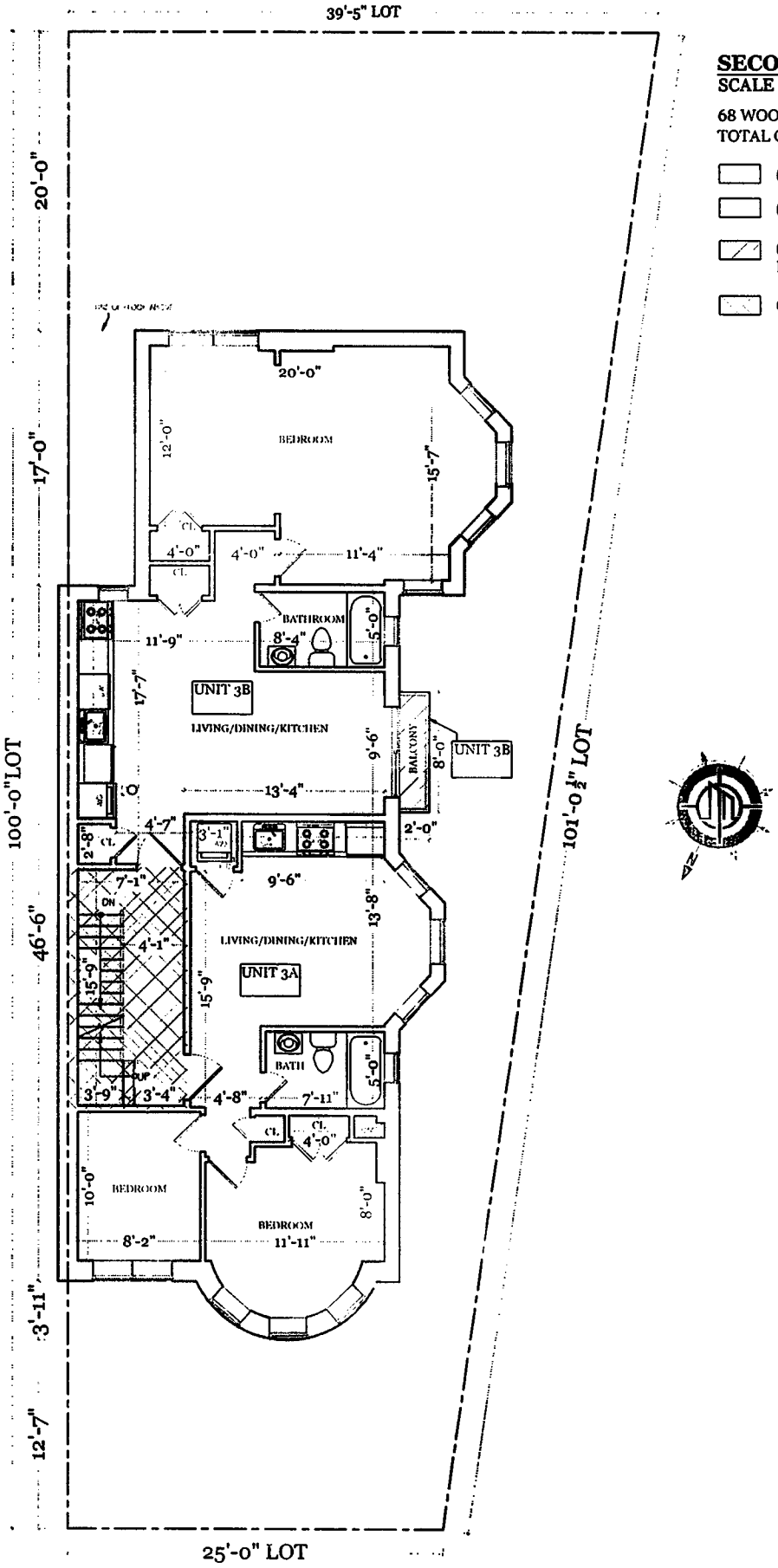
COMMON AREA INTERIOR

COMMON AREA EXTERIOR STAIRS

REVISED 01/28/2019

68 WOODRUFF AVE
BROOKLYN
NEW YORK, 11226

FIRST FLOOR PLAN
scale 3/32"=1'-0"




## SECOND FLOOR PLAN

SCALE 3/32" =1'-0"

68 WOODRUFF AVENUE, BROOKLYN, NY, 11226

TOTAL GROSS FLOOR AREA = 1490.24 S.F.

(UNIT 3A) FLOOR AREA = 589.61 S.F.

(UNIT 3B) FLOOR AREA = 772.06 S.F.

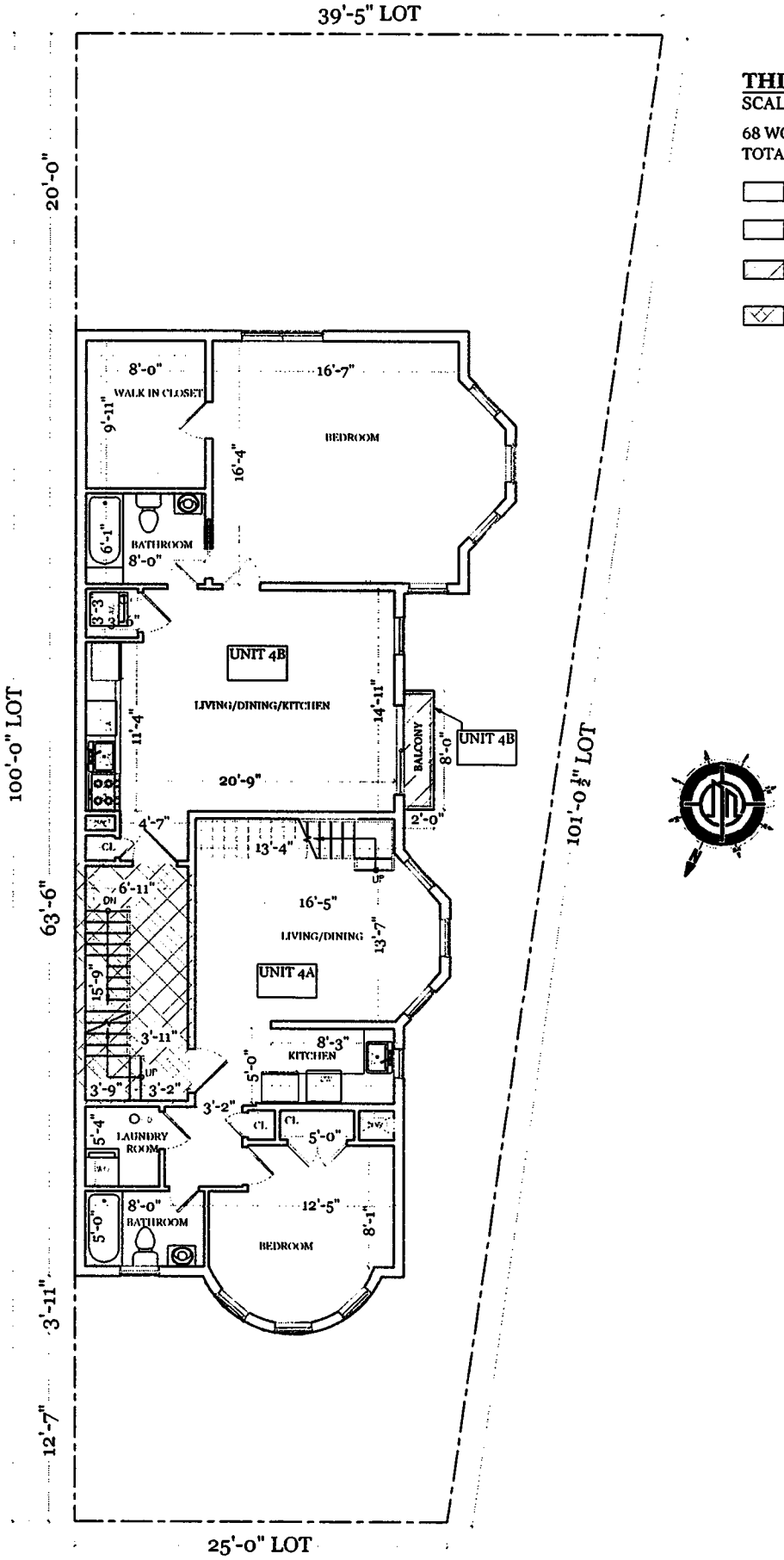
(UNIT 3B) LIMITED COMMON EXTERIOR BALCONY = 16.00 S.F.

COMMON AREA INTERIOR

REVISED 01/28/2019

68 WOODRUFF AVE
BROOKLYN
NEW YORK,11226

SECOND FLOOR PLAN
scale 3/32"=1'-0"




## THIRD FLOOR PLAN

SCALE 3/32" =1'-0"

68 WOODRUFF AVENUE, BROOKLYN, NY, 11226

TOTAL GROSS FLOOR AREA = 1565.42 S.F.

(UNIT 4A) FLOOR AREA = 591.96 S.F.

(UNIT 4B) FLOOR AREA = 846.82 S.F.

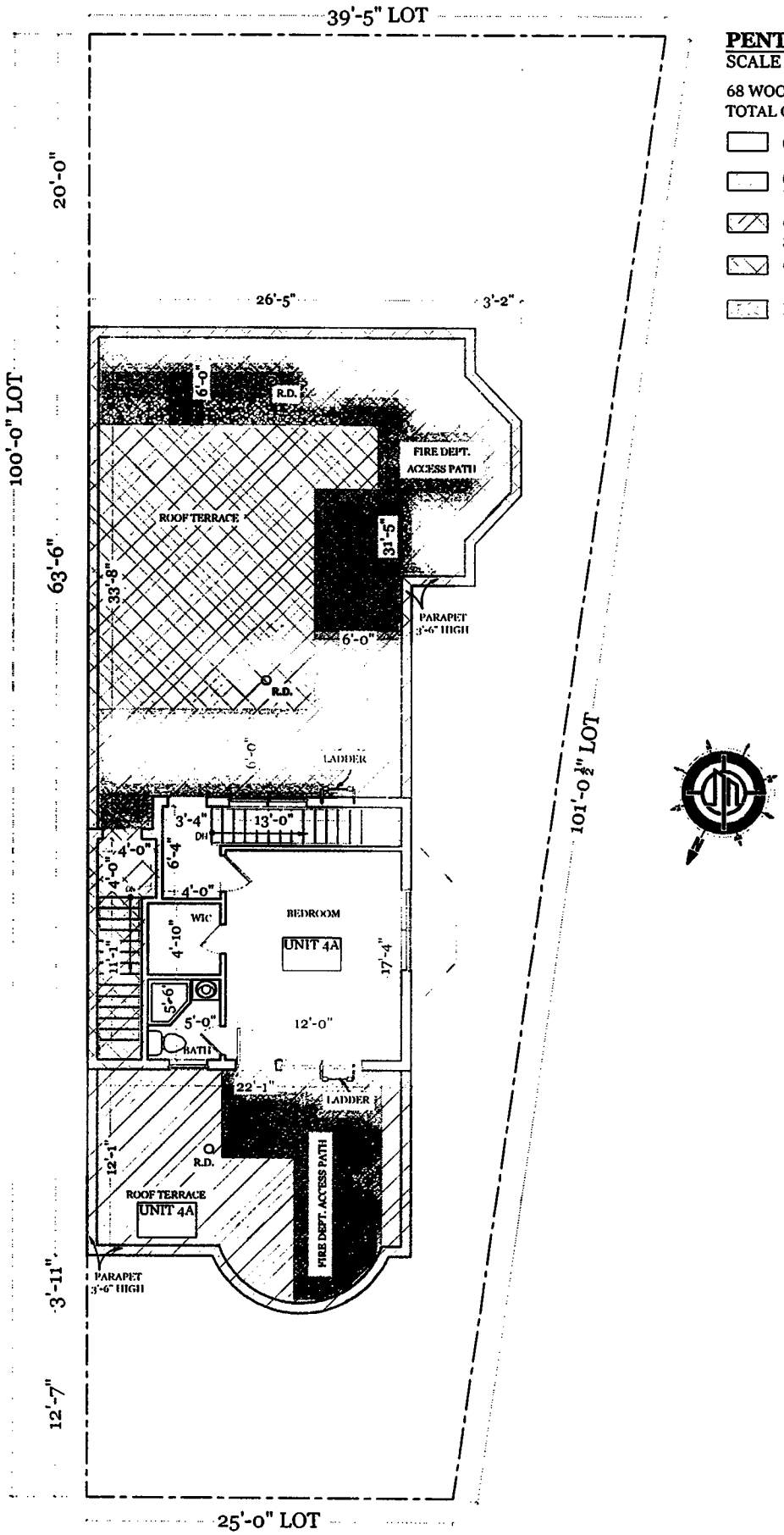
(UNIT 4B) LIMITED COMMON EXTERIOR BALCONY = 16.00 S.F.

COMMON AREA INTERIOR

REVISED 01/28/2019

68 WOODRUFF AVE
BROOKLYN
NEW YORK,11226

THIRD FLOOR PLAN
scale 3/32"=1'-0"




## PENTHOUSE FLOOR PLAN

SCALE 3/32" =1'-0"

68 WOODRUFF AVENUE, BROOKLYN, NY, 11226

TOTAL GROSS FLOOR AREA = 1539.19 S.F.

(UNIT 4A) FLOOR AREA = 333.75 S.F.

(UNIT 4A) LIMITED COMMON EXTERIOR FRONT ROOF TERRACE = 315.14 S.F.

COMMON AREA INTERIOR STAIRS

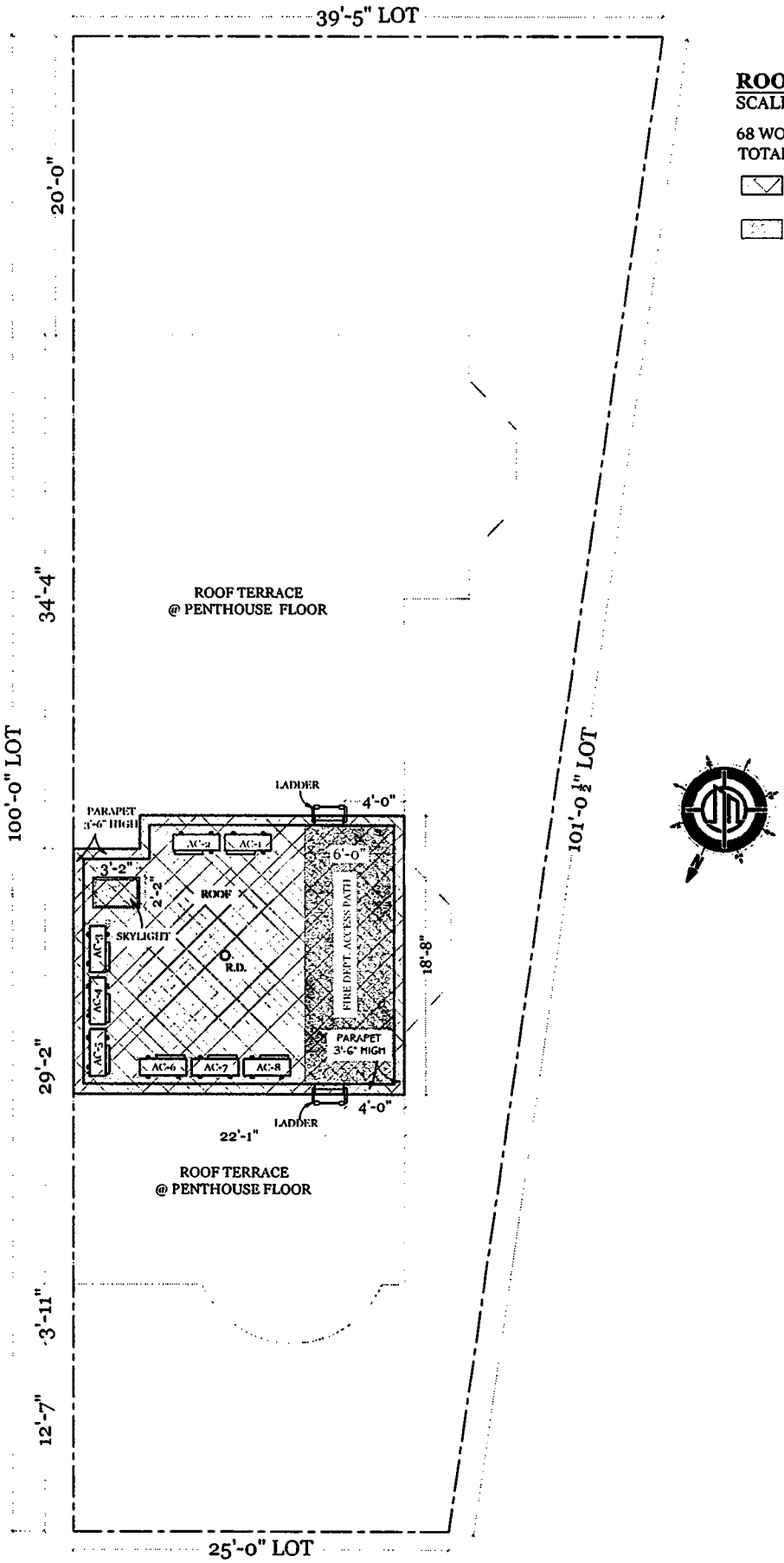
COMMON AREA EXTERIOR REAR ROOF TERRACE

FIRE DEPT. ACCESS PATH

REVISED 01/28/2019

68 WOODRUFF AVE
BROOKLYN
NEW YORK, 11226

PENTHOUSE
FLOOR PLAN
scale 3/32"=1'-0"




## ROOF PLAN

SCALE 3/32" =1'-0"

68 WOODRUFF AVENUE, BROOKLYN, NY, 11226
TOTAL GROSS ROOF AREA = 402.24 S.F.

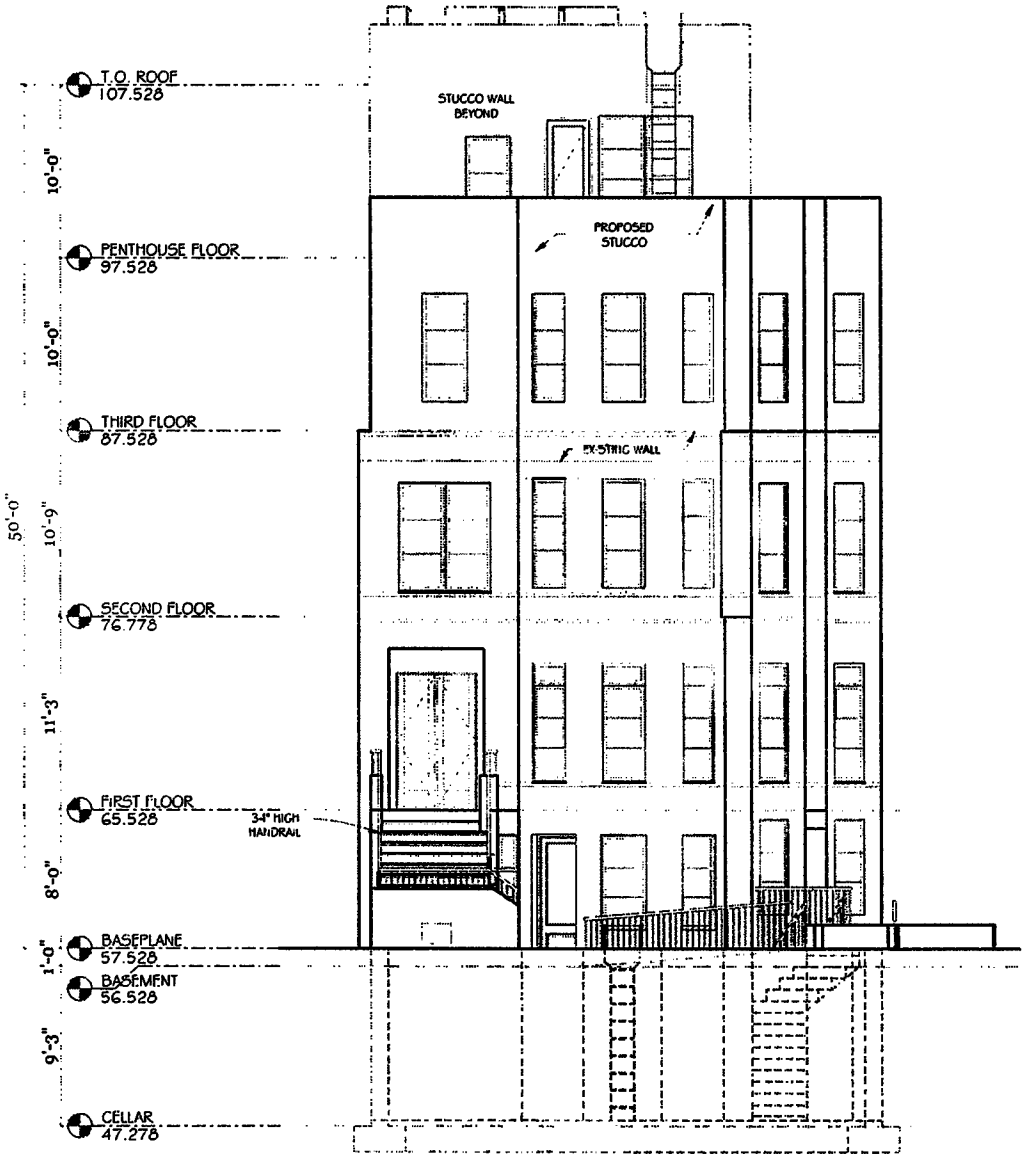
COMMON AREA EXTERIOR ROOF

FIRE DEPT. ACCESS PATH

REVISED 01/28/2019

68 WOODRUFF AVE
BROOKLYN
NEW YORK, 11226

ROOF
PLAN
scale 3/32"=1'-0"




## FRONT ELEVATION

SCALE 3/32"=1'-0"

REVISED 01/28/2019

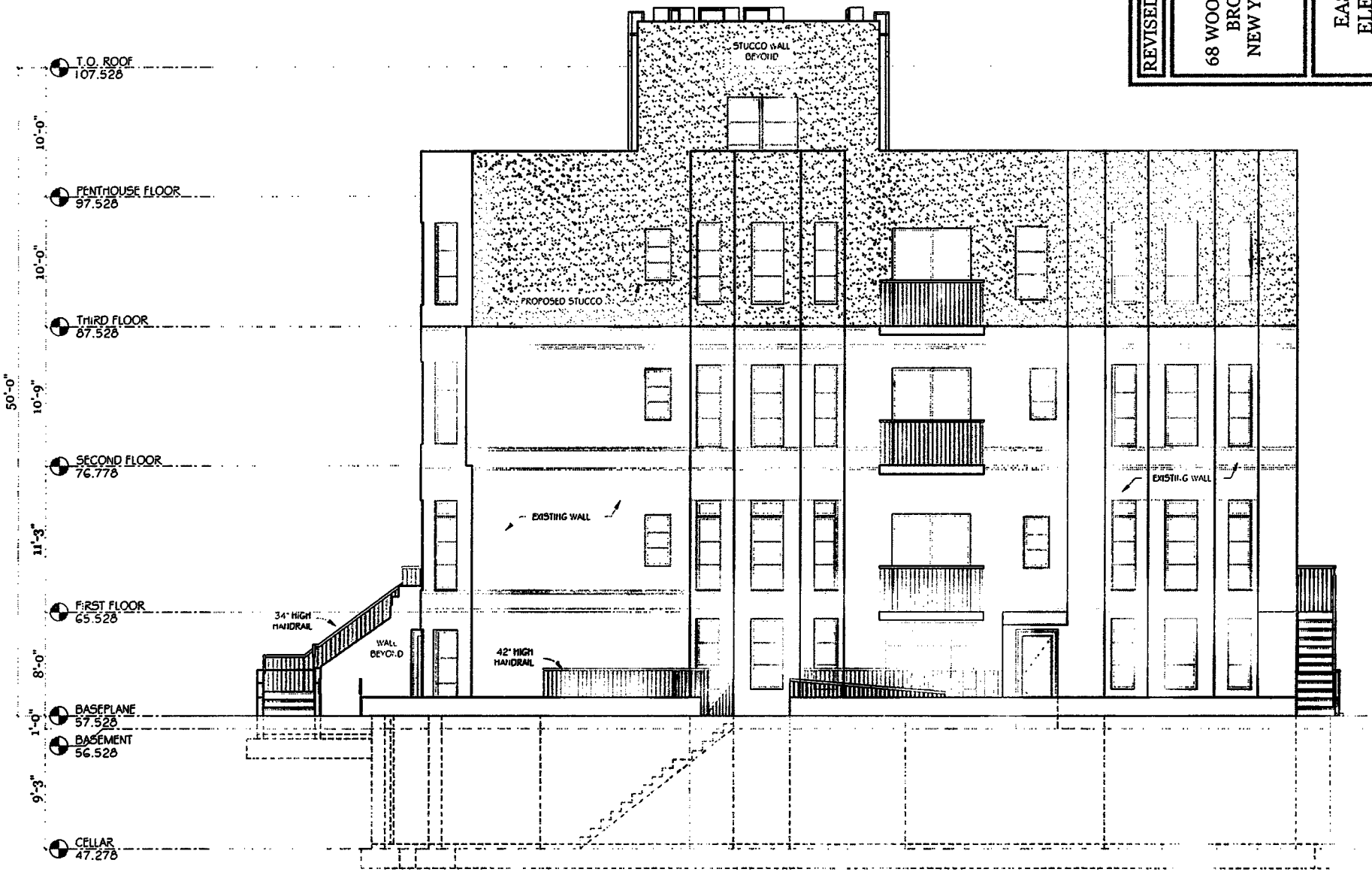
68 WOODRUFF AVE
BROOKLYN
NEW YORK, 11226

FRONT
ELEVATION
scale 3/32"=1'-0"

REVISED 01/28/2019

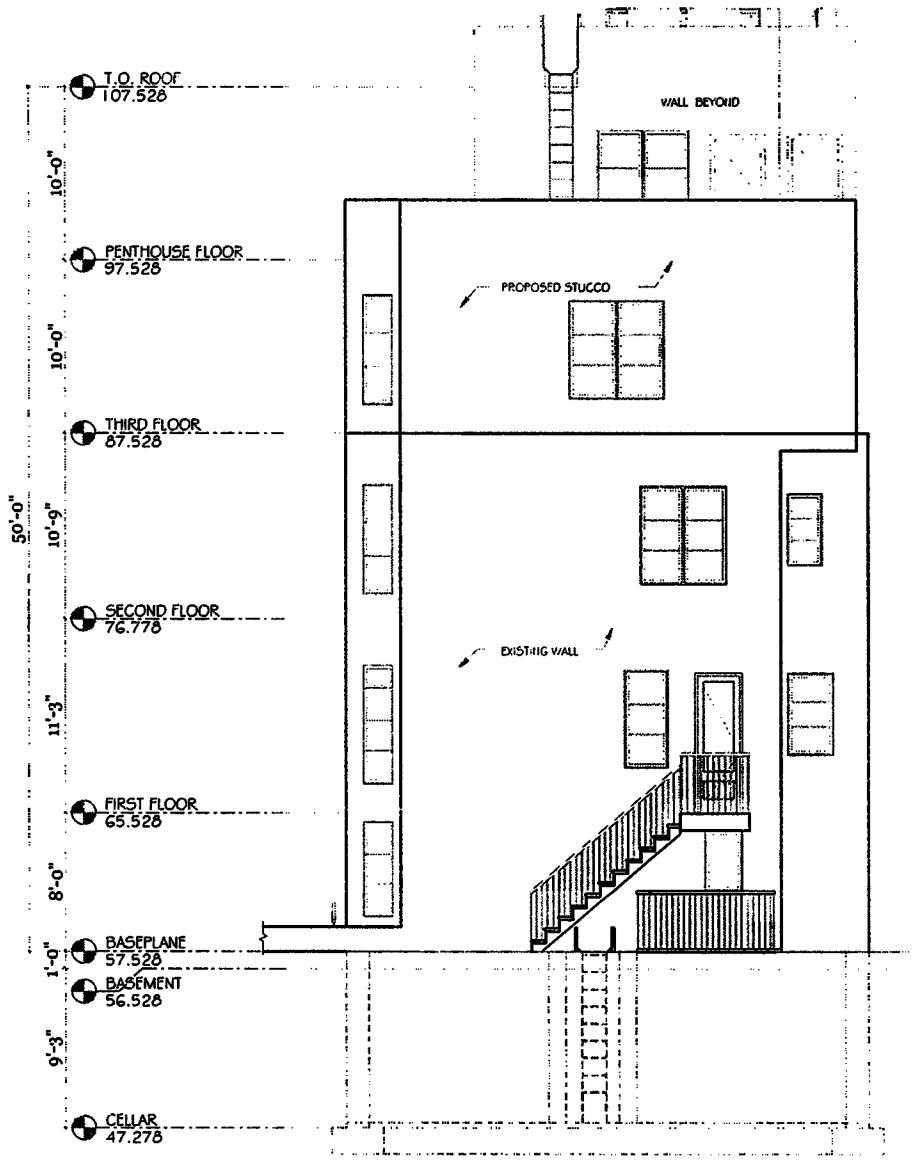
68 WOODRUFF AVE
BROOKLYN
NEW YORK, 11226

EAST SIDE
ELEVATION
scale 3/32"=1'-0"




## EAST SIDE ELEVATION

SCALE 3/32"=1'-0"




## REAR ELEVATION

SCALE 3/32"=1'-0"

REVISED 01/28/2019

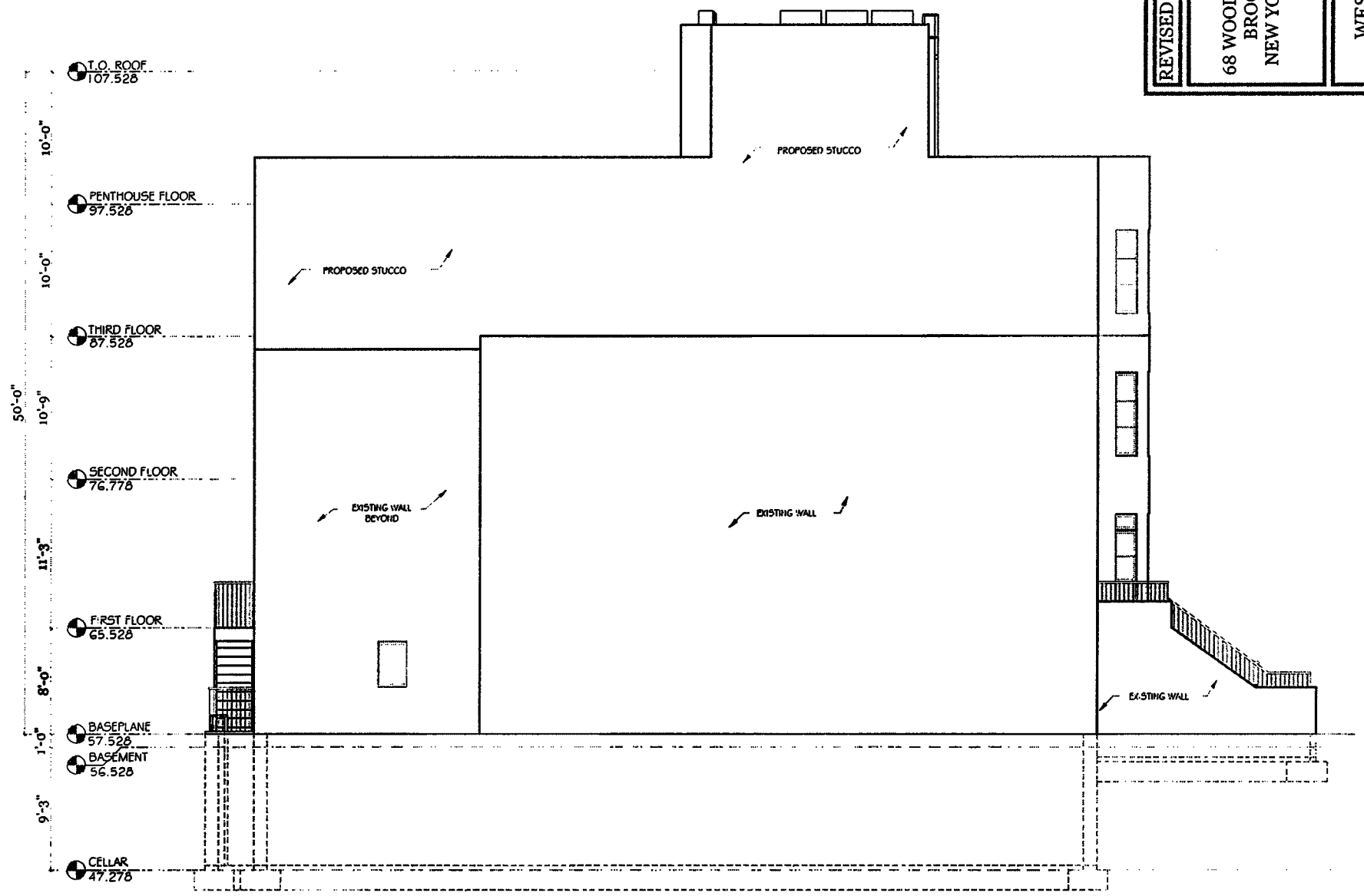
68 WOODRUFF AVE
BROOKLYN
NEW YORK, 11226

REAR
ELEVATION
scale 3/32"=1'-0"

REVISED 01/28/2019

68 WOODRUFF AVE
BROOKLYN
NEW YORK, 11226

WEST SIDE
ELEVATION
scale 3/32"=1'-0"




## WEST SIDE ELEVATION

SCALE 3/32"=1'-0"

DOCUMENT NUMBER 2

---

# PURCHASE AGREEMENT

Law Office of Hershy Itzkowitz, Esq,
1554 49th Street
Brooklyn, New York 11219

---

# PURCHASE AGREEMENT

between

and

For Unit Number in
The 68 Woodruff Avenue Condominium
Brooklyn, New York

## TABLE OF CONTENTS


1. Definitions....1
2. Plan....2
3. Agreement to Purchase and Sell....2
4. Purchase Price....2
5. Purchase Monies Held in Trust....3
6. Closing Contingent on Plan Being Declared Effective....4
7. Closing Date and Place....4
8. The Deed....5
9. State of Title....5
10. Title Company Approval....5
11. Sponsor's Inability to Convey Title....5
12. Purchaser's Remedies....6
13. Closing Adjustments....6
14. Purchaser's Closing Costs....7
15. Rent Security Deposit....8
16. Power of Attorney to Board of Managers and Sponsor....9
17. Transfer Tax Return....9
18. Events of Default....9
19. Appliances and Equipment....11
20. Construction....11
21. Inspection of Unit....12
22. Possession; Risk of Loss....12
23. No Representation....13
24. Notices....14
25. Broker....14
26. No Lien; Agreement Subject to Mortgage....14
27. Entire Agreement....15
28. Joint Purchasers....15
29. Liability of Sponsor....15
30. Further Assurances....15
31. Severability....16
32. Strict Compliance....16
33. Governing Law....16
34. Arbitration....16
35. Gender....17
36. Certain References....17
37. Captions....17
38. Successors and Assigns....17
39. No Oral Changes....17
40. Acceptance of Purchase Agreement....17
41. Purchase Agreement Not Conditioned on Financing....18
42. Agreement Not Assignable; Binding Effect....19

EXHIBIT A

Permitted Encumbrances....20

EXHIBIT B

TERMS OF SECURED LOAN CONDITION RIDER....22

PURCHASE AGREEMENT

For Unit Number in
The 68 Woodruff Avenue Condominium
68 Woodruff Avenue
Brooklyn, New York

(Please execute in triplicate)

THIS AGREEMENT is made as of , 2018 between (hereinafter called the "Sponsor"), having an address at and (hereinafter called the "Purchaser"), having an address at (hereinafter called the "Escrow Agent"), having an address at

Pursuant to Article 36-B of the General Business Law, the Sponsor has elected to limit the Housing Merchant Implied Warranty. The Sponsor's maximum liability to any unit owner under the Sponsor's Limited Warranty is limited to fifty percent (50%) of the purchase price of the unit. Additionally, the Sponsor's Limited Warranty is limited to actual purchasers and their successors whom acquire title to the subject Unit by will or by the governing intestacy laws.

W I T N E S S E T H:

1. Definitions.

The following terms shall have the meanings ascribed to them:

(i) "Building" or "buildings" shall mean the structures known as 68 Woodruff Avenue, Brooklyn, New York.

(ii) "Closing Date", "closing", "closing of title" and words of similar import are used synonymously and mean the settlement of the mutual obligations of the Sponsor and Purchaser under this Purchase Agreement, including the payment to Sponsor of the Purchase Price and the delivery to Purchaser of the deed transferring full ownership (fee simple title) to the Unit on the terms set forth in this Agreement.

(iii) "Condominium" shall mean The 68 Woodruff Avenue Condominium.

(iv) "Declaration" shall mean the Declaration of The 68 Woodruff Avenue Condominium establishing ownership of the Property.

(v) "Plan" shall mean the Offering Plan to convert the Property to condominium ownership and any Amendments thereto filed prior to the date upon which Purchaser signs this Agreement.

(vi) "Property" shall mean the Building and the land on which it is erected.

(vii) "Notice" to Purchaser shall include facsimile transmission to Purchaser or Purchaser's attorney. Seller's attorney may send all notices to Purchaser's attorney and/or Purchaser via facsimile. A facsimile confirmation printout by Seller's attorney showing transmission was complete is sufficient evidence that the facsimile has been transmitted and the notice has been served.

All other terms not defined elsewhere herein shall have the meanings ascribed to them in the Plan.

2. Plan

Purchaser acknowledges having received and read the Plan at least three (3) full business days prior to Purchaser's signing this Purchase Agreement. Purchaser hereby adopts, accepts and approves the Plan (including, without limitation, the proposed Condominium Documents contained in Part II of the Plan) and agrees to abide and be bound by the terms and conditions thereof, as well as all amendments to the Plan duly filed by Sponsor (including, without limitation, amendments involving any changes, modifications, or updating of the estimated Common Charges, the estimated real estate taxes to be paid by Purchaser, or the "Schedule B--Budget for First Year of Condominium Operation" of The 68 Woodruff Avenue Condominium. Any such amendments shall neither excuse Purchaser from performing Purchaser's obligations hereunder nor entitle Purchaser to any offset or credit against the Purchase Price and may be made by Sponsor without Purchaser's consent or approval. The Plan is hereby incorporated in this Agreement with the same force and effect as if set forth at length. In the event of any inconsistency or conflict between the provisions of this Agreement and those contained in the Plan, the provisions of the Plan shall govern and be binding. Purchaser acknowledges having had full opportunity to examine all documents, and investigate all statements, made herein and in the Plan.

3. Agreement to Purchase and Sell

Purchaser agrees to purchase from Sponsor, and Sponsor agrees to sell to Purchaser, the unit designated as Unit Number____(hereinafter called the "Unit") in the Declaration, together with its undivided interest (hereinafter called the "Common Interest") in the Common Elements, on and subject to, the terms and conditions set forth herein.

4. Purchase Price

A. The purchase price for the Unit (exclusive of closing adjustments and costs referred to in Paragraphs 13 and 14 below) is $ (hereinafter called the "Purchase Price"), which Purchaser agrees to pay to the Sponsor, as follows:

(i) $ (hereinafter called the "Down Payment") is due on Purchaser's signing and submitting of this Agreement and is to be paid by Purchaser's personal check, receipt of which (subject to collection) is hereby acknowledged by Sponsor;

(ii) $ (hereinafter called the "Balance"), constituting the balance of the Purchase Price, is due on the delivery to Purchaser of the deed to the Unit and
must be paid by Purchaser's personal certified check or official cashier's check, in either event drawn on a bank that is a member of the New York Clearing House Association.

B. The payment of the Balance and acceptance of deed to the Unit by Purchaser shall constitute Purchaser's recognition that Sponsor has satisfactorily performed those obligations stated in the Plan and this Agreement to be performed by Sponsor prior to closing. However, nothing herein contained shall excuse Sponsor from performing those obligations (if any) expressly stated herein or in the Plan to be performed subsequent to the closing.

C. Purchaser is not required to pay the Balance or accept title to the Unit unless concurrently with, or prior to, closing all the prerequisites set forth under "Closing and Terms of Sale" in Part I of the Plan are met. The obligations of a purchaser under a purchase agreement is not conditioned on obtaining financing, any prospective purchaser who executes a purchase agreement and does not obtain financing may lose his or her deposit if he or she is unable to otherwise raise the monies for the balance of the purchase price. Prospective purchasers who require financing are advised to consult with a lending institution before execution of a purchase agreement, No representation is made by the sponsor as to the availability or cost of such financing.

THIS PURCHASE AGREEMENT IS NOT CONDITIONED UPON A PURCHASER SECURING SATISFACTORY FINANCING. THE SPONSOR MAY, AT ITS OPTION, CONDITION THE CONTRACT UPON FINANCING, PROVIDED THAT PURCHASER AND SPONSOR BOTH PROPERLY COMPLETE AND INITIAL A SECURED LOAN CONDITION RIDER , THE FORM OF WHICH IS ANNEXED HERETO AS EXHIBIT “B”.

SPONSOR IS NOT OBLIGATED TO EXTEND OR ARRANGE FINANCING. NO REPRESENTATION IS MADE THAT BANK FINANCING WILL BE AVAILABLE TO PURCHASER OR AS TO THE AMOUNT, TERMS AND CONDITIONS UPON WHICH SUCH FINANCING MAY BE GRANTED OR THE COST TO OBTAIN SAME.

5. Purchase Monies Held in Trust

(a) The law office of David Augenstein, P.C., with an address at 1149 East 34th Street, Brooklyn, NY 11210 shall serve as escrow agent ("Escrow Agent") for Sponsor and Purchaser. The only signatories on this account authorized to withdraw funds are David Augenstein, Esq. The designated signatory is admitted to practice law in the State of New York. Neither the Escrow Agent nor any authorized signatories on the account are the Sponsor, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing.

(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 of release of the Deposit from escrow.

(c) The Escrow Agents has established the escrow account at JP Morgan Chase Bank, with an address at 6501 18th Avenue, Brooklyn, NY 11204. The escrow account is entitled "The Law Offices of David Augenstein, IOLA Trust Account"("Escrow Account") . The Escrow Account is an IOLA account. The Escrow Account is federally insured by the FDIC at the maximum amount of $250,000.00 per deposit. Any deposit in excess of $250,000.00 will not be insured.

(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 or endorsed by the Purchaser to the order of "The Law Offices of David Augenstein, IOLA Trust Account", as Escrow Agent.

(e) 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.

(f) Within five (5) business days after the Purchase Agreement has been tendered to Escrow Agent along with the Deposit, the Escrow Agent shall sign the Purchase Agreement and place the Deposit into the Escrow Account. With ten (10) business days of the placing the deposit in the Escrow Account, Escrow Agent shall provide written notice to Purchaser and Sponsor, 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 Sponsor.

(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 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.

(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 Sponsor, as per GBL § 352-h.

(i) Under no circumstances shall Sponsor seek or accept release of the Deposit of a defaulting Purchaser until after consummation of the Plan, as evidenced by the acceptance of the post closing amendment by 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.

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

(i) pursuant to terms and conditions set forth in the Purchase Agreement in this section upon closing of title to the Unit; or

(ii) in a subsequent writing signed by both Sponsor 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 (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 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 (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 [unit/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.

(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 the Purchase Agreement, 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) 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.

(p) 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.

(q) Sponsor shall obtain or cause the selling agent under the Plan to obtain a completed and signed Form W-9 or W-8, as applicable, from Purchaser and deliver such form to Escrow Agent together with the Deposit and this Purchase Agreement.

(r) 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.

(s) Sponsor agrees to defend, indemnify and hold Escrow Agent harmless from and against all costs, claims, expenses and damages incurred in connection with or arising out of Escrow Agent's responsibilities arising in connection with 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.

6. Closing Contingent on Plan Being Declared Effective

A. The respective obligations of Purchaser and Sponsor hereunder are contingent upon the Plan being declared effective. The Plan shall not be declared effective except in accordance with the prerequisites set forth in the Plan, as same may be amended from time to time. Purchaser understands and agrees that the Sponsor shall have the right to abandon the Plan at any time prior to its being declared effective or thereafter, in certain limited cases set forth in the Plan (see the section in the Plan entitled "Effective Date" for full details). The Plan will be abandoned or deemed abandoned if it has not been declared effective within the time limits prescribed in the Plan. The Sponsor shall notify Purchaser, in writing or by a duly filed Amendment to the Plan, when the Plan becomes effective or is abandoned.

B. If the Plan is abandoned or does not become effective or if after being declared effective the Plan shall not be consummated for any reason on or before twenty-four (24) months from the date the Offering Plan is accepted for filing by the Department of Law, this Agreement shall be deemed canceled and all monies paid by Purchaser hereunder shall be returned. After the funds are so disbursed, Purchaser and Sponsor shall have no claim against each other or the Selling Agent in connection with this Agreement or the Plan and all of same shall be released and discharged from all liabilities and obligations hereunder and under the Plan.

7. Closing Date and Place

The closing of title shall occur on the date and at the time and place in the State of New York as Sponsor shall designate to Purchaser on not less than thirty (30) days' prior written notice. After setting the initial closing date, sponsor may, from time to time, adjourn the reschedule the date and time for closing on not less than ten (10) business days notice to purchasers, which new closing notice shall fix a new date and time which shall not be earlier than the initial closing date. Purchaser may waive this thirty (30) day provision by initialing below.

I hereby waive the provision requiring thirty (30) days Notice of Closing _____

8. The Deed

At closing, Sponsor shall deliver to Purchaser a Bargain and Sale Deed with covenant against grantor's acts transferring to Purchaser full ownership (fee simple title) to the Unit. The deed shall be substantially in the form reproduced as Document Number 5 in Part II of

the Plan and shall be executed and acknowledged by Sponsor in form for recording. Such executed deed shall be delivered immediately to the representative of the title company insuring Purchaser's title (or, if no such representative is present, to Purchaser or Purchaser's attorney).

9. State of Title

Legal ownership to the Unit shall be transferred to Purchaser at closing subject only to the liens, encumbrances and title conditions (hereinafter called the "Permitted Encumbrances") enumerated in Exhibit A to this Agreement. Any other liens, encumbrances, or conditions shall not be an objection to title if: (i) the instrument required to remove it from the record is delivered to said representative of Purchaser's title insurance company (or, if none, to Sponsor's attorney) for recording in the proper office, together with the requisite recording or filing fees; or (ii) Purchaser's title insurance company will insure Purchaser against its collection or enforcement out of the Unit.

10. Title Company Approval

Sponsor shall give, and Purchaser shall accept, such title as any member of the New York Board of Title Underwriters, will approve and insure, provided only the liens, encumbrances and conditions affecting title shall be the Permitted Encumbrances. Sponsor shall not be obligated to satisfy any exceptions to title raised by any other title insurance company.

11. Sponsor's Inability to Convey Title

In the event Sponsor is unable to deliver to Purchaser title to the Unit in accordance with the provisions of this Agreement, Sponsor will not be obligated to bring any action or proceeding or otherwise incur any cost or expense of any nature whatsoever in excess of one-half of one percent of the total offering amount to render title marketable or to remove, cure or comply with any violations of record issued prior to the First Closing, and in such case, Sponsor may abandon the Plan. In no event shall Sponsor be obligated to cure violations of record which are the obligations of tenants to cure or which result from the acts or omissions of tenants, or violations noted with respect to radio or television antennae.

12. Purchaser's Remedies

In the event that the Sponsor shall for any reason (except for willful default) be unable to convey and deliver the apartments in accordance with the terms of the Purchase Agreement, (except for any failure to perform any obligation imposed by applicable statute or regulation, or a failure to perform Sponsor's obligations under the Offering Plan) the sole remedy of the purchaser shall be to rescind the Purchase Agreement and be refunded the entire down payment with interest plus the cost of title searches, if any.

Any conflict between the Plan and the Purchase Agreement shall be resolved according to the terms of the Plan.

Nothing contained in the Purchase Agreement or in the Plan shall be construed to waive a purchaser's rights or abrogate Sponsor's obligations under Article 23-A of the GBL.

13. Closing Adjustments

A. At closing, Sponsor and Purchaser shall apportion, as of midnight of the day preceding the closing:

(i) real estate taxes (including all prepaid real estate taxes) and assessments, if any, on the basis of the fiscal or calendar year for which assessed, including water charges and sewer rents (if separately assessed) and any escrows for real estate taxes;

(ii) Common Charges for the month in which title closes; and

(iii) rent and other charges, if any, pursuant to a lease for, or tenancy of, the Unit.

(iv) insurance apportioned to unit until the policy expiration date.

The "Customs in Respect of Title Closings" recommended by The Real Estate Board of New York, Inc., as amended to date, shall apply to the adjustments and other matters therein mentioned, except as otherwise provided herein.

B. In the event the Unit has not been separately assessed for the then current fiscal tax year at the time of title closing, the apportionment of real estate taxes shall be based on the Unit's pro-rata share (in proportion to its Common Interest) of the then current real estate taxes assessed against the Property. If the Unit has been separately assessed but the closing occurs before the tax rate is fixed, then the apportionment of real estate taxes shall be based upon the latest tax rate applied to the most recent assessed valuation.

C. Any errors or omissions in computing apportionments at closing shall be corrected and payment made to the proper party promptly after discovery. This provision shall survive the closing.

D. Installments for tax assessments due after the delivery of the deed, if any, shall be paid by the Purchaser and shall not be considered a defect in title.

14. Purchaser's Closing Costs

At the time of title closing, each Purchaser of a Unit will pay certain closing costs in addition to the legal fees of such Purchaser's counsel and the amount of any net credit in favor of Sponsor resulting from the closing apportionments described above. Such closing costs will include the following, the amounts of which are based on rates in effect on the date of the Plan and are subject to change without prior notice or amendment:

(i) If such Purchaser elects to obtain fee title insurance, he or she will pay a premium therefor to his or her title insurance company which will vary depending upon the amount of insurance requested. The premium for fee title insurance, should be $773.00 for the first $100,000.00 of fee insurance plus $4.36 for each $1,000.00 or fraction thereof of additional fee insurance up to $500,000.00. The premium for mortgage title insurance should be $654.00 for the first $100,000.00 of insurance plus $3.64 for each $1,000.00 or fraction thereof of additional insurance up to $500,000.00.

(ii) A fee for recording the deed and Unit Owner's Power of Attorney of $32.00 for each instrument plus $5.00 per page, together with a service charge to the title company for such recording of approximately $185.00;

(iii) If Purchaser obtains a mortgage loan, Purchaser will pay:

(a) a fee and service charge for recording the mortgage at the same rates given above for recording the deed;

(b) Purchasers will pay a portion of the mortgage recording tax in the amount provided for by law (at the date of the Plan, the tax to the purchaser is 1.8% of the face amount of the mortgage for mortgages under $500,000.00). (Note: The Lending Bank pays an additional 0.25%);

(c) Purchasers will pay a premium through the title insurance company for the mortgage title insurance policy. In addition, such Purchaser shall pay Sponsor a sum equal to the partial mortgage tax credit to which Purchaser is entitled under Section 339-ee(2) of the Condominium Act. All such payments shall be made upon execution of the loan documents.

(d) all costs and expenses in connection with such loan in amounts determined by the lender, *i.e.*, application, points, credit report, survey, appraisal, bank's attorney's fees, Residential and Condominium Endorsements (title insurance forms required by banks) and any other fees required by lender. Sponsor makes no representation or warranty as to such closing costs or expenses or as to the availability of such financing.

(iv) Although usually Seller's expense, Purchaser shall pay the Real Property Transfer Tax due to the City of New York. This tax is in the amount of one percent (1%) of the total purchase price of the unit, if under $500,000.00; and 1.425% of the total purchase price of the unit if $500,000.00 or over. There will be an additional Mansion Tax of 1% for purchases above $1,000,000.00 The Purchaser shall also pay for the New York State Deed Documentary stamps (currently $2.00 per $500.00 or a fractional portion thereof of the purchase price) imposed by statute on the transferors of the property. For purposes of calculating the transfer taxes to be paid, consideration includes the transfer taxes paid by the purchaser.

(v) Purchaser will be required to deposit with the Board of Managers two (2) months' estimated monthly common charges for his unit to be used as working capital fund.

(vi) Purchaser shall be obligated to pay the following fees to sponsors attorney: (i) $2,500.00 for Seller's attorney in connection with the preparation of transfer documents; (ii) $250.00 if the closing is held at any location other than sponsors attorneys office but in New York City and $400 if the closing is held outside of New York City; (iii) $200.00 payable to sponsor or sponsor's attorney if e-forms for New York City Real Property Transfer Tax are prepared on the purchasers behalf. Additionally, in the event the Purchaser applies for a mortgage and closes title with the mortgage, the Purchaser shall be obligated for an additional $250.00 fee.

(vii) At closing, each purchaser shall pay to the Sponsor the sum of $8,500.00 to defray the Sponsor's costs of creating the condominium, e.g, architectural costs, filing fees, legal fees and other costs incurred in creating the condominium.

15. Rent Security Deposit

If Purchaser is or hereafter becomes a tenant of the Unit, Purchaser's unapplied rent security deposit, if any, will be refunded to Purchaser, together with any interest earned thereon, within thirty (30) days following the closing, provided Purchaser is not in default under Purchaser's lease or tenancy obligations. If the Unit is occupied by other than Purchaser, then the unapplied security deposit (if any) of the tenant or occupancy will be transferred at closing to Purchaser, who will upon receipt sign and deliver to Sponsor an agreement acknowledging the amount received, indemnifying Sponsor from all liability in connection therewith and agreeing to hold such security deposit in trust and to deposit same in an interest bearing bank account pursuant to the provisions of Section 7-103 of the New York General Obligations Law (such agreement to be in form and substance satisfactory to Sponsor). In either event, Sponsor will have the right to deduct from any tenant's security deposit the amount of any rent arrearage owing to Sponsor and to sue the tenant to the extent such rent security is insufficient.

The Purchaser may not occupy the Unit or perform any work in the Unit prior to closing without the prior consent of the Sponsor. In the event the Purchaser occupies the Unit or performs any work in the Unit prior to closing without the prior consent of the Sponsor, such event shall constitute a default under Section 18 of this Agreement.

16. Power of Attorney to Board of Managers and Sponsor

At closing, Purchaser shall execute, acknowledge and deliver to the representative of the title insurance company insuring Purchaser's title to the Unit (or if no representative is present, then to Sponsor's attorney) for recording in the Orange County Clerk's Office, a power of attorney in favor of the Board of Managers relative to purchasing or leasing of Units and in favor of Sponsor relative to amending the Condominium Documents to the extent permitted in the power of attorney. The power of attorney shall be substantially in the form set forth in Document Number 4 in Part II of the Plan. After being recorded, the power of attorney shall be sent to the Condominium Board.

17. Transfer Tax Return

At closing, Sponsor and Purchaser shall each duly complete and sign before a Notary Public the transfer tax return required to be filed with The State of New York. The transfer tax return shall be delivered at closing to the representative of Purchaser's title insurance company (or, if none, to Sponsor's attorney) for filing with the proper governmental officer. Purchaser shall be responsible for payment of such tax (one percent (1%) of the gross purchase price).

18. Events of Default

A. The following shall constitute "Events of Default" hereunder:

(i) Purchaser's failure to pay the Balance on the Closing Date designated by Sponsor pursuant to paragraph 8 herein;

(ii) Purchaser's failure to duly sign, notarize and deliver at closing the power of attorney pursuant to paragraph 16 above or the New York State transfer tax return pursuant to Paragraph 17 above;

(iii) If Purchaser is or becomes a tenant of the Building, Purchaser's failure to pay rent or to otherwise comply with Purchaser's lease or tenancy obligations, which results in Purchaser's eviction from Purchaser's Unit (either by voluntary removal or by court order); or

(iv) If Purchaser occupies the unit or performs any work in the unit prior to closing without the prior consent of the Sponsor;

(v) The failure to pay, perform or observe any of the Purchaser's other obligations hereunder, which is not cured within fifteen (15) days after the mailing of written notice specifying the nature of such default.

B. Upon the occurrence of an Event of Default, the Sponsor's sole remedy shall be to cancel the Purchase Agreement by sending Purchaser thirty (30) days' prior written notice of its intention to do so. If Sponsor elects to cancel, Purchaser shall have thirty (30) days from the giving of the cancellation notice within which time Purchaser must cure the specified default. If the default is not timely cured, then Sponsor shall have the right to

retain, as and for liquidated damages, the Down Payment (but in no event to exceed ten percent (10%) of the Purchase Price of the it) plus the cost of any special work in the Unit ordered by Purchaser, (hereinafter called the "Liquidated Sum") and any sums in excess thereof (together with any interest earned thereon) shall be returned to Purchaser promptly thereafter. Upon cancellation of this Agreement and making such refund to Purchaser (if any), Purchaser, Sponsor and Selling Agent will be released and discharged of all further liability and obligations hereunder and under the Plan. Thereafter, the Unit may be sold to another as though this Agreement had never been made, and without accounting to Purchaser for the proceeds of such sale.

Upon cancellation of this Agreement and making such refund to Purchaser (if any), Purchaser, Sponsor and Selling Agent will be released and discharged of all further liability and obligations hereunder and under the Plan. Thereafter, the Unit may be sold to another as though this Agreement had never been made, and without accounting to Purchaser for the proceeds of such sale.

C. In the event that a purchaser does not close on the Closing Date set forth in the Notice of Closing, and Sponsor elects not to cancel the Purchase Agreement or if the Sponsor approves the Purchaser's request to adjourn the Purchaser's closing to his apartment, interest shall accrue on the unpaid amount of the purchase price from the Closing Date until such amount is paid. The interest rate shall be ten percent (10%) per annum. This rate shall be in effect for as long as there is any unpaid amounts owing towards the full purchase price.

D. Notwithstanding the occurrence of an Event of Default Sponsor may, in its sole discretion, keep this Agreement in effect and proceed to close title without prejudicing Sponsor's right to recover from Purchaser's damages, losses, costs, expenses and all other lawful sums to which Sponsor is entitled (including, but not limited to, legal fees and costs of collection).

E. If Purchaser is or becomes a tenant of the Building and Purchaser fails to pay rent or otherwise comply with Purchaser's lease or tenancy obligations, or Purchaser vacates or abandons the leased premises, then such failure, vacating or abandonment (as the case may be) shall constitute a default hereunder entitling Sponsor, at its sole option, to cancel this Agreement, even though Purchaser is not evicted from the leased premises as a result thereof. However, in the event Sponsor elects to so cancel, unless Purchaser is evicted, Sponsor shall refund to Purchaser all monies deposited hereunder together with any interest earned thereon. Upon such refund being made, Sponsor and Purchaser will be released and discharged of all further liability and obligations under this Agreement and the Plan. However, in no event shall Purchaser be released or excused from paying and performing Purchaser's lease or tenancy obligations.

19. Appliances and Equipment

A. The Unit is being sold unfurnished, without window blinds or shades and will contain only a stove and refrigerator as described above and in the Plan. Furniture, wall coverings, furnishings, decorations, and the like in or about any model Unit are for display purposes only and are not included in this sale. Any floor plans or sketches shown to Purchaser (including those contained in the Plan) are only approximations of the Unit's

dimensions and arrangement, and Purchaser should not rely thereon. Sponsor shall not be liable for immaterial variations from any floor plans or sketches.

B. There will be no modifications or extras unless agreed to in writing by the parties. All modifications and alterations must be approved by Sponsor in writing and, if a approved, shall be performed by Sponsor at Purchaser's expenses (payable in the manner to be set forth in an addendum to this Agreement or separate agreement).

20. Construction.

A. The construction of the Building and the Unit, including the materials, equipment and fixtures to be installed therein, shall be substantially in accordance with the Plan and the architectural "plans and specifications" (defined in the Plan), subject to the right reserved by Sponsor to modify and amend the Plan and the "plans and specifications" in order to substitute materials, equipment or fixtures of equal or better quality and design, provided only that the approval of any governmental authorities having jurisdiction thereover and the construction lender are first obtained (if required). The issuance of a Certificate of Occupancy for the Building shall be deemed presumptive evidence that the Building and the Unit have been fully completed in accordance with the Plan and the "plans and specifications". However, nothing herein contained shall excuse Sponsor from its obligations to correct any defects in construction in accordance with the conditions set forth in the Plan in the section entitled "Rights and Obligations of the Sponsor."

B. The construction of the Building and the Unit and the correction of any defects in construction to the extent required under the Plan are the sole responsibility of the Sponsor. Purchaser acknowledges and agrees that Sponsor will not be liable for, and will have no obligation to correct, certain variations from the Plan and "plans and specifications" as indicated in the Plan in subparagraph 2(b) of "Rights and Obligations of Sponsor--Construction Obligations" and will only be responsible to correct any construction defects to the extent, and on the terms and conditions, set forth in subparagraph 5 of "Rights and Obligations of Sponsor: Construction Obligations."

21. Inspection of Unit.

At least ten (10) days before the Balance is to be paid, the Selling Agent shall notify the Purchaser that the Unit is ready for inspection. Upon receipt of the notice, Purchaser shall promptly arrange an appointment with the Selling Agent to inspect the Unit before the lapse of such ten (10) day period. Purchaser or his duly authorized agent shall attend such inspection and shall complete, date and sign the Inspection Statement (in the form set forth as Exhibit C to this Agreement) and deliver same to the Selling Agent at the conclusion of the inspection. Failure of Purchaser either to arrange such appointment or to inspect the Unit within ten (10) days of receipt of said notice or to so sign and deliver the completed Inspection Statement, shall not excuse Purchaser from paying the Balance when due and shall constitute Purchaser's full acceptance of the Unit. However, nothing herein shall relieve Sponsor of its obligations as set forth in the "Rights and Obligations of Sponsor -- Construction Obligations" as set forth in the offering plan.

22. Possession; Risk of Loss

A. Unless Purchaser now resides in the Unit, Purchaser shall not be entitled to occupy the Unit until the deed is delivered to Purchaser at closing. Sponsor may, in its discretion, grant Purchaser possession of the Unit prior to the closing under an interim lease, if the Unit is currently, or hereafter becomes, vacant.

B. If Purchaser is given possession of the Unit prior to Closing under an interim lease, the Purchaser shall be solely responsible for any damage to, or loss or other condition in the Unit resulting from Purchaser's use or occupancy, and Sponsor shall not be obligated to make any repairs to the Unit or its installations. However, until closing Sponsor will remain responsible to make those repairs required of it as a landlord under any existing or interim lease and, after closing, the Condominium Board will be responsible to make those repairs required of it under the Condominium Documents.

C. If during Purchaser's occupancy the Unit is damaged by casualty or otherwise, the Purchaser shall assume the risk of loss and the obligation to repair the damage not covered by insurance, unless the cause thereof originated outside the Unit and did not result from the acts of Purchaser or other occupants of the Unit or Purchaser's guests, invitees or workmen.

D. Except as provided in the preceding subparagraph C, all other risk of loss prior to closing has been assumed by Sponsor, but without any obligation or liability of Sponsor to repair the damage or restore the Unit. The Sponsor will make a determination whether or not to repair the damage within fifteen (15) days. If Sponsor or (in the event the Declaration is filed) the Unit Owners elect to repair or replace the loss or damage, this agreement shall continue in full force and effect, Purchaser shall not have the right to reject title to the Unit or to receive a credit against, or abatement in, the Purchase Price, and Sponsor shall be entitled to a reasonable period of time to complete or to permit the Condominium Board to complete such repairs or replacements. Purchaser shall not be required to pay the Balance unless and until (i) the Unit has been substantially repaired to as near as reasonably possible to its condition immediately prior to the casualty and (ii) its essential services (such as gas, electricity, and heat) and a reasonable means of ingress and egress to the street have been restored. Any proceeds received from insurance or in satisfaction of any claim or action in connection with such loss, shall belong entirely to Sponsor (subject to the rights, if any, of the Condominium Board or other Unit Owners) and if such proceeds are paid to Purchaser, Purchaser shall promptly upon receipt turn them over to Sponsor. The provisions of the preceding sentence shall survive the closing.

E. In the event Sponsor notifies Purchaser that it does not elect to repair or restore the Unit or if the Unit Owners do not resolve to make such repairs or restoration pursuant to the Condominium's By-Laws, this Agreement shall be deemed cancelled and of no further force or effect and Sponsor shall return to Purchaser all sums deposited hereunder, without interest (unless interest is earned), whereupon the parties shall be released and discharged from all obligations and liability hereunder and under the Plan, except that if Purchaser is then in default hereunder (beyond the applicable grace period, if any), Sponsor shall retain the Liquidated Sum pursuant to Paragraph 19 above.

23. No Representation

Purchaser acknowledges that Purchaser has not relied upon any architect's plans, sales plans, selling brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, made by Sponsor, Selling Agent or others, including, but not limited to, any relating to the description or physical condition of the Property, the Building or the Unit, or the size or the dimensions of the Unit or the rooms therein contained or any other physical characteristics thereof, the services to be provided to Unit Owners or the estimated Common Charges and estimated real estate taxes for the Unit, the right to any income tax deduction for any real estate taxes or mortgage interest paid by Purchaser, or any other data, except as may be specifically represented herein or in the Plan; Purchaser having relied on Purchaser's own examination and investigation thereof. No person has been authorized to make any representations on behalf of Sponsor. No oral representations or statements shall be considered a part of this Agreement. Purchaser agrees (a) to purchaser the Unit, without offset or any claim against, or liability of, Sponsor, whether or not any layout or dimension of the Unit or any part thereof, or of the Common Elements, as shown on the Floor Plans, is accurate or correct, provided the layouts and dimensions conform substantially to such Floor Plans and (b) that Purchaser shall not be relieved of any of Purchaser's obligations hereunder by reason of any minor inaccuracy or error. The provisions of this Paragraph 24 shall survive the closing of title.

24. Notices

All notices, elections, consents, demands and communications (collectively called "notices" or individually called "notice") shall be delivered personally or given in writing by registered or certified mail, return receipt requested, postage prepaid, and, if sent to Purchaser, addressed to Purchaser at Purchaser's address given in the preamble to this Agreement and, if sent to Sponsor, addressed to the Sponsor.

Notice to Purchaser shall include facsimile transmission to Purchaser or Purchaser's attorney. Seller's attorney may send all notices to Purchaser's attorney and/or Purchaser via facsimile at the following number(s): _____. A facsimile confirmation printout by Seller's attorney showing transmission was complete is sufficient evidence that the facsimile has been transmitted and the notice has been served.

25. Broker

Purchaser represents to Sponsor that the Selling Agent is the only broker or sales agent with whom Purchaser has dealt in connection with this transaction. Sponsor agrees to pay the commission due the Selling Agent pursuant to separate agreement. Purchaser agrees that should any claim be made against Sponsor for commissions by any broker, other than the Selling Agent, on account of any acts of Purchaser or of Purchaser's representatives, Purchaser will indemnify and hold Sponsor free and harmless from any and all liabilities and expenses in connection therewith, including (without limitation) reasonable legal fees and disbursements. The provisions of this Paragraph 26 shall survive the closing.

26. No Lien; Agreement Subject to Mortgage

A. No lien or encumbrance shall arise against the Property or the Unit as a result of this Agreement or any monies deposited hereunder. This Agreement shall not be recorded and any purported recordation hereof by Purchaser shall constitute an Event of Default.

B. In furtherance and not in limitation of the provisions of the preceding subparagraph A, Purchaser agrees that the provisions of this Agreement are and shall be subject and subordinate to the lien of any mortgages heretofore or hereafter made and any payments or expenses already made or incurred or which hereafter may be made or incurred, pursuant to the terms thereof, or incidental thereto, or to protect the security thereof, to the full extent without the execution of any further legal documents by Purchaser. Sponsor shall, at its option, either satisfy such mortgages or obtain a release of the Unit and its undivided interest in the Common Elements from the lien of such mortgages on or prior to the Closing Date unless Purchaser assumes such mortgages. The existence of any mortgage or mortgages encumbering the Property, or portions thereof, other than the Unit and its undivided interest in the Common Elements, shall not constitute an objection to title or excuse Purchaser from completing payment of the Purchase Price or performing all of Purchaser's other obligations hereunder or be the basis of any claim against, or liability of, Sponsor, provided that any such mortgage is subordinated to the Declaration and the Unit is released from the lien of such mortgage at closing.

27. Entire Agreement

This Purchase Agreement, together with the Plan, as the Plan may be amended from time to time, constitutes the entire agreement between the parties as to the subject matter hereof and supersedes all prior understandings and agreements.

28. Joint Purchasers

The term "Purchaser" shall be read as "Purchasers" if more than one person are purchasers, in which case their obligations shall be joint and several.

29. Liability of Sponsor

Sponsor shall be excused from performing any obligation or undertaking provided for in this Agreement for so long as such performance is prevented, delayed or hindered by an act of G-d, fire, flood, explosion, war, riot, sabotage, inability to procure or general shortage of energy, labor, equipment, facilities, materials, or supplies in the open market, failure of transportation, strike, lock-out, action of labor unions or any other cause (whether similar or dissimilar to the foregoing) not within the reasonable control of Sponsor. Sponsor's time to perform such obligation or undertaking shall be tolled for the length of the period during which such performance was excused.

30. Further Assurances

Either party shall execute, acknowledge and deliver to the other party such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as such other party may reasonably request in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

31. Severability

If any provision of this Agreement or the Plan is invalid or unenforceable as against person or under certain circumstances, the remainder of this Agreement or the Plan and the applicability of such provision to other persons or circumstances shall not be affected thereby. Each provision of this Agreement or the Plan, except as otherwise herein or therein provided, shall be valid and enforced to the fullest extent permitted by law.

32. Strict Compliance

Any failure by Sponsor to insist upon strict performance by Purchaser of any of the provisions of this Agreement shall not be deemed a waiver of any of the provisions hereof, irrespective of the number of violations or breaches which may occur, and Sponsor, notwithstanding any failure, shall have the right thereafter to insist upon strict performance by Purchaser of any and all of the provisions of this Agreement to be performed by Purchaser.

33. Governing Law

The provisions of this Agreement shall be governed by, and construed and enforced in accordance with, the Laws of the State of New York.

34. Gender

A reference in this Agreement to any one gender, masculine, feminine or neuter, includes the other two, and the singular includes the plural, and vice versa, unless the context otherwise requires.

35. Certain References

The term "herein", "hereof" or "hereunder" or similar terms used in this Agreement refer to this entire Agreement and not to the particular provision in which the term is used. Unless otherwise stated, all references herein to Paragraphs, subparagraphs or other provisions are references to Paragraph, subparagraphs or other provisions of this Agreement.

36. Captions

The captions in this Agreement are for convenience and reference only and in no way define, limit or describe the scope of this Agreement or the intent of any provisions hereof.

37. Successors and Assigns

The provisions of this Agreement shall bind and inure to the benefit of Purchaser and Purchaser's heirs, legal representatives, successors and permitted assigns and shall bind and inure to the benefit of Sponsor and its successors and assigns.

38. No Oral Changes

This Agreement cannot be changed nor any provision waived orally. ANY CHANGES OR ADDITIONAL PROVISIONS OR WAIVERS MUST BE SET FORTH IN A RIDER ATTACHED HERETO OR IN A SEPARATE WRITTEN AGREEMENT SIGNED BY THE PARTIES.

39. Acceptance of Purchase Agreement

A. On or prior to Purchaser's signing and delivering this Purchase Agreement, Purchaser agrees (if requested) to complete, sign and deliver to the Selling Agent an application form furnished by Sponsor. Such application shall be used to determine Purchaser's qualification to purchase and own the Unit, but does not constitute a reservation or binding obligation on either the applicant or Sponsor.

B. The submission of such application or this Purchase Agreement to Purchaser does not constitute a binding obligation on either Purchaser or Sponsor. No such binding obligation shall arise until duplicates of this Purchase Agreement are executed by, and delivered to, both Purchaser and Sponsor (or Sponsor's duly authorized agent). If, within twenty (20) days after the Selling Agent receives this Purchase Agreement signed by Purchaser, a duplicate of this Agreement signed by Sponsor or its authorized agent is not sent or delivered to Purchaser, then it shall be deemed rejected and of no force or effect, and all monies paid by Purchaser shall be promptly refunded, without interest. Upon such refund being made, neither party shall have any further rights, obligations or liabilities hereunder with respect to the other. Sponsor has the right, without incurring any liability, to reject this Agreement without cause or explanation to Purchaser. This Agreement may not be rejected due to Purchaser's sex, race, creed, color, national origin, ancestry, disability, marital status or other ground proscribed by law.

40. Purchase Agreement Not Conditioned on Financing.

Purchaser may partially finance the purchase of this unit by obtaining a mortgage loan for the purchase price. However, the obligations of purchaser under this Purchase Agreement are not conditional on the purchaser's obtaining financing unless the sponsor agrees to condition the contract upon financing and both sponsor and purchase execute a

sent or delivered to Purchaser, then it shall be deemed rejected and of no force or effect, and all monies paid by Purchaser shall be promptly refunded, without interest. Upon such refund being made, neither party shall have any further rights, obligations or liabilities hereunder with respect to the other. Sponsor has the right, without incurring any liability, to reject this Agreement without cause or explanation to Purchaser. This Agreement may not be rejected due to Purchaser's sex, race, creed, color, national origin, ancestry, disability, marital status or other ground proscribed by law.

41. Purchase Agreement Not Conditioned on Financing.

The Purchase Agreement to purchase a unit is not contingent on the purchaser's obtaining financing. If the purchaser is unable to pay the purchase price required under the Purchase Agreement due to purchaser's inability to obtain financing or for any other reason, the purchaser may lose his entire down payment. Prospective purchasers who will need financing to purchase are advised to consult with a bank before execution of a Purchase Agreement to ascertain the likelihood of obtaining financing. No representation made by the sponsor as to the availability or cost of such financing.

The Sponsor may at his option consent to permit a mortgage contingency. In the event the Sponsor consents to a mortgage contingency, Purchaser shall make an application for a mortgage within five (5) day after the date on the executed Purchase Agreement is returned to the Purchaser, following which the Purchaser must perform all of the requirements set forth herein. See the Secured Loan Condition Rider attached hereto as Exhibit B.

In the event that the Sponsor agrees to condition the Purchase Agreement upon financing, under New York law, when a mortgage contingency is not fulfilled through no fault of Purchaser, performance is excused. Sponsor may not condition purchaser's obligations upon obtaining a commitment. If Purchaser acts in good faith and lender revokes commitment after contingency period expires, performance is excused.

42. Agreement Not Assignable; Binding Effect

This Purchase Agreement is not assignable without the consent of the Sponsor.

This Purchase Agreement shall bind and apply to Purchaser and Purchaser's executors, administrators, legal representatives, heirs, successors and permitted assigns.

43. Buildings Smoking Policy

Smoking and using electronic cigarettes is prohibited in any common areas within the interior of the building(s) as required by all applicable laws and is permitted in any of the dwelling units.

Smoking and using electronic cigarettes is permitted in all outdoor areas, including but **not** limited to, common courtyards, rooftops, balconies and patios, and any outdoor **areas** connected to dwelling units.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

Escrow Agent;
The Law Offices of David Augenstein, P.C..

By: _____ Date:_____

Seller
68 Woodruff LLC

By: _____ Date:_____

Purchaser

By:_____ Date:_____

EXHIBIT A

Permitted Encumbrances

1. Building restrictions and zoning laws and other regulations, resolutions and ordinances and any amendments thereto now or hereafter adopted by any governmental or quasi-governmental authority having jurisdiction.

2. State of facts which an accurate survey or personal inspection of the Land would show, provided such facts would not make the unit unmarketable.

3. The terms, burdens, covenants, restrictions, conditions, easements, and rules and regulations, all set forth in the Declaration, the By-Laws (and the Rules and Regulations made thereunder), the Power of Attorney from Purchaser to the Condominium Board and Sponsor and the Floor Plans, all as may be amended from time to time.

4. Consents by Seller or any former owner of the Land for the erection of any structure or structures on, under or above any street or street on which the Land may abut.

5. Any easement or right of use in favor of handicapped persons or any easement or right of use in favor of any utility company for electricity, steam, gas, telephone, water, or other service, and the right to construct, use, maintain, repair, and replace all utility lines, wires, terminal boxes, mains, pipes, cables, conduits, poles, connections and other equipment and facilities on, under and across the Land and Building.

6. Revocability of licenses for vault space, if any, under the sidewalks and streets and the lien of any unpaid vault tax (which is to be paid by the Condominium Board).

7. Encroachments of shrubbery, stoops, areas, steps, doors, ledges, window sills, trim, copings, retaining walls, bay windows, balconies, sidewalk elevators, fences, fire escapes, cornices, foundations, footings, chutes, fuel oil lines, drainage and stand pipes, sewerage pipes, air-conditioning units, canopies, ramps, and similar projections, if any, on, over, or under the Property or the streets or sidewalks or property abutting the Property and the rights of governmental authorities and adjoining property owners to require the removal of any such projections and variations between record lines of the Property and retaining walls and the like, if any.

8. Leases and service, maintenance, employment, concessionaire and license agreements, if any, of other Units or portions of the Common Elements.

9. The lien of any unpaid Common Charge, real estate tax, water charge or sewer rent, provided the same are adjusted at the closing of title.

10. The lien of any unpaid assessment payable in installments (other than assessments levied by the Condominium Board), except that Sponsor shall pay all such

assessments due prior to the Closing Date and Purchaser shall pay all assessments due from and after such date (however, the then current installment shall be adjusted at closing).

11. Any encumbrance as to which the title insurance company which insures Purchaser's title to the Unit would be willing, in a fee policy issued by it to Purchaser, to insure Purchaser that such encumbrance (a) will not be collected out of the Unit if it is a lien and (b) will not prevent the use of the Unit for dwelling purposes.

12. Any lease covering the Unit.

13. Certificate of Occupancy to be issued covering the unit if required.

14. Any violations against the Property (other than the Unit) which are the obligation of the Condominium Board or another Unit Owner to correct.

15. Standard exceptions contained in the form of fee title insurance policy then issued by the title insurance company insuring the Purchaser's title to the Unit.

EXHIBIT B

THE TERMS SET FORTH IN THIS SECURED LOAN CONDITION RIDER SHALL APPLY, AT SELLER'S SOLE OPTION, ONLY IF AGREED TO BY THE SPONSOR IN THE SPACE PROVIDED BELOW. PURCHASER'S SIGNATURE ALONE DOES NOT EFFECTUATE THIS SECURED LOAN CONDITION RIDER.

THIS RIDER IS ANNEXED TO AND FORMS A PART OF THE PURCHASE AGREEMENT BETWEEN 68 Woodruff LLC, SELLER, AND
, AS PURCHASER, RELATIVE TO THE SALE OF UNIT _____ AT 68 Woodruff Avenue, BROOKLYN, NEW YORK.

A. Seller shall send notice to Purchaser that an application for a mortgage must be made by Purchaser. Within five (5) days of receipt of said notice, Purchaser must make a mortgage application and must provide the Seller and/or Seller's attorney with the name and address of the bank or mortgage broker to which application has been made. Seller and/or Seller's attorney shall be permitted to deal directly with Purchaser's bank or mortgage broker. Failure to send such notice will be considered to be a waiver of the mortgage contingency.

B. The obligations of Purchaser hereunder are conditioned upon issuance on a date which is on or before thirty (30) days from date of notice set forth in Paragraph A ("Mortgage Contingency Expiration Date"), of a written commitment from any Institutional Lender (which shall include a mortgage banker and broker) pursuant to which such Institutional Lender agrees to make a first mortgage loan to Purchaser, at Purchaser's sole cost and expense, of an amount equal to 75% of the purchase price or such lesser sum as Purchaser shall be willing to accept, at prevailing interest rates for a term of at least thirty (30) years and on other customary commitment terms, whether or not conditional upon any factors other than an appraisal satisfactory to the Institutional Lender.

C. If such commitment is not issued on or before the Mortgage Contingency Expiration Date, or a rejection is received, Purchaser shall within five (5) days of the Mortgage Contingency Expiration Date or rejection date, notify the Seller of the failure to receive a commitment or of the rejection. If Purchaser has not received a commitment by the Mortgage Contingency Expiration date, Sponsor shall have the sole and exclusive right to extend Purchaser's time to obtain a commitment for up to an additional thirty (30) days. Said date shall be the new Mortgage Contingency Expiration Date. In such cash, Purchaser must continue to pursue their mortgage application in good faith. If Sponsor chooses not to extend Purchaser's Mortgage Contingency Expiration date, or Purchaser has received a notice of rejection, Sponsor or Purchaser may cancel this contract by giving notice to the other, in which case this contract shall be deemed cancelled and thereafter neither party shall have any further rights against or obligations or liabilities to, the other by reason of this contract and the downpayment shall be promptly refunded to Purchaser.

D. If Purchaser fails to give notice of cancellation then Purchaser shall be deemed to have waived Purchaser's right to cancel this contract and to receive a refund of the Down

payment and unexpended sums for special work ordered by reason of the contingency contained in this Rider and the mortgage contingency will no longer apply.

A purchaser seeking financing will be responsible for all fees and costs imposed by the lender, including (but not limited to) appraisal, credit report, flood certification, tax service and origination fees (if any).

In the event purchaser fails to exercise the right of termination within time periods set forth above or has failed to satisfy the conditions set forth in the Secured Loan Condition Rider, then, in either case, the Purchase Agreement shall remain in full force and effect.

Under New York law, when a mortgage commitment is not is not fulfilled through no fault of purchaser, performance is excused. Therefore, if purchaser acts in good faith and lender revokes commitment after contingency period expires, performance is excused and the sponsor must grant to such purchaser a right of rescission and a reasonable period of time to exercise such right.

SELLER: 68 Woodruff MM LLC

_____

By: Yecheskel Milstein

PURCHASER(S)

_____

_____

EXHIBIT C

INSPECTION STATEMENT

_____, 20___

Re: 68 Woodruff Avenue

Unit No._____ Brooklyn, NY.

Ladies and Gentlemen:

As a result of my/our final inspection on this date, please be advised that, except as otherwise noted on the attached sheet, I/we found the Unit in good condition:

I/we understand that to avoid the risk of pilferage, certain items such as medicine cabinet doors, shower heads, toilet seats, kitchen cabinets, vanity knobs, mechanical chimes, plumbing fittings, light fixtures, electrical receptacles, toilet room accessories, door hardware and _____, may be installed just prior to my/our date of moving. I/we agree and I/we will sign off on each item requiring adjustment or repairs, if any, as it is completed.

I/We agree that I/we will promptly initial each item set forth on the attached inspection sheet as it is completed to acknowledge completion. My/Our failure to respond to you within five (5) business days of your written request for such acknowledgment shall be deemed to mean that I/we have accepted and acknowledged the work as complete. I/We understand that work indicated on the inspection sheet shall be performed in accordance with the practice of the industry. In the event of a dispute, Sponsor's contractor, architect or engineer shall determine whether or not such work was performed according to such standard and his or her decision shall be binding on the parties hereto.

You agree to complete all items listed on this inspection statement within a reasonable period of time following closing to my/our Unit, subject to delays for work or materials beyond your control.

This Inspection Statement shall survive closing of title to my/our Unit.

_____ _____

Sponsor's Representative Purchaser's Representative

EXCEPTION SHEET AND

CERTIFICATE OF COMPLETION,

ADJUSTMENT AND/OR REPAIRS

Re: 68 Woodruff Avenue

Brooklyn, NY

Purchaser:

Unit No.:

Date:

Time:

A.

B.

C.

D.

E.

F.

G.

H.

I.

J.

K.

L.

_____ _____

Sponsor's Representative Purchaser's Representative

## ADJUSTMENTS AND/OR REPAIRS

| Number Signature | Item | Dates Completed |
|---|---|---|
| 1. | | |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |

EXHIBIT D
SPONSOR'S LIMITED WARRANTY

The 68 Woodruff Avenue Condominium

THIS LIMITED WARRANTY HAS BEEN FORMED IN ACCORDANCE WITH ARTICLE 36-B OF THE GENERAL BUSINESS LAW, OTHERWISE KNOWN AS THE HOUSING MERCHANT IMPLIED WARRANTY.

EFFECTIVE DATE OF THIS LIMITED WARRANTY

The effective date of this limited warranty is the earlier of the (i) date that purchaser shall first take possession of the Unit or (ii) the date of delivery of the condominium unit deed to the purchaser.

SPONSOR'S LIMIT ON MAXIMUM LIABILITY

The Sponsor's maximum liability to purchaser under this limited warranty is limited to fifty percent (50%) of the purchase price of the unit set forth in the purchase agreement to which this limited warranty is annexed as Exhibit C.

THIS LIMITED WARRANTY REPLACES ALL OTHER WARRANTIES ON THE CONSTRUCTION AND SALE OF THE UNIT AND ALL COMPONENTS THEREOF, BOTH EXPRESS AND IMPLIED (INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE). THE PURPOSE OF THIS LIMITATION IS TO IDENTIFY THE SELLER'S RESPONSIBILITIES FOR LATENT CONSTRUCTION DEFECTS THAT COULD NOT HAVE DISCOVERED OR DISCLOSED BY AN INSPECTION OF THE UNIT.

THIS LIMITED WARRANTY EXCLUDES ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL AND INDIRECT DAMAGES.

1. THOSE COVERED UNDER THIS LIMITED WARRANTY

This Limited Warranty extends to the purchaser named on page 1 of this purchase agreement and its successors whom acquire title to the Unit by will or intestacy. This Limited Warranty does not extend to subsequent owners, possessors, lessees, mortgagees in possession of the Unit or any person(s) or entity(ies) who may succeed to the rights of the herein purchaser.

2.LIMITED WARRANTY IS GIVEN BY SPONSOR

This Limited Warranty is made solely by the Sponsor of this condominium, whose name appears on page 1 of this purchase agreement.

3. PURCHASER'S OBLIGATION TO INSPECT THE UNIT

Purchaser assumes and undertakes the responsibility to inspect the Unit prior to acquisition of title and prior to occupancy. Any defects discovered upon inspection or which may be discovered by an inspection of the Unit shall be reported to the Sponsor prior to closing of title or will be deemed waived indefinitely.

4. COVERAGE

The Warranty period for all of the following coverages begins on the effective date of this Warranty set forth herein above.

(i) For one (1) year, the home must be free from defects caused by workmanship or materials that do not meet the standards of the applicable building code; for items not covered by code, the construction must be in accordance with locally accepted building practices.

(ii) For two (2) years, the plumbing, electrical, heating, cooling and ventilation systems must be free from defects caused by unskillful installation.

(iii) For six (6) years, the home must be free from physical defects in the structural elements (foundation, floors, walls, roof framing).

Not Covered by the Housing Merchant Implied Warranty:

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

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

5.EXCLUSIONS FROM COVERAGE

(1)The Sponsor's total and maximum liability to any unit owner under the Sponsor's Limited Warranty is limited to fifty percent (50%) of the purchase price of the unit.

(2)The Sponsor's Limited Warranty excludes all consequential, incidental, special damages and indirect damages.

(3) The Sponsor's Limited Warranty does not cover defects in appliances, fixtures, equipment and household items, except defects due to improper installation by the Sponsor.

(4)The Sponsor's Limited Warranty does not cover any defects for any labor or in any work or materials ordered directly by any purchaser from Sponsor's sub-contractors, suppliers, or any independent contractor not engaged in any non-delegable duty(ies).

(5) The Sponsor's Limited Warranty is limited to actual purchasers and their successors whom acquire title to the subject Unit by will or by the governing intestacy laws.

(6) In addition, the following items are not covered by the Sponsor's Limited Warranty:

(a) conspicuous defects and any defects which an inspection of the Unit would reveal;

(b) damage caused by the failure of the purchaser or any affiliate thereof, to comply with the requirements of the Sponsor's Limited Warranty or of any requirements imposed by a manufacturer, supplier of appliances, fixtures, equipment or household items;

(c) damage caused by the misuse, overuse, or interference by purchaser or anyone other than the Sponsor or its employees or delegatees;

(d) any additional damage caused by the failure of purchaser to give adequate notice to the Sponsor of any defects or damage in a timely fashion as provided in the Sponsor's Limited Warranty;

(e) any damage caused by changes, alterations or improvements made to the Unit by anyone other than the Sponsor or its employees or delegatees;

(f) any damage caused by purchaser's failure to adequately maintain and preserve any item or property covered under the Sponsor's Limited Warranty;

(g) any loss or damage caused by or stemming from an accident, catastrophe, unnatural forces due to violence or gross negligence, fire, explosion, smoke, motor vehicles, acts of God, lightening, windstorm, hail, flood, earthquake, soil movement, and changes in the underground waterbase;

(h) any loss or damage caused by seepage of water unless such loss or damage is directly related to a construction defect resulting from construction by the Sponsor;

(i)any damage resulting from purchaser's failure to take timely action to mitigate any pre-existing damages;

(j) any condition resulting from normal wear and tear or form normal settling of the building, including but not limited to, concrete cracks, outer building cracks which do not impair the structural stability of the building;

(k)insects, vermin, rodent damage and infestation, or damage caused by other animals or pests;

(l)death, bodily injury or damage to personal property;

(m)damage which arises from any misuse or unauthorized use of the Unit.

6.NOTICE

Purchasers must give notice of defects in their home in writing no later than thirty (30) days after the end of the warranty period.

7.SPONSOR'S OBLIGATIONS IN THE EVENT OF A DEFECT COVERED UNDER THIS WARRANTY

If a defect occurs in an item covered under this warranty, the Sponsor will make a good faith effort to repair, replace or pay the purchaser the reasonable cost of repairing or replacing the defective item(s) within ninety (90) days after Sponsor's inspection of the alleged defect which discloses an actual defect covered under this limited warranty. The Sponsor reserves the sole right and discretion to replace, repair or furnish payment for any defect.

The Sponsor's maximum liability under this warranty is limited to fifty percent (50%) of the purchase price of the Unit as set forth in the purchase agreement to which this exhibit is annexed.

Repair of any damage to the load bearing portions of the Unit or Building will be limited to that which is necessary to restore their load bearing functions.

COMPLETION AND DELIVERY OF NOTICE OF WARRANTY CLAIMS WITHIN THIRTY (30) DAYS AFTER THE EXPIRATION OF THE APPLICABLE WARRANTY PERIOD IS NECESSARY TO PROTECT THE RIGHTS OF THE PURCHASER UNDER THIS LIMITED WARRANTY. ALL TIME PERIODS FOR SAID COVERAGES ARE OF THE ESSENCE AND WILL NOT BE EXTENDED BY THE SPONSOR.

SELLER:

By:_____ _____

Purchaser

_____

Purchaser

DOCUMENT NUMBER 3

---

# NEW YORK STATE AND NEW YORK CITY TAX FORMS

New York State
Real Estate Transfer Tax Return
Credit Line Mortgage Certificate (TP-584)

and

New York Department of Finance
Real Property Transfer Tax Return (RPT)

---

NEW YORK CITY DEPARTMENT OF FINANCE

NYC - RPT Finance

# REAL PROPERTY TRANSFER TAX RETURN

(Pursuant to Title 11, Chapter 21, NYC Administrative Code)

**Instructions:** If you are filing this form as part of a Non-Recorded Transfer, mail your completed RPT form to: NYC Dept. of Finance, Non-Recorded RPTT Return Processing, 66 John Street, 13th Floor, New York, NY 10038. See Instructions on page 17 of this form for further details.

▲ DO NOT WRITE IN THIS SPACE ▲
FOR OFFICE USE ONLY

## GRANTOR

● Name

● Grantor is a(n): (check one) ☐ individual ☐ partnership (see instructions) ☐ corporation ☐ single member LLC ☐ multiple member LLC (see instructions) ☐ other_____ | Telephone Number

● Permanent mailing address after transfer (number and street)

● City and State | Zip Code

● Single member's name if grantor is a single member LLC (see instructions)

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER

SINGLE MEMBER EIN OR SSN

## GRANTEE

● Name

● Grantee is a(n): (check one) ☐ individual ☐ partnership (see instructions) ☐ corporation ☐ single member LLC ☐ multiple member LLC (see instructions) ☐ other_____ | Telephone Number

● Permanent mailing address after transfer (number and street)

● City and State | Zip Code

● Single member's name if grantee is a single member LLC (see instructions)

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER

SINGLE MEMBER EIN OR SSN

## PROPERTY LOCATION

LIST EACH LOT SEPARATELY. ATTACH A RIDER IF ADDITIONAL SPACE IS REQUIRED

| ● Address (number and street) | Apt. No. | Borough | Block | Lot | # of Floors | Square Feet | ● Assessed Value of Property |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

● DATE OF TRANSFER TO GRANTEE: _____ ● PERCENTAGE OF INTEREST TRANSFERRED: _____ %

## CONDITION OF TRANSFER. See Instructions

● Check (✓) all of the conditions that apply and fill out the appropriate schedules on pages 5-11 of this return. Additionally, Schedules1 and 2 must be completed for all transfers.

a. ☐ Arms length transfer
b. ☐ Transfer in exercise of option to purchase
c. ☐ Transfer from cooperative sponsor to cooperative corporation
d. ☐ Transfer by referee or receiver (complete Schedule A, page 5)
e. ☐ Transfer pursuant to marital settlement agreement or divorce decree (complete Schedule I, page 9)
f. ☐ Deed in lieu of foreclosure (complete Schedule C, page 6)
g. ☐ Transfer pursuant to liquidation of an entity (complete Schedule D, page 6)
h. ☐ Transfer from principal to agent, dummy, strawman or conduit or vice-versa (complete Schedule E, page 7)
i. ☐ Transfer pursuant to trust agreement or will (attach a copy of trust agreement or will)
j. ☐ Gift transfer not subject to indebtedness
k. ☐ Gift transfer subject to indebtedness
l. ☐ Transfer to a business entity in exchange for an interest in the business entity (complete Schedule F, page 7)
m. ☐ Transfer to a governmental body
n. ☐ Correction deed
o. ☐ Transfer by or to a tax exempt organization (complete Schedule G, page 8).
p. ☐ Transfer of property partly within and partly without NYC
q. ☐ Transfer of successful bid pursuant to foreclosure
r. ☐ Transfer by borrower solely as security for a debt or a transfer by lender solely to return such security
s. ☐ Transfer wholly or partly exempt as a mere change of identity or form of ownership. Complete Schedule M, page 9)
t. ☐ Transfer to a REIT or to a corporation or partnership controlled by a REIT. (Complete Schedule R, pages 10 and 11)
u. ☐ Other transfer in connection with financing (describe): _____
v. ☐ A grant or assignment of a leasehold interest in a tax-free NY area
w. ☐ Other (describe): _____

**TYPE OF PROPERTY (✓)**

a. ☐ ____ 1-3 family house
b. ☐ ____ Individual residential condominium unit
c. ☐ ____ Individual cooperative apartment
d. ☐ ____ Commercial condominium unit
e. ☐ ____ Commercial cooperative
f. ☐ ____ Apartment building
g. ☐ ____ Office building
h. ☐ ____ Industrial building
i. ☐ ____ Utility
j. ☐ ____ OTHER. (describe): _____

**TYPE OF INTEREST (✓)**

Check box at LEFT if you intend to record a document related to this transfer. Check box at RIGHT if you do not intend to record a document related to this transfer.

| | REC. | | NON REC. |
|---|---|---|---|
| a. | ☐ | Fee | ☐ |
| b. | ☐ | Leasehold Grant | ☐ |
| c. | ☐ | Leasehold Assignment or Surrender | ☐ |
| d. | ☐ | Easement | ☐ |
| e. | ☐ | Subterranean Rights | ☐ |
| f. | ☐ | Development Rights | ☐ |
| g. | ☐ | Stock | ☐ |
| h. | ☐ | Partnership Interest | ☐ |
| i. | ☐ | OTHER. (describe): _____ | ☐ |

## SCHEDULE B DETAILS OF CONSIDERATION

COMPLETE THIS SCHEDULE FOR ALL TRANSFERS AFTER COMPLETING THE APPROPRIATE SCHEDULES ON PAGES 5 THROUGH 11. ENTER "ZERO" ON LINE 11 IF THE TRANSFER REPORTED WAS WITHOUT CONSIDERATION.

| | | |
|---|---|---|
| 1. Cash | 1. | |
| 2. Purchase money mortgage | 2. | |
| 3. Unpaid principal of pre-existing mortgage(s) | 3. | |
| 4. Accrued interest on pre-existing mortgage(s) | 4. | |
| 5. Accrued real estate taxes | 5. | |
| 6. Amounts of other liens on property | 6. | |
| 7. Value of shares of stock or of partnership interest received | 7. | |
| 8. Value of real or personal property received in exchange | 8. | |
| 9. Amount of Real Property Transfer Tax and/or other taxes or expenses of the grantor which are paid by the grantee | 9. | |
| 10. Other (describe): _____ | 10. | |
| 11. TOTAL CONSIDERATION (add lines 1 through 10 - must equal amount entered on line 1 of Schedule 2) (see instructions) | 11. | $ |

**See instructions for special rules relating to transfers of cooperative units, liquidations, marital settlements and transfers of property to a business entity in return for an interest in the entity.**

## SCHEDULE C COMPUTATION OF TAX

| A. Payment | Pay amount shown on line 12 - *See Instructions* | Payment Enclosed |
|---|---|---|

| | | | |
|---|---|---|---|
| 1. Total Consideration (from line 11, above) | 1. | | |
| 2. Excludable liens (see instructions) | 2. | | |
| 3. Consideration (Line 1 less line 2) | 3. | | |
| 4. Tax Rate (see instructions) | 4. | | % |
| 5. Percentage change in beneficial ownership (see instructions) | 5. | | % |
| 6. Taxable consideration (multiply line 3 by line 5) | 6. | | |
| 7. Tax (multiply line 6 by line 4) | 7. | | |
| 8. Credit (see instructions) | 8. | | |
| 9. Tax due (line 7 less line 8) (if the result is negative, enter zero) | 9. | | |
| 10. Interest (see instructions) | 10. | | |
| 11. Penalty (see instructions) | 11. | | |
| 12. Total Tax Due (add lines 9, 10 and 11) | 12. | $ | |

## SCHEDULE C. TRANSFERS INVOLVING MULTIPLE GRANTORS AND/OR GRANTEES

**NOTE** If additional space is needed, attach copies of this schedule or an addendum listing all of the information required below.

### GRANTOR(S)

| | |
|---|---|
| ❶ Name | SOCIAL SECURITY NUMBER<br>OR<br>EMPLOYER IDENTIFICATION NUMBER<br>SINGLE MEMBER EIN OR SSN |
| ❷ Grantor is a(n): (check one) ☐ individual ☐ partnership (see instructions) ☐ corporation ☐ single member LLC ☐ multiple member LLC (see instructions) ☐ other_____ | Telephone Number |
| ❸ Permanent mailing address after transfer (number and street) | |
| ❹ City and State | Zip Code |
| ❺ Single member's name if grantor is a single member LLC (see instructions) | |

| | |
|---|---|
| ❻ Name | SOCIAL SECURITY NUMBER<br>OR<br>EMPLOYER IDENTIFICATION NUMBER<br>SINGLE MEMBER EIN OR SSN |
| ❼ Grantor is a(n): (check one) ☐ individual ☐ partnership (see instructions) ☐ corporation ☐ single member LLC ☐ multiple member LLC (see instructions) ☐ other_____ | Telephone Number |
| ❽ Permanent mailing address after transfer (number and street) | |
| ❾ City and State | Zip Code |
| ❿ Single member's name if grantor is a single member LLC (see instructions) | |

### GRANTEE(S)

| | |
|---|---|
| ⓫ Name | SOCIAL SECURITY NUMBER<br>OR<br>EMPLOYER IDENTIFICATION NUMBER<br>SINGLE MEMBER EIN OR SSN |
| ⓬ Grantee is a(n): (check one) ☐ individual ☐ partnership (see instructions) ☐ corporation ☐ single member LLC ☐ multiple member LLC (see instructions) ☐ other_____ | Telephone Number |
| ⓭ Permanent mailing address after transfer (number and street) | |
| ⓮ City and State | Zip Code |
| ⓯ Single member's name if grantee is a single member LLC (see instructions) | |

| | |
|---|---|
| ⓰ Name | SOCIAL SECURITY NUMBER<br>OR<br>EMPLOYER IDENTIFICATION NUMBER<br>SINGLE MEMBER EIN OR SSN |
| ⓱ Grantee is a(n): (check one) ☐ individual ☐ partnership (see instructions) ☐ corporation ☐ single member LLC ☐ multiple member LLC (see instructions) ☐ other_____ | Telephone Number |
| ⓲ Permanent mailing address after transfer (number and street) | |
| ⓳ City and State | Zip Code |
| ⓴ Single member's name if grantee is a single member LLC (see instructions) | |

## GRANTOR'S ATTORNEY

| Name of Attorney | | Telephone Number ( ) |
|---|---|---|
| Address (number and street) | City and State | Zip Code |
| EMPLOYER IDENTIFICATION NUMBER - | OR | SOCIAL SECURITY NUMBER - - |

## GRANTEE'S ATTORNEY

| Name of Attorney | | Telephone Number ( ) |
|---|---|---|
| Address (number and street) | City and State | Zip Code |
| EMPLOYER IDENTIFICATION NUMBER - | OR | SOCIAL SECURITY NUMBER - - |

## CERTIFICATION

I swear or affirm that this return, including any accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of my knowledge, a true and complete return made in good faith, pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

### GRANTOR

Sworn to and subscribed to

before me on this _____ day

of _____, _____.

Signature of Notary

Notary's stamp or seal

EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

Name of Grantor

Signature of Grantor

### GRANTEE

Sworn to and subscribed to

before me on this _____ day

of _____, _____.

Signature of Notary

Notary's stamp or seal

EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

Name of Grantee

Signature of Grantee

GRANTEE: To ensure that your property and water/sewer tax bills are sent to the proper address, please visit the Finance website at nyc.gov/finance. If you do not have internet access, call 311.

TP-584 (4/13)

New York State Department of Taxation and Finance

# Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

*Recording office time stamp*

*See Form TP-584-I, Instructions for Form TP-584, before completing this form. Print or type.*

## Schedule A — Information relating to conveyance

**Grantor/Transferor**

☐ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☐ Single member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☐ *check if more than one grantor*) | Social security number

Mailing address | Social security number

City | State | ZIP code | Federal EIN

Single member's name if grantor is a single member LLC *(see instructions)* | Single member EIN or SSN

**Grantee/Transferee**

☐ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☐ Single member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☐ *check if more than one grantee*) | Social security number

Mailing address | Social security number

City | State | ZIP code | Federal EIN

Single member's name if grantee is a single member LLC *(see instructions)* | Single member EIN or SSN

Location and description of property conveyed

| Tax map designation – Section, block & lot *(include dots and dashes)* | SWIS code (six digits) | Street address | City, town, or village | County |
|---|---|---|---|---|
| | | | | |

Type of property conveyed *(check applicable box)*

1 ☐ One- to three-family house
2 ☐ Residential cooperative
3 ☐ Residential condominium
4 ☐ Vacant land
5 ☐ Commercial/Industrial
6 ☐ Apartment building
7 ☐ Office building
8 ☐ Other _____

Date of conveyance: ____ / ____ / ____ (month / day / year)

Percentage of real property conveyed which is residential real property _____ % *(see instructions)*

Condition of conveyance *(check all that apply)*

a. ☐ Conveyance of fee interest
b. ☐ Acquisition of a controlling interest (state percentage acquired _____ %)
c. ☐ Transfer of a controlling interest (state percentage transferred _____ %)
d. ☐ Conveyance to cooperative housing corporation
e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest *(attach Form TP-584.1, Schedule E)*
f. ☐ Conveyance which consists of a mere change of identity or form of ownership or organization *(attach Form TP-584.1, Schedule F)*
g. ☐ Conveyance for which credit for tax previously paid will be claimed *(attach Form TP-584.1, Schedule G)*
h. ☐ Conveyance of cooperative apartment(s)
i. ☐ Syndication
j. ☐ Conveyance of air rights or development rights
k. ☐ Contract assignment
l. ☐ Option assignment or surrender
m. ☐ Leasehold assignment or surrender
n. ☐ Leasehold grant
o. ☐ Conveyance of an easement
p. ☐ Conveyance for which exemption from transfer tax claimed *(complete Schedule B, Part III)*
q. ☐ Conveyance of property partly within and partly outside the state
r. ☐ Conveyance pursuant to divorce or separatio
s. ☐ Other *(describe)* _____

| *For recording officer's use* | Amount received | Date received | Transaction number |
|---|---|---|---|
| | Schedule B., Part I $ _____ <br> Schedule B., Part II $ | | |

## Schedule B – Real estate transfer tax return (Tax Law, Article 31)

Part I – Computation of tax due

| | | | |
|---|---|---|---|
| 1 | Enter amount of consideration for the conveyance *(if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III)* ☐ **Exemption claimed** | 1. | |
| 2 | Continuing lien deduction *(see instructions if property is taken subject to mortgage or lien)* | 2. | |
| 3 | Taxable consideration *(subtract line 2 from line 1)* | 3. | |
| 4 | Tax: $2 for each $500, or fractional part thereof, of consideration on line 3 | 4. | |
| 5 | Amount of credit claimed for tax previously paid *(see instructions and attach Form TP-584.1,* Schedule G) | 5. | |
| 6 | Total tax due* *(subtract line 5 from line 4)* | 6. | |

Part II – Computation of additional tax due on the conveyance of residential real property for $1 million or more

| | | | |
|---|---|---|---|
| 1 | Enter amount of consideration for conveyance *(from Part I, line 1)* | 1. | |
| 2 | Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in* Schedule A) | 2. | |
| 3 | Total additional transfer tax due* *(multiply line 2 by 1% (.01))* | 3. | |

Part III – Explanation of exemption claimed on Part I, line 1 *(check any boxes that apply)*

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

a. Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ..... a ☐

b. Conveyance is to secure a debt or other obligation ..... b ☐

c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance ..... c ☐

d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ..... d ☐

e. Conveyance is given in connection with a tax sale ..... e ☐

f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F ..... f ☐

g. Conveyance consists of deed of partition ..... g ☐

h. Conveyance is given pursuant to the federal Bankruptcy Act ..... h ☐

i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property ..... i ☐

j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than $200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment ..... j ☐

k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) *(attach documents supporting such claim)* ..... k ☐

*The total tax (from Part I, line 6 and Part II, line 3 above) is due within 15 days from the date conveyance. Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, make check(s) payable to the ***NYC Department of Finance.*** If a recording is not required, send this return and your check(s) made payable to the ***NYS Department of Taxation and Finance,*** directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

## Schedule C — Credit Line Mortgage Certificate (Tax Law, Article 11)

Complete the following only if the interest being transferred is a fee simple interest.
I (we) certify that: *(check the appropriate box)*

1. ☐ The real property being sold or transferred is not subject to an outstanding credit line mortgage.

2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
   - ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
   - ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
   - ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
   - ☐ The maximum principal amount secured by the credit line mortgage is $3,000,000 or more, and the real property being sold or transferred is not principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

     **Please note:** for purposes of determining whether the maximum principal amount secured is $3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.
   - ☐ Other *(attach detailed explanation)*.

3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
   - ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
   - ☐ A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.

4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. *(Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance**.)*

## Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

| Grantor signature | Title | Grantee signature | Title |
|---|---|---|---|
| | | | |
| Grantor signature | Title | Grantee signature | Title |
| | | | |

**Reminder:** Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked *e*, *f*, or *g* in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the ***NYC Department of Finance***? If no recording is required, send your check(s), made payable to the ***Department of Taxation and Finance***, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

DOCUMENT NUMBER 4

---

# UNIT OWNER'S POWER OF ATTORNEY

Law Office of Hershy Itzkowitz, Esq.
1554 49th Street
Brooklyn, New York 11219

---

UNIT OWNER'S POWER OF ATTORNEY

THE 68 WOODRUFF AVENUE CONDOMINIUM

Any terms used in this Unit Owner's Power of Attorney that are used (a) in the Declaration establishing a plan for condominium ownership of the premises known as THE 68 WOODRUFF AVENUE CONDOMINIUM and by the street number 68 WOODRUFF AVENUE , Brooklyn, New York, under Article 9-B of the Real Property Law of the State of New York, dated , and recorded in the New York County office of the Register in The City of New York (hereinafter referred to as "Declaration"), or (b) in the By-Laws of The THE 68 WOODRUFF AVENUE CONDOMINIUM (hereinafter referred to as the "By-Laws") attached to, and recorded together with, the Declaration, shall have the same meanings in this Unit Owner's Power of Attorney as in the Declaration or the By-Laws.

The undersigned, , the owner of the Condominium Unit (hereinafter referred to as the "Undersigned's Unit") known as Unit No. _____ in the THE 68 WOODRUFF AVENUE CONDOMINIUM, said Unit being designated as Tax Lot _____ in Block 5059 of Section ___ of the Borough of Brooklyn on the Tax Map of the Real Property Assessment Department of The City of New York and on the Floor Plans, do hereby irrevocably nominate, constitute and appoint the persons who may from time to time constitute the Condominium Board, true and lawful attorneys-in-fact for the undersigned, coupled with any interest, with power of substitution, in their own names, as members of the Condominium Board or in the name of their designee (corporate or otherwise), on behalf of all Unit Owners, in accordance with the Unit Owner's respective Common Interests, subject to the provisions of the By-Laws then in effect, (1)(a) to acquire or lease any Unit, together with its Appurtenant Interests, from any Unit Owner desiring to sell, convey, transfer, assign or lease the same, (b) to acquire any Unit, together with its Appurtenant Interests, whose owner elects surrender the same pursuant to the terms of paragraph (C) of Section 6.2 of the By-Laws, (c) to acquire any Unit, together with its Appurtenant Interests, that becomes the subject of a foreclosure or other similar sale, on such terms and (with respect to any transfer pursuant to the terms of subdivision (a) or (c) of this paragraph) at such price or at such rental, as the case may be, as said attorneys-in-fact shall deem proper, and thereafter to convey, sell, lease, mortgage, or otherwise deal with (but not vote the interest appurtenant to) any such Unit so acquired by them, or to sublease any Unit so leased by them, on such terms as said attorneys-in-fact may determine, granting to said attorneys-in-fact the power to do all things in said premises that the undersigned could do if the undersigned were personally present and (2) to execute, acknowledge and deliver (a) any declaration or other instrument affecting the Condominium that the Condominium Board deems necessary or appropriate to comply with any law, ordinance, regulation, zoning, resolution, or requirement of the Department of Buildings, the City Planning Commission, the Board of Standards and Appeals, or any other public authority, applicable to the maintenance, demolition, construction, alteration, repair or restoration of the Condominium or (b) any consent, covenant, restriction, easement, or declaration, or any amendment thereto, affecting the Condominium or the Common Elements, that the Condominium Board deems necessary or appropriate.

The acts of a majority of such persons constituting the Condominium Board shall constitute the acts of said attorneys-in-fact.

IN WITNESS WHEREOF, the undersigned have executed this Unit Owner's Power of Attorney as of the day of , 20

STATE OF NEW YORK )
COUNTY OF ) ss.:

On the day of in the year 20 , before me, the undersigned, a notary public in and for said state, personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) acted, executed the instrument.

Notary Public

# POWER OF ATTORNEY

to

CONDOMINIUM BOARD OF
THE 68 WOODRUFF AVENUE CONDOMINIUM

Premises:
Unit ____
68 WOODRUFF AVENUE
Brooklyn, New York

County: Kings

Block: 5059

Lot:

Record and return to:

DOCUMENT NUMBER 5

---

# CONDOMINIUM UNIT DEED

Law Office of Hershy Itzkowitz, Esq.
1554 49th Street
Brooklyn, New York 11219

---

# CONDOMINIUM UNIT DEED

THIS INDENTURE, made the day of , 20 by and between
with an address at
(hereinafter collectively referred to as the "Grantor"); and
with an address at
(hereinafter referred to as the "Grantee").

W I T N E S S E T H:

That the Grantor, in consideration of Ten ($10.00) Dollars and other valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee, forever:

ALL OF THE PROPERTY DESCRIBED IN "SCHEDULE A"
ANNEXED HERETO, KNOWN AS CONDOMINIUM UNIT _____ IN
THE 68 WOODRUFF AVENUE CONDOMINIUM, 68 WOODRUFF AVENUE ,
BROOKLYN, NEW YORK
TAX BLOCK 5059, F/K/A LOT 10, N/K/A LOT _____

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

Together with, and subject to, the rights, obligations, easements, restrictions, agreements and other provisions set forth in the Declaration and the By-Laws of THE 68 WOODRUFF AVENUE CONDOMINIUM, as the same may be amended from time to time (hereinafter referred to as the "By-Laws"), all of which shall constitute the covenants running with the Land and shall bind any person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein;

Together with an easement for the continuance of all encroachments by the Unit on any adjoining units or Common Elements now existing as a result of construction of the Building, of which may come into existence hereafter as a result of settling or shifting of the Building, or as a result of repair or restoration of the Building or of the Unit, after damage or destruction by fire or other casualty, or any taking in condemnation or eminent domain proceeds, or by alteration or repair to the Common Elements made by or with the consent of the board of Managers, so that any such encroachment may remain as long as the units stand.

Subject also to such other liens, agreements, covenants, easements, restrictions, consents and other matters of record as pertain to the Unit, to the Land and/or to the Building (which Land and Building are hereinafter collectively referred to as the "Property").

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

If any provision of the Declaration or the By-Laws is invalid under, or would cause the Declaration or the By-Laws to be insufficient to submit the Property to, the provisions of the Condominium Act, or if any provision that is necessary to cause the Declaration and the By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from the Declaration or the By-Laws, or if the Declaration and the By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of Article 17 of the Declaration shall control.

Except as otherwise specifically permitted by the Condominium Board (as such term is defined in the Declaration) or provided in the Declaration or in the By-Laws, the Unit is intended for residential use.

The Grantor covenants that the Grantor has not done or suffered anything whereby the Unit has been encumbered in any way whatever, except as set forth in the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws).

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

The Grantee accepts and ratifies the provisions of the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws) and agrees to comply with all the terms and provisions thereof.

The Grantee has examined the Unit and is purchasing the same in its existing condition.

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

The term "Grantee" shall be read as "Grantees" whenever the sense of this indenture so requires.

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

GRANTOR: GRANTEE:

_____ _____

_____

STATE OF NEW YORK )
COUNTY OF ) ss.:

On the day of in the year , before me, the undersigned, a notary public in and for said state, personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) acted, executed the instrument.

_____
Notary Public

SCHEDULE A

DESCRIPTION OF THE UNIT

The Condominium Unit (hereinafter referred to as the "Unit") known as Unit No. ____ in the building (hereinafter referred to as the "Building") known as THE 68 WOODRUFF AVENUE CONDOMINIUM and by the street number 68 WOODRUFF AVENUE , Borough of Brooklyn, County of Kings, City and State of New York, said Unit being designated and described as Unit No. _____ in a certain declaration dated _____ made pursuant to Article 9-B of the Real Property Law of the State of New York (hereinafter referred to as the "Condominium Act"), establishing a plan for condominium ownership of the Building and the land (hereinafter referred to as the "Property") upon which the Building is situate (which Land is more particularly described in Schedule A annexed hereto and by this reference made a part hereof), which declaration was recorded in the New York County office of the Register of The City of New York as Condominium Plan No. _____ on _____ as Document ID No._____, City Register File No. _____, together with Map No._____. This Unit is also designated as Tax Lot _____ in Block _____ of Section ____ of the Borough of Brooklyn on the Tax Map of the Real Property Assessment Department of The City of New York and on the Floor Plans of the Building, certified by , R.A., and filed with the Real Property Assessment Department of The City of New York as Condominium No. _____.

Together with an undivided _____% interest in the Common Elements (as such term is defined in the Declaration) and situated on the land described as follows:

DESCRIPTION OF THE LAND

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

# CONDOMINIUM UNIT DEED

GRANTOR:

GRANTEE:

Premises:
Unit No.
68 WOODRUFF AVENUE
Brooklyn, New York

County: New York

Block: 5059

Lot:

Record and return to:

DOCUMENT NUMBER 6

---

# DECLARATION OF CONDOMINIUM

Law Office of Hershy Itzkowitz, Esq.
1554 49th Street
Brooklyn, New York 11219

---

# DECLARATION

Establishing a Plan for Condominium Ownership
of the Premises known as

68 Woodruff Avenue
Brooklyn, New York 11226

Pursuant to Article 9-B of the Real Property
Law of the State of New York

Name:

THE 68 WOODRUFF AVENUE CONDOMINIUM

Declarant:
68 Woodruff LLC
5014 16TH Avenue, Suite 416
Brooklyn, NY 11204

Date of Declaration:

Record & return to:

Law office of Hershy Itzkowitz, Esq.
1554 49th Street
Brooklyn, NY 11219

The land affected by the within instrument lies in Block 5059
formerly known as Lot 10 and now known as
Lots through inclusive on the
Tax Map of the Borough of Brooklyn,
City and State of New York

TABLE OF CONTENTS

Article 1
Definitions . . . . . 1
Article 2
Submission of the Property . . . . . 1
Article 3
Description of the Land . . . . . 1
Article 4
Description of the Building . . . . . 2
Article 5
Name of the Condominium . . . . . 2
Article 6
The Units . . . . . 2
Article 7
The Common Elements . . . . . 2
Article 8
Determination of Common Interests . . . . . 3
Article 9
Use of Units . . . . . 4
Article 10
Easements for the Enjoyment of Common Elements . . . . . 4
Article 11
Other Easements . . . . . 4
Article 12
Alterations, Addition, Improvements and Changes to Units . . . . . 5
Article 13
Acquisition of Units by the Condominium Board . . . . . 6
Article 14
Power of Attorney to the Condominium Board . . . . . 6
Article 15
Termination of Condominium . . . . . 7
Article 16
Covenant of Further Assurances . . . . . 7
Article 17
Covenants to Run with the Land . . . . . 8
Article 18
Amendments to this Declaration . . . . . 9
Article 19
Consents of Sponsor . . . . . 9
Article 20
Person to Receive Service . . . . . 9
Article 21
Incorporation by Reference . . . . . 10
Article 22
Waiver . . . . . 10

Article 23
Severability . . . . . 10
Article 24
Gender . . . . . 10
Article 25
Captions . . . . . 11
EXHIBIT A TO THE DECLARATION
OF THE 68 WOODRUFF AVENUE CONDOMINIUM
DESCRIPTION OF THE LAND . . . . . 12
EXHIBIT B TO THE DECLARATION
OF THE 68 WOODRUFF AVENUE CONDOMINIUM . . . . . 13
EXHIBIT C TO THE DECLARATION
OF THE 68 WOODRUFF AVENUE CONDOMINIUM
DEFINITIONS . . . . . 14
EXHIBIT D
BY-LAWS . . . . . *

---

* Reproduced in full in as Exhibit D

# DECLARATION

of

# THE 68 WOODRUFF AVENUE CONDOMINIUM

Pursuant to Article 9-B of the Real
Property Law of the State of New York

68 Woodruff LLC, 5014 16TH Avenue, Suite 416, Brooklyn, NY 11204 (the "Declarant"), hereby declares as follows:

## Article 1 - Definitions

All capitalized terms used in this Declaration that are not otherwise defined in the Articles hereof shall have the meanings set forth in Exhibit C annexed hereto, unless the context in which the same are used shall otherwise require. All capitalized terms used in this Declaration that are defined in any of the Articles hereof shall have the meanings ascribed to them in such Articles, unless the context in which the same are used shall otherwise require. Each of the said capitalized terms shall be applicable to singular and to plural nouns, as well as to verbs of any tense.

## Article 2 - Submission of the Property

(a) The Declarant hereby submits the land (the "Land") hereinafter described, together with the building and improvements thereon erected (the "Building") owned by the Declarant in fee simple absolute (the Land and Building being hereinafter referred to collectively as the "Property"), to the provisions of Article 9-B of the Real Property Law of the State of New York (the "Condominium Act").

(b) All unused floor area development rights that are now owned, subsequently acquired or that may become available under the New York City Zoning Resolution, shall belong to the Sponsor. It may be developed, sold, transferred or hypothecated to any other entity for the sole purpose of being merged into a zoning lot pursuant to a zoning lot development agreement ("ZLDA") or similar agreement.

## Article 3 - Description of the Land

The land is located in the Borough of New York, County of New York, in the City and State of New York, and is designated on the Tax Map of New York County as Block 5059 formerly known as Lot 10 and being designated herein as Lots through inclusive. See Exhibit A attached hereto for a metes and bounds description of the land.

Article 4 - Description of the Building

There is one (1) building on the site which consist of three (3) stories, penthouse, basement and cellar. The building contains eight (8) residential units.

Article 5 - Name of the Condominium

The Condominium shall be known as THE 68 WOODRUFF AVENUE CONDOMINIUM.

Article 6 - The Units

(a) Exhibit B annexed hereto sets forth the following data with respect to each Unit necessary for the proper identification thereof: (i) its designation number; (ii) its tax lot number; (iii) its approximate location in the Building; (iv) its approximate area; (v) the number of rooms contained therein; (vi) the portions of the Common Elements to which such Unit has immediate access; and (vii) the Common Interest appurtenant to such Unit. The precise location and areas of each Unit within the Building and all of the areas and installations which are included as part of the Units are shown on the Floor Plans of the Building, certified by the architect, intended to be filed in the Office of the City Register simultaneously with the recording of this Declaration and are made a part of this Declaration. The Floor Plans shall govern in the event of any inconsistency between the written part of the Declaration and the Floor Plans.

(b) Statement of Dimensions. Dimensions indicated are approximate and are located: horizontally; approximately to the outside face of masonry work at the exterior walls of the building. Approximately to the unit side of walls and partitions ( dividing the units from corridors, stairs, and mechanical spaces). Dimensions shall be to the center line when a partition divides two (2) units.

(c) Notwithstanding anything contained in this Article 6 to the contrary, each Unit Owner shall have the right, exercisable at any time and from time to time, to install, at such Unit Owner's sole cost and expense, such decorations, fixtures and coverings (including, without limitation, painting, finishing, wall papering, carpeting, pictures, mirrors, shelving and lighting fixtures) on the surfaces of the walls, ceilings and floors that face the interior of such Unit Owner's Unit and to a depth of one inch behind such surfaces for the purposes of installing nails, screws, bolts and the like, provided that no such installation shall impair the structural integrity of such Unit or of the Building.

Article 7 - The Common Elements

A. Common Elements. The Common Elements generally consist of the Land and those rooms, areas and corridors and other portions of the Building (other than the Units), as well as those Facilities therein, either currently or hereafter existing for the common use of the Units or of the Unit Owners or necessary for, or convenient to, the existence, maintenance, management, operation, or safety of the Property. Without intention to limit

the generality of the foregoing in any respect, and unless otherwise provided for in the Floor Plans, Common Elements include the following:

(i) The Land not specifically designated to any of the Condominium Units on the Floor Plans.

(ii) all foundations, columns, beams, supports, girders, exterior walls, interior walls, partitions, floors, roofs and ceilings in, on or under the Building, to the extent that the same are not expressly included as a part of a Unit pursuant to the terms of Article 6 hereof;

(iii) all vestibules, stairs, elevators, mechanical and electrical equipment spaces, to the extent that the same are not expressly included as a part of a Unit pursuant to the terms of Article 6 hereof;

(iv) All central and appurtenant installations and facilities for services such as power, light, telephone, gas, sewer, plumbing, drainage, hot and cold water distribution,

ventilation, garbage disposal, and other mechanical and electrical systems to the extent that the same are not expressly included as a part of a Unit pursuant to the terms of Article 6 hereof, if any.

(v) All sewer and drainage pipes.

(vi) All other parts of the Property and all apparatus and installations existing in the Buildings or Premises for common use of the Unit Owners or which are, or may be necessary or convenient for the existence, maintenance or safety of the Buildings.

B. Limited Common Elements.

(i) Limited Common Elements generally are those Common Elements reserved for use and enjoyment by one or more Units.

(ii) The Unit Owner's or Owners' right to make alterations, additions or improvements to the Limited Common Elements shall be subject to the provisions of Article 9 of this Declaration, which shall also govern alterations, additions, or improvements allocated to the Units.

(iii) The Limited Common Element in this Condominium are the balconies, yards, window wells, stairs and terrace.

C. The Common Elements shall remain undivided and are not subject to partition nor are they severable from the Units except in accordance with The Condominium Act (Article 9-B of the Real Property Law), or as expressly permitted pursuant to the terms of Section 5.5 of the By-Laws.

## Article 8 - Determination of Common Interests

In accordance with Section 339-i(1)(iv) of the New York State Condominium Act, the Common Interests of each of the Units have been allocated based upon floor space, subject to the location of such space and the additional factors of relative value to other space in the

condominium, the uniqueness of the unit, the availability of common elements for exclusive or shared use, and the overall dimensions of the particular unit.

Article 9 - Use of Units

(a) As more particularly set forth in the By-Laws, each Unit may be used in accordance with the use permitted by local law and zoning regulations and the Certificate of Occupancy, and not more than one family may occupy a Unit at one time. A Unit owned or leased by an individual, corporation, partnership, fiduciary, or any other entity may be occupied only by said individual, or by an officer, director, stockholder, or employee of such corporation, or by a partner or employee of such partnership, or by said fiduciary (including directors, officers, stockholders, or employees of corporate fiduciaries and partners or employees of partnership fiduciaries), or by the beneficiary of said fiduciary, or by a principal or employee of such other entity, respectively, or by Family Members or guests of any of the foregoing (and nothing contained in this sentence shall be deemed to prohibit the exclusive occupancy of any Unit by such Family Members or guests).

Article 10 - Easements for the Enjoyment of Common Elements

Subject to the terms of the By-Laws and the Rules and Regulations, Sponsor, the Unit Owners, the Selling Agent, the Managing Agent, the Condominium Board and all officers, partners, employees, agents, guests, invitees and licensees of the foregoing shall have, in common with all of the others, an easement for ingress and egress through, as well as for the use and enjoyment of, all of the Common Elements, and the Common Elements shall be subject to such easement. Notwithstanding the foregoing, however, no Person shall use or enjoy the Common Elements except in accordance with the reasonable purposes for which they are intended and without encroaching upon the rights of other Persons to do so.

Article 11 - Other Easements

(a) Subject to the terms of the By-Laws and to the Rules and Regulations, each Unit Owner shall have, in common with all other Unit Owners, an easement to use any of the Common Elements, and all pipes, wires, ducts, cables, conduits, public utility lines and all other utility distribution systems, whether or not Common Elements, located in, over, under, through, adjacent to, or upon any other Unit or the Common Elements to the extent that such Common Element and utility distribution system serves, or is necessary to the service of, his or her Unit, and each Unit and all of the Common Elements shall be subject to such easement. In addition, each Unit Owner shall have a reasonable right of access through any other Unit for the purpose of entry to any part of his Unit where there is no other means of access to such part of his Unit or Limited Common Elements allocated to his Unit. In addition, the Condominium Board shall have an easement and a right of access to each Unit and to the Common Elements 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. Such entry shall be permitted only upon reasonable notice, except that no such notice shall be necessary in the event of repairs or replacements immediately necessary or 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. Each of the units may maintain or replace its porches or balconies.

(b) The Condominium Board shall have, on behalf of all Unit Owners, the right to grant such additional electric, gas, steam, cable television, telephone, water, storm drainage, sewer and other utility easements in, or to relocate any existing utility easements to, any portion of the Property as the Condominium Board shall deem necessary or desirable for the proper operation and maintenance of the Building or any portion thereof or for the general health or welfare of the owners, tenants and occupants of the appropriate Units; provided, however, 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. Any utility company, as well as its officers, employees and agent, shall have the right of access to each Unit and to the Common Elements in furtherance of such easement. However, such right of access shall be exercised in such a manner as will not unreasonably interfere with the use of the Units for their permitted purposes.

(c) Each unit and the Common Elements shall have easements of subjacent support and necessity, and the same shall be subject to such easements in favor of all of the other Units and the Common Elements.

(d) If (i) any portion of the Common Elements now encroaches upon any Unit or upon any other portion of the Common Elements, (ii) any Unit now encroaches upon any other Unit or upon any portion of the Common Elements, or (iii) any such encroachment shall hereafter occur as a result of (x) the settling or shifting of the Building, (y) any repair or alteration made to the Common Elements in accordance with the terms of this Declaration and the By-Laws, by, or with the consent of, the Condominium Board, or (z) any repair or restoration made to the Building or any portion thereof, to any Unit, or to the Common Elements in accordance with the terms of this Declaration and the By-Laws after damage by fire or other casualty or after any taking by condemnation or eminent domain proceedings, then, in any such event, a valid easement shall exist for such encroachment and for the maintenance of the same for so long as the Building or the affected Unit or Common Elements shall stand.

(e) In addition, a right of access is hereby granted to the unit owners, their successors, heirs and assigns, for the purpose of gaining access to the following areas: common areas; mechanical areas of the building, including but not limited to the boiler room, storage room, meter room or any other facility to which each such unit owner has a right of use; or to any area of the property that such Unit Owner has a right to use as part of his Unit or as a Common Element. However, the right shall only be exercised in a reasonable manner.

(f) In addition to the specific easements set forth in this Article 11 and in Article 10 hereof, the Property and every portion thereof shall be subject to all easements and rights of access prescribed in the Condominium Act.

Article 12 - Alterations, Addition, Improvements and Changes to Units

(a) Units. Each Unit Owner shall have the right to:

(i) make alterations, additions, or improvements in the interior of his unit;

(ii) make alterations, additions, or improvements in the interior of to any part of the property allocated to his unit;

(iii) change the layout of his unit;

provided, however, that, with respect to any such alteration, addition, improvement or change in, to, of or upon a Unit:

(1) no physical modification shall be made to any other Unit, and the Common Interest or interior dimensions of any other Unit shall not be changed by reason thereof, unless the owner of such other affected Unit shall consent thereto;

(2) the Unit Owner shall agree to hold the Condominium Board and all other Unit Owners harmless from any liability arising therefrom; and

(3) such alteration, addition, improvement or change shall not jeopardize the soundness or structural integrity of any part of the Building or the safety of any tenant or other persons at the Property.

In the event that any unit is subdivided, the subdivided units shall jointly exercise and share the vote and the percentage of common interest allocated to the original unit. The Declarant has accepted the present use and construction of the building "as is".

Article 13 - Acquisition of Units by the Condominium Board

If (i) any Unit Owner surrenders his or her Unit, together with its Appurtenant Interests, to the Condominium Board pursuant to the terms of the By-Laws or of Section 339-x of the Condominium Act or (ii) the Condominium Board, pursuant to the terms of the By-Laws or otherwise, either (x) acquires or leases a Unit, together with its Appurtenant Interests or (y) purchases a Unit, together with its Appurtenant Interests, at a foreclosure or other similar sale, then, in any such event, title or the leasehold estate, as the case may be, and to such Unit and such Appurtenant Interests shall be held by the Condominium Board or its designee, corporate or otherwise, on behalf of all Unit Owners, in proportion to their respective Common Interests. Any lease or sublease of any Unit leased or subleased by the Condominium Board or its designee shall be held by the Condominium Board or such designee, corporate or otherwise, on behalf of all Unit Owners, in proportion to their respective Common Interests.

Article 14 - Power of Attorney to the Condominium Board

(a) Each Unit Owner, by acceptance of a deed or otherwise succeeding to title to a Unit, shall be deemed to have irrevocably nominated, constituted and appointed as such Unit Owner's attorney-in-fact, coupled with an interest and with power of substitution, the Persons who shall from time to time constitute the Condominium Board, jointly, to:

(x) acquire or lease any Unit, together with its Appurtenant Interests, (1) whose owner desires to sell, convey, transfer, assign, lease, or surrender the same or (2) that becomes the subject of a foreclosure or other similar sale, in the name of the Condominium Board or its designee, corporate or otherwise, on behalf of all Unit Owners;

(y) convey, sell, lease, mortgage, or otherwise deal with (but not to exercise the vote appurtenant to) any Unit so acquired or to sublease any Unit so leased; and

(z) execute, acknowledge and deliver (1) any declaration or other instrument affecting the Condominium that the Condominium Board deems necessary or appropriate to comply with any Law applicable to the maintenance, demolition, construction, alteration, repair, or restoration of the Condominium or (2) any consent, covenant, restriction, easement, or declaration, or any amendment thereto, affecting the Condominium or the Common Elements that the Condominium Board deems necessary or appropriate.

(b) In confirmation of the foregoing power of attorney, each Unit Owner, upon the request of the Condominium Board, shall duly execute, acknowledge and deliver to the requesting party, for recording in the Register's Office, a Unit Owner's Power of Attorney in the form provided.

## Article 15 - Termination of Condominium

The Condominium shall continue until terminated by (i) casualty loss, condemnation, or eminent domain, as more particularly provided in the By-Laws or (ii) withdrawal of the Property from the provisions of the Condominium Act by at least eighty percent (80%) of the vote. In the event that said withdrawal is authorized as aforesaid, but only in such event, the Property shall be subject to an action for partition by any Unit Owner or lienor as if owned in common, in which event the net proceeds of sale shall be divided among all Unit Owners in accordance with the factors set out in The New York State Condominium Act Section 339-i(1)(iv), which is based on floor space, subject to the location of such space and the additional factors of relative value to other space in the Condominium, the uniqueness of the unit, the availability of common elements for exclusive or shared use, the overall dimensions of the particular unit and the fair market value of such unit. In the event of any dispute, the issue shall be presented for arbitration in accordance with Article 10 of the By-Laws. No payment shall be made to a Unit Owner until there has first been paid, out of his or her share of such funds, such amounts as may be necessary to discharge all unpaid liens on his or her Unit (other than mortgages that are not Permitted Mortgages) in the order of the priority of such liens.

## Article 16 - Covenant of Further Assurances

(a) Any Person who is subject to the terms of this Declaration, whether such Person is a Unit Owner, a lessee or a sublessee of a Unit Owner, an occupant of a Unit, a member of the Condominium Board, an officer of the Condominium, or otherwise, shall, at the expense of any such other Person requesting the same, execute, acknowledge and deliver to such other Person such instruments, in addition to those specifically provided for herein, and take such other action, as such other Person may reasonably request to effectuate the provisions of this Declaration or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

(b) If any Unit Owner or any other person who is subject to the terms of this Declaration fails or refuses to execute, acknowledge, or deliver any instrument, or fails or refuses, within ten (10) days after request therefor, to take any action that such Unit Owner or Person is required to take pursuant to this Declaration, then the Condominium Board is

hereby authorized as attorney-in-fact for such Unit Owner or other Person, which power shall be deemed to be coupled with an interest, to execute, acknowledge and deliver such instrument, or to take such action, in the name of such Unit Owner or other Person, and such document or action shall be binding on such Unit Owner or other Person.

(c) If any Unit Owner or the Condominium Board or any other Person who is subject to the terms of this Declaration fails or refuses to execute, acknowledge, or deliver any instrument, or fails or refuses, within ten (10) days after request therefor, to take any action that the Condominium Board, Unit Owner, or other Person is required to take pursuant to this Declaration at the request of the Managing Agent, then the Managing Agent is hereby authorized as attorney-in-fact for the Condominium Board, such Unit Owner, or other Person, which power shall be deemed to be coupled with an interest, to execute, acknowledge and deliver such instrument, or to take such action, in the name of the Condominium Board, such Unit Owner, or other Person, and such document or action shall be binding on the Condominium Board, such Unit Owner, or other Person, as the case may be.

## Article 17 - Covenants to Run with the Land

(a) All provisions of this Declaration, the By-Laws and the Rules and Regulations, including, without limitation, the provisions of this Article 17, shall, to the extent applicable and unless otherwise expressly herein or therein provided to the contrary, be perpetual and be construed to be covenants running with the Land and with every part thereof and interest therein, and all of the provisions thereof shall be binding upon, and shall inure to the benefit of, the owner of all or any part thereof, or interest therein, and his or her heirs, executors, administrators, legal representatives, successors and assigns, but the same are not intended to create, nor shall they be construed as creating, any rights, in, or for the benefit of, the general public. All present and future owners, tenants and occupants of Units shall be subject to, and shall comply with, the provisions of this Declaration, the By-Laws and the Rules and Regulations, as they may be amended from time to time. The acceptance of a deed or conveyance, the entering into a lease, or the entering into occupancy of any Unit shall constitute an agreement that the provisions of this Declaration, the By-Laws and the Rules and Regulations, as they may be amended from time to time, are accepted and ratified by such owner, tenant, or occupant, and all of such provisions shall be deemed and taken to be covenants running with the Land and shall bind any person having at any time, any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed, conveyance, or lease.

This Declaration of Condominium is subject also to such other liens, covenants, easements, restrictions, consents, agreements, and other matters of record and any agreements as pertain to the Units, the Land and/or the Building.

(b) If any provision of this Declaration or of the By-Laws is invalid under, or would cause this Declaration and the By-Laws to be insufficient to submit the Property to, the provisions of the Condominium Act, such provision shall be deemed deleted from this Declaration or the By-Laws, as the case may be, for the purpose of submitting the Property to the provisions of the Condominium Act, but shall nevertheless be valid and binding upon, and shall inure to the benefit of, the owners of the Property and their heirs, executors, administrators, legal representatives, successors and assigns, as covenants running with the Land and with every part thereof and interest therein under other applicable Law to the extent permitted under such applicable Law with the same force and effect as if, immediately after the recording of this Declaration and the By-Laws, all Unit Owners had signed and recorded an instrument agreeing to each such provision as a covenant running with the Land. If any provision that is necessary to cause this Declaration and the By-Laws to be sufficient

to submit the Property to the provisions of the Condominium Act is missing from this Declaration or the By-Laws, then such provision shall be deemed included as part of this Declaration or the By-Laws, as the case may be for the purposes of submitting the Property to the provisions of the Condominium Act.

(c) Subject to the terms of paragraph (b) of this Article 17, if this Declaration and the By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the provisions of this Declaration and the By-Laws shall nevertheless be valid and binding upon, and shall inure to the benefit of, the owners of the Property and their heirs, executors, administrators, legal representatives, successors and assigns, as covenants running with the Land and with every part thereof and interest therein under other applicable Law to the extent permitted under such applicable law with the same force and effect as if, immediately after the recording of this Declaration and the By-Laws, all Unit Owners had signed and recorded an instrument agreeing to each such provision as a covenant running with the Land.

## Article 18 - Amendments to this Declaration

(a) Any provision of this Declaration may be amended, modified, added to, or deleted by a 66-2/3% vote of the Unit Owners, taken in accordance with the provisions of the By-Laws, provided, however, that no amendment shall be made which limits or affects the rights of the mortgagee against the mortgagor. No such amendment, modification, addition, or deletion shall be effective until recorded in the Kings County Register's Office. Subject to the provisions contained herein or in the By-Laws with respect to amendments, modifications, additions, or deletions affecting Sponsor or its designee or any Unsold Units, any such amendment, modification, addition, or deletion may be executed either (i) by the Condominium Board as attorney-in-fact for the Unit Owners, which power shall be deemed to be coupled with an interest as provided for in Article 12 hereof; or (ii) by the Unit Owner or Unit Owners whose Unit or Units are affected by such amendment, modification, addition or deletion.

(b) If the amendment requires the approval of a specified percentage of Unit Owners pursuant to the terms of this Declaration or the By-Laws, then there shall be attached to such amendment an original executed Secretary's Certification, certifying that the requisite number and percentage of Unit Owners approved the amendment at a duly constituted meeting or (when permitted in this Declaration or the By-Laws) in writing without a meeting, in which Certification shall be described the number and percentage of Unit Owners so consenting and (if voted upon at a meeting) the date and time of the meeting.

## Article 19 - Consents of Sponsor

Wherever the consent, approval, satisfaction, or permission of Sponsor or its designee is required under this Declaration or the By-Laws, such consent, approval, satisfaction, or permission shall not be required when Sponsor or such designee no longer owns any Units.

## Article 20 - Person to Receive Service

The Secretary of State is designated as agent of the Condominium Board upon whom process against it may be served. The post office address within or without this state to which the secretary of state shall mail a copy of any process against the Condominium Board served upon him or her is: 68 Woodruff Avenue , New York, NY.

## Article 21 - Incorporation by Reference

The terms, covenants, conditions, descriptions, and other information contained in (i) the Property description annexed hereto as Exhibit A; (ii) the description of the Units annexed hereto as Exhibit B; (iii) the table of definitions annexed hereto as Exhibit C; (iv) the By-Laws annexed hereto as Exhibit D; (v) the Unit Owner's Power of Attorney annexed hereto as Exhibit E; and (vi) the Floor Plans are, by this reference, each incorporated herein and made a part of this Declaration as if the same were set forth at length in the text hereof.

## Article 22 - Waiver

No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, regardless of the number of violations or breaches that may occur.

## Article 23 - Severability

Subject to the provisions of paragraphs (b) and (c) of Article 17 hereof, if any provision of the Condominium Documents is invalid or unenforceable as against any Person or under certain circumstances, the remainder of the Condominium Documents and the applicability of such provision to other Persons or circumstances shall not be affected thereby. Each provision of the Condominium Documents shall, except as otherwise provided herein, be valid and enforced to the fullest extent permitted by Law. Any conflict between any provision of the Condominium Documents and the Condominium Act, or any questions regarding the interpretation of any of the Condominium Documents, shall be governed by the Condominium Act.

## Article 24 - Gender

A reference in this Declaration to any one gender, masculine, feminine, or neuter, includes the other two, and the singular includes the plural, and vice-versa, unless the context otherwise requires.

Article 25 - Captions

The index hereof and the captions herein inserted are included only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Declaration or the intent of any provision hereof.

IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed as of the day and year first written above.

Declarant:

By: _____

Yechezkel Milstein

State of New York )
)
County of Kings ) ss.:

On the day of in the year , before me, the undersigned, a notary public in and for said state, personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) acted and executed the instrument.

_____

Notary Public

EXHIBIT A TO THE DECLARATION
OF THE 68 WOODRUFF AVENUE CONDOMINIUM
68 WOODRUFF AVENUE
BROOKLYN NY 11226

Block 5059

DESCRIPTION OF THE LAND

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

BEGINNING at a corner formed by the intersection of the southerly side of Woodruff Avenue with the easterly side of St. Pauls Place;

RUNNING THENCE westerly along the southerly side of Woodruff Avenue 25 feet;

THENCE southerly at right angles to Woodruff Avenue and part of the distance through a party wall, 100 feet;

THENCE westerly parallel with Woodruff Avenue 39 feet 5 inches to the easterly side of St. Pauls Place;

THENCE northerly along the easterly side of St. Pauls Place, 101 feet ½ inch to the point or place of BEGINNING.

EXHIBIT B TO THE DECLARATION
OF THE 68 WOODRUFF AVENUE CONDOMINIUM
68 WOODRUFF AVENUE
BROOKLYN NY 11226

EXHIBIT C TO THE DECLARATION
OF THE 68 WOODRUFF AVENUE CONDOMINIUM

DEFINITIONS

(1) "Appurtenant Interest" shall mean, with respect to any Unit, the undivided interest of the owner thereof, pursuant to the terms of Section 339-x of the Condominium Act, in and to: (i) the Common Elements; (ii) any other Units owned or leased at the time in question by the Condominium Board or its designees, corporate or otherwise, on behalf of all Unit Owners; (iii) any proceeds of the sale or lease of Unit of the nature described in subdivision (ii) above; and (iv) any other assets of the Condominium.

(2) "Balcony", "terrace", "porch", or "patio" generally define an area adjoining a building at various levels of the building which is generally used by the adjoining Unit. The characterization of the above for the purposes of the Zoning Resolution is based on its location and description as set forth in the Floor Plans.

(3) "Building" shall mean the building situated on the Land which is described in Exhibit A hereto.

(4) "By-Laws" shall mean the by-laws of the Condominium, which are annexed as Exhibit D to the Declaration, as the same may be amended from time to time pursuant to the terms thereof.

(5) "Common Elements" shall mean those certain portions of the Land and the Building (other than the Units), as well as those Facilities therein, either existing for the common use of the Units or the Unit Owners or necessary for, or convenient to, the existence, maintenance, or safety of the Property, as more particularly described in Article 7 of the Declaration.

(6) "Common Charges" shall mean the charges allocated and assessed by the Condominium Board to the Unit Owners, pro-rata in accordance with their respective Common Interests (except as otherwise provided in the Declaration or the By-Laws), to meet the Common Expenses.

(7) "Common Expenses" shall mean all costs and expenses to be incurred generally by the Unit Owners pursuant to the Declaration and/or the By-Laws in connection with: (i) the repair, maintenance, replacement, restoration and operation of, and any alteration, addition, or improvement to, the Common Elements; (ii) the establishment and/or maintenance of a general operating reserve or a reserve fund for working capital, for replacements with respect to the Common Elements, or to make up any deficit in the Common Charges for any prior year(s); (iii) the purchase, lease, or sublease by the Condominium Board or its designee, corporate or otherwise, on behalf of all Unit Owners, of any Unit whose owner has elected to sell, lease, transfer, or convey the same or that is to be sold at a foreclosure or other sale; and (iv) generally, the conduct of the affairs of the Condominium.

(8) "Common Interest" shall mean the undivided percentage interest of each Unit in the Common Elements.

(9) "Condominium" shall mean THE 68 WOODRUFF AVENUE CONDOMINIUM which was established pursuant to the terms of the Declaration and is to be governed pursuant to the terms of the By-Laws.

(10) "Condominium Act" shall mean Article 9-B of the Real Property Law of the State of New York, as the same may be amended from time to time.

(11) "Condominium Board" shall mean the governing body of the Condominium, whose members shall be selected pursuant to the terms of Articles 2 and 4 of the By-Laws.

(12) "Condominium Documents" shall mean the Declaration, the By-Laws and Rules and Regulations.

(13) "Declaration" shall mean the declaration executed by Declarant for the purposes of submitting the Property to the provisions of the Condominium Act and establishing a regime for the condominium ownership of the property.

(31) "Family Members" shall mean the spouse, children (natural and adopted), stepchildren, grandchildren, siblings, parents, parents-in-law and grandparents of a Unit Owner who reside in such Unit Owner's Unit.

(15) "Floor Plans" shall mean the floor plans of the Units filed in the Register's Office simultaneously with the recording of the Declaration, together with any supplemental floor plans thereto. The Floor Plans shall govern in the event of any inconsistency between the written part of the Declaration and the Floor Plans.

(16) "Institutional Lender" shall mean (i) a savings bank, savings and loan associations, bank or trust company, insurance company, real estate investment trust, or mortgage trust or (ii) a federal, state, municipal, teacher's or union employee, welfare, pension or retirement fund or system.

(17) "Institutional Mortgage" shall mean any first mortgage covering one or more Units that is a Permitted Mortgage and the initial holder of which is either Sponsor or its designee or an Institutional Lender.

(18) "Insurance Trustee" shall mean an individual who is a resident of the State of New York, or a bank or trust company having an office in The City of New York, from time to time appointed to serve as such by the Condominium Board.

(19) "Land" shall mean all that certain tract, plot, piece, and parcel of land situate, lying and being in the County of Kings, City and State of New York, as more particularly described in Exhibit A to the Declaration.

(20) "Law" shall mean the laws and ordinances of any or all of the Federal, New York State, New York City, in the particular County, and Borough governments, the rules, regulations, orders and directives of any or all departments, subdivisions, bureaus, agencies, or offices thereof or of any other governmental, public, or quasi-public authorities having jurisdiction over the Property and/or the Condominium, and/or the direction of any public officer pursuant to law.

(21) "Limited Common Elements": Limited Common Elements generally are those Common Elements reserved for use and enjoyment by one or more Units.

(22) "Managing Agent" shall mean a Person employed by the Condominium Board pursuant to pursuant to paragraph (C) of Section 2.6 of the By-Laws, who shall undertake to perform the duties and services that the Condominium Board shall direct and who shall have whatever powers the Condominium Board shall delegate, subject to the limitations contained in paragraph (D) of Section 2.6 of the By-Laws.

(23) "Majority of Unit Owners" shall mean those Unit Owners having more than 50% of the total authorized votes of all Unit Owners (determined in accordance with the terms of Section 4.8 of the By-Laws) who are present, in person or by proxy, and voting at any duly constituted meeting of the Unit Owners at which a quorum is present.

(24) "Permitted First Mortgage" shall mean a Permitted Mortgage that is a first mortgage lien against a Unit.

(25) "Permitted First Mortgagee" shall mean any holder of a Permitted First Mortgage.

(26) "Permitted Mortgage" shall mean any mortgage covering one or more Units that is placed thereon in compliance with the terms contained in Article 8 of the By-Laws.

(27) "Permitted Mortgagee" shall mean any holder of a Permitted Mortgage at the time in question.

(28) "Person" shall mean any natural person, partnership, corporation, trust, estate, fiduciary, unincorporated association, syndicate, joint venture, organization, government or any department or agency thereof, or any other entity.

(29) "Plan" shall mean that certain offering plan to convert the Property to condominium ownership filed with the Department of Law of the State of New York pursuant to Section 352-e of the General Business Law of the State of New York.

(30) "Property" shall mean the Land, the Building, all other improvements erected or to be erected on the Land, all easements, rights and appurtenances pertaining thereto and all other property, real, personal, or mixed, used or intended to be used in connection therewith.

(31) "Register's Office" shall mean the Office of the Register of the City of New York, Kings County.

(32) "Rules and Regulations" shall mean the rules and regulations of the Condominium, which are annexed as an addendum to the By-Laws, as any of the same may be amended, modified, added to, or deleted from time to time pursuant to the terms of the By-Laws, provided that they are not in conflict with the terms of the Condominium Act, the Declaration, or the By-Laws.

(33) "Special Assessments" shall mean the charges allocated and assessed by the Condominium Board to the Unit Owners, pro-rata in accordance with their respective Common Interests (except as otherwise provided in the Declaration or in the By-Laws), in accordance with paragraph (C) of Section 6.1 of the By-Laws.

(34) "Sponsor" As used in New York State regulations pertaining to newly constructed and vacant condominium, the word "sponsor" means "any person, partnership, joint venture, corporation, company, trust, association or other entity or agent thereof who makes or takes part in a public offering or sale in or from the State of New York of participation interests or investments in real estate including condominium interests in realty."

(35) "Sponsor's Initial Control". The Sponsor will control the board of managers for five (5) years after the closing of the first unit or till after the closing of all units, whichever is sooner. In addition for as long as the Sponsor owns two (2) units it will remain in control of the board even after five (5) year period.

(31) "Unit" shall mean any of the "Units", as such term is defined in the Condominium Act, located in the Building, which units are more particularly described in Article 6 of, and Exhibit B to, the Declaration and in the Floor Plans.

(37) "Unit Owner" shall mean any Person who holds fee title, of record, to one or more Units at the time in question.

(38) "Unsold Units". This term shall only apply in the situation where there is a Sponsor that offers units for sale and shall mean any Unsold Unit owned by Sponsor or its designee at the time in question. It shall not apply to any unit occupied by the Sponsor or any member of his family.

# DECLARATION OF CONDOMINIUM

68 Woodruff LLC
5014 16TH Avenue, Suite 416
Brooklyn, NY 11204

Premises:

68 Woodruff Avenue
Brooklyn, New York

| | |
|---|---|
| County: | Kings |
| Block: | 5059 |
| F/K/A: | 10 |
| N/K/A: | |

Record and return to:

Law office of Hershy Itzkowitz, Esq.
1554 49th Street
Brooklyn, NY 11219

DOCUMENT NUMBER 7

---

# BY-LAWS

Law Office of Hershy Itzkowitz, Esq.
1554 49th Street
Brooklyn, New York 11219

---

EXHIBIT D TO
THE DECLARATION

# BY-LAWS

of

# THE 68 WOODRUFF AVENUE CONDOMINIUM

68 Woodruff Avenue
Brooklyn, New York

The Law Office of
Hershy Itzkowitz, Esq.
1554 49th Street
Brooklyn, NY 11219

# TABLE OF CONTENTS

ARTICLE 1

GENERAL
Section 1.1. Purpose. ..... 1
Section 1.2. Definitions. ..... 1
Section 1.3. Applicability of By-Laws. ..... 1
Section 1.4. Application of By-Laws. ..... 1
Section 1.5. Principal Office of the Condominium. ..... 1

ARTICLE 2

BOARD OF MANAGERS
Section 2.1. General ..... 2
Section 2.2. Status of the Condominium Board. ..... 2
Section 2.3. Principal Office of the Condominium Board. ..... 2
Section 2.4. Powers and Duties of The Condominium Board ..... 2
Section 2.5. INTENTIONALLY OMITTED. ..... 5
Section 2.6. Exercise and Delegation of Powers and Duties. ..... 5
Section 2.7. Number, Election, and Qualification of Members. ..... 6
Section 2.8. Term of Office of Members. ..... 7
Section 2.9. Resignation of Members. ..... 7
Section 2.10. Vacancies. ..... 7
Section 2.11. INTENTIONALLY OMITTED. ..... 7
Section 2.12. Regular Meetings of the Condominium Board. ..... 7
Section 2.13. Special Meetings of the Condominium Board. ..... 8
Section 2.14. Waiver of Notice of Meetings. ..... 8
Section 2.15. Quorum of the Condominium Board. ..... 8
Section 2.16. Conduct of Meetings. ..... 8
Section 2.17. Decision by the Condominium Board. ..... 8
Section 2.18. Compensation of Members. ..... 8
Section 2.19. Common or Interested Members of the Condominium Board. ..... 8
Section 2.20. Liability of the Condominium Board. ..... 9

ARTICLE 3

OFFICERS
Section 3.1. General ..... 10
Section 3.2. President. ..... 10
Section 3.3. Vice President ..... 10
Section 3.4. Secretary. ..... 10
Section 3.5. Treasurer. ..... 10
Section 3.6. Election, Term of Office and Qualifications of Officers. ..... 11
Section 3.7. Removal and Resignation of Officers. ..... 11
Section 3.8. Vacancies. ..... 11

Section 3.9. Compensation of Officers. 11
Section 3.10. Liability of the Officers of the Condominium. 11

ARTICLE 4

UNIT OWNERS
Section 4.1. Annual Meetings of the Unit Owners. 12
Section 4.2. Special Meetings of Unit Owners. 12
Section 4.3. Place of Meetings. 12
Section 4.4. Notice of Meetings. 12
Section 4.5. Quorum of the Unit Owners. 12
Section 4.6. Conduct of Meetings. 12
Section 4.7. Order of Business. 13
Section 4.8. Voting at Meetings of Unit Owners. 13
Section 4.9. Election of Members of the Condominium Board. 14
Section 4.10. Action Without a Meeting. 14
Section 4.11. Title to Units. 14
Section 4.12. Contractual Liability of Unit Owners. 14

ARTICLE 5

OPERATION OF THE PROPERTY
Section 5.1. Maintenance. 14
Section 5.2. Alterations, Additions, or Improvements in and to Units. 15
Section 5.3. Alterations, Additions, or Improvements to the Common Elements. 16
Section 5.4. Insurance. 17
Section 5.5. Casualty or Condemnation. 18
Section 5.6. Use of The Property. 21
Section 5.7. Use of the Units. 22
Section 5.8. Use of the Common Elements. 22
Section 5.9. Rights of Access. 22
Section 5.10. Modification of the Rules and Regulations. 23
Section 5.11. Real Estate Taxes, Water Charges and Sewer Rents. 23
Section 5.12. INTENTIONALLY OMITTED. 23
Section 5.13. Gas and Electricity. 23
Section 5.14. Utilities Serving the Common Elements. 23
Section 5.15. Vault Charges. 24
Section 5.16. [INTENTIONALLY OMITTED.] 24
Section 5.17. Records and Audits. 24

ARTICLE 6

COMMON CHARGES
Section 6.1. Determination of Common Expenses and Fixing of Common Charges. 24
Section 6.2. Payment of Common Charges. 25
Section 6.3. Statement of Common Charges. 26

Section 6.4. Default In Payment of Common Charges. ..... 26
ARTICLE 7

SELLING AND LEASING OF UNITS
Section 7.1. General. ..... 27
Section 7.2. Right of First Refusal. ..... 27
Section 7.3. Acceptance of Offer. ..... 27
Section 7.4. Failure to Accept Offer. ..... 27
Section 7.5. Termination of, and Exceptions to, the Right of First Refusal. ..... 27
Section 7.6. No Severance of Ownership. ..... 27
Section 7.7. Payment of Common Charges. ..... 28
Section 7.8. Power of Attorney. ..... 28
Section 7.9. Gifts and Devises, Etc. ..... 28

ARTICLE 8

MORTGAGING OF UNITS
Section 8.1. General ..... 28
Section 8.2. Restrictions on Mortgaging. ..... 28
Section 8.3. Notice of Unpaid Common Charges and Default ..... 28
Section 8.4. Performance by Permitted Mortgagees. ..... 29
Section 8.5. Additional Rights of Mortgagee ..... 29

ARTICLE 9

CERTAIN REMEDIES
Section 9.1. Self Help. ..... 30
Section 9.2. Abatement and Enjoinment. ..... 30
Section 9.3. Remedies Cumulative. ..... 30
Section 9.4. Costs and Expenses ..... 30

ARTICLE 10

ARBITRATION
Section 10.1. Procedure. ..... 31
Section 10.2. Variation by Agreement. ..... 31
Section 10.3. Binding Effect ..... 31
Section 10.4. Costs and Expenses. ..... 31

ARTICLE 11

NOTICES
Section 11.1. General. ..... 31
Section 11.2. Waiver of Service of Notice ..... 32

ARTICLE 12

AMENDMENTS TO BY-LAWS
Section 12.1. General. ..... 32

ARTICLE 13

FURTHER ASSURANCES
Section 13.1. General. ..... 32
Section 13.2. Failure to Deliver or Act. ..... 32

ARTICLE 14

MISCELLANEOUS
Section 14.1. Inspection of Documents. ..... 33
Section 14.2. Waiver. ..... 33
Section 14.3. Conflicts. ..... 33
Section 14.4. Severability. ..... 33
Section 14.5. Gender. ..... 33
Section 14.6. Captions. ..... 33
RULES AND REGULATIONS ..... 34

# BY-LAWS

of

# THE 68 WOODRUFF AVENUE CONDOMINIUM

## ARTICLE 1 - GENERAL

Section 1.1. Purpose. The purpose of these By-Laws is to set forth the rules and procedures concerning the conduct of the affairs of the Condominium. The Condominium covers the Property, which consists of: (i) the Land, which is described in Exhibit A to the Declaration of Condominium of THE 68 WOODRUFF AVENUE CONDOMINIUM; (ii) the Building, which includes, without limitation, the Units, the Common Elements and all easements, rights and appurtenances belonging thereto; and (iii) all other property, real, personal, or mixed, intended for use in connection therewith. The Property has been submitted to the provisions of the Condominium Act by the recording of the Declaration in the Register's Office, of which Declaration these By-Laws form a part.

Section 1.2. Definitions. All capitalized terms used in these By-Laws that are not otherwise defined in any of the Articles hereof shall have the meanings set forth in Exhibit C to the Declaration, unless the context in which the same are used shall otherwise require. All capitalized terms used in these By-Laws that are defined in any of the Articles hereof shall have the meanings ascribed to them in such Articles, unless the context in which the same are used shall otherwise require. Each of the aforedescribed capitalized terms shall be applicable to singular and to plural nouns, as well as to verbs of any tense.

Section 1.3. Applicability of By-Laws. These By-Laws are applicable to the Property and to the use and occupancy thereof.

Section 1.4. Application of By-Laws. All present and future Unit Owners, mortgagees, lessees, sublessees and occupants of Units, and employees and guests of Unit Owners, as well as all other Persons who may use the Property, are and shall be subject to the Declaration, these By-Laws and the Rules and Regulations, as each of the same may be amended from time to time. The acceptance of a deed or other instrument of conveyance, or the succeeding to title to, or the execution of a lease or sublease for, or the act of occupancy of, a Unit shall constitute an agreement that the provisions of the Declaration, these By-Laws and the Rules and Regulations, as each of the same may be amended from time to time, are accepted, ratified and will be complied with.

Section 1.5. Principal Office of the Condominium. The principal office of the Condominium shall be located either at the Property or at such other place reasonably convenient thereto as may be designated from time to time by the Condominium Board.

## ARTICLE 2 - BOARD OF MANAGERS

Section 2.1. General. As more particularly set forth in Sections 2.4, 2.5 and 2.6 hereof, the affairs of the Condominium shall be governed by the Condominium Board. In exercising its powers and performing its duties under the Declaration and these By-Laws, the Condominium Board shall act as, and shall be, the agent of the Unit Owners, subject to, and in accordance with, the terms of the Declaration and these By- Laws.

Section 2.2. Status of the Condominium Board. Unless and until the Condominium Board shall incorporate in accordance with the terms of Section 2.4 hereof, the Condominium Board shall have, to the extent permitted by Law, the status conferred upon unincorporated associations under, or pursuant to, the terms of the General Association Law of the State of New York. If the Condominium Board shall incorporate in accordance with the terms of Section 2.4 hereof, the Condominium Board shall have, to the extent permitted by Law, the status conferred upon it under, or pursuant to, the terms of the applicable statutes of the State of New York. In either event, however, the Condominium Board shall also have the status conferred upon it under, or pursuant to, the terms of the Condominium Act.

Section 2.3. Principal Office of the Condominium Board. The principal office of the Condominium Board shall be located either at the Property or at such other place reasonably convenient thereto as may be designated from time to time by the Condominium Board.

Section 2.4. Powers and Duties of The Condominium Board. (A) The Condominium Board shall have all of the powers and duties necessary for, or incidental to, the administration of the affairs of the Condominium, provided, however, that the Condominium Board shall not have such powers and duties that by Law, or pursuant to the terms of the Declaration and these By-Laws, may not be delegated to the Condominium Board by the Unit Owners. Without intention to limit the generality of the foregoing in any respect, the Condominium Board shall have the following specific powers and duties:

(i) to operate, maintain, repair, restore, add to, improve, alter and replace the Common Elements, including, without limitation, as the Condominium Board shall deem necessary or proper in connection therewith: (a) the purchase and leasing of supplies, equipment and material and (b) the employment, compensation and dismissal of personnel;

(ii) to acquire, in the name of the Condominium Board or its designee, corporate or otherwise, and on behalf of the Unit Owners, all rights, titles and interests in real and personal property deemed necessary or proper by the Condominium Board for use in connection with the ownership and operation of the Property as a condominium;

(iii) to maintain records with respect to the finances and the operation of the Condominium, including, without limitation: (a) detailed accounts of receipts and expenditures affecting the Property; (b) other financial records, as well as other books of account of the Condominium, as may be required to be kept pursuant to the terms of these By-Laws; and (c) minutes and other records of all meetings held pursuant to the terms of these By-Laws;

(iv) to prepare and adopt a budget for the Condominium for each fiscal year thereof, setting forth, without limitation: (a) a detailed accounting of the anticipated Common Expenses for the ensuing fiscal year and (b) a detailed projection of all sources and amounts of income necessary to discharge the same;

(v) to determine the amount and establish the means and methods of payment of, and to collect, the Common Charges and Special Assessments from the Unit Owners;

(vi) to borrow money on behalf of the Condominium when required in connection with the operation, maintenance, repair, restoration, improvement, alteration and replacement of the Common Elements, provided, however, that: (a) the affirmative consent of all of the members of the Condominium Board shall be required for the borrowing of any sum in excess of $25,000.00 in any one fiscal year (regardless of the balance of any loans outstanding from previous fiscal years); (b) the affirmative consent of all of all Unit Owners shall be required for the borrowing of any sum in excess of $25,000.00 in any one fiscal year (regardless of the balance of any loans outstanding from previous fiscal years); (c) no lien to secure repayment of any sum borrowed may be created on any Unit or its Appurtenant Interests without the consent of the owner of such Unit; and (d) the documentation executed in connection with any such borrowing shall provide that, if any sum borrowed by the Condominium Board pursuant to this subparagraph (vi) shall not be repaid by the Condominium Board, any Unit Owner who pays to the creditor thereunder such proportion of the then outstanding indebtedness represented or secured thereby as such Unit Owner's Common Interest bears to the aggregate Common Interest of all Unit Owners shall be entitled to obtain from the creditor a release of any judgment or other lien that the said creditor shall have filed, or shall have the right to file, against such Unit Owner's Unit;

(vii) to open and maintain bank accounts on behalf of the Condominium and to designate the signatories required therefor;

(viii) to use the Common Charges and Special Assessments collected from Unit Owners, as well as all other funds held by the Condominium Board or received in connection with the operation of the Property, for the administration of the Condominium, including, without limitation: (a) the payment of Common Expenses and (b) the making of restorations, additions, alterations and improvements to the Common Elements;

(ix) to obtain insurance for the Property, including the Units, pursuant to the terms of Section 5.4 hereof;

(x) to adjust and settle claims under insurance policies obtained pursuant to the terms of Section 5.4 hereof, and to execute and deliver releases upon such adjustment and settlement on behalf of: (a) all Unit Owners; (b) all holders of mortgages and other liens on Units; and (c) all holders of any other interest in the Property;

(xi) to make, or to contract with others for the making of, repairs, maintenance, additions and improvements to, and alterations, restorations and replacements of, the Property after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings, all in accordance with the terms of these By-Laws;

(xii) [INTENTIONALLY OMITTED]

(xiii) to accept the surrender of any Unit pursuant to the terms of paragraph (C) of Section 6.2 hereof, in the name of the Condominium Board or its designee, corporate or otherwise, and on behalf of all Unit Owners;

(xiv) to purchase, lease, or otherwise acquire Units offered for sale or lease by their owners, in the name of the Condominium Board or its designee, corporate or otherwise, and on behalf of all Unit Owners;

(xv) to purchase Units at foreclosure or other judicial sales, in the name of the Condominium Board or its designee, corporate or otherwise, and on behalf of all Unit Owners;

(xvi) to sell, lease, mortgage and otherwise deal with Units acquired by, and to sublease Units leased by, the Condominium Board or its designee, corporate or otherwise, on behalf of all Unit Owners, provided, however, that the Condominium Board or its designees shall in no event be entitled to the vote appurtenant to any such Unit;

(xvii) to adopt and amend the Rules and Regulations and to levy and collect fines against Unit Owners for violations of the same;

(xviii) to enforce by legal means the terms, covenants and conditions contained in the Condominium Documents and to bring or defend against any proceedings that may be instituted on behalf of, or against, the Unit Owners;

(xix) to incorporate, to the extent and in the manner provided in the Condominium Act, provided, however, that: (a) the certificate of incorporation and by-laws of any such resulting corporation shall conform as closely as practicable to the terms of the Declaration and these By-Laws and (b) the terms of the Declaration and these By-Laws shall prevail in the event of any inconsistency or conflict between the terms thereof and the terms of such certificate of incorporation and by-laws;

(xx) to organize corporations to act as the designees of the Condominium Board in acquiring title to, or leasing of, Units and in acquiring rights, titles and interests in real and personal property for use in connection with the ownership and operation of the Property as a condominium;

(xxi) to execute, acknowledge and deliver: (a) any declaration or other instrument affecting the Property that the Condominium Board deems necessary or appropriate to comply with any Law applicable to the maintenance, demolition, construction, alteration, repair, or restoration of the Building and (b) any consent, covenant, restriction, easement, or declaration affecting the Property that the Condominium Board deems necessary or appropriate;

(xxii) to prepare, execute, acknowledge and record on behalf of all Unit Owners, as their attorney in fact, coupled with an interest, a restatement of the Declaration or these By-Laws, whenever, in the Condominium Board's estimation, it is advisable to consolidate and restate all amendments, modifications, additions and deletions theretofore made to the same;

(xxiii) to execute, acknowledge and deliver any documents necessary for filing an appeal for reduction of assessment of real estate taxes on behalf of all units in the Condominium, unless written notice is received by the Condominium Board from any Unit Owner not to so on behalf of his or her condominium unit;

(xiv) unless and until real estate taxes, water charges and sewer rents are billed directly to the Unit Owners by the New York City Department of Finance and/or the Department of Environmental Protection, the Condominium Board shall promptly pay such taxes, charges and rents as a common expense;

and

(xxv) to carry out any other duties imposed upon the Condominium Board pursuant to the Declaration and these By-Laws.

(B) The Condominium Board shall be responsible for carrying out the duties imposed upon it under the Condominium Documents regardless of whether a Unit is vacant or occupied by the owner thereof or by a permitted lessee or other permitted occupant.

Section 2.5. INTENTIONALLY OMITTED.

Section 2.6. Exercise and Delegation of Powers and Duties. (A) Any act within the power of the Condominium Board to perform, and deemed necessary or desirable to be performed by the Condominium Board, shall be performed by the Condominium Board or shall be performed on its behalf and at its direction by the agents, employees, or designees of the Condominium Board.

(B) The Condominium Board may appoint an Executive Committee by duly adopted resolution, which Executive Committee shall have, and may exercise, all of the powers of the Condominium Board, subject to both the exceptions and limitations contained in paragraph (D) of this Section 2.6 and such additional exceptions and limitations as the Condominium Board may from time to time deem appropriate, during the intervals between the meetings of the Condominium Board. In addition, the Condominium Board may from time to time appoint, by duly adopted resolutions, such other committees as the Condominium Board may deem appropriate to

perform such duties and services as the Condominium Board shall direct, each of which committees shall have, and may exercise, all of the powers delegated to it in its enabling resolution, subject, however, to the exceptions and limitations contained in paragraph (D) of this Section 2.6.

(C) The Condominium Board may employ a Managing Agent to serve at a compensation to be established by the Condominium Board and to perform such duties and services as the Condominium Board shall direct. Subject to the exceptions and limitations contained in paragraph (D) of this Section 2.6, the Condominium Board may delegate to the Managing Agent any of the powers granted to the Condominium Board in these By-Laws.

(D) Notwithstanding anything to the contrary contained in this Section 2.6, the Executive Committee and the Managing Agent shall neither have nor be entitled to exercise, and the Condominium Board shall not delegate to either of them or to any other committee, the powers or duties described in subparagraphs (ii), (iv), (v), (vi), (vii), (x), (xiii), (xiv), (xv), (xvi), (xvii), (xix), (xx) and (xxi) of paragraph (A) of Section 2.4 hereof. In addition, neither the Managing Agent nor any of the committees described in Subsection (B) of this Section 2.6 shall have, or be entitled to exercise, any of the powers of the Condominium Board, except to the extent permitted by Law.

Section 2.7. Number, Election and Qualification of Members. The Sponsor will control the board of managers for five (5) years after the closing of the first unit or whenever all unit are sold, whichever is sooner. (Provided however, that the Sponsor may relinquish control at any time by calling a special meeting of the Unit Owners to elect a new Board of Managers.) During the period of Initial Control, the Sponsor shall designate a majority of the Board Members which would be two (2) Members and the remaining one (1) Board Member shall be elected by all Unit Owners, other than the Sponsor. Within thirty (30) days of the expiration of the initial period of control, the Sponsor will call a special meeting of the Unit Owners to elect a new Board of Managers who will be elected based on the plurality of the votes. Each and every Unit Owner, including the Sponsor shall have a right to cast one (1) vote for each unit owned.

Until the first sale of a Unit, the initial three (3) member Board of Managers shall be designated by the Sponsor. Within one (1) year of the first closing, a meeting will be held to elect a new Condominium Board consisting of three (3) Board Members. At such time, the Sponsor shall designate two (2) of the three (3) Board Members, who shall serve for a period of two (2) years. The other Board Member shall be elected by all Unit Owners, for a term of one (1) year. Elections for this seat on the Condominium Board shall be held annually. In all votes of Unit Owners, each unit owner will be entitled to vote as follows: (a) each owner of a Residential Unit shall cast one (1) vote for each Unit Owned; Unit Owners shall be entitled to cumulate their votes and cast all of such votes for a single director or distribute them among the number to be voted for, or any two or more of them, as they may see fit. Following the initial five-year period of Sponsor control, the Board of Managers shall consist of three (3) Board Members, who may be a unit owner or a person designated by a unit owner. Board Members shall be elected by a majority of the votes cast at a meeting at which a quorum shall be present.

At all meetings of Unit Owners the Sponsor or its designee shall be able to vote and thus able to exercise its vote in Board elections. When the Sponsor or its designee no longer owns any Units neither Sponsor nor its designee shall have any further right to vote.

Furthermore, as long as the Sponsor or its designee shall own at least twenty five (25%) of the units, but in no event later than five (5) years after closing of title to the first Unit, the

Board of Managers may not, without the prior written consent of the Sponsor or its designee, (i) make any addition, alteration or improvement to the Common Elements or to any Unit or (ii) assess any Common Charges for the creation of, addition to or replacement of all or part of a reserve, contingency or surplus fund (however, Sponsor will not unreasonably withhold consent to additions to the contingency fund provided for in Schedule B to the extent assessments are necessary to make expenditures required by law), or (iii) borrow money on behalf of the Condominium (except where necessary to perform work required by law to the extent that existing reserves are insufficient). Sponsor shall have the right to withhold its consent to any of the foregoing actions. Notwithstanding the above, Sponsor's consent shall not be withheld for expenses required to comply with applicable law. While Sponsor has voting control of the Board, Sponsor will not reduce or eliminate the services to be provided to the Condominium as set forth in this Plan.

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

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

Section 2.8. Term of Office of Members. The term of office of each member of the Condominium Board shall continue for one (1) year. Notwithstanding anything to the contrary, however, each Condominium Board shall serve until a successor Board is elected and qualified.

There shall be no limit on the number of terms of office, successive or otherwise, that a member of the Condominium Board may serve. In addition, special meetings of Unit Owners may be held from time to time, pursuant to the By-Laws, whenever necessary for the affairs of the Condominium.

Section 2.9. Resignation of Members. Any member of the Condominium Board may resign his or her membership at any time by giving written notice thereof to the Condominium Board.

Section 2.10. Vacancies. (A) Any vacancy on the Condominium Board shall be filled by calling a regular or special meeting to elect a new Board Member pursuant to Section 2.7 of these By-laws.

Section 2.11. INTENTIONALLY OMITTED.

Section 2.12. Regular Meetings of the Condominium Board. Regular meetings of the Condominium Board may be held at such time and place as shall be determined from time to time by a majority of the members thereof, provided that at least one (1) such meetings shall be held during each fiscal year.

Section 2.13. Special Meetings of the Condominium Board. Any member of the Condominium Board may call a special meeting of the Condominium Board whenever he or she deems the same to be necessary or desirable.

Section 2.14. Waiver of Notice of Meetings. Any member of the Condominium Board may, at any time, waive notice of any meeting thereof in writing, and such waiver shall be deemed equivalent to the giving of notice. Attendance by a member of the Condominium Board at any meeting thereof shall constitute a waiver by him or her of notice of the time and place thereof.

Section 2.15. Quorum of the Condominium Board. For purposes of all meetings of the Condominium Board, the attendance of a majority of all Board Members thereof shall be required for the transaction of business. In connection therewith, one or more members of the Condominium Board may participate in any meeting thereof by means of telephone or similar communications equipment permitting all individuals participating in the meeting to hear each other at the same time, and such participation shall constitute presence at such a meeting for all purposes.

Section 2.16. Conduct of Meetings. The minutes of the meetings of the Condominium Board shall be faithfully recorded, which minutes shall include the full text of all resolutions duly adopted by the Condominium Board and a record of all transactions and proceedings occurring thereat. The then current edition of Robert's Rules of Order shall govern the conduct of meetings of the Condominium Board unless the same shall be in conflict with the terms of the Declaration, these By-Laws or the Condominium Act.

Section 2.17. Decision by the Condominium Board. Except as otherwise expressly provided in the Declaration or these By-Laws, the affirmative vote of a majority of the members of the Condominium Board shall constitute the decision of the Condominium Board. Alternatively, any decision that is required or permitted to be made by the Condominium Board may be made without a meeting thereof if all of the members of the Condominium Board shall individually or collectively consent in writing to such decision, and all such written consents shall be duly filed by the Condominium in the minutes of the Condominium Board. In the event of a deadlock in voting between the two units or in the Condominium Board, such deadlock shall be submitted to an arbitration board in accordance with Article 10, "Arbitration", below.

Section 2.18. Compensation of Members. No member of the Condominium Board shall receive any compensation from the Condominium for acting as such.

Section 2.19. Common or Interested Members of the Condominium Board. Each member of the Condominium Board shall perform his or her duties, and shall exercise his or her powers, in good faith and with a view to the interests of the Condominium. To the extent permitted by law, no contract or other transaction between the Condominium Board and either (i) any of its members or (ii) any corporation, partnership, fiduciary, firm, association, or other entity in which any of the members of the Condominium Board are officers, directors, employees, partners, fiduciaries, beneficiaries, or principals, or are otherwise interested, pecuniarily or otherwise, shall be deemed either void or voidable because either (a) any such member of the Condominium Board was present at the meeting or meetings of the Condominium Board during which such contract or

transaction was discussed, authorized, approved, or ratified, or (b) the vote of any such member was counted for such purpose, provided, however, that either:

(x) the fact thereof is disclosed to, or known by, the Condominium Board or noted in the minutes thereof, and the Condominium Board shall authorize, approve, or ratify such contract or transaction in good faith by vote of the Condominium Board;

(y) the fact thereof is disclosed to, or known by the Unit Owners, and the Unit Owners authorize, approve, or ratify such contract or transaction; or

(z) the contract or transaction is commercially reasonable to the Condominium Board at the time that the same is authorized, approved, ratified, executed, or otherwise consummated.

Any such member of the Condominium Board may be counted in determining the requisite attendance of any meeting of the Condominium Board that authorizes, approves, or ratifies any such contract or transaction.

Section 2.20. Liability of the Condominium Board. (A) The members of the Condominium Board shall have no liability to the Unit Owners for errors of judgment, negligence, or otherwise, except that each member of the Condominium Board shall be liable thereto for his or her own bad faith or willful misconduct.

(B) Every contract made, and other document executed, by or on behalf of the Condominium Board, any committee thereof, or the Managing Agent shall expressly state (if obtainable and in addition to the limitation of liability of the officers of the Condominium and the Unit Owners pursuant to the terms of Sections 3.10 and 4.12 hereof, respectively) that the same is made or executed by or on behalf of the Condominium Board, such committee, or the Managing Agent solely as agent for the Unit Owners and that the members of the Condominium Board or such committee or the Managing Agent shall have no liability thereon, except to the extent of their liability, if any, as Unit Owners pursuant to the terms of Section 4.12 hereof.

(C) Neither the Condominium Board nor any member thereof shall be liable for either:

(i) any failure or interruption of any utility or other services to be obtained by, or on behalf of, the Condominium Board or to be paid for as a Common Expense; or

(ii) any injury, loss, or damage to any individual or property, occurring in or upon either a Unit or the Common Elements, and either: (a) caused by the elements, by any Unit Owner, or by any other Person; (b) resulting from electricity, water, snow or ice that may leak or flow from a Unit or any portion of the Common Elements; or (c) arising out of theft or otherwise.

(D) The Unit Owners shall jointly and severally indemnify and hold each member of

the Condominium Board harmless from and against any claim or liability to others arising from his or her acts or omissions as, or by reason of the fact that such individual is or was, a member of the Condominium Board, except, however, to the extent that such claim or liability shall be due to, or shall arise out of, the bad faith or willful misconduct of such member.

## ARTICLE 3 - OFFICERS

Section 3.1. General. The principal officers of the Condominium shall be the President, the Secretary and the Treasurer. The Condominium Board may appoint a Vice President, an Assistant Treasurer, an Assistant Secretary and such other officers as in its discretion may be necessary or desirable. Where necessary, one individual may act as or hold the office of more than one office. All agreements, contracts, deeds, leases, checks and other instruments of the Condominium shall be executed, upon the direction of the Condominium Board, by the officers of the Condominium or by such lesser number of officers or by such other Person or Persons as may be designated from time to time by the Condominium Board.

Section 3.2. President. The President shall be the chief executive officer of the Condominium and shall preside at all meetings of the Unit Owners and of the Condominium Board. The President shall have all of the general powers and duties that are incident to the office of president of a stock corporation organized under the Business Corporation Law of the State of New York (hereinafter referred to as the "BCL", including, but not limited to, the power to appoint the members of all committees created by the Condominium Board from amongst the Unit Owners from time to time as he or she may decide, in his or her discretion, are appropriate to assist in the conduct of the affairs of the Condominium.

Section 3.3. Vice President. The Vice President shall take the place of the President and perform his or her duties whenever the President shall be absent or unable to act. If both the President and the Vice President are unable to act, the Condominium Board shall appoint some other member of the Condominium Board to act in the place of the President on an interim basis. The Vice President shall also perform such other duties as shall be imposed upon him or her from time to time by the Condominium Board or by the President.

Section 3.4. Secretary. The Secretary shall keep the minutes of all meetings of the Unit Owners and of the Condominium Board. The Secretary shall have charge of such books and papers as the Condominium Board shall direct and, in general, shall perform all of the duties that are incident to the office of secretary of a stock corporation organized under the BCL.

Section 3.5. Treasurer. The Treasurer shall have the care and custody of the funds and securities of the Condominium and shall be responsible for keeping full and accurate financial records and books of account thereof, showing all receipts and disbursements necessary for the preparation of all required financial data. The Treasurer shall be responsible for the deposit of all funds and other securities in the name of the Condominium Board or in the name of the Managing Agent in such depositories as may from time to time be designated by the Condominium Board and, in general, shall perform all of the duties incident to the office of treasurer of a stock corporation organized under the BCL.

Section 3.6. Election, Term of Office and Qualifications of Officers. Each of the officers of the Condominium Board shall be elected annually by a majority vote of the Condominium Board taken at the organizational meeting of each new Condominium Board, and shall serve at the pleasure of the Condominium Board. At least a majority of the officers shall be elected from amongst the members of the Condominium Board who are Unit Owners. The other officers of the Condominium, however, need not be Unit Owners or members of the Condominium Board and need not have any interest in the Condominium.

Section 3.7. Removal and Resignation of Officers. Any officer of the Condominium may be removed from office with or without cause, by an affirmative vote of a majority of the members of the Condominium Board. In addition, any officer may resign at any time by giving written notice to the Condominium Board. Finally, if the President or the Vice President of the Condominium shall cease to be a member of the Condominium Board during his or her term of office, such officer shall be deemed to have resigned his or her office effective upon the date upon which his or her membership shall cease.

Section 3.8. Vacancies. Any vacancy in an office shall be filled by a majority vote of the Condominium Board at any regular meeting of the Condominium Board or at a special meeting thereof called for such purpose.

Section 3.9. Compensation of Officers. No officer of the Condominium shall receive any compensation from the Condominium for acting as such.

Section 3.10. Liability of the Officers of the Condominium. (A) The officers of the Condominium shall have no liability to the Unit Owners for errors of judgment, negligence, or otherwise, except that each officer of the Condominium shall be liable thereto for his or her own bad faith or willful misconduct. In addition, every contract made, and other document executed, by one or more officers or other Persons on behalf of the Condominium shall expressly state (if obtainable and in addition to the limitation of liability of the members of the Condominium Board and the Unit Owners pursuant to the terms of Sections 2.20 and 4.12 hereof, respectively) that the same is made or executed by such officers or Persons on behalf of the Condominium solely as agent for the Unit Owners and that such officers or Persons shall have no liability thereon, except to the extent of their liability, if any, as Unit Owners pursuant to the terms of Section 4.12 hereof.

(B) None of the officers of the Condominium shall be liable for either:

(i) any failure or interruption of any utility or other services to be obtained by any such officer on behalf of the Condominium or to be paid for as a Common Expense; or

(ii) any injury, loss, or damage to any individual or property, occurring in or upon either a Unit or the Common Elements, and either: (a) caused by the elements, by any Unit Owner, or by any other Person; (b) resulting from electricity, water, snow, or ice that may leak or flow from a Unit or any portion of the Common Elements; or (c) arising out of theft or otherwise.

(C) The Unit Owners shall jointly and severally indemnify and hold each officer of the Condominium harmless from and against any claim or liability to others arising from his or her acts or omissions as, or by reason of the fact that such individual is or was, an officer of the Condominium, except, however, to the extent that such claim or liability shall be due to, or shall arise out of, the bad faith or willful misconduct of such officer.

## ARTICLE 4 - UNIT OWNERS

Section 4.1. Annual Meetings of the Unit Owners. The first annual meeting of the Unit Owners shall be held approximately four (4) months after the First Closing, as provided both in this Article 4 and in Article 2 hereof. Thereafter, annual meetings of the Unit Owners shall be held within sixty (60) days of the anniversary date of the first meeting. At each such subsequent meeting, the Unit Owners shall transact such business as may properly come before such meeting. In the event that any annual meeting of members is delayed, the existing Condominium Board shall continue to serve.

Section 4.2. Special Meetings of Unit Owners. The Condominium Board shall call a special meeting of the Unit Owners whenever so directed by a duly adopted resolution of the Condominium Board or upon receipt of a petition calling for such a meeting signed by a Unit Owner. Each such resolution or petition shall set forth, in reasonable detail, the purposes for calling such a meeting, and no business shall be transacted at such special meeting except business reasonably related to such stated purposes.

Section 4.3. Place of Meetings. Meetings of the Unit Owners shall be held at the principal office of the Condominium or at such other suitable and convenient place as may be designated by the Condominium Board.

Section 4.4. Notice of Meetings. (A) The Condominium Board shall give notice of each annual or special meeting of the Unit Owners to all Unit Owners then of record entitled to vote at such meeting, which notice shall set forth the purpose, time and place of such meeting. Such notice may be given to any Unit Owner by personal delivery, mail, telephone or telegram not later than five (5) business days prior to the day fixed for the meeting; however, the mailing of such notice to any Unit Owner, addressed to his or her address at the Property, at least ten (10) days prior to the day fixed for the meeting shall be conclusively deemed the giving of notice to such Unit Owner of such meeting. Any Unit Owner may designate an address for the giving of notice other than such Unit Owner's address at the Property by giving written notice thereof to the Condominium Board not less than ten (10) days prior to the giving of notice of the applicable meeting.

Section 4.5. Quorum of the Unit Owners. Except as otherwise provided in these By-Laws, the presence, in person or by proxy, of a majority of all Unit Owners shall be required at all meetings of the Unit Owners.

Section 4.6. Conduct of Meetings. The minutes of all meetings of the Unit Owners shall be faithfully recorded, which minutes shall include the full text of all resolutions duly adopted by the Unit Owners and a record of all transactions and proceedings occurring thereat.

Section 4.7. Order of Business. The order of business at all annual meetings of the Unit Owners shall be as follows:

(i) Roll call;

(ii) Proof of notice of meeting;

(iii) Reading of the minutes of the preceding meeting (unless waived);
(iv) Reports of officers of the Condominium;

(v) Reports of committees;

(vi) Reports of inspectors of election (when so required);

(vii) Election or designation of members of the Condominium Board (if there is a vacancy);

(viii) Unfinished business; and

(ix) New business.

Section 4.8. Voting at Meetings of Unit Owners. (A) Subject to the terms of Sections 2.7 and 4.9 hereof, at meetings of Unit Owners, each Unit Owner (including the Sponsor or its designee, for so long as Sponsor or such designee shall own Unsold Units) shall be entitled to cast one (1) vote for each unit owned.

(B) Notwithstanding the terms contained in paragraph (A) hereof, no Unit Owner may vote at any meeting of the Unit Owners if the Condominium Board has perfected a lien against such Unit Owner's Unit and the amount necessary to release such lien has not been paid at the time of such meeting. In addition, neither the Condominium Board nor any designee thereof shall be entitled to the vote appurtenant to any Unit owned by the Condominium Board or such designee. The vote of all Units whose owners are precluded from voting pursuant to the terms of this paragraph (B) will be excluded when computing the results of voting.

(C) A fiduciary shall be the voting member with respect to a Unit owned in a fiduciary capacity. In addition, if two (2) or more Persons own a Unit, they shall designate one Person amongst them the vote appurtenant to their Unit in a writing given to the Condominium Board, and the vote of such designee shall be binding upon all of such Persons. Failing such a designation, all of such Persons shall mutually exercise the vote appurtenant to such unit under one ballot without division, and the concurrence of all Persons shall be conclusively presumed if any one of them purports to exercise such vote without protest being contemporaneously made to the individual presiding over the meeting at which such vote is taken. If protest is made, the vote appurtenant to such Unit shall be counted solely for the purpose of determining whether the required attendance is present for such voting.

(D) The owner(s) of any Unit may designate any Person to act as a proxy on his or her behalf. The designation of any such proxy shall be made in a writing both signed and dated by

the designor and delivered to the Condominium Board at or before the appointed time for the meeting(s) during which the same is to be effective. Any such designation shall be revocable at any time upon written notice given to the Condominium Board; however, no revocation of such a designation shall be effective with respect to any votes cast by such proxy prior to the receipt of such revocation notice by the Condominium Board.

Section 4.9. Election of Members of the Condominium Board. (A) After the three-year period of initial control by Sponsor, each Unit Owner shall be entitled to designate one member of the Condominium Board, who shall represent him. See Section 2.7 above.

Section 4.10. Action Without a Meeting. Any action required or permitted to be taken by the Unit Owners at a duly constituted meeting may be taken without such a meeting if the number of Unit Owners sufficient to approve such an action at a duly constituted meeting of the Unit Owners pursuant to the Declaration or to these By-Laws consent in writing to the adoption of a resolution approving such action. All written consents given by Unit Owners pursuant to this Section 4.10 shall be retained in the records of the Condominium together with a true copy of the resolution to which they relate.

Section 4.11. Title to Units. Title to any Unit may be taken by any Person or by any two (2) or more Persons as joint tenants, tenants in common, or tenants by the entirety, as may be appropriate, but not as owners in severalty.

Section 4.12. Contractual Liability of Unit Owners. Every contract made by the Condominium Board, by any officer of the Condominium, or by any superintendent or Managing Agent of the Building shall state (if obtainable and in addition to the limitation of liability of the members of the Condominium Board and the officers of the Condominium pursuant to the terms of Section 2.20 and 3.10 hereof, respectively), that the liability of any Unit Owner with respect thereto shall be limited to: (i) such proportionate share of the total liability thereunder as the Common Interest of such Unit Owner bears to the aggregate Common Interests of all Unit Owners and (ii) such Unit Owner's interest in his or her Unit and its Appurtenant Interests, unless otherwise provided by Law.

## ARTICLE 5 - OPERATION OF THE PROPERTY

Section 5.1. Maintenance. (A) Except as otherwise provided in the Declaration or in these By-Laws, all painting, decorating, maintenance, and replacements, whether structural or non-structural, ordinary or extraordinary,

(i) in or to any Unit and all portions thereof (including, but not limited to, the interior walls, ceilings and floors in the Unit, kitchen and bathroom fixtures and appliances, windows and their frames, sills and sashes, all doors (entrance and terrace or patio, if any) and their frames and saddles, exposed plumbing, gas and heating fixtures shall be performed by the owner of such Unit at such Unit Owner's cost and expense; and

(ii) in or to the Common Elements shall be performed by the Condominium Board as a Common Expense.

However, if any work is necessitated by any condition or occurrence in the individual unit such Unit Owner shall be liable for such costs which are not paid by the insurance carrier. Promptly upon obtaining knowledge thereof, each Unit Owner shall report to the Condominium Board or to the Managing Agent any defect which the Condominium Board is responsible pursuant to the terms thereof. All painting, decorating, maintenance, repairs and replacements performed hereunder or otherwise, whether by or at the behest of a Unit Owner or the Condominium Board, shall be performed in such a manner as shall not unreasonably disturb or interfere with any Unit Owners or the tenants and occupants of any Units.

(B) Notwithstanding anything to the contrary provided in paragraph (A) of this Section 5.1, however, the exterior glass surfaces of all windows of each Unit are to be washed and cleaned by the owner of such Unit at such Unit Owner's sole cost and expense. In addition, if any painting, decorating, maintenance, or replacements to the Property or any part thereof, whether structural or non-structural, ordinary or extraordinary, is necessitated by the negligence, misuse, or abuse of (i) any Unit Owner, the entire cost and expense thereof shall be borne by such Unit Owner, or (ii) the Condominium Board, the entire cost and expense thereof shall be borne by the Condominium Board as a Common Expense, except, in all events, to the extent that such cost and expense is covered by the proceeds of any insurance maintained pursuant to the terms of these By-Laws. Similarly, each Unit Owner shall be responsible for any and all damage to any Unit or to the Common Elements resulting from such Unit Owner's failure to maintain, repair, or replace his or her Unit or any portion thereof as required herein.

(C) Each Unit and all portions of the Common Elements shall be kept in first-class condition and order (and free of snow, ice and accumulation of water with respect to any terrace, patio, roof, or other part of the Property exposed to the elements) by the Unit Owner or the Condominium Board, whichever is responsible for the maintenance thereof as set forth herein, and such Unit Owner or the Condominium Board, as the case may be, shall promptly make or perform, or cause to be made or performed, all maintenance work (including, without limitation, painting, repairs and replacements) that is necessary in connection therewith. In addition, the public areas of the Building and those areas exposed to public view shall be kept in good appearance, in conformity with the dignity and character of the Building, by (i) the Condominium Board, with respect to such parts of the Building required to be maintained by it, and (ii) each Unit Owner, with respect to the interior and exterior surfaces of terraces, patios, windows and shades, venetian or other blinds, drapes, curtains or other window decorations in or appurtenant to his or her Unit.

Section 5.2. Alterations, Additions, or Improvements in and to Units.

No unit owner may make any structural alteration in or to his unit without the prior written approval of the board of managers. This provision does not apply to the Sponsor or its designee until a deed to the Unit affected had been delivered to the Purchaser thereof. Other than the above, all alterations or improvements in or to his unit do not require board approval.

In the event that any Unit Owner wishes to make any modifications that require Board for approval. The Board must respond within fifteen (15) days from receiving notice from the Unit Owner. In the event, the Board has not responded within said time frame, the Boards failure to timely respond shall be deemed a waiver of its right to reject the proposed modifications.

In the event that any unit is subdivided, the subdivided units shall jointly exercise and share the vote allocated to the original unit.

Prior to, and as a condition of, the granting of any such approval, the Condominium Board may, at its sole option, require the Unit Owner to procure and agree to maintain during the course of such work such insurance as the Condominium Board may reasonably prescribe and to execute an agreement, in form and substance satisfactory to the Condominium Board, setting forth the terms and conditions under which such alteration, addition, improvement, or repair may be made, including, without limitation, the indemnity referred to in paragraph (D) hereof and the days and hours during which any such work may be done.

(B) All alterations, additions, and improvements by Unit Owners shall be made in compliance with laws. In connection therewith, the Condominium Board shall execute applications to any departments of the City of New York, or to any other governmental agencies having jurisdiction thereof, for any and all permits required in connection with the making of alterations, additions, improvements, or repairs in or to a Unit, provided that, with respect to all such work of a structural nature (but other than that of the nature described in paragraph (B) hereof), the same was approved by the Condominium Board pursuant to the terms of paragraph (A) hereof.

(C) Neither the Condominium Board nor any Unit Owner (other than the Unit Owner(s) making any alterations, improvements, additions, or repairs, or causing any of the same to be made, in or to his, her or their Unit(s)) shall incur any liability, cost, or expense either (i) in connection with the preparation, execution, or submission of the applications referred to in paragraph (C) hereof; (ii) to any contractor, subcontractor, materialman, architect, or engineer on account of any alterations, improvements, additions, or repairs made or asserting any claim for personal injury or property damage arising therefrom. Any Unit Owner(s) making any alterations, improvements, additions, or repairs, or causing any of the same to be made, in or to his, her or their Unit(s) shall agree (in a writing executed and delivered to the Condominium Board, if the Condominium Board shall so request), and shall be deemed to agree (in the absence of such writing), to indemnify and hold the Condominium Board, the members of the Condominium Board, the officers of the Condominium, and the Managing Agent and all other Unit Owners harmless from and against any such liability, cost and expense.

Section 5.3. Alterations, Additions, or Improvements to the Common Elements. Except as otherwise provided in the Declaration or in these By-Laws, all necessary or desirable alterations, additions, or improvements in or to any of the Common Elements shall be made by the Condominium Board, and the cost and expense thereof shall constitute a Common Expense. Notwithstanding the foregoing, however, whenever the cost and expense of any such alterations, additions, or improvements would, in the judgment of the Condominium Board, exceed $5,000.00 in

the aggregate in any calendar year, such proposed alterations, additions, or improvements shall not be made unless first approved by all of the Unit Owners at a duly constituted meeting of the Unit Owners and by the Mortgage Representatives, if any. Except as otherwise provided in the Declaration and in these By-Laws, all such alterations, additions, or improvements costing $5,000.00 or less in the aggregate in any calendar year may be made as aforesaid without the approval of either the Unit Owners or any Mortgage Representatives.

Section 5.4. Insurance. (A) If the same shall be obtainable, the Condominium Board shall obtain, and shall maintain in full force and effect, fire insurance policies with all risk extended coverage, vandalism and malicious mischief endorsements, insuring the Building (including all Units and the bathroom and kitchen fixtures installed therein on the date of recording the Declaration and all service machinery contained therein, but not including appliances or any furniture, furnishings, decorations, belongings, or other personal property supplied or installed by Unit Owners or the tenants of Unit Owners) and covering the interest of the Condominium, the Condominium Board, all of the Unit Owners and all Permitted Mortgagees, as their interests may appear. Each of the said policies shall contain:

(i) waivers of (a) subrogation, (b) any defense based upon co-insurance or other insurance, (c) invalidity arising out of any acts of the insured, and (d) pro-rata reduction of liability;

(ii) a provision that any adjustment of loss will be made by the Condominium Board and that all proceeds thereof shall be paid to either the Condominium Board or the Insurance Trustee, as provided in Section 5.5 hereof;

(iii) a New York standard mortgagee clause in favor of each Permitted Mortgagee, which shall provide that the proceeds thereof shall be paid to such Permitted Mortgagee as its interest may appear, subject, however, to the loss payment provisions in favor of the Condominium Board and the Insurance Trustee set forth in subparagraph (ii) above and in Section 5.5 hereof; and

(iv) a provision that such policy may not be either cancelled or substantially modified except upon at least ten days' prior written notice to all of the insureds, including all Permitted Mortgagees.

Duplicate originals or certificates of all such policies and of all renewals thereof, together with proof of payment of premiums, shall be sent to all Unit Owners and Permitted Mortgagees at least ten days prior to the expiration of the then current policies.

(B) The Condominium Board shall also obtain and maintain, to the extent practicable:

(i) comprehensive general liability insurance, covering all claims for personal injury or property damage arising out of any occurrence on the Property and listing as co-insureds (a) the Condominium Board and each member thereof, (b) the Managing Agent or manager (if any), (c) each officer and employee of the Condominium and (d) each Unit Owner (except, however, that such insurance shall

not cover any liability of a Unit Owner arising from occurrences within his or her own Unit);

(ii) rent insurance (if applicable);

(iii) workmen's compensation and New York State disability benefits insurance;

(iv) boiler and machinery insurance; and

(v) such other insurance as the Condominium Board shall from time to time determine.

Each of the aforementioned policies of insurance shall also cover cross-liability claims of one insured against another.

(C) All policies of insurance to be maintained by the Condominium Board shall contain such limits as the Condominium Board shall from time to time determine, provided, however, that:

(i) with respect to insurance policies maintained by the Condominium Board pursuant to paragraph (A) hereof, the coverage shall be in an amount equal to not less than eighty percent of the full replacement cost of the Building, exclusive of excavation and foundations, without deduction for depreciation, as approved by a fire insurance company, a qualified insurance broker, or another qualified source;

(ii) with respect to insurance policies maintained by the Condominium Board pursuant to subparagraph (i) of paragraph (B) hereof, such policies shall contain single limits of not less than $500,000.00 in the aggregate until the first regular meeting of the first Condominium Board elected by the Unit Owners; and

(iii) with respect to insurance policies maintained by the Condominium Board pursuant to subparagraph (ii) of paragraph (B) hereof, the coverage shall be in an amount equal to the aggregate of all of the Unit Owners' Common Charges for one year.

Any insurance policies maintained by the Condominium Board may also provide for such deductible amounts as the Condominium Board shall determine. The Condominium Board shall review the limits of each insurance policy, as well as the amount of any deductible sum thereunder, at least once each year.

(D) The cost of all insurance maintained by the Condominium Board pursuant to this Section 5.4, together with the fees and disbursements of any Insurance Trustee appointed by the Condominium Board pursuant to the terms of these By-Laws, shall be borne by the Condominium Board as a Common Expense.

(E) Unit Owners shall not be prohibited from carrying other insurance for their own benefit, provided that all such policies shall contain waivers of subrogation and further provided that the liability of the carriers issuing the insurance maintained by the Condominium Board shall not be affected or diminished by reason of any such, additional insurance carried by any Unit Owner.

Section 5.5. Casualty or Condemnation. (A) In the event that either (i) the Building or any part thereof is damaged or destroyed by fire or other casualty (hereinafter referred to as a "Casualty Loss") or (ii) the Common Elements or any part thereof is taken in condemnation or by eminent domain (hereinafter referred to as a "Taking"), the net insurance proceeds payable under the insurance policies maintained by the Condominium Board pursuant to the terms of Section 5.4 hereof by reason of such Casualty Loss or the net condemnation awards receivable by reason of such Taking, as the case may be, shall be payable to the Condominium Board. In either instance, all such monies actually received (hereinafter referred to as the "Trust Funds") shall be held in trust for the benefit of all Unit Owners and their Permitted Mortgagees and shall be disbursed pursuant to the terms of this Section 5.5. Notwithstanding anything to the contrary contained either in this paragraph (A) or elsewhere in this Section 5.5, however, no Unit Owner whose Unit, or any portion thereof, is taken in condemnation or by eminent domain (whether or not all or a part of the Common Elements are contemporaneously taken) shall be deemed to have waived whatever rights that he or she may have to pursue a separate claim against the condemning authority by reason thereof.

(B) Subject to the terms of paragraph (D) hereof, the Condominium Board shall arrange for the prompt repair or restoration (hereinafter referred to as the "Work" of: (i) in the event of a Casualty Loss, the portion(s) of the Building (including all Units and the bathroom and kitchen fixtures installed therein on the date of recording the Declaration and all service machinery contained therein, but not including appliances or any furniture, furnishings, decorations, belongings, or other personal property supplied or installed by either Unit Owners or the tenants of Unit Owners) affected by such Casualty Loss or (ii) in the event of a Taking, the portion(s) of the Common Elements affected by such Taking. If, pursuant to the immediately preceding sentence, work is to be performed in or to Units, Common Elements that service or enclose Units and other Common Elements, or any combination of the foregoing, the work shall be performed, to the extent practicable, first in or to the Units, next in or to the Common Elements that service or enclose Units and then in or to the balance of the Common Elements. In addition, each Unit Owner whose Unit, or any portion thereof, shall be the subject of all or part of any Work shall have the right, subject to the terms of Section 5.2 hereof, to supervise any redecorating of his or her Unit.

(C) In the event that Work shall be performed pursuant to the terms of paragraphs (B) and (D) of this Section 5.5, the Condominium Board or the Insurance Trustee, as the case may be, shall disburse the Trust Funds to the contractors engaged in the Work in appropriate progress payments. If the Trust Funds shall be less than sufficient to discharge the cost and expense of performing the Work, the Condominium Board shall levy a Special Assessment against all Unit Owners for the amount of such deficiency in proportion to their respective Common Interests, and all proceeds of such Special Assessment shall become part of the Trust Funds. However, if the insurance proceeds are not sufficient to discharge the cost and expense of performing any work attributable to any part of the building which is not a "Common Element",

such cost and expense must be paid by the owner or owners of the Units or Limited Common Element which were damaged and no special assessment may be levied against the Unit Owners. If, conversely, the Trust Funds shall prove to be more than sufficient to discharge the cost and expense of performing the Work, such excess shall be paid to the Unit Owner of the damaged unit, except that no payment shall be made to a Unit Owner until there has first been paid, out of said excess, such amounts as may be necessary to reduce unpaid liens on the Unit Owner's Unit (other than mortgages that are not Permitted Mortgages) in the order of priority of such liens. Notwithstanding the foregoing, however, in the event that the Unit Owners are assessed pursuant to the terms of the second sentence of this paragraph (C) for any projected deficiency in the amount of the Trust Funds available to the Condominium Board and, after the payment of all costs and expenses incurred in connection with the Work, any portion of the Trust Funds remains unspent, such excess Trust Funds shall, to the extent of such Special Assessment, be deemed to be, and shall constitute, an unspent Special Assessment and shall be paid to the Unit Owners so assessed in proportion to their respective Common Interests, free of any claim of any lienor (including, without limitation, any Permitted Mortgagee).

In the event that the damages is caused to both a Unit and Common Elements, the Condominium Board shall retain the services of an insurance adjuster to determine the amount of damages caused separately by the Unit and Common Element and all the underpayments and overpayments shall be subject to provisions in paragraph (C).

(D) If either 75% or more of a Building is destroyed or substantially damaged by fire or other casualty or 75% or more of the Common Elements are taken in a Taking, the Work shall not be performed unless 75% or more of the Unit Owners of the Building shall promptly resolve to proceed with the same. In the event that a sufficient number of Unit Owners shall so resolve, the Work shall be performed pursuant to the terms of paragraphs (B) and (C) hereof. Conversely, in the event that a sufficient number of Unit Owners shall either fail or refuse to so resolve, the Work shall not be performed and the Property shall be subject to an action for partition by any Unit Owner or lienor, as if owned in common, in which event the net proceeds of the resulting sale, together with any Trust Funds, shall be paid to all Unit Owners in proportion to their respective Common Interests, except that no payment shall be made to a Unit Owner until there first has been paid, out of such Unit Owner's share of such funds, such amounts as may be necessary to reduce unpaid liens on the Unit Owner's Unit (other than mortgages that are not Permitted Mortgages) in the order of priority of such liens.

(E) [INTENTIONALLY OMITTED].

(F) If (i) a portion of any Unit shall be taken in condemnation or by eminent domain and (ii) the Condominium shall not be terminated by reason of a simultaneous Taking pursuant to the terms of paragraph (D) hereof, the Common Interest appurtenant to such Unit shall be adjusted in the proportion that the total floor area of such Unit after such Taking bears to the total floor area of such Unit prior to such Taking. The Condominium Board shall promptly prepare and record an amendment to the Declaration reflecting the new Common Interest appurtenant to such Unit, which amendment shall be executed by the owner of such Unit together with the holders of record of any liens thereon (or, in lieu of execution by such Unit Owner and lienors, the same may execute a consent to such amendment in recordable form). In either event,

the Common Interests of the other or remaining Units shall be adjusted accordingly and reflected in an amendment to the Declaration duly executed and acknowledged by the Condominium Board and the owners of, together with the holders of record of all liens upon, all of the other or remaining Units.

(G) As used in this Section 5.5, the terms:

(i) "prompt repair or restoration" shall mean that the Work is to be commenced not more than sixty (60) days after the date on which the Condominium Board has received the Trust Funds, whether or not the same are sufficient to discharge the cost and expense of the Work; and

(ii) "promptly resolve" shall mean that a resolution shall be duly made not more than sixty days after the date on which the Condominium Board notifies the Unit Owners that it has received the Trust Funds and that the same are or are not sufficient to discharged the estimated cost and expense of the Work, as the case may be.

(H) Any dispute that may arise under this Section 5.5 between Unit Owners or between any Unit Owner(s) and the Condominium Board shall be resolved by arbitration pursuant to the terms of Article 10 hereof.

Section 5.6. Use of The Property. (A) No nuisance shall be allowed on the Property, nor shall any use or practice be allowed that either is a source of annoyance to its residents or interferes with the peaceful possession or proper use of the Property by its residents or occupants. No immoral, improper, offensive, or unlawful use shall be made of the Property or any portion thereof, and all valid Laws relating to any portion of the Property shall be complied with at the full cost and expense of the respective Unit Owners or the Condominium Board, whoever shall have the obligation to maintain or repair such part of the Property.

(B) Nothing shall be done or kept in any Unit or in any of the Common Elements that would increase the rate of insurance for the Property, except upon the prior written consent of the Condominium Board. No Unit Owner shall permit anything to be done or kept in a Unit or in the Common Elements that will result in the cancellation of insurance on the Property or the contents thereof, or that would be in violation of any law. No waste shall be committed in the Common Elements.

(C) Nothing shall be done in any Unit or in, on or to the Common Elements that will impair the structural integrity of the Property or that will structurally change the Building, except as is otherwise provided in the Declaration or in these By-Laws. In no event shall interior partitions contributing to the support of any Unit or the Common Elements be altered or removed.

Section 5.7. Use of the Units. (A) In order to provide for congenial occupancy of the Property and for the protection of the values of the Units, the use of Units shall be restricted to, and shall be in accordance with, the terms contained in the balance of this Section 5.7. Each Unit may be used in accordance with the use permitted by local law and zoning regulations and the Certificate of Occupancy. Any Unit may be partially used as a professional office by the owner of such unit only.

(B) A Unit owned or leased by an individual, corporation, partnership, fiduciary, or any other entity may be occupied only by said individual, or by an officer, director, stockholder, or employee of such corporation, or by a partner or employee of such partnership, or by said fiduciary (including directors, officers, stockholders, or employees of corporate fiduciaries and partners and employees of partnership fiduciaries), or by the beneficiary of said fiduciary, or by a principal or employee of such other entity, respectively, or by the Family Members and guests of any of the foregoing (and nothing herein contained shall be deemed to prohibit the exclusive occupancy of any Unit by such Family members or guests). Notwithstanding the foregoing, the Condominium Board may, in its sole discretion, permit Persons other than those set forth above to occupy a Unit. In no event, however, shall a portion of a Unit (as opposed to the entire Unit) be sold, conveyed, leased, or subleased, and no transient occupant (other than a guest permitted under this paragraph (B)) may be accommodated therein.

Section 5.8. Use of the Common Elements. (A) Subject to the terms of paragraph (B) of this Section 5.8, the Common Elements (including, without limitation, the electrical, heating, gas, plumbing and other mechanical systems and equipment of the Building and the Facilities) may be used only for the furnishing of the services and facilities, and for the other uses, for which they are reasonably suited and capable. The lobbies, vestibules, public halls, stairways and shall be used only for normal passage through them. Accordingly, all Unit Owners shall require their tradesmen to utilize exclusively the entrance designated by the Condominium Board for transporting packages, merchandise, or other objects.

Use of the Limited Common Elements. The cost of maintenance, repair and replacement of Limited Common Elements shall be borne by the Unit Owner having the exclusive or shared use thereto if such Unit Owner or other person for whom s/he is legally responsible for has caused damage thereto. In the event that the damage caused to a limited common element was not brought about by the Unit Owner having exclusive or shared right thereto or such other person for whom s/he is legally responsible for, than the Condominium Board shall be responsible for the cost of such maintenance, repair and replacement, if so necessary.

Section 5.9. Rights of Access. (A) Subject to the rights of existing tenants and other occupants of Unsold Units, each Unit Owner shall grant to the Condominium Board, to the Managing Agent or manager (if any), to the superintendent and/or to any other Person authorized by any of the foregoing a right of access to his or her Unit for the purposes of:

(i) making inspections of, or removing violations noted or issued by any governmental authority against, the Common Elements or any other part of the Property;

(ii) curing defaults hereunder or under the Declaration or violations of the Rules and Regulations committed by such Unit Owner or correcting any conditions originating in his or her Unit and threatening another Unit or all or a portion of the Common Elements;

(iii) performing maintenance, installations, alterations, repairs, or replacements to the mechanical or electrical services, or other portions of the Common Elements located within his or her Unit or elsewhere in the Building;

(iv) reading, maintaining, or replacing utility meters relating to the Common Elements, to his or her Unit, or to any other Unit; or

(v) correcting any condition that violates the provisions of any Permitted Mortgage encumbering another Unit.

Except in cases of emergency (that is, a condition requiring repairs or replacements immediately necessary for the preservation or safety of the Building or for the safety of the occupants of the Building or other individuals, or required to avoid the suspension of any necessary service in the Building), the foregoing rights of access shall be exercised only upon not less than one day's advance notice and only in such a manner as will not unreasonably interfere with the use of the Units for their permitted purposes. In cases of emergency, however, such rights of access may be exercised immediately, without advance notice and whether or not the Unit Owner is present.

(B) For purposes of paragraph (A), each Unit Owner shall grant to the Condominium Board a right of access to his or her Unit and the Condominium Board shall grant rights of access to the Common Elements, provided that access thereto shall not be exercised with respect to any Unit in such a manner as will unreasonably interfere with the use of such Unit for its permitted purposes.

(C) A right of access is hereby granted to the unit owners, their successors, heirs and assigns, for the purpose of gaining access to the following areas: common areas; mechanical areas of the building, including but not limited to the boiler room, storage room, meter room or any other facility to which each such unit owner has a right of use; or to any area of the property that such Unit Owner has a right to use as part of his Unit or as a Common Element. However, the right shall only be exercised in a reasonable manner.

Section 5.10. Modification of the Rules and Regulations. The Condominium Board shall have the right to amend, modify, add to or delete any of the Rules and Regulations from time to time, provided, however, that any such amendment, modification, addition, or deletion must be approved by 66 2/3% of the Unit Owners. Copies of the text of any amendments, modifications, additions, or deletions to the Rules and Regulations shall be furnished to all Unit Owners not less than thirty days prior to the effective date thereof.

Section 5.11. Real Estate Taxes, Water Charges and Sewer Rents. Water for the Building shall be supplied by the City of New York. Unless and until real estate taxes, water charges and sewer rents are billed directly to Unit Owners by the City Collector, the Condominium Board shall promptly pay such taxes, charges and rents as a Common Expense. However, the Condominium Board shall have the right, exercisable in its sole discretion to require the installation of submeters to determine the consumption of water by each Unit. In the event of a proposed sale of any Unit, the Condominium Board (for so long as the Condominium Board is still paying such real estate taxes, water charges and sewer rents) shall, upon the written request of the selling Unit Owner, execute and deliver to the purchaser of such Unit or to such purchaser's title company, a letter agreeing to promptly pay all such taxes, charges and rents affecting such owner's Unit to the date of the closing of title to such Unit.

Section 5.12. INTENTIONALLY OMITTED.

Section 5.13. Gas and Electricity. Gas and electricity shall he supplied to each Unit through a separate meter for such Unit, and each (Unit Owner shall be required to pay all charges for gas and electricity consumed or used in his or her Unit directly to the utility company servicing the Building as and when billed therefor. However, the Condominium Board shall have the right, exercisable in its sole discretion, to require that gas and electricity be supplied to the Condominium through one or more common meters. In such an event, the cost thereof shall be borne by each Unit Owner based upon the consumption or usage of gas and electricity in his or her Unit, as determined by submetering, survey, or any other reasonable method prescribed by the Condominium Board and permitted by Law, and shall be payable either to the Condominium Board or to the utility company servicing the Building, as directed by the Condominium Board.

Section 5.14. Utilities Serving the Common Elements. The cost and expense of water, steam, electricity and gas serving or benefitting any Common Element shall be (i) considered part of the expense of maintaining such Common Elements, (ii) determined by the Board and (iii) charged to the Unit Owners as a Common Expense.

Section 5.15. Vault Charges. All license fees, and all periodic taxes and charges, for vaults or other protrusions beyond the building line shall be paid by the Condominium Board as a Common Expense.

Section 5.16. [INTENTIONALLY OMITTED.]

Section 5.17. Records and Audits. (A) The Condominium Board, or the Managing Agent, shall keep full, detailed and accurate records with respect to the financial affairs of the Condominium, which records and books of account shall include, without limitation, (i) a listing of all receipts of and expenditures by the Condominium Board and the Managing Agent and (ii) a separate listing for each Unit, setting forth, among other things, the amount of each assessment of Common Charges and Special Assessments levied against such Unit, the date when due, the amounts paid thereon and the balance, if any, remaining unpaid.

(B) Within (4) four months after the end of each fiscal year of the Condominium, the Condominium Board shall submit to each Unit Owner, and, if so requested, to any Permitted Mortgagee, an annual report of the receipts and expenditures of the Condominium prepared by an independent accountant. The cost of preparing and distributing each such report shall be borne by the Condominium Board as a Common Expense.

## ARTICLE 6 - COMMON CHARGES

Section 6.1. Determination of Common Expenses and Fixing of Common Charges. (A) From time to time, but not less frequently than once a year, the Condominium Board shall: (i) prepare and adopt and budget for the Condominium, subject, in all respects, to the strictures set forth in Section 2.5 hereof; (ii) determine the aggregate amount of Common Charges necessary to be charged to the Unit Owners in order to meet the Common Expenses; and (iii) allocate and assess such Common Charges amongst the Unit Owners pro-rata, in accordance with their respective Common Interests (except as otherwise provided in the Declaration or in these By-Laws). The Condominium Board shall advise all Unit Owners promptly thereafter in writing of the amount of Common Charges payable by each of them and, not later than ten days next preceding the date upon which the first installment of newly determined Common Charges is due, shall furnish copies of the budget (in a reasonably itemized form) upon which such Common Charges are based to all Unit Owners and to their respective Permitted Mortgagees. The Condominium Board may, at its

sole discretion, from time to time increase or decrease the amount of Common Charges allocated to the Units and payable by the Unit Owners and may modify its prior determination of the Common Expenses for any fiscal year so as to increase or decrease the amount of Common Charges payable for such fiscal year or portion thereof; however, no such revised determination of Common Expenses shall have a retroactive effect on the amount of Common Charges payable by Unit Owners for any period prior to the date of such new determination.

(B) The failure or delay of the Condominium Board to prepare or adopt a budget or to determine the Common Expenses for any fiscal year or portion thereof shall not be deemed a waiver or modification in any respect of the covenants and provisions hereof or a release of any Unit Owner from the obligation to pay Common Charges. In such event, the Common Charges that were computed on the basis of the Common Expenses last determined for any fiscal year or portion thereof shall continue thereafter to be the Common Charges payable by the Unit Owners until a new determination of the Common Expenses shall be made.

(C) In addition to the foregoing duty to determine the amount of and assess Common Charges, the Condominium Board shall have the right, subject, in all respects, to the strictures contained in Section 2.5 hereof, to levy Special Assessments to meet the Common Expenses. All Special Assessments shall be levied against all Unit Owners in proportion to their respective Common Interests and may be payable either in one lump sum or in installments, as the Condominium Board shall determine, provided, however that the Condominium Board shall give each Unit Owner not less than fifteen (15) days' notice prior to the date upon which such Special Assessment, or the first installment thereof, shall be due and payable, which notice shall set forth, in reasonable detail, the nature and purpose thereof. The Condominium Board shall have all rights and remedies for the collection of Special Assessments as are provided herein for the collection of Common Charges (including, without limitation, the provisions of Section 6.4 hereof).

(D) The excess of all rents, profits and revenues derived from the rental or use of any space forming a part of, or included in, any Common Element remaining after deduction of all expenses incurred in connection with generating the same shall constitute income of the Unit Owners, and shall be collected on behalf of the Unit Owners by the Condominium Board and applied against the Common Expenses for the year in which collected. In the event that such net rents, profits and revenues, together with the Common Charges and any Special Assessments collected from the Unit Owners, for any year of operation shall exceed the Common Expenses for such year, then such excess shall be applied by the Condominium Board against the Common Expenses for the next succeeding year(s) of operation, and no Unit Owner shall be entitled to a distribution of any portion of such excess unless the Condominium Board shall determine to distribute all or part of such excess to all Unit Owners pro-rata, in proportion to their respective Common Interests. Notwithstanding any provision contained in these By-Laws or in the Declaration to the contrary, however, in no event shall any rent, profit, or revenue derived from the rental or use of any space in the Building be deemed to be derived from the rental or use of any floor slabs, ceilings, or walls delineating or enclosing such space or the incidental use of any portion of any Common Elements appurtenant to such space.

Section 6.2. Payment of Common Charges. (A) All Unit Owners shall be obligated to pay Common Charges and Special Assessments assessed by the Condominium Board pursuant to the terms of Section 6.1 hereof at such time or times (but not less than annually) as the Condominium Board shall determine. Unless otherwise determined by the Condominium Board, Common Charges shall be payable in installments on the first day of every month in advance. To the extent permitted by Law, the Condominium Board shall have a lien on each Unit, on behalf of all Unit Owners, for unpaid Common Charges and Special Assessments assessed against such Unit. Such lien, however, shall be subordinate, to the extent required by Law, to any liens for real estate taxes assessed against such Unit.

(B) No Unit Owner shall be liable for the payment of any part of the Common Charges and any Special Assessments assessed against his or her Unit subsequent to a sale, transfer, or other conveyance by him or her of such Unit, together with its Appurtenant Interests, made in compliance with the terms of Article 7 hereof. A purchaser or other successor-in-title to the owner of a Unit shall be liable for the payment of all Common Charges and any Special Assessments accrued and unpaid against such Unit prior to his or her acquisition thereof, except that, to the extent permitted by Law, a Permitted First Mortgagee acquiring title to a mortgaged Unit or a purchaser at a mortgage foreclosure sale held with respect to a Permitted First Mortgage shall not be liable, and such mortgaged Unit shall not be subject to a lien, for the payment of any Common Charges and Special Assessments assessed subsequent to the recording of such Permitted First Mortgage and prior to the acquisition of title to such Unit by the Permitted First Mortgagee or by such purchaser. However, in the event of a foreclosure of a Permitted First Mortgage (whether by sale, deed in lieu of foreclosure, or otherwise), the defaulting Unit Owner shall remain fully liable for the payment of all unpaid Common Charges and Special Assessments that accrued prior to such foreclosure. Any unpaid Common Charges and Special Assessments that are not collected from such defaulting Unit Owner shall be deemed a Common Expense, collectible from all those who are Unit Owners at the time that the same is levied.

(C) Subject to the terms and conditions contained in these By-Laws, any Unit Owner may convey his or her Unit, together with its Appurtenant Interests, to the Condominium Board or to its designee, corporate or otherwise, on behalf of all Unit Owners, without being compensated therefor, and, in such event, be exempt from the payment of Common Charges and Special Assessments thereafter accruing, provided, however that: (i) all Common Charges and any Special Assessments then due and payable with respect to such Unit have been paid; (ii) such Unit is free and clear of all liens and encumbrances other than a Permitted First Mortgage and the statutory lien for unpaid Common Charges and Special Assessments; and (iii) no violation of any provision of the Condominium Documents then exists with respect to such Unit.

(D) No Unit Owner shall be exempted from liability for the payment of Common Charges or Special Assessments by waiving the use or enjoyment of any or all of the Common Elements or by abandoning his or her Unit (except with respect to a conveyance of the same to the Condominium Board, without compensation, pursuant to the terms of paragraph (C) hereof. Except as expressly provided to the contrary in paragraph (E) of Section 5.5 hereof, no Unit Owner shall be entitled to a diminution or abatement in the Common Charges or Special Assessments payable thereby for any inconvenience or discomfort arising from: (i) the failure or interruption of any utility or other services; (ii) the making of repairs or improvements to the Common Elements or any Unit (including, without limitation, such Unit Owner's Unit) pursuant to the terms of Sections 5.1, 5.2 or 5.3 hereof; or (iii) any action taken by the Condominium Board to comply with Law.

Section 6.3. Statement of Common Charges. The Condominium Board shall promptly provide a written statement of all unpaid Common Charges due from any Unit Owner upon its receipt of a written request therefor from such Unit Owner. In addition, each Unit Owner shall be permitted to examine the books of account of the Condominium at reasonable times on business days, but not more frequently than once a month.

Section 6.4. Default In Payment of Common Charges. (A) In the event that any party defaults in performing any act or making any payment which is that party's responsibility hereunder and said default is not cured within fifteen (15) days of written notice of said default, then the Condominium Board shall take prompt action to collect any Common Charges due to the Condominium Board that remains unpaid for more than thirty days after the due date for the payment thereof. In connection therewith, the Condominium Board shall have the right and obligation to cause liens for all sums due and owing to the Condominium Board to be filed in the Register's Office pursuant to the terms of Section 399-z of the Condominium Act, to cause such liens to be foreclosed in the manner provided in Section 399-aa of the Condominium Act and/or to institute all other proceedings deemed necessary or desirable by the Condominium Board to recover all such unpaid Common Charges, together with all additional sums of money collectable by the Condominium Board by reason of such nonpayment pursuant to the terms of paragraph (B) hereof. A suit to recover a money judgment for unpaid Common Charges, however, shall be maintainable without foreclosing or waiving the lien securing such charges.

(B) In the event that any Unit Owner shall fail to make prompt payment of Common Charges, such Unit Owner shall be obligated to pay a penalty charge equal to 10% of the outstanding charge, together with all costs and expenses paid or incurred by the Condominium Board, the Managing Agent, or the manager (if any) in connection with collecting such aforementioned lien, including, without limitation, reasonable attorneys' fees and disbursements and court costs. In addition, if the Condominium Board shall bring an action to foreclose the aforementioned lien, the defaulting Unit Owner shall be required to pay a reasonable rental for the use of his or her Unit, and the plaintiff in such foreclosure action shall be entitled to the appointment of a receiver to collect the same. All such interest, costs and expenses and rentals shall be added to and shall constitute Common Charges payable by such Unit Owner.

(C) In any action brought by the Condominium Board to foreclose a lien on a Unit because of unpaid Common Charges, the Condominium Board shall have, on behalf of all Unit Owners, the power to purchase such Unit at the foreclosure sale thereof and to acquire, hold, lease, mortgage, convey, or otherwise deal with such Unit (but not to vote the votes appurtenant to the same). In the event that the net proceeds received on such foreclosure (after deduction of all legal fees and disbursements, advertising costs, brokerage commissions, court costs and other costs and expenses paid or incurred In connection therewith) shall be insufficient to satisfy the defaulting Unit Owner's obligations to the Condominium, such Unit Owner shall remain liable for the deficit. Any surplus on such foreclosure sale shall be paid to the defaulting Unit Owner after first paying all liens on such Unit Owner's Unit in the order of priority of such liens.

## ARTICLE 7 - SELLING AND LEASING OF UNITS

Section 7.1. General. Any Unit Owner shall be free to sell or lease or to convey or transfer his or her Unit, together with its Appurtenant Interest, by sale, gift, lease or to devise the same by will or to have the same pass by intestacy to persons or entities, without restriction, provided, however, that each succeeding Unit Owner shall be bounded by, and his or her Unit shall be subject to all the provisions of this Declaration and By- Laws. Unit one (1) has the right to rent part of its unit.

Section 7.2. Right of First Refusal. INTENTIONALLY OMITTED

Section 7.3. Acceptance of Offer. INTENTIONALLY OMITTED

Section 7.4. Failure to Accept Offer. INTENTIONALLY OMITTED

Section 7.5. Termination of, and Exceptions to, the Right of First Refusal. NTENTIONALLY OMITTED

Section 7.6. No Severance of Ownership. No Unit Owner shall execute any deed or other instrument conveying title to his or her Unit without including therein its Appurtenant Interests, it being the intention to prevent any severance of such combined ownership. Any deed or other instrument purporting to affect one or more such interests shall be taken to include the interest or interests so omitted, even though the latter shall not be expressly mentioned or described therein. No part of the Appurtenant Interests of any Unit may be sold, conveyed, or otherwise disposed of, except as part of a sale, conveyance, or other disposition of the Unit to which such interests are appurtenant or as part of a sale, conveyance, or other disposition of such part of the Appurtenant Interests of all Units. Nothing contained in this Section 7.6, however, shall prohibit the lease of any Unit without the simultaneous lease of its Appurtenant Interests.

Section 7.7. Payment of Common Charges. No Unit Owner shall be permitted to convey or lease his or her Unit unless he or she shall have paid in full to the Condominium Board all unpaid Common Charges and Special Assessments theretofore assessed against such Unit and shall have satisfied all unpaid liens, other than that of Permitted Mortgages, levied against such Unit.

Section 7.8. Power of Attorney. At the time of acquiring title to a Unit and as a condition thereof, the new Unit Owner shall duly execute, acknowledge and deliver to the representative of his or her title insurance company (or, if no such representative is present, to the Condominium Board) for recording in the Register's Office, the Unit Owner's Power of Attorney required in Article 14 of the Declaration, in the form set forth as Exhibit E to the Declaration.

Section 7.9. Gifts and Devises, Etc. Any Unit Owner shall be free to convey or transfer his or her Unit, together with its Appurtenant Interests, by gift, or to devise the same by will or to have the same pass by intestacy to persons or entities set forth in Section 7.5(B)(i), without restriction, provided, however, that each succeeding Unit Owner shall be bound by, and his or her Unit shall be subject to all the provisions of this Declaration and By-Laws.

## ARTICLE 8 - MORTGAGING OF UNITS

Section 8.1. General. Each Unit Owner shall have the right to mortgage his or her Unit, subject only to the terms and conditions contained in Section 8.2 hereof. Any Unit Owner who mortgages his or her Unit, or the holder of such mortgage, shall supply the Condominium Board with the name and address of his or her mortgagee and shall file a confirmed copy of the note and mortgage with the Condominium Board. Any Unit Owner who satisfies a mortgage covering his or her Unit shall so notify the Condominium Board and shall file a conformed copy of the satisfaction of mortgage with the Condominium Board. The Secretary of the Condominium shall maintain such information in a book entitled "Mortgages of Units".

Section 8.2. Restrictions on Mortgaging. (A) No Unit Owner shall be permitted to mortgage, pledge, or hypothecate his or her Unit unless and until he or she shall have paid in full to the Condominium Board all unpaid Common Charges and special assessments theretofore assessed against such Unit and shall have satisfied all unpaid liens, except the liens of Permitted Mortgages levied against such Unit.

(B) No Unit Owner shall execute any mortgage or other document mortgaging, pledging, or hypothecating title to his or her Unit without including therein its Appurtenant Interests, it being the intention to prevent any severance of such combined ownership. Any mortgage or other instrument purporting to affect one or more of such interests without including all such interests shall be deemed and taken to include the interest or interests so omitted, even though the latter shall not be expressly mentioned or described therein.

(C) Any mortgage covering a Unit shall be substantially in the form of the New York statutory form of mortgage, except for such changes or additions thereto as may be required in order to permit a particular bank, trust company, insurance company, savings and loan association, or other institutional or non- institutional lender to make the mortgage loan or take an assignment thereof.

Section 8.3. Notice of Unpaid Common Charges and Default. Whenever requested in writing by a Permitted Mortgagee, the Condominium Board shall promptly report to such Permitted Mortgagee any default by his or her mortgagor(s) in the payment of Common Charges or Special Assessments or in the observance or performance of any of the provisions of the Condominium Documents as to which the Condominium Board has knowledge then exists. The Condominium Board shall, when giving notice to a Unit Owner of any such default, also send a copy of such notice to his or her Permitted Mortgagee, if so requested. However, the Condominium Board shall have no liability for any failure, through oversight or negligence, in notifying a Permitted Mortgagee of any default by his or her mortgagor under the Condominium' Documents, provided that (i) the Condominium Board shall advise such Permitted Mortgagee of the default promptly after discovering such failure and (ii) if the Condominium Board shall foreclose a lien on such mortgagor's Unit pursuant to the terms of Section 6.4 hereof by reason of such default, the Condominium Board shall pay to such Permitted Mortgagee any net proceeds of any foreclosure sale of such Unit (after retaining all sums due and owing to the Condominium Board pursuant to the Condominium Documents) or such lesser sum as shall be due and owing to such Permitted Mortgagee.

Section 8.4. Performance by Permitted Mortgagees. Any sum of money to be paid or any act to be performed by a Unit Owner pursuant to the terms of the Condominium Documents may be paid or performed by his or her Permitted Mortgagee, and the Condominium Board shall accept such Permitted Mortgagee's payment or performance with the same force and effect as if the same were paid or performed by such Unit Owner.

Section 8.5 Additional Rights of Mortgagee:

A. If the Declaration and the By-Laws of the Condominium are to be amended and such amendment would materially interfere with any right or interest of any mortgagee such amendment may only be filed upon approval of 51% of all mortgagees.

B. In addition to any other notices provided for in the Declaration and By-Laws, Notices will be send to any mortgagee, by certified or registered mail return receipt requested, upon the happening of any of the following circumstances to either the building or to a mortgaged unit:

1) In the event that either (i) the Building or any part thereof is damaged or destroyed by fire or other casualty (hereinafter referred to as a "Casualty Loss",) or (ii) the Common Elements or any part thereof is taken in condemnation or by eminent domain (hereinafter referred to as a "Taking"), as described and in accordance with section 5.5 of the By-Laws: (iii) In addition to the notice thereto provided for herein, in the event of Casualty Loss or a Taking referred to in this subsection as described in section 5.5 of the By-Laws when applicable, no termination of condominium shall occur without the written consent and approval of 51% of all mortgagees.

2) In the event that any party whose unit or interest is mortgaged to a mortgagee defaults in performing any act or making any payment which is that party's responsibility hereunder, including common charges and or special assessments, for a period of sixty days after the obligation to pay, and said default is not cured within fifteen (15) days of written notice of said default.

3) If any insurance policies insuring the Building and all service machinery contained therein covering the interest of the Condominium, the Condominium Board, all of the Unit Owners and all Permitted Mortgagees, as their interests may appear may not be either cancelled, or be allowed to lapse, or substantially modified except upon at least ten days' prior written notice to all of the insureds, including all Permitted Mortgagees.

4) If the Declaration and the By-Laws of the Condominium are to be amended and such amendment would materially interfere with any right or interest of any mortgagee .

C. Notwithstanding the foregoing provisions in the event a mortgagee fails to respond to written notice within 60 days of said written notice, provided notice was delivered by certified or registered mail return receipt requested said silence shall be construed as an implied approval by an mortgagee

## ARTICLE 9 - CERTAIN REMEDIES

Section 9.1. Self Help. If any Unit Owner shall violate or breach any of the provisions of the Condominium Documents on his or her part to be observed or performed, including, without limitation, any breach of his or her obligation to paint, decorate, maintain, repair, or replace his or her Unit pursuant to the terms of Article 5 hereof, and shall fail to cure such violation or breach within five days after receipt of written notice of the same from the Condominium Board, the Managing Agent, or any manager (or, with respect to any violation or breach of the same not reasonably susceptible to cure within such period, to commence such cure within such five day period and, thereafter, to prosecute such cure with due diligence to completion), the Condominium Board shall have the right to enter such Unit Owner's Unit and summarily to abate, remove, or cure such violation or breach without thereby being deemed guilty or liable in any manner of trespass. In addition, in the event that the Condominium Board shall determine that the abatement, removal, or cure of any such violation or breach is immediately necessary for the preservation or safety of the Building or for the safety of the occupants of the Building or other individuals or is required to avoid the suspension of any necessary service in the Building, the Condominium Board may take such action immediately, without prior notice and without allowing the said Unit Owner any period of time within which to cure or to commence to cure such violation or breach.

Section 9.2. Abatement and Enjoinment. In the event that any Unit Owner shall violate or breach any of the provisions of the Condominium Documents on his or her part to be observed or performed, the Condominium Board shall have the right to enjoin, abate, or remedy the continuance or repetition of any such violation or breach by appropriate proceedings brought either at law or in equity.

Section 9.3. Remedies Cumulative. The remedies specifically granted to the Condominium Board in this Article 9 or elsewhere in the Condominium Documents shall be cumulative, shall be in addition to all other remedies obtainable at law or in equity and may be exercised at one time or at different times, concurrently or in any order, in the sole discretion of the Condominium Board. Further, the exercise of any remedy shall not operate as a waiver, or preclude the exercise, of any other remedy.

Section 9.4. Costs and Expenses. All sums of money expended, and all costs and expenses incurred, by the Condominium Board in connection with the abatement, enjoinment, removal, or cure of any violation, breach, or default committed by a Unit Owner pursuant to the terms of Section 9.1 or paragraph (A) of Section 9.2 hereof or shall be immediately payable by such Unit Owner to the Condominium Board, which amount shall be paid within ten (10) days of receiving notice. In the event it is not paid within ten (10) days of receiving notice, a penalty charge equal to 10% of the outstanding charge shall be payable. All sums payable by a Unit Owner to the Condominium Board pursuant to the terms of this Section 9.3 shall, for all purposes hereunder, constitute Common Charges payable by such Unit Owner.

## ARTICLE 10 - ARBITRATION

Section 10.1. Procedure. Any matter or issue that may be resolved by arbitration pursuant to New York State law, or if there is a deadlock in any matter, must be submitted to arbitration. No party may commence a proceeding in any other forum other than to enforce these arbitration provision. The decision of the arbitrators so chosen shall be given within thirty (30) days after his or her selection or appointment. The decision shall be enforceable in a court of law of competent jurisdiction. In the event there is a deadlock in voting between the units, such deadlock shall be submitted to an arbitration board. The arbitration board is hereby given the power to cast a deciding vote in order to break any deadlock; who shall render an arbitration decision in accordance with the best interests of the Condominium. The Condominium Board shall follow the directions of the Arbitrators.

Section 10.2. 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 10.3. Binding Effect. The decision in any arbitration conducted pursuant to the terms of Sections 10.1 and 10.2 hereof shall be binding upon all of the parties thereto and may be entered in any court of appropriate jurisdiction. Notwithstanding the foregoing, however, any arbitration held pursuant to the terms of the Condominium Documents with respect to a matter that arose prior to the first annual meeting of all Unit Owners held pursuant to the terms of Section 4.1 hereof shall be non-binding.

Section 10.4. Costs and Expenses. (A) The fees, costs and expenses of the arbitrators shall be borne equally by the disputants. Each disputant shall also bear the fees and expenses of his or her 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.

## ARTICLE 11 - NOTICES

Section 11.1. General. All notices required or desired to be given hereunder shall be sent by registered or certified mail, return receipt requested, postage prepaid addressed:

(i) if to the Condominium Board, to the Condominium Board at its principal office as set forth in Section 1.5 hereof, with a photocopy sent to the Managing Agent (if any) at its principal office address as aforesaid;

(ii) if to a Unit Owner, to such Unit Owner at his or her address at the Property; and,

(iii) if to a Permitted Mortgagee, to such Permitted Mortgagee at its latest address designated in writing to the Condominium Board.

Any of the foregoing parties may change the address to which notices are to be sent, or may designate additional addresses for the giving of notice, by sending written notice to the other parties as aforesaid. All notices sent pursuant to the terms of this Section 11.1 shall be deemed given when deposited in a United States Postal Service depository located in the State of New York enclosed in a sealed, postage prepaid wrapper, provided, however, that notices of change of address, notices designating additional addresses and notices deposited in a United State Postal Service depository located outside of the State of New York shall be deemed to have been given when received.

Section 11.2. Waiver of Service of Notice. Whenever any notice is required to be given by Law or pursuant to the terms of the Condominium Documents, a waiver thereof in writing, signed by the Person or Persons entitled to such notice, whether before or after the time stated therein, shall be deemed the equivalent thereof.

## ARTICLE 12 - AMENDMENTS TO BY-LAWS

Section 12.1. General. Any provision of these By-Laws may be amended, modified, added to, or deleted by the affirmative vote of 66 2/3% of the Unit Owners either taken at a duly constituted meeting thereof or given in writing without a meeting as provided in Section 4.10 hereof. Each duly adopted amendment, modification, addition, or deletion hereof or hereto shall be effectuated in an instrument executed and recorded in the Register's Office by or on behalf of the Condominium Board as attorney-in-fact of all Unit Owners, which power-of-attorney shall be deemed irrevocable and coupled with an interest. Attached to each such instrument shall be an original, executed Secretary's Certification, certifying that the requisite number and percentage of Unit Owners approved the amendment, modification, addition, or deletion set forth therein either at a duly constituted meeting of Unit Owners or in writing without a meeting pursuant to the terms of Section 4.10 hereof, in which Secretary's Certification there shall be described the number and percentage of Unit Owners approving the same and, if voted at a meeting, the date, time and

place of such meeting. No such amendment, modification, addition, or deletion shall be effective unless and until such an instrument shall be duly recorded in the Register's Office.

## ARTICLE 13 - FURTHER ASSURANCES

Section 13.1. General. Any Person that is subject to the terms of these By-laws, whether such Person is a Unit Owner, a lessee or sublessee of a Unit Owner, an occupant of a Unit, a member of the Condominium Board, an officer of the Condominium, or otherwise, shall, at the expense of any other Person requesting the same, execute, acknowledge and deliver to such other Person such instruments, in addition to those specifically provided for therein, and take such other action as such other Person may reasonable request in order either to effectuate the provisions of these By-Laws or any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

Section 13.2. Failure to Deliver or Act. If any Unit Owner or other Person that is subject to the terms of these By-Laws fails to execute, acknowledge, or deliver any instrument, or fails or refuses, within ten days after request therefor, to take any action that such Unit Owner or Person is required to execute, acknowledge and deliver or to take pursuant to these By-Laws, then the Condominium Board or its Managing Agent, is hereby authorized, as attorney-in-fact for such Unit Owner or other Person, coupled with an interest, to execute, acknowledge and deliver such instrument, or to take such action, in the name of such Unit Owner or other Person, and such document or action shall be binding on such Unit Owner or other Person.

## ARTICLE 14 - MISCELLANEOUS

Section 14.1. Inspection of Documents. Copies of the Declaration, these By-Laws, the Rules and Regulations and the Floor Plans, as the same may be amended from time to time, shall be maintained at the office of the Condominium Board and shall be available for inspection by Unit Owners and their authorized agents during reasonable business hours.

Section 14.2. Waiver. No provision contained in these By-Laws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, regardless of the number of violations or breaches that may occur.

Section 14.3. Conflicts. In the event that any provision of these By-Laws or of the Rules and Regulations shall be construed to be inconsistent with any provision of the Declaration or of the Condominium Act, the provision contained in the Declaration or in the Condominium Act shall control. All provisions of the Declaration and By-Laws are subject to any written agreement among the owners of the Units.

Section 14.4. Severability. If any provision of these By-Laws is invalid or unenforceable as against any Person or under certain circumstances, the remainder of these By-Laws and the applicability of such provision to other Persons or circumstances shall not be affected thereby. Each provision of these By-Laws shall, except as otherwise provided herein, be valid and enforced to the fullest extent provided by Law.

Section 14.5. Gender. A reference in these By-Laws to any one gender, masculine, feminine, or neuter, includes the other two, and the singular includes the plural, and vice-versa, unless the context otherwise requires.

Section 14.6. Captions. The index hereof and the captions herein inserted are included only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of these By-Laws or the intent of any provision hereof.

ADDENDUM TO THE BY-LAWS OF

THE 68 WOODRUFF AVENUE CONDOMINIUM

RULES AND REGULATIONS

1. The sidewalks, entrances, passages, public halls, vestibules, corridors and stairways of or appurtenant to the Building shall not be obstructed or used in any manner to impede the ingress and egress to the units.

2. No article (including, but not limited to, garbage cans, bottles or mats) shall be placed or stored in any of the halls or on any of the staircases or fire tower landings of the Building, nor shall any fire exit thereof be obstructed in any manner.

3. Nothing shall be hung or shaken from any doors, window, or open terraces or patios, 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.

4. There shall be no playing or lounging in the entrances, passages, public halls, vestibules, corridors, stairways, or fire towers of the Building, except in recreational areas or other areas designated as such in the Declaration or by the Condominium Board.

5. The Condominium Board or the Managing Agent may, from time to time, curtail or relocate any portion of the Common Elements devoted to storage, recreation, or service purposes in the Building.

6. Nothing shall be done or be 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 Condominium Board. No Unit Owner shall permit anything to be done or kept in his or her Unit or in the Common Elements that will result in the cancellation of insurance on the Building, or the contents thereof, or that would be in violation of any Law. No Unit Owner or any of his or her Family Members, agents, servants, employees, licensees, or visitors shall, at any time, bring into or keep in his or her Unit any inflammable, combustible, or explosive fluid, material, chemical, or substance, except as shall be necessary and appropriate for the permitted uses of such Unit.

7. There shall be no barbecuing in the Units, or in the Common Elements, except for those areas (if any) specifically designated for barbecuing by the Condominium Board. Porches, decks and backyards, if any, are designated for barbecuing.

8. No Unit Owner shall make, cause, or permit any unusual, disturbing, or objectionable noises (except for noises made by children under the age of ten (10) years) or odors to be produced upon or to emanate from his or her Unit or permit anything to be done therein that will interfere with the rights, comforts, or conveniences of the other Unit Owners. 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 such Unit Owner's 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. The manner of dress of each unit owner, his family and guests and invitees shall be modest and inoffensive to

the majority of the unit owners. 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.

9. In no event shall any bird, reptile, or animal be permitted in any public area of the Building or in any of the public portions of the building, unless carried or on leash. No pigeons or other birds or animals shall be fed from the window sills, patios, terraces, or other public portions of the building, or on the sidewalk or street adjacent to the Building.

10. 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.

11. Water-closets and other water apparatus in the Building shall not be used for any purpose other than those for which they were designed, and no sweepings, rubbish, rags or any other article shall be thrown into the same. Any damage resulting from misuse of any water-closets or other apparatus in a Unit shall be repaired and paid for by the owner of such Unit.

12. Each Unit Owner shall keep his or her Unit in a good state of preservation, condition, repair and cleanliness in accordance with the terms of the By-Laws.

13. The agents of the Condominium Board or the Managing Agent and any contractor or workman authorized by the Condominium Board or the Managing Agent, may enter any room or Unit at any reasonable hour of the day, on at least one day's prior notice to the Unit Owner, for the purpose of inspecting such Unit for the presence of any vermin, 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 its permitted purposes.

14. The Condominium Board or the Managing Agent may retain a pass-key to each Unit. If any lock is altered or a new lock is installed, the Condominium Board or the Managing Agent shall be provided with a key thereto immediately upon such alteration or installation. If the Unit Owner is not personally present to open and permit an entry to his or her Unit at any time when an entry there is necessary or permissible under these Rules and Regulations or under the By-Laws, and has not furnished a key to the Condominium Board or the Managing Agent, then the Condominium Board or Managing Agent or their agents (but, except in an emergency, only when specifically authorized by an officer of the Condominium or an officer of the Managing Agent) may forcibly enter such Unit without liability for damages or trespass by reason thereof (if, during such entry, reasonable care is given to such Unit Owner's property).

15. If any key or keys are entrusted by a Unit Owner, by any Family Member thereof, or by his or her agent, servant, employee, licensee, or visitor to an employee of the Condominium or of the Managing Agent, whether for such Unit Owner's Unit or an automobile, trunk, or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner, and neither the Condominium Board nor the Managing Agent shall (except as otherwise provided herein) be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

16. No occupant of the Building shall send any employee of the Condominium or of the Managing Agent out of the Building on any private business.

17. Any consent or approval given under these Rules and Regulations may be amended, modified, added to, or repealed at any time by resolution of the Condominium Board. Further, any such consent or approval may, in the discretion of the Condominium Board or the Managing Agent, be conditional in nature.

18. Complaints regarding the service of the Condominium shall be made in writing to the Condominium Board or to the Managing Agent.

19. Buildings Smoking Policy - Smoking and using electronic cigarettes is prohibited in any common areas within the interior of the building(s) as required by all applicable laws and is permitted in any of the dwelling units.

Smoking and using electronic cigarettes is permitted in all outdoor areas, including but not limited to, common courtyards, rooftops, balconies and patios, and any outdoor areas connected to dwelling units.

DOCUMENT NUMBER 8

---

# ARTICLE 36-B of THE GENERAL BUSINESS LAW

## Warranties on Sales of New Homes

---

## Article 36-B - (General Business) WARRANTIES ON SALES OF NEW HOMES
## 777 - Definitions.

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

1. "Builder" means any person, corporation, partnership or other entity contracting with an owner for the construction or sale of a new home.

2. "Building code" means the uniform fire prevention and building code promulgated under section three hundred seventy-seven of the executive law, local building code standards approved by the uniform fire prevention and building code council under section three hundred seventy-nine of the executive law, and the building code of the city of New York, as defined in title twenty-seven of the administrative code of the city of New York.

3. "Constructed in a skillful manner" means that workmanship and materials meet or exceed the specific standards of the applicable building code. When the applicable building code does not provide relevant specific standard, such term means that workmanship and materials meet or exceed the standards of locally accepted building practices.

4. "Material defect" means actual physical damage to the following load-bearing portions of the home caused by failure of such load-bearing portions which affects their load-bearing functions to the extent that the home becomes unsafe, unsanitary or otherwise unliveable: foundation systems and footings, beams, girders, lintels, columns, walls and partitions, floor systems, and roof framing systems.

5. "New home" or "home" means any single family house or for-sale unit in a multi-unit residential structure of five stories or less in which title to the individual units is transferred to owners under condominium or cooperative regime. Such terms do not include dwellings constructed solely for lease, mobile homes as defined in section seven hundred twenty-one of this chapter, or any house or unit in which the builder has resided or leased continuously for three years or more following the date of completion of construction, as evidenced by a certificate of occupancy.

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

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

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

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

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

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

## 777-a. Housing merchant implied warranty.

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

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

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

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

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

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

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

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

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

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

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

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

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

**777-B - Exclusion or modification of warranties.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

i. any limitations on or exclusions of consequential or incidental damages, and any limitations on the builder's and other warrantor's total liability, conspicuously expressed on the first page of the warranty. Notwithstanding the foregoing, a limited warranty shall not be construed to permit any limitation on or exclusion of property damage to the home proximately caused by a breach of the limited warranty, where the court finds that such limitation or exclusion would cause the limited warranty to fail of its essential purpose, except that such property damage may be limited by an express limitation on the builder's or other warrantor's total liability in accordance with the provisions of this paragraph.

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

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

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

DOCUMENT NUMBER 9

# FORM OF ESCROW AGREEMENT

# ESCROW AGREEMENT

AGREEMENT made this day of , 20 , by and among _____ ("PURCHASER) 68 WOODRUFF LLC ("SPONSOR"), as sponsors of the THE 68 WOODRUFF AVENUE CONDOMINIUM offering plan ("Plan") and David Augenstein, Esq ("ESCROW AGENT").

WHEREAS, 68 WOODRUFF LLC, are the sponsors of an offering plan to convert to condominium ownership the premises located at 68 WOODRUFF AVENUE Brooklyn, NY (the "Offering Plan"); and

WHEREAS, David Augenstein, Esq, is authorized to act as an escrow agent hereunder in accordance with General Business Law ("GBL") Section 352-e(2-b) and the Attorney General's regulations promulgated thereunder; and

WHEREAS, SPONSOR and PURCHASER desires that ESCROW AGENT act as escrow agent for deposits and payments by purchasers and subscribers, pursuant to the terms of this agreement.

NOW,THEREFORE, in consideration of the covenants and conditions contained herein and other good and valuable consideration, the parties hereby agree as follows:

1. ESTABLISHMENT OF THE ESCROW ACCOUNT

ESCROW AGENT has established an escrow account for the purpose of holding the Deposit made by PURCHASER pursuant to that certain purchase agreement for the purchase and sale of units (the "Purchase Agreement") at JP Morgan Chase Bank located at 6501 18th Avenue, Brooklyn, New York 11204, in the State of New York ("Bank"), a bank authorized to do business in the State of New York. The escrow account is entitled "The Law Offices of David Augenstein, IOLA Trust Account" ("Escrow Account").

1.2 ESCROW AGENT has designated the following attorneys to serve as signatories: David Augenstein, Esq. All 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 1149 East 34th Street, Brooklyn NY, and a telephone number of 718-975-2012.

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 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. All instruments to be placed into the Escrow Account shall be made payable directly to the order of "The Law Offices of David Augenstein, IOLA Trust Account", 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 Within five (5) business days after the Purchase Agreement has been tendered to ESCROW AGENT along with the DEPOSIT, ESCROW AGENT shall place the DEPOSIT into the Escrow Account. Within ten (10) business days of placing the DEPOSIT in the Escrow Account, ESCROW AGENT shall provide written notice to Purchaser and Sponsor, confirming the Deposit. Such notice shall set forth the Bank, the account number, and the initial interest rate 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, 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 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 evidenced by the acceptance of a post-closing amendment 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-e(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 [unit/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 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.

6.2 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 Deposit held by ESCROW AGENT and the Purchase Agreement and any other documents maintained by ESCROW AGENT relating to the Deposit 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-hand 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.

David Augenstein, Esq 68 WOODRUFF LLC

By:_____ By:_____ By: _____

David Augenstein

# ESCROW AGREEMENT

AGREEMENT made this day of , 20 , by and among _____ ("PURCHASER) 68 WOODRUFF LLC ("SPONSOR"), as sponsors of the THE 68 WOODRUFF AVENUE CONDOMINIUM offering plan ("Plan") and David Augenstein, Esq ("ESCROW AGENT").

WHEREAS, 68 WOODRUFF LLC, are the sponsors of an offering plan to convert to condominium ownership the premises located at 68 WOODRUFF AVENUE Brooklyn, NY (the "Offering Plan"); and

WHEREAS, David Augenstein, Esq, is authorized to act as an escrow agent hereunder in accordance with General Business Law ("GBL") Section 352-e(2-b) and the Attorney General's regulations promulgated thereunder; and

WHEREAS, SPONSOR and PURCHASER desires that ESCROW AGENT act as escrow agent for deposits and payments by purchasers and subscribers, pursuant to the terms of this agreement.

NOW,THEREFORE, in consideration of the covenants and conditions contained herein and other good and valuable consideration, the parties hereby agree as follows:

1. ESTABLISHMENT OF THE ESCROW ACCOUNT

ESCROW AGENT has established an escrow account for the purpose of holding the Deposit made by PURCHASER pursuant to that certain purchase agreement for the purchase and sale of units (the "Purchase Agreement") at JP Morgan Chase Bank located at 6501 18th Avenue, Brooklyn, New York 11204, in the State of New York ("Bank"), a bank authorized to do business in the State of New York. The escrow account is entitled "The Law Offices of David Augenstein, IOLA Trust Account" ("Escrow Account").

1.2 ESCROW AGENT has designated the following attorneys to serve as signatories: David Augenstein, Esq. All 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 1149 East 34th Street, Brooklyn NY, and a telephone number of 718-975-2012.

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 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. All instruments to be placed into the Escrow Account shall be made payable directly to the order of "The Law Offices of David Augenstein, IOLA Trust Account", 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 Within five (5) business days after the Purchase Agreement has been tendered to ESCROW AGENT along with the DEPOSIT, ESCROW AGENT shall place the DEPOSIT into the Escrow Account. Within ten (10) business days of placing the DEPOSIT in the Escrow Account, ESCROW AGENT shall provide written notice to Purchaser and Sponsor, confirming the Deposit. Such notice shall set forth the Bank, the account number, and the initial interest rate 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, 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 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 evidenced by the acceptance of a post-closing amendment 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-e(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 [unit/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 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.

6.2 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 Deposit held by ESCROW AGENT and the Purchase Agreement and any other documents maintained by ESCROW AGENT relating to the Deposit 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-hand 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.

David Augenstein, Esq 68 WOODRUFF LLC

By:_____ By:_____ By: _____

David Augenstein

DOCUMENT NUMBER 10

---

FORM OF INTERIM LEASE

---

# INTERIM LEASE

AGREEMENT made this day of , 2018, between, 68 Woodruff LLC (hereafter SPONSOR) and , (hereinafter PURCHASER);

WITNESSETH:

WHEREAS, SPONSOR is the Sponsor of a condominium conversion of premises located at 68 Woodruff Avenue, Brooklyn, New York; and,

WHEREAS, PURCHASER has executed a Purchase Agreement for Unit at said premises; and,

WHEREAS, PURCHASER wishes to occupy said apartment prior to the closing of the transaction;

NOW, THEREFORE, in conformity with the terms and conditions of the Offering Plan filed with the Attorney General of the State of New York, the parties agree as follows:

1) Commencing on _____, and terminating as hereinafter specified, PURCHASER shall have the right to use and occupy the aforementioned apartment.

2) PURCHASER shall have the right to occupy the apartment for 150 days free of charge. Thereafter PURCHASER shall pay a fee for use and occupancy of the apartment of per month. It is understood that this use and occupancy fee is not rent, and that no landlord-tenant relationship has been created between the parties, and that this agreement is not governed or subject to any rent regulatory laws.

3) The use and occupancy fee for the month in which closing occurs shall be adjusted at closing. No portion of the use and occupancy fee will be applied to the purchase price of the apartment.

4) The terms of the Offering Plan, and all related documents in effect as of the date hereof are incorporated in and made a part of this agreement.

5) As of the date of this Agreement, risk of loss to the apartment and its contents by fire or other hazard shall be determined pursuant to the terms of the Purchase Agreement for such apartment, as contained in the Offering Plan for the premises in effect as of the date hereof, as set forth in the offering plan.

6) PURCHASER shall pay all utility costs and make any repairs to the apartment for which he would be obligated as owner. SPONSOR will not be

responsible for ordinary wear and tear to the apartment during the PURCHASER'S occupancy.

7) PURCHASER may not make any alterations to the apartment without SPONSOR'S written consent.

8) This lease will terminate on the happening of the earliest of the following:

a- Closing
b- Rescission of the Purchase (Agreement by PURCHASER)
c- Default by PURCHASER

9) Upon a default by PURCHASER or Rescission of the subscription agreement by PURCHASER, which is not cured within 15 days after notice thereof, PURCHASER'S right to occupy the apartment will terminate, and PURCHASER must vacate the apartment within thirty (30) days after mailing of Notice to Vacate by the SPONSOR. Such notice must be by certified mail, return receipt requested, to the apartment. PURCHASER agrees to pay SPONSOR $250.00 per day for each day he remains in possession beyond the 30th day following mailing of the Notice to Vacate in conformity with this section. SPONSOR is hereby irrevocably authorized to deduct said per diem sum directly from any amounts being held as a security deposit hereunder, or from any sums being held in escrow pursuant to the contract of sale. Nothing contained herein shall be construed so as to limit SPONSOR's ability to have PURCHASER evicted from the premises and to pursue any other legal remedy available to SPONSOR; nor shall anything herein be construed as a waiver by the SPONSOR of his right to retain, as liquidated damages, the down payment deposited upon execution of the Purchase Agreement.

10) Any default under this agreement will be a default under the Purchase Agreement, and any default under the Purchase Agreement will be a default under this agreement, as set forth in the Offering Plan.

11) This agreement may not be assigned, and may not be changed, except by signed, written instrument. This agreement is the entire agreement between the parties as regards use and occupancy of the apartment pending closing.

12) As of the date hereof PURCHASER confirms that all work required to be done in or about the subject apartment has been completed; and that in all respects PURCHASER agrees to accept the apartment in "as is" condition; subject to the "punch list", if any, attached hereto. As of the date hereof, PURCHASER waives any right whatsoever to cancel the contract, except for material change in the Offering Plan.

13) THIS CLAUSE HAS BEEN INTENTIONALLY OMITTED.

14) If any term of this agreement differs from the Offering Plan as accepted for filing by the Attorney General of the State of New York, the offering plan shall be controlling.

15) Buildings Smoking Policy - Smoking and using electronic cigarettes is prohibited in any common areas within the interior of the building(s) as required by all applicable laws and is permitted in any of the dwelling units.

Smoking and using electronic cigarettes is permitted in all outdoor areas, including but not limited to, common courtyards, rooftops, balconies and patios, and any outdoor areas connected to dwelling units.

IN WITNESS WHEREOF, the parties hereunto set their hands this day of , 2019.

SPONSOR: 68 Woodruff LLC

BY:_____

_____

# CERTIFICATIONS

**CERTIFICATION BY SPONSOR**
**AND SPONSOR'S PRINCIPALS**

The Department of Law of the State of New York
120 Broadway, 23rd Floor
New York, New York 10271

Attention: Real Estate Financing Bureau

Re: The 68 Woodruff Avenue Condominium
68 Woodruff Avenue
Brooklyn, New York

Sponsor: 68 Woodruff LLC

To whom it may concern;

We are the Sponsor and the principal of the Sponsor of the Condominium Offering Plan for the captioned property.

We understand that we have primary responsibility for compliance with the provisions of Article 23A of the General Business Law, the regulations promulgated by the Department of Law in Part 20 and such other laws and regulations as may be applicable.

We have read the entire Offering Plan. We have investigated the facts set forth in the Offering Plan and the underlying facts. We have exercised due diligence to form a basis for this certification. We jointly and severally certify that the Offering Plan does, and that documents submitted hereinafter by us which amend or supplement the Offering Plan will:

(i) set forth the detailed terms of the transaction and be complete, current and accurate;

(ii) afford potential investors, purchasers and participants an adequate basis upon which to found their judgment;

(iii) not omit any material fact;

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

(v) not contain any fraud, deception, concealment, suppression, false pretense or fictitious or pretended purchase or sale;

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

(vii) not contain any representation or statement which is false, where I/we:

(a) knew the truth;

(b) with reasonable effort could have known the truth;
(c) made no reasonable effort to ascertain the truth; or

(d) did not have knowledge concerning the representations or statements made.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. I understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

SPONSOR: 68 Woodruff LLC

By: _____
Yecheskel Milstein

PRINCIPAL OF SPONSOR :

_____
Yecheskel Milstein

Affirmed before me this
12 day of June, 2018

_____
Notary Public

ELI BRIEGER
NOTARY PUBLIC, State of New York
No. 01-BR6141234
Qualified in Kings County
Commission Expires 08/10/2018

# CERTIFICATION BY SPONSOR'S ENGINEER/ARCHITECT PURSUANT TO SECTION 20 OF THE REGULATIONS ISSUED PURSUANT TO GENERAL BUSINESS LAW, ARTICLE 23-A, AS AMENDED

Department of Law of the State of New York
28 Liberty Street
New York, NY 10005

Attn.: Real Estate Finance Bureau

Re: The 68 Woodruff Avenue Condominium
68 Woodruff Avenue
Brooklyn, NY

The Sponsor of the Offering Plan to convert the captioned property to Condominium Ownership retained our firm to prepare a report describing the renovations of the property (the "Report").I visually inspected existing portions of the property, if any, on May 17, 2018 and I examined the building plans and specifications that were prepared by Alberto Roman, P.E. dated November 24, 2017, and prepared the Report dated July 8, 2019 a copy of which is intended to be incorporated into the offering plan so that prospective purchasers may rely on the Report.

I am a registered architect in the State in which the property is located. I understand that I am responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to this Report.

I 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. I certify that the Report:

(i) 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 I examined;

(ii) in my professional opinion affords potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the description and/or physical condition of the property as it will exist upon completion of the renovations, provided that the renovations are in accordance with the plans and specifications that I examined;

(iii) does not omit any material fact;

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

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

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

(vii) does not contain any representation or statement which is false, where I: (a) knew the truth; (b) with reasonable effort could have known the truth; (c) made no reasonable effort to ascertain the truth; or (d) did not have knowledge concerning the representations or statements made.

I further certify that I am not owned or controlled by and have no beneficial interest in the Sponsor and that my compensation for preparing this Report is not contingent on the conversion of the Property to a condominium or on the profitability or price of the offering. This statement is not intended as a guarantee or warranty of the physical condition of the property.

Grigori Zinkevitch, R.A.

Sworn to before me this
24 day of 7, 2019

Notary Public

MOSTER MENACHEM MENDEL
NOTARY PUBLIC-STATE OF NEW YORK
NO. 01MO6247432
QUALIFIED IN KINGS COUNTY
MY COMMISSION EXPIRES 08-29-2019

COMPLETE CONDO MANAGEMENT

1303 53st. SUITE 282
BROOKLYN N.Y. 11219

Tel. 718.350.0787
Fax. 718.407.3428
Email. completecom@gmail.com

# CERTIFICATION BY EXPERT ON ADEQUACY OF BUDGET

The Department of Law of
the State of New York
120 Broadway, 23rd Floor
New York, New York 10271

Re 68 Woodruff Avenue
Brooklyn, New York
Condominium Offering Plan

To whom it may concern;

The sponsor of the condominium offering plan for the captioned property retained me to review Schedules B and B-1, containing projections of income and expenses for the first year of condominium operation. I have the following experience:

I have been engaged in the real estate business for over three (3) years in the State of New York, during which time I have been involved in management of real property. My management experience includes the following residential buildings and/or condominiums/cooperatives: 34 Crooke Street, Brooklyn N.Y., 37 North Henry Street, Brooklyn N.Y., 1773 East 19th Street, Brooklyn N.Y., 201 Foster Avenue, Brooklyn N.Y. 235 Ocean Parkway, Brooklyn N.Y.

I understand that I am responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to Schedules B and B-1.

I have reviewed the Schedules and investigated the facts set forth in the Schedules and the facts underlying them with due diligence in order to form a basis for this certification. I have also relied on my experience in managing residential buildings.

I certify that the projections in Schedules B and B-1 appear reasonable and adequate under existing circumstances and the projected income appears to be sufficient to meet the anticipated operating expenses for the projected first year of condominium operation.

I certify that the Schedules:

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

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

(iii) do not omit any material fact;

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

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

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

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

(a) knew the truth;
(b) with reasonable effort could have known the truth;
(c) made no reasonable effort to ascertain the truth; or
(d) did not have knowledge concerning the representations or statement made.

I further certify that I am not owned or controlled by the Sponsor. I understand that a copy of this certification is intended to be incorporated into the offering plan. This statement is not intended as a guarantee or warranty of the income and expenses for the first year of condominium operation.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. I understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

Eli Brieger

Affirmed before me this
8th day of June, 2018

Notary Public

HERSHY ITZKOWITZ
Notary Public - State of New York
Reg. No. 02IT6228019
Qualified in Kings County
Commission Expires Sept. 13, 2018