CONDOMINIUM OFFERING PLAN
ALLURA WATERFRONT CONDOMINIUM

109-09 15th Avenue
College Point, Queens County, N.Y. 11356

==========

134 Residential Units.....$144,711,086.07

1 Garage Unit Not For Sale
Community Facility Unit Not For Sale
Total:.....$144,711,086.07

NAME & ADDRESS OF
SPONSOR & SELLING AGENT
WATERFRONT RESORT, INC.
112-45 Roosevelt Avenue
Corona, N.Y. 11368

Date of Acceptance for Filing: _____
Plan may not be used after _____ unless amended.

SEE PAGE 1 FOR SPECIAL RISKS TO PURCHASERS

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

IT IS A SPECIAL RISK THAT THE SPONSOR RESERVES THE UNCONDITIONAL RIGHT TO RENT RATHER THAN SELL UNITS AFTER CONSUMMATION OF THE OFFERING PLAN. 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. 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).

ALLURA WATERFRONT CONDOMINIUM
TABLE OF CONTENTS
PART I

	PAGE
Special Risks	1
Introduction	7
Certain Definitions	13
Description of the Property and Improvements	21
Location and Area Information	24
Offering Prices and Related Information	25
Estimated Property Taxes & Carrying Charges	25
Notes to Schedule A	29
Projected Budget for First Year Of Condominium Operation	32
Notes to Schedule B	34
Schedule B-1 Projected Budget for Individual Energy Costs	39
Compliance with Real Property Law 339 (i)	44
Commercial Units	46
Changes in Prices or Units	47
Interim Leases	49
Procedure to Purchase	50
Assignment of Purchase Agreements	56
Effective Date of Plan	57
Terms of Sale	59
Unit Closing Costs and Adjustments	63
Rights and Obligations of Sponsor	67
Control by Sponsor	72
Board of Managers	73
Rights and Obligations of Unit Owners and the Board of Managers	78
Real Estate Taxes & Tax Status of Condominium	89
Opinions of Counsel	92
Counsel's Sec. Real Estate Tax Opinion	95
Reserve Fund	101
Working Capital Fund	101
Management Agreement	102
Identity of Parties	103
Report to Unit Owners	105
Documents on File	106
Sponsor's Statement of Building Condition Pursuant to Section 13N.Y.C.R.R. Part 20.3 gg	107
General	108

ALLURA WATERFRONT CONDOMINIUM
TABLE OF CONTENTS
PART 2

	PAGE
Agreement	110
Interim Lease	119
Power of Attorney	126
Unit Deed	128
Description of Property & Building Description	132
Floor Plans	161
Escrow Agreement	306
Declaration of Condominium	312
Schedule A to the Declaration of Condominium	324
Schedule B to the Declaration of Condominium	325
Schedule C to the Declaration of Condominium	333
By-Laws of the Condominium	339
Addendum to By-Laws of the Condominium	393
Housing Merchant Implied Warrant	400
Certifications	
Sponsor & Principals	402
Sponsor's Architect	404
Sponsor's Expert Concerning Adequacy of Budget	406
Sponsor's Expert Concerning Commercial Unit Budget	408

SPECIAL RISKS:

1. This Offering Plan provides that time is of the essence for Purchaser to cure any default under the Purchase Agreement within the applicable grace period. For further discussion, please see the section titled *"Procedure to Purchase."* Time is of the essence means that if any default is not cured within the applicable grace period of thirty (30) days, Sponsor may elect (but is not obligated) to cancel the Purchase Agreement and retain the Down Payment, with interest, if any, as liquidated damages. In the event that the Purchase Agreement is cancelled, the Sponsor will have the right to sell the Unit to others as though the Purchase Agreement had never been made.

2. Sponsor and Sponsor-designees shall not control the Board of Managers upon the earlier of (i) two (2) years from the date of the First Unit Closing, or (ii) whenever the unsold units constitute less than fifty (50%) percent of the Common Interest. (See *Special Risks Section*, *Control by Sponsor* and *By-Laws*.)

3. This Offering Plan provides that until Sponsor and Sponsor-designees convey title to units representing 75% of the common interest, Sponsor may exercise veto power over expenses except those expenses described in schedule "B" or over expenses required: (i) to comply with applicable laws or regulations; (ii) to remedy any notice of violation; or (iii) to remedy any work order by an insurer. Sponsor's power to veto other expenses ends 5 years after the closing of the first unit, or whenever the unsold units are less than 25% of the common interest, whichever is sooner. See Section titled *"Control by Sponsor."*

4. A financing contingency is offered under this Plan, but only if the purchaser executes a Mortgage Addendum. Purchasers that do not execute a Mortgage Addendum must complete the purchase of the unit whether or not they secure mortgage financing and risk the loss of their down payment in the event they cannot secure needed mortgage financing. Purchasers must execute a Mortgage Addendum to use the contingency. Each purchaser should inquire about the amounts, terms, costs, availability, and purchaser's eligibility for financing before signing and returning the Purchase Agreement and Mortgage Addendum. Any purchaser whose mortgage does not exceed 75% of the purchase price has the right to a Purchase Agreement containing a Mortgage Addendum. For a further discussion, see section titled *"Procedure to Purchase"* and the *Purchase Agreement* contained in Part II of the Plan.

5. *It is a special risk that deposits in excess of $250,000.00 will not be federally insured in excess of $250,000.00.* See Section titled *"Procedure to Purchase."*

6. Sponsor may, at any time before and/or after the Declaration is recorded, change the layout, size, or number of the Units, and reapportion, among the Units affected by any such changes, their 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. Sponsor reserves the right at any time, except to the extent prohibited by

law, before and/or after the filing of the Declaration, without prior notice and without consent of any Board, prospective Unit Owner or Mortgagee to change the layout of, the number of rooms in the use of, or the size of (by combining Units or subdividing them into two or more separate Units) Units and to reapportion the Common Interest among the Units affected by any such changes. 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 and the purchaser is not in default. Unless all purchasers consent, no material change will be made in the size, and no material adverse change will be made in the quality of the common elements. See Section titled "*Rights and Obligations of Sponsor.*"

7. The plan may not be declared effective unless bona fide purchasers (including investors) have signed purchase agreements for at least fifteen (15%) per cent or 21 of the residential units offered under the plan. Purchasers need not occupy the Units they purchase. The Sponsor must amend the Offering Plan if the Sponsor decides to offer less than the current number of Units or withhold one or more units for its own use. Notwithstanding the fact that not all purchasers used for purposes of declaring the plan effective may actually close, sponsor must re-declare the plan effective in order to consummate the offering plan in accordance with 13 N.Y.C.R.R. § 20.1(c) (6) if all purchase agreements are either rescinded or terminated prior to the date of first unit closing, regardless of whether the condominium declaration has been recorded, sponsor must re-declare the offering plan effective. See Section titled *"Effective Date of Plan"*.

Purchasers should note that in the current real estate market, banks and other lenders are imposing various restrictions on loans. 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 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 also may 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 investor ownership restrictions. See Section titled "*Rights and Obligations of Sponsor.*"

8. Sponsor has the right to make bulk sales of Units and to sell any Unit to a Purchaser who does not intend to occupy same, but intends to lease such Unit to others. Purchasers are not required to occupy the units they purchase. See Section titled "*Rights and Obligations of Sponsor.*"

9. The Sponsor has applied for partial tax exemption under section 421-a of the Real Property Tax Law. The 421-a exemption began July 1, 2018 and is projected to continue for fifteen (15) years, to be phased out at 20% per year for the last four years. Sponsor has received the preliminary certificate of eligibility which is included herein. Although the Sponsor is applying for real estate tax benefits, it is possible that the Sponsor will not obtain those benefits. Sponsor will use best efforts to obtain 421-a benefits. After

the eleventh year, the amount of the partial tax exemption will progressively decrease in value and after the fourteenth year, it will be eliminated. The Sponsor does not and cannot guarantee that the Condominium will actually receive tax exemption or abatement benefits. See Section titled "*Real Estate Taxes.*"

As required by the 421-a Rules and Regulations issued by the New York City Department of Housing and Preservation ("HPD"), if the Plan has not been declared effective for filing at a time fifteen (15) months after HPD has issued the Final 421-a Certificate of Eligibility, as of such date, the Building and all Units as they become occupied shall become rent stabilized and subject to the rent stabilization laws applicable thereto for the entire period during which the Property is receiving 421-a Tax Benefits. As of such date, the Sponsor must register the Building and all Residential Units as they become occupied with the New York State Department of Housing and Community Renewal ("DHCR"). Any leases and renewals thereof to a Residential Unit that is required to be registered with DHCR shall contain a notice at least twelve (12) point type informing any such tenant that the Residential Unit shall be subject to deregulation upon the expiration of the 421-a Tax Benefit period and stating the approximate date on which such benefit period is expected to expire. If each lease and renewal thereof does not contain the aforementioned notice, then, the Unit shall remain rent stabilized after the expiration of the 421-a Tax Benefits until the Unit becomes vacant. During such rent stabilization period, the Unit shall not be subject to luxury decontrol. After any such registration of the Building and applicable Units with DHCR, the Plan shall be amended to disclose the rights of existing tenants.

(a) Sponsor has applied for benefits pursuant to Section 421-a of the Real Property Tax Law and has received a Preliminary Certificate of Eligibility on December 23, 2015.

(b) The building was not located within the statute's geographic exclusion area at the time of application and there was no need to construct "affordable units".

(c) There is no need for restrictive declaration.

(d) The building has a prevailing wage requirement because it contains more than fifty residential units.

(e) Sponsor intends that the building shall be exempted from the statutory obligation to register the units as rent-stabilized by reason of its condominium status.

(f) If, prior to consummation, sponsor rents any residential unit (or portion thereof) to any person other than an interim lessee, sponsor is obligated to abandon the offering plan in accordance with the provisions of 13 N.Y.C.R.R. 20.1(1) (2) and 20.5(g). If, prior to consummation, the sponsor rents any residential unit (or portion thereof) to any person other than an interim lessee, the sponsor is obligated to abandon the offering plan in accordance with the provisions of 13 N.Y.C.R.R. §§ 20.1(l) (2) and 20.5(g). In addition, the sponsor must inform HPD of intent to operate as a rental building; and all units will be subject to rent stabilization.

(g) Sponsor has fifteen months from the date of issuance of a final certificate of eligibility from the New York City Department of Housing Preservation and Development ("HPD") to declare its offering plan effective. Thereafter, sponsor is obligated to register units in the building as rent-stabilized as they become occupied.

Sponsor will use its best efforts to obtain the tax benefits, whether purchasers are required to reimburse sponsor for costs associated with the tax benefit application and whether purchasers will be entitled to rescission if the benefits are not obtained.

Purchasers are not required to reimburse sponsor for costs associated with 421-a tax benefits.

It is anticipated that the 421-a tax benefits will be available for the first year of operation. See Section Titled *"Real Estate Taxes & Tax Status of Condominium."*

10. The Sponsor is transferring to the Purchaser the obligation to pay New York City and New York State Real property Transfer Taxes. For a further discussion, see the Section entitled *"Closing Costs and Adjustments."*

11. No bond or other security is given to secure the Sponsor's obligations under this Offering Plan. For a further discussion, see Section titled *"Rights and Obligations of Sponsor."*

12. *It is a special risk that,* the square footage of the units are not based upon measurements from the interior surfaces of the interior walls of rooms and therefore, the actual area comprising the unit is significantly less than the area listed in schedule A. See Section titled *"Notes to Schedule A".*

13. Purchasers are advised that in New York City, newly constructed and newly renovated buildings are sometimes offered as condominium projects without a final certificate of occupancy ("FCO") covering the entire building but with only a temporary certificate of occupancy ("TCO") and sometimes with several successive temporary certificates of occupancy. Certificates of Occupancy are generally governed by Section 301 of the New York Multiple Dwelling Law and local building codes and rules. Both FCOs and TCOs are issued by the New York City Department of Buildings ("DOB"). A TCO is intended to indicate that the property conforms substantially to the DOB approved plans and specifications, and to the requirements of all applicable laws, rules, and regulations for the uses and occupancies specified in the TCO. No change of use or occupancy shall be made unless a new certificate of occupancy is issued. All 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 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 an FCO. Sponsor anticipates this scenario may occur. Sponsor and its principals will undertake the responsibility for extended each TCO received prior to the expiration thereof and ultimately for obtaining a FCO covering the entire building within two years of the issuance of the first TCO. However, Sponsor and its principals make no representation or guarantee that DOB will issue the FCO within such two year period. Notwithstanding the foregoing, SPONSOR AND ITS PRINCIPALS ARE

OBLIGATED TO PROCURE THE FCO FOR THE ENTIRE BUILDING, AND SHALL EXERCISE BEST EFFORTS TO OBTAIN THE FCO WITHIN SUCH TWO YEAR PERIOD WHILE KEEPING THE TCO CURRENT. Unit owners and the Board of Managers shall be obligated to cooperate with and refrain from obstructing sponsor in these undertakings. See Section titled *"Description of Property"*.

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 Factsheet on Certificates of Occupancy is available on the DOB website at:http://www.nyc.gov/html/dob/downloads/pdf/co__ factsheet.pdf.

14. IT IS A SPECIAL RISK THAT THE SPONSOR RESERVES THE UNCONDITIONAL RIGHT TO RENT RATHER THAN SELL UNITS. 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. PURCHASERS FOR THEIR OWN OCCUPANCY MAY NEVER GAIN CONTROL OF THE BOARD OF MANAGERS UNDER THE TERMS OF THIS PLAN. For a further discussion, see Section titled *"Rights and Obligations of Sponsor."*

15. 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 Owner's expense, the required window guards (or safety "Stops" in lieu of window guards, designed specifically to prevent a child from 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. See Section titled *"Description of Property"*.

16. It is a Special Risk that a person who takes possession prior to closing assumes the risk of loss not covered by insurance. See Section titled *"Rights and Obligations of Unit Owners and Board of Managers."*

17. The Sponsor anticipates that the first closing of a unit will occur by July 1, 2019. Purchasers will be offered a right of rescission if: (i) the actual date of closing of title to the first unit; or (ii) the projected date of closing of title to the first unit occurs later than June 30, 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. However, if the first unit closing occurs before July 1, 2020, the Sponsor may schedule the closing of title to other units significantly later than such date. Unless your Purchase Agreement contains an outside closing date, the Sponsor is not obligated to schedule your closing within any specified time frame or to ensure that closing of title to your Unit will occur by any date certain. PROSPECTIVE PURCHASERS SHOULD THEREFORE

CAREFULLY CONSIDER SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT. See Section titled *"Procedure to Purchase."*

18. Although this Offering Plan makes provision for a Reserve Fund, *there is no* representation or guaranty that the fund will be adequate to make all capital replacements that may be necessary. For a further discussion, see section titled "*Reserve Fund*".

19. Smoking is not permitted in the common parts of the building or in the limited common elements. The Smoking policy is disclosed in Parts I and II of the plan. For a further discussion, see the *By-Laws* , *Purchase Agreement*, *Interim Leases* and *Rights and Obligations of Unit owners and the Board of Managers.*

20. The building is located in a FEMA flood zone as AE. There appears to be danger from flooding, either due to the water table in the area or an overflow from other bodies of water. The Building has been designed so that there are no apartments on the first floor. The Condominium will purchase flood insurance. For a further discussion, see section titled *"Engineer's Description of Property and Specifications"* contained in Part II of the offering plan.

21. The building has an "E" designation on DOB records, associated with the former manufacturing use of the building. Sponsor has obtained a closing letter from the New York City Department of Environmental Conservation as Sponsor's sole cost and expense as a condition to obtaining the Certificate of Occupancy. For a further discussion, see section titled *"Engineer's Description of Property and Specifications"* contained in Part II of the offering plan.

22. Please be advised the Sponsor is not providing a No Dollar Limit ("NDL") Manufacturer's Warranty for the new roof. The absence of a NDL manufacturer's warranty may indicate that the roof membrane and appurtenances were not inspected for compliance with the manufacturer's specifications for installation. As such, premature deterioration & replacement of the roof membrane may be anticipated and therefore be budgeted for. This could result in additional expense to the Condominium. For a further discussion, see section titled *" Description of Property and Specifications"* contained in Part II of the offering plan.

23. The condominium makes provision for special allocations of common expenses pursuant to RPL 339-m. Commercial units and residential units do not share common expenses in a manner directly proportional to their square footage. See Section titled "*Schedule B*"

24. The Financial Crimes Enforcement Nectwork ("FinCEN") requires U.S. title insurance companies to report to FinCEN the personal identity of purchasers in residential real estate transactions in which: (1) the purchaser is a legal entity as defined in the geographic targeting order (" GTO") (2) the purchaser purchases residential real property located in the Boroughs of Bronx, Brooklyn, Queens, Manhattan, and Staten Island; (3) the total purchase price is in the amount of $300,000 or more; (4) such purchase is made without a bank loan or other similar form of external financing; and (5) 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, a funds transfer, or virtual currency. 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 .

25. It is a Special Risk that the Engineer, Ben Lam is the son of Choy Ling Lam, the sole principal of the Sponsor. See "*Identity of Parties*" Section.

INTRODUCTION

1. The Property:

Sponsor presents this offering Plan with the intention of setting forth herein all material terms of the offering relating to the offering of condominium units at the premises located at 109-09 15th Avenue, College, NY 11356 (The Land, Building, and Appurtenant Interests are hereinafter sometimes referred to as the Property and/or the Condominium.) The Offering Plan may be amended from time to time to reflect changes in the terms of the offering by filing an amendment with the New York State Department of Law and serving the amendment on all offerees as defined by 13 N.Y.C.R.R. § 20.1(d).

The Condominium will be organized pursuant to, is subject to and complies with Article 9B of the New York Real Property Law, as amended, commonly known as the New York Condominium Act.

The Sponsor is Waterfront Resort, Inc., a New York Corporation, with an address at 112-45 Roosevelt Avenue, Corona, N.Y. 11368. The Sponsor acquired title to the property on March 10, 2014.

The Plan delivered to prospective purchasers contains all of the material terms of the transaction. Copies of the Plan and all Exhibits submitted to the Department of Law in connection with the filing of the plan will be available for inspection without charge, as for copying at a reasonable charge to prospective purchasers and their Attorneys at the site whenever the onsite sales office is open and at the office of the Selling Agent or Sponsor. The onsite sales office is located in at the Building.

2. The Building:

Sponsor is constructing the Building, which will consist of 6 floors and a cellar. One hundred thirty four residential units and one community facility unit and one parking garage unit containing one hundred thirty nine parking spaces, are being offered for sale. The intended use of the community facility unit is as a gym; however, the certificate of occupancy would allow other uses, such as a medical office for doctors, dentists, podiatrists, chiropractors and other health care providers, for offices of not for profit associations, and for adult and child daycare.

The Common Areas are not offered for sale. The prices of the Units are stated in Schedule A. Sponsor shall obtain a temporary or permanent Class A residential Certificate of Occupancy, which shall cover each Unit prior to the closing of title to such unit. In the event

that a permanent Certificate of Occupancy has not been obtained by such closing, Sponsor is subsequently obligated to obtain same. The Sponsor and its principals are obligated to procure the Permanent Certificate of Occupancy and for extending each Temporary Certificate of Occupancy prior to its expiration.

The Building will be of Class I-C construction. Class 1-C construction means that bearing walls and major structural elements must have 3 hour fire resistance. The Building will contain a lobby vestibule, a recreation area, one hundred thirty four (134) residential units, one community facility unit, and one parking garage unit with one hundred thirty-nine parking spaces (making up one parking unit). Prices of the Units are set forth on Schedule A of the Plan. The estimated completion date is July 1, 2019. The estimated date of the commencement of the condominium is on or about July 1, 2019. Sponsor is constructing the Building with financing provided by Cathay Bank. Cathay Bank has not imposed any restrictions on the sale or rental of units, except that there is a minimum release price for each unit.

3. <u>The Units:</u>

The Units are being offered as condominium units in accordance with this Offering Plan at the prices noted in the section titled "*Schedule A.*" These prices have been established solely by Sponsor and are not subject to review or approval by the Department of Law or any other governmental agency. If the Sponsor makes a bulk sale of some or all of its unsold units (a bulk sale consists of ten (10) or more units or twenty percent (20%) or more of the total number of units in the condominium, whichever is less.), the transferee successor Sponsor is bound by Sponsor's representation regarding its commitment to sell units as well as all other obligations of the Sponsor. THE SPONSOR RESERVES THE UNCONDITIONAL RIGHT TO RENT RATHER THAN SELL UNITS. 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).THE SPONSOR IS NOT OBLIGATED TO SELL MORE THAN 15% OF THE UNITS.

Purchasers should note that in the current real estate market, banks and other lenders are imposing various restrictions on loans. 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 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 also may 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 investor ownership restrictions.

The Purchaser of a Unit (Unit Owner) owns his or her Unit outright and is entitled to exclusive possession of that unit together with an interest in and right to use the common elements, and exclusive right to use limited common elements (the terraces in this offering). Each Purchaser will own his or her Unit similarly in many respects to the manner in which a private homeowner owns a home. (References to gender in the Offering Plan shall be deemed to be plural where the context so requires and shall be deemed to include any duly formed partnership, corporation, trust, estate, fiduciary, unincorporated association or any other entity permitted to own real property in State of New York.) A Unit owner is also the owner, in common with the owners of all other Units, of all remaining parts of the Property except for the Units themselves, including the Land upon which the Units are built, the exterior walls and the roofs (collectively, called Common Elements). Each Unit Owner's proportionate share (Common Interest) of the Common Elements has been determined pursuant to New York Real Property Law Sections 339-i and 339-m. Unit Owners must pay Common Charges in accordance with the New York Condominium Act, Real Property Law Sections 339(i) & (m). Any portion of the Land or Building, other than the Units themselves, which are for the use of one or more specified Units to the exclusion of all others are known as Limited Common Elements. Unit Owners have the exclusive right to use the limited Common Elements, which are appurtenant to their Unit.

Each Unit Owner must comply with the Declaration, By-Laws, Rules & Regulations, and other requirements of the Condominium Board of Managers.

The Board of Managers has authority to manage the condominium, and Unit Owners vote for the Board of Managers.

Each Unit Owner is generally permitted to mortgage his or her Unit on the terms and in such amount as he or she chooses. A Unit is not subject to the lien of any mortgage placed by any other Unit Owner on his or her Unit.

A Unit Owner can sell or lease the Unit to anyone subject only to a right of first refusal by the Board of Managers of the Condominium to purchase such Unit at the same price and on the same terms such Unit Owner has been offered. However, Unit Owner can sell or lease their interest in their Unit to their Family Members or their Affiliates, as the case may be, without being subject to the right of first refusal. In the event of a proposed sale or lease, the Unit Owner shall give the Board of Managers (i) written notice of his or her intention to sell or lease the Unit and whether the purchaser or lessee is a Family Member or Affiliate, (ii) a fully executed copy of the contract of sale or lease, and (iii) a fee to the Board of Managers and/or Managing Agent to cover reasonable legal and other expenses in connection with the sale or lease of the Unit. The sale or lease of a Unit owned by Sponsor, any Sponsor-designee, or any partner of any entity affiliated directly or indirectly with Sponsor, shall be exempt from such right of first refusal and from the notification and fee requirements. This right of first refusal is further described in the section titled "*Rights and Obligations of Board of Managers and Summary of By-Laws.*"

A Unit can be occupied by the Purchaser of the Unit and/or any Family Member, principal, or employee of Purchaser or its Affiliates.

A Unit Owner can alter and decorate the interior of the Unit as he or she desires, subject to local codes. A Unit Owner is obligated for the cost of his or her own interior decoration, maintenance, and repair after closing.

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 personal occupancy, and there may always be a substantial percentage of owners who are non-residents.

After each Unit has been separately assessed, each Unit will be taxed as a separate tax lot for real estate tax purposes. A Unit Owner will not be responsible if any of the other Unit Owners fail to pay their real estate taxes. In the opinion of counsel for Sponsor, a Unit Owner, like a home owner, may deduct from his or her income for income tax purposes his or her real estate taxes and the interest paid on the mortgage encumbering the Unit(s) owned by him or her provided such Unit is used by the Owner as a principal or second home. Any purchaser who does not intend to use the Unit as a principal or second home should consult with his or her own tax adviser. The Board of Managers of the Condominium will assess charges (called Common Charges) against each Unit Owner for the Maintenance of the Common Elements and for the operating costs of the Property (called Common Expenses), as provided in New York Real Property Law Section 339-i and 339-m and as described in the subsection titled "*Notes to Schedule B.*"

Gas, for heating hot water and cooking, and electricity, supplied to each Unit shall be individually metered. All charges for gas and electricity consumed or used in each unit shall be payable directly to the utility company.

As previously stated, each Unit Owner will be responsible for maintaining his or her own Unit and for making repairs within his or her own Unit. Each Unit Owner may obtain, at his or her own cost, casualty, and liability insurance in connection with his or her respective Unit subject to the terms of the By-Laws. As described in the Notes to Schedule B, the cost of maintaining and repairing the Common Elements shall be shared by all Unit Owners. Each Unit Owner shall have the same rights of access to, use of and benefit of the Common Elements. The cost of maintaining and repairing the Limited Common Elements (roof terraces), other than structural repairs, shall be paid by the Unit Owner or Unit Owners with exclusive access to the Limited Common Element. The Board of Managers shall have the duty of obtaining casualty and liability insurance on behalf of the Condominium.

The plan delivered to prospective purchasers contains all of the material terms of the transaction. Copies of the plan, all documents referred to in the plan and all Exhibits submitted to the Department of Law in connection with the filing of the plan will be available for inspection and copying at a reasonable charge at the Department of Law. Also, the plan will be available for copying at a reasonable charge to prospective purchasers and

their attorneys at the site whenever the onsite sales office is open and at the office of the selling agent or sponsor.

A Unit may be purchased by a natural person, corporation, partnership or limited liability company.

All equipment and fixtures contained in a Unit (including but not limited to stoves, refrigerators, and other appliances and fixtures disclosed in the Description of Property and Specifications) are included in the price of the Unit.

There are excess development rights remaining on the property that will permit expansion. Sponsor reserves the right to build additional units as permitted by existing development rights. Furthermore, Sponsor reserves the right to develop the waterfront by the construction of a marina.

The Sponsor anticipates that the first closing of a unit will occur by July 1, 2019. Purchasers will be offered a right of rescission if: (i) the actual date of closing of title to the first unit; or (ii) the projected date of closing of title to the first unit occurs later than June 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. However, if the first unit closing occurs before July 1, 2020, the Sponsor may schedule the closing of title to other units significantly later than such date. Unless your Purchase Agreement contains an outside closing date, the Sponsor is not obligated to schedule your closing within any specified time frame or to ensure that closing of title to your Unit will occur by any date certain. PROSPECTIVE PURCHASERS SHOULD THEREFORE CAREFULLY CONSIDER SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT.

4. Board of Managers:

The Board of Managers of the Condominium shall be elected by the Unit Owners (including Sponsor and Sponsor designees as to Units owned by them) with the number of votes allocated to each Unit Owner determined by his or her percentage of Common Interest. The Board of Managers of the Condominium shall be elected by the Unit Owners (including Sponsor and Sponsor designees as to Units owned by them) with the number of votes allocated to each Unit Owner determined by his or her percentage of Common Interest. The Board of Managers shall have authority to manage and administer the affairs of the Condominium, including, without limitation, the determination of Common Charges and the adoption of Rules and Regulations covering the Condominium. Until Sponsor and Sponsor-designees convey title to 75% of the Units by common interest, but in no event later than five (5) years after the date of the First Unit Closing, Sponsor has the right to veto certain actions of the Board of Managers. Please see the section titled *"Rights and Obligations of the Board of Managers/Summary of By-Laws"* for further discussion.

5. Miscellaneous:

Units may be purchased either by natural persons 18 years of age or older or by a duly formed limited liability company, partnership, corporation, trust, estate, fiduciary, unincorporated association, syndicate, joint venture, organization, government or any department or agency thereof, or any other entity permitted to own real property in the State of New York.

Parts I and II of the Offering Plan, including all Schedules, and Parts A, B, C and D of the Exhibits submitted to the Department of Law, constitute the entire offering of these condominium units and are intended to disclose all the material terms of the transaction. Parts A, B, C and D of the Exhibits will be available for inspection without charge and for copying at a reasonable charge by prospective Purchasers and their attorneys at the onsite sales office at all times such office is open. All documents forming a part of this Offering Plan are important. It is suggested that you consult your own attorney or financial advisor before purchasing a Unit and provide such person with a copy of this Offering Plan.

THE PURCHASE OF A CONDOMINIUM 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 AN AGREEMENT TO PURCHASE A CONDOMINIUM UNIT.

CERTAIN DEFINITIONS:

Affiliate	- An Affiliate of, or Affiliated with, a specified corporation or partnership, shall mean a corporation or partnership that directly or indirectly, through one or more intermediaries, controls or is controlled by, or in under common control with, the corporation or partnership specified.
Appurtenant Interest	- With respect to any Unit, the undivided interest of the owner thereof, in and to: (i) the Common Elements; (ii) any other Units owned or leased at the time in question by the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners; (iii) any proceeds of the sale or lease of Units of the nature described in subdivision (ii) above; and (iv) any other assets of the Condominium.
Board of Managers	- The governing board of the Condominium that represents the Unit Owners and manages the Condominium pursuant to the provisions of the By-Laws and of the Offering Plan. The Board is composed of representatives elected by Unit Owners voting in accordance with their respective percentages of Common Interest.
Building	- The structure known as Allura Waterfront Condominium constructed or being constructed at 109-09 15th Avenue, College Point, NY 11356
By-Laws	- Refers to the By-Laws governing the operations of the Condominium, the form of which is set forth in Part II of the Plan.
Closings	- Refers to the time, place and procedure by which fee title to the unit in question is conveyed to the Purchaser pursuant to a Purchase Agreement.
Closing Date	- Refers to date on which Closing occurs.
Common Charges	- Each Unit's proportionate share of the Common Expenses in accordance with its Common Interest.
Common Elements	- All portions of the Property other than the Units, including without limitations:

(a) The land on which the Buildings are located;

(b) All foundations, columns, girders, beams, supports, bearing walls, exterior walls and roofs, attics, concrete and masonry at the exterior face of the Building; (b) those portions of the walls and partitions dividing the Units from exterior walls, corridors, stairs or other Units located beyond the center line of partitions enclosing the Units; and (c) the concrete floor and beams, including any framing attached to the structure from which Drywall ceiling is attached on the first floor and basement floor, (d) those portions of the exterior walls including and beyond the Unit side of the concrete block walls at the exterior face of the Building; and (e) the concrete floor to and including the underside of the concrete floor to and including the foundation; roofs, corridors, halls, stairs and stairway areas; lobbies; the area designated as Superintendent's storage area; storage and utility areas; all portions of the basement which are not included within a particular Unit; laundry facilities not located within a Unit and entrances to and exits from the Building; all other areas of the first floor;

(c) Central and appurtenant installations for services such an electricity, steam, gas, hot and cold water, telephone, and refrigeration which are not included in a particular Unit;

(d) Any tanks, pumps, motors, fans, compressors, ducts sewer pipes and drainage pipes and in general all apparatus and installations existing for common use;

(e) Such facilities as may be designated as Common Elements in the Declaration; and

(f) All other parts of the Property necessary or convenient to its existence, maintenance, and safety, or normally in common use;

Common Expenses

(a) Expenses of operation of the Property, and

(b) All sums designated Common Expenses by or pursuant to the provisions of the New York Condominium Act, the Declaration or the By-Laws.

Common Interest	- The proportionate undivided interest in fee simple absolute in the Common Elements appertaining to each Unit, as expressed in the Declaration.
Condominium	- A form of ownership of real property in which individual Units as component parts of a whole are owned in fee simple, with the right of exclusive use, by separate individuals or entities, which separate individuals and/or entities jointly own those parts of the whole designated as Common Elements. In the context of this Offering Plan, Condominium specifically refers to Allura Waterfront Condominium.
Condominium Act	- Article 9-B, Section 339-d to Section 339-ii of the Real Property Law of the State of New York, and the same may be amended from time to time.
Condominium Documents	- The Declaration, the By-Laws and the Rules and Regulations.
Declaration	- The instrument creating the Condominium, as may be amended from time to time, by which the Property is submitted to the provisions of the New York Condominium Act, the form of which is set forth in Part II of the Offering Plan.
Down Payment	- Refers to the money that a person desiring to purchase a Unit must deliver to the Sponsor at the time such person delivers an executed Purchase Agreement to the Sponsor.
Family Members	- The spouse, children (natural and adopted), stepchildren, grandchildren, siblings, parents, parents-in-law, grandparents, great-grandparents, aunts, uncles, nephews and nieces of a Unit Owner who reside in such Unit Owner's Unit.
First Unit Closing	- The first closing of title with a bona fide Purchaser of a Unit.
Floor Plans	- The floor plans of the Units certified by Benjamin Lam, PE filed in the Register's Office simultaneously with the recording of the Declaration, together with any supplemental floor plans thereto.

Inspection Statement	- A memorandum of work in which the Sponsor and Purchaser agree to the work Sponsor must perform or complete in or to the Purchaser's Unit and which obligations of Sponsor shall survive the closing of title to such Unit, the form of which is attached to the form of Purchase Agreement which is set forth in Part II.
Institutional Mortgage	- Any first mortgage covering any Unit that in a Permitted Mortgage and the initial holder of which in either Sponsor or a Sponsor designee or an institutional lender.
Insurance Trustee	- A bank or a trust company, in either event having both an office in the City of New York and a capital surplus of $500,000,000 or more, from time to time appointed to serve as such by the Board of Managers.
Land	- All that certain tract, plot, piece and parcel of land situated, lying and being in the City of New York, County of Queens and State of New York, as more particularly described in Exhibit A to the Declaration.
Law	- The laws and ordinances of any or all of the Federal, New York State, New York City, Queens County and Borough of Queens, 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.
Limited Common Elements	- Parts of the whole which are owned as Common Elements, but the exclusive use of which is granted to a single Unit Owner.
Majority	- As may be specified herein or in the Declaration or by the By-Laws with respect to any matter or matters, a majority of Unit Owners means more than fifty percent in Common Interest in the aggregate. As may be specified herein or in the Declaration or the By-Laws with respect to any matter or matters, any specified percentage of Unit Owners

means such percentage in Common interest in the aggregate.

Managing Agent - Refers to the Board of Managers of Allura Waterfront Condominium or its successor in such capacity.

Mortgage Representatives - The representatives of the holders of all mortgages encumbering Units, designated by the holders of Institutional Mortgages in accordance with the terms of paragraph (B) of Section 8.6 of the By-Laws.

Offering Plan - The document, as may be amended from time to time, filed with the New York State Department of Law which describes the Property and pursuant to which individual Units in the Condominium are offered for sale.

Operation of the Property- The administration and operation of the Property and the maintenance, repair and replacement of, and the making of any additions and improvements to, the Common Elements.

Permitted Mortgage - Any mortgage covering a unit that is placed thereon in compliance with the terms contained in Article 8 of the By-Laws.

Permitted Mortgagee - Any holder of a Permitted Mortgage at the time in question.

Person - A natural person, corporation, partnership, association, trustee or other legal entity.

Power of Attorney - The document which is set forth in Part II of the Offering Plan, signed by Unit Owners, which appoints:

(i) the Board of managers as attorney-in-fact to acquire or lease, on behalf of all Unit Owners, any Unit the Unit Owner of which wishes to sell or abandon, together with the Appurtenant Interests thereto and to deal with any such Units so acquired as they may determine and to amend the Declaration, and By-Laws as authorized therein, and

	(ii) the Sponsor as attorney-in-fact to amend the Declaration, the By-Laws, and the Rules and Regulations of the Condominium or any of said documents under certain conditions set forth in the Power of Attorney.
Property	- Includes the Land, the Building and all other improvements thereon, owned (subject to the title exceptions described herein) in fee simple absolute, and all easements, rights and appurtenances belonging thereto, and all other property, personal or mixed, intended for use in connection therewith, which have been or are intended to be submitted to the provisions of the New York Condominium Act.
Purchase Agreement	- Refers to the contract of purchase and sale for a Unit as set forth in Part II of the Offering Plan.
Purchaser	- Any Person who has entered into an agreement with Sponsor to purchase any Unit.
Recording Officer and Recording or Recorded	- Shall have the meanings stated in Section 290 of the New York Real Property Law.
Rules and Regulations	- 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.
Selling Agent	- Waterfront Resort, Inc. with an office at 109-09 15th Avenue, College Point, NY 11356
Special Assessments	- The charges allocated and assessed by the Board of Managers to the Unit Owners, pro rata in accordance with their respective interests (except as otherwise provided in the Declaration or in the By-Law), in accordance with paragraph (c) of Section 6.1 of the By-Laws.
Sponsor -	Waterfront Resort, Inc. a New York Limited Liability Company with an office at 112-45 Roosevelt Avenue, Corona, NY 11368.

Sponsor-designee	- Any Person designated by Sponsor to hold title to any Unsold Unit. Sponsor's statement in writing that a Person is a Sponsor-designee shall be conclusive evidence of such status so as to entitle such Person to all the rights of a Sponsor-designee under this Offering Plan. A Sponsor-designee shall have the right to designate a Person to succeed to its rights and any such designee shall also be deemed a Sponsor-designee.
Unavoidable Delays	- Shall mean delays due to strike, lockout, or other labor or industrial disturbance (whether or not on the part of employees or contractors of Sponsor), civil disturbance, future order of any government, court or regulatory body claiming jurisdiction, war, act of the public enemy, riot, sabotage, blockade, embargo, shortage of or failure or inability to secure materials or labor, or lightning, earthquake, fire, storm, hurricane, flood washout, explosion, act of God or any cause whatsoever beyond the reasonable control of Sponsor whether or not similar to any of the causes hereinabove stated; provided, however, that for purposes of this definition, lack of funds or inability to obtain financing shall not be deemed to be a cause beyond the control of Sponsor.
Unit	- Any apartment in the Building designated as a Unit and owned in fee simple absolute.
Units	The Condominium contains 134 residential units, 1 community facility and one garage containing one hundred thirty nine parking spaces defined and located on floors numbered one (1) through six (6) which Units are more particularly described in Article 5 of, and Exhibit B to, the Declaration and in the Floor Plans.
Unit Deed	- The deed transferring title to a specified Unit from Sponsor to Purchaser in fee simple absolute.
Unit Designation	- The number, letter or combination thereof or other official designations conforming to the tax lot number, if any, designating the Unit in the Declaration and on the Floor Plans.

Unit Owner	- The Person or Persons owning a Unit in fee simple absolute. Collectively, Unit Owners means the respective owners of the Units.
Unsold Units	- Any Unit owned by Sponsor or Sponsor-designee at the time in question.

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS:

1. The Property:

The Property consists of 134 residential units one community facility unit and a garage unit containing 139 parking spaces. It is a newly constructed building consisting of six (6) floors. The previous building on the site was a factory. It was acquired by the Sponsor in on March 10, 2014. A detailed description of the property with specifications prepared by Benjamin Lam, R.A. is included in Part II of the Offering Plan.

The Property will be improved and the building constructed in accordance with all applicable building and zoning laws and requirements, which apply. The applicable zoning resolutions are the zoning resolutions of the City of New York and the Building Code of the Building Department of the City of New York.

The entire project including all the units and the common elements will be completed on or about July 1, 2019. The Certificate of Occupancy is expected on or about July 1, 2019 and commencement of condominium operations will commence on or about July 1, 2019.

The Property has a ground area of approximately 100,338 square feet. It is located on at the northwest corner of 15th Avenue and 110th Street. It consists of approximately 100 feet of frontage along the north side of 15th Avenue and the depth of the property varies. No roads are being constructed by the Sponsor. It is designated as Tax Lot 60 in Block 4044 of the Borough of Queens on the Tax Map of the City of New York. Prior to construction, the lot was improved by a factory.

2. The Building:

Sponsor is constructing the Building, which will contain six (6) floors and a cellar. Portions of the first floor will be used as a residential lobby. The Building will contain one hundred thirty four (134) residential apartments and one community facility unit and a garage unit, which will be located on floors numbered one (1) through six (6). There are one hundred thirty nine parking spaces (making up 1 parking unit). The garage and community facility units are not for sale.

The main entrance to the Building is at the first floor level which fronts onto a landing area facing the Atlantic Ocean. The mail will be delivered to mail boxes on the front of the building. Deliveries will be made through the main entrance.

The Building will be heated by individual gas boiler/burner, which is provided by Con Edison. Electricity supplied by Con Edison to each Unit shall be individually metered and billed. All charges for electricity consumed or used in the Common Areas and for gas used in the common areas and water shall be collected by and payable to, the Board of Managers or its agent, as and when billed as part of Common Charges.

The Building is being constructed in accordance with all applicable zoning and building laws, regulations, codes and other requirements of the New York City Building Code and applicable zoning requirements.

Each unit has a washer, dryer and a dishwasher. The building has four elevators and a gym.

It is expected that in the future, the waterfront will be developed with a marina containing sixty (60) boat slips, which will be available for rental. The building has a space that will be used as a fitness facility/gym available for a monthly fee. There is an open area courtyard facing the Atlantic Ocean.

3. The Units:

The floors in the Units will be hardwood, with ceramic tile in the kitchen. The bathroom floors and the area around the bathtubs in a Unit will be ceramic tile and the bathroom sink will be vitreous china or its equivalent. Each unit has a washer & dryer and a dishwasher.

Each kitchen in a Unit will be ceramic tiles, cabinets and counters, a range, refrigerator, washer and dryer as set forth in greater detail in the section titled "*Description of Property and Specifications.*" The sale includes all major fixtures or equipment including a refrigerator, stove, plumbing fixtures, kitchen cabinets and partition walls. . There are washers and dryers in the units.

Except as otherwise provided in the Offering Plan, Sponsor shall obtain either a temporary or permanent Class A. Certificate of Occupancy, which shall cover each Unit prior to the closing of title to such Unit. If a permanent Certificate of Occupancy has not been obtained by such closing, Sponsor is subsequently obligated to obtain same. For further discussion, see section titled "*Rights and Obligations of Sponsor.*" The Sponsor and its principals are obligated to procure the permanent Certificate of Occupancy and for extending each Temporary Certificate of Occupancy prior to its expiration.

If, at the time of closing of title to a Unit, Sponsor has only obtained a temporary Class A Certificate of Occupancy covering such Unit, then Sponsor shall retain in the special escrow account required by GBL Section 352-e (2) (b) an amount, as determined by an architect chosen by Sponsor, which is sufficient in such architect's opinion to cover the cost for such Unit of obtaining a permanent Class A residential Certificate of Occupancy covering that Unit. Such escrow amount shall be released to Sponsor or its designee upon the obtaining of a permanent Class A residential Certificate of Occupancy covering such Unit and may be reduced from time to time based upon such architect's opinion of the remaining costs. Alternatively, Sponsor shall have the option of either depositing with an escrow agent an unconditional, irrevocable letter of credit in the amount determined by

Sponsor's architect or posting a surety bond in the amount so determined. Such letter of credit or surety bond may be posted only after the Attorney General approves an application to use such alternative security. The use of any alternative security will be previously disclosed in an amendment to the plan.

4. Security:

The Building will have a 12 hour doorman. The Building will also be secured by intercoms, buzzers and electric door releases. No representation, guaranty or warranty is made, nor assurance given, that the security systems and procedures will prevent personal injury or damage to or loss of personal property. While Unsold Units are being offered for sale or lease by Sponsor, there will be a greater number of visitors to the Building than may otherwise be the case. No representation is made as to when such selling or leasing activities will terminate. Neither Sponsor nor Managing Agent shall be liable or responsible for any personal injury or for any loss of or damage to personal property or any Unit or the Common Elements, which may result from a failure of the security systems and procedures.

LOCATION AND AREA INFORMATION:

The property is located in the Borough of Queens, Queens County, New York in the College Point section. It is situated at the northwest corner of 15th Avenue and 110th Street in the College Point Section of Queens.

There are no any current or future uses of adjacent or nearby buildings or land which a reasonable purchaser would find offensive or objectionable.

The surrounding area is a mixture of small to medium sized apartment buildings, one and two family homes and office buildings. The property is in close proximity to public transportation and main roadways. Neighborhood amenities include shopping, schools and public transportation.

New York City remains one of the financial and cultural capitals of the world. The property is within easy access to numerous restaurants, food markets, banks, retail establishments and houses of worship. It is within easy access of a variety of medical, educational and recreational facilities.

As the property is located within the City of New York, all municipal services are provided by the City of New York. These include police, fire, water, sanitation, snow removal and road maintenance services.

The property is located within an M2-1 zoning district. In an M2-1 zoning, district residential and community facility uses are permitted.

Neither sponsor nor any of Sponsor's principals own, in whole or in part, or have an option or right to acquire, in whole or in part, any adjoining areas that are not fully developed. Any changes will be disclosed in subsequently filed amendments.

The Allura Waterfront Condominium
Offering Prices and Related Information
For the Period beginning July 1, 2019 and ending June 30, 2020

Unit #	#Bedrooms & Bathrooms	Approx. Sq. Ft.	Offering Price	Approx % Common Elements	% Common Charges Per Month	Common Charges Per Year	Estimated Taxes without 421-a Per Mo.	Estimated Taxes without 421-a Per Yr.	Estimated Taxes with 421-a Per Mo.	Estimated Taxes with 421-a Per Yr.	Est. Carrying Charges Without 421-a Per Mo.	Est. Carrying Charges Without 421-a Per Yr.	Est. Carrying Charges with 421-a Per Mo.	Est. Carrying Charges with 421-a Per Yr.
N101	1 & 1	667.13	$600,414.20	0.401%	$289.21	$3,470.50	$220.40	$2,644.77	$63.67	$763.99	$509.61	$6,115.27	$352.87	$4,234.49
N102	2 & 2	1,182.23	$1,216,265.31	0.711%	$512.51	$6,150.12	$390.78	$4,689.35	$112.88	$1,354.61	$903.29	$10,839.47	$625.39	$7,504.73
N103	1 & 1	817.39	$743,822.78	0.491%	$354.35	$4,252.17	$269.86	$3,238.36	$77.96	$935.46	$624.21	$7,490.53	$432.30	$5,187.64
N104	2 & 2	1,204.42	$1,168,288.60	0.724%	$522.13	$6,265.56	$397.92	$4,775.09	$114.95	$1,379.38	$920.05	$11,040.65	$637.08	$7,644.93
N105	2 & 2	878.95	$808,637.67	0.528%	$381.03	$4,572.42	$290.20	$3,482.39	$83.83	$1,005.96	$671.23	$8,054.80	$464.86	$5,578.37
N106	2 & 2	1,038.95	$1,028,564.15	0.625%	$450.40	$5,404.76	$343.51	$4,122.14	$99.23	$1,190.76	$793.91	$9,526.90	$549.63	$6,595.52
N107	2 & 1	761.16	$707,878.94	0.458%	$329.97	$3,959.66	$251.73	$3,020.71	$72.72	$872.59	$581.70	$6,980.36	$402.69	$4,832.25
N108	3 &2	1,427.70	$1,784,625.45	0.858%	$618.92	$7,427.09	$471.57	$5,658.88	$136.22	$1,634.68	$1,090.50	$13,085.97	$755.15	$9,061.77
S101	1 &1	681.90	$613,709.57	0.410%	$295.61	$3,547.34	$225.34	$2,704.13	$65.10	$781.14	$520.96	$6,251.46	$360.71	$4,328.48
S102	2 & 2	1,192.07	$1,192,065.73	0.717%	$516.78	$6,201.31	$394.08	$4,728.92	$113.84	$1,366.04	$910.85	$10,930.23	$630.61	$7,567.35
S103	1 & 1	821.85	$747,880.27	0.494%	$356.28	$4,275.37	$271.51	$3,258.14	$78.43	$941.18	$627.79	$7,533.52	$434.71	$5,216.55
S104	2 & 2	1,191.62	$1,215,464.22	0.716%	$516.58	$6,198.97	$393.53	$4,722.33	$113.68	$1,364.14	$910.11	$10,921.30	$630.26	$7,563.11
S105	2 & 2	902.84	$830,616.16	0.543%	$391.39	$4,696.70	$298.44	$3,581.32	$86.21	$1,034.53	$689.83	$8,278.01	$477.60	$5,731.23
S106	2 & 2	1,045.36	$1,087,174.65	0.629%	$453.18	$5,438.10	$345.71	$4,148.53	$99.87	$1,198.38	$798.89	$9,586.63	$553.04	$6,636.49
S107	2 & 1	746.45	$694,194.95	0.449%	$323.59	$3,883.13	$246.78	$2,961.35	$71.29	$855.44	$570.37	$6,844.48	$394.88	$4,738.58
S108	3 & 2	1,413.05	$1,836,958.58	0.850%	$612.57	$7,350.88	$467.18	$5,606.12	$134.95	$1,619.44	$1,079.75	$12,956.99	$747.53	$8,970.31
N201	1 & 1	1,084.23	$1,008,337.37	0.652%	$470.03	$5,640.31	$358.35	$4,300.22	$103.52	$1,242.20	$828.38	$9,940.53	$573.54	$6,882.51
N202	2 & 2	1,159.56	$1,124,776.69	0.697%	$502.68	$6,032.19	$383.08	$4,597.01	$110.66	$1,327.94	$885.77	$10,629.20	$613.34	$7,360.13
N203	1 & 1	788.01	$740,726.28	0.474%	$341.61	$4,099.33	$260.52	$3,126.23	$75.26	$903.07	$602.13	$7,225.57	$416.87	$5,002.41
N204	2 & 2	1,194.34	$1,182,398.64	0.718%	$517.76	$6,213.12	$394.63	$4,735.52	$114.00	$1,367.95	$912.39	$10,948.64	$631.76	$7,581.07
N205	2 & 2	1,135.19	$1,078,433.22	0.683%	$492.12	$5,905.41	$375.39	$4,504.68	$108.44	$1,301.27	$867.51	$10,410.09	$600.56	$7,206.68
N206	2 & 2	1,044.83	$1,055,280.55	0.628%	$452.95	$5,435.35	$345.16	$4,141.93	$99.71	$1,196.48	$798.11	$9,577.28	$552.65	$6,631.82
N207	2 & 2	1,041.00	$999,355.52	0.626%	$451.29	$5,415.42	$344.06	$4,128.74	$99.39	$1,192.67	$795.35	$9,544.16	$550.67	$6,608.09
N208	3 & 2	1,427.31	$1,826,960.83	0.858%	$618.75	$7,425.06	$471.57	$5,658.88	$136.22	$1,634.68	$1,090.33	$13,083.94	$754.98	$9,059.74
E201	2 & 2	1,545.25	$1,359,818.06	0.929%	$669.88	$8,038.60	$510.60	$6,127.15	$147.50	$1,769.95	$1,180.48	$14,165.75	$817.38	$9,808.55
E202	2 & 2	1,112.59	$834,445.43	0.669%	$482.32	$5,787.84	$367.70	$4,412.34	$106.22	$1,274.59	$850.02	$10,200.19	$588.54	$7,062.44
E203	1 & 1	751.75	$563,812.34	0.452%	$325.89	$3,910.70	$248.43	$2,981.13	$71.76	$861.16	$574.32	$6,891.84	$397.66	$4,771.86
E204	1 & 1	738.34	$553,753.69	0.444%	$320.08	$3,840.94	$244.03	$2,928.37	$70.49	$845.92	$564.11	$6,769.32	$390.57	$4,686.86
E205	1 & 1	743.04	$557,282.58	0.447%	$322.12	$3,865.39	$245.68	$2,948.16	$70.97	$851.63	$567.80	$6,813.55	$393.09	$4,717.03
E206	1 & 1	746.67	$560,749.86	0.449%	$323.69	$3,884.28	$246.78	$2,961.35	$71.29	$855.44	$570.47	$6,845.63	$394.98	$4,739.72
E207	1 & 1	745.25	$558,937.02	0.448%	$323.07	$3,876.89	$246.23	$2,954.75	$71.13	$853.54	$569.30	$6,831.64	$394.20	$4,730.43
E208	1 & 1	744.53	$558,400.20	0.448%	$322.76	$3,873.15	$246.23	$2,954.75	$71.13	$853.54	$568.99	$6,827.90	$393.89	$4,726.68
E209	1 & 1	736.71	$552,530.46	0.443%	$319.37	$3,832.46	$243.48	$2,921.78	$70.33	$844.01	$562.85	$6,754.24	$389.71	$4,676.48
E210	2 & 2	1,111.39	$1,000,246.81	0.668%	$481.80	$5,781.60	$367.15	$4,405.75	$106.06	$1,272.69	$848.95	$10,187.35	$587.86	$7,054.29
E211	1 & 1	1,158.16	$1,181,318.67	0.696%	$502.08	$6,024.90	$382.53	$4,590.42	$110.50	$1,326.03	$884.61	$10,615.32	$612.58	$7,350.94

The Allura Waterfront Condominium
Offering Prices and Related Information
For the Period beginning July 1, 2019 and ending June 30, 2020

				Approx										
				%	%		Estimated Taxes		Estimated Taxes		Est. Carrying Charges		Est. Carrying	
	#Bedrooms	Approx.	Offering	Common	Common Charges		without 421-a		with 421-a		Without 421-a		Charges with 421-a	
Unit #	& Bathrooms	Sq. Ft.	Price	Elements	Per Month	Per Year	Per Mo.	Per Yr.	Per Mo.	Per Yr.	Per Mo.	Per Yr.	Per Mo.	Per Yr.
S201	1 & 1	1,066.08	$852,865.46	0.641%	$462.16	$5,545.89	$352.31	$4,227.67	$101.77	$1,221.25	$814.46	$9,773.56	$563.93	$6,767.14
S202	2 & 2	1,174.79	$1,210,037.66	0.706%	$509.28	$6,111.42	$388.03	$4,656.37	$112.09	$1,345.09	$897.32	$10,767.79	$621.38	$7,456.50
S203	1 & 1	781.81	$734,902.65	0.470%	$338.92	$4,067.08	$258.32	$3,099.85	$74.62	$895.45	$597.24	$7,166.93	$413.54	$4,962.53
S204	2 & 2	1,184.77	$1,244,005.79	0.712%	$513.61	$6,163.33	$391.33	$4,695.95	$113.04	$1,356.52	$904.94	$10,859.28	$626.65	$7,519.85
S205	2 & 2	1,154.64	$1,096,903.70	0.694%	$500.55	$6,006.59	$381.44	$4,577.23	$110.19	$1,322.22	$881.99	$10,583.82	$610.73	$7,328.82
S206	2 & 2	1,041.48	$1,114,379.76	0.626%	$451.49	$5,417.92	$344.06	$4,128.74	$99.39	$1,192.67	$795.55	$9,546.66	$550.88	$6,610.59
S207	2 & 2	1,040.90	$999,265.41	0.626%	$451.24	$5,414.90	$344.06	$4,128.74	$99.39	$1,192.67	$795.30	$9,543.64	$550.63	$6,607.57
S208	3 & 2	1,420.54	$1,889,321.99	0.854%	$615.82	$7,389.84	$469.37	$5,632.50	$135.59	$1,627.06	$1,085.19	$13,022.34	$751.41	$9,016.90
N301	1 & 1	1,120.36	$1,053,139.87	0.674%	$485.69	$5,828.26	$370.44	$4,445.32	$107.01	$1,284.12	$856.13	$10,273.58	$592.70	$7,112.38
N302	2 & 2	1,172.27	$1,160,548.40	0.705%	$508.19	$6,098.31	$387.48	$4,649.78	$111.93	$1,343.18	$895.67	$10,748.08	$620.12	$7,441.49
N303	1 & 1	763.89	$725,699.38	0.459%	$331.15	$3,973.86	$252.28	$3,027.30	$72.87	$874.50	$583.43	$7,001.16	$404.03	$4,848.35
N304	2 & 2	1,181.63	$1,193,450.89	0.710%	$512.25	$6,147.00	$390.23	$4,682.76	$112.73	$1,352.71	$902.48	$10,829.75	$624.98	$7,499.70
N305	2 & 2	1,159.47	$1,113,090.94	0.697%	$502.64	$6,031.72	$383.08	$4,597.01	$110.66	$1,327.94	$885.73	$10,628.73	$613.30	$7,359.66
N306	2 & 2	1,044.91	$1,076,261.79	0.628%	$452.98	$5,435.76	$345.16	$4,141.93	$99.71	$1,196.48	$798.14	$9,577.69	$552.69	$6,632.24
N307	2 & 2	1,041.11	$1,009,879.29	0.626%	$451.33	$5,415.99	$344.06	$4,128.74	$99.39	$1,192.67	$795.39	$9,544.73	$550.72	$6,608.66
N308	3 & 2	1,427.10	$1,840,961.51	0.858%	$618.66	$7,423.97	$471.57	$5,658.88	$136.22	$1,634.68	$1,090.24	$13,082.85	$754.89	$9,058.65
E301	2 & 2	1,545.25	$1,375,270.54	0.929%	$669.88	$8,038.60	$510.60	$6,127.15	$147.50	$1,769.95	$1,180.48	$14,165.75	$817.38	$9,808.55
E302	2 & 2	1,115.64	$859,046.38	0.671%	$483.64	$5,803.71	$368.79	$4,425.53	$106.53	$1,278.40	$852.44	$10,229.24	$590.18	$7,082.11
E303	1 & 1	752.15	$579,154.52	0.452%	$326.07	$3,912.79	$248.43	$2,981.13	$71.76	$861.16	$574.49	$6,893.92	$397.83	$4,773.95
E304	1 & 1	751.84	$578,919.61	0.452%	$325.93	$3,911.17	$248.43	$2,981.13	$71.76	$861.16	$574.36	$6,892.31	$397.69	$4,772.33
E305	1 & 1	750.80	$578,115.51	0.451%	$325.48	$3,905.76	$247.88	$2,974.54	$71.60	$859.25	$573.36	$6,880.30	$397.08	$4,765.02
E306	1 & 1	745.50	$574,031.74	0.448%	$323.18	$3,878.19	$246.23	$2,954.75	$71.13	$853.54	$569.41	$6,832.94	$394.31	$4,731.73
E307	1 & 1	750.67	$578,016.12	0.451%	$325.42	$3,905.09	$247.88	$2,974.54	$71.60	$859.25	$573.30	$6,879.63	$397.03	$4,764.34
E308	1 & 1	741.12	$570,661.72	0.446%	$321.28	$3,855.41	$245.13	$2,941.56	$70.81	$849.73	$566.41	$6,796.97	$392.09	$4,705.13
E309	1 & 1	746.35	$574,691.28	0.449%	$323.55	$3,882.61	$246.78	$2,961.35	$71.29	$855.44	$570.33	$6,843.96	$394.84	$4,738.06
E310	2 & 2	1,116.31	$1,027,008.38	0.671%	$483.93	$5,807.20	$368.79	$4,425.53	$106.53	$1,278.40	$852.73	$10,232.73	$590.47	$7,085.60
E311	1 & 1	1,160.24	$1,206,653.91	0.698%	$502.98	$6,035.73	$383.63	$4,603.61	$110.82	$1,329.84	$886.61	$10,639.34	$613.80	$7,365.57
S301	1 & 1	1,125.04	$1,057,540.68	0.676%	$487.72	$5,852.61	$371.54	$4,458.51	$107.33	$1,287.93	$859.26	$10,311.12	$595.04	$7,140.54
S302	2 & 2	1,178.14	$1,225,263.44	0.708%	$510.74	$6,128.84	$389.13	$4,669.56	$112.41	$1,348.90	$899.87	$10,798.41	$623.14	$7,477.74
S303	1 & 1	764.81	$726,568.84	0.460%	$331.55	$3,978.64	$252.82	$3,033.90	$73.03	$876.40	$584.38	$7,012.54	$404.59	$4,855.05
S304	2 & 2	1,186.54	$1,257,731.55	0.713%	$514.38	$6,172.54	$391.88	$4,702.54	$113.20	$1,358.42	$906.26	$10,875.08	$627.58	$7,530.96
S305	2 & 2	1,154.30	$1,108,123.39	0.694%	$500.40	$6,004.82	$381.44	$4,577.23	$110.19	$1,322.22	$881.84	$10,582.05	$610.59	$7,327.05
S306	2 & 2	1,040.84	$1,124,110.22	0.626%	$451.22	$5,414.59	$344.06	$4,128.74	$99.39	$1,192.67	$795.28	$9,543.33	$550.60	$6,607.26
S307	2 & 2	1,038.32	$1,007,170.46	0.624%	$450.12	$5,401.48	$342.96	$4,115.55	$99.07	$1,188.86	$793.09	$9,517.03	$549.19	$6,590.34
S308	3 & 2	1,419.42	$1,902,018.00	0.853%	$615.33	$7,384.01	$468.83	$5,625.90	$135.43	$1,625.15	$1,084.16	$13,009.92	$750.76	$9,009.17

The Allura Waterfront Condominium
Offering Prices and Related Information
For the Period beginning July 1, 2019 and ending June 30, 2020

Unit #	#Bedrooms & Bathrooms	Approx. Sq. Ft.	Offering Price	Approx % Common Elements	% Common Charges Per Month	Common Charges Per Year	Estimated Taxes without 421-a Per Mo.	or ICAP Per Yr.	Estimated Taxes with 421-a Per Mo.	or ICAP Per Yr.	Est. Carrying Charges Without 421-a Per Mo.	or ICAP Per Yr.	Est. Carrying Charges with 421-a or ICAP Per Mo.	Per Yr.
N401	1 & 1	759.99	$729,587.32	0.457%	$329.46	$3,953.57	$251.18	$3,014.11	$72.56	$870.69	$580.64	$6,967.68	$402.02	$4,824.26
N402	2 & 2	1,175.25	$1,187,003.97	0.707%	$509.48	$6,113.81	$388.58	$4,662.97	$112.25	$1,346.99	$898.06	$10,776.78	$621.73	$7,460.80
N403	1 & 1	758.78	$736,014.88	0.456%	$328.94	$3,947.28	$250.63	$3,007.52	$72.40	$868.78	$579.57	$6,954.79	$401.34	$4,816.06
N404	2 & 2	1,180.05	$1,215,452.02	0.709%	$511.56	$6,138.78	$389.68	$4,676.16	$112.57	$1,350.80	$901.24	$10,814.94	$624.13	$7,489.58
N405	2 & 2	1,154.76	$1,131,669.25	0.694%	$500.60	$6,007.22	$381.44	$4,577.23	$110.19	$1,322.22	$882.04	$10,584.45	$610.79	$7,329.44
N406	2 & 2	1,044.93	$1,076,273.88	0.628%	$452.99	$5,435.87	$345.16	$4,141.93	$99.71	$1,196.48	$798.15	$9,577.80	$552.70	$6,632.35
N407	2 & 2	1,041.14	$1,030,724.78	0.626%	$451.35	$5,416.15	$344.06	$4,128.74	$99.39	$1,192.67	$795.41	$9,544.89	$550.73	$6,608.82
N408	3 & 2	1,426.56	$1,868,796.48	0.858%	$618.43	$7,421.16	$471.57	$5,658.88	$136.22	$1,634.68	$1,090.00	$13,080.04	$754.65	$9,055.84
N409	1 & 1	967.82	$922,658.26	0.582%	$419.56	$5,034.73	$319.88	$3,838.54	$92.40	$1,108.84	$739.44	$8,873.27	$511.96	$6,143.57
N410	2 & 2	1,242.60	$1,077,251.94	0.747%	$538.68	$6,464.17	$410.57	$4,926.79	$118.60	$1,423.20	$949.25	$11,390.96	$657.28	$7,887.37
N411	2 & 2	1,250.08	$1,254,623.32	0.752%	$541.92	$6,503.08	$413.31	$4,959.76	$119.39	$1,432.73	$955.24	$11,462.85	$661.32	$7,935.81
S401	1 & 1	740.56	$710,933.67	0.445%	$321.04	$3,852.49	$244.58	$2,934.97	$70.65	$847.82	$565.62	$6,787.46	$391.69	$4,700.32
S402	2 & 2	1,173.83	$1,244,261.58	0.706%	$508.87	$6,106.42	$388.03	$4,656.37	$112.09	$1,345.09	$896.90	$10,762.80	$620.96	$7,451.51
S403	1 & 1	779.70	$756,308.30	0.469%	$338.01	$4,056.10	$257.77	$3,093.26	$74.46	$893.55	$595.78	$7,149.36	$412.47	$4,949.65
S404	2 & 2	1,186.79	$1,281,728.45	0.714%	$514.49	$6,173.84	$392.43	$4,709.14	$113.36	$1,360.33	$906.91	$10,882.98	$627.85	$7,534.17
S405	2 & 2	1,153.09	$1,130,024.90	0.693%	$499.88	$5,998.53	$380.89	$4,570.63	$110.03	$1,320.32	$880.76	$10,569.16	$609.90	$7,318.85
S406	2 & 2	1,041.64	$1,145,804.75	0.626%	$451.56	$5,418.75	$344.06	$4,128.74	$99.39	$1,192.67	$795.62	$9,547.49	$550.95	$6,611.42
S407	2 & 2	1,040.51	$1,030,109.11	0.626%	$451.07	$5,412.87	$344.06	$4,128.74	$99.39	$1,192.67	$795.13	$9,541.61	$550.46	$6,605.54
S408	3 & 2	1,417.41	$1,927,677.56	0.852%	$614.46	$7,373.56	$468.28	$5,619.31	$135.27	$1,623.25	$1,082.74	$12,992.86	$749.73	$8,996.81
S409	1 & 1	979.78	$1,038,567.88	0.589%	$424.75	$5,096.95	$323.73	$3,884.71	$93.51	$1,122.17	$748.47	$8,981.66	$518.26	$6,219.12
S410	2 & 2	1,221.08	$1,143,725.86	0.734%	$529.35	$6,352.22	$403.42	$4,841.05	$116.54	$1,398.43	$932.77	$11,193.27	$645.89	$7,750.65
S411	2 & 2	1,260.66	$1,327,449.87	0.758%	$546.51	$6,558.12	$416.61	$4,999.34	$120.35	$1,444.16	$963.12	$11,557.46	$666.86	$8,002.28
N501	1 & 1	876.51	$858,983.13	0.527%	$379.98	$4,559.72	$289.65	$3,475.79	$83.67	$1,004.05	$669.63	$8,035.51	$463.65	$5,563.77
N502	2 & 2	1,175.11	$1,210,363.97	0.707%	$509.42	$6,113.08	$388.58	$4,662.97	$112.25	$1,346.99	$898.00	$10,776.05	$621.67	$7,460.07
N503	1 & 1	775.73	$767,975.98	0.466%	$336.29	$4,035.45	$256.12	$3,073.47	$73.99	$887.83	$592.41	$7,108.92	$410.27	$4,923.28
N504	2 & 2	1,180.05	$1,239,053.03	0.709%	$511.56	$6,138.78	$389.68	$4,676.16	$112.57	$1,350.80	$901.24	$10,814.94	$624.13	$7,489.58
N505	2 & 2	1,137.70	$1,137,703.86	0.684%	$493.21	$5,918.47	$375.94	$4,511.27	$108.60	$1,303.17	$869.15	$10,429.74	$601.80	$7,221.64
N506	2 & 2	1,044.93	$1,118,070.92	0.628%	$452.99	$5,435.87	$345.16	$4,141.93	$99.71	$1,196.48	$798.15	$9,577.80	$552.70	$6,632.35
N507	2 & 2	1,041.16	$1,051,571.20	0.626%	$451.35	$5,416.25	$344.06	$4,128.74	$99.39	$1,192.67	$795.42	$9,544.99	$550.74	$6,608.92
PHN08	3 & 3	2,519.06	$3,350,345.02	1.515%	$1,092.04	$13,104.49	$832.67	$9,992.08	$240.53	$2,886.41	$1,924.71	$23,096.57	$1,332.57	$15,990.90
N509	1 & 1	967.82	$900,076.75	0.582%	$419.56	$5,034.73	$319.88	$3,838.54	$92.40	$1,108.84	$739.44	$8,873.27	$511.96	$6,143.57
N510	2 & 2	1,242.60	$1,006,507.98	0.747%	$538.68	$6,464.17	$410.57	$4,926.79	$118.60	$1,423.20	$949.25	$11,390.96	$657.28	$7,887.37
N511	2 & 2	1,247.34	$1,135,081.98	0.750%	$540.74	$6,488.83	$412.21	$4,946.57	$119.08	$1,428.92	$952.95	$11,435.40	$659.81	$7,917.75

The Allura Waterfront Condominium
Offering Prices and Related Information
For the Period beginning July 1, 2019 and ending June 30, 2020

				Approx											
				%	%		Estimated Taxes		Estimated Taxes		Est. Carrying Charges		Est. Carrying		
	#Bedrooms	Approx.	Offering	Common	Common Charges		without 421-a		with 421-a		Without 421-a		Charges with 421-a		
Unit #	& Bathrooms	Sq. Ft.	Price	Elements	Per Month	Per Year	Per Mo.	Per Yr.	Per Mo.	Per Yr.	Per Mo.	Per Yr.	Per Mo.	Per Yr.	
S501	1 & 1	871.66	$854,222.57	0.524%	$377.87	$4,534.49	$288.00	$3,456.01	$83.19	$998.34	$665.87	$7,990.50	$461.07	$5,532.83	
S502	2 & 2	1,176.42	$1,270,538.80	0.707%	$509.99	$6,119.90	$388.58	$4,662.97	$112.25	$1,346.99	$898.57	$10,782.86	$622.24	$7,466.89	
S503	1 & 1	768.08	$760,402.16	0.462%	$332.97	$3,995.66	$253.92	$3,047.09	$73.35	$880.21	$586.90	$7,042.74	$406.32	$4,875.87	
S504	2 & 2	1,183.02	$1,301,321.02	0.711%	$512.85	$6,154.23	$390.78	$4,689.35	$112.88	$1,354.61	$903.63	$10,843.58	$625.74	$7,508.84	
S505	2 & 2	1,152.62	$1,152,617.29	0.693%	$499.67	$5,996.08	$380.89	$4,570.63	$110.03	$1,320.32	$880.56	$10,566.72	$609.70	$7,316.40	
S506	2 & 2	1,040.83	$1,165,730.79	0.626%	$451.21	$5,414.54	$344.06	$4,128.74	$99.39	$1,192.67	$795.27	$9,543.28	$550.60	$6,607.21	
S507	2 & 2	1,038.81	$1,049,201.01	0.625%	$450.34	$5,404.03	$343.51	$4,122.14	$99.23	$1,190.76	$793.85	$9,526.17	$549.57	$6,594.79	
PH-S08	3 & 3	2,525.66	$3,485,414.16	1.519%	$1,094.90	$13,138.82	$834.87	$10,018.46	$241.17	$2,894.03	$1,929.77	$23,157.28	$1,336.07	$16,032.85	
S509	1 & 1	977.19	$1,055,362.92	0.588%	$423.62	$5,083.47	$323.18	$3,878.11	$93.36	$1,120.27	$746.80	$8,961.59	$516.98	$6,203.74	
S510	2 & 2	1,218.83	$1,170,076.92	0.733%	$528.38	$6,340.52	$402.87	$4,834.45	$116.38	$1,396.53	$931.25	$11,174.97	$644.75	$7,737.04	
S511	2 & 2	1,262.74	$1,149,090.99	0.759%	$547.41	$6,568.94	$417.16	$5,005.93	$120.51	$1,446.06	$964.57	$11,574.88	$667.92	$8,015.01	
PH-N01	1 & 1	875.30	$875,304.84	0.526%	$379.45	$4,553.43	$289.10	$3,469.20	$83.51	$1,002.15	$668.55	$8,022.62	$462.96	$5,555.57	
PH-N02	2 & 2	1,173.47	$1,232,141.34	0.706%	$508.71	$6,104.55	$388.03	$4,656.37	$112.09	$1,345.09	$896.74	$10,760.92	$620.80	$7,449.63	
PH-N03	1 & 1	756.80	$764,363.19	0.455%	$328.08	$3,936.98	$250.08	$3,000.92	$72.24	$866.88	$578.16	$6,937.90	$400.32	$4,803.85	
PH-N04	2 & 2	1,180.04	$1,262,641.48	0.709%	$511.56	$6,138.73	$389.68	$4,676.16	$112.57	$1,350.80	$901.24	$10,814.89	$624.13	$7,489.53	
PH-N05	2 & 2	1,157.83	$1,180,983.56	0.696%	$501.93	$6,023.19	$382.53	$4,590.42	$110.50	$1,326.03	$884.47	$10,613.61	$612.44	$7,349.22	
PH-N06	2 & 2	1,037.89	$1,131,295.66	0.624%	$449.94	$5,399.24	$342.96	$4,115.55	$99.07	$1,188.86	$792.90	$9,514.79	$549.01	$6,588.10	
PH-N07	2 & 2	1,039.31	$1,070,484.86	0.625%	$450.55	$5,406.63	$343.51	$4,122.14	$99.23	$1,190.76	$794.06	$9,528.77	$549.78	$6,597.39	
PH-N09	1 & 1	968.43	$920,012.88	0.582%	$419.83	$5,037.90	$319.88	$3,838.54	$92.40	$1,108.84	$739.70	$8,876.44	$512.23	$6,146.74	
PH-N10	2 & 2	1,225.67	$1,017,306.79	0.737%	$531.34	$6,376.10	$405.07	$4,860.83	$117.01	$1,404.15	$936.41	$11,236.93	$648.35	$7,780.25	
PH-N11	2 & 2	1,262.80	$1,174,400.29	0.759%	$547.44	$6,569.26	$417.16	$5,005.93	$120.51	$1,446.06	$964.60	$11,575.19	$667.94	$8,015.32	
PH-S01	1 & 1	866.16	$866,164.34	0.521%	$375.49	$4,505.88	$286.35	$3,436.22	$82.72	$992.62	$661.84	$7,942.10	$458.21	$5,498.50	
PH-S02	2 & 2	1,178.23	$1,296,054.97	0.708%	$510.78	$6,129.31	$389.13	$4,669.56	$112.41	$1,348.90	$899.91	$10,798.88	$623.18	$7,478.21	
PH-S03	1 & 1	762.30	$769,921.29	0.458%	$330.47	$3,965.59	$251.73	$3,020.71	$72.72	$872.59	$582.19	$6,986.29	$403.18	$4,838.18	
PH-S04	2 & 2	1,183.03	$1,324,994.55	0.711%	$512.86	$6,154.28	$390.78	$4,689.35	$112.88	$1,354.61	$903.64	$10,843.63	$625.74	$7,508.89	
PH-S05	2 & 2	1,162.24	$1,185,483.64	0.699%	$503.84	$6,046.13	$384.18	$4,610.21	$110.98	$1,331.75	$888.03	$10,656.33	$614.82	$7,377.88	
PH-S06	2 & 2	1,033.37	$1,178,040.06	0.621%	$447.98	$5,375.73	$341.31	$4,095.76	$98.60	$1,183.14	$789.29	$9,471.49	$546.57	$6,558.87	
PH-S07	2 & 2	1,037.49	$1,068,611.59	0.624%	$449.76	$5,397.16	$342.96	$4,115.55	$99.07	$1,188.86	$792.73	$9,512.71	$548.84	$6,586.02	
PH-S09	1 & 1	972.04	$1,069,240.51	0.584%	$421.39	$5,056.68	$320.98	$3,851.73	$92.72	$1,112.65	$742.37	$8,908.41	$514.11	$6,169.33	
PH-S10	2 & 2	1,224.56	$1,200,065.01	0.736%	$530.86	$6,370.33	$404.52	$4,854.24	$116.85	$1,402.24	$935.38	$11,224.56	$647.71	$7,772.57	
PH-S11	2 & 2	1,256.21	$1,168,278.51	0.755%	$544.58	$6,534.97	$414.96	$4,979.55	$119.87	$1,438.44	$959.54	$11,514.52	$664.45	$7,973.42	
C-1	n/a	1,441.53		0.867%	$624.92	$7,499.03	$476.52	$5,718.24	$137.65	$1,651.83	$1,101.44	$13,217.27	$762.57	$9,150.86	
P-1	n/a	21,267.00		12.790%	$7,700.00	$92,400.00	$7,029.63	$84,355.55	$2,030.65	$24,367.76	$14,729.63	$176,755.55	$9,730.65	$116,767.76	
Total		166,322.83	$144,711,086.07	100%	$70,583.33	$847,000.00	$54,961.92	$659,543.00	$15,876.83	$190,522.00	$125,545.25	$1,506,543.00	$86,460.17	$1,037,522.00	

NOTES TO SCHEDULE A

1. The number of bedrooms and bathrooms is listed in column 1. This method of calculation is in accordance with the New York City Building Code. The floor plans are included in the plan in Part II. The measurements are approximate, within reasonable tolerances, of the floor spaces of the units. It is a Special risk that unit sizes are measured from the center line of walls separating units, and therefore, actual square footage is significantly less than the square footages disclosed in Schedule "A".

2. Offering prices are negotiable and subject to change. See section titled "*Changes in Prices or Units.*" In addition to the purchase price, Purchaser will be responsible at Closing for certain other expenses as explained in the section titled "*Closing Costs and Adjustments*." While general guidelines to certain expenses of Purchaser are approximated in such section, Sponsor in unable to approximate the total amounts which will be incurred by Purchasers because these will vary according to such factors an the cost and size of a particular Unit, whether mortgage financing in obtained and Purchaser's attorney's fees. Purchasers are advised to consult with their attorney as to the exact closing costs they will incur in purchasing their Unit.

3. The percentage of Common Interest allocated to each Unit is based upon the floor space and the uniqueness of each unit, which allocation is provided for in Section 339-i (1) (iv) of the Real Property Law. The aggregate Common Interest of all Units equals 100%. Please note that this plan contains Special Allocations pursuant tp section 339-m of the Real Property Law for Labor, Hot Water, Electricity Repairs, Maintenance Insurance, Water & Sewer and Management fees, which are contained in the Condominium's declaration. This division is authorized under section 339-m based upon the exclusive use by residential unit owners Please see section 7 in the Declaration. The requirements for amending these provisions of the declaration do not differ from those otherwise provided in the declaration for other amendments. See also Section titled "*Schedule B*"

4. These estimates are based upon the Projected Budget for First Year of Condominium Operation, which was prepared for the fiscal year commencing July 1, 2019, and which appears in Schedule B of the Offering Plan. The actual first year of operation may be earlier or later than that year. These estimates do not include the cost of electricity or heat, which is consumed in each Unit. Electricity and heat used by each Unit shall be individually metered and billed to the Unit Owner by the utility company. Please see Schedule B-1 for individual utility charges.

In addition to these estimated Common Charges, each Unit Owner will be responsible for paying: (i) mortgage payments under any loan or loans obtained to finance the acquisition of his or her Unit; (ii) the cost of electricity and heat, supplied to his or her Unit; which electricity, shall be individually metered and billed by and payable to the utility company; (iii) the cost of painting and decoration of his or her Unit: (iv) the cost of interior repairs to and the maintenance of his or her Unit, including but not limited to, repairs to and maintenance of the exposed face of all walls, ceilings and floors and all kitchen and bathroom fixtures and appliances installed therein by the Sponsor pursuant to this Offering

Plan; (v) the cost of any insurance that he or she obtains covering (a) furniture, belongings, equipment and other personal property and (b) liability to others for personal injury or property damage as a result of occurrences in his or her Unit; and (vi) real estate taxes. Unit Owners of Units with appurtenant Limited Common Elements are also responsible for the non-structural maintenance and repairs of such Limited Common Elements.

5. Projected Monthly Real Estate Taxes:

After the condominium is divided into separate tax lots, each unit will be taxed as a separate tax lot for real estate 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 nonpayment of taxes on other units. The projection assumes that the real estate taxes will be apportioned to the Units according to the proportion that each Unit's percentage of Common Interest bears to the aggregate Common Interest of all Units. No assurances can be given that this method of apportionment of real estate taxes will be used by the City of New York taxing authorities. The real estate taxes are based on a projected assessed valuation of the premises for the 2019/2020 tax year of $5,185,497 without the abatement and $1,498,050 with the abatement. The tax liability from July 1, 2019 to June 30, 2020 is estimated at $190,552 assuming 421-a Benefits, and at $659,543 assuming that the condominium has no 421-a abatement. The tax rate used to calculate projected real estate taxes is 12.72%.

A property which is granted a partial real estate tax exemption under Section 421-a of the New York Real Property Tax law and is to be converted to condominium use subject to an offering plan which is not declared effective within fifteen months of the issuance by HPD of the 421-a final certificate of eligibility becomes subject to rent regulation under the Rent Stabilizations Laws and Code ("Code"). The Code imposes registration requirements on owners and grants tenants the right to reside in the premises, provided that they abide by their lease terms, for the duration of the 421-a partial real estate tax exemption. Leases given to tenants must contain language advising of when the 421-a partial real estate tax exemption will expire. Tenant's rents cannot be increased over and above Rent Guidelines Board restrictions plus 2.2% annually. Further, an individual who takes possession pursuant to a lease with the Sponsor will have the aforementioned rights of continued possession and rent increase protection but a tenant of a unit purchaser unrelated to the Sponsor would not enjoy these protections.

As set forth in, greater detail in the Section of the Offering Plan entitled "*Tax Exemption Benefits*" and in Part II, Exhibit I, Sponsor has applied for and received a Preliminary Certificate of Eligibility for a partial tax exemption under Section 421-a of the Real Property Tax Law. Sponsor anticipates that it will complete construction on or before July 1, 2019. The exemption benefits commenced July 1, 2018 and will continue for up to fifteen (15) years.

The assessed valuation after completion of improvement is estimated to be $5,185,497.

The 421-a tax exemption began July 1, 2018, and should continue for a period of fifteen (15) years, to be phased out at 20% per year for the last four years.

Please consult the sections of the Plan titled *"Tax Exemption Benefits"* and *"Counsel's Real Estate Tax Benefits Opinion"* for further discussion. As noted in the section entitled *"Real Estate Taxes."* See *"Tax Exemption Benefits opinion"* of Thomas E. Berinato.

If the Units have not been separately assessed for real estate tax purposes prior to the First Unit Closing, Sponsor will escrow with Federal Standard Abstract a New York Title Insurance Company an amount sufficient to pay real estate taxes for all units for six months from the first unit closing, or until the units are separately assessed, whichever is shorter. The title company will pay the real estate taxes from this escrow account as they become due and payable. At each Unit closing, real estate taxes will be adjusted between Sponsor and the Unit Purchaser through the end of the tax payment period within which the Closing occurs. If no separate Unit apportionment has yet occurred, such adjustment shall be on the basis of the percentage of Common Interest attributable to such Unit. See section titled *"Closing Costs and Adjustments"* for further discussion. It is *a Special Risk* that the Condominium may not receive real estate tax benefits.

6. Monthly Carrying Charges:

This figure is the sum of (i) projected monthly Common Charges and (ii) the projected monthly real estate taxes. In addition to the projected monthly Common Charges and any real estate taxes, the Unit Owner will be responsible for repairs to the interior of the Unit and separately metered electricity. If a Unit Owner obtains financing, the debt service on such financing will be an additional monthly expense. Under present law each Unit Owner, (if he or she itemizes deductions), will be entitled to a deduction for the interest component of any such debt service if the Unit is used as a primary or secondary home as well as for his or her real estate taxes. Any Purchaser who does not intend to use the Unit as a principal or second home should contact his or her tax advisor. See section titled *"Opinion of Counsel."*

PROJECTED FOR FIRST YEAR OF CONDOMINIUM OPERATION
SCHEDULE B
From July 1, 2019 to June 30, 2020

PROJECTED INCOME

Common Charges $847,000

Projected Expenses:

	Residential & Community Facility	Garage	Combined
Labor	**$250,000**	**$0**	**$250,000.00**
Cooling & Heating	**$42,000.**	**$ 0**	**$42,000.00**
Electricity	**$30,000.**	**$60,000.00**	**$90,000.00**
Water and Sewer	**$95,200.**	**$16,800.00**	**$112,000.**
Repairs and Maintenance	**$67,000.**	**$0**	**$67,000.**
Legal/Audit	**$12,750.**	**$2,250**	**$15,000**
Insurance	**$75,500.**	**$4,500**	**$80,000**
Management Fees	**$72,000.**	**$0**	**$72,000**
Contingency	**$29,750.**	**$5,250**	**$35,000**
Reserve	**$60,000.**	**$0**	**$60,000**
Elevator	**$20,400.**	**$3,600.00**	**$24,000**
Total	**$754,600**	**$92,400.00**	**$847,000**

Note: This projected budget includes expenses for community facility unit. Sponsor represents that if at a future date prior to the First Unit Closing the Offering Plan must be amended to include a revised projected budget and such amended projections exceed the projections set forth above by twenty-five (25%) percent or more, each Purchaser shall have the right, for fifteen (15) days subsequent to the date of mailing or personal delivery of a copy of such amendment to him or her, to rescind his or her Purchase Agreement, and, if not otherwise in default, have his or her Down Payment refunded. If the anticipated commencement date of the condominium operation is delayed more than 6 months, the plan must be amended to include the revised budget. Sponsor has attempted to make accurate estimates. If Sponsor offers a unit purchaser a right of rescission, the purchaser will get a reasonable period of time of not less than 15 days after service upon him of notice of the right of rescission to exercise her/his right to rescind. The sponsor may not declare a plan effective where there are any material changes to the budget if these changes have not been disclosed by a duly filed amendment to the offering plan.

Please note that this plan contains Special Allocations pursuant to section 339-m of the Real Property Law for Labor, Hot Water, Electricity Repairs, Maintenance Insurance, Water & Sewer and Management fees, which are contained in the Condominium's declaration. This division is authorized under section 339-m based upon the exclusive use by residential unit owners Please see section 7 in the Declaration. The requirements for amending these provisions of the declaration do not differ from those otherwise provided in the declaration for other amendments.

See also, Section titled "*Schedule A*"

THE ACCOMPANYING NOTES, WHICH FOLLOW THIS SCHEDULE B, ARE AN INTEGRAL PART HEREOF AND SHOULD BE READ IN CONJUNCTION HEREWITH.

NOTES TO SCHEDULE B

1. Common Charges: ($847,000)

Common Charges represent each Unit's proportionate share of the Common Expenses.

2. Labor: ($250,000)

The condominium will have several employees: (a) A 12 hour doorman_; (b) a full time superintendent and (c) a porter. The superintendent has no other relationship to the Sponsor or its principals. . This level of staffing complies with applicable housing and labor laws, which require that a multiple dwelling of nine or more dwelling units have a person who performs janitorial services that resides within one block or 200 feet from the dwelling, whichever is less, unless the owner resides in the building. (See NYC Administrative Code §27-2054) This includes all federal state and city withholding taxes, all social security benefits and all Medicaid taxes, worker's compensation insurance and disability insurance. The annual cost of Social Security Benefits is estimated at $27,720; the annual cost of Medicaid $6,380; the annual cost of worker's compensation $12,000 the annual cost of disability insurance $2,500.

3. Heating and Hot Water: ($42,000)

The figure includes heat for the hallways and common areas. Heat and hot water for the Units are paid for by individual unit owners. It is based on a projection by Benjamin Lam, PE, 112-45 Roosevelt Avenue, Corona, NY 11368 based on rates in effect on March 30, 2018.See Schedule B-1 for individual heating and hot water charges.

4. Utilities (Gas & Electric): ($90,000)

The cost of electricity for the lobby and hallways, stair landings and exterior of the building, and for heat and air conditioning in those areas (except the exterior) will be a common expense. It assumes usage of 250,357 kilowatt hours per year at a rate of $.29 per kilowatt hour. It is based on a projection by Benjamin Lam, PE, 112-45 Roosevelt Avenue, Corona, NY 11368 based on rates in effect on March 30, 2018. This projection includes sales taxes and a 10% inflation factor.

For projections of unit Owner's cost, see Schedule B-1 of this Offering Plan. Electricity will be supplied to the building by Con Edison.

Cooking Gas and gas for Heating and Hot Water are paid for by the individual unit owners.

5. Water and Sewer: ($112,000)

It is based on a projection by Benjamin Lam, P.E., 112-45 Roosevelt Avenue, Corona, NY 11368, based on rates in effect on March 10, 2018. This projection includes sales taxes and a 10% inflation factor. It assumes use of 11,609 HCF at $9.47 per HCF.

6. Repairs and Maintenance: ($67,000)

The figure does not include maintenance and repair expenses within each Unit. Such expenses are the obligation of the Unit Owner. The budgeted amount is based on normal maintenance and repairs and is designed to cover normal maintenance and repair costs associated only with the Common Elements, such as interior repairs, roof repairs, repairs to exterior walls, foundations, windows, doors and locks, plumbing repairs, electrical repairs, janitor supplies and painting of common areas. The amount is based on the experience of the Managing Agent in managing a new construction Building of comparable size, quality, and amenities. The estimate is effective March 10, 2018. No provision has been made to cover the cost of any major capital expenditure. If such expenditure is required, each Unit Owner will be obligated to pay his or her pro rata share of such expenditure.

7. Legal and Accounting: ($15,000.00)

The legal and accounting expenses are for legal consultation, accounting and auditing. The accounting quotation is based on a fee quotation of $7,500.00 from Wei, Wei & Co, CPA, 133-10 36th Avenue, Flushing, N.Y. 11354 dated September 1, 2018. $7,500 is budgeted for legal services in the event the corporation desires to retain an attorney to attend the annual meeting, and for the provision of minor legal services (such as attending an annual meeting, or review of simple agreements), taking no more than 25 hours to complete.

8. Insurance: ($80,000.00)

The Condominium must have public liability insurance at closing. The budgeted amount for insurance, provided by Aegis Service Corp. is for the following coverage's and is based upon premium costs from July 1, 2019 to June 30, 2020.

Type of Coverage	Amount of Coverage
Building, All Risk $1,000.00 deductible	$45,000,000
Comprehensive General Liability	$1,000,000 each occurrence $2,000,000 general aggregate
Fire Damage legal liability	$50,000.00
Bodily Injury/Property Damage Combined Single Limit	

Directors & Officers Liability Not Included
Each Occurrence

Total Premium of the above is estimated at $64,000 as of May 15, 2018. The $16,000 surplus is intended as a cushion.

The Sponsor represents that it shall initially provide on behalf of the Condominium at the Condominium's expense, to be effective at the First Unit Closing, insurance in the amounts and for the coverage as set forth above.

The following will be named insured on the afore-described property insurance: the Board of Managers, each officer thereof, each Unit Owner, each Permitted Mortgagee, Sponsor and Managing Agent. There will be no cancellation without notice to each of the named and additional insured.

Comprehensive general liability insurance includes coverage for bodily injury and property damage caused by objects falling from balconies or terraces, but does not cover Unit Owner for his or her own negligence.

Fire and casualty insurance includes coverage for damage to all Common Elements, including, without limitation, damage to all walls, ceilings and floors in the Units (other than those walls, ceilings and floors erected by a Unit Owner other than Sponsor) as finished by the Sponsor in accordance with the section titled "*Description of Property and Specifications*" and all kitchen and bathroom fixtures and appliances installed therein by Sponsor as described in said section. The property coverage will be written on a replacement cost agreed amount basis. This coverage will prevent the Condominium from becoming a co-insurer in the event of fire or other casualty.

Coverage for rent insurance, water damage, elevator collision, boilers and machinery, auto liability, garage keeper's liability and a fidelity bond is not included, and may be available for an extra cost.

The policy will contain a waiver of subrogation, a waiver of defense based upon the acts of the insured and Unit Owners and a waiver of any pro rata reduction if additional Unit Owners obtain coverage. Sponsor represents that the amount of insurance described above is adequate to cover the replacement of the Building in the event of loss and is adequate to avoid the Condominium association from being a co-insurer.

No coverage is provided for such risks as fire and casualty losses to the contents of each individual Unit, except stated above, nor does the coverage take into account any future replacements, improvements or additions to either the Units or the fixtures and improvements contained therein. In addition, no liability coverage for an individual Unit Owner arising from any occurrence due to his or her negligence Unit is included in the coverage described above. PURCHASERS SHOULD OBTAIN THEIR OWN INSURANCE FOR RISKS OF FIRE AND CASUALTY LOSSES.

In recent years, premiums for insurance (especially fire and liability insurance) have increased significantly. It is not possible to predict whether future premiums will continue to escalate at the sum substantial rate or will level off. Although the projection is believed to be reasonable, no budget item is warranted. For further discussion of insurance coverage, please see the section titled "*Obligations of Unit Owners.*"

The terms of the insurance will provide that (1) each owner is an additional insured party, and (2) there will be no cancellation without notice to the Board of Managers.

Insurance coverage meets the requirements of any mortgage lender procured by the sponsor.

9. Management Fees: ($72,000)

The building will be managed by the Sponsor for one year at $72,000 per year. Thereafter, the condominium will either continue with the Sponsor as managing agent or select a new managing agent. An estimated market rate charge for a managing agent for this size building would be $72,000, which would require about a 7% increase in common charges. For further description, please see the section titled "*Management Agreement.*"

10. Contingency: $35,000

The contingency, which is approximately four percent (4%) of the budget, provides a fund for possible expenses not included in the projected budget or possible increases in one or more categories of operating expense beyond the projected amounts. There can be no assurance that such fund will be sufficient to pay for major capital repairs or replacement items, which may be needed within the first five years of condominium operation. If additional funds are required over and above these funds, it may be necessary to increase Common Charges or separately assess all Unit Owners. In the event of any material change in the budget, this Offering Plan will be amended.

At the First Unit Closing, Sponsor and the Board of Managers will apportion various items of operating income and expenses. If as a result of these apportionment's the net credit is in favor of Sponsor, such amount shall be paid by the Board of Managers, pursuant to a promissory note by the Board of Managers to Sponsor bearing no interest. The promissory note shall be paid by applying the one month's common charge paid by each Purchaser, at the closing of title to each respective Unit, as a contribution to working capital. Sponsor is hereby authorized to endorse the Working Capital Contribution checks payable to the Board of Managers over to Sponsor and to apply such payments to the promissory note without any further action of the Board of Managers. Because of this method of payment, these payments are not included in this projected budget, although they represent, in effect, payment of certain expenses reflected in this projected budget that have been prepaid by Sponsor. In the event that the funds in the contingency reserve are not sufficient to satisfy the promissory note, then the Condominium shall pay the promissory note in full

no later than the first anniversary of the First Unit Closing. For further description, please see the section titled "*Closing Costs and Adjustments.*"

11. Reserve Fund ($60,000).

This fund is intended to be used solely for need capital improvements. Sponsor does not guarantee the adequacy of the reserve fund for the payment of all needed capital improvements during the first five years. Should the condominium require further funds it would need to raise common charges, borrow money or levy a special assessment.

12. Elevator ($24,000).

Based on an estimate from U Tek Elevator, for periodic maintenance and inspection. The quote is for one year dated April 19, 2019.

IN THE OPINION OF THE BUDGET EXPERT, Robert Mozilo (SET FORTH IN THE SECTION TITLED *"CERTIFICATION OF SPONSOR'S EXPERT CONCERNING ADEQUACY OF BUDGET,"* IN PART II OF THIS OFFERING PLAN), THE PROJECTED RECEIPTS APPEAR REASONABLE AND ADEQUATE BASED ON PRESENT PRICES (ADJUSTED TO REFLECT CONTINUED INFLATION AND PRESENT LEVELS OF CONSUMPTION FOR COMPARABLE UNITS SIMILARLY SITUATED) TO MEET THE ESTIMATED EXPENSES FOR THE FIRST YEAR OF CONDOMINIUM OPERA TION, ASSUMING SUCH FIRST YEAR TO BE THE YEAR COMMENCING July 1, 2019. THE FOREGOING BUDGET, HOWEVER, IS NOT INTENDED AND SHOULD NOT BE TAKEN AS A GUARANTEE BY ANYONE THAT THE ANNUAL COMMON CHARGES OR COMMON EXPENSES FOR THE FIRST OR ANY SUBSEQUENT YEAR OF OPERATION OF THE PROPERTY BY THE BOARD Of MANAGERS WILL BE AS SET FORTH IN THE SAID PROJECTED BUDGET. IT IS LIKELY THAT THE ACTUAL COMMON EXPENSES FOR THE FIRST YEAR OF CONDOMINIUM OPERATION WILL VARY FROM THE AMOUNTS SHOWN IN THE PROJECTED BUDGET. If such amended projections exceed the original projections by 25 percent or more, the sponsor must offer all purchasers the right to rescind and a reasonable period of time that is not less than 15 days after the date of presentation to exercise the right, whether or not sponsor offers to guarantee the previous budget projection. Sponsor must return any deposit or down payment to purchasers who rescind within a reasonable period of time.

SPONSOR HAS RESERVED THE RIGHT TO ENTER INTO SERVICE, MAINTENANCE, EMPLOYMENT, CONCESSIONAIRE AND OTHER AGREEMENTS THAT WILL BE BINDING ON THE BOARD OF MANAGERS ON COMMENCEMENT OF CONDOMINIUM OPERATION. HOWEVER, SPONSOR MAY NOT ENTER INTO ANY BINDING SERVICE OR MAINTENANCE CONTRACT THAT WILL MATERIALLY INCREASE THE FIRST YEAR'S ESTIMATED COMMON CHARGES.

SCHEDULE B-1
Projected Budget for Individual Energy Costs.
For the period from July 1, 2019 to June 30, 2020.

The average yearly charge for electricity and gas for all Residential Units has been estimated by It is based on a projection by Benjamin Lam, P.E., M.S. (M.E.), 112-45 Roosevelt Avenue, Corona, NY 11368, based on rates in effect on May 15, 2018. This projection includes sales taxes and a 10% inflation factor.

The energy costs estimated for individual units are summarized below:

ALLURA WATERFRONT CONDONIMIM
109-09 15TH Avenue
College Point, Queens, New York

SCHEDULE B-1
Projected Gas and Electric Cost during First Year of Condominium Operation

A. PROJECTION OF ANNUAL UTILITIES COSTS

Unit Number	Annual Cost Gas ($)	Annual Cost Electric ($)	Projected Annual Cost ($)	Projected Monthly Cost ($)
N101	$ 1,684.15	$ 3,442.23	$ 5,126.38	$ 427.20
N102	$ 2,228.34	$ 3,831.60	$ 6,059.94	$ 505.00
N103	$ 1,684.15	$ 3,555.82	$ 5,239.96	$ 436.66
N104	$ 2,228.34	$ 3,848.38	$ 6,076.72	$ 506.39
N105	$ 2,228.34	$ 3,602.35	$ 5,830.69	$ 485.89
N106	$ 2,228.34	$ 3,723.30	$ 5,951.64	$ 495.97
N107	$ 2,228.34	$ 3,513.31	$ 5,741.65	$ 478.47
N108	$ 3,189.73	$ 4,428.80	$ 7,618.53	$ 634.88
S101	$ 1,684.15	$ 3,453.40	$ 5,137.54	$ 428.13
S102	$ 2,228.34	$ 3,839.04	$ 6,067.38	$ 505.61
S103	$ 1,684.15	$ 3,559.19	$ 5,243.33	$ 436.94
S104	$ 2,228.34	$ 3,838.71	$ 6,067.05	$ 505.59
S105	$ 2,228.34	$ 3,620.41	$ 5,848.75	$ 487.40
S106	$ 2,228.34	$ 3,728.14	$ 5,956.48	$ 496.37
S107	$ 2,228.34	$ 3,502.19	$ 5,730.53	$ 477.54
S108	$ 3,189.73	$ 4,417.72	$ 7,607.45	$ 633.95
N201	$ 1,684.15	$ 3,757.53	$ 5,441.67	$ 453.47
N202	$ 2,228.34	$ 3,814.47	$ 6,042.81	$ 503.57
N203	$ 1,684.15	$ 3,533.61	$ 5,217.75	$ 434.81
N204	$ 2,228.34	$ 3,840.76	$ 6,069.10	$ 505.76
N205	$ 2,228.34	$ 3,796.05	$ 6,024.39	$ 502.03
N206	$ 2,228.34	$ 3,727.74	$ 5,956.08	$ 496.34
N207	$ 2,228.34	$ 3,724.84	$ 5,953.18	$ 496.10
N208	$ 3,189.73	$ 4,428.50	$ 7,618.23	$ 634.85
E201	$ 2,228.34	$ 4,106.01	$ 6,334.35	$ 527.86
E202	$ 2,228.34	$ 3,778.96	$ 6,007.30	$ 500.61
E203	$ 1,684.15	$ 3,506.20	$ 5,190.34	$ 432.53
E204	$ 1,684.15	$ 3,496.06	$ 5,180.21	$ 431.68
E205	$ 1,684.15	$ 3,499.62	$ 5,183.76	$ 431.98
E206	$ 1,684.15	$ 3,503.11	$ 5,187.26	$ 432.27
E207	$ 1,684.15	$ 3,501.29	$ 5,185.43	$ 432.12
E208	$ 1,684.15	$ 3,500.74	$ 5,184.89	$ 432.07
E209	$ 1,684.15	$ 3,494.83	$ 5,178.97	$ 431.58
E210	$ 2,228.34	$ 3,778.05	$ 6,006.39	$ 500.53
E211	$ 1,684.15	$ 3,813.40	$ 5,497.55	$ 458.13
S201	$ 1,684.15	$ 3,743.80	$ 5,427.95	$ 452.33
S202	$ 2,228.34	$ 3,825.98	$ 6,054.32	$ 504.53

Unit Number	Annual Cost Gas ($)	Annual Cost Electric ($)	Projected Annual Cost ($)	Projected Monthly Cost ($)
S203	$ 1,684.15	$ 3,528.92	$ 5,213.07	$ 434.42
S204	$ 2,228.34	$ 3,833.52	$ 6,061.86	$ 505.15
S205	$ 2,228.34	$ 3,810.74	$ 6,039.08	$ 503.26
S206	$ 2,228.34	$ 3,725.20	$ 5,953.54	$ 496.13
S207	$ 2,228.34	$ 3,724.77	$ 5,953.11	$ 496.09
S208	$ 3,189.73	$ 4,423.38	$ 7,613.11	$ 634.43
N301	$ 1,684.15	$ 3,784.83	$ 5,468.98	$ 455.75
N302	$ 2,228.34	$ 3,824.07	$ 6,052.41	$ 504.37
N303	$ 1,684.15	$ 3,515.38	$ 5,199.52	$ 433.29
N304	$ 2,228.34	$ 3,831.15	$ 6,059.49	$ 504.96
N305	$ 2,228.34	$ 3,814.40	$ 6,042.74	$ 503.56
N306	$ 2,228.34	$ 3,727.80	$ 5,956.14	$ 496.35
N307	$ 2,228.34	$ 3,724.93	$ 5,953.27	$ 496.11
N308	$ 3,189.73	$ 4,428.34	$ 7,618.07	$ 634.84
E301	$ 2,228.34	$ 4,106.01	$ 6,334.35	$ 527.86
E302	$ 2,228.34	$ 3,781.27	$ 6,009.61	$ 500.80
E303	$ 1,684.15	$ 3,506.50	$ 5,190.65	$ 432.55
E304	$ 1,684.15	$ 3,506.27	$ 5,190.42	$ 432.53
E305	$ 1,684.15	$ 3,505.48	$ 5,189.63	$ 432.47
E306	$ 1,684.15	$ 3,501.47	$ 5,185.62	$ 432.13
E307	$ 1,684.15	$ 3,505.38	$ 5,189.53	$ 432.46
E308	$ 2,935.73	$ 3,909.81	$ 6,845.54	$ 570.46
E309	$ 1,684.15	$ 3,502.12	$ 5,186.26	$ 432.19
E310	$ 2,228.34	$ 3,781.77	$ 6,010.11	$ 500.84
E311	$ 1,684.15	$ 3,814.98	$ 5,499.13	$ 458.26
S301	$ 1,684.15	$ 3,788.37	$ 5,472.52	$ 456.04
S302	$ 2,228.34	$ 3,828.51	$ 6,056.85	$ 504.74
S303	$ 1,684.15	$ 3,516.07	$ 5,200.22	$ 433.35
S304	$ 2,228.34	$ 3,834.86	$ 6,063.20	$ 505.27
S305	$ 2,228.34	$ 3,810.49	$ 6,038.83	$ 503.24
S306	$ 2,228.34	$ 3,724.73	$ 5,953.07	$ 496.09
S307	$ 2,228.34	$ 3,722.82	$ 5,951.16	$ 495.93
S308	$ 3,189.73	$ 4,422.53	$ 7,612.26	$ 634.36
N401	$ 1,684.15	$ 3,512.43	$ 5,196.57	$ 433.05
N402	$ 2,228.34	$ 3,826.33	$ 6,054.67	$ 504.56
N403	$ 1,684.15	$ 3,511.51	$ 5,195.66	$ 432.97
N404	$ 2,228.34	$ 3,829.95	$ 6,058.29	$ 504.86
N405	$ 2,228.34	$ 3,810.84	$ 6,039.18	$ 503.26
N406	$ 2,228.34	$ 3,727.81	$ 5,956.15	$ 496.35
N407	$ 2,228.34	$ 3,724.95	$ 5,953.29	$ 496.11
N408	$ 3,189.73	$ 4,427.93	$ 7,617.66	$ 634.81
N409	$ 1,684.15	$ 3,669.53	$ 5,353.68	$ 446.14
N410	$ 2,228.34	$ 3,877.24	$ 6,105.58	$ 508.80
N411	$ 2,228.34	$ 3,882.89	$ 6,111.23	$ 509.27
S401	$ 1,684.15	$ 3,497.74	$ 5,181.88	$ 431.82
S402	$ 2,228.34	$ 3,825.25	$ 6,053.59	$ 504.47
S403	$ 1,684.15	$ 3,527.33	$ 5,211.47	$ 434.29
S404	$ 2,228.34	$ 3,835.04	$ 6,063.38	$ 505.28
S405	$ 2,228.34	$ 3,809.57	$ 6,037.91	$ 503.16
S406	$ 2,228.34	$ 3,725.33	$ 5,953.67	$ 496.14

Unit Number	Annual Cost Gas ($)	Annual Cost Electric ($)	Projected Annual Cost ($)	Projected Monthly Cost ($)
S407	$ 2,228.34	$ 3,724.48	$ 5,952.82	$ 496.07
S408	$ 3,189.73	$ 4,421.02	$ 7,610.75	$ 634.23
S409	$ 1,684.15	$ 3,678.57	$ 5,362.71	$ 446.89
S410	$ 2,228.34	$ 3,860.97	$ 6,089.31	$ 507.44
S411	$ 2,228.34	$ 3,890.89	$ 6,119.23	$ 509.94
N501	$ 1,684.15	$ 3,600.51	$ 5,284.65	$ 440.39
N502	$ 2,228.34	$ 3,826.22	$ 6,054.56	$ 504.55
N503	$ 1,684.15	$ 3,524.33	$ 5,208.47	$ 434.04
N504	$ 2,228.34	$ 3,829.95	$ 6,058.29	$ 504.86
N505	$ 2,228.34	$ 3,797.94	$ 6,026.28	$ 502.19
N506	$ 2,228.34	$ 3,727.81	$ 5,956.15	$ 496.35
N507	$ 2,228.34	$ 3,724.97	$ 5,953.31	$ 496.11
PH-N08	$ 4,441.32	$ 5,253.76	$ 9,695.07	$ 807.92
N509	$ 1,684.15	$ 3,669.53	$ 5,353.68	$ 446.14
N510	$ 2,228.34	$ 3,877.24	$ 6,105.58	$ 508.80
N511	$ 2,228.34	$ 3,880.82	$ 6,109.16	$ 509.10
S501	$ 1,684.15	$ 3,596.84	$ 5,280.98	$ 440.08
S502	$ 2,228.34	$ 3,827.21	$ 6,055.55	$ 504.63
S503	$ 1,684.15	$ 3,518.55	$ 5,202.69	$ 433.56
S504	$ 2,228.34	$ 3,832.20	$ 6,060.54	$ 505.04
S505	$ 2,228.34	$ 3,809.22	$ 6,037.56	$ 503.13
S506	$ 2,228.34	$ 3,724.72	$ 5,953.06	$ 496.09
S507	$ 2,228.34	$ 3,723.19	$ 5,951.53	$ 495.96
PH-S08	$ 4,441.32	$ 5,258.75	$ 9,700.06	$ 808.34
S509	$ 1,684.15	$ 3,676.61	$ 5,360.75	$ 446.73
S510	$ 2,228.34	$ 3,859.27	$ 6,087.61	$ 507.30
S511	$ 2,228.34	$ 3,892.46	$ 6,120.80	$ 510.07
PH-N01	$ 1,684.15	$ 3,599.59	$ 5,283.74	$ 440.31
PH-N02	$ 2,228.34	$ 3,824.98	$ 6,053.32	$ 504.44
PH-N03	$ 1,684.15	$ 3,510.01	$ 5,194.16	$ 432.85
PH-N04	$ 2,228.34	$ 3,829.94	$ 6,058.28	$ 504.86
PH-N05	$ 2,228.34	$ 3,813.15	$ 6,041.49	$ 503.46
PH-N06	$ 2,228.34	$ 3,722.49	$ 5,950.83	$ 495.90
PH-N07	$ 2,228.34	$ 3,723.56	$ 5,951.90	$ 495.99
PH-N09	$ 1,684.15	$ 3,669.99	$ 5,354.14	$ 446.18
PH-N10	$ 2,228.34	$ 3,864.44	$ 6,092.78	$ 507.73
PH-N11	$ 2,228.34	$ 3,892.50	$ 6,120.84	$ 510.07
PH-S01	$ 1,684.15	$ 3,592.69	$ 5,276.83	$ 439.74
PH-S02	$ 2,228.34	$ 3,828.58	$ 6,056.92	$ 504.74
PH-S03	$ 1,684.15	$ 3,514.17	$ 5,198.32	$ 433.19
PH-S04	$ 2,228.34	$ 3,832.21	$ 6,060.55	$ 505.05
PH-S05	$ 2,228.34	$ 3,816.49	$ 6,044.83	$ 503.74
PH-S06	$ 2,228.34	$ 3,719.08	$ 5,947.42	$ 495.62
PH-S07	$ 2,228.34	$ 3,722.19	$ 5,950.53	$ 495.88
PH-S09	$ 1,684.15	$ 3,672.72	$ 5,356.86	$ 446.41
PH-S10	$ 2,228.34	$ 3,863.60	$ 6,091.94	$ 507.66
PH-S11	$ 2,228.34	$ 3,887.53	$ 6,115.87	$ 509.66

The above gas cost is based on a cost rate of $1.77/therm and electric cost is based on a cost rate of $0.29/kwh for commercial, and gas cost is based on a cost rate of $1.27/therm and electric cost is based on a cost rate of $0.27/kwh for residential condo, and includes a 10% inflation allowance and a 4.5% sales tax and basic service charge.

Footnotes to Schedule B-1

1. Gas consumed within a Unit shall be separately metered and paid for by the owner of such Unit. This estimate is based on the projections of Lam & Lam Engineering D.P.C., 112-45 Roosevelt Ave, Corona, NY 11368 contained in the Energy Budget Estimate based on May 15, 2018, plus a 10% inflation allowance. A copy of this Energy Budget Estimate is attached hereto.

2. Electricity consumed within a Unit shall be separately metered and paid for by the owner of such Unit. This estimate is based on the projections of Lam & Lam Engineering D.P.C., 112-45 Roosevelt Ave, Corona, NY 11368 contained in the Energy Budget Estimate based on May 15, 2018, plus a 10% inflation allowance. A copy of this Energy Budget Estimate is attached hereto.

COMPLIANCE WITH REAL PROPERTY LAW 339 (i).

The basis for projecting the share of expenses attributable to each unit is as authorized by Real Property Law Section 339(i) (1) (iv). The common element and share of expenses are based on floor space and "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 common charges payable by each unit owner are sufficient to cover the expenses attributable to such units.

SEE ATTACHED LETTER

THOMAS E. BERINATO
Attorney at Law
123-40 83rd Avenue
Suite 1D
Kew Gardens, N.Y. 11415
(718) 575-3400
Tberinato@verizon.net

January 16, 2019

Real Estate Financing Bureau
New York State Department of Law
28 Liberty Street
New York, NY 10005

RE: The Allura Waterfront Condominium
109-09 15th Avenue
College Point, New York

Dear Sir/Madam:

I am a New York licensed attorney. I have been involved with all classes of real property for over 25 years.

In my opinion, the method used for assigning percentage of common interest to each condominium unit is provided in Section 339-i of the New York Real Property Law.

Real Property Law Section 339-i(1)(iv) authorizes the percentage of Common Interest allocated to each Unit to be based upon floor space, "subject to the location of such space and the additional factors of relative value to other space in the condominium, the uniqueness of the unit, the availability of common elements for exclusive or shared use, and the overall dimensions of the particular unit" In the case of the Allura Waterfront Condominium, there are no factors other than square footage which are utilized in determining common interest.

Please note that this plan contains Special Allocations pursuant to section 339-m of the Real Property Law for Labor, Hot Water, Electricity Repairs, Maintenance Insurance, Water & Sewer and Management fees, which are contained in the Condominium's declaration. This division is authorized under section 339-m based upon the exclusive use by residential unit owners Please see section 7 in the Declaration. The requirements for amending these provisions of the declaration do not differ from those otherwise provided in the declaration for other amendments.

In my opinion, this method was properly used in determining percentage of common interest for the subject condominium.

/s/
Thomas E. Berinato

COMMERCIAL UNITS

The common charges payable by the commercial unit owner are sufficient to cover expenses fairly attributable to such unit. The proposed use of the Commercial Units is as a fitness facility/gym and a garage. Fee will be charged for the use of the fitness facility. The method for projecting the share of expenses attributable to the Commercial Units are based on the ratio of the total square footage of all units divided by the square footage of the commercial units taking into consideration the location, etc. as authorized by RPL 339-i(1)(iv). Please note that this plan contains Special Allocations pursuant to section 339-m of the Real Property Law for Labor, Hot Water, Electricity Repairs, Maintenance Insurance, Water & Sewer and Management fees, which are contained in the Condominium's declaration. This division is authorized under section 339-m based upon the exclusive use by residential unit owners Please see section 7 in the Declaration. The requirements for amending these provisions of the declaration do not differ from those otherwise provided in the declaration for other amendments.

The commercial unit owners have certain rights or other obligations, which differ from those of residential unit owners. Commercial unit owners may not reside in their units, and they may only be used for the uses set forth in their certificate of occupancy. They cannot be used for other uses without the written consent of the Board of Managers. Commercial unit owners may not subdivide their units without the written consent of the Board of Managers and without compliance with all applicable laws.

This difference in rights and obligation of the commercial unit owner will not have a material adverse impact on the Condominium.

CHANGES IN PRICES OR UNITS

1. Changes in Prices:

Sponsor reserves the right, at any time and from time to time before and after the recording of the Declaration, without prior notice and without the consent of any Board, Unit Owner or mortgagee, to change the price, including, without limitation, the manner of payment thereof and other terms of sale of any Unit, except that no such change with respect to any Unit for which a Purchase Agreement is then in effect may be made without the consent of the Purchaser. As set forth in the Notes to Schedule A, offering prices are negotiable and subject to change. The offering prices set forth in Schedule A must be changed by a duly filed amendment to this Offering Plan when the change in price is an across the board increase or decrease affecting one or more lines of Units or Unit models, or is to be advertised, or is a price increase for an individual Purchaser. Sponsor may, however, sell one or more Units to a Purchaser at prices lower than those set forth in Schedule A without filing an amendment to this Offering Plan. As a result of the negotiability of offering prices and the right to change them, certain Purchasers may pay or may have paid more or less than other Purchasers under this Offering Plan for similar Units. However, no change in price will affect the percentage of Common Interest allocated to a Unit.

2. Changes in Units:

Sponsor reserves the right (except to the extent prohibited by law) at any time and from time to time, before the recording of the Declaration, without prior notice and without the consent of any Board, Unit Owner or mortgagee, to (i) change the layout of, or number of rooms in, any Unsold Unit, (ii) change the size and/or number of Units or Unsold Units by subdividing one or more such Units into two or more separate Units, combining separate Units or Unsold Units including those resulting from such subdivision or otherwise) into one or more Units, altering any boundary walls between one or more Units or Unsold Units or otherwise and (iii) if appropriate, reapportion among the Units or unsold Units affected by any such change, their Common Interests. Notwithstanding the foregoing, unless the Purchaser consents thereto or unless such change will not alter the Common Interest of such Unit, no such change will be made with respect to any Unit for which a Purchase Agreement is then in effect and with respect to which the Purchaser is not in default provided, however, that all such changes to Units which are made shall be made only upon terms and conditions acceptable to Sponsor, in its sole discretion. The Common Interest of a Unit may change if there is a change in the ratio of the floor area of such Unit to the total floor area of all Units, reflecting, however, the substantially exclusive advantages, if any, enjoyed by one or more but not all Units in a part or parts of the Common Elements.

No changes will be made in the size or number of Units, and/or their respective percentage of Common Interest and no material change will be made in the size and 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 the 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 the Common Elements. If there is a material amendment to the Offering Plan that adversely affects the purchasers, the sponsor must grant purchasers a right of rescission and a reasonable period of time that is not less than fifteen (15) days after the date when an amendment to the Offering Plan disclosing such material change is presented to exercise the right of rescission. The Sponsor must return any deposit or down payment to purchasers who rescind.

Before changing the size or number of Units, Sponsor or its designee or such owner or lessee of an Unsold Unit shall comply with all laws, ordinances, and regulations of all governmental authorities having jurisdiction and shall first obtain the approval of all authorities whose approval is required by law.

So long as the layout and dimensions of a Unit conform to the Floor Plans, a Purchaser who is a party to a binding Purchase Agreement will not be excused from purchasing a Unit and will not have any claim therefore against the Sponsor by virtue of any immaterial change or discrepancy in the Floor Plans.

If Sponsor agrees to provide short term purchase money financing to individual purchasers in the future, Sponsor must amend the plan to disclose the terms of the commitment and other relevant information pursuant to 13 NYCRR Section 20.3 (P).

INTERIM LEASES

The sponsor assumes the risk of loss from fire or other casualty until the purchaser assumes the risk of loss by taking possession of the unit. The Sponsor may, if it chooses, rent units that are vacant before the closing to the purchaser of a unit under contract.

Interim leases would not be subject to rent stabilization, rent control, or other rental protection laws. Any uncured default under the purchase agreement would constitute a default under the lease. Any uncured default under the lease would constitute a default under the purchase agreement.

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.

If the interim lessee has to vacate the unit after a default under the purchase agreement or rescission of the purchase agreement by the lessee, he must do so within thirty (30) days. Sponsor must make a written demand for payment after default at least 30 days before forfeiture of the deposit may be declared.

Smoking is not permitted in the common parts of the building or in the limited common elements. This prohibition must be included in any lease.

The sponsor and its agents will not discriminate against any person on the basis of race, creed, color, national origin, sex, age, disability, marital status or other grounds prohibited by law

The form of the Interim Lease is included in Part II of the Offering Plan.

PROCEDURE TO PURCHASE:

1. **The Escrow Agent**:

The law firm of Thomas E. Berinato, with an address at 123-40 83rd Avenue, Kew Gardens, N.Y. 11415, telephone number (718) 575-3400, shall serve as escrow agent ("Escrow Agent") for Sponsor and Purchaser. Escrow Agent has designated the following attorneys to serve as signatories: Thomas E. Berinato. All designated signatories are admitted to practice law in the State of New York. Neither the Escrow Agent nor any authorized signatories on the account are the Sponsor, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing.

The Escrow Account:

The Escrow Agent has established the escrow account at JP Morgan Chase Bank, located at 81-35 Lefferts Blvd., Kew Gardens, in the State of New York ("Bank"), a bank authorized to do business in the State of New York. The escrow account is entitled Thomas E. Berinato, Escrow Account for the Allura Waterfront Condominium ("Escrow Account"). Each purchase will have a segregated sub-account. The Escrow Account is federally insured by the FDIC at the maximum amount of $250,000 per deposit. Any deposit in a sub-account in excess of $250,000 will not be insured.

All Deposits received from Purchaser shall be in the form of checks, money orders or wire transfers, (no cash accepted), and shall be made payable to or endorsed by the Purchaser to the order of Thomas E. Berinato, as Escrow Agent.

Any Deposits made for upgrades, extras, or custom work shall be initially deposited into the Escrow Account, and released in accordance to the terms of the Purchase Agreement.

The interest rate for all Deposits made into the Escrow Account shall be the prevailing rate for such accounts as of the date when this Offering Plan is accepted for filing. Interest shall begin to accrue upon placing the Deposit into the Escrow Account. All interest earned thereon shall be paid to or credited to the Purchaser at closing. No fees of any kind may be deducted from the Escrow Account, and the Sponsor shall bear all costs associated with the maintenance of the Escrow Account.

The Purchase Agreement:

The Purchase Agreement is included in Part II of the Plan. The relevant escrow trust fund provisions are included in the Escrow Rider to the Purchase Agreement, which must be executed by the Escrow Agent.

A unit purchaser shall be required to make a 10% down payment, which in the discretion of the sponsor may be reduced, but not to less than 5%.

The Sponsor must comply with Section 71-a(3) of the New York State Lien Law, which requires that the initial advance pursuant to a contract of sale which by its terms provides for or is incidental to a contract providing for the construction on the subject real property of residential condominium unit, on property to be purchased shall, at the vendee's option, be deposited within five business days thereafter by the recipient in an interest bearing escrow account in a bank, trust company, savings bank, state or federal savings and loan association, located in this state. Such deposit, together with the interest accumulated thereon, shall remain the property of the vendee except as otherwise provided herein. The recipient shall advise the vendee in writing of the name of the depository where the funds have been placed within ten business days after such deposit has been made.

Within ten (10) days after a purchaser delivers an executed purchase agreement together with the required deposit, the sponsor must either accept the purchase agreement and return a fully executed counterpart of the purchase agreement to purchaser, or reject the purchase agreement and refund in full the deposit previously tendered. If Sponsor takes no action within 10 days after delivery of the purchase agreement and deposit, the purchase agreement shall be deemed rejected.

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 placing the deposit in the Escrow Account, Escrow Agent shall provide written notice to Purchaser and Sponsor, confirming the Deposit. The notice shall provide the account number and the initial interest rate to be earned on the Deposit. Any Deposits made for upgrades, extras, or custom work shall be initially deposited into the Escrow Account, and released in accordance to the terms of the Purchase Agreement.

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.

Release of Funds:

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

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

Waiver Void:

Any provision in the 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.

Sponsor expects the first closing of a unit to occur on or about July 1, 2019. If such date is delayed more than 12 months or more, purchasers will be offered rescission.

3. Right of Rescission:

Purchasers will be afforded not fewer than seven days after delivery of an executed Purchase Agreement together with the required deposit to rescind the Purchase Agreement and have the deposit refunded promptly. The purchaser must either personally deliver a notice of rescission to the Sponsor or Selling Agent within the seven day period, or mail the notice of rescission to the Sponsor or Selling Agent and have the mailing postmarked within the seven day period.

Purchasers will be given an opportunity to review the Offering Plan and any filed amendments for at least three business (3) days prior to their executing a Purchase Agreement.

4. Mortgage Financing Contingency:

There is a financing contingency permitted under this Offering Plan. Thus, the failure to obtain financing will relieve Purchaser from his or her obligations under the Purchase Agreement, provided that the Purchaser complies with the terms and conditions of the Mortgage Financing Addendum. The purchaser must sign the Financing Contingency Rider in order to qualify for financing.

Under the terms of the Mortgage Financing Addendum, the Purchaser shall have 45 days from the date a fully executed contract is received by Purchaser's attorney to receive a written commitment from any institutional Lender to obtain mortgage financing (the "Commitment Date"). The maximum allowable financing is 75% of the purchase price. The Purchaser shall (i) make application within ten business days after the Purchaser's receipt of a fully executed purchase agreement to an Institutional Lender for such mortgage loan; (ii) furnish accurate and complete information regarding Purchaser and members of Purchaser's family, as required; (iii) pay all fees, points and charges required in connection with such application and loan; (iv) pursue such application with diligence; (v) cooperate in good faith with such Institutional Lender to obtain such commitment and (vi) give Notice within ten business days to Seller of the name and address of each Institutional Lender to which Purchaser has made such application. Purchaser shall comply with all requirements of such commitment (or any other commitment accepted by Purchaser) and shall furnish Seller with a copy thereof within ten business days after receipt thereof. If such commitment is not issued on or before the Commitment Date, then, unless Purchaser has accepted a

commitment that does not comply with the requirement set forth above, Purchaser may rescind the purchase agreement by giving Notice to Seller within 5 business days after the Commitment Date , 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, except that the Down payment shall be refunded to Purchaser within five business days. The purchaser assumes the risk that a commitment may expire or that the terms of the commitment may change prior to actual closing. If the purchaser's obligations are contingent upon obtaining a financing commitment and the financing commitment lapses or expires prior to closing, and the purchaser has made a good faith effort to extend the commitment, Sponsor shall grant to such purchaser a right of rescission ten business days after expiration of the Commitment which to exercise the right. For purposes of this contract, the term "Institutional Lender" shall mean any bank, savings bank, private banker, trust company, savings and loan association, credit union or similar banking institution whether organized under the laws of this State, the United States or any other state; foreign banking corporation licensed by the Superintendent of Banks of New York or the Comptroller of the Currency to transact business in New York State; insurance company duly organized or licensed to do business in New York State; mortgage banker licensed pursuant to Article 12-D of the Banking Law; and any instrumentality created by the United States or any state with the power to make mortgage loans.

5. Notice of Closing of Title; Balance of Purchase Price:

After the Plan becomes effective Sponsor will fix dates for closing title to all units for which purchase agreements have been executed of not less than 30 days. Purchasers shall be given not less than 30 days' written notice of the closing of title to their Units. This notice period may be waived by Purchasers. The notice shall provide that the balance of the purchase price shall be due at closing of title. The notice to Purchaser shall also specify when Common Charges will be due and payable. AT THE CLOSING OF TITLE, THE BALANCE OF THE CASH PORTION OF THE PURCHASE PRICE MUST BE PAID BY (i) UNENDORSED CERTIFIED CHECK OF PURCHASER PAYABLE TO THE ORDER OF WATERFRONT RESORT, INC. or (ii) UNENDORSED TELLER'S OR CASHIER'S CHECK PAYABLE TO THE ORDER OF WATERFRONT RESORT, INC. FROM A BANK OR TRUST COMPANY, WHICH IS A MEMBER OF THE NEW YORK CLEARING HOUSE ASSOCIATION OR ANY SUCCESSOR ORGANIZATION. FUNDS DRAWN ON OUT OF STATE OR FOREIGN BANKS WILL NOT BE ACCEPTED FOR PAYMENT OF THE PURCHASE PRICE FOR A UNIT.

The Financial Crimes Enforcement Nectwork ("FinCEN") requires U.S. title insurance companies to report to FinCEN the personal identity of purchasers in residential real estate transactions in which: (1) the purchaser is a legal entity as defined in the geographic targeting order (" GTO") (2) the purchaser purchases residential real property located in the Boroughs of Bronx, Brooklyn, Queens, Manhattan, and Staten Island; (3) the total purchase price is in in the amount of $300,000 or more; (4) such purchase is made without a bank loan or other similar form of external financing; and (5) 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, a funds transfer, or

virtual currency. 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 .

6. Default:

If Purchaser defaults under the Purchase Agreement, Sponsor shall notify Purchaser in writing of such default and advise Purchaser that he or she has thirty days from the mailing date such notice within which to cure such default. TIME IS OF THE ESSENCE FOR PURCHASER TO CURE ANY DEFAULT UNDER THE PURCHASE AGREEMENT WITHIN THE APPLICABLE PERIOD. Time is of the essence, means that if Purchaser fails to make such payment when required under the Purchase Agreement, or fails to perform any of Purchaser's other obligations under the Purchase Agreement, than Sponsor may give notice to Purchaser of Sponsor's intention to cancel the Purchase Agreement thirty (30) days thereafter if notice is by mail. If Purchaser fails to cure such default by the expiration of said period, Sponsor may, at its option, cancel the Purchase Agreement by notice of cancellation to Purchaser. In the event of such a cancellation, the Sponsor may retain as liquidated damages all payments, including the Down Payment plus accrued interest if any, made under the Purchase Agreement.

7. Entry Prior to Closing:

Prior to the closing of title to a Unit, no Purchaser shall be permitted to enter the Unit without the prior consent of Sponsor. Purchaser shall have the right to enter and inspect such Unit within three (3) days prior to Closing but shall be obligated to make an inspection appointment with Sponsor. Under no circumstances shall Purchaser perform or cause to be performed any work in such Unit prior to the Closing.

8. Risk of Loss:

A purchaser will be responsible for losses not covered by sponsor's insurance. Prior to the first closing, the entire building will be insured by Sponsor and after the first closing the entire building will be insured by the condominium.

The risk of loss from fire or other casualty with respect to each Unit shall remain with Sponsor until the Closing for the particular Unit. A person who takes possession prior to closing assumes the risk of loss not covered by insurance.

PURCHASER SHOULD CONSULT WITH AN ATTORNEY AND/OR AN INSURANCE AGENT AS TO PURCHASER'S INSURANCE NEEDS.

9. Floor Plans:

The dimensions and layout of the Units set forth on the Floor Plans are approximate within reasonable tolerances and may vary from the actual dimensions and layout of a Unit due to change in fenestration and/or other revisions deemed advisable by any governmental agency or as necessary due to job conditions. PURCHASERS ARE ADVISED TO

EXAMINE AND MEASURE A UNIT PRIOR TO SIGNING A PURCHASE AGREEMENT FOR SUCH UNIT. Purchasers shall not be excused from purchasing a Unit pursuant to a Purchase Agreement so long as the dimensions and layout of such Unit substantially conform to the Floor Plans.

10. Notices:

Any notice or other communication required or permitted to be given under the Purchase Agreement shall be in writing and shall be deemed to have been given if delivered personally or sent by certified or registered mail, return receipt requested. All such notices and communications shall be deemed to have been received on the date of personal delivery or on the fifth day, after mailing.

11. Miscellaneous:

Any conflict between this Offering Plan and the Purchase Agreement will be resolved in favor of the Offering Plan. In no event may the Purchase Agreement contain, or be modified to contain, any provision waiving Purchaser's rights, other than the ability of Purchaser to waive his or her right to thirty (30) days' written notice prior to the Closing. In no event may the Purchase Agreement contain, or be modified to contain, any provision abrogating Sponsor's obligations under the Offering Plan or under Article 23-A of the General Business Law.

ASSIGNMENT OF PURCHASE AGREEMENTS

No Purchase Agreement is assignable without Sponsor's prior written consent. Sponsor in its sole discretion may permit, or withhold consent to assignment.

EFFECTIVE DATE OF PLAN:

All Purchase Agreements signed by Sponsor shall be contingent upon Sponsor's declaring the Offering Plan effective pursuant to the requirements and terms of the Offering Plan. These requirements, stated below, must be satisfied within one year of the date the Offering Plan is accepted for filing unless the Offering Plan is amended so as to extend this period. The Closing of any Unit may not occur until after the Offering Plan has been declared effective, an amendment has been filed substantiating same, and the Condominium Declaration and By-Laws have been duly recorded. The closing of the first unit shall not occur until the plan is declared effective and the effectiveness amendment is accepted for filing by the Department of Law

The Offering Plan may be declared effective when Purchase Agreements have been executed by bona fide purchasers and accepted by Sponsor for the sale of 21 Units, which represents a minimum of at least fifteen (15%) percent of the residential Units offered under the Offering Plan. Parking units cannot be counted towards effectiveness. The Offering Plan will not be declared effective based on Purchase Agreements (i). Signed by purchasers who have been granted a right of rescission which has not expired or been waived; (ii). Counting any purchaser who is the Sponsor, the Selling Agent, Managing Agent or a relative of the Sponsor, the Selling Agent or Managing Agent, or a relative of any principal of the Sponsor, Selling Agent or Managing Agent, by blood, marriage, or a business associate, employee or shareholder or limited partner of the Sponsor, Selling Agent or Managing Agent, except that a purchaser other than the sponsor a principal of the Sponsor may be included if the Sponsor submitted proof satisfactory to the Department of Law establishing that the purchase is bona fide; (iii). If the purchaser was not afforded the protections required by 13 NYCRR 20.3(0)(15) which requires that Purchasers shall have not fewer than three (3) business days to review the offering plan and all filed amendments prior to executing a purchase agreement.

The Offering Plan must be declared effective when Purchase Agreements have been executed and accepted by Sponsor for the sale of 108 Units, which represents a minimum of at least eighty (80%) percent of the residential Units by percentage of common elements offered under the Offering Plan.

Sponsor also reserves the right to abandon the Offering Plan by duly filed amendment and by filing a notice of abandonment on Form RS-3 at any time prior to the First Unit Closing for: (i) a defect in title which cannot be cured without litigation or cannot be cured for less than $250,000 which is not be less than one-half of one percent of the total offering amount;
(ii) substantial damage or destruction of the building by fire or other casualty which cannot be cured for less than $250,000 which is not less than one-half of one percent of the total offering amount; or (iii) the taking of any material portion of the property by condemnation or eminent domain. The stated dollar amount of $250,000 relied upon as basis for abandonment after effectiveness excludes any attorney's fees or any such title defects or determinations of any authority or regulatory association which exist on the date of presentation of the plan and are either known to the Sponsor or are a matter of public record.

The Sponsor shall convey each unit free and clear of all liens, encumbrances and title exceptions at closing. There are no financial limits on Sponsor's liability to perform any obligation imposed by any applicable statute or regulation.

The Offering Plan will be declared effective by amendment to the plan or by the mailing or personal delivery of written notice to all Purchasers. Within five (5) business days after such notice in given, an amendment to the Offering Plan will be submitted by Sponsor stating that the Offering Plan has been declared effective. Upon request of the Department of Law, Sponsor will submit to the Department of Law copies of all Purchase Agreements, together with any amendments or modifications to such Purchase Agreements, within five (5) business days after the request is received. Closing of the first unit cannot occur until the plan is declared effective and the effectiveness amendment has been accepted by the Department of Law.

Notwithstanding the fact that not all purchasers used for purposes 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 date of first unit closing, regardless of whether the condominium declaration has been recorded.

At Sponsor's sole option, the Offering Plan may be abandoned at any time before it is declared effective and before the Sponsor has accepted purchase agreements for eighty (80%) per cent of the Units. If abandoned, the Offering Plan shall be abandoned by amendment filed with the Department of Law in appropriate form and by filing with the Department of Law a notice of abandonment (Form RS-3). Such amendment and notice of abandonment shall explain the basis for abandonment and must state how any funds received pursuant to the Offering Plan will be distributed. All monies paid by Purchasers pursuant to Purchase Agreements shall be refunded to them in full, with any interest earned, within five (5) days of such abandonment.

TERMS OF SALE:

The Units, when sold by Sponsor, will be sold in fee simple to Purchasers who may be individuals, a limited liability company, a partnership, corporation, trust, estate, fiduciary, unincorporated association, syndicate, joint venture, organization, government, any department or agency thereof, or any other entity which is permitted to own property in the State of New York. The sale of the Units will be made at the respective sales prices set forth in Schedule A (as such prices may be changed by Sponsor), and will include the respective undivided interests in the Common Elements. Sponsor also reserves the right to make bulk sales of Units and to sell any Unit to a Purchaser who does not intend to occupy the same but intends to lease the Unit subject to the right of first refusal in favor of the Board of Managers. A form of the Unit Deed is annexed hereto in Part II of this Offering Plan. Sponsor will convey good and marketable title to the Unit, and its appurtenant interests, by bargain and sale deed with covenants against grantor's acts, containing the provisions set forth in subdivision 5, Section 13 of the Lien Law, free and clear of all liens and encumbrances other than:

(a) Zoning and building ordinances, resolutions, restrictions and regulations of municipal authorities having jurisdiction and any amendments thereto, now or hereafter adopted, providing same will not be violated by the contemplated structures and use;

(b) The terms, burden, conditions, covenants, restrictions, easements and provisions of the Declaration, By-Laws and Rules and Regulations there under, maps and Floor Plans of the Condominium, as same may be amended from time to time to be recorded or filed in the Register's Office and the Power of Attorney from Purchaser to the Board of Managers and Sponsor;

(c) Any state of facts that an accurate survey would show, provided they do not make title unmarketable;

(d) Any additional state of facts, which an updated and accurate survey would show, provided such survey does not render title unmarketable;

(e) Easements in favor of adjoining units and in favor of the Common Elements for the continuance of all encroachments of such adjoining Units or Common Elements on the Unit, existing as a result of the construction of the Building, or construction of the Units, or which may have come or may, come into existence as a result of settling or shifting of the Building, or as a result of repair or restoration of the Building or any portion thereof, or of any adjoining Unit or of the Common Elements made by or with the consent of the Board of Managers after damage or destruction by fire or other casualty or after a taking in condemnation or eminent domain proceedings, or by reason of any alteration or repair to the Common Elements, made by or with the consent of the Board of Managers, so that any such encroachments may remain so long as the Building shall stand. Each Unit shall be subject to the aforesaid easements in favor of all other Units. In addition, each Unit

shall have, and shall be subject to, easements of subjacent support and necessity in favor of such Unit or in favor of other Units and the Common Elements;

(f) Revocability of the right to maintain street vaults and other areas, if any, under sidewalks;

(g) Encroachments of stoops, areas, basement steps or doors, trim, copings, retaining walls, bay windows, sidewalks, fences, fire escapes, cornices, foundations, footings and similar projections, if any, on, over, or under the Property or the streets or sidewalks abutting the Property and the rights of governmental authorities to require the removal of any such projections and variations between record lines of the Property and retaining walls and the like, if any;

(h) Any easement or right of use created in favor of a cable TV company or any public utility company for electricity, steam, gas, telephone, water or other service, and the right to use, maintain and repair wires, cables, terminal boxes, lines, service connections, poles, mains, facilities and the like upon, under and across the Property;

(i) Service, maintenance and license agreements and union contracts and agreements, if any;

(j) Party walls and party wall agreements, if any;

(k) The lien of any unpaid real estate tax, and the lien of any water charges or sewer rents generally (which shall be apportioned at closing);

(l) The lien of any unpaid assessment payable in installments (other than assessments levied by the Board of Managers) except that Sponsor shall pay all such assessments due prior to the Closing Date and the Purchaser shall pay all assessments due from and after such date (however, the then current installment shall be apportioned at Closing Date);

(m) Any other declaration or other instrument affecting the Property which Sponsor deems necessary or appropriate to comply with any law, ordinance, regulation, zoning, resolution or requirement of the Department of Building, the City Planning Commission, the Board of Standards and Appeals, or any other public authority, applicable to the demolition, construction, alteration, repair or restoration of the Building; provided, however, that such declaration or other instrument does not adversely affect the right of the Unit Owner to utilize the Unit as herein described;

(n) Violations noted or issued of record after the First Unit Closing by any governmental authority. Any violation, which Sponsor is obligated to remove, will not be an objection to closing, provided Sponsor agrees in writing with the Board of Managers to remove same of record;

(o) Any other encumbrance, covenant, easement, agreement or restriction against the Property other than a mortgage or other lien for the payment of money, which does not prevent the use of the Unit for residential purposes;

(p) Variations between record lines and fences, hedges, retaining walls and tax lots;

(q) Standard printed exceptions contained in the form of title insurance policy then issued by Fidelity National Title Insurance Company, (or such other New York Board of Title Underwriters member title insurance company insuring the Purchaser's title to the Unit).

(r) The Declaration, By-Laws and Floor Plans of The Allura Waterfront Condominium.

(s). Sponsor reserves any unused area rights as well as the water rights to the waterfront.

(t) A closing will take place only concurrently with the issuance of a temporary or permanent certificate of occupancy for the entire project or, issuance of a partial, temporary or permanent certificate of occupancy for the unit closed or the building in which the unit is located.

The declaration, by-laws and floor plans for the condominium and such other documents as required by law, will be recorded or filed prior to the first conveyance of title to a unit in accordance with the New York Condominium Act and other applicable state and local laws.

A Purchaser is required to accept title to the Property provided that a title insurance company licensed in the state of New York agrees to insure fee title in the Purchaser subject only to the provisions set out above or agrees to insure against collection out of or enforcement against the Unit and the Common Elements.

Sponsor shall convey each unit free and clear of all liens, encumbrances, and title exceptions at closing other than permitted encumbrances. The Sponsor is building the project with financing from Cathay Bank.

If existing mortgages or construction loans will not be satisfied at or prior to the closing of the first unit, each mortgagee will release its lien on the condominium unit being conveyed and its interest in the common elements. The existence of mortgages, liens and encumbrances, other than the Permitted Encumbrances, shall not be objections to title, provided that properly executed instruments, in form for recording, necessary to satisfy or release Units from such impermissible liens or encumbrances are delivered at Closing and proper adjustments made for the cost of recording or filing such instruments. Sponsor will bear the responsibility and cost of recording or filing such instruments.

If damage from a casualty or other cause (except damage resulting from the buyer's willful act or neglect) occurs before closing of a purchaser's unit, the Sponsor must repair the damage within a reasonable time; the Purchaser may rescind the Purchase Agreement and receive a refund of the down payment with interest.

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 is filed, that is owned by the Sponsor is included in the conveyance, unless specifically excluded in the Offering Plan.

UNIT CLOSING
COSTS AND ADJUSTMENTS:

1. General Costs and Adjustments:

In addition to Purchaser's own legal fees, Purchaser will pay the following closing costs, expenses and adjustments at the closing of title to Purchaser's Unit. SUCH COSTS AND CATEGORIES ARE ONLY ESTIMATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

(a) If Purchaser elects to obtain fee title insurance, Purchaser may order such insurance from a title insurance company licensed in the State Of New York. Purchaser shall pay the title insurance company the cost of fee title insurance, which will vary depending on the Purchase Price of the Unit. As of the date of this Offering Plan, fee title insurance rates as quoted by Federal Standard Abstract, are as follows: $371 for the first $35,000 of the purchase price, plus $6.16 for each additional $1,000 or fraction thereof up to $50,000 and $5.02 for each additional $1,000 or fraction thereof of the purchase price, up to $100,000; plus $4.03 for each additional $1,000 or fraction thereof of the purchase price; up to $500,000; plus $3.68 for each additional $1,000 of purchase price up to $1,000,000; plus $3.38 for each additional $1,000 of purchase price or fraction thereof up to $5,000,000.

(b) The combined recording fee of approximately $350.00 for recording the Unit Deed and Power of Attorney;

(c) Real estate taxes apportioned from midnight preceding the date of the Closing through the end of the tax payment period within which the Closing occurs, which shall be either a quarter of a year or one-half of a year, provided, however, that Sponsor shall be reimbursed at closing by Purchaser for the cost of any real estate taxes which Sponsor would not otherwise have had to pay but for an unauthorized delay in Closing by Purchaser.

(d) New York State Transfer Tax and New York City Real Property Transfer Tax computed as follows:

$$\text{Tax Liability} = \frac{\text{tax rate}}{100\% - \text{tax rate}} \times \text{Purchase Price}$$

The New York State Transfer Tax is computed at the rate of $2.00 per each $500.00 of consideration or any fraction thereof that is $100 or more and New York City Real Property Transfer Tax at the rate of 1% of the purchase price of the Unit, if the price is under $500,000 and 1.425% of the price if the price is above or equal to $500,000 plus a recording fee of $75.00 for the New York City Real Property Tax Form.

It is customary in real estate transactions, other than condominium transactions, for seller to pay these transfer taxes. In condominium transactions, either the seller or the purchaser can pay these transfer taxes. The obligation is assumed by a purchaser if such

obligation is imposed on the purchaser by the terms of the sale. Under the Offering Plan and the Purchase Agreement, Purchasers are required to pay these taxes as a closing cost.

Payment of transfer tax by the Purchaser is an additional consideration on which tax is based.

(e) Contribution to working capital fund in the amount of $1,000.00 per Unit payable to the Board of Managers.

(f) If a mortgage loan is obtained from a lending institution, Purchaser will be responsible for the following costs, if any:

(i) Legal fees of the lending institution's attorney;

(ii) Mortgagee insurance policy costs for a mortgage title insurance policy naming lending institution as the insured, if applicable. Mortgagee insurance rates as quoted by Federal Standard Abstract as of the date of this Offering Plan are as follows: thirty (30%) per cent of the amount paid for the owners title insurance provided lenders coverage is procured simultaneous with owners coverage; if not purchased together with owners coverage, then $318 for the first $35,000 of the purchase price, plus $5.13 for each additional $1,000 or fraction thereof up to $50,000 and $4.19 for each additional $1,000 or fraction thereof of the purchase price, up to $100,000; plus $3.36 for each additional $1,000 or fraction thereof of the purchase price, up to $500,000; plus $3.06 for each additional $1,000 of purchase price up to $1,000,000; plus $2.82 for each additional $1,000 of purchase price or fraction thereof up to $5,000,000;

(iii) Mortgage recording tax of 1.8% percent of the amount of the mortgage actually executed by Purchaser if that mortgage is under $500,000 and 2.8% of the amount of the mortgage if the mortgage is equal to or exceeds $500,000. Purchaser is required to pay the above specified rate of tax less $25 and the lending institution is required to pay ¼ of the tax. Purchaser will reimburse Sponsor at closing a sum equal to the entire mortgage tax credit pursuant to Section 339-ee(2) of the New York Real Property Law;

(iv) Recording fee of approximately $200.00 for recording the mortgage;

(v) Commitment fee, origination fee, Appraisal fee, application fee, credit fee, and other closing costs and expenses, if any, charged by the lending institution;

(g) Attorney's fees; and

(h) $700 fee to the Sponsor's attorney, for preparation of closing documents and attendance at closing, with an additional $150 fee if the closing occurs outside of such attorney's

office. The purchaser will be responsible additional fee only if the closing is held outside of sponsor attorney's office to accommodate the purchaser's request.

(i) mortgage tax credit equivalent to Sponsor equal to the amount that the Purchaser's mortgage tax, if any, is reduced by virtue of the credit Purchaser receives by virtue of the Sponsor's construction loan.

Purchaser will pay to the Board of Managers, in advance, the monthly Common Charges allocable to Purchaser's Unit. Common Charges assessed during the month in which title closes shall be adjusted with Sponsor as of midnight preceding the Closing, provided, however, that Sponsor shall be reimbursed by Purchaser for the cost of any Common Charges which Sponsor was obligated to pay to the Board of Managers as a result of any unauthorized delay in Closing by Purchaser. The amount of such Common Charges to be assessed against each Unit will be fixed by the Board of Managers. Common Charges to be initially assessed are expected to conform to those shown on Schedule A.

Purchaser will not pay water and sewer charges. Water and sewer charges will be adjusted between Sponsor and the Board of Managers as of midnight preceding the First Unit Closing.

If the Units have not been separately assessed for real estate tax purposes prior to the first Unit Closing, Sponsor shall determine the amount equal to the unpaid real estate taxes which will be levied against the Units for the period of six months from the first Unit Closing and shall place such amount in escrow with the Federal Standard Abstract for such six-month period or until the Units are separately assessed, whichever is shorter. The Title Company will pay the real estate taxes from this escrow account as they become due and payable. Sponsor is entitled to reimbursement from Unit Owners (i) on the basis of Common Interest attributable to their respective interests if no separate Unit apportionment has occurred or (ii) on the basis of actual apportionment if tax lots have been apportioned. When the Units are separately assessed, any balance, with interest, in the escrow account will be returned to the Board. At Unit closings each Purchaser shall adjust real estate taxes with Sponsor from midnight preceding the date of the Unit closing through the end of the tax payment period within which the closing date occurs. If no separate Unit apportionment has yet occurred, such adjustment shall be on the basis of the percentage of Common Interest attributable to such Unit. When the tax lots are apportioned, if a subsequent adjustment needs to be made to correct any discrepancy between adjustment on the basis of the percentage of Common Interest and adjustment on the basis of actual apportionment, it shall be made at that time.

The amount of the real estate taxes will be included in each post-closing amendment to the Plan.

The following is a numerical example of the closing costs for a typical unit. Assuming that the purchaser pays $808,638 for Unit N105 and obtains a $646,910 mortgage from a lender, he or she would pay the following:

Buyer's Title Insurance	$ 3,185.00
Lender's Title Insurance	779.00
Recording Deed & Power of Attorney	350.00
City Transfer Tax	11,523.00
State Transfer Tax	3,236.00
RPT Filing Fee	75.00
Working Capital Contribution	1,000.00
Legal fee to Lender's Attorney	850.00
Mortgage Tax	12,422.83
Origination fee	1,000.00
Credit Report Fee	50.00
Appraisal Fee	250.00
Application Fee	250.00
Fee to Sponsor's Attorney	850.00
Fee to Buyer's Attorney	800.00
Recording Mortgage	+ 200.00
Total	$36,820.83

RIGHTS & OBLIGATION OF SPONSOR

It is the sponsor's obligation to defend any suits or proceedings arising out of sponsor's acts or omissions and to indemnify the board of managers and the unit owners.

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.

Sponsor may not Disclaim or limit Sponsor's liability or that of its principals for failure to perform any obligation imposed by applicable statute or regulation.

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. The means by which it will fund its financial obligations to the condominium are from the sale of units and the personal funds of the Sponsor and its principals.

No bond or other security has been posted to secure sponsor's obligations. See section titled "Special Risks".

The sponsor is obligated to completely repair any damage from a casualty or other cause that occurs before the closing of a purchaser's unit, even if that damage occurs while the purchaser is in possession pursuant to an interim lease prior to closing. If such damage is not repaired the Purchaser may rescind the Purchase agreement and receive a refund of the down payment.

The sponsor shall procure fire and casualty insurance pursuant to an agreed amount replacement value policy or in an amount sufficient to avoid co-insurance, as reflected in Schedule B.

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

The Sponsor is using construction financing through the Cathay Bank. There is a minimum release price equal to 90% of appraised value or sales price, whichever is greater. There are no restrictions on renting. There is no minimum number or percentage of units which must be under contract before the plan can be declared effective. There are no limits or requirements imposed by The Cathay Bank for Sponsor to rent rather than sell under specified market conditions.

The sponsor must build and complete the condominium in accordance with the building plans and specifications identified in the plan. The sponsor has the right to substitute equipment or materials and make modifications of layout or design, provided however, that sponsor may not: (i) substitute equipment or materials of lesser quality or design; or (ii) 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.

Prior to closing the first unit, Sponsor must obtain a permanent certificate of occupancy for the property or, alternatively, obtain a temporary or partial certificate of occupancy for the unit or the building in which the unit to be closed is located. The Sponsor and its principals must obtain a permanent certificate of occupancy for the property within two years after closing the first unit. Sponsor must obtain the permanent certificate of occupancy before the partial or temporary certificate of occupancy expires, unless extended.

Purchasers are advised that in New York City, newly constructed and newly renovated buildings are sometimes offered as condominium projects without a final certificate of occupancy ("FCO") covering the entire building but with only a temporary certificate of occupancy ("TCO") and sometimes with several successive temporary certificates of occupancy. Certificates of Occupancy are generally governed by Section 301 of the New York Multiple Dwelling Law and local building codes and rules. Both FCOs and TCOs are issued by the New York City Department of Buildings ("DOB"). A TCO is intended to indicate that the property conforms substantially to the DOB approved plans and specifications, and to the requirements of all applicable laws, rules, and regulations for the uses and occupancies specified in the TCO. No change of use or occupancy shall be made unless a new certificate of occupancy is issued. All 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 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 an FCO. Sponsor anticipates this scenario may occur. Sponsor and its principals will undertake the responsibility for extended each TCO received prior to the expiration thereof and ultimately for obtaining a FCO covering the entire building within two years of the issuance of the first TCO. However, Sponsor and its principals make no representation or guarantee that DOB will issue the FCO within such two year period. Notwithstanding the foregoing, SPONSOR AND ITS PRINCIPALS ARE OBLIGATED TO PROCURE THE FCO FOR THE ENTIRE BUILDING, AND SHALL EXERCISE BEST EFFORTS TO OBTAIN THE FCO WITHIN SUCH TWO YEAR PERIOD WHILE KEEPING THE TCO CURRENT. Unit owners and the Board of Managers shall be obligated to cooperate with and refrain from obstructing sponsor in these undertakings.

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 Factsheet on Certificates of Occupancy is

available on the DOB website at:http://www.nyc.gov/html/dob/downloads/pdf/co__ factsheet.pdf.

If the first closing takes place prior to the issuance of a permanent certificate of occupancy for the property;

> Sponsor is required to 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 qualified 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, architect or other qualified expert may be released from the special escrow account. Alternatively, sponsor must deposit with an escrow agent an unconditional, irrevocable letter of credit, post a surety bond in the amount so certified, or provide other collateral acceptable to the Office of the Attorney General. Sponsor is required to maintain all deposits and funds in the special escrow account required by GBL Section 352-e(2-b) unless the sponsor's engineer or architect certifies that a lesser amount will be reasonably necessary to complete all alterations and improvements to the public portions and common areas of the building. In such case the sum exceeding the amount so certified by the sponsor's engineer or architect may be released from the special escrow account. The amount retained in escrow pending the delivery of a permanent certificate of occupancy and the architect's certification certifying such amounts will be included in each post-closing amendment to the Plan until the permanent certificate of occupancy is obtained.

The sponsor agrees to warrant the materials or workmanship of each unit (and limited common elements) or common elements. The Housing Merchant Implied Warranty Law (GBL Article 36-B) does not apply to this offering. However, the Sponsor agrees to extend to unit purchasers the same warranties as would exist pursuant to the Housing Merchant Implied Warranty as if it did apply. A copy of the Housing Merchant Implied Warranty Law is included in Part II of the Plan. The Sponsor's obligation, 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.

At or prior to the closing of the unit, sponsor must assign any manufacturer's warranties with respect to equipment and appliances installed in the unit to the unit owner and assign any warranties with respect to equipment and appliances installed in the common elements to the board of managers.

The sponsor agrees to pay for the authorized and proper work involved in the construction and establishment and sale of the condominium and sponsor is obligated to complete under the plan and will cause all mechanics liens with respect to such construction to be promptly discharged or bonded.

The sponsor agrees to deliver a set of "as-built" plans to the board of managers.

No bond or other security other than those required by this Part has been furnished to secure sponsor's obligations including sponsor's obligations to complete construction of the condominium. See section titled "Special Risks". The use of any alternate security will be previously disclosed in an amendment to the Plan.

Sponsor has a right of access to complete construction of the condominium or repair damage to the condominium at reasonable times and upon prior reasonable notice to affected unit owners. If Sponsor causes any damage to a unit while performing construction, Sponsor must fully repair that damage. Sponsor's access may interfere with the unit owner's use. Any access shall occur between the hours of 9:00 a.m. to 5:00 p.m., Monday to Friday, and the unit owner must receive at least 72 hours prior written notice.

The Sponsor intends to sell all units. The Sponsor will endeavor in good faith to sell all units offered to sell in a reasonably timely manner. **THE SPONSOR RESERVES THE UNCONDITIONAL RIGHT TO RENT RATHER THAN SELL UNITS. 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.**

Sponsor will use its best efforts to obtain real estate tax exemption and abatement benefits pursuant to Section 421-a of the New York Real Property Tax Law. Sponsor, at its sole cost and expense, will file an application for, and make all additional necessary filings to obtain, such benefits. All documentation supplied or caused to be supplied by Sponsor is true and complete. Purchaser shall be obligated to execute any document or instrument required in connection with obtaining such tax abatement and exemption benefits.

Disclosures Regarding Tax Exemption Benefits:

(a) Sponsor has applied for benefits pursuant to Section 421-a of the Real Property Tax Law and has received a Preliminary Certificate of Eligibility on December 23, 2015.

(b) The building was not located within the statute's geographic exclusion area at the time of application and there was no need to construct "affordable units".

(c) There is no need for restrictive declaration.

(d) The building meets and complies with the prevailing wage requirement because it contains more than fifty residential units.

(e) Sponsor intends that the building shall be exempted from the statutory obligation to register the units as rent-stabilized by reason of its condominium status.

(f) If, prior to consummation, sponsor rents any residential unit (or portion thereof) to any person other than an interim lessee, sponsor is obligated to abandon the offering plan in accordance with the provisions of 13 N.Y.C.R.R. 20.1(1) (2) and 20.5(g). If, prior to consummation, the sponsor rents any residential unit (or portion thereof) to any person other than an interim lessee, the sponsor is obligated to abandon the offering plan in accordance with the provisions of 13 N.Y.C.R.R. §§ 20.1(l) (2) and 20.5(g). In addition, the sponsor must inform HPD of intent to operate as a rental building; and all units will be subject to rent stabilization.

(g) Sponsor has fifteen months from the date of issuance of a final certificate of eligibility from the New York City Department of Housing Preservation and Development ("HPD") to declare its offering plan effective. Thereafter, sponsor is obligated to register units in the building as rent-stabilized as they become occupied.

Sponsor will use its best efforts to obtain the tax benefits, whether purchasers are required to reimburse sponsor for costs associated with the tax benefit application and whether purchasers will be entitled to rescission if the benefits are not obtained.

Purchasers are not required to reimburse sponsor for costs associated with 421-a tax benefits.

It is anticipated that the 421-a tax benefits will be available for the first year of operation.

Sponsor shall keep copies of the Offering Plan exhibits and documents referred to in the Offering Plan on file at Sponsor's offices for six (6) years from the date the Declaration is recorded.

In accordance with Section 339-p of the New York Real Property Law, a registered architect or licensed professional engineer shall certify within reasonable tolerances that the Floor Plans filed with the recording of the Declaration are a substantially accurate copy of portions of the plans of the Buildings as filed with and approved by the municipal or other governmental subdivision having jurisdiction over the issuance of permits for the construction of the Buildings.

Any conflict between disclaimers in this section and the Sponsor's obligation to construct the premises in accordance with all applicable codes, filed plans and specifications shall be resolved in favor of the latter.

Sponsor has the right to make bulk sales of Units and to sell any Unit to a Purchaser who does not intend to occupy same, but intends to lease such Unit to others.

CONTROL BY SPONSOR:

Sponsor and Sponsor-designees shall not control the Board of Managers upon the earlier of (i) two (2) years from the date of the First Unit Closing, or (ii) whenever the unsold units constitute less than fifty (50%) percent of the Common Interest. (See Special Risks Section and By-Laws.)

Until the first annual meeting of the Condominium, the Board of Managers shall consist of three persons designated by Sponsor. Accordingly, until such first annual meeting, Sponsor will have voting control of the Board of Managers and will thus control maintenance, facilities and services to be provided, as well as determine the Common Charges to be paid by the Unit Owners.

At the first annual meeting of the Condominium, all Unit Owners, including Sponsor and Sponsor-designees, shall elect a new Board of Managers. Sponsor may have voting control of the Board of Managers if Sponsor and Sponsor-designees as Unit Owners of Unsold Units are able to cast sufficient votes to establish such control. Notwithstanding the foregoing Sponsor and Sponsor-designees shall not control the Board of Managers upon the earlier of (i) two (2) years from the date of the First Unit Closing, or (ii) whenever the unsold units constitute less than fifty (50%) percent of the Common Interest. A meeting shall be held to elect a new board unrelated to the Sponsor within 30 days after expiration of the control period. After two year period or the period when more than 50% of the units are sold, a majority of the board of managers must be unit owners who are unrelated to the Sponsor or its principals but need not be owner occupants. (See Special Risks Section and By-Laws.)

In addition to the right of Sponsor and Sponsor-designees to vote the Common Interests attributable to Units owned by them, Sponsor and Sponsor-designees shall, so long as the Common Interests attributable to such Units shall constitute, in the aggregate, fifteen percent (15%) or more of the Common Interests of all Units, have the right to designate one member of the Board of Managers unless such right is waived in writing.

Sponsor may exercise veto power over expenses for a period ending not more than five (5) years after the closing of the first unit or whenever the unsold units constitute less than twenty-five per cent (25%) of the common interest, whichever is sooner, except that Sponsor may not veto any expenses described in Schedule "B" and provided further however, that Sponsor may not veto any expense if such expense that is necessary to enable the Board of Managers to comply with laws, rules or regulations of any governmental authority having jurisdiction over the Condominium to remedy any notice of violation, or to remedy any work order by an insurer.

BOARD OF MANAGERS

Principal provisions of the By-Laws are summarized below. Purchasers should refer to the full By-Laws, a copy of which is set forth in Part II of this Offering Plan.

1. Condominium Board of Managers:

The affairs of the Condominium shall be governed by the Board of Managers consisting of three members, which shall consist initially of three members designated by Sponsor. After the end of an initial sponsor control period, the majority of the Board must be owner who are unrelated to sponsor and its principals but need not be owner occupants. The first annual meeting of the Unit Owners shall be held approximately one year after the First Unit Closing, at which meeting the incumbent three member Board of Managers shall resign and a successor five-member Board of Managers shall be elected by the Unit Owners and designated by Sponsor or its designees, as provided Section 4.1 of the By-Laws. Thereafter, annual meetings of the Unit Owners shall be held on or about the last Tuesday in June of each year, unless such data shall occur on a legal holiday, in which event the meeting will be held on or about the succeeding business day. At each such subsequent meeting, the Unit Owners shall elect or the Sponsor or its designee shall designate, as the case may be, successors to the members of the Board of Managers. (See the subsection below entitled Meetings and Votes of Unit Owners for further discussion).

Members of the Board of Managers shall be either (i) individual Unit Owners; (ii) individual Permitted Mortgagees; (iii) officers, directors, shareholders, partners, principals, employees, or beneficiaries of corporations, partnerships, fiduciaries, or any other entities that are Unit Owners or Permitted Mortgagees; or (iv) adult Family Members of any of the foregoing. However, the member designated by Sponsor and Sponsor-designees need not be a Unit Owner or interested party in a Unit Owner, as specified in the first sentence of this paragraph. Other than members designated by Sponsor and Sponsor-designees, no member shall continue to serve on the Board of Managers after he or she ceases to be a Unit Owner or an interested party in a Unit Owner, as specified in the first sentence of this paragraph.

Members of the Board of Managers are subject to removal, without cause, by vote of Unit Owners owning a majority of the Common Interest attending a meeting at which a quorum is present. Members of the Board designated by the Sponsor and Sponsor-designees may be removed by Unit Owners for cause. However, members designated by Sponsor and Sponsor-designees may be removed, without cause, only by Sponsor and Sponsor-designees, who alone will have the right to designate a replacement.

The number of members of the Board of Managers may not be increased without the consent of Sponsor and Sponsor-designees as owners of Unsold Units for so long as there remain two unsold Units.

All members of the Board of Managers shall serve without compensation.

Until Sponsor and Sponsor-designees no longer own Units with a sufficient percentage of the Common Interest attributable to such Units to elect two members of the Board of Managers, Sponsor will, through its control of the Board of Managers (by electing two members and designating one), have control of the maintenance and operation of the Condominium, including the Common Expenses described in Schedule B, capital repairs, and expenses required to comply with applicable laws or regulations. Notwithstanding the foregoing Sponsor and Sponsor-designees shall not control the Board of Managers upon the earlier of (i) two (2) years from the date of the First Unit Closing, or (ii) whenever units are sold that in the aggregate include fifty (50%) percent or more of the common Interest. A meeting shall be held to elect a new board unrelated to the Sponsor within 30 days after expiration of the control period.

Sponsor may exercise veto power over expenses (other than those described below) for a period ending not more than five years after the closing of the first unit or whenever the unsold units constitute less than 25 percent of the common interest, whichever is sooner. However, this veto power shall not be used to veto expenses described in schedule B, or over expenses required: (i) to comply with applicable laws or regulations; (ii) to remedy any notice of violation; or (iii) to remedy any work order by an insurer.

2. Powers and Duties of the Board of Managers:

The Board of Managers 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 Sponsor's right to veto certain actions of the Board of Managers), including, without limitation, the following: (a) operation, care upkeep and maintenance of the Common Elements; (b) determination of the Common Charges required for the affairs of the Condominium, including, without limitation, the operation and maintenance of the Property; (c) collection of the Common Charges from the Unit Owners, including charges for gas and water used or consumed in the Unit, (d) employment and dismissal of the personnel necessary for the maintenance and operation of the Common Elements; (e) adoption and amendment of the Rules and Regulations covering the details of the operation and use of the Property (subject to the right of the Unit Owners to overrule the Board of Managers as provided in the By-Laws); (f) maintaining bank accounts on behalf of the Condominium and designating the signatories required therefore; (g) purchasing, leasing, or otherwise acquiring in the name of the Board of Managers or its designees, on behalf of all Unit Owners, Units offered for sale or lease or surrendered by their owners to the Board of Managers; (h) purchasing Units at foreclosure or other judicial sales, in the name of the Board of Managers or its designee, on behalf of all Unit Owners; (i) selling, leasing, mortgaging, or otherwise dealing with (but not voting the votes appurtenant to) Units acquired by, and subleasing Units leased by, the Board of Managers or its designees on behalf of all Unit Owners; (j) obtaining and renewing insurance for the Property, including the Units; (k) making repairs, additions and improvements to, or alterations of, the Property and repairing and restoring the Property after damage or destruction by fire or other casualty, or an a result of condemnation or eminent domain proceedings; (1) enforcing obligations of the Unit Owners; (m) levying fines against the Unit Owners, excluding Sponsor and any Sponsor-designee and any partner of any entity affiliated directly or

indirectly with Sponsor (so long as such Persons own one or more Units), for violations of the Rules and Regulations (no fine may exceed $25.00 for any one violation, but, for each day a violation continues after notice, it shall be considered a separate violation); (n) borrowing money on behalf of the Condominium when required in connection with the operation, care, upkeep, and maintenance of the Common Elements (provided, however, that (i) the consent of at least 66-2/3% of all Unit Owners, both in number and in Common Interests, shall be required for the borrowing of any sum in excess of $125,000 and (ii) no lien to secure repayment of any sum borrowed may be created on any Unit or its Appurtenant Interests without the consent of the Unit Owner); and (o) adjusting and settling insurance claims and executing and delivering releases in connection therewith.

The Board of Managers shall be responsible for maintaining and repairing the Common Elements as set forth in the Declaration and in the By-Laws, regardless of whether a Unit is vacant or occupied by the owner thereof or by a permitted lessee or other occupant.

Until the first meeting of the Unit Owners, the Board of Managers shall consist of the following three persons, who shall hold the offices listed next to their names:

Choy Ling Lam	President
Thomas E. Berinato	Secretary
Ben Lam	Treasurer

Mrs. Lam is the principal of the Sponsor. Mr. Berinato is the attorney for the Sponsor. Mr. Lam is the son or Mrs. Lam and the engineer.

Unit owners' voting rights are computed in accordance with the percentage of common interest of their unit(s). This means that the owner of a unit with greater percentage of common elements has a greater say in the affairs of the condominium than a unit owner whose percentage is smaller.

In Order to amend the condominium's by-laws and to change the declaration of condominium after it has been filed 66 2/3% votes of unit owners must approve the amendment of change.

3. Officers of the Condominium:

The officers of the Condominium shall consist of the President, the Vice President, the Secretary and the Treasurer, all of whom shall be elected by the Board of Managers at its annual meeting. The Board of Managers may also appoint additional officers. All officers shall serve without compensation from the Condominium. None of the officers need be Unit Owners until the five member Board of Managers is elected at the first meeting of the Unit Owners. Thereafter, both the President and the Vice President must be either (i) individual Unit Owners; (ii) individual Permitted Mortgagees; (iii) officers, directors, shareholders, partners, principals, employees, or beneficiaries of corporations, partnerships, fiduciaries, or any other entities that are Unit Owners or Permitted Mortgagees; or (iv) adult Family Members of any of the foregoing. However, the member

designated by Sponsor and Sponsor-designees need not be a Unit Owner or interested party in a Unit Owner. Any officer may be removed, without cause, by vote of a majority of the Board of Managers at a meeting called for such purpose.

The President shall be the chief executive officer of the Condominium and preside over meetings of the Unit Owners and Board of Managers. The Vice President shall take the place of the President when necessary and perform such other duties as may be imposed on him or her by the Board of Managers or the President. The Secretary shall keep minutes of all meetings of the Unit Owners and the Board of Managers and shall have charge of the books and papers of the Condominium. The Treasurer shall have the care and custody of the funds and securities of the Condominium and shall be responsible for keeping financial records and books of account. All agreements, contracts, deeds, leases, checks and other instruments of the Board of Managers shall be signed by any two officers or by such less number of officers or by such other person or persons as may be designated from time to time by the Board of Managers.

4. 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 all Unit Owners, both in number and in common Interests. However, the Declaration, the By-Laws and the Rules and Regulations may not be amended or modified so as to be effective in any respect against Sponsor or any Sponsor-designee, or any Affiliate, and Unsold Unit or any mortgage, pledge, lien or security agreement covering such Units without the prior written consent of Sponsor, Sponsor-designees any partner of any entity affiliated directly or indirectly with Sponsor. In addition, the provisions of the Declaration and By-Laws relating to (i) the use of Units or each Unit's Common Interest may not be amended without the prior written consent of every Unit Owner affected by such amendment or (ii) the rights, benefits and exemptions of the Unsold Units may not be amended without the prior written consent of Sponsor.

5. Special Meetings.

By-Laws Section 4.2 provides a procedure for Special Meetings of Unit Owners. The President of the Condominium shall call a special meeting of the Unit Owners whenever so directed by a duly adopted resolution of the Board of Managers or upon receipt by the Secretary of a petition calling for such a meeting signed by Unit Owners having, in the aggregate, not less than fifty (50%) percent of the Common Interests of all Unit Owners. 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.

6. Indemnification & Liability of Managers.

By Laws Section 2.20 deals with Liability of Managers. Said Section provides that the 3 members of the Board of Managers shall have no liability to the Unit Owners for errors of

judgment, negligence, or otherwise, except that each member of the Board of Managers shall be liable thereto for his or her own bad faith or willful misconduct. In connection therewith, any member of the Board of Managers designated as such by Sponsor and Sponsor-designees shall not be deemed either to be in bad faith or to have committed willful misconduct by reason of any self-dealing in connection with any contract made, or other transaction entered into, between the Board of Managers and Sponsor or its agents, provided that any compensation paid, or to be paid, to Sponsor or its agents in connection with any such contract or transaction is disclosed in the Plan or an amendment thereto or in at competitive rates for comparable goods sold or services rendered in Queens County. Every contract and other document executed, by or on behalf of the Board of Managers, 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 of the By-Laws, respectively) that the same is made or executed by or on behalf of the Board of Managers, such committee, or the Managing Agent solely as agent for the Unit Owners and that the members of the Board of Managers 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 of the By-Laws .Neither the Board of Managers nor any member thereof shall be liable for:

(i) any failure or interruption of any services to be obtained by, or on behalf of, the Board of Managers or to be paid for as a Common Element; or

(ii) any injury, loss, or death 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.

The Unit Owners shall severally indemnify and hold each of the Board of Managers 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 Board of Managers, 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. The liability of each Unit Owner on account of such indemnification will be limited to the extent specified in Section 4.12 of the By-Laws.

RIGHTS AND OBLIGATIONS OF UNIT OWNERS AND THE BOARD OF MANAGERS:

1. Sale or Lease of Units:

Each Unit Owner may sell or lease his or her Unit to either a Family Member or an Affiliate, without presenting to the Board of Managers an opportunity to purchase or lease such Unit except that if such sale or lease is to a non-Family Member or non-Affiliate, then such Unit owner must first give the Board of Managers, acting on behalf of all other Unit Owners, an opportunity to purchase or lease such Unit at the same price or rental and on the same terms as were offered by the proposed Purchaser or lessee as more specifically provided for in the By-laws of the Condominium. The Board will notify the Unit Owner of its intention to exercise its right of first refusal with respect to the sale and/or leasing of a Unit within 15 business days of receipt of a notice from the Unit Owner of the intended sale or lease. The Board of Managers must thereafter exercise such right of first refusal within an additional 30 days. The Board may obtain mortgage financing or use Common Charges for the acquisition and maintenance of a Unit by the Board of Managers on behalf of all Unit Owners. If common charges or mortgage financing were used in the exercise of a right of first refusal, the exercise thereof could result in a substantial increase in common charges to cover the cost of acquiring the unit. The Unit so owned or leased shall be used only for residential purposes. A Unit purchased or leased by the Board of Managers may be sold or leased in any name that the Board deems in the best interest of the Condominium. The proceeds of the disposition of any such Unit sold shall be the property of the Condominium and shall be deposited into the reserve fund and used solely for Capital improvements. The Board of Managers may not discriminate against any person based on race, creed, color, national origin, sex, age, disability or other grounds prohibited by Law. The Board of Managers shall have the right to require a Unit Owner to pay a fee to the Board of Managers and/or the Managing Agent to cover reasonable legal and other expenses of the Board of Managers and the Managing Agent in connection with the sale or lease of a Unit. Any lease for a Unit shall be substantially in the form prepared by the Real Estate Board of New York, Inc., for apartment leases except as otherwise provided in the By-laws and except for such changes thereto as are recommended by counsel to the Board of Managers.

Notwithstanding any provision to the contrary in this Offering Plan, Sponsor, any Sponsor-designee, any partner of any entity affiliated directly or indirectly with Sponsor, or any mortgages acquiring title to a Unit in a foreclosure shall have the right to sell or lease any Unit owned by them without any requirement that (i) the same be offered to the Board of Managers prior to such sale or lease or (ii) a charge or fee be paid to the Board of Managers or any other entity or person.

Sponsor, Sponsor-designees and partners of any entity affiliated directly or indirectly with Sponsor hereby reserve the right to lease a Unit to the Purchaser of said Unit prior to the conveyance of title. In addition, Sponsor, Sponsor-designees and partners of any entity affiliated directly or indirectly with Sponsor reserve the right to lease Units to non-purchasers without limitation as to the rental to be charged therefore except such rents shall not be in violation of any applicable law. No amount paid as either rent or security under

the lease will be credited towards the purchase price. If in fact, prior to the sale of a Unit, such Unit is leased to any person or entity that does not purchase, the initial Purchaser thereof will purchase a Unit that has been previously occupied. In all such cases, at closing such Units will be delivered free and clear of any tenancy or occupancy unless Purchaser expressly approves such tenancy. Notwithstanding the foregoing, if, prior to the sale of a Unit, Sponsor, any Sponsor-designee or any partner of any entity affiliated directly or indirectly with Sponsor leases such Unit to any person or entity claiming by, through or under the Purchaser of such Unit, than such Purchaser shall be obligated to purchase such Unit subject to such lease, or the occupancy, of such Unit.

No lease shall be entered into by Sponsor, any Sponsor-designee or any partner of any entity affiliated directly or indirectly with Sponsor having a commencement date, which is prior to the issuance of a certificate of occupancy, which permits lawful use of the leased Unit.

Every sale or lease of a Unit must include a similar sale or lease of such Unit's undivided interest in the Common Elements.

A Unit Owner may, without restriction, make a gift of his or her Unit to anyone during his or her lifetime, devise such Unit by will or pass same by intestacy.

2. Mortgage of Units:

Each Unit Owner is free to mortgage his or her Unit subject to the restrictions contained in the By-laws. Prior to or simultaneously with the closing of any mortgage transaction, the Unit Owner must satisfy all arrearages for any unpaid Common Charges and Special Assessments owed by such Unit owner and discharge any liens therefore.

3. Common Charges and Assessments:

Each Unit Owner shall have an obligation to pay Common Charges and Special Assessments when due. Except as set forth in the Notes to Schedule B and as otherwise provided in the By-Laws, Common Charges for each Unit shall be determined by multiplying that Unit's percentage of Common Interest by the total annual net expenses incurred or anticipated to be incurred for those items listed in Schedule B herein, together with the expense of any special repairs, major capital improvements or other expenses deemed by the Board of Managers to be a part of the Common Expenses and to be paid as Common Charges, all in accordance with the By-Laws of the Condominium. Common Charges will be established by the Board of Managers on an annual basis, at least, and be paid in equal monthly installments, due and payable on the first day of each mouth. The Board of Managers, in accordance with the By-Laws, imposes Special Assessments as it deems necessary, to meet unanticipated or extraordinary expenses, including, but not limited to, expenses incurred for major capital improvements. The Special Assessments to be paid by each Unit Owner shall also be determined in accordance with the Unit Owner's percentage of Common Interest, as determined by the Board of Managers. Notwithstanding, the foregoing, however the Board of Managers shall not reduce the Common Charges

payable during any year occurring within a period when Sponsor or Sponsor-designees own Units having more than 50% of the Common Interest of all Units solely an a result of either reducing the number of employees of the Condominium below the numbered employees for the Condominium on the date of recording the Declaration or reducing or eliminating any service or reducing the insurance coverage below that provided for the Buildings on such date, except with the concurrence of a majority of the members of the Board of Managers elected by Unit Owners other than Sponsor or Sponsor-designees.

Under the provisions of Section 339-z of the New York Real Property Law, the Board of Managers, on behalf of the Unit Owners, will have a lien on each Unit for unpaid Common Charges assessed by the Board of Managers. Such lien will be subordinate only to liens for real estate taxes on the Unit and to any sums unpaid on a first mortgage of record thereon. Any lien for unpaid Common Charges against a Unit shall be effective from and after the filing of notice thereof at the Register's Office, Queens County and until all sums secured thereby with the interest thereon shall have been fully paid or until six years from the date of filing (unless foreclosure of such lien is started within such six-year period), whichever may be earlier. Such lien may be foreclosed by a suit brought in the name of the Board of Managers acting on behalf of the Unit Owners in like manner as the foreclosure of a mortgage on real property, or an action may be brought by the Board of Managers to recover the unpaid Common Charges without foreclosing the lien.

Upon the failure of a Unit Owner to pay Common Charges for the Unit within fifteen (15) days of the same becoming due and payable, the Board of Managers shall have the right to place a lien against such Unit Owner's Unit for the unpaid Common Charges, as set forth above. Failure of the Board of Managers to place such a lien shall not constitute a waiver of the right to do so at a later date or with respect to a subsequent failure to pay within the designated time. The failure to make prompt payment of Common Charges or Special Assessments when due shall subject the Unit Owner to a late charge as described in the By-Law. Notwithstanding the foregoing, the Sponsor, any Sponsor-designee and any partner of any entity affiliated directly or indirectly with Sponsor shall not be subject to the late charge. The Sponsor will cause the Board of Managers to file a lien as provided for in Section 339-aa of the Real Property Law on Units in which Sponsor is more than 30 days in arrears of Common Charges while it is in control of the Board of Managers.

No Unit Owner shall be liable for the payment of any part of the Common Charges assessed against his or her Unit subsequent to a sale, transfer, or other conveyance made by him or her of his or her Unit, with appurtenant Common Elements, in accordance with the Declaration and By-Laws.

All Unit owners shall be required to comply with the Declaration, By-Laws, Rules and Regulations of the Condominium and with any other requirements duly imposed by the Board of Managers pursuant to the authority granted to them. The Board of Managers shall have the power to impose appropriate sanctions where a Unit Owner is in default. Such sanctions include, without limitation, placing a lien against the Unit Owner's Unit, instituting foreclosure proceedings and filing suit against a Unit Owner.

4. Repairs:

Except as otherwise provided in the Declaration or By-Law, all painting, decorating, maintenance, repairs and replacements, whether structural or non-structural, ordinary or extraordinary in or to any Unit and all portions of both, 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 and their frames and saddles (except painting the exterior side of a Unit entrance doors and door bucks), all interior staircases exposed plumbing, gas and heating fixtures and equipment. Lighting and electrical fixtures (but excluding any Common Elements contained therein) shall be performed by the owner of such Unit at such Unit Owners cost and expense.

All painting, decorating, maintenance, repairs and replacements, whether structural or non-structural, ordinary or extraordinary, to the Common Elements, as defined in the Declaration, and the painting of the exterior side of Unit entrance doors and door backs shall be made by the Board of Managers and be charged to all the Unit Owners as a Common Expense, excepting to the extent that the same are necessitated by the negligence, misuse or neglect of a Unit Owner, in which case such expense shall be charged to such Unit Owner. All painting, decorating, maintenance, repair and replacements in or to the Limited Common Elements, as defined in the Declaration, will be performed by (a) the Board of Managers if it involves structural or extraordinary maintenance, repairs or replacements (including, without limitation, repairs that are not caused by the acts or omissions of the Unit Owner having direct and exclusive access thereto), or (b) subject to the restrictions set forth in the By-Laws and the Rules and Regulations by the Unit Owner having direct and exclusive access thereto, at such Unit Owner's sole cost and expense, if it involves nonstructural, ordinary maintenance, repairs or replacements or it is as a result of the Unit Owner's acts or omissions.

Each Unit Owner shall have an easement in common with the other Unit owners to use, maintain, repair, alter and replace all pipes, ducts, cables, wires, conduits, public utility lines and other Common Elements located in other Units and serving his or her Unit. In addition, each Unit Owner shall have an easement for the continuance of any encroachment by the Unit on any adjoining Unit or on any Common Element, now existing or which may come into existence hereafter as a result of the settling or shifting of Buildings or as a result of repair or restoration of Buildings or a Unit after damage by fire or other casualty, or as a result of condemnation or eminent domain proceedings, or by reason of any alteration made by or with the consent of the Board of Managers or the Sponsor to the Common Elements so that any such encroachment may remain undisturbed so long as Buildings stand. As more fully set forth in the By-laws and the Rules and Regulations, the Sponsor, the Board of Managers and the Managing Agent, and all designees thereof, shall have a right of access to each Unit to inspect and make repairs to the Unit to prevent damage to the Common Elements or any other Unit.

5. Additions, Alterations and Improvements:

A non-structural alteration to a Unit or its appurtenant Limited Common Element that does not adversely affect the structure of the Buildings or the value of other Units or the Common Elements, that cannot be sighted from the Common Elements or another Unit or from a public street, and that complies with all laws, may be made by any unit owner without consent of the Board of Managers. No Unit Owner (other than Sponsor or Sponsor-designees) may make a structural alteration in a Unit without the prior written approval of the Board of Managers. Upon such approval, the Unit Owner in question shall agree that (i) such structural alteration shall be at the Unit Owner's sole cost and expense, (ii) all work shall be done in accordance with all governmental or quasi-governmental laws, rules, regulations, codes and ordinances, (iii) all work shall be done by reputable contractors with adequate to liability, property damage and workmen's compensation insurance (certificates for which shall be delivered to the Board of Managers prior to the commencement of construction), (iv) the Unit Owner shall procure and maintain during the course of such work such other insurance as the Board of Managers may reasonably prescribe, and (v) any additions shall be maintained in their entirety by said Unit Owner who shall also be responsible for any repairs, including structural repairs, to such additions, and to the Unit and any Common Elements where such repairs become necessary due to additional stresses caused by the structural alteration or due to improper design or construction of the structural alteration. Such Unit Owner shall further agree to indemnify and held harmless the Board of Managers and its officers, the Managing Agent, Sponsor, and all other Unit Owners from and against any liability cost and cost arising from such work. Such approval shall further provide that the Unit Owner shall reimburse the Board of Managers for any out-of-pocket expenses incurred by the Board of Managers in connection with the granting of such approval and in connection with any services provided to such alteration. Such expenses may include, without limitation, any fees of an attorney and/or fees of an architect consulted by the Board of Managers in connection with the request by a Unit Owner for approval of a structural alteration.

Sponsor, the Board of Managers and/or the Managing Agent shall have a permanent right of access to any Unit for the purpose of inspecting or making any repairs or replacements to any of the Common Elements contained in such Unit or elsewhere in the Buildings, remedying any condition which would result in damage to any other Unit or to the Common Elements, or which would violate the provisions of any mortgage encumbering another Unit, or for the purpose of complying with any laws, orders, rules or regulations of any governmental body having jurisdiction thereof, or to cure any defaults by a Unit Owner or for any other purposes permitted by the By-Laws.

Balconies and any other Limited Common Elements shall be maintained and repaired and shall be kept free and clear of snow, ice and any other accumulations, by the Unit Owner at Unit Owner's own cost and expense.

6. Insurance:

The insurance policies obtained by the Board of Managers shall provide that Sponsor, each Unit Owner, each Permitted Mortgage of a Unit and Managing Agent shall be named insured, as their interests may appear. These policies shall provide All Risk Building

Insurance, Comprehensive General Liability and Board of Managers and Officers Liability. The specific amounts of coverage are noted in the section titled "*Notes to Schedule B.*"

The insurance does not include any coverage for (i) losses due to fire, theft or other casualty to the personal property of a Unit Owner contained within the Unit or a Limited Common Element, (ii) the cost of living elsewhere if a Unit is greatly damaged, or (iii) liability coverage for a Unit Owner for occurrences within a Unit or a Limited Common Element. The insurance does include coverage for losses due to fire or other casualty to the walls, ceilings and floors in the Units (other than those walls, ceilings and floors erected by a Unit Owner other than Sponsor), as finished by Sponsor in accordance with the section titled "*Description of Property and Specifications*" and all kitchen and bathroom fixtures and appliances installed therein by Sponsor an described in said section, but the insurance will only pay to restore, the walls, ceilings and floors as finished by the Sponsor under the Offering Plan and will not pay for any improvements, alterations or decorations thereto made by the Unit Owner or for any kitchen or bathroom fixtures and appliances installed by the Unit Owner. UNIT OWNERS SHOULD CONSULT THEIR INSURANCE AGENT AS TO THE AVAILABILITY OF INSURANCE TO COVER ALL OF THE AFOREMENTIONED AND ANY ADDITIONAL COVERAGE, WHICH MIGHT BE RECOMMENDED.

In the event that any portion of the Property is damaged or destroyed by fire or other casualty (hereinafter referred to as a Casualty Loss) the net insurance proceeds payable under insurance policies maintained by the Board of Managers pursuant to the terms of Section 5.4 of the By-laws by reason of Such Casualty Loss shall be payable either to the Board of Managers, if the same shall be $250,000.00 or less in the aggregate, or the Insurance Trustee, if the same shall exceed $250,000.00 or less in the aggregate. 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 Section 5.5 of the By-Laws.

The Board of Managers shall arrange for the prompt repair or restoration (hereinafter referred to as the Work) of: the portions of the Property (including all Units, the exposed face of all walls, ceilings and floors in the units, other than those walls ceilings and floors erected by a Unit owner other than the Sponsor) as finished by Sponsor in accordance with the Section of the Offering Plan entitled Description of Property and Specifications and all bathroom and kitchen fixtures installed therein by Sponsor, but not including appliances or any furniture, fixtures, 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. If, pursuant to the immediately preceding sentence, Work is to be performed in or to Units, Common Elements that service or enclosed 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, its appurtenant Limited Common Elements, 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 of the By-Laws, to supervise any reconstruction of his or her Unit and/or such Limited Common Elements.

In the event that Work shall be performed the Board of Managers 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 Board of Managers 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. If, conversely, the Trust Funds shall prove to be more than sufficient to discharge the cost and expense of performing the Work, such excesses 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 said Unit Owner's share of such 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 By-Laws and for any projected deficiency in the amount of the Trust Funds available to the Board of Managers 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).

7. Use of Units:

The Residential Units may be used only for private residential use, except that a Unit Owner may use a portion of his or her Unit for any home occupation use including as a professional office, provided that the nature and manner of such use complies with Law and does not violate the then existing Certificate of Occupancy covering the Buildings and such Unit or applicable zoning laws and ordinances, building codes or other rules and regulations of governmental authorities having jurisdiction. No illuminated or other sign may be used in connection with the aforementioned use without the prior written consent of the Board of Managers.

Smoking is not permitted in the common portions of the Building and in the limited common elements. The Building's smoking policy is indented to be identical to the "Smoke Free Air Act". The smoking policy is disclosed in Parts I and II of the plan.

Except as set forth above, no industry, business, trade, occupation or otherwise, designated for profit, altruism, or otherwise shall be conducted, maintained or permitted in any part of the Units or Common Elements. No for sale, For Rent or For Lease signs or other similar window displays or advertising shall be maintained or permitted in any Unit or adjoining Common Elements, nor shall any Unit be rented for transient, hotel or motel purposes. Notwithstanding the foregoing, Sponsor and Sponsor-designees reserve the right to place For Sale, For Rent or For Lease or similar signs on any unoccupied Units or Unsold Units.

Notwithstanding the foregoing Sponsor and Sponsor-designees, reserve the right to place For Sale, For Rent or For Lease or similar signs on the Buildings. Additionally, Sponsor and Sponsor-designees reserve the right to maintain and staff one or more vacant and Unsold Units as a sales office and/or model Unit.

No Unit Owner shall be allowed to put his or her name on any entry to the Buildings or entrance to any Unit, except in the proper places approved by the Board of Managers for such purposes.

Except as provided in this section, no sign, notice, lettering, or advertisement shall be inscribed or exposed on or at any window, door, or other part of a Unit or adjoining Common Element, nor shall anything be projected out of any window of the Buildings.

No exterior of any Unit or the windows or doors thereof or any other portions of the Common Elements shall be painted or decorated by any Unit Owner in any manner or without prior written consent of the Board of Managers or except as provided in the By-laws.

No personal articles (including but not limited to, garbage cans, bicycles, motorcycles, bottles or mats) and no furniture, artwork, equipment or doormats shall be placed or stored in entrances, hallways, stairways, as other Common Elements, except as approved by the Board of Managers. No Unit Owner shall change or alter in any way the design, layout or color scheme or furnishings in entrances, hallways, stairways or other Common Elements.

Decorating and furnishing of Limited Common Elements by the Owner of the Unit which has the exclusive right to use and occupancy of such Limited Common Elements shall not require the consent of the Board of Managers if it does not adversely affect the structure of the Buildings or the value of other Units or Common Elements and complies with all laws. No fences or permanent barriers are allowed in the patios. Where there are fences, the Unit Owners of the Limited Common Elements shall not install lockable gates, in order to permit the superintendent to go through the patios to maintain the Common Elements. Any laundry lines installed in the patios shall not interfere with exit passage at the gates. The patios may not be used to store commercial goods or animals. Loud music, noise or bright lights, which may disturb neighbors, are prohibited. The existing trees shall not be removed. There shall be no painting of the exterior walls adjacent to the Limited Common Elements except as approved by the Board of Managers. The fire escapes and the area below the drop ladder of the fire escapes shall be kept clear of objects at all times.

The Board of Managers or the Managing Agent shall retain a passkey to each Unit. No Unit Owner shall change any lock on any door leading into his or her Unit without the prior written consent of the Board of Managers. As a condition to obtaining such consent, the Unit Owner must provide the Board of Managers with a key to such changed lock for their use. If a Unit Owner fails to provide the Board of Managers with all keys necessary to gain entrance to such Unit Owner's Unit promptly after such Unit Owner moves into his or

her Unit, then Sponsor shall be automatically released from any obligation it may have for correcting defects in or making repairs to such Unit. If Sponsor or the Board of Managers must gain access to a Unit for emergency purposes and a Unit Owner has not furnished a key to the Board of Managers as provided in this paragraph, then the affected Unit Owner shall be liable and responsible for any damage to the Common Elements or such Unit caused by Sponsor or the Board of Managers in gaining access to such Unit. Furthermore, if the Unit Owner is not personally present to open and permit an entry to his or her Unit at any time when an entry therein is necessary or permissible under the Rules and Regulations or under the By-Laws, and has not furnished a key to the Board of Managers or the Managing Agent, then the Board of Managers or the Managing Agent or their agents (but, except in an emergency, only when specifically authorized by an officer of the Condominium or an officer of the Managing Agent) may forcibly enter such Unit without liability for damages or trespass by reason thereof (if, during such entry, reasonable care is given to such Unit Owner's property).

No Unit owner shall make or permit any noise or objectionable odor that will disturb or annoy the occupants in the Buildings or do or permit anything to be done therein which will interfere with the rights, comfort, or convenience of other Unit Owners.

Each Unit Owner shall keep his or her Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit any dirt or other substances to be swept or thrown there from, or from the doors, windows or fire escapes of a Unit.

Unit Owners shall be permitted to keep animals as pets provided that any pet does not interfere with the use and enjoyment of the Buildings by the other Unit Owners. In no event shall dogs or cats be permitted in any of the public portions of the Buildings unless carried or on a leash. Each Unit Owner who keeps an animal in the Buildings shall indemnify the Board of Managers and held it harmless against any loss or liability of any kind or character whatsoever arising from or as a result of having an animal in the Property. Notwithstanding the foregoing, the Board of Managers shall have the right to limit the number of animals kept by a Unit Owner or to prohibit any animal, which the Board of Managers determines to be interfering with the use and enjoyment of the Buildings by the other Unit Owners.

Unit Owners shall not be permitted to hang radio or television aerials from the exterior of the Buildings without written approval of the Board of Managers.

No unlawful use shall be made of the Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof, relating to any portion of the Property, shall be eliminated, by and at the sole expense of the Unit Owners, or the Board of Managers. Whichever shall have the obligation to maintain or repair such portion of the Property.

Sponsor or its designee, the agents of the Board of Managers, and any authorized contractor or workman may enter any Unit at any reasonable hour of the day for any purpose permitted under the terms of this Offering Plan, the Declaration, By-Laws, or Rules and Regulations of the Condominium.

All damage to the Buildings or Common Elements caused by moving or carrying of any article therein shall be paid by the Unit Owner responsible for the presence of such article.

Any damage to the Buildings or equipment caused by Unit Owners, their guests, visitors, clients, patients or employees shall be repaired at the expense of the said Unit Owner.

Complaints regarding the management of the Property or regarding the actions of other Units Owners shall be made in writing to the Board of Managers. Only the Board of Managers shall have the right to enforce the Rules and Regulations of the Condominium; the Board of Managers may in its, absolute discretion waive any violation.

The Rules and Regulations of the Condominium are set forth in Part II of this Offering Plan as an addendum to the By-Laws. The Rules and Regulations govern the use of the Units and Limited Common Elements and may be amended from time to time by the Board of Managers.

8. Miscellaneous:

In certain instances, Sponsor, Sponsor-designees, and any partner of any entity affiliated directly or indirectly with Sponsor, are not required to obtain the approval of the Board of Managers or meet requirements imposed upon other Unit Owners. These instances include, without limitation, the right to use a Unit as a model and display For Sale, For rent, For Lease or similar signs, the right to transfer or lease a Unit without offering the Board of Managers the right of first refusal or paying a fee therefore, the right to alter a Unit without obtaining the prior consent of the Board of Managers (but only in accordance with the other terms of this Offering Plan), and the right to amend the Declaration without a vote for the sole purpose of filing the Floor Plans as required by Section 339-p of the Real Property Law. FOR AS LONG AS SPONSOR OR ANY SPONSOR-DESIGNEE OR ANY PARTNER OF ANY ENTITY AFFILIATED DIRECTLY OR INDIRECTLY WITH SPONSOR OWNS TITLE TO ONE OR MORE UNITS, THE RULES AND REGULATIONS OF THE CONDOMINIUM THE BY-LAWS OR DECLARATION MAY NOT BE AMENDED IN A MANNER WHICH WOULD, IN THE SOLE DISCRETION OF SPONSOR OR ANY SPONSOR-DESIGNEE, OR ANY PARTNER OF ANY ENTITY AFFILIATED DIRECTLY OR INDIRECTLY WITH SPONSOR IN ANY WAY, IMPOSE ANY RESTRICTION UPON THE SALE OF ANY UNIT, OR IMPOSE A RIGHT OF FIRST REFUSAL OR PAYING A FEE THEREFOR UNLESS SPONSOR OR EACH SPONSOR-DESIGNEE OR EACH PARTNER OF ANY ENTITY AFFILIATED DIRECTLY OR INDIRECTLY WITH SPONSOR GIVES ITS PRIOR WRITTEN CONSENT TO SUCH AMENDMENT.

To cover administrative expenses, any Unit Owner who fails to pay any sum, charge or assessment within ten days of its due date shall be liable for any expenses incurred by the Condominium in collecting such sum, charge or assessment, including, but not limited to, reasonable attorneys' fees, plus a late charge of 5% and interest at the rate of 2% per month.

The Sponsor will cause the Board of Managers to file a lien as provided for in Section 339-aa of the Real Property Law on units in which Sponsor is more than 30 days in arrears of common charges while it is in control of the Board of Managers.

If a non-occupying owner, including the Sponsor, rents any dwelling unit to a rental tenant and then fails to make payments due for common charges, assessments or late fees for such unit within sixty days of the expiration of any grace period after they are due, upon notice in accordance with Real Property Law Section 339-kk, all rental payments from the tenant shall be directly payable to the condominium association. If the common charges, assessments or late fees due for any unit have not been paid in full, within sixty days after the expiration of any grace period of the earliest due date, the board of managers shall provide written notice to the tenant and the non-occupying owner providing that, commencing immediately and until such time as all payments for common charges, assessments or late fees are made current, all rental payments due subsequent to the issuance of such notice are to be made payable to the condominium association at the address listed on the notice. Where a majority of the board of managers has been elected by and from among the unit owners who are in occupancy, the board may elect not to require that rental payments be made payable to the condominium association. At such time as payments for common charges, assessments and late fees from the non-occupying owner are once again current, notice of such fact shall be given within three business days to the rental tenant and non-occupying owner. Thereafter all rental payments shall be made payable to the non-occupying owner or a designated agent. A non-occupying owner who disputes the association's claim to rental payments pursuant to this section shall be entitled to present facts supporting such owner's position at the next scheduled meeting of the board of managers, which must be held within thirty days of the date that such board receives notice that such owner seeks to dispute such claim. Payment by a rental tenant to the condominium association 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.

REAL ESTATE TAXES & TAX STATUS OF CONDOMINIUM

After the units are separately assessed, each unit will be taxed as a separate tax lot for real estate tax purposes, and that unit owner will not be responsible for the payment of, nor will the unit be subjected to, a lien arising from the nonpayment of taxes on other units.

If units have not been separately assessed for real estate tax purposes, prior to the closing of title to the first unit, unit owners will make payment of taxes to the Board of Managers. The amount to be paid by each unit owner shall be calculated by multiplying the percentage of the common elements by the real estate tax bill for the period in question. This money shall be paid to the Title Company not later than 15 days before the taxes are due to the Taxing Authority. The Title Company will establish a separate escrow account for this purpose.

Real estate taxes for the units will be assessed by the New York City Department of Finance. The current tax rate for residential condominiums is 12.72%. The assessed valuation for the building for the first fiscal year of operation (2019/2020) is estimated to be $5,185,497.

It has been estimated that the recorded assessed value for the building when completed will be $5,185,497. At current rates, the tax levy for the entire building calculates to $659,543. Estimated tax obligations assuming 421-a benefits and no 421-a benefits are set forth in Schedule A. Carrying charges for Units will be higher if 421-a tax benefits are not granted.

The basis for calculating the amount payable by unit owners in the first year of condominium operation as set forth in schedule "A". The tax assessment for each unit may be allocated on a basis that differs from the allocation of common interests. The figures given in Schedule A are only estimates.

Amendments to section 421-a of the Real Property Law were enacted which reduce or restrict 421-a benefits in certain areas were construction commenced after June 30, 2008. Those amendments do not affect 421-a eligibility for this building because: (a). the building does not lie in a 421-a Geographic Exclusion Area; and (b). the building has already received a preliminary certificate of eligibility.

No tax certiorari proceedings are currently pending.

Section 5.11 of the By-Laws provides that the Board of Managers may act as an agent of each Unit Owner who has given his or her written authorization to complain or apply to the board of assessment review or the assessing agency by filing a single complaint on behalf of all such Unit Owners and to commence and prosecute a special proceeding for the review of assessments of real property as an aggrieved person. The Board of Managers may retain legal counsel on behalf of all Unit Owners for which it is acting as agent and may charge all such Unit Owners a pro-rata share of expenses, disbursements and legal fees,

for which charges the Board of Managers shall have a lien pursuant to the terms of these By-Laws.

The Sponsor applied for and received a Preliminary Certificate of Eligibility for a partial tax exemption benefits under Section 421-a of the Real Property Tax Law ('421-a' Benefits). The Sponsor will use best efforts to obtain a Final Certificate of Eligibility for 421-a Benefits.

There will be a partial reduction in real property taxes for 15 years after closing. The real property tax reduction will be progressively phased out. The progressive decrease in tax benefits will take place in years 11, 12, 13, 14 and 15, at 20% per year. Carrying charges with and without 421-a benefits are disclosed in Schedule "A". Carrying charges will be 40% to 50% more in the event that 421-a benefits are not granted.

IT IS A SPECIAL RISK THAT UNIT OWNERS MAY NOT RECEIVE 421-a BENEFITS PRIOR TO CLOSING.

Disclosures Regarding Tax Exemption Benefits:

(a) Sponsor has applied for benefits pursuant to Section 421-a of the Real Property Tax Law and has received a Preliminary Certificate of Eligibility.
(b) The building was not located within the statute's geographic exclusion area at the time of application and there was no need to construct "affordable units".
(c) There is no need for restrictive declaration.
(d) The building is subject to the prevailing wage requirement because it contains more than fifty residential units.
(e) Sponsor intends that the building shall be exempted from the statutory obligation to register the units as rent-stabilized by reason of its condominium status.
(f) If, prior to consummation, the sponsor rents any residential unit (or portion thereof) to any person other than an interim lessee, the sponsor is obligated to abandon the offering plan in accordance with the provisions of 13 N.Y.C.R.R. §§ 20.1(l) (2) and 20.5(g). In addition, the sponsor must inform HPD of intent to operate as a rental building; and all units will be subject to rent stabilization.
(g) Sponsor has fifteen months from the date of issuance of a final certificate of eligibility from the New York City Department of Housing Preservation and Development ("HPD") to declare its offering plan effective. Thereafter, sponsor is obligated to register units in the building as rent-stabilized as they become occupied.

The Sponsor shall keep all records required by HPD and make them available to HPD whenever requested to do so.

HPD routinely conducts audits, which can result in the reduction or revocation of benefits if proper documentation is not provided.

Upon closing, the Sponsor will make all the benefit documents available to the Board of Managers for inspection and copying for the life of the benefits.

The Sponsor will file all applications and timely comply with all procedures required to properly process and maintain 421-a Benefits.

THE SPONSOR DOES NOT AND CANNOT GUARANTEE THAT THE CONDOMINIUM WILL ACTUALLY RECEIVE REAL ESTATE TAX EXEMPTION BENEFITS.

OPINIONS OF COUNSEL

THOMAS E. BERINATO
Attorney At Law
123-40 83rd Avenue
Suite #1D
Kew Gardens, New York 11415
Tel.: (718) 575-3400
Tberinato@verizon.net

January 17, 2019

Waterfront Resort Inc.
112-45 Roosevelt Avenue
Corona, NY 11368
Attn: Mrs. Lam

Re: The Allura Waterfront Condominium
97-45 63rd Drive
Rego Park, NY 11374

Dear Mrs. Lam:

I am counsel to the Waterfront Resort, Inc. in connection with the preparation and processing of its offering plan for the sale of the apartment units, ('units') in the building located at 109-09 15th Avenue, College Point, NY 11356 to be known as The Allura Resort Condominium ("Condominium").

In so acting, we have examined the form of the Declaration of the Condominium, the By-Laws and all exhibits thereto contained in the offering plan for the Units, and such other documents as we have deemed appropriate.

Based upon such examination, I am of the opinion that:

1. The condominium regime, when created pursuant to the Declaration of Condominium, By-Laws and other related documents, will be validly formed and the provisions of the Declaration of Condominium and By-Laws will be legal and valid and the Condominium regime will comply with the rules against perpetuities and all other laws regarding the restrictions against alienation.

I have, in rendering this part of our opinion, relied upon (a) certain municipal, departmental and information search reports issued by Federal Standard Abstract as well as the opinion of Fidelity National Title Insurance Company that a valid condominium will be formed upon recordation of the floor plans, declarations and by-laws; and (b) the description of Property, dated, prepared by Benjamin Lam, Engineer.

2. On January 1, 2018, the Tax Cuts and Jobs Act of 2017 ("New Law") went into effect. This New Law significantly changes the previously existing Internal Revenue Code, including the taxes and deductions related to homeownership. The New Law limits the amount of mortgage interest that a homeowner can deduct to $750,000 (or $375,000 in the case of married filing separately). For taxable years beginning after December 31, 2025, the cap goes back to $1,000,000. In order to qualify for the deduction under the New Law, the mortgage must have been incurred for the acquisition of the home; the New Law eliminates the deduction for interest arising from home equity indebtedness for taxable years beginning after December 31, 2017 and through December 31, 2025.

The New Law also limits the deduction that individuals can take for state and local taxes, including property taxes. As of January 1, 2018. The deduction for state and local taxes is capped at $10,000. This limit applies to any combination of property taxes income taxes and sales taxes.

Subject to these limitations, each owner of a residential Unit will be entitled under present law to deduct for Federal and New York State income tax purposes the real estate taxes assessed against his Unit and paid by him and the amount paid by him on account of interest of any mortgage indebtedness covering such Unit provided such Unit is used by the owner thereof as a principal or second home (see Rev. Rul. 64-31, 1964-1 C.B. [Part 1] 300). No opinion is rendered as to the deductibility of real estate taxes and mortgage interest with respect to Units not used by the owner as a principal or second home. The owner of a residential Unit who is a veteran of the United States Armed Forces may be entitled to a veteran's exemption covering part of the real estate taxes otherwise assessed against his Unit. N.Y. Real Property Tax Law Section 458.

Under certain circumstances assessments from Unit owners received by the Board of Managers of the Condominium will not be taxable to the Condominium for Federal income tax purposes provided that the Condominium elects special tax treatment under Section 528 of the Internal Revenue Code. To qualify under this section, (A) such organization must be organized and operated to provide for the acquisition, construction, management, maintenance and care of the property; (B) 60% or more of the gross income of such organization for the taxable year must consist solely of amounts received as membership dues, fees, or assessments from (i) owners of residential units in the case of a condominium management association, (C) 90% or more of the expenditures of the organization for the taxable year must be expenditures for the acquisition, construction, management, maintenance, and care of association property and, in the case of a timeshare association, for activities provided to or on behalf of members of the association, (D) no part of the net earnings of such organization must inure (other than by acquiring, constructing, or providing management, maintenance, and care of association property, and other than by a

rebate of excess membership dues, fees, or assessments) to the benefit of any private shareholder or individual. Other income, including income from the sale or leasing of Units owned by the Board of Managers of the Condominium on behalf of all Unit owners, will be taxable to the Condominium. If the Condominium does not elect to be treated under Section 528 or if it does not meet the requirements of Section 528, each Unit owner's proportionate share of all income received by the Condominium may be includable by the Unit owner as taxable income for Federal and New York State income tax purposes, or the Condominium itself may be taxed therefore.

I am of the opinion that the Condominium's income will not be taxable for Federal Income Tax purposes.

In my opinion, the condominium will be eligible for tax exempt status under IRC 528. Unit owners will be entitled to income tax deductions (or unit owners will be eligible for the real estate tax benefits described above). However, this opinion is not a guarantee; it is based on existing rules of law applied to the facts and documents referred to above. No assurances can be given that the tax laws upon which counsel base this opinion will not change. In no event will the sponsor, the sponsor's counsel, the board of managers of the condominium, 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 Section 528 of the Internal Revenue Code of 1986, as amended, or the New York State tax law, as amended, and cause the unit owners not to be entitled to income tax deductions (or which cause unit owners not to be or to cease to be entitled to the benefits or the level or duration of benefits described above).

Sincerely,

THOMAS E. BERINATO

TEB/mh

THOMAS E. BERINATO
Attorney At Law
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Kew Gardens, New York 11415
Tel.: (718) 575-3400
Tberinato@verizon.net

January 17, 2019

Waterfront Resort Inc.
112-45 Roosevelt Avenue
Corona, NY 11368
Attn: Mrs. Choy Ling Lam

Re: The Allura Waterfront Condominium
97-45 63rd Drive
Rego Park, NY 11374

Dear Mrs. Lam:

I am a New York Licensed attorney. I was admitted to practice in 1982. Since that time, I have been involved with tax exemption applications, regulatory proceedings, tax assessment review proceedings in New York City and I am thoroughly familiar with local assessment practices.

As discussed in the offering plan, the sponsors will apply for Tax Exemption for the residential units under Section 421-a of the New York Real Property Tax Law ("Section 421-a") to the New York City Department of Housing Preservation and Development ("HPD"). Section 421-a and the regulations promulgated there under pose certain requirements for the granting of the Tax Exemption. You have represented to me that:

1. You commenced construction on the site of the Building based on approved New Building permit issued by the City of New York before December 31, 2015.
2. After completion of construction, the Building was classified as a multiple dwelling pursuant to the Multiple Dwelling Law.
3. The site was deemed "underutilized" 36 months prior to the commencement of construction as defined in the site requirements of section 2.6(1)(a) of HPD's Regulations.

4. The residential portion of the building will be substantially used for dwelling purposes as a condominium building for a period of at least ten years following its completion.
5. Construction of the building will be completed on or before December 31, 2019.
6. Upon completion, the building will consist of 134 residential condominium units and 1 community facility unit and 1 garage unit (making up 139 parking units).
7. No former tenant was harassed, intimidated or required to vacate his or her apartment except by lawful Court or Administrative Order.
8. The Sponsor will make application to HPD for a Final Certificate of Eligibility for the building to indicate that the building will be used as a condominium within 90 days after issuance of a certificate of occupancy.
9. You have been issued a preliminary certificate of eligibility. (See attached).

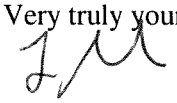
Based solely on the above representations then it would appear that the Building, when operated as a condominium, is eligible to participate in the 421-a partial tax exemption program as a condominium for a 15 year period after the completion of construction. Please note that the property has already received a Preliminary Certificate of Eligibility for a Partial Tax Exemption under section 421-a which is included herein at page 97.

I am of the opinion that the condominium complies with the requirement of section 421-A. Therefore, in the event that the sponsor complies with the requirements of HPD and obtains approval from HPD, the units will be partially exempt from the payment of real estate taxes.

I have estimated taxes with and without a 421-a exemption, assuming that: (a). the post completion assessed value of the building will be $5,185,497; (b). the tax rate for residential condominiums will be will be 12.72%; (c). 421-a exemptions will be capped at $83,400 per unit of assessed value; (d). the individual assessed value of units will be assessed in the same proportion as common interest in the common elements. Based on these assumptions, my estimate of annual taxes per unit is as set forth in the annexed document entitled "Estimated Taxes".

The percentage interest of each Unit in the common elements shown in Schedule "A" of the Offering Plan is assigned in the approximate proportion that the floor are of the Unit at the date of the Declaration bears to the aggregate floor areas of all Units. In my opinion, this method if assigning the percentage of common interest to each Unit is in compliance with Real Property Law Section 339-i(1)(iv). This opinion is based on other expert factual determinations as required by Section 20.1(i) of Part 20 of the regulations regarding Vacant, Newly Constructed and Non-Residential condominiums issued by the Attorney General. (See letter of Thomas E. Berinato, dated January 16, 2019 at p. 45 herein).

Very truly yours,



Thomas E. Berinato

TEB/mh

Department of
Housing Preservation
& Development
nyc.gov/hpd

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
VICKI BEEN, Commissioner
421-a Partial Tax Exemption Program
Office of Development-Division of Housing Incentives
100 GOLD STREET, NEW YORK, N.Y. 10038
(212) 863-8540

Preliminary Certificate of Eligibility

Docket #: TEO11127

Owner : WATERFRONT RESORT, INC

Owner Address : 109-09 15 AVENUE
COLLEGE POINT, NY 11356

Address	Borough	Block	Lot	Permit Date	Construction Start Date
109-09 15 Avenue	Queens	04044	0060	04/10/2015	04/10/2015

Total Number of Units: 134
Preliminary Initial Adjusted Monthly Rent Per Room: Condo
Ineligible AFA: 0.00%

Comments: 1. 134 RESIDENTIAL UNITS + PARKING (CELLAR, 1ST FLOOR & OFF - STREET) & RECREATION (2ND & 3RD FLOORS)

This Certificate is for construction benefits only. Upon issuance of a Final Certificate of Eligibility, this project will be entitled to: 15 Year Tax Exemption. Subject to the Exemption Cap.

Based upon the information contained in the Application for Preliminary Certificate of Eligibility for Partial Tax Exemption filed 06/05/2015 and a determination by the Commissioner, the applicant, pursuant to Section 421-a of the Real Property Tax law and the 421-a Rules of the Department of Housing Preservation and Development issued pursuant thereto, is hereby granted this Preliminary Certificate of Eligibility for Partial Tax Exemption for the above premises, except as to those portions of the new building, if any, which are non-residential and which exceed the allowable 12% of Commercial, Community Facility and Accessory Use Space.

This Certificate is conditioned upon the filing and approval of a Final Application to be submitted to the Department of Housing Preservation prior to initial occupancy (for multiple dwellings owned as a rental), and prior to the first taxable status date following the completion of construction (for multiple dwellings owned as a co-op or condo), and the submission of the temporary or permanent certificate of occupancy issued by the Department of Building as evidence of the fact that the structure was completed. It entitles the property to benefits while under construction for up to three years. It is the applicant's responsibility to complete the necessary filing in order to obtain a Final Certificate of Eligibility. This Certificate must be filed with the New York City Department of Finance immediately upon issuance.

Date of Issuance: NOV 20 2015

Elaine R. Toribio
Director, Tax Incentive Programs

NOV 20 2015

[Rep id:486]

The Allura Waterfront Condominium
Estimated Taxes
For the Period beginning July 1, 2019 and ending June 30, 2020

Unit #	Approx Estimated Taxes without 421-a Per Mo.	Per Yr.	Estimated Taxes with 421-a Per Mo.	Per Yr.
N101	$220.40	$2,644.77	$63.67	$763.99
N102	$390.78	$4,689.35	$112.88	$1,354.61
N103	$269.86	$3,238.36	$77.96	$935.46
N104	$397.92	$4,775.09	$114.95	$1,379.38
N105	$290.20	$3,482.39	$83.83	$1,005.96
N106	$343.51	$4,122.14	$99.23	$1,190.76
N107	$251.73	$3,020.71	$72.72	$872.59
N108	$471.57	$5,658.88	$136.22	$1,634.68
S101	$225.34	$2,704.13	$65.10	$781.14
S102	$394.08	$4,728.92	$113.84	$1,366.04
S103	$271.51	$3,258.14	$78.43	$941.18
S104	$393.53	$4,722.33	$113.68	$1,364.14
S105	$298.44	$3,581.32	$86.21	$1,034.53
S106	$345.71	$4,148.53	$99.87	$1,198.38
S107	$246.78	$2,961.35	$71.29	$855.44
S108	$467.18	$5,606.12	$134.95	$1,619.44
N201	$358.35	$4,300.22	$103.52	$1,242.20
N202	$383.08	$4,597.01	$110.66	$1,327.94
N203	$260.52	$3,126.23	$75.26	$903.07
N204	$394.63	$4,735.52	$114.00	$1,367.95
N205	$375.39	$4,504.68	$108.44	$1,301.27
N206	$345.16	$4,141.93	$99.71	$1,196.48
N207	$344.06	$4,128.74	$99.39	$1,192.67
N208	$471.57	$5,658.88	$136.22	$1,634.68
E201	$510.60	$6,127.15	$147.50	$1,769.95
E202	$367.70	$4,412.34	$106.22	$1,274.59
E203	$248.43	$2,981.13	$71.76	$861.16
E204	$244.03	$2,928.37	$70.49	$845.92
E205	$245.68	$2,948.16	$70.97	$851.63
E206	$246.78	$2,961.35	$71.29	$855.44
E207	$246.23	$2,954.75	$71.13	$853.54
E208	$246.23	$2,954.75	$71.13	$853.54
E209	$243.48	$2,921.78	$70.33	$844.01
E210	$367.15	$4,405.75	$106.06	$1,272.69
E211	$382.53	$4,590.42	$110.50	$1,326.03
S201	$352.31	$4,227.67	$101.77	$1,221.25
S202	$388.03	$4,656.37	$112.09	$1,345.09
S203	$258.32	$3,099.85	$74.62	$895.45
S204	$391.33	$4,695.95	$113.04	$1,356.52
S205	$381.44	$4,577.23	$110.19	$1,322.22
S206	$344.06	$4,128.74	$99.39	$1,192.67
S207	$344.06	$4,128.74	$99.39	$1,192.67
S208	$469.37	$5,632.50	$135.59	$1,627.06
N301	$370.44	$4,445.32	$107.01	$1,284.12
N302	$387.48	$4,649.78	$111.93	$1,343.18
N303	$252.28	$3,027.30	$72.87	$874.50

The Allura Waterfront Condominium
Estimated Taxes
For the Period beginning July 1, 2019 and ending June 30, 2020

Unit #	Approx Estimated Taxes without 421-a Per Mo.	Per Yr.	Estimated Taxes with 421-a Per Mo.	Per Yr.
N304	$390.23	$4,682.76	$112.73	$1,352.71
N305	$383.08	$4,597.01	$110.66	$1,327.94
N306	$345.16	$4,141.93	$99.71	$1,196.48
N307	$344.06	$4,128.74	$99.39	$1,192.67
N308	$471.57	$5,658.88	$136.22	$1,634.68
E301	$510.60	$6,127.15	$147.50	$1,769.95
E302	$368.79	$4,425.53	$106.53	$1,278.40
E303	$248.43	$2,981.13	$71.76	$861.16
E304	$248.43	$2,981.13	$71.76	$861.16
E305	$247.88	$2,974.54	$71.60	$859.25
E306	$246.23	$2,954.75	$71.13	$853.54
E307	$247.88	$2,974.54	$71.60	$859.25
E308	$245.13	$2,941.56	$70.81	$849.73
E309	$246.78	$2,961.35	$71.29	$855.44
E310	$368.79	$4,425.53	$106.53	$1,278.40
E311	$383.63	$4,603.61	$110.82	$1,329.84
S301	$371.54	$4,458.51	$107.33	$1,287.93
S302	$389.13	$4,669.56	$112.41	$1,348.90
S303	$252.82	$3,033.90	$73.03	$876.40
S304	$391.88	$4,702.54	$113.20	$1,358.42
S305	$381.44	$4,577.23	$110.19	$1,322.22
S306	$344.06	$4,128.74	$99.39	$1,192.67
S307	$342.96	$4,115.55	$99.07	$1,188.86
S308	$468.83	$5,625.90	$135.43	$1,625.15
N401	$251.18	$3,014.11	$72.56	$870.69
N402	$388.58	$4,662.97	$112.25	$1,346.99
N403	$250.63	$3,007.52	$72.40	$868.78
N404	$389.68	$4,676.16	$112.57	$1,350.80
N405	$381.44	$4,577.23	$110.19	$1,322.22
N406	$345.16	$4,141.93	$99.71	$1,196.48
N407	$344.06	$4,128.74	$99.39	$1,192.67
N408	$471.57	$5,658.88	$136.22	$1,634.68
N409	$319.88	$3,838.54	$92.40	$1,108.84
N410	$410.57	$4,926.79	$118.60	$1,423.20
N411	$413.31	$4,959.76	$119.39	$1,432.73
S401	$244.58	$2,934.97	$70.65	$847.82
S402	$388.03	$4,656.37	$112.09	$1,345.09
S403	$257.77	$3,093.26	$74.46	$893.55
S404	$392.43	$4,709.14	$113.36	$1,360.33
S405	$380.89	$4,570.63	$110.03	$1,320.32
S406	$344.06	$4,128.74	$99.39	$1,192.67
S407	$344.06	$4,128.74	$99.39	$1,192.67
S408	$468.28	$5,619.31	$135.27	$1,623.25
S409	$323.73	$3,884.71	$93.51	$1,122.17
S410	$403.42	$4,841.05	$116.54	$1,398.43

The Allura Waterfront Condominium
Estimated Taxes
For the Period beginning July 1, 2019 and ending June 30, 2020

Unit #	Approx Estimated Taxes without 421-a Per Mo.	or ICAP Per Yr.	Estimated Taxes with 421-a Per Mo.	or ICAP Per Yr.
S411	$416.61	$4,999.34	$120.35	$1,444.16
N501	$289.65	$3,475.79	$83.67	$1,004.05
N502	$388.58	$4,662.97	$112.25	$1,346.99
N503	$256.12	$3,073.47	$73.99	$887.83
N504	$389.68	$4,676.16	$112.57	$1,350.80
N505	$375.94	$4,511.27	$108.60	$1,303.17
N506	$345.16	$4,141.93	$99.71	$1,196.48
N507	$344.06	$4,128.74	$99.39	$1,192.67
PHN08	$832.67	$9,992.08	$240.53	$2,886.41
N509	$319.88	$3,838.54	$92.40	$1,108.84
N510	$410.57	$4,926.79	$118.60	$1,423.20
N511	$412.21	$4,946.57	$119.08	$1,428.92
S501	$288.00	$3,456.01	$83.19	$998.34
S502	$388.58	$4,662.97	$112.25	$1,346.99
S503	$253.92	$3,047.09	$73.35	$880.21
S504	$390.78	$4,689.35	$112.88	$1,354.61
S505	$380.89	$4,570.63	$110.03	$1,320.32
S506	$344.06	$4,128.74	$99.39	$1,192.67
S507	$343.51	$4,122.14	$99.23	$1,190.76
PH-S08	$834.87	$10,018.46	$241.17	$2,894.03
S509	$323.18	$3,878.11	$93.36	$1,120.27
S510	$402.87	$4,834.45	$116.38	$1,396.53
S511	$417.16	$5,005.93	$120.51	$1,446.06
PH-N01	$289.10	$3,469.20	$83.51	$1,002.15
PH-N02	$388.03	$4,656.37	$112.09	$1,345.09
PH-N03	$250.08	$3,000.92	$72.24	$866.88
PH-N04	$389.68	$4,676.16	$112.57	$1,350.80
PH-N05	$382.53	$4,590.42	$110.50	$1,326.03
PH-N06	$342.96	$4,115.55	$99.07	$1,188.86
PH-N07	$343.51	$4,122.14	$99.23	$1,190.76
PH-N09	$319.88	$3,838.54	$92.40	$1,108.84
PH-N10	$405.07	$4,860.83	$117.01	$1,404.15
PH-N11	$417.16	$5,005.93	$120.51	$1,446.06
PH-S01	$286.35	$3,436.22	$82.72	$992.62
PH-S02	$389.13	$4,669.56	$112.41	$1,348.90
PH-S03	$251.73	$3,020.71	$72.72	$872.59
PH-S04	$390.78	$4,689.35	$112.88	$1,354.61
PH-S05	$384.18	$4,610.21	$110.98	$1,331.75
PH-S06	$341.31	$4,095.76	$98.60	$1,183.14
PH-S07	$342.96	$4,115.55	$99.07	$1,188.86
PH-S09	$320.98	$3,851.73	$92.72	$1,112.65
PH-S10	$404.52	$4,854.24	$116.85	$1,402.24
PH-S11	$414.96	$4,979.55	$119.87	$1,438.44
C-1	$476.52	$5,718.24	$137.65	$1,651.83
P-1	$7,029.63	$84,355.55	$2,030.65	$24,367.76
Total	$54,961.92	$659,543.00	$15,876.83	$190,522.00

RESERVE FUND:

This Offering Plan makes provision for a $60,000 annual Reserve Fund. This is intended to bring the building into compliance with customary standards of most lenders. This fund is intended to be used only for capital repairs and replacements when needed. The reserve fund cannot be used to reduce projected common charges. There is no representation or guaranty that the fund will be adequate to make all capital replacements that may be necessary. Should the condominium require additional funds, it would have to raise common charges, levy a special assessment or borrow money.

WORKING CAPITAL FUND:

At the time of the first closing of title to each Unit to bona fide Purchaser, such Purchaser shall pay the sum of $1,000.00 to the Board of Managers for its working capital (the Working Capital Fund). Adjustments for prepaid expenses between the sponsor and the board of managers may be deducted only from the working capital fund.

For such period as Sponsor retains control of the Board of Managers, the Working Capital Fund shall not be used to reduce estimated Common Charges.

If the Condominium requires financing for need Capital Improvement, such as renewal or replacement of building components or systems, to remedy major building defects, it has two options. One option would be to make an assessment of all Unit Owners in proportion to Common Elements. Another option would be for the Board to apply for an unsecured loan from a bank or other lender.

NEITHER THE DEPARTMENT OF LAW NOR ANY OTHER GOVERNMENTAL AGENCY HAS PASSED UPON THE ADEQUACY OF THE WORKING CAPITAL FUND.

MANAGEMENT AGREEMENT:

At or prior to the First Unit Closing, the Sponsor shall undertake to manage the building for a period of one year, at an annual cost of $72,000. The Agreement will be for a term of one (1) year. Thereafter, on the first anniversary of the First Unit Closing, Board must, if it elects, retain the services of a management company and pay that management company.

The services to be performed by the managing agent include bookkeeping, payroll and collection of common charges, supervision of the building super and preventative maintenance.

The expenses of the managing agent are not reimbursable unless authorized and agreed to in advance by the condominium Board of Managers.

The Condominium must indemnify the managing agent for acts undertaken, and contracts executed at the direction of the Condominium Board. In addition, the Condominium shall name the Managing agent as an additional insured on its liability insurance policies.

The Board may cancel the agreement with the Sponsor, with or without cause.
The managing agent may cancel the agreement on thirty days written notice, if its fees are not paid.

The management agreement is not assignable without written permission from the condominium board of managers.

IDENTITY OF PARTIES:

1. Sponsor.

Waterfront Resort Development, Inc, the Sponsor, is a Corporation entity formed in 2015. The principal office of Sponsor is 112-45 Roosevelt Avenue, Corona, N.Y. 11368. There is one shareholder of the Sponsor: Choy Ling Lam, also known as "Rita" Lam, who is the owner of a construction company named Kings USA, Inc. The business address of the principal is 112-45 Roosevelt Avenue, Corona, NY 11368. The Sponsor's principal owns and control more than a 10% equity interest in the Sponsor. Other than the parties disclosed above, not other individual and no entity owns or controls ten percent (10%) or more equity interest in the Sponsor.

None of the Sponsor's principals and no other entity or individual owning an equity interest of ten (10%) or more of the Sponsor has any prior bankruptcies, convictions, injunctions and judgments that may be material to the offering plan or to an offering of securities generally and that occurred within the 15 years prior to the submission of the proposed offering plan.

Sponsor's principals have taken part in the following offerings:

File No.	Name	Those Involved:
CD15-0260	The 328 Grand Street Condominium	Mrs. Choy Ling Lam

Other than as stated, there are no other cooperative, condominium or homeowners associations, other than the subject building, where the Sponsor, general partner or principal of the Sponsor, or the holder of unsold shares, owns 10 percent or more of the unsold shares or units as an individual, general partner or principal. The Sponsor, its principals or holder of unsold shares are current in all its financial obligations, under these offerings, including, but not limited to, payment of maintenance or common charges, taxes, reserve or working capital fund payments, assessments, payments for repairs and improvements promised in the plan, and payments of underlying mortgages and loans for which shares or units have been pledged or mortgaged.

The engineer and attorney have each represented sponsor's principals in other offerings, as identified above. Other than as stated herein there is no other relationship between the architect and the Sponsor and its principals or the attorney and the Sponsor and its principals.

2. Engineer

The engineer is Benjamin Lam. Mr. Lam is a licensed engineer in the State of New York. Benjamin is Mrs. Lam's son. Mr. Lam has over 10 years of experience in the design and construction of multifamily residential buildings in Manhattan, Brooklyn and Queens.

3. Managing Agent.

The Managing Agent will be the Sponsor. A list of other properties previously managed by the Managing Agent is as follows: The Prince Plaza Condominium, 37-20 Prince Street, Flushing, N.Y. 11354.

The principals of the managing agent have no prior felony convictions or other convictions.

4. Counsel

Sponsor has retained the law firm of Thomas E. Berinato, with offices at 123-40 83rd Avenue, Kew Gardens, New York 11415, to represent it in connection with the Offering Plan. Mr. Berinato prepared Parts I and II of this Offering Plan, together with the Declaration, the By-Laws, and the forms of Purchase Agreement, Unit Owner's Power of Attorney and Condominium Unit Deed contained in Part II of this Offering Plan. Mr. Berinato's fee is being paid by Sponsor. Mr. Berinato will also act as Escrow Agent.

5. Selling Agent

The Selling Agent is the sponsor. The information about the sponsor's principals is stated above. The Sponsor's principals have no prior experience as Selling Agents.

REPORT TO UNIT OWNERS:

A certified financial statement of the receipts and expenditures of the Condominium, certified by an independent certified public accountant, shall be submitted by the Board of Managers to all Unit Owners within four months after the end of each fiscal year of the Condominium. While the Sponsor is in control of the Board, the financial statement must be certified.

Written notice of each annual or special meeting of Unit Owners shall be given to all Unit Owners who are then the record owners entitled to vote or designate members of the Board of Managers at such meeting. Such notice shall set forth the purpose, time and place of such meeting and may be given to any Unit Owner by personal delivery, mail or telegram not later than ten (10) business days prior to the day fixed for the meeting. If the business to be conducted at the meeting shall include the consideration of a proposed amendment to the Declaration or the By-Laws, the notice shall be mailed to all Unit Owners at least thirty (30) days prior to the day fixed for the meeting and shall be accompanied by a copy of the text of such proposed amendment.

The books of account and record of the Condominium may be examined by Unit Owners during regular business hours. True copies of the Floor Plans, the Declarations, the By-Laws and the Rules and Regulations shall be kept on file in the office of the Board of Managers and shall be available for inspection during regular business hours by persons having an interest therein.

A copy of the proposed annual budget of the condominium shall be given annually by the Board of Managers to all unit owners within fifteen days prior to the date set for its adoption. While the Sponsor is in control of the Board of Managers, such budget shall be certified in compliance with 13 New York Code Rules and Regulations Part 20.4 of the Rules governing Newly Constructed, Vacant or Nonresidential Condominium.

DOCUMENTS ON FILE:

Sponsor shall keep copies of the Plan, all documents referred to in the Offering Plan, and all Exhibits submitted to the Department of Law in connection with the filing of the Offering Plan on file and available for inspection without charge at the office of the Managing Agent for a period of six years from the date of the first closing. Sponsor shall deliver to the Board of Managers of all documents filed with the appropriate recording office at the time of closing to the first unit.

SPONSOR'S STATEMENT
OF BUILDING CONDITION PURSUANT TO
SECTION 13 N.Y.C.R.R. PART 20.3(ag)

New York State Department of Law
Real Estate Financing Bureau
28 Liberty Street
New York, NY 10005

RE: The Allura Waterfront Condominium
109-09 15th Avenue
Flushing, New York

The Sponsor adopts the Description of Property and Building Condition contained in Part II of the Offering Plan. The Sponsor represents that it has no knowledge of any material defects or need for major repairs to the Property, except as set forth in the Description of Property and Building condition.

The contemplated construction to the Property, as well as the time table for completion of the construction, are described in the Description of Property and Building Condition contained in Part II of the Offering Plan.

As stated in the Description of Property and Building condition, the number of units offered will be identical to the number of units indicated in the Certificate of Occupancy. All property interest offered, including cellar's recreational rooms are provided for in the Certificate of Occupancy.

Reference is made to the Official Inspection Reports reflecting upon the condition of the premises, such as notices of building code violations. All existing notices of building code violations are reproduced herein in Part II of the Plan. Sponsor shall remove and correct all such notices at or prior to the issuance of a new Certificate of Occupancy for the Property.

GENERAL:

1. There are no lawsuits or other legal proceedings pending which could materially affect this Offering, the Purchasers of Units, the Property, Sponsor's capacity to perform all its obligations under the Offering Plan, the Condominium or the operation thereof.

2. The Property has not been the subject of any prior public offering.

3. Sponsor hereby represents that neither it, nor any of its agents, will refuse to sell or offer, or will otherwise discriminate against any person or persons by reason of their race, religion, color or place of national origin in the sale, transfer or lease of Units described in this Plan.

4. No contracts or agreements have been entered into and no deposits or advances of funds have been accepted as of the date the plan is accepted for filing.

5. Sponsor represents that all units offered in the plan are vacant.

6. A Purchaser who is afforded a right to rescind shall be given a reasonable time, of not less than 15 days after presentation thereof, to exercise that right to rescind. Purchasers shall be afforded a right of rescission if there is a substantial amendment to the Offering Plan that adversely affects such Purchaser. Sponsor will return the down payment promptly to any Purchaser entitled to rescind who exercises such right in accordance herewith. Changes in purchase prices for Units or an increase in the Total Projected Budget by less than 25% shall not be deemed substantial adverse amendments.

7. Sponsor will comply with the smoke and carbon monoxide detector laws.

8. This Offering Plan may not be changed or modified orally.

10. There are no any circumstances which may affect use or enjoyment of the property and appurtenances, such as reciprocal covenants or easements, impending adjacent high-rise construction, any usage restriction by statute, ordinance or zoning resolution such as specified occupancy percentage by certified artists, or historic district or landmark designation, unless disclosed elsewhere in the plan.

Dated: Kew Gardens, New York

PART TWO

AGREEMENT

AGREEMENT made as of _____, 201__, between Waterfront Resort Inc having offices at 112-45 Roosevelt Avenue, Corona, NY 11368 (Sponsor-Seller) and _____ having an address at _____ ("Purchaser").

WITNESSETH

1. **Purchase Price**

1.1 The Purchase price ("Purchase Price") is $

(a) constituting a down payment in the amount of ten percent (10%) of the Purchase Price on the signing of this Agreement by check (subject to collection), receipt of which is hereby acknowledged; and

(b) $, constituting the balance of the Purchase price, in cash or good certified check of Purchaser or official bank check, on the delivery of the deed as hereinafter provided (subject to the provisions of subsection 1.2 hereof).

1.2 All checks shall be drawn on a New York bank or trust company, which is a member of the New York Clearing House Association. All checks in payment of the portion of the Purchase Price referred to in subsection 1.1 (a) hereof shall be made payable to the order of "THOMAS E. BERINATO, ESQ., Escrow Account for The Allura Waterfront Condominium" and all checks in payment of the portion of the Purchase Price referred to in subsection 1.1(b) hereof shall be made payable to the direct order of the Sponsor.

1.3 Any portion of the Purchase Price to be loaned by a bank, trust company or other lending institution may be paid on the Closing Date (as hereinafter defined), provided the Sponsor shall have been furnished with a copy of a written mortgage loan commitment accepted by Purchaser from such bank, trust company or other lending institution for such portion of the Purchase Price as is being borrowed, on or before the date such portion of the Purchase Price would otherwise have been due under subsection 1.1 hereof.

2. **The Offering Plan.** Purchaser acknowledges having received and read a copy of the Offering Plan for Condominium ownership of the premises located at 109-09 15th Avenue, College Point, NY and all amendments thereto filed with the Department of Law of the State of New York (hereinafter collectively referred to as the "Plan") within a 72 hour period immediately preceding the execution of this Agreement by Purchaser. The Plan is incorporated hereby by reference and made a part hereof with the same force and effect as if set forth at length. In the event of any inconsistency between the provisions of this Agreement and the Plan, the Plan shall govern.

The Building has a smoking policy that follows the "Smoke Free Air Act". Smoking is not allowed in the common portions of the Building.

3. **Definitions.** Terms used herein which are also used in the Plan shall have the same meanings herein as therein unless the context otherwise requires.

4. **Architectural Plan.** Purchaser has been given an opportunity to examine the architectural plans and specifications for the above-numbered Unit and for the building in which it is located ("the Building"), prepared by the Registered Architect, Anthony Ng ("the Architect").

5. **Construction.** The construction of the building and Unit and the materials, equipment and fixtures installed therein shall be in accordance with the plan and the Architectural Plans and specifications as said plans and specifications are modified or amended as provided in the plan. The issuance of a final certificate of occupancy for entire Building shall be deemed presumptive evidence that the Building has been fully completed in accordance with the plans and specifications.

6. **The Unit.** Sponsor agrees to sell and convey and Purchaser agrees to purchase the Unit ("Unit") designated as Unit No. _____ in the Declaration, together with a _____% undivided interest in the Common Elements appurtenant thereto, together with and subject to the easements, covenants, rights and benefits set forth in the Declaration and By-Laws, and upon and subject to the terms and conditions set forth herein.

7. **Closing.** The closing of title shall take place on no less than thirty days' written notice to Purchaser at such place as Seller may designate, at an hour and on a date (hereinafter called the ("Closing Date") to be specified by Seller. Such date shall be no earlier than 30 days after the date on which written notice is given to Purchaser that the Plan has been declared effective (unless Purchaser and Seller shall agree on an earlier Closing Date). The closing of title may be adjourned to such later date as the parties may agree upon in writing, or otherwise as set forth in the following paragraph, and such adjourned date shall then be deemed the Closing Date hereunder. Purchaser shall be entitled to one reasonable adjournment of up to fifteen days, on five days written notice by Purchaser to Sponsor. The Seller may be entitled to reasonable adjournments in the closing of title in the event of delays by reason of weather conditions, strikes or material shortages, or delays in inspections and reports thereon, or other requirements.

8. **Delivery of the Deed and Power of Attorney to the Condominium Board.**

a. At the closing of title, Sponsor shall deliver to Purchaser a bargain and sale deed with covenants against grantor's acts conveying title to the unit to Purchaser. The deed shall be prepared by Sponsor substantially in the form set forth in Part II of the Plan and shall be executed and acknowledged by Sponsor in the form necessary for recording.

b. At the closing of title, and simultaneously with the delivery of the deed conveying the Unit to Purchaser, Purchaser shall execute and acknowledge a power of attorney to the

Condominium Board prepared by Sponsor and substantially in the form set forth in Part II of the Plan.

c. The deed and power of attorney to the Condominium Board shall be delivered to the representative of the title company insuring Purchaser's title (or if no such representative is present, then to Sponsor's attorney) for recording in the Queens County office of the Register of The City of New York (the "City Register's Office"). After being recorded, the deed shall be returned to Purchaser and the power of attorney shall be sent to the Condominium Board.

9. **Marketable Title.** At the closing of title, Sponsor shall convey to Purchaser good and marketable title in fee simple, free and clear of all encumbrances other than those set forth in the Plan at entitled "Terms of Sale" and mortgages, if any, covering the Unit, which Purchaser assumes. Any encumbrances to which title is not to be subject shall not be an objection to title if (a) the instrument required to remove it of record is delivered to the proper party together with the recording or filing fees or (b) any reputable title company will insure Purchaser that it will not be collected out of the Unit if it is a lien, or will not be enforced against the Unit if it is not a lien.

10. **Expenses of closing and closing Adjustments.** Purchaser will pay the closing costs and expenses referred to in the Section of the Plan (as same may be amended to date) entitled "Closing Costs and Adjustments", including New York State and City Real Property transfer taxes and the amount of any credit for mortgage recording tax as set forth in such Section. Purchaser shall make the contribution to the working capital of the Condominium referred to in such Section. Real estate taxes and common charges and expenses shall be adjusted between Seller and Purchaser as of midnight preceding the Closing Date in accordance with the provisions of the Plan. Any such expenses or adjustments payable to Seller in excess of $500.00 will be paid by certified check or bank check. Recording charges, fees and taxes, as set forth in the Plan, are based on the rates in effect on the date of the Plan and are subject to change without notice.

11. **Escrow of Deposits.** The Seller will hold all monies received directly or through its agents or employees hereunder in trust until the closing of title to a Unit pursuant to the terms of this Purchase Agreement or the Offering Plan in a special account titled "THOMAS E. BERINATO, ESQ., Escrow Agent for The Allura Waterfront Condominium" or similar name in 81-35 Lefferts Blvd., Kew Gardens, N.Y. 11415. The signature of THOMAS E. BERINATO, attorney for Sponsor, shall be required to withdraw such funds. The Funds existing in the Trust Account will be payable to the Seller after the closing of title to the Unit covered by this purchase agreement. In the event of default by the Purchaser under this Purchase Agreement, which default continues for thirty (30) days after notice of such default from Seller to the Purchaser, the down payment (to a maximum of 10%) plus the actual cost of any special work ordered, will be released to the Seller from such account as liquidated damages and thereafter neither party shall have any rights or obligations against the other.

In the event the Seller cannot convey title to the Unit, all monies advanced by the Purchaser hereunder shall be returned to the Purchaser. The Seller will not record the Declaration until it has Purchase Agreements for at least 15% of all the Units. If the Seller

does not record the Declaration and abandons the Offering Plan, all monies advanced by the Purchaser will be returned promptly thereafter with interest, if any. 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, the amount of such funds and the manner and time when these funds will be returned to purchasers must be disclosed. The funds must be returned within five (5) days after the amendment abandoning the plan has been accepted for filing.

12. **Binding Effect of Declaration, By-Laws and Rules and Regulations.** Purchaser hereby accepts and approves the Plan (including the Declaration, By-Laws and Rules and Regulations contained therein) and agrees to abide and be bound by the terms and conditions thereof.

13. **Agreement Subject to Mortgage.** No encumbrances shall arise against the Property as a result of this Agreement or any monies deposited hereunder. In furtherance and not in limitation of the provisions of the preceding sentence, Purchaser agrees that the provisions of this Agreement are and shall be subject and subordinate to the lien of any mortgages heretofore or hereafter made and any payments or expenses already made or incurred, pursuant to the terms thereof, or incidental thereto, or to protect the security thereof, to the full extent thereof without the execution of any further legal documents by Purchaser. 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 his 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. Purchaser may make his obligations under the Agreement contingent upon obtaining a mortgage loan by executing the Mortgage Addendum to Purchase Agreement attached hereto and compliance with the terms therein. In the event Purchaser does not comply with the terms set forth in the Mortgage Addendum to Purchase Agreement, Seller shall be entitled to declare this Agreement in default and retain the Down Payment and interest as liquidated and agreed upon damages. Should Purchaser comply with the terms set forth in the Mortgage Addendum to Purchase Agreement and fail to obtain a mortgage loan, Seller shall return the Down Payment and interest, if any, to Purchaser and thereafter the parties shall be released from any obligation under this agreement.

14. **Agreement Subject to Plan Becoming Effective; Seller's Right to Cancel.**

This Purchase Agreement is contingent upon the Plan being declared effective. The Plan may be abandoned by Seller at any time prior to its being declared effective and shall be abandoned and deemed abandoned if it has not been declared effective within the time prescribed by the Plan. If the Plan is abandoned or does not become effective, this Purchase Agreement shall be deemed canceled. If, after the Plan is declared effective, title to the Unit

shall not close within the time set forth herein or in the Plan for any reason other than Purchaser's default, then, at Purchaser's option upon thirty days' prior written notice, this Purchase Agreement shall be deemed canceled. If this Purchase Agreement is canceled pursuant to the provisions of this paragraph, then not later than five days thereafter, Purchaser shall receive a refund in full, of all monies paid by Purchaser hereunder, with the interest earned thereof, if any, and upon such repayment, neither party shall have any claim against the other and both shall be released from all obligations hereunder.

15. **Default by Purchaser.** In the event Purchaser shall fail to make any payment on the date hereinbefore provided or on such later date as the parties hereto shall agree upon, shall fail to close title on the closing date, or shall fail to perform any of the purchaser's other obligations hereunder, Sponsor may send notice to Purchaser of Sponsor's intention to cancel this Agreement if such default shall not be cured within thirty days thereafter. TIME IS OF THE ESSENCE TO CURE SUCH DEFAULT WITHIN THE SAID THIRTY-DAY PERIOD. If within said thirty day period Purchaser shall fail to cure such default, Sponsor may, at its option, cancel this Agreement by notice of cancellation to Purchaser sent within 30 days after the sending of the said notice of intention to cancel, and thereupon this agreement shall be deemed canceled. In the event that Sponsor shall elect to cancel this Agreement, Sponsor shall certify to its attorney, Thomas E. Berinato, Esq., that Purchaser has defaulted and that Sponsor has elected to cancel this Agreement by reason thereof. If, within three days after the sending of notice of cancellation, Purchaser shall have failed to object thereto by Notice to Thomas E. Berinato, 123-40 83rd Avenue, Suite 1D, Kew Gardens, NY 11415 by certified mail, return receipt requested, all payments made by Purchaser pursuant to this Agreement, together with all other sums theretofore paid by Purchaser hereunder, shall be retained by Sponsor as liquidated damages. In no event shall liquidated damages exceed 10% of the purchase price plus the cost of any special work ordered. If this Agreement shall be canceled by Sponsor pursuant to the provisions of this Paragraph, Sponsor may sell the Unit to any third party and Sponsor shall be under no obligation to account to Purchaser for any part of the proceeds of such sale. If Purchaser shall have objected to Sponsor's Notice of cancellation within the aforesaid three day period, Sponsor will retain all payments made by Purchaser pursuant to this Agreement until the dispute is resolved, but Sponsor shall nevertheless have the right to sell the Unit to any third party without any obligation to account to Purchaser for any part of the proceeds of such sale. Thomas E. Berinato, Esq. may rely on the truth and accuracy of the facts contained in Seller's certification and the authority of the person or persons executing the same. In the event of Purchaser's default, no funds will be released to Seller without the signature of Seller's attorney, Thomas E. Berinato, 123-40 83rd Avenue, Suite 1D, Kew Gardens, N.Y. 11415.

16. **Possession of Unit Prior to Closing.** It is expressly understood and agreed that the Purchaser shall in no event take possession of the Unit prior to the time of the delivery of the deed and full compliance by the Purchaser with the terms of this Agreement, and should the Purchaser violate this provision, the Purchaser consents that the Seller shall have the right to remove him from the Unit as a squatter and intruder by summary proceedings. Upon the Purchaser's unauthorized possession, the Purchaser shall be deemed in default hereunder at the option of the Sponsor, and if the Sponsor so elects, the Sponsor may cancel this Agreement and the amount deposited hereunder shall belong to the Sponsor as liquidated

damages deemed earned hereunder. It is fully understood and agreed that the Sponsor will not be responsible for damage or loss to any personal property before, on or after the closing if title herein.

17. **Sponsor's Inability to Convey the Unit.** In the event Sponsor is unable to deliver title to the Unit to Purchaser for any reason whatsoever, Seller's liability shall be limited to the return of the money deposited hereunder and upon return of said money, this Agreement shall be null and void and the parties hereto released from any and all liability hereunder. In any event, the Sponsor shall not be obligated to bring any action or proceeding or otherwise incur any cost or expense of any nature whatsoever to cure such inability, and in such case, if Sponsor notifies Purchaser of its refusal to cure such inability and if Purchaser is not in default hereunder, Purchaser shall have the option to (a) take title to the Unit subject to such inability (without any abatement in, or credit against, the Purchase Price, or any claim or right of action against Sponsor for damages or otherwise) or (b) terminate this Agreement. If Purchaser so elects to terminate this Agreement, Sponsor shall within ten (10) days after receipt of notice of termination from Purchaser, return to Purchaser all sums deposited hereunder, and upon making such payment, this Agreement shall be null and void and neither party shall have any further rights, obligations or liability to or against the other and the parties shall be released and discharged from all obligations and liabilities under this Agreement and the Plan. The foregoing option must be exercised by notice of Purchaser in writing to Sponsor within ten days after the giving of Sponsor's notice of refusal to cure such inability. If Purchaser fails to give any notice to Sponsor, it shall be conclusively deemed that Purchaser elected the second option above to terminate this Agreement.

18. **Acceptance of Condition of Unit; Risk of Loss.**

(i) Purchaser shall accept title (without abatement in or credit against the Purchase Price or provision of escrow) notwithstanding that construction of (a) minor details of the Unit or the Building in which it is located or (b) other Units or (c) the landscaped area or (d) other portions of the common elements have not been completed. Purchaser will examine his Unit with a representative of the Sponsor during normal business hours prior to the Closing Date and will sign and deliver to Sponsor on or before the Closing Date an Inspection Statement acknowledging the condition in which he has received his Unit.

(ii) Purchaser represents to sponsor that he has examined the Unit and agrees that his execution of this Purchase Agreement shall constitute acceptance of the Unit and the Building and all fixtures, machinery, equipment, furnishings, appliances, installations and other personal property contained therein, in their present condition on the date of this Purchase Agreement, subject to reasonable use, wear, tear and natural deterioration between the date of this Purchase Agreement and the Closing Date.

(iii). Prior to the first closing, the entire building will be insured by Sponsor and after the first closing the entire building will be insured by the condominium.

The risk of loss from fire or other casualty with respect to each Unit shall remain with Sponsor until the Closing for the particular Unit. A person who takes possession prior to closing assumes the risk of loss not covered by insurance.

Sponsor will notify a purchaser within 15 business days of whether or not sponsor will repair damage due to a casualty occurring prior to closing.

19. **Broker.** Purchaser represents to Sponsor that _____ is the only broker or sales agent with whom Purchaser has dealt in connection with this transaction and Sponsor agrees to pay the commission earned by said broker, if any, pursuant to a separate agreement. Purchaser agrees that should any claim be made against Sponsor for commission by any broker, other than the above-named broker on account of any acts of Purchaser or Purchaser's representatives, Purchaser will indemnify and hold free and harmless Sponsor from and against any and all liabilities and expenses in connection therewith, including reasonable legal fees. The provisions of this Article shall survive the delivery of the deed.

20. **Warranties.** At the closing of title, the Seller will deliver the certificates and warranties delivered to them and transferable to purchaser or to the Condominium. Seller's liability pursuant to the manufacturer's warranties covering heat, appliances, electricity, plumbing and roofing are limited solely to the extent that such warranties are delivered to Seller, transferable to the Purchaser or to the Condominium and then only as against such manufacturer. In addition, however, Seller will promptly correct any defects in the construction of the Condominium Unit or the building containing the Unit or in the installation or operation of any mechanical equipment therein due to materials or improper workmanship substantially at variance with the plans and specifications, provided that it is notified of such defects in writing by certified mail within one year from the date of the closing of title to the Unit in which the alleged defect exists.

Purchaser should note that:

a. No steps taken by Seller to correct a defect shall act to extend the warranty period.

b. Seller accepts no responsibility for any warranty obligation for incidental or consequential damage caused by any defect.

c. These warranties give Purchaser specific legal rights. Purchaser may have other rights under State law.

d. These warranties are extended to you as Purchaser and are not extended to any subsequent Purchaser and mortgage lender who takes possession of the Unit.

e. These warranties shall be void if Purchaser misuses, abuses or otherwise interferes with or changes Seller's original construction or installations.

f. Seller is not responsible for any work or material ordered directly by Purchasers from Seller's contractors or suppliers.

g. Seller will provide Purchaser with the same warranties provided under the Housing Merchant Implied Warranty, Section 777-a of the General Business Law. The provisions of this Paragraph shall survive the delivery of the deed.

21. **Agreement May Not Be Assigned.** Purchaser shall not have the right to assign this Agreement without the prior written consent of Sponsor and any purported assignment of this Agreement in violation hereof shall be voidable at the option of Seller.

22. **Binding Effect.** This Agreement shall not be binding on Purchaser or Sponsor until a fully executed copy hereof has been furnished to Purchaser. If this Agreement is not accepted within twenty days from the date hereof by the furnishing to Purchaser of a fully executed copy, this Agreement shall be deemed to have been rejected and canceled and the deposit paid on the execution hereof, with interest accrued thereon, if any, shall be returned promptly to Purchaser.

23. **Notices.** Any notices, request or other communication hereunder or under the Plan shall be in writing and sent, postage prepaid, by registered or certified mail, return receipt requested, to Purchaser at the address given at the beginning of this Agreement, with a copy to his/her/their Counsel or to the seller at the address given at the beginning of this Agreement, with a copy to Thomas E. Berinato, 123-40 83rd Avenue, Suite 1D, Kew Gardens, N.Y. 11415 or to such other address as either party may hereafter designate to the other in writing. Except as otherwise expressly provided herein, the date of mailing shall be deemed to be the date of the giving of notice, except that the date of actual receipt shall be deemed to be the date of giving if any notice of change of address.

24. **Captions.** The captions in this Agreement are for convenience and reference only and in no way define, limit or describe the scope of this Agreement or the intent of any provision hereof.

25. **No Oral Changes:** This Agreement cannot be changed or terminated orally.
ANY CHANGES OR ADDITIONAL PROVISIONS MUST BE SET FORTH IN A RIDER ATTACHED HERETO OR IN A SEPARATE WRITTEN AGREEMENT SIGNED BY ALL PARTIES. YOU, AS THE PURCHASER OF THIS UNIT, MAY REQUIRE THE RECIPIENT OR CONTRACTOR TO DEPOSIT THE INITIAL ADVANCE MADE BY YOU IN AN ESCROW ACCOUNT. IN LIEU OF SUCH DEPOSIT, THE RECIPIENT OR CONTRACTOR MAY POST A BOND OR CONTRACT OF INDEMNITY WITH YOU GUARANTEEING THE RETURN OF SUCH ADVANCE.

26. In the event of any inconsistency between the terms of the plan and the purchase agreement, the terms of the plan shall control. Capitalized terms used but not defined herein shall have the meaning ascribed to them in the Plan.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

SPONSOR-SELLER: PURCHASER:

By:_____ _____

MORTGAGE ADDENDUM

The obligations of Purchaser hereunder are conditioned upon issuance on or before **forty-five (45) days from a fully executed contract received by Purchaser's Attorney,** (the "Commitment Date") of a written commitment from any Institutional Lender pursuant to which such Institutional Lender agrees to make a first mortgage loan, other than a VA, FHA or other governmentally insured loan, to Purchaser, at Purchaser's sole cost and expense, of _____ or such lesser sum as Purchaser shall be willing to accept, at the prevailing fixed rate for a term of at least **30** years and on other customary commitment terms, whether or not conditional upon any factors other than an appraisal satisfactory to the Institutional Lender. For purposes of this contract, the term "Institutional Lender" shall mean any bank, savings bank, private banker, trust company, savings and loan association, credit union or similar banking institution whether organized under the laws of this state, the United States or any other state; foreign banking corporation licensed by the Superintendent of Banks of New York or the Comptroller of the Currency to transact business in New York State; insurance company duly organized or licensed to do business in New York State; mortgage banker licensed pursuant to Article 12-D of the Banking Law; and any instrumentality created by the United States or any state with the power to make mortgage loans. Purchaser shall (i) make application within ten business days to an Institutional Lender for such mortgage loan, (ii) furnish accurate and complete information regarding Purchaser and members of Purchaser's family, as required, (iii) pay all fees, points and charges required in connection with such application and loan. (iv) Pursue such application with diligence, (v) cooperate in good faith with such Institutional Lender to obtain such commitment and (vi) give Notice within ten business days to Seller of the name and address of each Institutional Lender to which Purchaser has made such application. Purchaser shall comply with all requirements of such commitment (or any other commitment accepted by Purchaser) and Seller with a copy thereof promptly after receipt thereof. If such commitment is not issued on or before the Commitment Date, then, unless Purchaser has accepted a commitment that does not comply with the requirements set forth above, Purchaser may cancel this contract by giving Notice to Seller within 5 business days after the Commitment Date, 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, except that the Downpayment shall be refunded to Purchaser within five business days. If Purchaser fails to give notice of cancellation or if Purchaser shall accept a commitment that does not comply with the terms set forth above, then Purchaser shall be deemed to have waived Purchaser's right to cancel this contract and to receive a refund of the Downpayment by reason of the contingency contained in this paragraph. (Delete if inapplicable) (b) Purchaser and Seller agree that the submission of an application to a mortgage broker registered pursuant to Article 12-D of the New York Banking Law ("Mortgage Broker") shall constitute full compliance with the terms and conditions set forth in paragraph 8(a)(i) of this contract, and that Purchaser's cooperation in good faith with such Mortgage Broker to obtain a commitment from an Institutional Lender (together with Purchaser's cooperation in good faith with any Institutional Lender to which Purchaser's application has been submitted by such Mortgage Broker), and the giving of Notice by Purchaser to Seller within ten business days of the name and address of each Mortgage Broker to which Purchaser has submitted such an application shall constitute full compliance with the terms and conditions set forth in this contract.

SPONSOR-SELLER:

By:_____

PURCHASERS:

_____

_____

Sample Interim Lease

THIS LEASE (the "Lease") dated this ____ day of _____, 201__

BETWEEN:

Waterfront Resort, Inc.

(the "Landlord")

OF THE FIRST PART

- AND-

_____;

(collectively and individually the "Tenant")

OF THE SECOND PART

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations provided in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the parties to this Lease agree as follows:

Leased Property

1. The Landlord agrees to rent to the Tenant the apartment described as 109-09 15th Avenue, Unit ____, College Point, NY (the "Property"), for use as residential premises only. Neither the Property nor any part of the Property will be used at any time during the term of this Lease by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for the purpose other than as a private single-family residence.

2. Subject to the provisions of this Lease, apart from the Tenant and the Tenant's immediate family members, no other persons will live in the Property without the prior written permission of the Landlord.

3. No guests of the Tenants may occupy the Property for longer than one week without the prior written consent of the Landlord.

4. No pets or animals are allowed to be kept in or about the Property without the prior written permission of the Landlord. Upon thirty (30) days notice, the Landlord may revoke any consent previously given pursuant to this clause.

5. The Tenant agrees and acknowledges that the Property has been designated as a smoke-free living environment. The Tenant and members of Tenant's household will not smoke anywhere in the Property nor permit any guests or visitors to smoke in the Property.

Term

6. The term of the Lease commences at 12:00 noon on _____ and ends (i) when Tenant acquires title to the Property; or (ii) when Tenant rescinds his Purchase Agreement and vacates the Property.

Rent

7. Subject to the provisions of this Lease, the rent for the Property is $_____ per month (the "Rent").
8. The Tenant will pay the Rent on or before the first of each and every month of the term of this Lease to the Landlord at 123-40 83rd Avenue, Suite 1D, Kew Gardens, N.Y. 11415 or at such other place as the Landlord may later designate.
9. The Landlord may increase the Rent for the Property upon providing to the Tenant such notice as required by the Act.
10. The Tenant will be charged an additional amount of $25 per infraction, for any late Rent of five days.

Security Deposit

11. On execution of this Lease, the Tenant will pay the Landlord a security deposit equal to one months' rent (the "Security Deposit").

12 The Landlord will hold the Security Deposit at an interest bearing account solely devoted to security deposits at HSBC Bank located in Brooklyn.

13. The Tenant may not use the Security Deposit as payment for the Rent.

Quiet Enjoyment

14. The Landlord covenants that on paying the Rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Property for the agreed term.

Tenant Improvements

15. The Tenant will obtain written permission from the Landlord before doing any of the following:

    a. applying adhesive materials, or inserting nails or hooks in walls or ceilings other than two small picture hooks per wall;

    b. painting, wallpapering, redecorating or in any way significantly altering the appearance of the Property;

    c. removing or adding walls, or performing any structural alterations;

    d. installing a waterbed(s);

    e. changing the amount of heat or power normally used on the Property as well as installing additional electrical wiring or heating units;

    f. placing or exposing or allowing to be placed or exposed anywhere inside or outside the Property any placard, notice or sign for advertising or any other purpose; or

    g. affixing to or erecting upon or near the Property any radio or TV antenna or tower.

Utilities and Other Charges

16. The Landlord is responsible for the payment of the following utilities and other charges in relation to the Property: water/sewer and garbage collection.
17. The Tenant is responsible for the payment of the following utilities and other charges in relation to the Property: electricity, internet, cable, telephone, natural gas, heating oil/propane and garbage collection.

Insurance

18. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss. The Tenant is advised that, if insurance coverage is desired by the Tenant, the Tenant should inquire of Tenant's insurance agent regarding a renter's policy of insurance.
19. The Tenant is not responsible for insuring the Landlord's contents and furnishings in or about the Property for either damage or loss, and the Tenant assumes no liability for any such loss.
20. The Tenant is not responsible for insuring the Property for either damage or loss to the structure, mechanical or improvements to the building of the Property, and the Tenant assumes no liability for any such loss.
21. The Tenant is responsible for insuring the Property for liability insurance for the benefit of the Tenant and the Landlord.

22. The Tenant will provide proof of such insurance to the Landlord upon the issuance or renewal of such insurance.

Governing Law

23. It is the intention of the parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of New York, without regard to the jurisdiction in which any action or special proceeding may be instituted.

Severability

24. If there is a conflict between any provision of this Lease and the applicable legislation of State of New York (the "Act"), the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.
25. In the event that any of the provisions of this Lease will be held to be invalid or unenforceable in whole or in part, those provisions to the extent enforceable and all other provisions will nevertheless continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Lease and the remaining provisions had been executed by both parties subsequent to the expungement of the invalid provision.

Assignment and Subletting

26. The Tenant will not assign this Lease, or sublet or grant any concession or license to use the Property or any part of the Property. Any assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at Landlord's option, terminate this Lease.

Carbon Monoxide Alarm

27. Prior to the Tenant taking possession of the Property, the Landlord will ensure that any carbon monoxide alarm in place is operational. Upon possession, the Landlord will provide the Tenant with working batteries, for all carbon monoxide alarms. The Landlord will be responsible for the repair and replacement of any missing or nonfunctional carbon monoxide alarm upon written request of the Tenant.

28. The Tenant will keep, test, and maintain in good repair all the carbon monoxide alarms in the Property. The Tenant must provide the Landlord or the Landlord's agent with a written notice if any carbon monoxide alarm needs its batteries replaced or if the alarm is stolen, removed, missing, or not operational.

Further, the Tenant must notify the Landlord, or its agent, in writing of any deficiency in any carbon monoxide alarm that the Tenant is unable to fix.

29. No person may remove any batteries from, or in any way render inoperable, a carbon monoxide alarm except as part of the process to inspect, maintain, repair or replace the alarm or batteries in the alarm.

Hazardous Materials

30. The Tenant will not keep or have on the Property any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Property or that might be considered hazardous by any responsible insurance company.

Rules and Regulations

31. The Tenant will obey all rules and regulations posted by the Landlord regarding the use and care of the building, parking lot, laundry room and other common facilities that are provided for the use of the Tenant in and around the building containing the Property.

Address for Notice

32. For any matter relating to this tenancy, the Tenant may be contacted at the Property or through the phone number below. After this tenancy has been terminated, the contact information of the Tenant is:

    a. Name:

    b. Phone: _____.

    c. Post termination notice address: _____, _____, _____, NY.

33. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:

    a. Name: Waterfront Resort, Inc.

    b. Address: 123-40 83rd Avenue, Suite 1D, Kew Gardens, N.Y. 11415

The contact information for the Landlord is:

    c. Phone: (718) 461-8833

    d. Email address: Tberinato@verizon.net

General Provisions

34. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.

35. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.

35. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.
36. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
37. Locks may not be added or changed without the prior written agreement of both the Landlord and the Tenant, or unless the changes are made in compliance with the Act.
38. The Tenant will be charged an additional amount of $25.00 for each N.S.F. check or checks returned by the Tenant's financial institution.
39. This Lease and the Tenant's leasehold interest under this Lease are and will be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the Property by the Landlord, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions such liens or encumbrances.
40. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.
41. The Tenant will indemnify and save the Landlord, and the owner of the Property where different from the Landlord, harmless from all liabilities, fines, suits, claims, demands and actions of any kind or nature for which the Landlord will or may become liable or suffer by reason of any breach, violation or non-performance by the Tenant or by any person for whom the Tenant is responsible, of any covenant, term, or provisions hereof or by reason of any act, neglect or default on the part of the Tenant or other person for whom the Tenant is responsible. Such indemnification in respect of any such breach, violation or non-performance, damage to property, injury or death occurring during the term of the Lease will survive the termination of the Lease, notwithstanding anything in this Lease to the contrary.
42. The Tenant is responsible for any person or persons who are upon or occupying the Property or any other part of the Landlord's premises at

the request of the Tenant, either express or implied, whether for the purposes of visiting the Tenant, making deliveries, repairs or attending upon the Property for any other reason. Without limiting the generality of the foregoing, the Tenant is responsible for all members of the Tenant's family, guests, servants, tradesmen, repairmen, employees, agents, invitees or other similar persons.

43. An uncured default under the purchase agreement is a default under the lease and an uncured default under the lease is the default under the purchase agreement. If an uncured default under the lease can result in a default under the purchase agreement, 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 has to vacate the unit within 30 days after a default under the purchase agreement or rescission of the Purchase Agreement by the lessee.

IN WITNESS WHEREOF the parties have duly affixed their signatures on this ____ day of _____, 201_.

_____

Tenant:

_____

Tenant:

_____

Landlord:

POWER OF ATTORNEY

The undersigned, _____, (residing)(having an office) at _____ _____, the Owner of Unit No. _____ in the Condominium known as The Allura Waterfront Condominium, located at 109-09 15th Avenue, College Point, Borough of Queens, State of New York, consisting of the property submitted to the provisions of Article 9-B of the Real Property Law of the State of New York pursuant to Declaration dated _____, 201__, and recorded in the Register's Office, Queens County on _____, 200__ in CRFN# _____, and shown on the Floor Plans on file in said office as Map No. _____, do hereby nominate, constitute and appoint the persons who may from time to time constitute the Board of Managers of The Allura Waterfront Condominium, jointly, true and lawful attorneys-in-fact for the undersigned, coupled with an interest, with power of substitution, to (1) acquire in their own names, as Members of the Board of Managers, or in the name of their designee, corporate or otherwise, on behalf of all Owners of Units in the Condominium, in accordance with their respective Common Interests, (a) any Unit whose Owner desires to abandon or sell the same, together with the undivided interest in the Common Elements appurtenant thereto, (b) the interests of such Unit Owner in any other Units theretofore acquired by the Board of Managers, or its designee, on behalf of all Unit Owners, or the proceeds of sale or lease thereof, if any, and the rights and privileges appurtenant thereto, (c) the interest of such Unit Owner in all other assets of the Condominium as defined in the aforementioned Declaration or any Unit, which shall be the subject of a foreclosure or other judicial sale; or to lease any Unit whose Owner desires to rent the same, at such price or on such rental, as the case may be, and on such terms as said attorneys-in-fact shall deem proper, and thereafter to convey, sell, lease or mortgage (but not to vote the votes appurtenant thereto) and to otherwise deal with any such Units so acquired by them, or to sublease any Unit so leaned by them on such terms as said attorneys-in-fact may determine, granting to such attorneys-in-fact the power to do all things in the said premises which the undersigned could do if the undersigned were personally present, and (2) to amend from time to time the Declaration, By-Laws and the Rules and Regulations of the Condominium, or any of said documents, when such amendment shall be authorized by the Declaration or By-Laws.

The acts of a majority of such persons shall constitute the acts of said attorneys-in-fact.

The undersigned do hereby nominate, constitute and appoint Cornerstone Builders US, LLC, (Sponsor) as attorney-in-fact for the undersigned, coupled with an interest, with power of substitution, to amend from time to time the Declaration, the By-Laws and the Rules and Regulations of the Condominium, or any of said documents, when such amendment (1) shall be required to reflect any changes in Unsold Units and/or the reapportionment of the Common Interests of the affected Unsold Units resulting therefrom made by Sponsor or Sponsor's designee in accordance with Article 16 of the Declaration or (2) shall be required by (a) an Institutional Lender procured by Sponsor to make a mortgage loan secured by a mortgage on any Unit, (b) any governmental agency having regulatory jurisdiction over the Condominium, or (c) any title insurance company selected by Sponsor to insure title to any Unit, or (3) shall be authorized pursuant to Article 15 of the Declaration provided, however, that any amendment made pursuant to the terms of this paragraph shall not (i) change the Common Interest of the Undersigned's Unit, (ii) require a material, physical modification to the Undersigned Unit, or (iii) adversely affect the priority or validity of the lien of any purchase money mortgage or any

mortgage held by an Institutional Lender covering the Undersigned's Unit unless the Undersigned (in the event described in subdivision (i) or (ii) of this paragraph) or the holder of such mortgage (in the event described in subdivision (iii) of this paragraph) shall consent thereto by joining in the execution of such amendment. The terms, covenants and conditions contained in, and the powers granted pursuant to this paragraph shall remain in full force and effect until such time as the Sponsor or Sponsor-designees shall cease to own any Units in the Condominium.

This power of attorney shall be irrevocable.

All capitalized items in this Power of Attorney shall have the same meaning as in the Declaration or the By-Laws of the Condominium.

IN WITNESS WHEREOF, the undersigned has executed this Power of Attorney this ____ day of _____, 201_.

_____

_____

STATE OF NEW YORK)ss.:

COUNTY OF _____)

On the ___ day of _____, in the year 20___, the undersigned a Notary Public in and for said State, personally appeared _____ known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their/ capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____

Notary Public

UNIT DEED

THIS INDENTURE, made the ___, day of _____, 201_, between Waterfront Resort Inc a corporation formed under the Laws of the State of New York, having an office at 112-45 Roosevelt Avenue, Corona, N.Y. 113687 (the Grantor), and _____, residing at _____ (the Grantee).

W I T N E S S E T H:

That the Grantor, in consideration of Ten and 00/100 ($10.00) Dollars and other good and valuable consideration, paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee, forever:

The Unit (the Unit) known as Unit No. _____ in the premises known as The Allura Waterfront Condominium and by the street address of 109-09 15th Avenue, Borough of Queens, Queens County, State of New York, said Unit being designated and described as Unit No. _____, in the declaration (Declaration) establishing a plan for condominium ownership of said premises under Article 9-B of the Real Property Law of the State of New York (the New York Condominium Act), dated and recorded in the Register's Office, Queens County, (the Register's Office) on _____, CRFN# _____, and also designated as Tax Lot in Block of the Borough of Queens on the Tax Map of the Real Property Assessment Department and on the Floor Plans for said premises, certified by Ben Lam, PE. on _____, and filed in the Register's Office on _____, as Condominium Plan No. _____. The premises within which the Unit is located are more particularly described in Schedule A attached hereto and made a part hereof. All capitalized terms herein which are not separately defined herein shall have the meanings given to these terms in the Declaration or in the By-Laws of The Allura Waterfront Condominium. (Said By-Laws, as the same may be amended from time to time, are hereinafter referred to as the By-Laws.)

Together with an undivided _____% interest in the Common Elements;

Together with the appurtenances and all the estate and rights of the Grantor in and to the Unit;

Together with, and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Declaration and the By-Laws, all of which shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein;

Subject also to such other liens, agreements, covenants, assessments, restrictions, and other matters of record as pertain to the Unit and/or to the Property;

TO HAVE AND TO HELD 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 New York Condominium Act, or if any provision which is Necessary to cause the Declaration and the By-Laws to be sufficient to submit the Property to the provisions of the New York 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 New York Condominium Act, the applicable provisions of Article 17 of the Declaration shall control.

Except as otherwise specifically permitted by the Board of Managers or provided in the Declaration or the By-Laws, the Unit is intended for residential use only.

The Grantor covenants that the Grantor has not done or suffered anything whereby the Unit has been encumbered in any way whatever, except as aforesaid.

The Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenants that the Grantor will receive the consideration for this conveyance and will held the right to receive such consideration as a trust fund for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the same for any other purposes.

The Grantee accepts and ratifies the provisions of the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws) and agrees to comply with all the terms and provisions thereof.

The term Grantee shall be read as Grantees whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the Grantor and the Grantee have duly executed this Indenture as of the day and year first above written.

Waterfront Resort Inc

By:_____

Grantor

STATE OF NEW YORK)ss.:

COUNTY OF _____)

On the ___ day of _____, in the year 20___, the undersigned a Notary Public in and for said State, personally appeared _____ known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their/ capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____

Notary Public

CONDOMINIUM
BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACT

Title No.:

Section

Waterfront Resort Inc

Block
Lot

TO

City/Town College Point, NY
County Queens

RETURN BY MAIL TO:

DESCRIPTION OF THE PROPERTY (THE REPORT)

ALLURA WATERFRONT CONDOMINIUM

109-09 15TH AVENUE,

QUEENS, NEW YORK

PREPARED BY

BENJAMIN B. LAM

PROFESSIONAL ENGINEER

IN ACCORDANCE WITH

THE PLANS AND SPECIFICATIONS

AND OTHER INFORMATION SUPPLIED BY THE SPONSOR

SPONSOR:

WATERFRONT RESORT INC.

109-09 15TH AVENUE,

QUEENS, NY 11365

BENJAMIN B. LAM
PROFESSIONAL ENGINEER
Tel. No. (212) 274-8833
Fax No. (212) 274-8889

ALLURA WATERFRONT CONDOMINIUM

DESCRIPTION OF PROPERTY AND SPECIFICATIONS

Date: January 11, 2019

A. Location and Use of Property:

This property and its residential and community use are permissible with the approval from Board of Standard of the City of New York Calendar number 209-04-BZ NYC and will comply with all zoning and use requirements with the Certificate of Occupancy at closing.

(1) Address: 109-09 15th Avenue, Queens
(2) Block: 4044 Lot: 60
(3) Zoning: in M2-1
(4) Proposed one zoning lot containing one six (6) stories high building with ground floor. The proposed uses for building are one hundred and thirty four (134) class 'A' apartment units, one (1) community facility units and one (1) car parking garage with 139 attendant parking spaces and 67 bicycle storage spaces.

B. Status of Construction:

The building is classified as 1-D construction class per 1968 NYC Construction Codes, in which the walls, exit ways, shafts, structural members are constructed of noncombustible materials and assemblies affording a fire resistance rating of one hour. The existing building is built on 1900 and the new construction started, under approved major renovation Alt 1 application No.401843617 construction comply with 1968 NYC Building Code; and an initial work permit was issued on 4/10/2015. All work including general construction, heating, ventilation, plumbing, and electrical work. Construction started on 04/10/2015 and the building construction is substantial completion on December 31, 2018 and waiting for CO inspection.

The building is an existing 3 stories industrial building with removal of all interior structure with over 50% of existing exterior brick to remain and extended vertically and horizontally into a 6 stories residential building with ground floor according to the approval from Board of Standard of the City of New York Calendar number 209-04-BZ, in which height of the building, total zoning floor of the building, the number of residential unit and parking space requirements of the building is in compliance.

Alt. 1 #401843617 for structural, interior renovation is 100% completed;
Alt. 1 #401843617 for plumbing, standpipes and sprinkler work is 100% completed and sign-off on 7/26/2018;
Alt. 2 #440242738 for structural work is 100% completed, inspected and waiting for sign-off;

Alt. 2 #440233588 for shoring work is 100% completed and inspected and waiting for sign-off;
Alt. 3 #440217310 for Builder Paving Plan for sidewalk repair is 100% completed and waiting for all public utilities install;
Alt. 2 #421414525 for Fire alarm system is 100% completed waiting for inspection and sign-off;

Note: Sponsor to provide Certificate of Occupancy prior to closing.

C. Site:

The size of the upland lot is 100,338.18 S.F. One building is containing one hundred and thirty four (134) residential units and one (1) community units, and one car garage with one hundred and thirty nine (139) attendant car parking spaces.

The site is at the Northwest corner of 110th Street and 15th Avenue. 110th Street and 15th Avenue is a public street with one way traffic. There is no light pole, street tree and no catch basin on public sidewalk in front the property on both streets. Existing sidewalk are being replaced with new concrete sidewalk constructed with 4" thick concrete on 6" gravel base and new steel faced concrete curb. Provide handicap ramp at corner at 15th Avenue and 110th Street from roadway ramp up to sidewalk. Provide 2 curb cuts for driveway entrance and exit into building parking garage. All sidewalk, curb cut and ramp are constructed as per pavement plan filed with and approved by the Department of Transportation.

The sidewalk, driveway, curb cuts and ramps are in conformity with local fire district, town, building codes, and new sidewalk, curb cuts and ramps aprons shall be ADA compliant.

D. Utilities:

Water: There is one 8-inch water main at 110th Street serviced by New York City Water Board. A 6" Fire service and 4" domestic tap connection will be made to the building. A Sico triplex booster pump will be installed. Total of a water meter will be installed, and water will be billed to the condominium as a common expense by the New York Water Board in accordance with the water meter reading based on actual consumption. Sewer rent is billed as a common expense to each unit.

Sewer: There is a city owned 12" storm and 15" combined sewer at 15th Avenue are currently maintained by New York City Sewer Dept. An 8" storm and an 8" sanitary house connection will be made from the city sewer to the building. The condominium is responsible for repair of any damage to this sewer connection. There will be a rental charge for the sewer connection to this street sewer, and the sewer rents will be paid to the City of New York.

All sewer permits have been obtained.

Gas: Con Edison Co. will provide the service of gas usage. There will be total one hundred and thirty five (135) gas meters, one (1) meter for each unit to measure the consumption of gas for heating and/or cooking and one (1) meter for gas generator which is billed as a common charge.

Electricity: Con Edison Co. will supply electric service through aboveground conduit to an electric main in ground floor. There will be one hundred and thirty four electric meter; one (1) meter for each unit, and one for the common elements to measure the consumption of electrical usage for lighting and/or A/C. The total number of meter is one hundred and thirty five (135).

Telephone: Telephone service is by Spectrum and will be subscribed by the owner of each condominium unit.

E. Sub-soil conditions:

The soil boring was performed by Antony Gennaro, P.E. from Atlas Technical Associates, Inc. dated 5/14/2007. A Geotechnical Evaluation report was performed by Brian E. Flynn, P.E. on 2/19/2015; Based on boring data; there is no ground water founded and the sub-soil is adequate to support the building with piling system from Scobbo Foundation Systems design and test by Galli Engineering, P.C. on 3/5/2015 and 3/6/2015 on site. The building is located in a FEMA flood zone as AE. There appears to be danger from flooding, either due to water table in the area or an overflow from other bodies of water. There were no signs of potential mudslides or erosion observed.

An E-Designation for Hazardous materials (E-138) was places on the Site by New York City Department of City Planning. November 2014 IR report and March 2015 RAR report was submitted to OER for approval. The Site is being remediated as according to OER Project No.:13RHAZ374Q and NYC VCP project Number: CVCP070Q cleanup approved plan, January final RAR was submitted to OER and the building is obtained Letter of Satisfaction and the Green property certification from OER on 3/13/2018.

The mitigation that had been performed on the site during construction included:

ENGINEERING CONTROLS
The Site has three primary Engineering Control Systems as:
1. Composite cover system consisting of a concrete building slab, concrete walkways and the removal of 2' of soils and backfilling of clean fill in areas of landscaping;
2. A sub-surface depressurization system beneath the newly installed foundation slab. The SSDS consists of a network of horizontal perforated pipes installed within a minimum of 18 inch layers of crushed stone beneath the building's 10-inch foundation floor. The piping consists of 4-inch diameter scheduled 40 PVC perforated pipe. A minimum of 4 inches of crushed stone was placed above and below the pipes.
3. Install soil vapor barrier/waterproof membrane system: A 20 mil Stego® Wrap Vapor Barrier consisting of a multi-layer extruded polyolefin membrane was installed as an impermeable vapor barrier beneath the entire foundation footprint, which consists of open-air vehicle parking. The Stego® Wrap Vapor Barrier was laid down in sheets that overlapped and joined with tape supplied by the manufacturer.

SITE MANAGEMENT PLAN

Site Management is the last phase of the remedial process and begins after the approval of the Remedial Action Report (RAR) and issuance of the Notice of Completion (NOC) by OER. It is the responsibility of the property owner to ensure that all Site Management responsibilities are performed. The penalty for failure to implement the SMP includes revocation of the Notice of Completion and all associated certifications and liability protections.
The SMP includes: (1) operation and maintenance of Engineering Controls; (2) inspection of the EC's and IC's; and (3) certification of performance of the EC's and IC's.

A. ENGINEERING CONTROLS

Operation and Maintenance of Engineering Controls System: The Composite Cover System, Vapor Barrier System, and Sub-Surface Depressurization System are permanent Engineering Control for the Site and does not require any special operation or maintenance activities. The system will be inspected and its performance certified at specified intervals defined in this SMP. A Soil/Materials Management Plan is included in this Site Management Plan and outlines the procedures to be followed in the event that the composite cover system and underlying residual soil/material must be disturbed after the Remedial Action is complete. If the system is breached during future construction activities, the system will be rebuilt by reconstructing the system according to the original design and tying newly constructed cover layers or piping into existing pieces to form a continuous system.

B. INSTITUTIONAL CONTROLS

These IC's define the program to operate, maintain, inspect and certify the performance of Engineering Controls and Institutional Controls on this property. These Institutional Controls will be implemented in accordance with the Site Management Plan included in this RAR. Institutional Controls are also designed to prevent future exposure to residual soil/materials by controlling disturbances in the subsurface, restrict higher uses of the property than those addressed by the Remedial Action and establish restrictions on activities and site usage. Institutional Controls for this property are:

1. The property will continue to be registered with an E-Designation by the NYC Department of Buildings. Property owner and property owner's successors and assigns are required to comply with the approved SMP;
2. Compliance with an OER-approved Site Management Plan including procedures for appropriate operation, maintenance, inspection, and certification of performance of EC's and IC's. The property owner and property owner's successors and assigns will inspect EC's and IC's and submit to OER a written certification that evaluates their performance in a manner and at a frequency to be determined by OER;
3. Engineering Controls will not be discontinued without prior OER approval;
4. OER has the right to enter the Site upon notice for the purpose of evaluating the performance of EC's and IC's;
5. Vegetable gardens and farming in residual soil/fill on the Site are prohibited;
6. Use of groundwater underlying the Site without treatment rendering it safe for its intended use is prohibited;
7. All future activities on the Site that will disturb residual soil/fill must be conducted pursuant to the Soil/Materials Management provisions of the SMP, or otherwise approved by OER; The Site

is intended to be used for restricted residential use and will not be used for a higher level of use without prior approval by OER.

C. INSPECTIONS

The EC and IC will be inspected each year by building superintendent staff and every ten years by a qualified environmental professional. The results of inspections will be certified and reported at a frequency defined below. If problems are encountered during these annual inspections, the building superintendent will contact ZEB or OER. OER will provide a form for annual inspections to be filled out by building superintendent staff. These forms should be completed and signed by the building superintendent who made the inspection and maintained on file in the building until the next QEP inspection. The inspections will evaluate the following:

i. If the EC or IC employed at the Site continue to perform as designed and continue to be protective of human health and the environment;

ii. If anything has occurred that impairs the ability of the EC or IC to protect public health and the environment;

iii. If changes are needed to the remedial systems or controls;

iv. If compliance with this SMP has been maintained;

v. If site records are complete and up to date; and

vi. General Site conditions at the time of inspection. In an addition, if an emergency occurs, such as a natural disaster, or if an unforeseen failure of any of the Engineering Controls occurs, an inspection of the Site will be performed within 30 days to evaluate the Engineering Controls and a letter report of findings will be submitted to OER.

Inspection of Composite Cover System and Vapor Barrier System:

Inspection of the composite cover will consist of a visual inspection of concrete slab, and will include all accessible locations including the site perimeter and all internal access points on the ground floor. The inspector will document any faulty or defective conditions observed during the inspection, broken or damaged concrete, or any failure in the integrity of the floor that would compromise the ability of the composite cover to perform as an engineering control.

Inspection of Sub-Surface Depressurization System:

Inspection of the passive Sub-Surface Depressurization System will consist of a visual inspection of accessible above ground piping. The inspector will document any faulty or defective conditions observed during the inspection, obstructions to air flow, or failure in the integrity of the piping that would compromise the ability of the passive Sub-Surface Depressurization System to perform as an engineering control.

Site Use Prohibitions:

Inspections to evaluate the status of site use prohibitions will include an evaluation of whether there is vegetable gardening or farming in residual soil/fill; whether groundwater underlying the site has been used without treatment rendering it safe for its intended use; whether activities that have disturbed site soil/fill have been conducted pursuant to the Soil/Material Management provisions of the SMP, or otherwise approved by OER; and whether the site has been used for a higher level of use other than the restricted residential use addressed by the Remedial Action.

INSPECTION AND CERTIFICATION LETTER REPORT

Results of inspections performed during a reporting period and certification of performance of all Engineering Controls and Institutional Controls will be included in an Inspection and Certification Letter Report. Inspections will be performed in 2025, 2035 and every ten years thereafter. Inspection and Certification Letter Reports will be submitted by July 30, 2026 (for the reporting period calendar years 2016-2025) and every ten years thereafter (for the reporting period consisting of the ten prior calendar years). Inspection and Certification Reports will cover all calendar years since the prior reporting period. Inspection and Certification Letter Reports will be submitted to OER in digital format. The letter report will include, at a minimum:

1. Date of inspections;
2. Personnel conducting inspections;
3. Description of the inspection activities performed;
4. Any observations, conclusions, or recommendations;
5. Copy of any inspection forms;
6. A determination as to whether groundwater plume conditions, if any, have changed since the last reporting event; and
7. Certification of the performance of Engineering Controls and Institutional Controls, as discussed below. The certification of the performance of ECs and ICs will establish:
8. If Engineering Controls or Institutional Controls employed at the Site continue to be in place and perform as designed and continue to be protective of human health and the environment;
9. If anything has occurred that impairs the ability of Engineering Controls or Institutional Controls to protect public health and the environment;
10. If changes are needed to the remedial systems or controls;
11. If compliance with this Site Management Plan has been maintained;
12. If vegetable gardening and farming in residual soils has been prevented;
13. If groundwater underlying the Site is being utilized without treatment rendering it safe for the intended purpose has been prevented;
14. If activities on the Site that have disturbed residual soil/fill material have been in accordance with the Soil/Materials Management Plan in this SMP;
15. If the Site has been used for a higher level of use other than the restricted residential use addressed by the Remedial Action;
16. If site records are complete and up to date;
17. If the Site continues to have an OER-approved Declaration of Covenants and Restrictions recorded with the property deed by the Queens County Clerk. OER may enter the Site upon notice for the purpose of evaluating the performance of ECs and ICs.

NOTIFICATIONS

Notifications will be submitted by the property owner to OER as described below:

- 60-day advance notice of any proposed changes in Site use, such as an upgrade from existing use to use that was not contemplated is the Remedial Action.
- Notice within 30 days of any emergency, such as a fire, flood, or earthquake that has the potential to reduce the effectiveness of Engineering Controls in place at the Site.

The Engineering Controls and Institutional Controls during the construction were performed by Richard Galli P.E. from Galli Engineering P.C. and Craig Puerta P.E. from Zeb Environmental

Solution Inc., and certified by Craig Puerta P.E. from Zeb Environmental solution Inc. on 2/1/2018.

There is no uneven foundation movement or settling has occurred and the building foundation system is accurately sized to support the calculated load.

There is no evidence of moisture or seepage or ground water infiltration and no corrective action is needed. A layer of vapor barrier is provided throughout the foundation and footing system to prevent further ground infiltration.

The property is located in FEMA flood zone AE, the construction of the building is according to ASCE/SEI 24-05 wet flood proofing method with provide minimum 3"x3" non-engineered openings on Foundation walls that enclose an area below the Design Flood Elevation (DFE) and install such openings no more than 1ft above the adjacent ground level to allow for the automatic entry and exit of floodwaters during design flood conditions. Enclosed area below flood elevation used solely for parking, building access or storage; no mechanical system located below the flood elevation and electrical service conduits and cables below DFE shall be waterproofed according to NFPA 70.

F. Landscaping and Enclosures:

There is no grass area in the front of the building along 110th Street and 15th Avenue. There is iron gates and fencing provided at dead end of 15th Avenue. There are new five street trees on sidewalk in front of building on 110th Street and new six street trees on sidewalk in front of building on 15th Avenue. Install metal gate with metal gate door at property line on 15th Avenue.

G. Building Size:

The total perimeter building wall height measures from grade level to the top of roof are 67.33 feet, which is permitted in the BSA Cal. No. 209-04-BZ. The building is legally established as six-story with Ground floor floor. The minimum ceiling height of ground floor is 7' at the front to 11" at the rear of the building, 1st is 8' and 2nd to 6th floor is 8'. The parapet height from finished surface of roof is 3'-6".

The elevator machine room is located on roof and water meter on ground floor floor. The others are on 1st Floor for electric meters, gas meters, domestic water and fire pump room.

H. Structural system:

a. Foundation: Micropile system design for 60 tons, with 5.5 x .304WT steel core (55ksi Min. yield/70ksi min. tensile), Grout 5000 PSI, drilled-in 60 tons Displacement and Hydrotite waterstops. Provide typical shoring for installing grade beam at new ground floor area and existing building footing and foundation wall. Concrete grid beam and foundation with reenforce There is Grace Preprufe 300R & 160R pre-applied

waterproofing membrane system provided for the foundation walls and floor slab. Sub-grade drainage piping is provided for the foundations of the buildings.

b. Floor: The typical floors are of 1 ½" 18 gage composite metal decking with 2 ½" inch light weight concrete fill (total 4" floor slab) with 6x6 W1.4xW1.4. 2 hour fireproof rated (UL-G552) and 55 STC sound rating.

c. Building exterior wall: Consists of structural I-beam and column, 6" 16 ga. metal stud @ 16" O.C. with 2 layers of 5/8" Densglass fireguard sheathing and cover with composite aluminum panel on exterior, and R19 batt insulation U factor 0.062 and 2 layers of5/8" Gypsum Board interior; with typical sound rating 55. The building is not higher than six stories and Local Law 11 is not applicable.

d. There is no ground water observed on the boring test done by was performed by Brian E. Flynn, P.E. on 2/19/2015.

I. Exterior of Buildings

(i) Exterior walls: 6" 16 ga. metal stud @ 16" O.C. with 2 layers of 5/8" Densglass fireguard sheathing and cover with composite aluminum panel on exterior, and R13 insulation U factor 0.062 and 2 layers of5/8" Gypsum Board interior; with typical sound rating 55.

(ii) Windows: Casement windows; Aluminum frame with 1" IGU – Exterior 3/16" clear, interior 3/16" Low-E SB60 double-glazed casement window with 1" IGU – Exterior 3/16" clear, interior 3/16" tempered glass bottom panel. All provided with aluminum lintel and vinyl wire screen manufactured by Crystal Window & Door System, Ltd. throughout the building. All windows installed with thermal break system with sill threshold sitting at bed of sealant from interior to exterior of the windows. Size and location of Windows comply with light and air requirement as per Code.

Lot line window: There are two (2) 50"x56" lot line windows in unit E201, E202, E301 & E302. There is a possibility the those lot line windows will be blocked from adjacent property future development, and the blocking of lot line windows will not affect the light and air requirement according to applicable Codes. All windows facing lot lines comply with the applicable code for exterior openings, and building complies with NYC Building Code table 3-4.

Window manufacturer Crystal Window and Door System provided one year warranty on the window system.

(iii) Parapets and Copings: Constructed of 6" 16 ga. metal stud @ 16" O.C. with 2 layers of 5/8" Densglass fireguard sheathing and cover with composite aluminum panel on each side and with aluminum coping, and provide with metal flashing between the parapet wall and roof.

(iv) Balconies & Terraces: All outdoor unit spaces with terraces follow the approved DOB drawing. There will be balcony for each residential unit at 1st to 6th floors. All balconies will be constructed with steel and concrete with on top of metal corrugated decking, and the floor finished with non-slippery outdoor floor tiles. There will be 3 feet 6 inch high balcony stainless steel railing with ½" tempered glass panel, stainless steel coping and base shoe, and railing design will not create a ladder effect. There is stainless steel railing with ½" tempered glass panel, stainless steel coping and base shoe between adjacent balconies. The soffits are a layer of Densglass and paint. The floors are polished concrete with waterproof paint. Each balcony access with Crystal Window & door system slide door with Aluminum frame with double-glazed with metal flashing and door weather stripping. All doors shall be caulked with clear silicone II caulk from the exterior, and provide perimeter edge drip grooves for proper drainage.

(v) Exterior Entrances: The main entrance to the building is double glass doors manufacture by Jia Li Window & Door Inc. with ½" tempered glass with stainless steel door frame and provided thermo break system with base mullion seat on a bed of sealant. The door provide with bottom lock system. The vestibule double glass doors is manufacture by Jia Li Window & Door Inc. with ½" tempered glass double doors with stainless steel door frame, and provide with bottom lock. Both door connect to automatic operation by Aiphone GT Multi-tenant entry security system.

All entrances will be lighted sufficiently by ceiling mounted incandescent light above the ceiling of the entrance door.

Metal stair with concrete finishing and metal railing is provide at the rear of the building going from 1st floor to grade level rear yard.

There is a group of 135 horizontal metal mail boxes provided next by the north-side elevator foyer.

There is no service entrance.

The Entrance is on 110th Street with 9 steps up and the ADA Accessible entrance on ground floor on 110th Street parking garage entrance.

(vi) Chimneys: There is no chimney and no boiler inside the building.

There are two (2) 24" diameter trash chutes inside the building, next by north and south elevator foyer of the building; chutes constructed from Aluminum-coated cold-rolled commercial quality, steel sheet ASTM A463, Type 1 with T1-40 coating, and chutes material to be U.S. No. 16 gauge from ground level to four feet above the roof.

(vii) Roof and Roof Structures:
The roof construction is The typical floors are of 1 ½" 18 gage composite metal decking with 2 ½" inch light weight concrete fill (total 4" floor slab) with 6x6 W1.4xW1.4., and with an "R" value of 38, and also provide Maspeth Roofing Silcor 900 MP waterproof system. The metal base and aluminum counter flashing around the parapets and the walls at the roof are provided. Roof terrace on 4th floor is finished with non-slippery tiles, and top roof finished with roof paver tiles as recommended by roof membrane manufacturer. The rooftop or terrace areas comply with Buildings Bulletin 2018-002. Staircase and elevator are constructed on roof. Roof areas are common areas, and other structure or enclosure on roof are approval from Building Department and City planning department. The expected useful life of the roof is about twenty years.

The roof waterproofing is installed by Maspeth Roofing Company with Silcor 900 MP waterproof system and provided will provide 20 years manufacturer's warranty. Roof waterfroof system manufacturer's warranty commendement date on 1/11/2019.

There are 2 roof drains on top roof, 2 roof drains on 4th floor roof and 2 area drains on 1st floor terrace with 4" cast iron pipes connect to detention tank in ground floor and connect to 8" house main drain to City's storm sewer on 15th Avenue.

"Please be advised, the sponsor is not providing a NDL Manufacturer's Warranty for the new roof. The absence of a NDL manufacturer's warranty may indicate that the roof membrane and appurtenances were not inspected for compliance with the manufacturer's specifications for installation. As such, premature deterioration & replacement of the roof membrane may be anticipated and therefore should be budgeted for."

(viii) The Elevator and staircase Bulkheads consist of for the stairs access to roof constructed with Metal stud, Densglass and Gypsum board wall with best coat fine rudy gey with power sprayer paint. Roof of bulkheads constructed with metal joist and densglass and gypsum wall and provided with Silcor 900 MP waterproof membrane.

Metal stairs with metal railing is installed for elevator bulkhead to access the elevator machine room above.

There is no other rooftop facility installed.

Metal support for AC compressors is installed on north and south tower roof facing 110th street.

(ix) Yards and Courts:
There is no front yard on 110th Street and on 15th Avenue.

The inner court yard between north and south tower installed with with non-slippery outdoor tiles paving and access through exit door on side exit hallway from north and south tower and fence by 42" high stainless steel railing with ½" tempered glass panel, stainless steel coping and base shoe. Four (4) area drains are provided.

There is rear yard with green lawn.

(h) Interior Stairs:

There is one interior stair located on the middle of the building on 110th Street access from ground level to 1st floor main residential hall, constructed with metal stairs, stringers, risers and treads filled with 2" concrete and installed stone finished and provided 2 stainless steel guard railings. There are 2 interior stairs from ground floor through roof on left and right side of front building. There are 2 other interior stairs at the north and south side of the new section tower of building from 1st floor through roof. All interior staircases are constructed of 8" concrete block on ground floor floor, and 3-1/2" metal stud with 2 layers of 5/8" Gypsum board on both sides having min. two-hour fire rating. The stairs are constructed of metal railing, stringers, risers and treads. The risers and treads are filled with 2" concrete and semigloss paint finish. The stair is straight run type having floor platform at sides for egress from each apartment unit through public hallway. Doors to staircase from ground floor to roof are 1 ¾ hour fireproof metal door with metal door frame and compliance with Building and Fire safety codes. All interior stairs were constructed in compliance with NYC Building Code.

(i) Interior doors and Frames:

All interior doors and frames are solid wood except hollow metal door at whole stair case and entrance doors to each condo unit, having min. one and half hour fire rating with self-closing door closers, including those located at the public halls and corridors. The interior doors and frames for bedroom and bathrooms are solid wood.

Doors to staircase from ground floor to roof are 1 ¾ hour fireproof metal door with metal door frame and compliance with Building and Fire safety codes.

(j) Elevators: There are Four (4) Passenger overhead geared traction elevators from U-Tek elevator, Inc. The M.R.L. machine is by Hollister Whitney Gear-less G.L.115-35L 3500 LBS equivalent of 8 persons. The elevator is hydraulic type with push button automatic control and automatic slide door. The elevator served ground floor, 1st to 6th floor and roof. The elevator machine is on roof.

Sponsor will procure a maintenance contract for the elevator by U-Tek Elevator, Inc.

Elevator Cab: Stainless steel elevator cab by Park Avenue Elevator design Inc., with ceramic type floor, with ¾" removable plastic laminated wall panel with bronze mirror finish reveal,

bronze mirror finish ceiling and 8 LED recess down lights with bronze trim, and with phone alarm safety system and security camera.

(k) Laundry room: there is no public laundry room provided. There is a laundry room inside each residential unit with a 24" Whirlpool model WET 4024HW or 27" Frigidaire Model FFLE3911QW electric washer and dryer combo unit. Vent provide for each dryer vented up to the roof.

(l) Refuse disposal: Two refuse rooms in ground floor are provided on each floor with disposal chute for residents. Each refuse room provide with one garbage compactor manufacture by All-city Metal sheet metal fabricators with 2 cubic yard container, Model Mc4000-M Metro Pak; unit is designed to handle normal household refuse having an approximate density of 125 lbs/cubic yard equal to 1500 lbs per hour. Garbage will be placed on the street curb for regular pick up by Public according to local pickup schedule by superintendent hired by condo's management company.

(m). Roof Terrace.

The top roof terrace is a reserve by sponsor for future. The construction can be done on the roof terrace without a permit from the New York City Department of Buildings. No plumbing, stairs, or gazebo shall be permitted on the roof terrace. The roof terraces shall not be converted into additional rooms.

The roof terrace is constructed of concrete with also provide Maspeth Roofing Silcor 900 MP waterproof coating on top.

The Condominium Board of Managers will have unlimited access to all areas of the roof for the purpose of making inspections or repairs.

The Condominium Board of Managers will have the financial responsibility for roof repair. The all owners of units shall have financial responsibility for the repair of roof terraces. The Board of Managers shall have the power to decide the nature, appropriateness and timing of all roof repairs. The owners of units shall have the power to decide the nature, appropriateness and timing of all repairs to roof terraces.

In the event that the owners of units wish to do any construction on the roof, the Board of Managers shall have the power to regulate one or more of the following aspects of that construction: (a). time periods during which work is permitted; (b). the manner in which construction debris would be handled; (c). measures which must be taken to prevent compromising of the security of the building during construction; (d). the interruption of services during construction; (e). Liability insurance for contractors during construction.

I-a. Auxiliary Facilities

Garbage storage and disposal will be provided for household. There is no storage area provided for the residential units.

J. Plumbing and Drainage and Sprinkler:

(a) Water Supply: Domestic water is supplied by 8" schedule 40 iron service pipe from a city 8" water main in 110th Street. The water pressure test on April, 2015 by DEP taken on the 1st hydrant on north side of 15th Avenue west of 112th Street was 72 psi. The residual pressure at this point was 66 psi when 500 gallons of water per minute were flowing from the north side of 15th Avenue 1st hydrant east of 112th Street. The water pressure is adequate for the building usage. The water shut off and backflow preventer is inside water meter room in ground floor. Water usage is billed according to a water meter. The material of water pipes is brass with Tundra Plus 7/8" self-sealing insulation as compliance with Plumbing Code.

(b) Fire Protection System:

i. Sprinkler System: The Sprinkler system is provided from 1st through the 6th floor. The Wet Sprinkler System concealed Sprinkler and Dry sprinkler system in ground floor with exposed sprinkler heads and a fire pump is provided on 1st floor and sprinkler maintenance service by Sprinkler Co.

All units are provided with downright concealed sprinkler heads and the sprinkler system is installed compliance with Fire Protection Code.

There is no water storage tank inside the building.

ii. Siamese connection: Provided 4" Siamese connection 18" above grade on 110th Street.

(c) Sanitary Sewage System:

The sanitary house drain, house trap and house sewer are on the Ground floor. 1st floor through 6th Floors are connected by gravity to an 8" cast iron building main drain pipe tied to 15" city owned combine sewer line on 15th Avenue which elevation is approx. 2' below ground floor floor level. And there is no catch basin in front of the property. Sanitary drainage is drain through gravity and no sewage pump is installed.

The materials of all sewage pipes are 3" & 4" Cast Iron Pipes for all Units

(d) Storm Drainage System:

There are 4 roof drains on top roof and 4th roof terrace and 1st floor inner court yard flow through 4" cast iron pipes connect to reinforced concrete constructed underground detention tank with 11,224 CF capacity in ground floor with 8" C.I.P. storm drain connect to 12" City storm sewer line on 15th Avenue.

There is one (1) sump pump in north and south side elevator pits. There are two (2) sump pumps at each side of rear parking area. Both areas are lower part of the building.

Site connection permit for sewer connection is issued and sign off on 9/11/2018 by DEP and plumbing permit is issued and sign off on 7/26/2018.

K. Heating

The Heating system is adequate to provide heat in sufficient amount to the residential units maintain indoor temperature at 72 degrees. The calculation based NYC LaGuardia an average weather at 15 degrees in Winter time and 89 degrees in Summer time.

There are one hundred thirty four (134) electrical split heating and cooling units manufactured by Mitsubishi with compressors on roof (118 units with Model No.PUMY-P36NKMU1 and 16 units with Model No.PUMY-P60NKMU1), and heat pump unit and air diffusers distribute inside all rooms. Energy Effiecency Rating of 11.1_for all heating units. There are four (4) electrical split heating and cooling units manufactured by Mitsubishi with compressors on roof (Model No.PUMY-P60NKMU1), and heat pump unit and air diffusers distribute inside all rooms. There are Two (2) electrical split heating and cooling units manufactured by Mitsubishi with compressors on roof (Model No.PUHY-P216TSJMU-A) serving the common area and hallway.

All units provide with temperature controls manufacture by Mitsubishi Electric air conditioning control system MA remote controller Model PAR-32MAA.

One U.S. 9 gallon Automatic Gas Water Heater System manufactured by Rheem (Model No. RTGH90DVLIN) will be provided and inside each individual Residential Unit and distribution of domestic hot water capable of providing peak required service. One 0.5 gallon electric under sink hot water heater System manufactured by Eemax SP2412 or Stiebel Eltron 232098 will be provided to each toilet for Community Unit on 1st to 3rd Floor.

There will be one year manufacturer warranty on hot water heaters and indoor heat pump units.

The Sponsor will put in a minimum amount of heat to prevent pipe freezing and an undue heating cost in adjacent common elements.

L. Fuel:

The fuel will be natural gas. The gas will be provided by Con Edison Gas Company and be used for space heating, cooking and hot water heating. There are 135 gas meters in ground floor; 134 residential each with 1" gas piping scheduled 40 steel screwed to malleable iron fittings and one 2" gas piping to Generator.

M. Air Conditioning:

There are one hundred thirty four (134) electrical split heating and cooling units manufactured by Mitsubishi with compressors on roof (118 units with Model No.PUMY-P36NKMU1 and 16 units with Model No.PUMY-P60NKMU1), and heat pump unit and air diffusers distribute with

ductwork inside all rooms. There are four (4) electrical split heating and cooling units manufactured by Mitsubishi with compressors on roof (Model No.PUMY-P60NKMU1), and heat pump unit and air diffusers distribute inside all rooms. There are Two (2) electrical split heating and cooling units manufactured by Mitsubishi with compressors on roof (Model No.PUHY-P216TSJMU-A) serving the common area and hallway. Energy Effiecency Rating of 11.1 for all cooling unit.

All exterior metals, including fasteners, are corrosion resistant, and metal beam support for units are coated with rust resistant paint and provided vibration absorption padding for vibration and noise.

Provide 1" foam insulation for all rooftop piping.

All units provide with temperature controls manufacture by Mitsubishi Electric air conditioning control system MA remote controller Model PAR-32MAA.

Indoor air handling units are installed within individual units as part of the split system with ductwork and ceiling diffusers. There will be 5 years warranty on outdoor compressors and 1 years warranty on indoor heat pump and air handling unit by manufacturer.

N. Ventilation:

Each kitchen provided with 600 cfm Bosch BUH30152UC kitchen exhaust hood and fan vent to the roof. The toilets without windows will be by means of 50 cfm exhaust fan with 6" flexible duct to main exhaust vent to the roof opening with rain cap. The boiler rooms will have louvers provided to the exterior through metal duct for ventilation. Corridor(s) is provided with window for ventilation. All other room is provided with window for natural ventilation. Meter room is provided 6" opening for natural ventilation and Ground floor will provided with window for natural ventilation.

O. Electrical System:

All electrical wiring be installed are in accordance with the requirements of the City of New York, Electrical Control Bureau and the New York Board of Fire Underwriters. There is BX electric wiring throughout the building. Electric service main underground is from Con Edison main located in the street. The building will have a 120/208-volt, three phase service connected to the main switch panel to be located in the ground floor by the meter room. There will be total of (135) electric meters for (134) residential units (1 each), and (1) for common area usage. (132) residential individually provided with 100 amps single phase 'Cutter-Hammer' electrical panel board with 12 20Amps Breakers with IEC ratings for the residential units and 100 amps 1 phase 'Cutter-Hammer' electrical panel board with 12 20Amps Breakers with IEC ratings for common areas. (2) duplex units provided with 125 amps single phase 'Cutter-Hammer' electrical panel board with 12 20Amps Breakers with IEC ratings for the residential units and 125 amps 1 phase 'Cutter-Hammer' electrical panel board with 12 20Amps Breakers with IEC ratings for common areas Each unit electrical system is adequacy to handle modern usage and appliance such as air conditions. (1) Common area provided with 1200a/1600a 208V

three-phase main switch for House distribution for elevator, water and fire pump, lighting in public hallway and staircase, Cooling/heating units for common area. The amount of incoming electric service will be 5000 Amps 3 phase main service. A Gillette Model SP-2000-3-2 200 KE/250KVA generator with ASCO 70 amp & 800 amp automatic transfer switch is provided on ground floor.

Number of Outlet per Room (Typical)

Living Room	Kitchen		Bath room	Master bedroom	Bedroom Other	Washer/ Dryer room	
Conv.	Conv.	GFI		Conv.	Conv.	Conv.	GFI
3	2	1	1	3	3	1	1

Lighting fixtures will be provided in all condominium units, public halls, stairways, vestibules and utility rooms. Each residential unit will be furnished with Progress lighting model LED-4-ICAT recess ceiling incandescent lighting fixture for the Living room, Dining area, Kitchen, Bathroom. A Dimmable Louie's 13" flush mounted One Ring LED lighting fixture for bedroom. A Louie's flush mounted LED-DS601 lighting fixture for closet, a dimmable Louie's Mushroom flush mounted LED lighting fixture for washer and dryer room.

The Common Area, Public Hallway and Public Stairway will be provided with Progress lighting model LED-6-ICAT recess ceiling incandescent lighting fixture.

Electrical is adequate for modern usage.

Number of phone and cable jacks in All Units

Description		
	Phone Jack	Cable Jack
Living Room	1	1
Dining Room	N/A	N/A
Kitchen	N/A	N/A
Bathroom	N/A	N/A
Master Bedroom	1	1
Bedroom 2	1	1
Bedroom 3	1	1
Bedroom 4	1	1

P. Intercom and/or door signal systems, security closed circuit TV, Television Facilities:

Audio Intercom system manufacture by Aiphone GT Series Multi-tenant entry security will be provided in main entrance on 110th Street, and door signal system will be provided for each unit. There will be security closed circuit TV, and Public Television reception facilities manufacture by Hikvision 2MP with 32 Channel inside the building. There is no warranty on the system.

Q. Public Area Lighting:

All public areas Progress lighting model LED-6-ICAT recess ceiling incandescent lighting fixture, and illumination levels conforming to the Building Code, Fire Code and Energy Code requirements

R. Garages and Parking areas:

There is 139 car attendant parking spaces and 67 bicycle storage spaces enclosed inside parking garage on ground floor for residential inside the building as compliance with zoning requirement. 8.5' x 18' dimension is provided for each parking and double decker parking racks.

There is Provide with louver panels on north, south and west side of the parking garage for ventilation and flood proof requirement.

Provided dry sprinkler heads throughout the parking garage for fire protection as according to Fire Protection Code.

Provided floor drains at the west side of the parking garage with sump pump connect to building storm drainage pipe.

The car and bicycle parking spaces in the building are only sold and assigned to residential unit owners.

S. Swimming Pool (s) and Gym: Reserved by sponsor for future development.

T. Tennis Courts, Playgrounds and Recreational Facilities.

There are no tennis courts or playgrounds.

There will be a Community Facility unit is a individual unit which included an exercise room, fitness studio, meeting room, children playroom, media room and a lounge. All community rooms are only rent out to residential unit owners within the building. All equipment and furniture will be provided by community unit owner.

U. Permits & Certificates

The following permits listed are required with their respective agencies:

Department of Building:

(a) Alteration Construction Permit; issued on 04/10/2015
(b) Plumber's Affidavit and Permit; issued on 08/09/2016
(c) Sprinkler Permit; issued on 08/15/2016

(d) Fire Alarm Permit; issued on 03/17/2017

Department of Transportation:

(a) Roadway Paving Permit;
(b) Sidewalk Paving Permit;

Department of Environment Protection:

(a) Sewer Connection Permit;
(b) Water Tap Permit;

All recurring inspections to be done after the building is in operation as following:
(a) Sprinkler system
(b) Backflow preventor
(c) Fire alarm system
(d) Elevator

V. Violations

At this time, there are violations outstanding as list below.

ECB Violation:

Violation Number: 32017690X dated 12/23/1999: 36, 49. BQ9 installed boiler without filing, plans and permit also operated boiler with equipment use permit.

DOB violations:

10/01/2005
Violation Type: LL1081 - LOCAL LAW 10/81 - ELEVATOR
Violation Number: 04316

01/03/2008
Violation Type: LL6291 - LOCAL LAW 62/91 - BOILERS
Violation Number: 22861

02/27/2009
Violation Type: LL1081 - LOCAL LAW 10/81 - ELEVATOR
Violation Number: 0309

01/01/2009
Violation Type: LL6291 - LOCAL LAW 62/91 - BOILERS
Violation Number: 22838

12/31/2009

Violation Type: LBLVIO - LOW PRESSURE BOILER
Violation Number: 22590

10/07/2011
Violation Type: E - ELEVATOR
Violation Number: 9027/404501

12/13/2011
Violation Type: LBLVIO - LOW PRESSURE BOILER
Violation Number: 19458

10/01/2012
Violation Type: ELEVATOR ANNUAL INSPECTION / TEST
Violation Number: 03822

03/01/2013
Violation Number: 14697 Device No.: 00068777 - 01-COMMERCIAL
Description: VIOLATION ISSUED FOR FAILURE TO FILE ANNUAL BOILER 2011 INSPECTION REPORT

03/31/2014
Violation Number: 04843 Device No.: 4F585
Description: VIOLATION ISSUED TO ELEVATOR-FAILURE TO FILE CATEGORY 1 2012 INSPECTION/TEST

10/31/2014
Violation Number: 02666 Device No.: 4F585
Description: VIOLATION ISSUED TO ELEVATOR-FAILURE TO FILE CATEGORY 1 2013 INSPECTION/TEST

03/03/2015
Violation Number: 13975 Device No.: 00068777 - 01-COMMERCIAL
Description: VIOLATION ISSUED FOR FAILURE TO FILE ANNUAL BOILER 2013 INSPECTION REPORT

05/15/2014
Violation Number: 68777 Device No.: 68777-01
Description: ISSUED FOR FAILURE TO FILE ANNUAL BOILEE 2012 INSPECTION REPORT

06/10/2015
Violation Type: EVCAT1 - ELEVATOR ANNUAL INSPECTION / TEST
Violation Number: 02430

06/01/2016
Violation Number: 01394 Device No.: 4F585

Description: Failure to perform Non-residential elevator inspection.

12/01/2016
Violation Number: 01934 Device No.: 4F585
Description: Violation issured to elevator failure to file category 1 2015 inspection/test

01/11/2017
Violation Type: E - ELEVATOR
Violation Number: 9027/593031 Device No.: 4F585

02/24/2017
Violation Number: 13873 Device No.: 00068777 - 01-COMMERCIAL
Description: Violation issured to elevator failure to file annual boiler 2015 inspection

09/15/2017
Violation Number: 02856 Device No.: 4F585
Description: Violation issured to elevator failure to file category 1 2016 inspection/test

04/06/2018
Violation Number: 16515 Device No.: 00068777 - 01-COMMERCIAL
Description: Violation issured to elevator failure to file annual boiler 2016 inspection

09/28/2018
Violation Type: E - ELEVATOR
Violation Number: 9027/634005 Device No.: 4F585

All violations were issued for old boilers and fright elevators, and both boilers and elevators were removed and all those violations will be removed after new elevators are inspected and signoff CO._All violations will be resolved prior to closing.

W. Unit Information

Occupancy:

The total number of condominium units contains one hundred thirty four (134) residential units above grade, one (1) community unit above grade and one (1) parking unit below grade. The building contains the residential rooms based on New York City Zoning Resolution as follows:

Residential Unit/Room Schedule

The number of rooms was calculated by counting each bedroom as one room, the kitchen as a room, the living room as a room bathroom as a half room.

Unit Information:

Floor	Unit No.	Bedroom	Living Room	Dining Room	Bathroom	Kitchen	Laundry Closet/Room	Total
1 FL	N101	1	1	1	1	1	1	3.5
1 FL	N102	2	1	1	2	1	1	5
1 FL	N103	1	1	1	1	1	1	3.5
1 FL	N104	2	1	1	2	1	1	5
1 FL	N105	2	1	1	2	1	1	5
1 FL	N106	2	1	1	2	1	1	5
1 FL	N107	2	1	1	1	1	1	4.5
1 FL	N108	3	1	1	2	1	1	6
1 FL	S101	1	1	1	1	1	1	3.5
1 FL	S102	2	1	1	2	1	1	5
1 FL	S103	1	1	1	1	1	1	3.5
1 FL	S104	2	1	1	2	1	1	5
1 FL	S105	2	1	1	2	1	1	5
1 FL	S106	2	1	1	2	1	1	5
1 FL	S107	2	1	1	1	1	1	4.5
1 FL	S108	3	1	1	2	1	1	6
2 FL	N201	1	1	1	1	1	1	3.5
2 FL	N202	2	1	1	2	1	1	5
2 FL	N203	1	1	1	1	1	1	3.5
2 FL	N204	2	1	1	2	1	1	5
2 FL	N205	2	1	1	2	1	1	5
2 FL	N206	2	1	1	2	1	1	5
2 FL	N207	2	1	1	2	1	1	5
2 FL	N208	3	1	1	2	1	1	6
2 FL	E201	2	1	1	2	1	1	5
2 FL	E202	2	1	1	2	1	1	5
2 FL	E203	1	1	1	1	1	1	3.5
2 FL	E204	1	1	1	1	1	1	3.5
2 FL	E205	1	1	1	1	1	1	3.5
2 FL	E206	1	1	1	1	1	1	3.5
2 FL	E207	1	1	1	1	1	1	3.5
2 FL	E208	1	1	1	1	1	1	3.5
2 FL	E209	1	1	1	1	1	1	3.5
2 FL	E210	2	1	1	2	1	1	5
2 FL	E211	1	1	1	1	1	1	3.5
2 FL	S201	1	1	1	1	1	1	3.5
2 FL	S202	2	1	1	2	1	1	5
2 FL	S203	1	1	1	1	1	1	3.5
2 FL	S204	2	1	1	2	1	1	5
2 FL	S205	2	1	1	2	1	1	5
2 FL	S206	2	1	1	2	1	1	5

2 FL	S207	2	1	1	2	1	1	5
2 FL	S208	3	1	1	2	1	1	6
3 FL	N301	1	1	1	1	1	1	3.5
3 FL	N302	2	1	1	2	1	1	5
3 FL	N303	1	1	1	1	1	1	3.5
3 FL	N304	2	1	1	2	1	1	5
3 FL	N305	2	1	1	2	1	1	5
3 FL	N306	2	1	1	2	1	1	5
3 FL	N307	2	1	1	2	1	1	5
3 FL	N308	3	1	1	2	1	1	6
3 FL	E301	2	1	1	2	1	1	5
3 FL	E302	2	1	1	2	1	1	5
3 FL	E303	1	1	1	1	1	1	3.5
3 FL	E304	1	1	1	1	1	1	3.5
3 FL	E305	1	1	1	1	1	1	3.5
3 FL	E306	1	1	1	1	1	1	3.5
3 FL	E307	1	1	1	1	1	1	3.5
3 FL	E308	1	1	1	1	1	1	3.5
3 FL	E309	1	1	1	1	1	1	3.5
3 FL	E310	2	1	1	2	1	1	5
3 FL	E311	1	1	1	1	1	1	3.5
3 FL	S301	1	1	1	1	1	1	3.5
3 FL	S302	2	1	1	2	1	1	5
3 FL	S303	1	1	1	1	1	1	3.5
3 FL	S304	2	1	1	2	1	1	5
3 FL	S305	2	1	1	2	1	1	5
3 FL	S306	2	1	1	2	1	1	5
3 FL	S307	2	1	1	2	1	1	5
3 FL	S308	3	1	1	2	1	1	6
4 FL	N401	1	1	1	1	1	1	3.5
4 FL	N402	2	1	1	2	1	1	5
4 FL	N403	1	1	1	1	1	1	3.5
4 FL	N404	2	1	1	2	1	1	5
4 FL	N405	2	1	1	2	1	1	5
4 FL	N406	2	1	1	2	1	1	5
4 FL	N407	2	1	1	2	1	1	5
4 FL	N408	3	1	1	2	1	1	6
4 FL	N409	1	1	1	1	1	1	3.5
4 FL	N410	2	1	1	2	1	1	5
4 FL	N411	2	1	1	2	1	1	5
4 FL	S401	1	1	1	1	1	1	3.5
4 FL	S402	2	1	1	2	1	1	5
4 FL	S403	1	1	1	1	1	1	3.5
4 FL	S404	2	1	1	2	1	1	5
4 FL	S405	2	1	1	2	1	1	5

4 FL	S406	2	1	1	2	1	1	5
4 FL	S407	2	1	1	2	1	1	5
4 FL	S408	3	1	1	2	1	1	6
4 FL	S409	1	1	1	1	1	1	3.5
4 FL	S410	2	1	1	2	1	1	5
4 FL	S411	2	1	1	2	1	1	5
5 FL	N501	1	1	1	1	1	1	3.5
5 FL	N502	2	1	1	2	1	1	5
5 FL	N503	1	1	1	1	1	1	3.5
5 FL	N504	2	1	1	2	1	1	5
5 FL	N505	2	1	1	2	1	1	5
5 FL	N506	2	1	1	2	1	1	5
5 FL	N507	2	1	1	2	1	1	5
5 FL	PH-N08	3	1	1	3	1	1	6.5
5 FL	N509	1	1	1	1	1	1	3.5
5 FL	N510	2	1	1	2	1	1	5
5 FL	N511	2	1	1	2	1	1	5
5 FL	S501	1	1	1	1	1	1	3.5
5 FL	S502	2	1	1	2	1	1	5
5 FL	S503	1	1	1	1	1	1	3.5
5 FL	S504	2	1	1	2	1	1	5
5 FL	S505	2	1	1	2	1	1	5
5 FL	S506	2	1	1	2	1	1	5
5 FL	S507	2	1	1	2	1	1	5
5 FL	PH-S08	3	1	1	3	1	1	6.5
5 FL	S509	1	1	1	1	1	1	3.5
5 FL	S510	2	1	1	2	1	1	5
5 FL	S511	2	1	1	2	1	1	5
6 FL	PH-N01	1	1	1	1	1	1	3.5
6 FL	PH-N02	2	1	1	2	1	1	5
6 FL	PH-N03	1	1	1	1	1	1	3.5
6 FL	PH-N04	2	1	1	2	1	1	5
6 FL	PH-N05	2	1	1	2	1	1	5
6 FL	PH-N06	2	1	1	2	1	1	5
6 FL	PH-N07	2	1	1	2	1	1	5
6 FL	PH-N09	1	1	1	1	1	1	3.5
6 FL	PH-N10	2	1	1	2	1	1	5
6 FL	PH-N11	2	1	1	2	1	1	5
6 FL	PH-S01	1	1	1	1	1	1	3.5
6 FL	PH-S02	2	1	1	2	1	1	5
6 FL	PH-S03	1	1	1	1	1	1	3.5
6 FL	PH-S04	2	1	1	2	1	1	5
6 FL	PH-S05	2	1	1	2	1	1	5
6 FL	PH-S06	2	1	1	2	1	1	5
6 FL	PH-S07	2	1	1	2	1	1	5

6 FL	PH-S09	1	1	1	1	1	1	3.5
6 FL	PH-S10	2	1	1	2	1	1	5
6 FL	PH-S11	2	1	1	2	1	1	5
Total:	134 units	232	134	134	222	134	134	611 rooms

Abbreviations:

AT - Acoustic Tile	CT - Ceramic Tile
CONC. - Concrete	C - Carpet
PTD - Painted A layer Benjamin Moore super hide latex primer 2 layers Benjamin Moore linen white semi-gloss	GWB - Gypsum Wall Board
V - Vinyl	VT - Vinyl Tile
VGB - Vinyl Covered Gypsum Board	M - Marble
W - Wood Floor	PT - Porcelain Tile

(a) Finished Material Used:

Note: No materials containing asbestos are to be used in this construction.

Location:	Sub-Floor	Floor	Walls	Ceiling
Living Rm./Dining	Conc.	PT	PTD GWB	PTD GWB
Bed Room	Conc.	PT	PTD GWB	PTD GWB
Kitchen	Conc.	PT	PT/PTD GWB	PTD GWB
Bathroom	Conc.	PT	PT/PTD GWB	PTD GWB
Washer/Dryer Room/Closet	Conc.	PT	PTD GWB	PTD GWB
Exercise Rm, Conference Rm, Children Playroom, Yoga Room, Movie Room, Lounge	Conc.	PT	PTD GWB	PTD GWB
Parking Garage/ Bicycle storage Area	Conc.	Conc.	Conc. Block	Open ceiling

All Unit Floors:

(a) Bathroom Fixture:
Toilet (for all units) Make: Toto Model No. CST412MF#01
Bathtub (for all residential units)
Make: Kohler Model No. K-837

All bathrooms will have the following:

1. Porcelain tile floors;
2. Walls will have Porcelain Tile to ceiling.

3. Vitreous China water closet tank and bowl;
4. Top vanity with porcelain lavatory with faucet;
5. Mirror, towel bar and toilet paper holder.

(b) Kitchen Equipment:
Gas Range (for all residential units)
Make: Samsung Model: NX58M9420SS
Make: Bosch Model: HG18054UC
Or Equivalent
Refrigerator
Make: Samsung 30" Model RF220NCTASR
Make: Samsung 33" Model: RF18HFENBSR/US
Make: Bosch 36" Model: B21CL81SNS
Make: Bosch 36" B20CS30SNS
Or Equivalent
Dishwasher:
Make: Samsung Model: DW80M2020US (For E unit)
Make: Bosch Model: ShX3AR75UC (For N and S unit)
Or Equivalent
Each kitchen provided with overhead HAMCA Kitchen wall cabinet and under counter Solid wood cabinet and Quartz kitchen countertop.

(c) Washer/dryer
Make: Whirlpool 24" Model: WET 4024HW
Make: Frigidaire 27" Model: FFLE3911QW

X. Finish Schedule for spaces other than units:

Location	Sub-Floor	Floor	Walls	Ceiling
Ground floor & 1st Floor				
Lobby	Conc.	PT	PTD GWB & PT	PTD GWB
Entrance Foyer	Conc.	PT	PTD GWB & PT	PTD GWB
Lounge	Conc.	PT	PTD GWB & PT	PTD GWB
Elevator Foyer	Conc.	PT	PTD GWB & PT	PTD GWB
Hallway	Conc.	PT	PTD GWB & PT	PTD GWB
Stairway	Conc.	PTD	PTD	PTD
Mechanical Room.	Conc.	PTD	PTD	PTD
Automobile & Bicycle Parking Spaces	Conc.	Conc.	PTD Conc. Block	Open Ceiling
Typical Residential Floor				
Exercise Room/Fitness Studio	Conc.	PT	PTD GWB & PT	PTD GWB
Children playroom Room	Conc.	PT	PTD GWB & PT	PTD GWB
Media Room/Meeting Room	Conc.	PT	PTD GWB & PT	PTD GWB
Hallway	Conc.	PT	PTD	PTD GWB
Stairway	Conc.	PTD	PTD	PTD
Refuse & Trash Chute	Conc.	PT	PTD GWB & PT	PTD GWB

Y. Safety and Warning Devices:

Fire Alarm central station was installed on 1st floor lobby before vestibule double doors and connected to Fire department, one carbon monoxide detector and one hot wire smoke detector will be installed in each room inside unit apartment as required by Building Code and Fire Code. Carbon monoxide detector and hot wire smoke detector in Common hallway is not required by code.

Z. Additional Information:

SPECIAL RISK SECTION: "Please be advised, the sponsor is not providing a NDL Manufacturer's Warranty for the new roof. The absence of a NDL manufacturer's warranty may indicate that the roof membrane and appurtenances were not inspected for compliance with the manufacturer's specifications for installation. As such, premature deterioration & replacement of the roof membrane may be anticipated and therefore should be budgeted for."

PERMITS & CERTIFICATES: Architectural Plans have been approved by appropriate local agencies, namely, the New York City Department of Buildings.

COMMON ELEMENTS: The common elements of the property are all areas of the land and building less the deed description of the sum of the individual units. Examples of common elements are the land, foundation, walls, floors, roof, halls, stairs, entrances, exits, refuse, meter, and boiler rooms. All installations for services such as power, light, telephone, hot and cold water, sewer, including all pipes, ducts, wires, cables and conduits used in connection therewith, whether located in the common elements or in the units, and all other mechanical equipment are common elements. In general, all parts of the property for common use or necessary or convenient to the existence to the existence, maintenance, or safety of the property are common elements.

THE UNIT: The unit consist of the area contained within the horizontal boundaries of the unexposed surface of the sheetrock on the outside walls of the building, and the unexposed surface of the sheetrock on the walls separating such unit from the other units or the limited common elements, and within the vertical boundaries of the top of the floor to the exterior bottom surface of the ceiling of each unit. All walls inside the unit are part of the unit and walls beyond the unexposed surface of the sheetrock on the outside walls or on walls beyond the unexposed surface of the sheetrock on the outside walls or on walls adjoining other units or common elements are common elements. Doors, windows, and air conditioner sleeves, which open or extend from a unit, shall be deemed part of the Unit. All floors and ceilings are common elements.

aa. Independent engineer:

The quality control person is: Samer Abou-Ghiada, P.E.

bb. Further Development:

All further Development right anticipated reserved by Sponsor. Install future boat slip, cruise ship docking and outdoor playground. Install rooftop lounge, rooftop antennae, cell phone towers, satellite dishes, solar panel etc.

Any further development anticipated for the property will be approved by DOB prior to construction. Any changes to the property will be submitted as an amendment to the DOL for additional review.

cc. Asbestos.

No Asbestos material will be used through the entire building

dd. Lead-based Paint:

No lead-based paint will be used through the entire building.

ee. Compliance with Local Law 58:

All residential units are handicapped adaptable units. The building main entrance is handicapped accessible and is compliance with Local Law 58. The bathrooms and kitchens of all units comply with the requirements of Local Law 58.

ff. Warranties:

The condominium units are covered by section 777-a of the General Business Law, the Housing Merchant Implied Warranty. Said law provides a one year warranty that the condo will be fee of defects due to a failure to have been constructed in a skillful manner; a two year warranty that the plumbing, electrical, heating, cooling and electrical systems of the home will be free from defects due to a failure by the builder to have such systems installed in a skillful manner, and a six year warranty that the home will be free from material defects. Individuals should seek legal advice regarding the meaning and interpretation of said law.

Special Risks:

Balconies and Terraces may not be used for any type of occupancy including but not limited to: dining, sleeping, living room, recreation room, office, storage, etc. To do so may result in a violation against the building being issued by the Buildings Department.

Unit Owners must notify the Managing Agent in writing when a Child or Children under the age of Eleven (11) years lives or resides (even temporarily) in the Unit. Each Residential Owner shall install at Residential Owner's expense, the required Window Guards in all windows of the Unit and shall not remove them until permitted by law in an event, without the full knowledge of the Managing Agent.

Documents to be transferred to the Condominium Management shall include the followings:

i) Final as-built drawings, e.g. structural, mechanical, electrical, plumbing, approval shop drawings;
ii) Operation & Maintenance manual for mechanical equipment;
iii) Electronic system manual;
iv) Equipment Warranties;
v) NDL Manufacturer's Roof Warranty;
vi) Major equipment Start-up sheets;
vii) Original Test & Balance Report for HVAC system;

Recreation Room may not be used for any type of occupancy including but not limited to: dining, sleeping, living room, office, storage, etc. To do so may result in a violation against the building being issued by the Buildings Department.

General Comments:

Although the sponsor intends to use fixtures, appliances, equipment and materials Described herewith, it reserves the right to substitute fixtures, appliances, equipment and materials of equal or better quality.

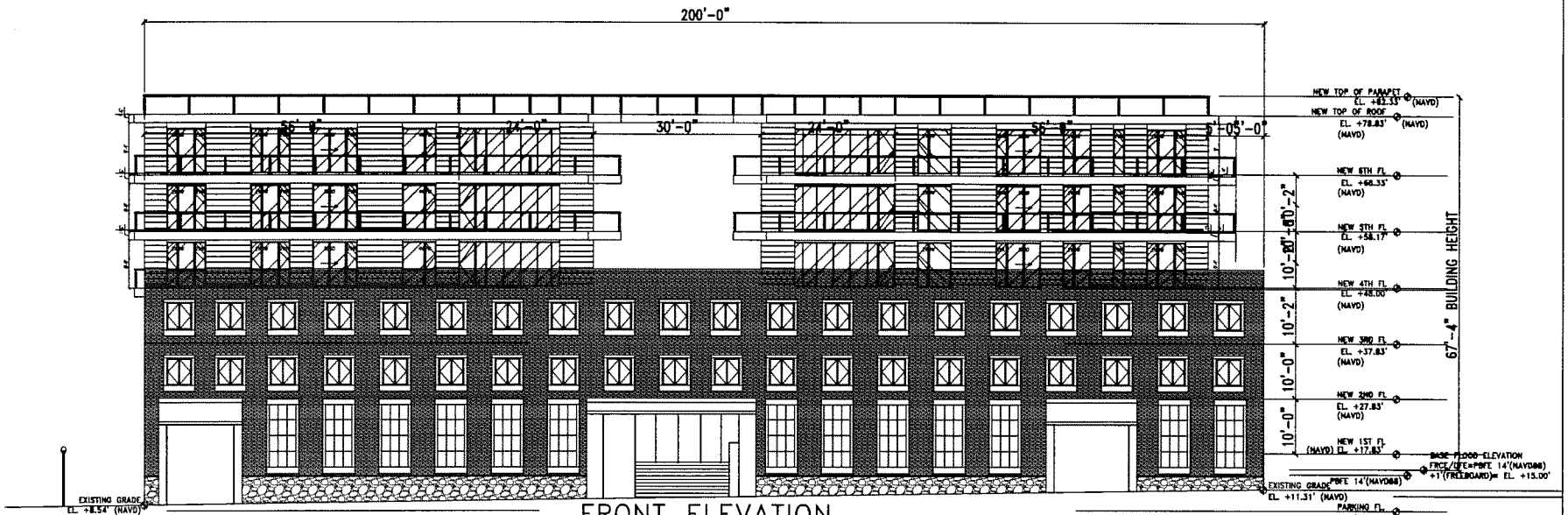
"To the best of my knowledge, belief and professional judgment, these plans and specification are in compliance with the Energy Conservation Construction Code of New York State, using Chapter 11 of the Residential Code of New York State."

Dated: January 11, 2019

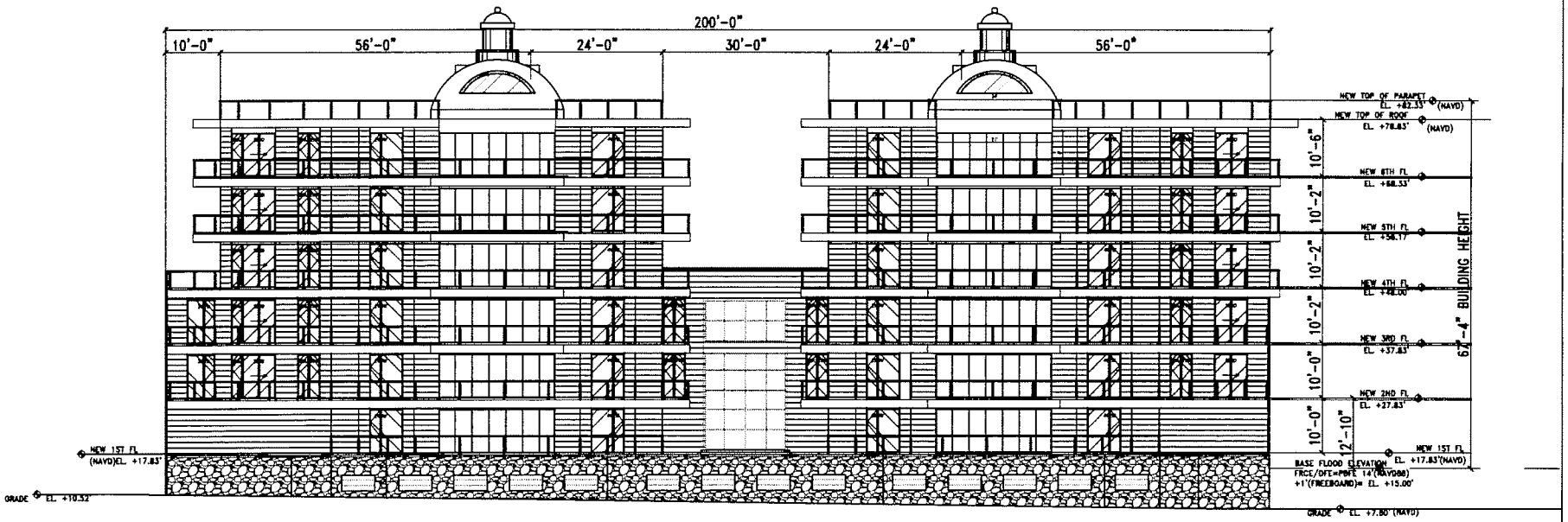
BENJAMIN B. LAM, P.E.

Seal

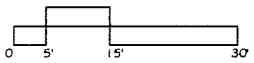
STATE OF NEW YORK
BENJAMIN B. LAM
LICENSED PROFESSIONAL ENGINEER
091234

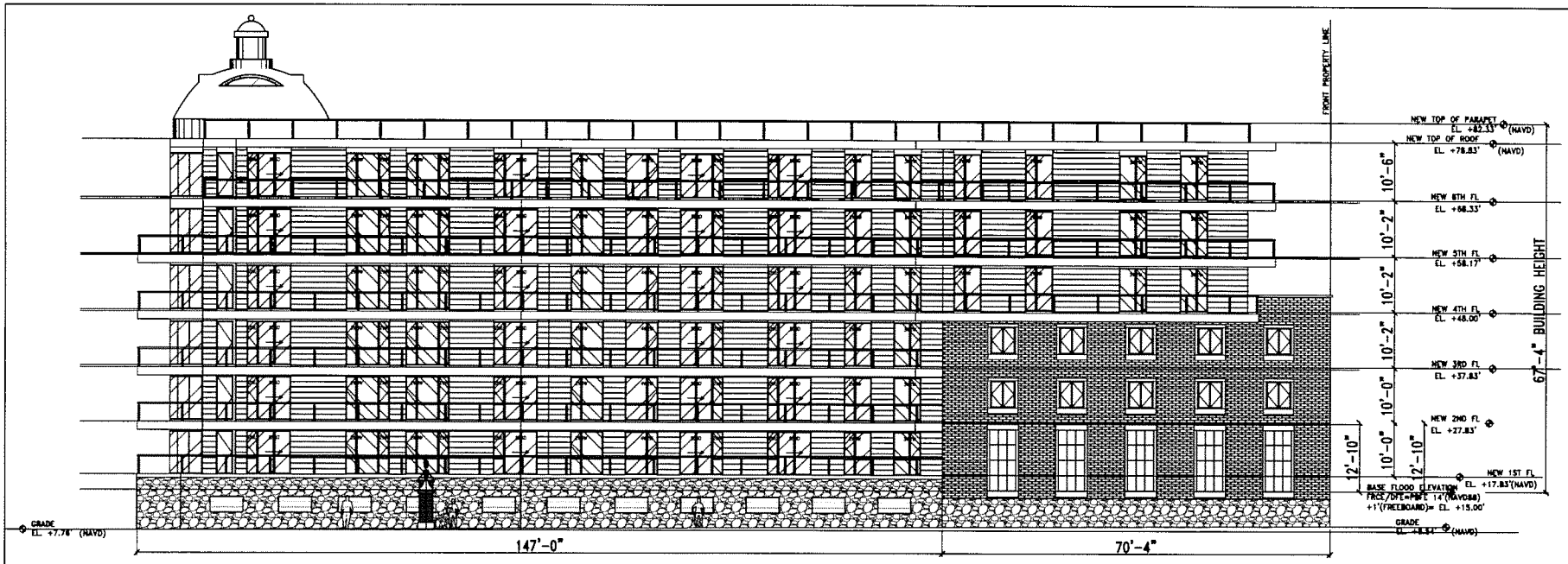


1 FRONT ELEVATION

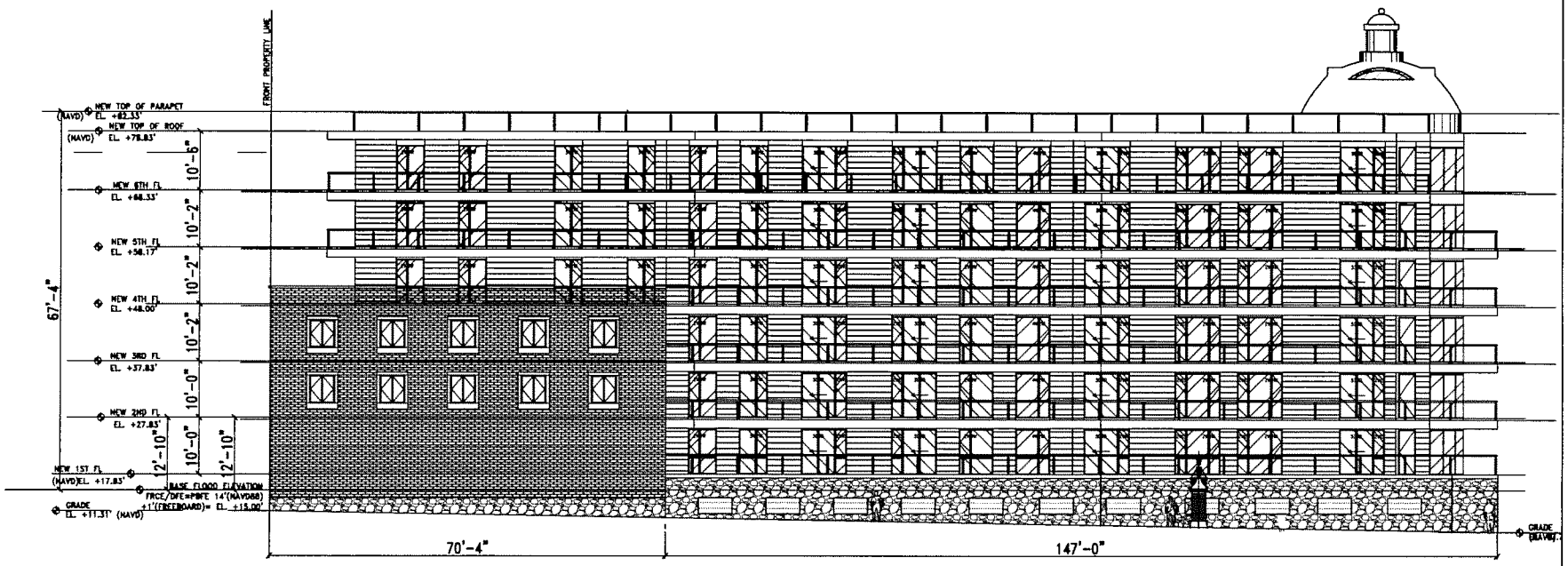


2 REAR ELEVATION

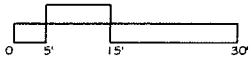


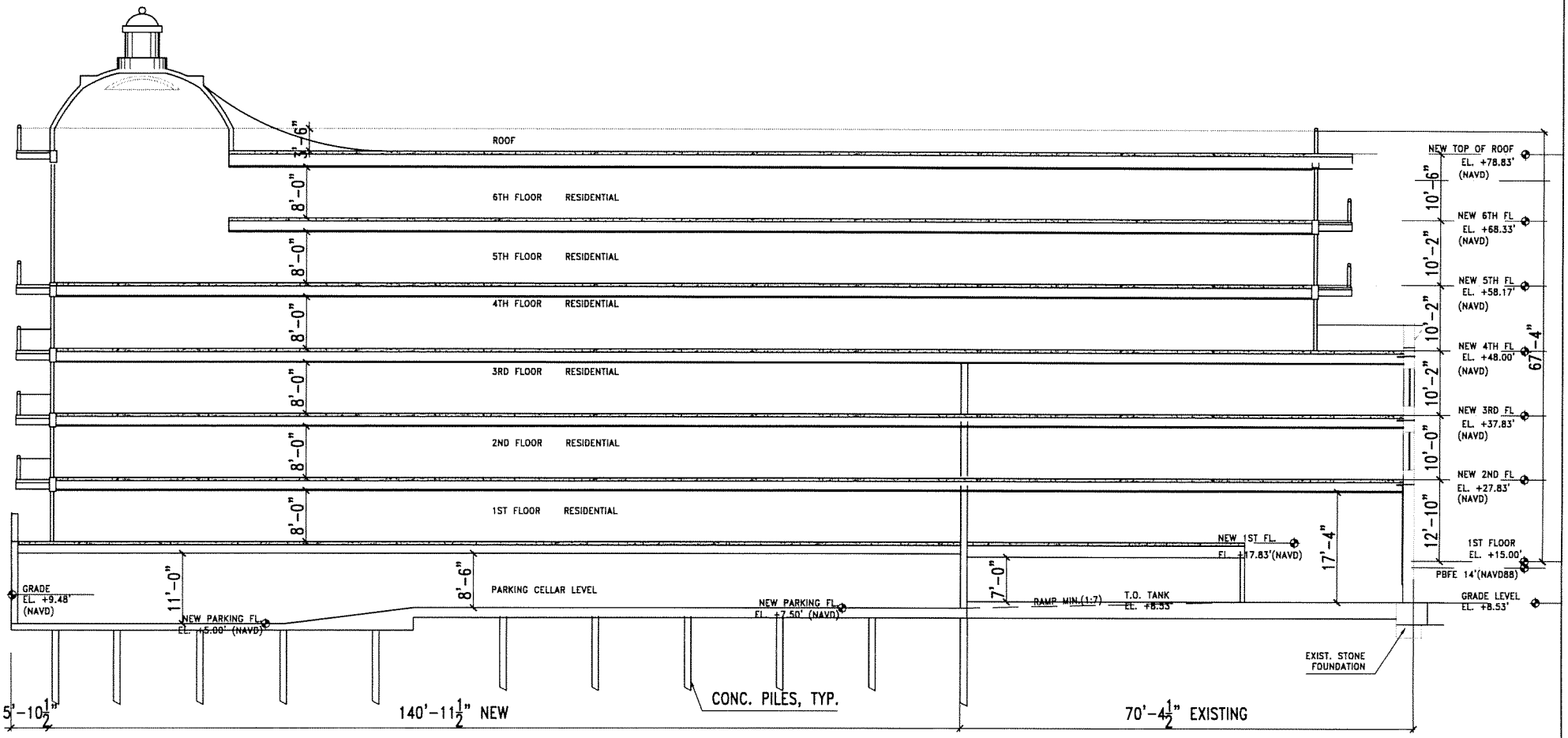


1 SOUTH ELEVATION

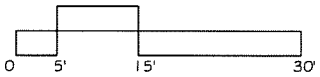


2 NORTH ELEVATION

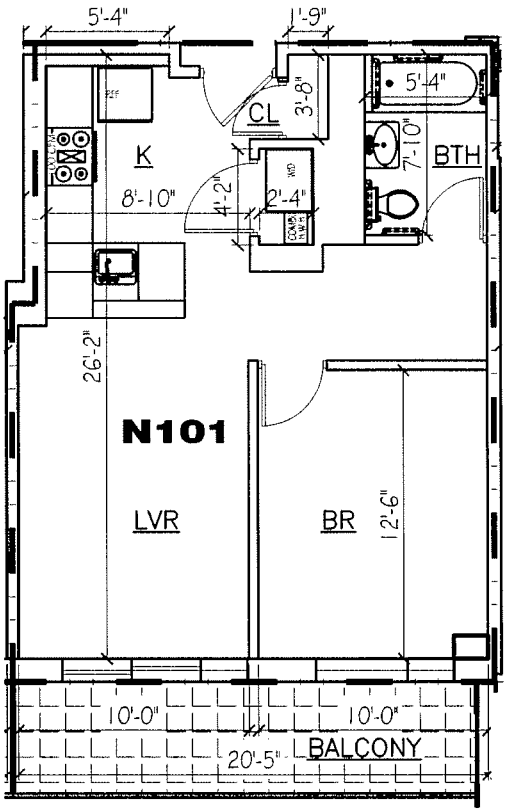




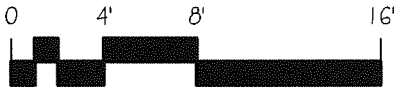
1 CROSS SECTION



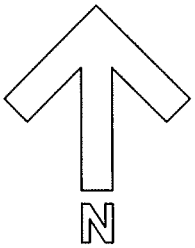
N101
NET F.A.: 568.56 SF
GROSS F.A.: 667.12 SF
BALCONY F.A.: 100.83 SF

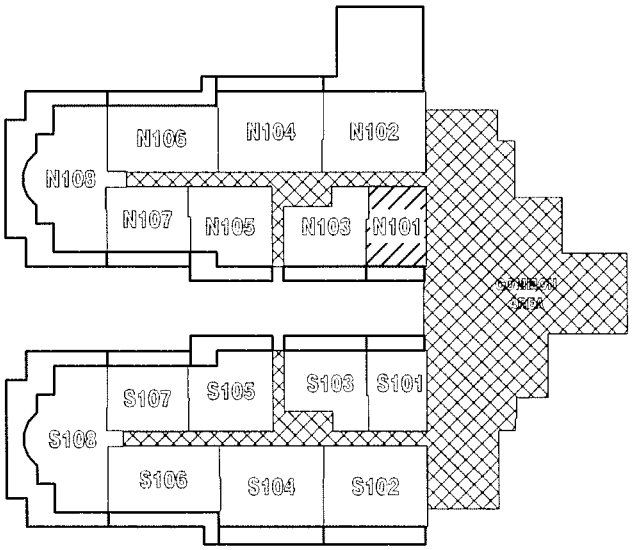


N101 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"



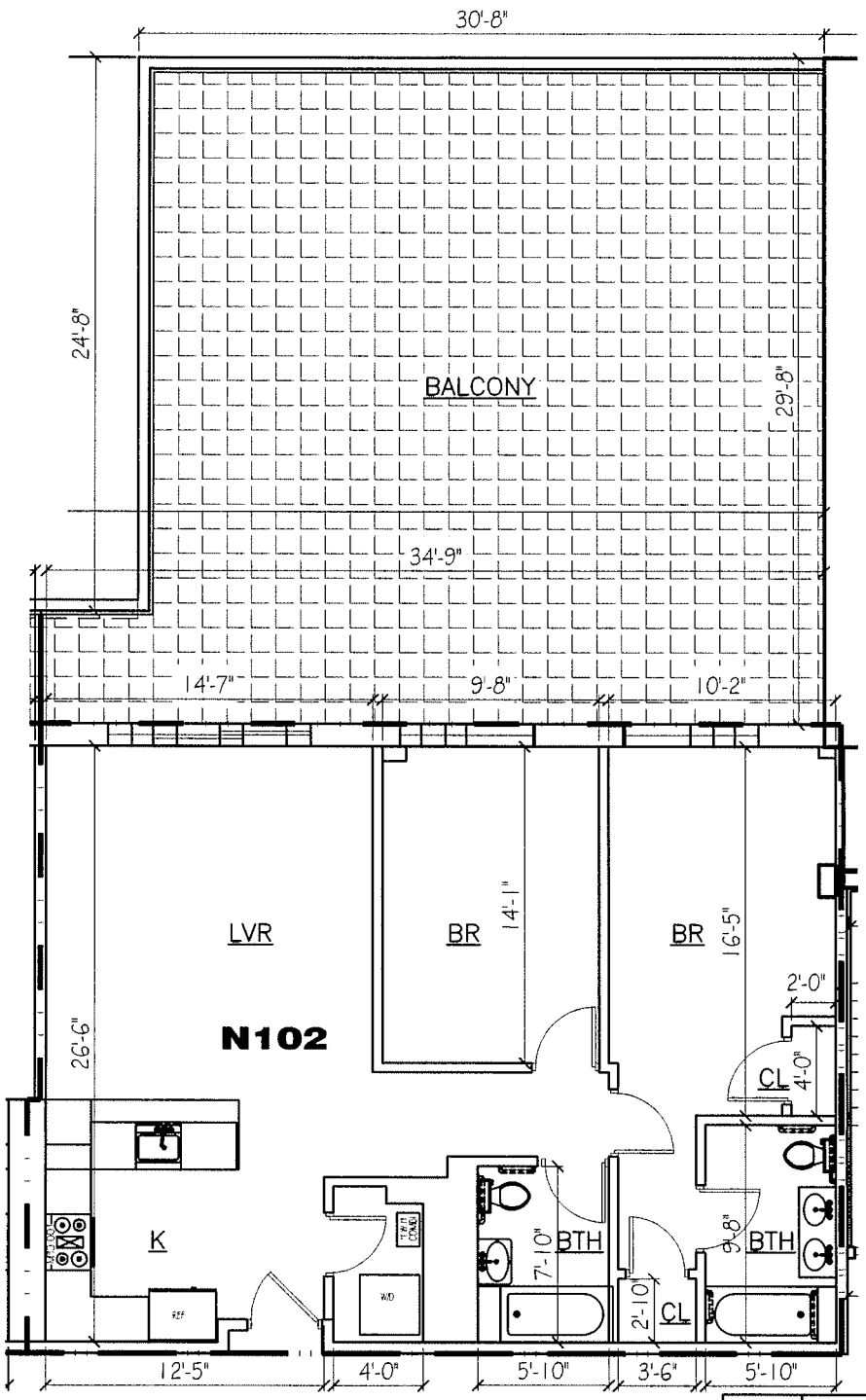


1ST FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

- DESIGNATED DWELLING UNIT
- COMMON AREA (STAIR & CORRIDOR)

N102
NET F.A.: 1,007.56 SF
GROSS F.A.: 1,182.22 SF
BALCONY F.A.: 904.03 SF



N

N102 UNIT FLOOR PLAN

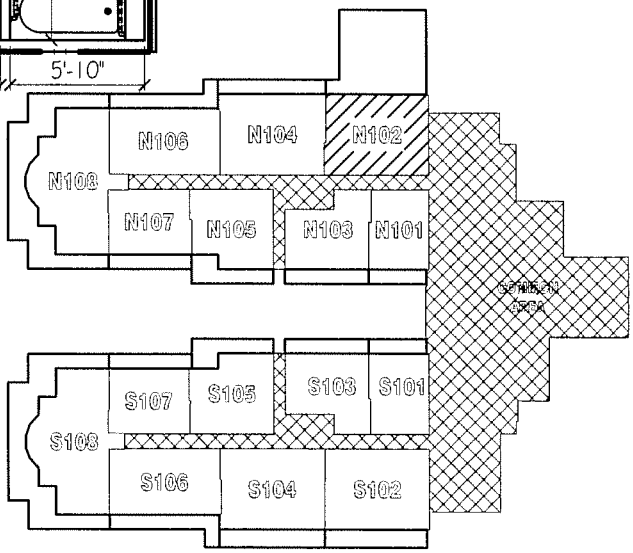
0 4' 8' 16'

SCALE: 1/8" = 1'-0"

FLOOR AREA DISTRIBUTIONS

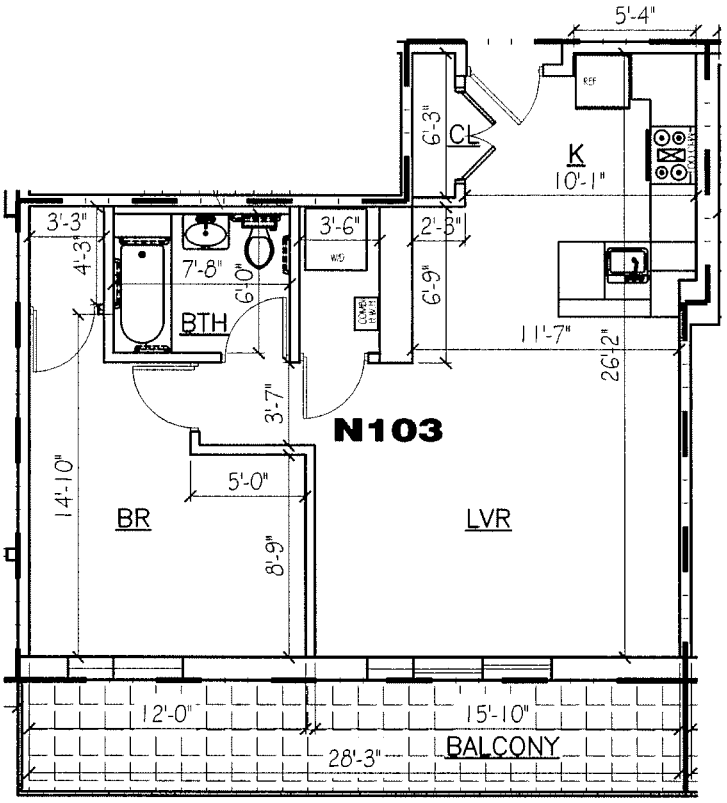
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



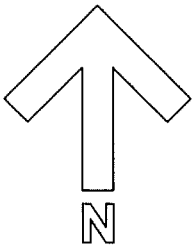
1ST FLOOR KEY PLAN

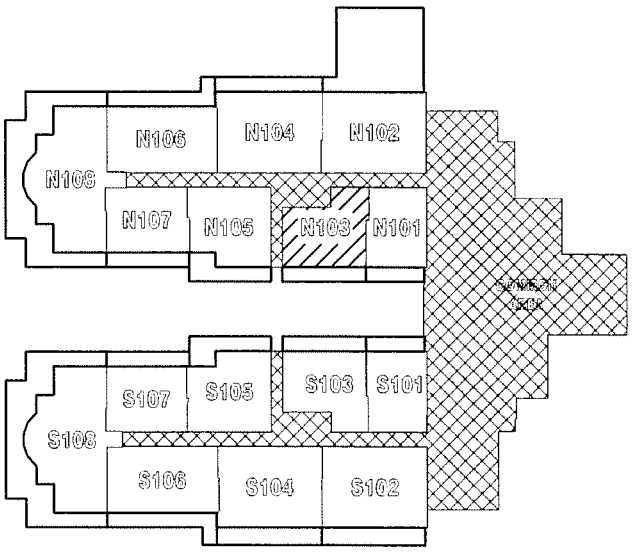
N103
NET F.A.: 696.62 SF
GROSS F.A.: 817.38 SF
BALCONY F.A.: 145.00 SF



N103 UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0"



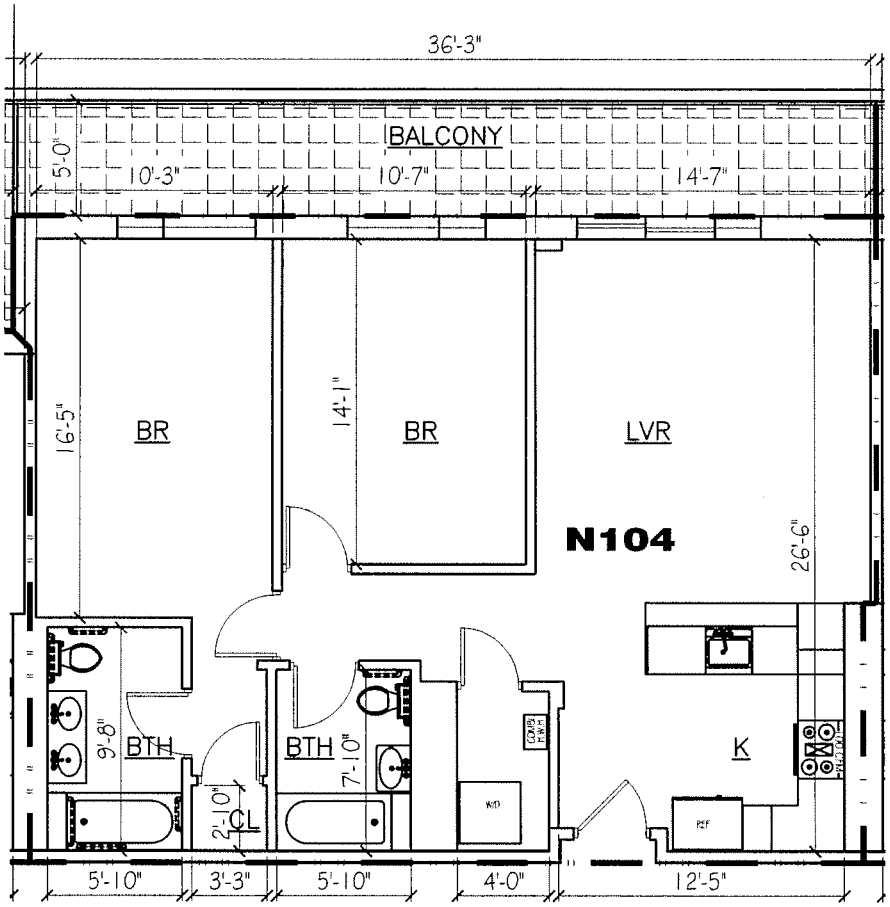


1ST FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



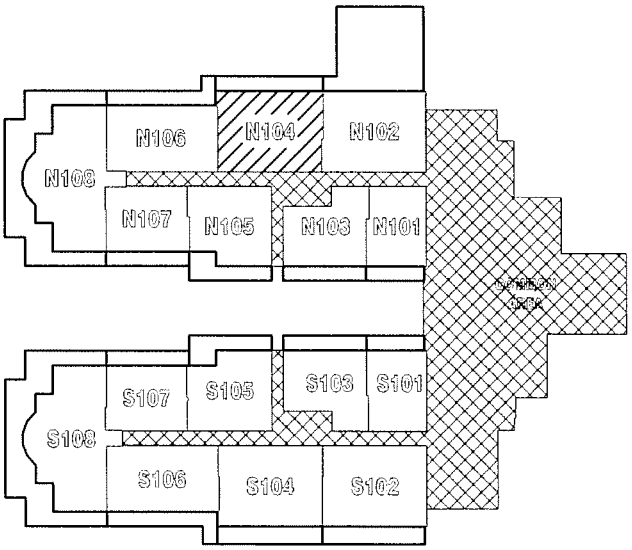
N104 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N104
NET F.A.: 1,026.47 SF
GROSS F.A.: 1,204.41 SF
BALCONY F.A.: 187.50 SF

N

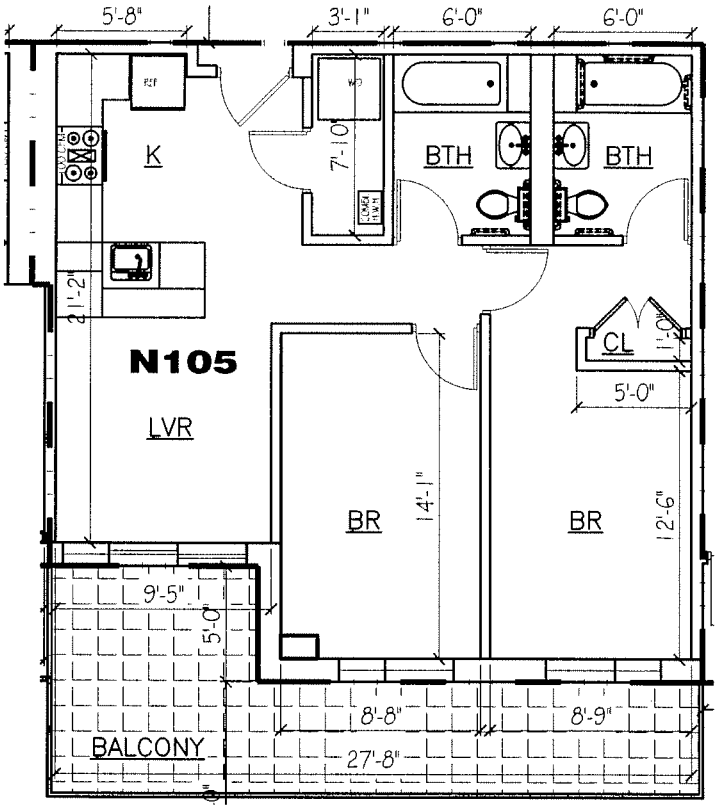


1ST FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



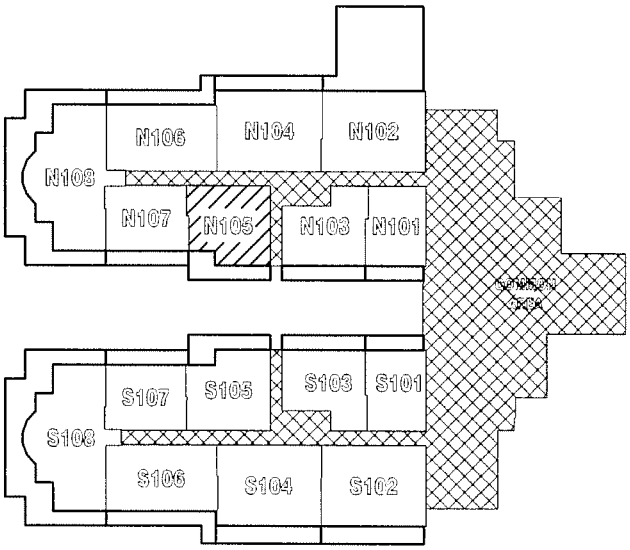
N105
NET F.A.: 749.09 SF
GROSS F.A.: 878.95 SF
BALCONY F.A.: 188.33 SF

N105 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

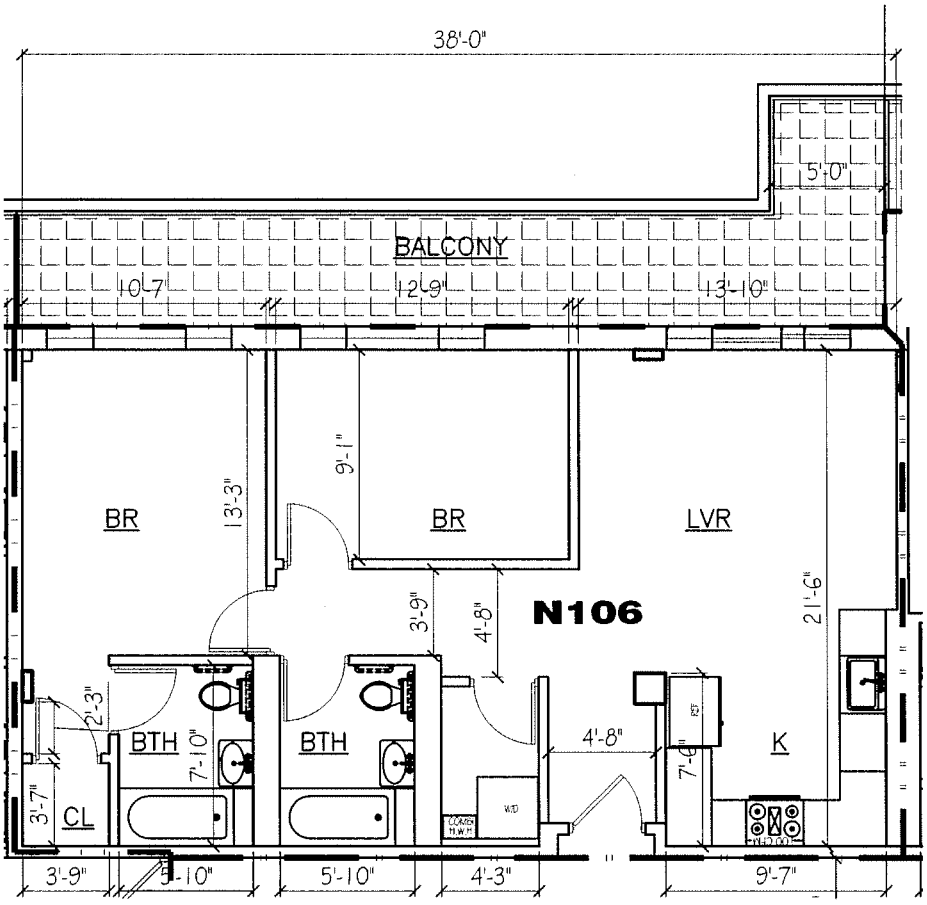


1ST FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



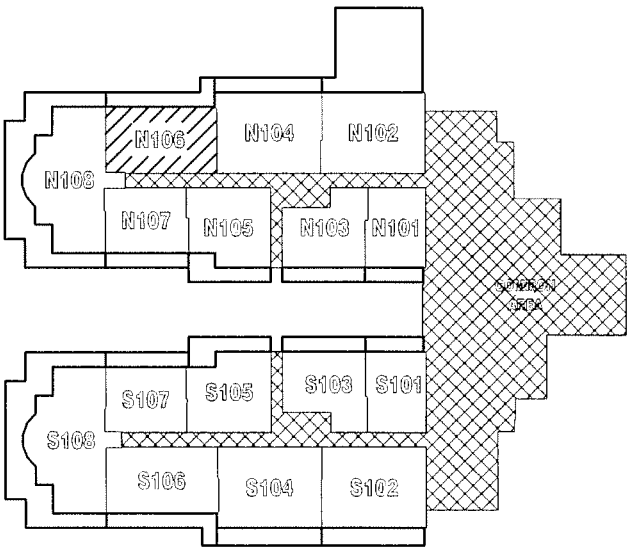
N106 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N106
NET F.A.: 885.45 SF
GROSS F.A.: 1,038.94 SF
BALCONY F.A.: 213.75 SF

N

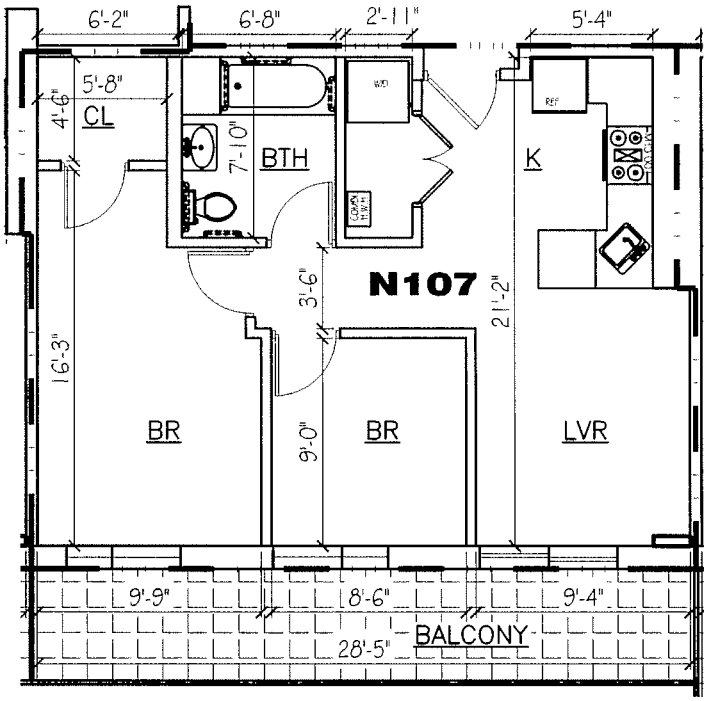


1ST FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



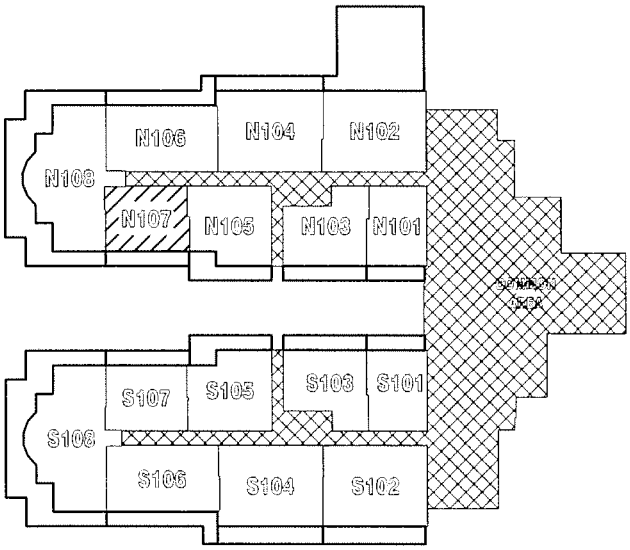
N107
NET F.A.: 648.70 SF
GROSS F.A.: 761.15 SF
BALCONY F.A.: 144.17 SF

N107 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

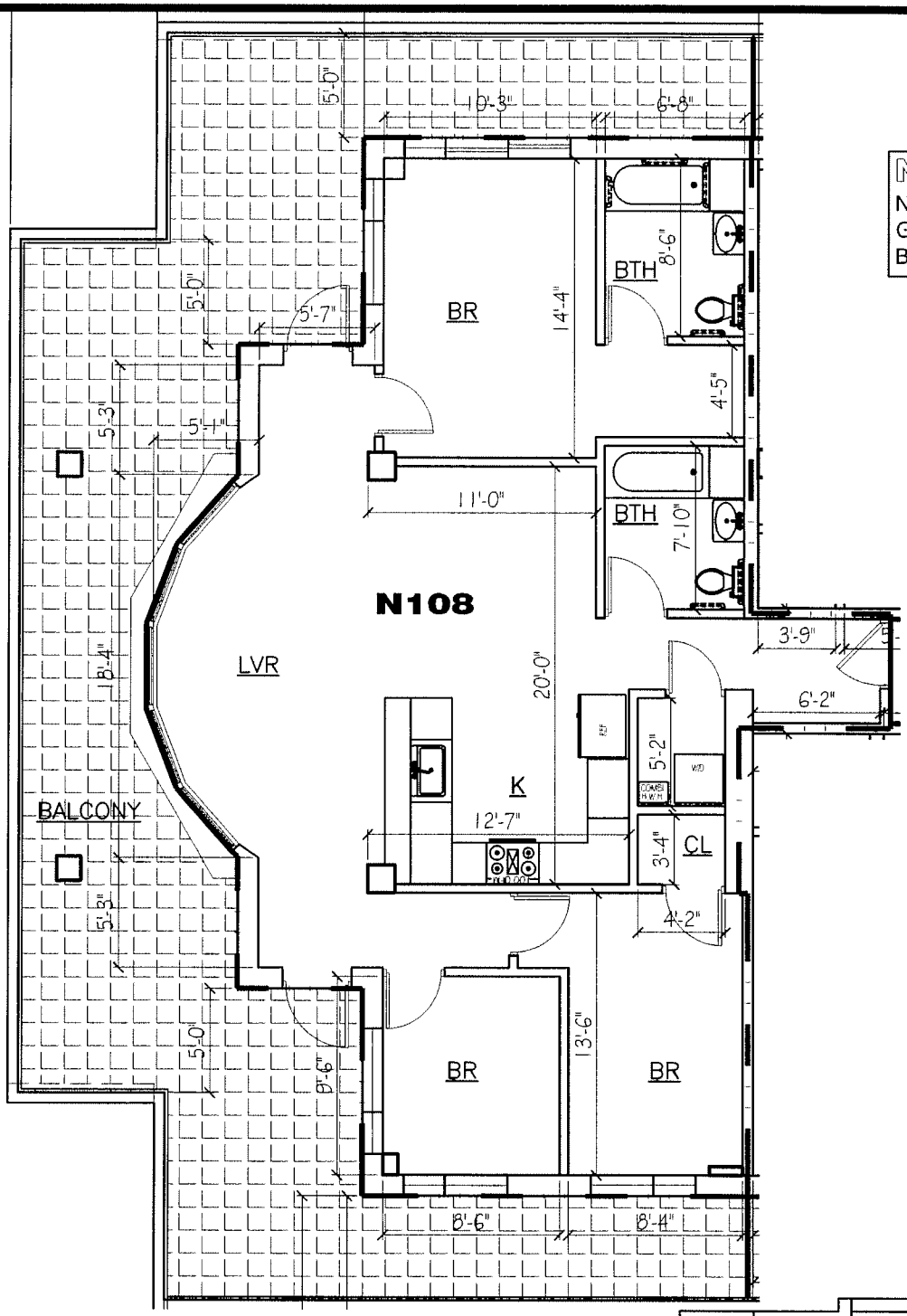


FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

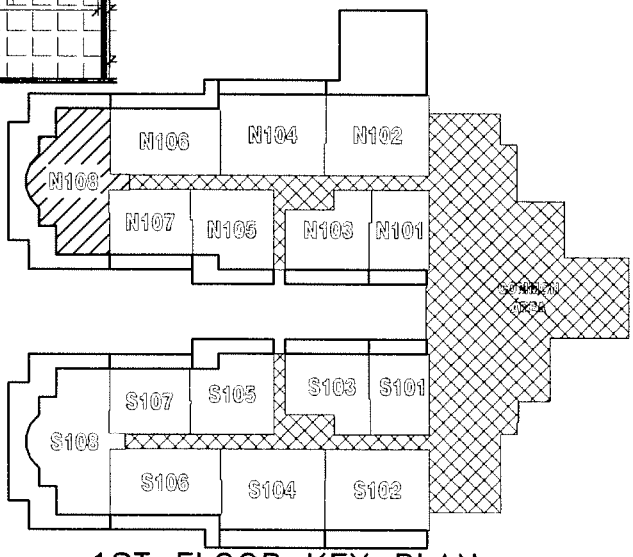
1ST FLOOR KEY PLAN



N108 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"



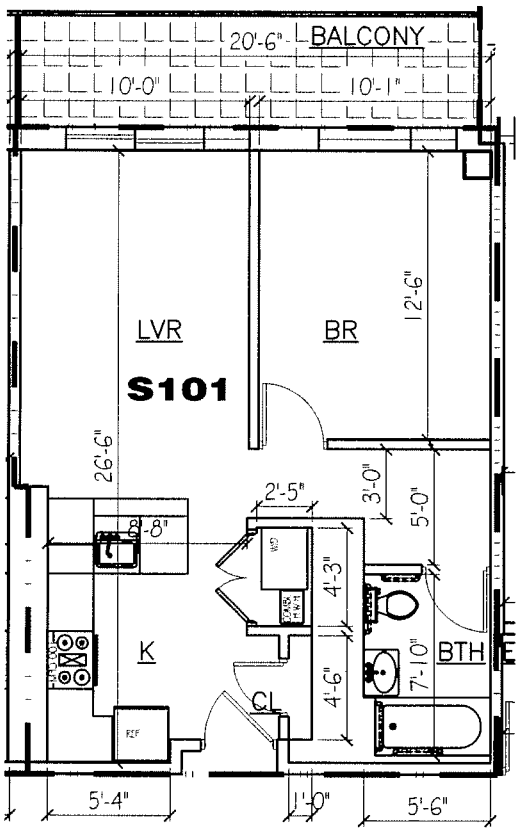
1ST FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

S101
NET F.A.: 581.15 SF
GROSS F.A.: 681.89 SF
BALCONY F.A.: 100.83 SF

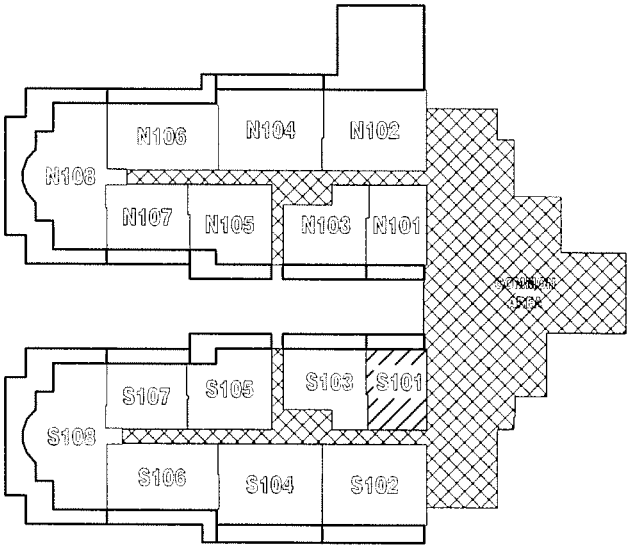


S101 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

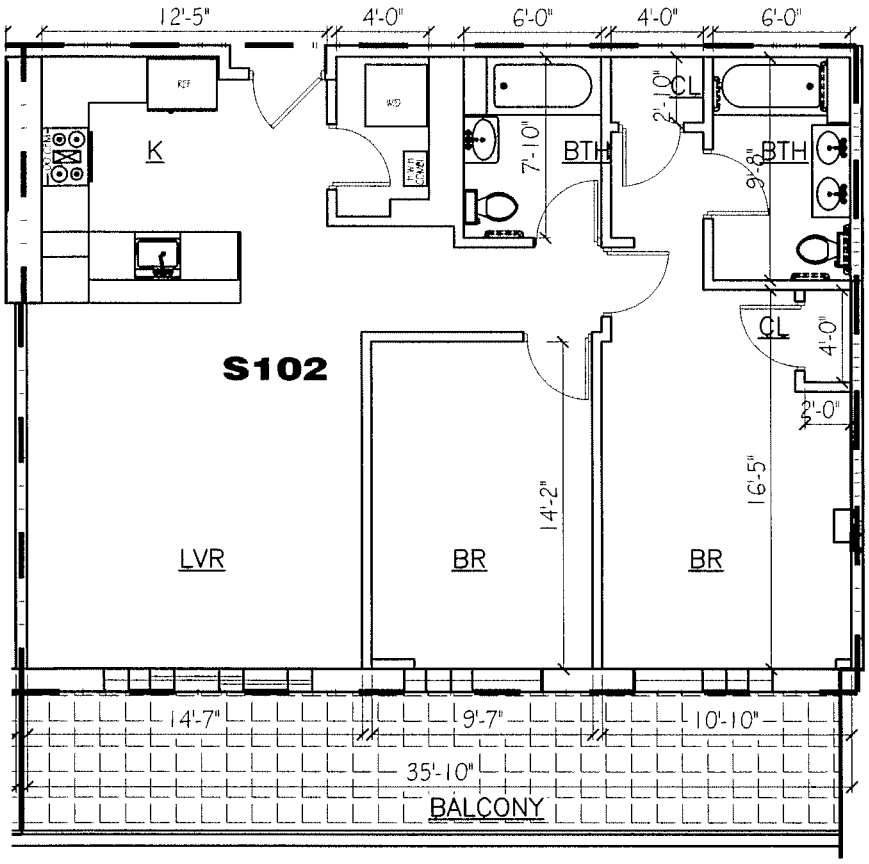


1ST FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



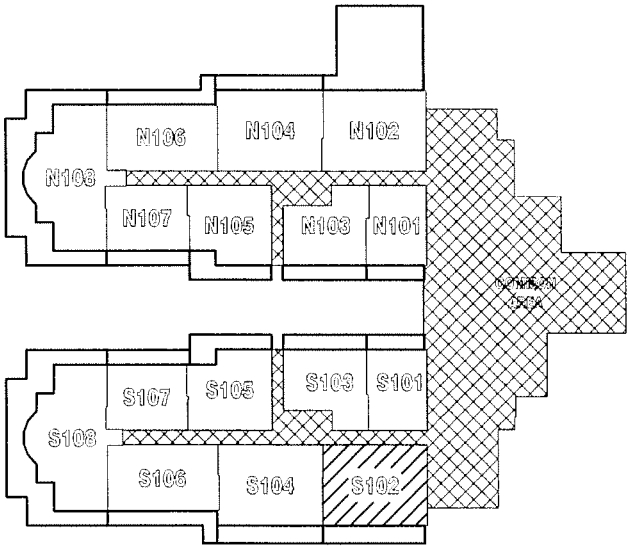
S102
NET F.A.: 1,015.94 SF
GROSS F.A.: 1,192.06 SF
BALCONY F.A.: 219.43 SF

S102 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N



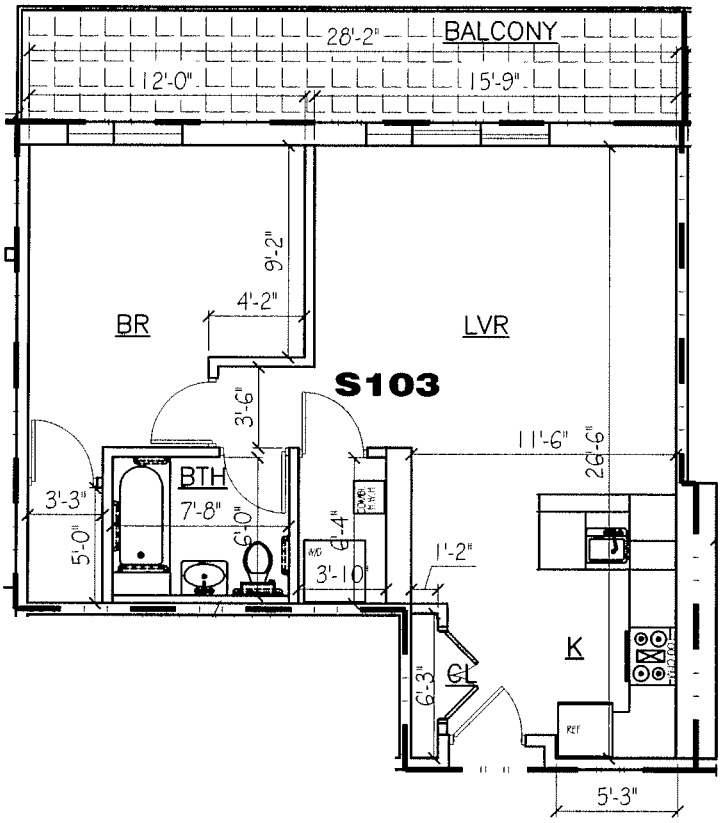
1ST FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

S103
NET F.A.: 700.42 SF
GROSS F.A.: 821.84 SF
BALCONY F.A.: 145.00 SF

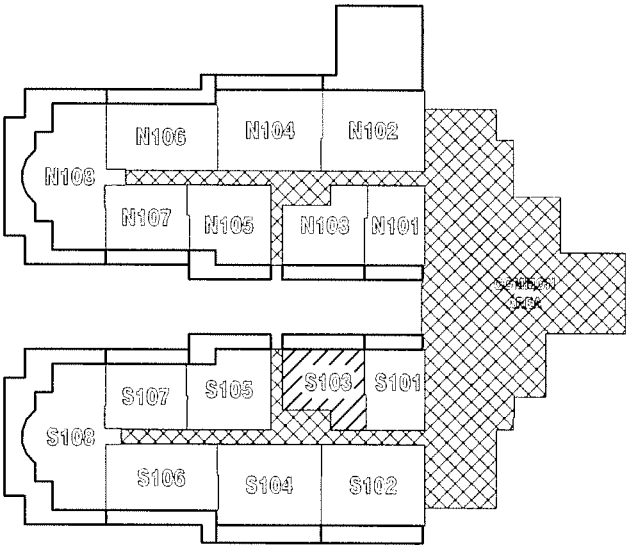


S103 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N



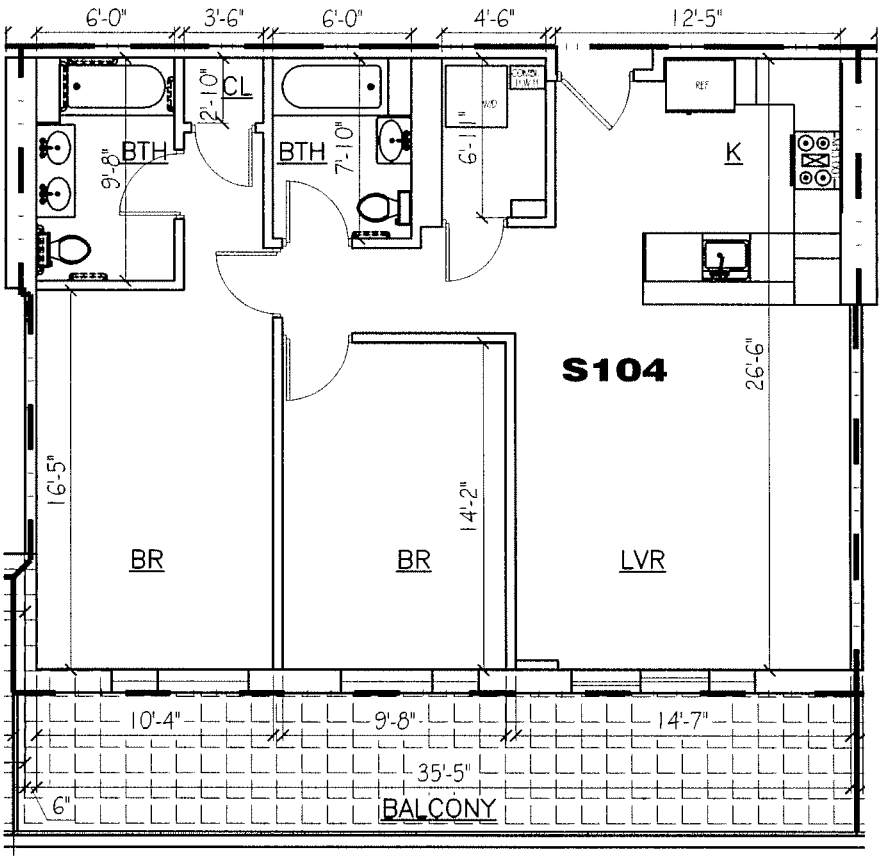
1ST FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

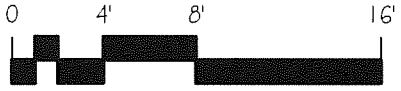
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

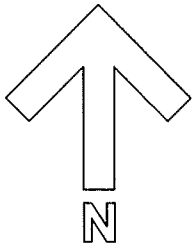
S104
NET F.A.: 1,015.57 SF
GROSS F.A.: 1,191.62 SF
BALCONY F.A.: 226.11 SF

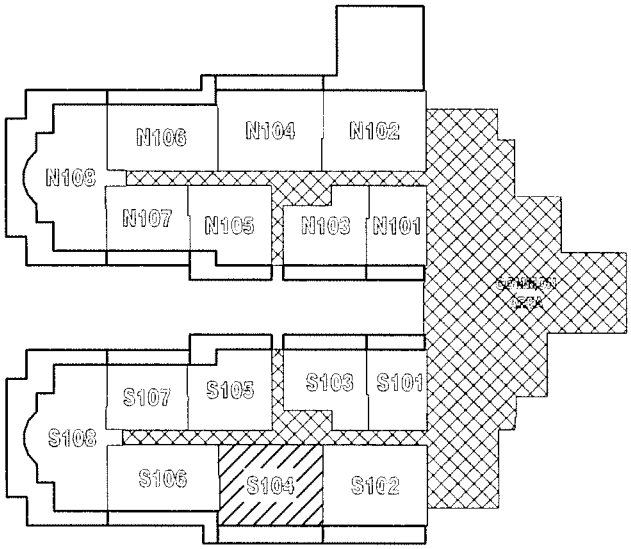


S104 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"





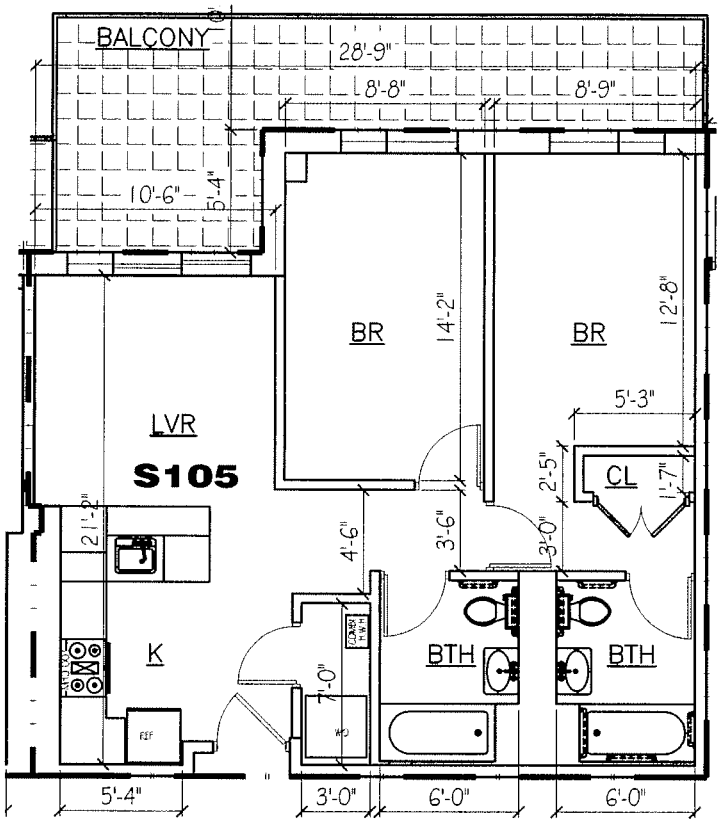
1ST FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

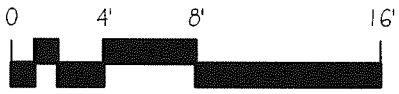
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

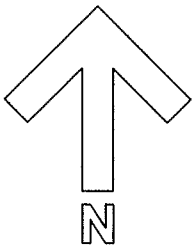
S105
NET F.A.: 769.45 SF
GROSS F.A.: 902.84 SF
BALCONY F.A.: 191.38 SF

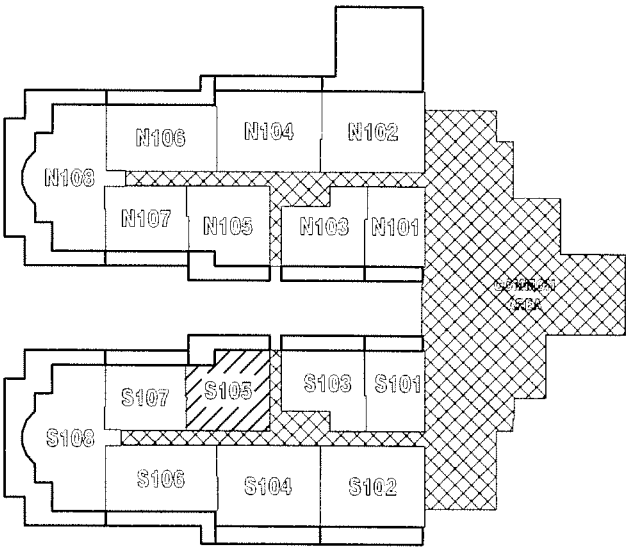


S105 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"





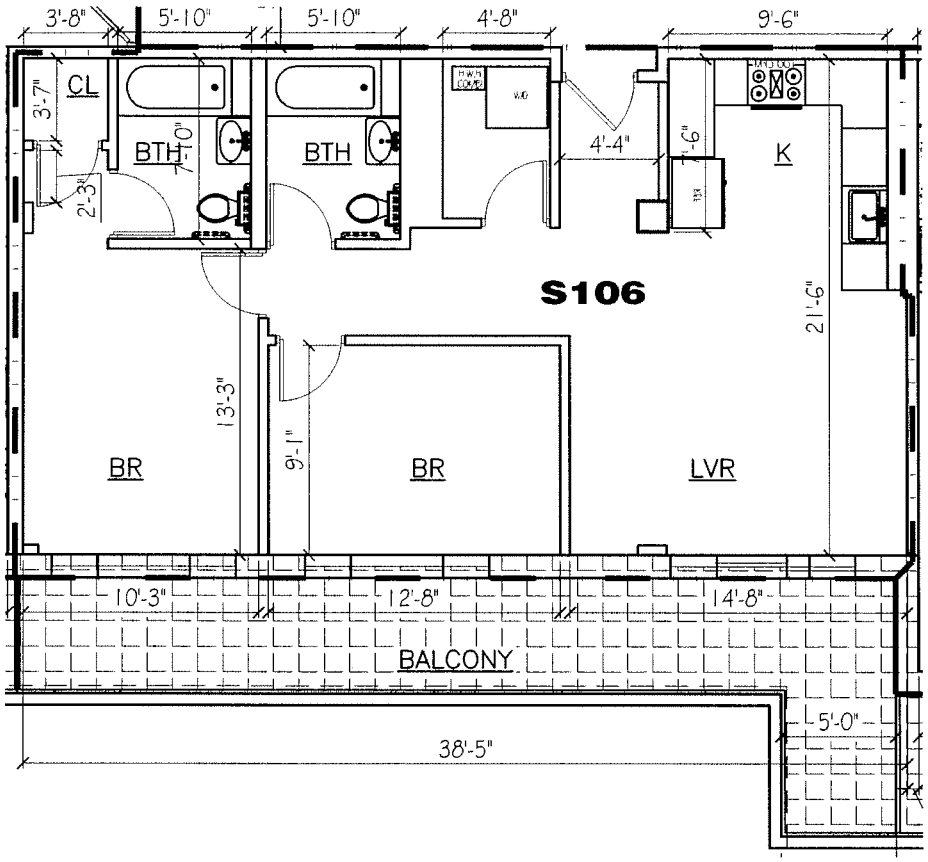
1ST FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

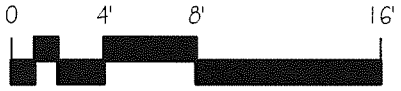
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

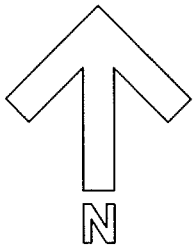
S106
NET F.A.: 890.91 SF
GROSS F.A.: 1,045.35 SF
BALCONY F.A.: 221.67 SF

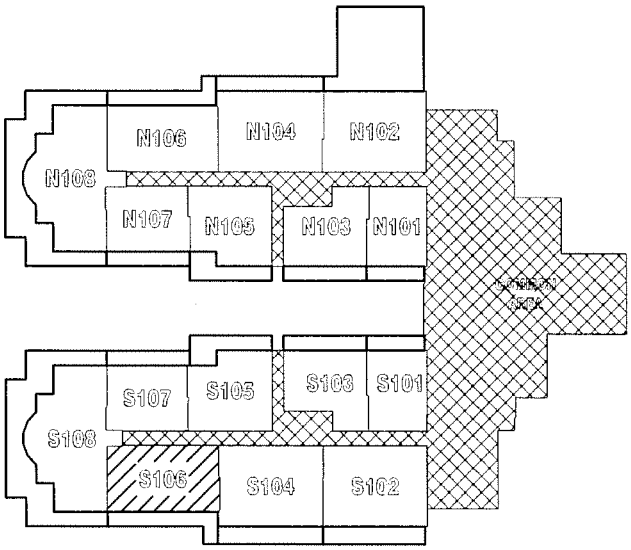


S106 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"





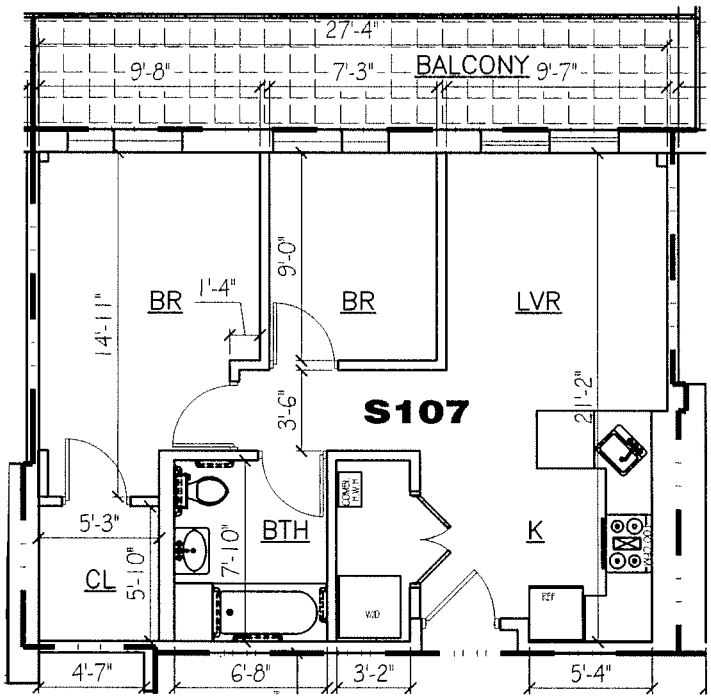
1ST FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

S107
NET F.A.: 636.16 SF
GROSS F.A.: 746.44 SF
BALCONY F.A.: 144.17 SF

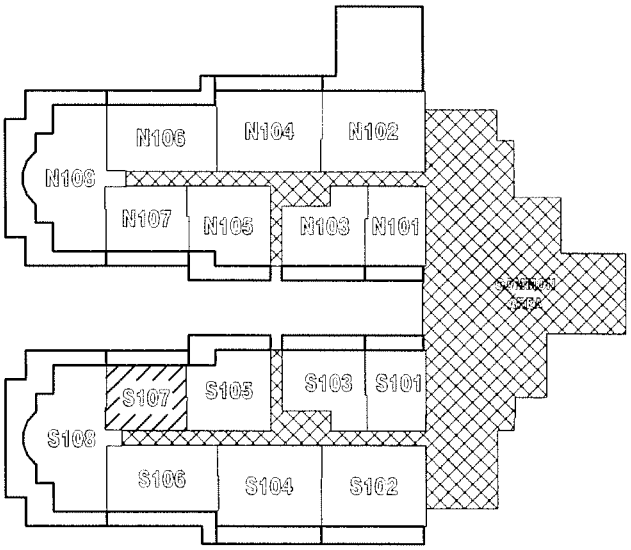


S107 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

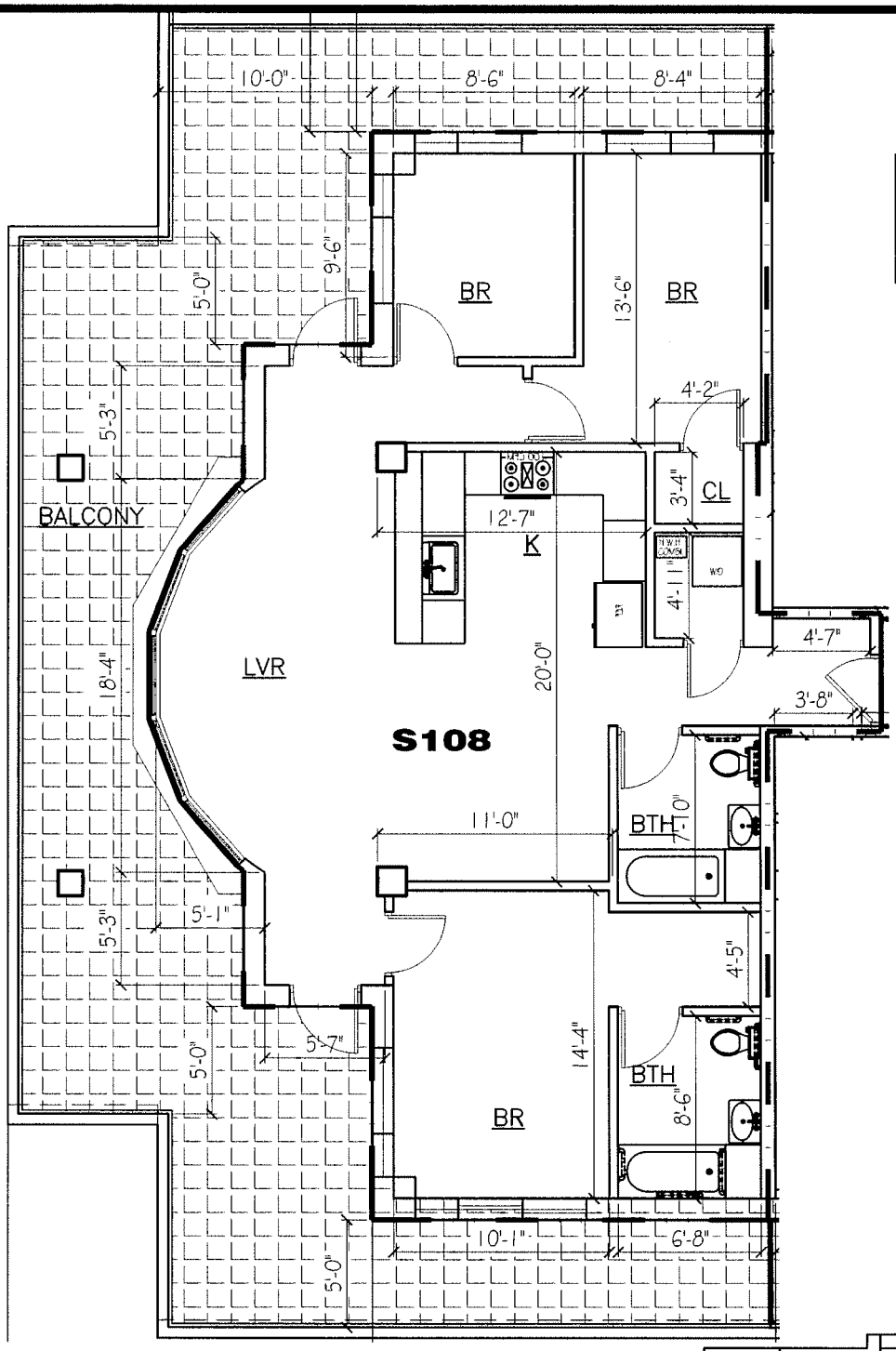


1ST FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



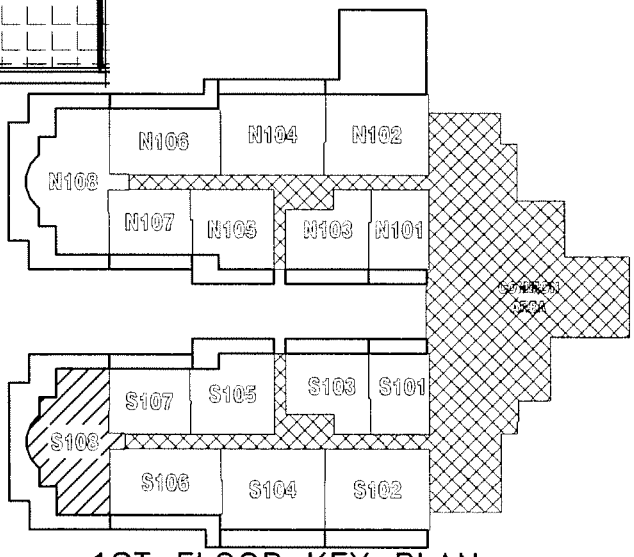
S108
NET F.A.: 1,204.27 SF
GROSS F.A.: 1,413.03 SF
BALCONY F.A.: 806.71 SF

N

S108 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

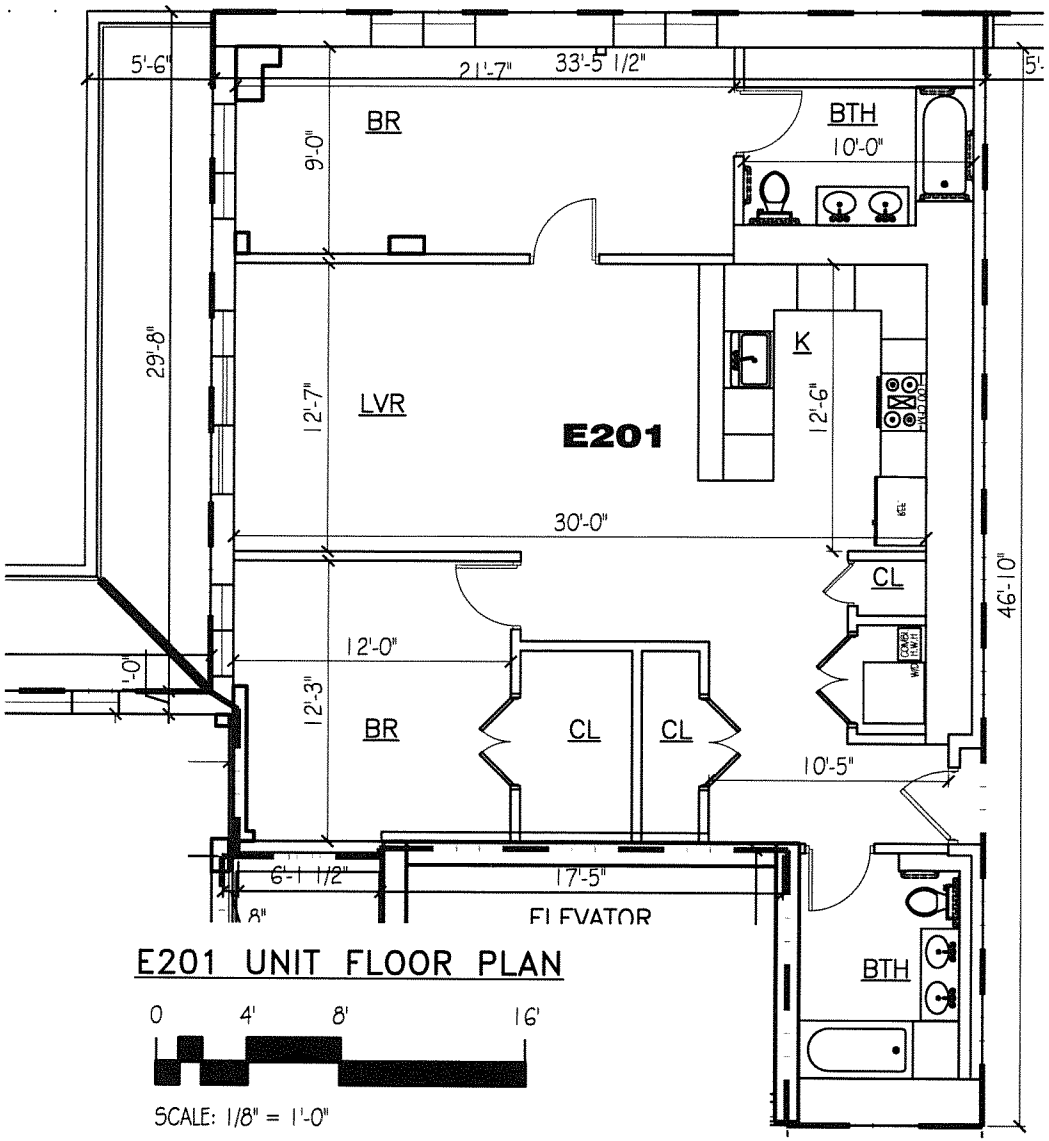


1ST FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



E201 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

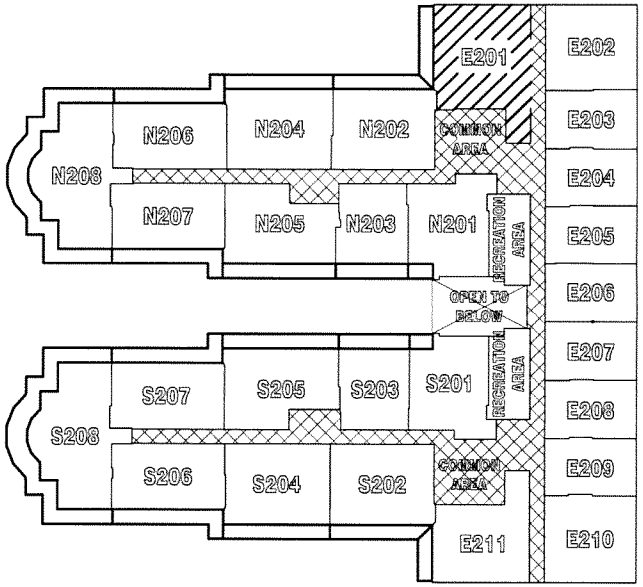
E201
NET F.A.: 1,316.94 SF
GROSS F.A.: 1,545.23 SF
BALCONY F.A.: 132.45 SF

N

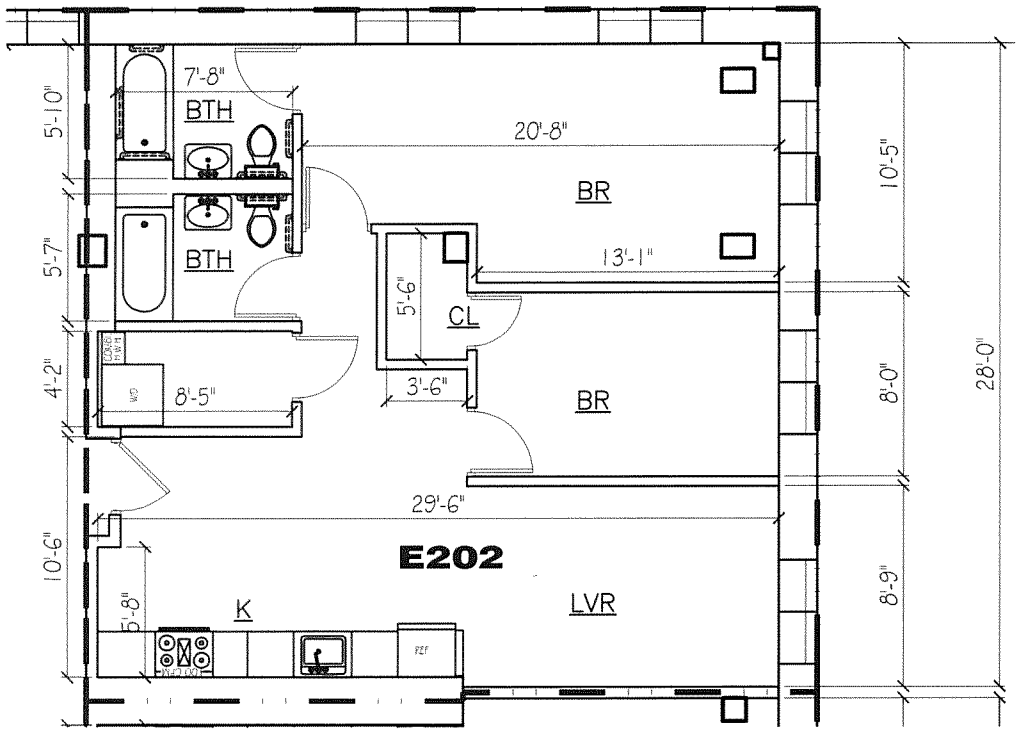
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



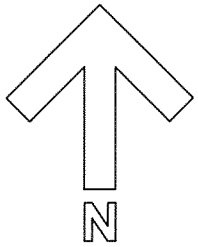
2ND FLOOR KEY PLAN



E202 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

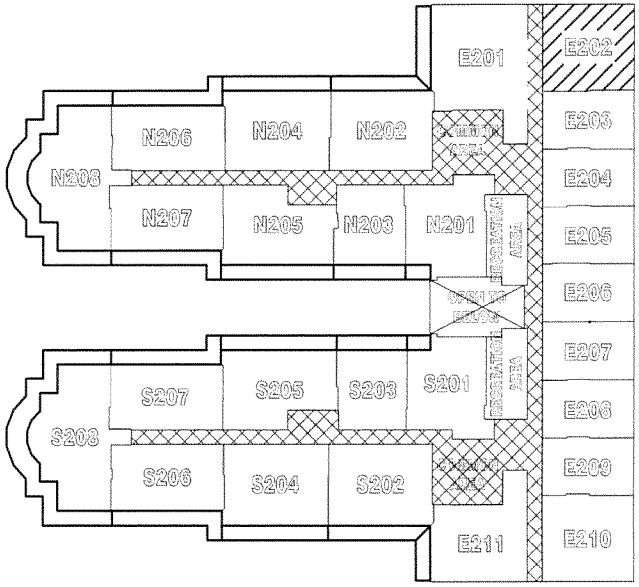


E202
NET F.A.: 948.21 SF
GROSS F.A.: 1,112.58 SF
BALCONY F.A.: 0 SF

FLOOR AREA DISTRIBUTIONS

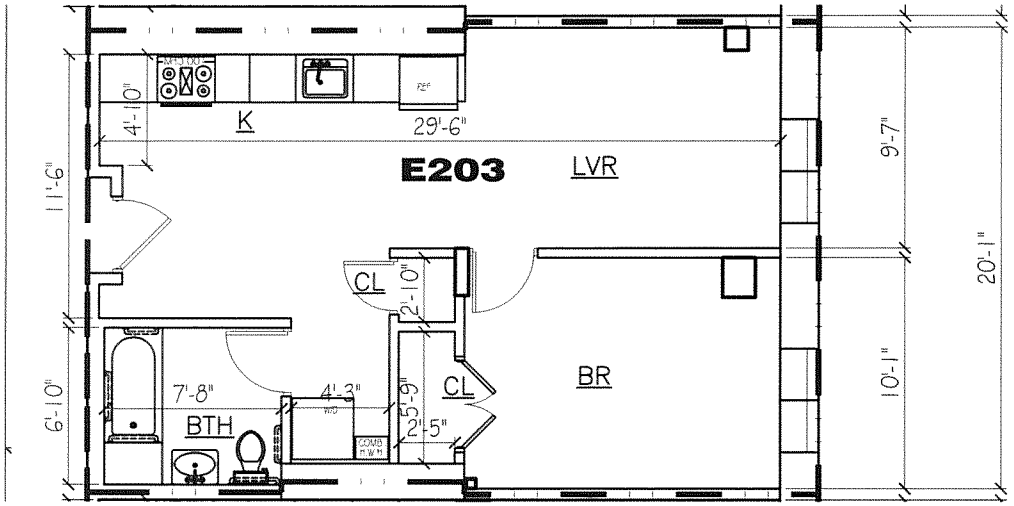
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



2ND FLOOR KEY PLAN

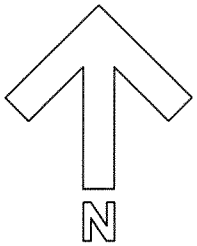
E203
NET F.A.: 640.68 SF
GROSS F.A.: 751.74 SF
BALCONY F.A.: 0 SF



E203 UNIT FLOOR PLAN

0 4' 8' 16'

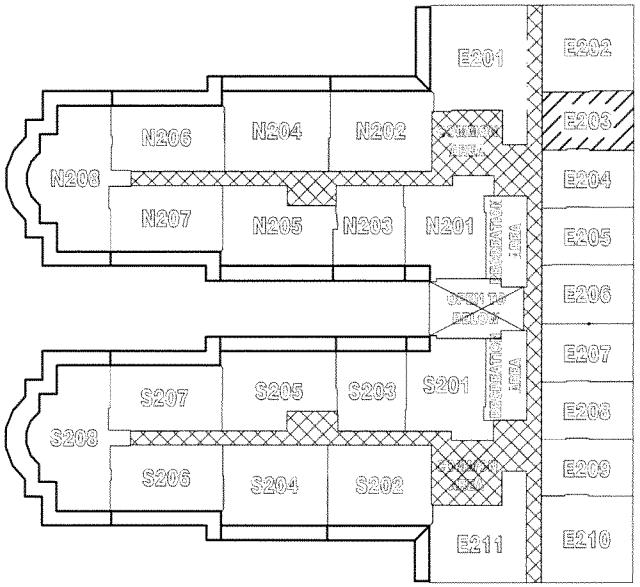
SCALE: 1/8" = 1'-0"



FLOOR AREA DISTRIBUTIONS

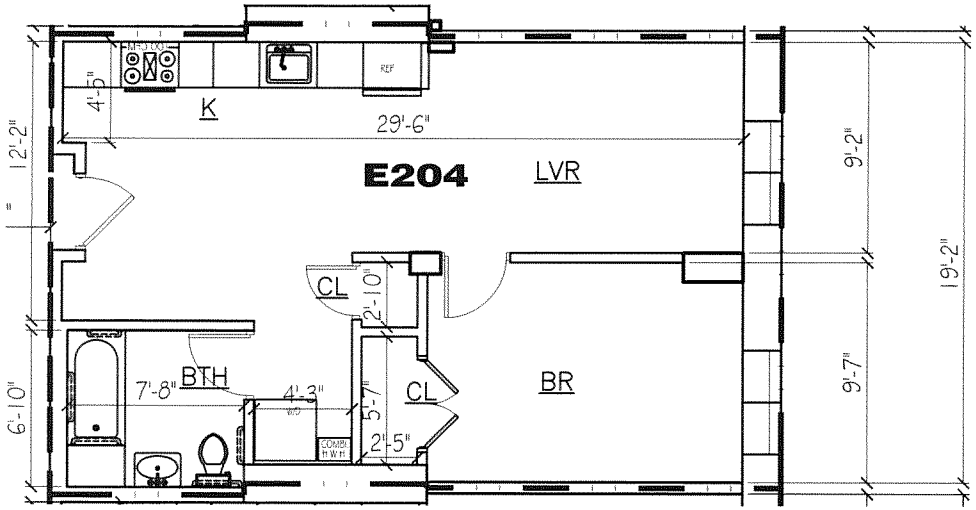
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



2ND FLOOR KEY PLAN

E204
NET F.A.: 629.25 SF
GROSS F.A.: 738.33 SF
BALCONY F.A.: 0 SF



E204 UNIT FLOOR PLAN

0 4' 8' 16'

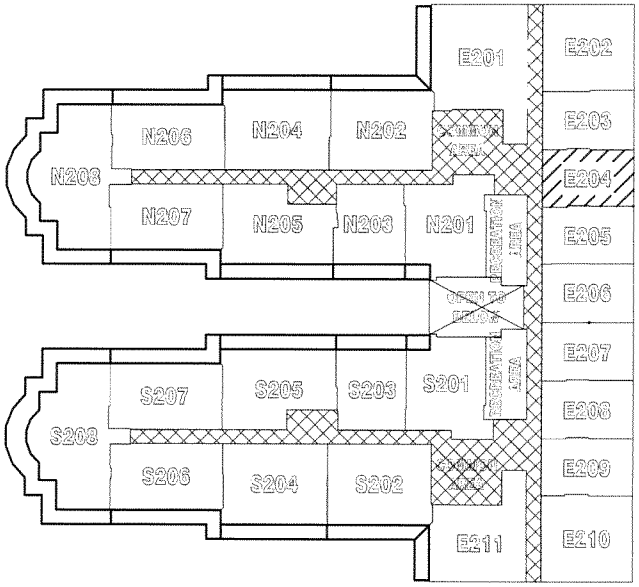
SCALE: 1/8" = 1'-0"

N

FLOOR AREA DISTRIBUTIONS

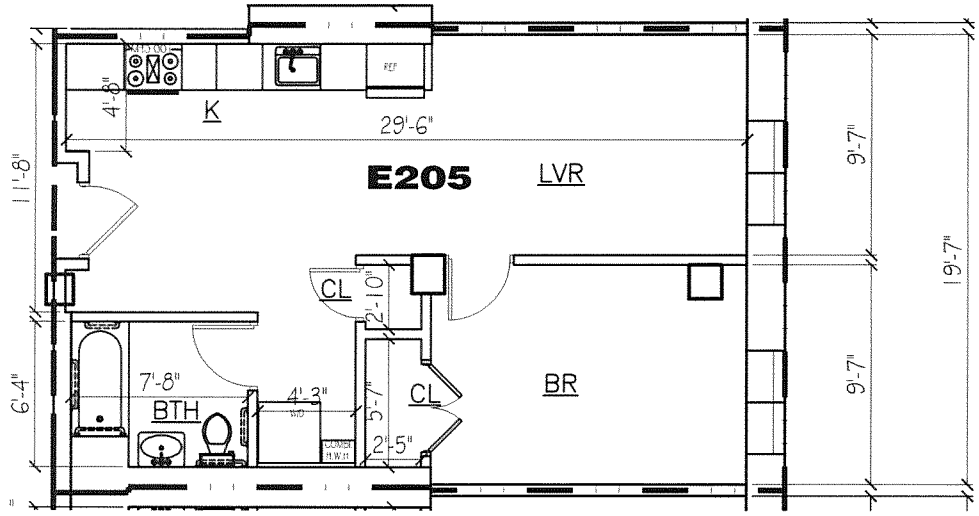
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



2ND FLOOR KEY PLAN

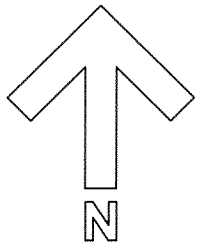
E205
NET F.A.: 633.26 SF
GROSS F.A.: 743.04 SF
BALCONY F.A.: 0 SF



E205 UNIT FLOOR PLAN

0 4' 8' 16'

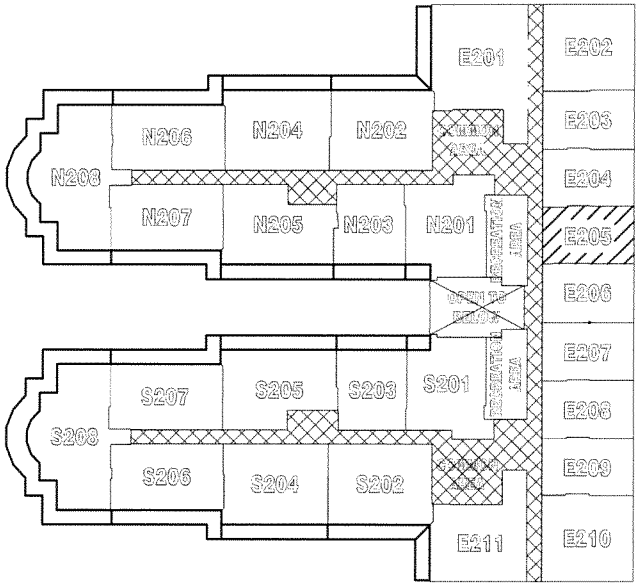
SCALE: 1/8" = 1'-0"



FLOOR AREA DISTRIBUTIONS

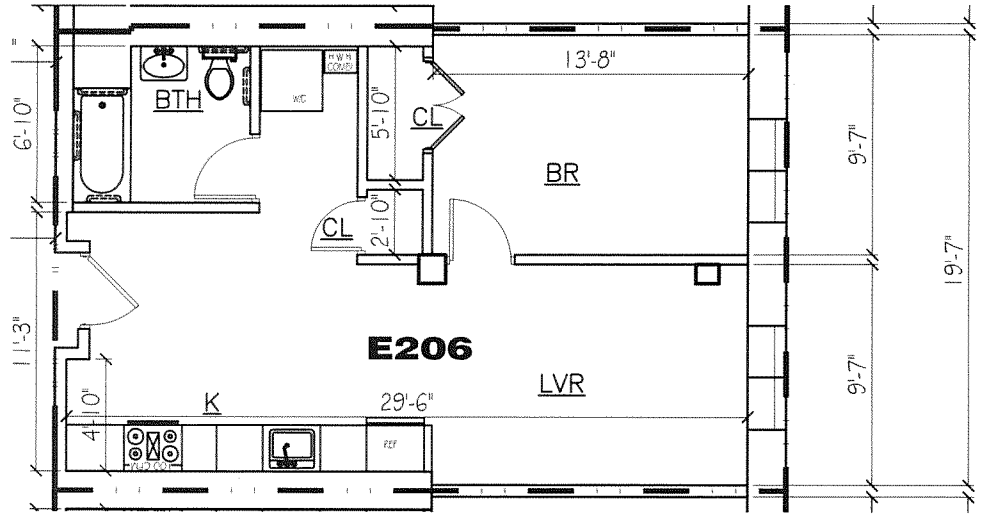
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



2ND FLOOR KEY PLAN

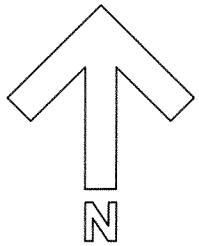
E206
NET F.A.: 637.20 SF
GROSS F.A.: 747.66 SF
BALCONY F.A.: 0 SF



E206 UNIT FLOOR PLAN

0 4' 8' 16'

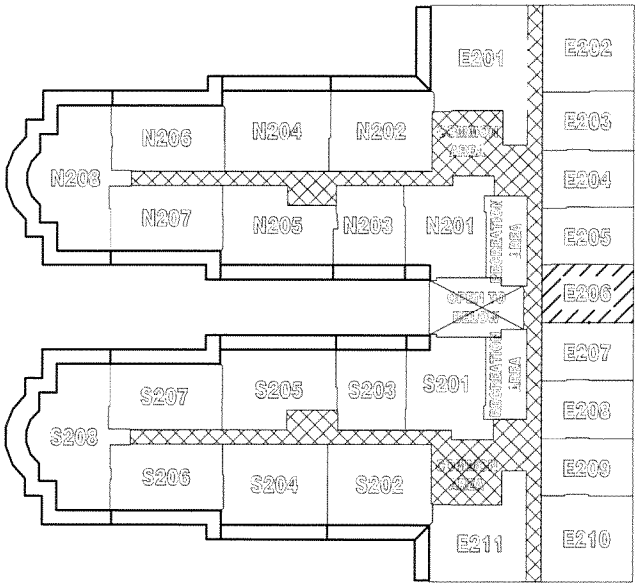
SCALE: 1/8" = 1'-0"



FLOOR AREA DISTRIBUTIONS

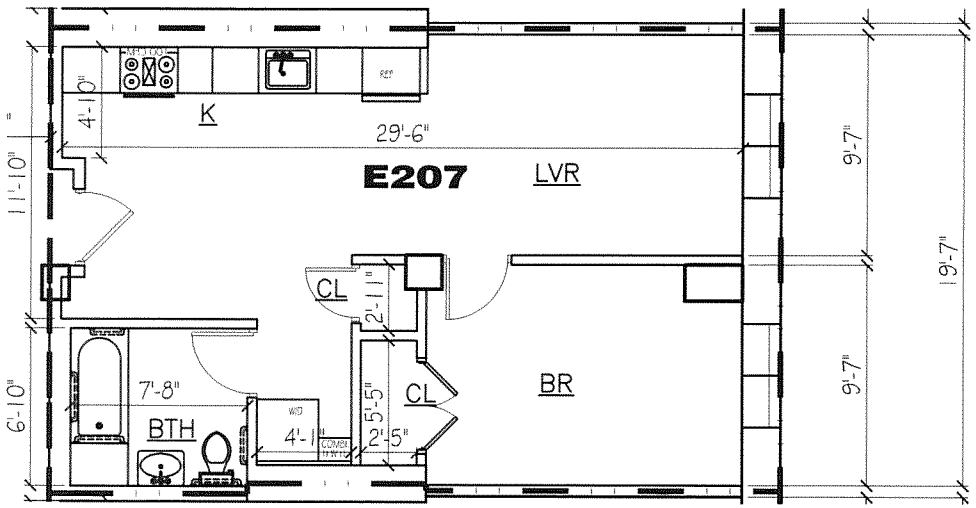
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



2ND FLOOR KEY PLAN

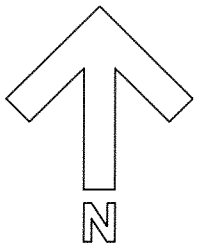
E207
NET F.A.: 635.14 SF
GROSS F.A.: 745.24 SF
BALCONY F.A.: 0 SF



E207 UNIT FLOOR PLAN

0 4' 8' 16'

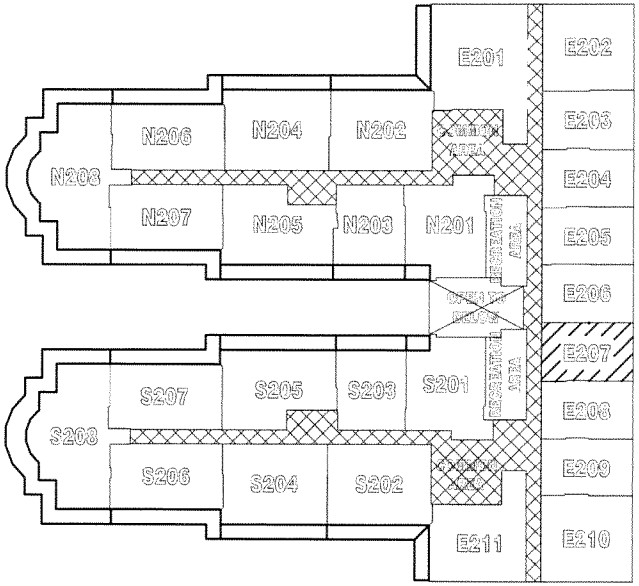
SCALE: 1/8" = 1'-0"



FLOOR AREA DISTRIBUTIONS

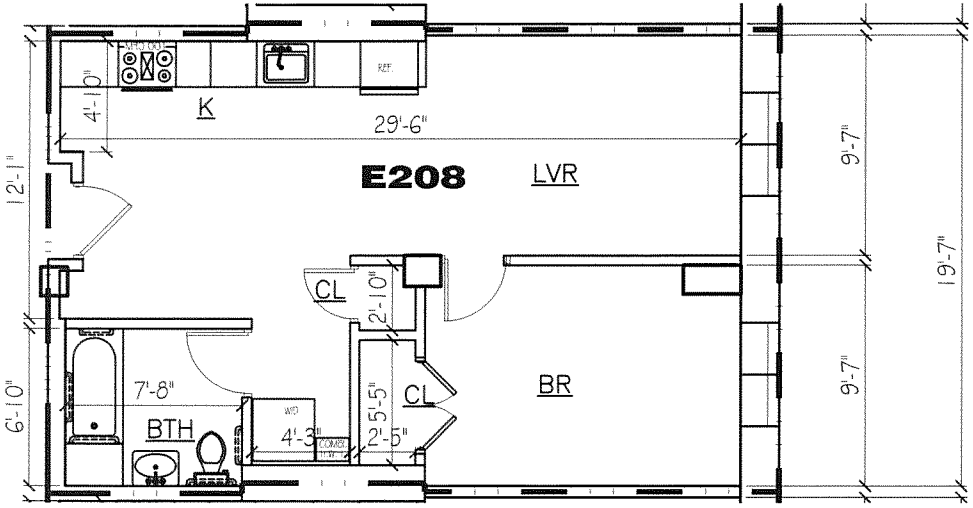
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



2ND FLOOR KEY PLAN

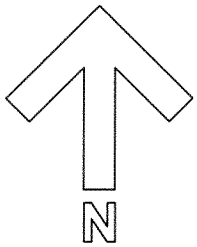
E208
NET F.A.: 634.53 SF
GROSS F.A.: 744.53 SF
BALCONY F.A.: 0 SF



E208 UNIT FLOOR PLAN

0 4' 8' 16'

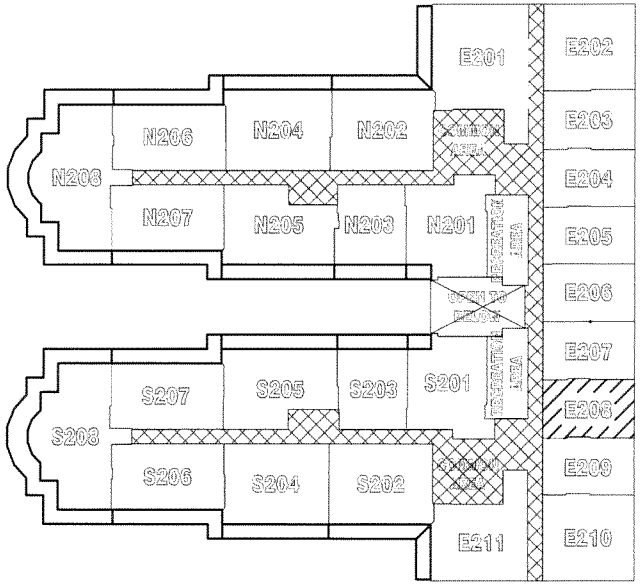
SCALE: 1/8" = 1'-0"



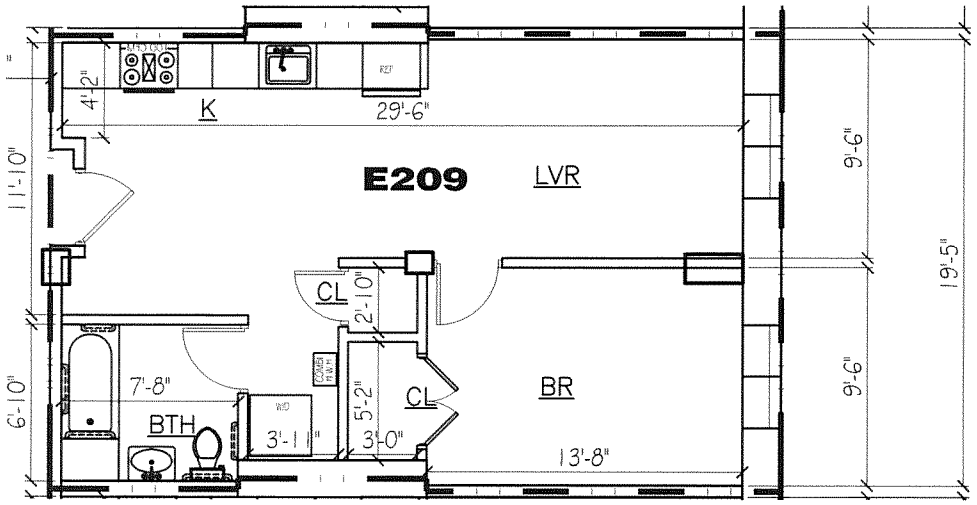
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



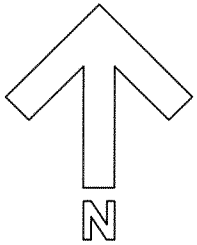
2ND FLOOR KEY PLAN



E209 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

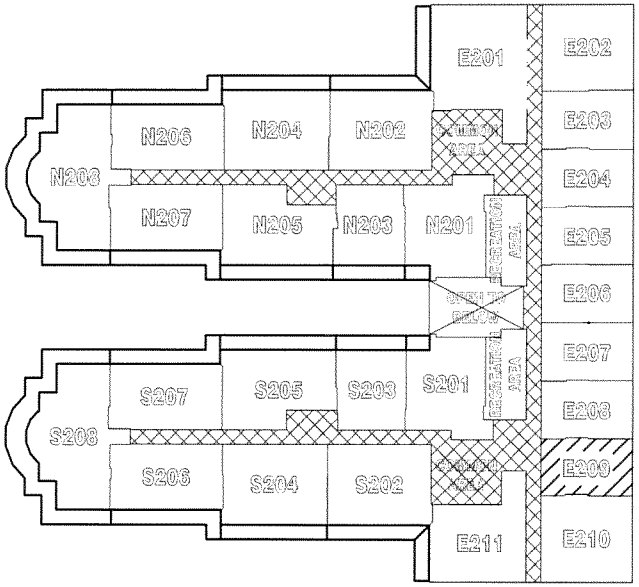


E209
NET F.A.: 627.86 SF
GROSS F.A.: 736.70 SF
BALCONY F.A.: 0 SF

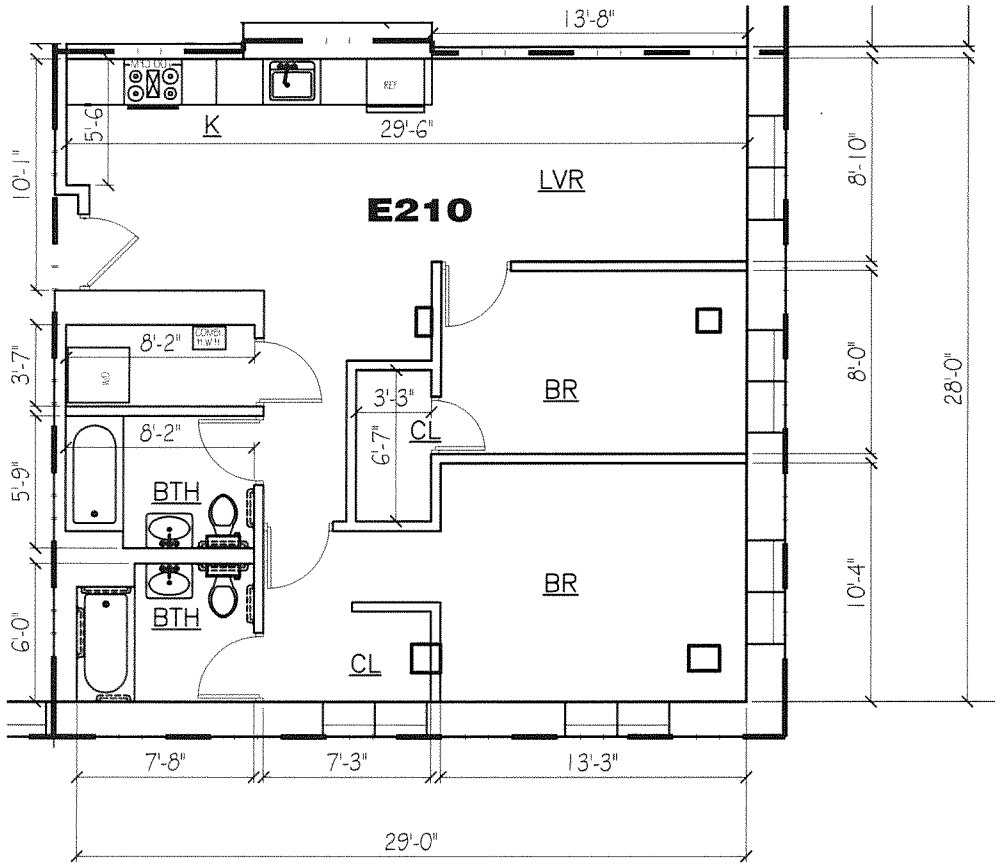
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



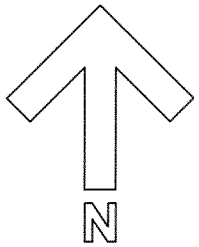
2ND FLOOR KEY PLAN



E210 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

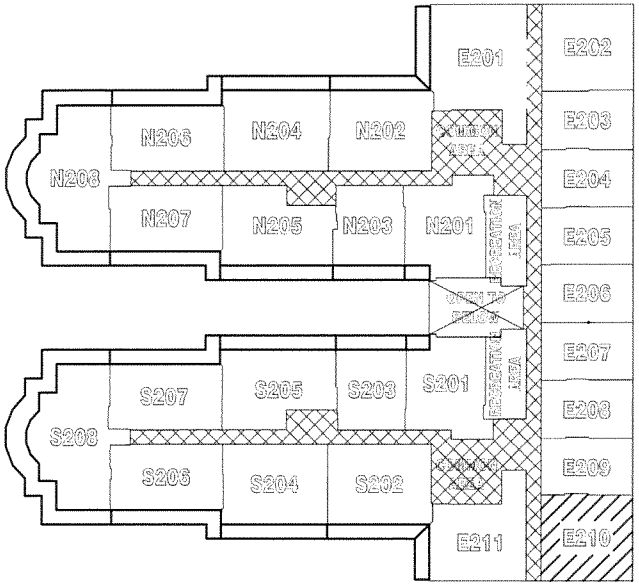


E210
NET F.A.: 947.18 SF
GROSS F.A.: 1,111.38 SF
BALCONY F.A.: 0 SF

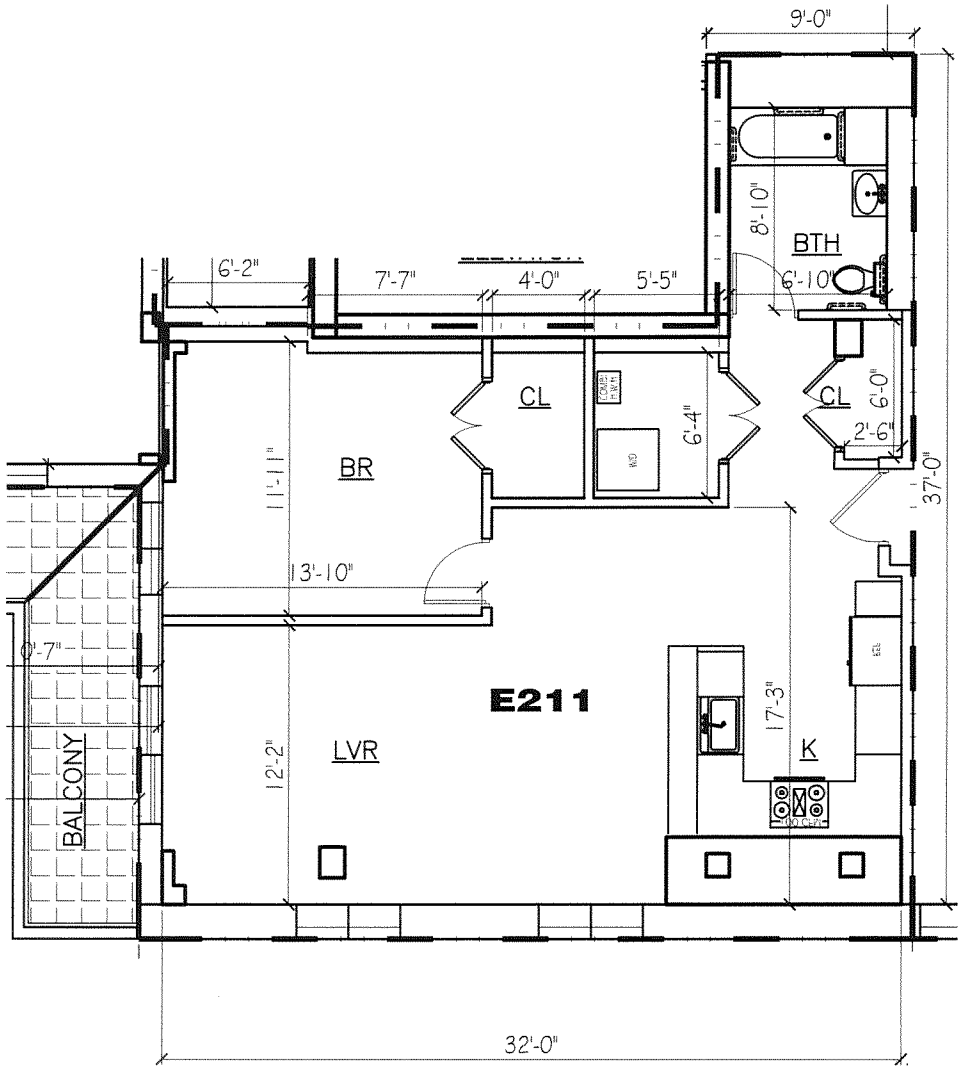
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



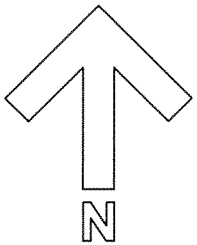
2ND FLOOR KEY PLAN



E211 UNIT FLOOR PLAN

0 4' 8' 16'

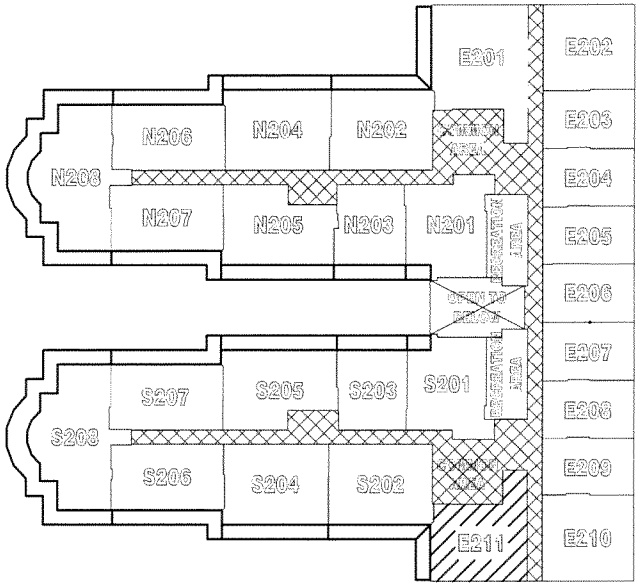
SCALE: 1/8" = 1'-0"



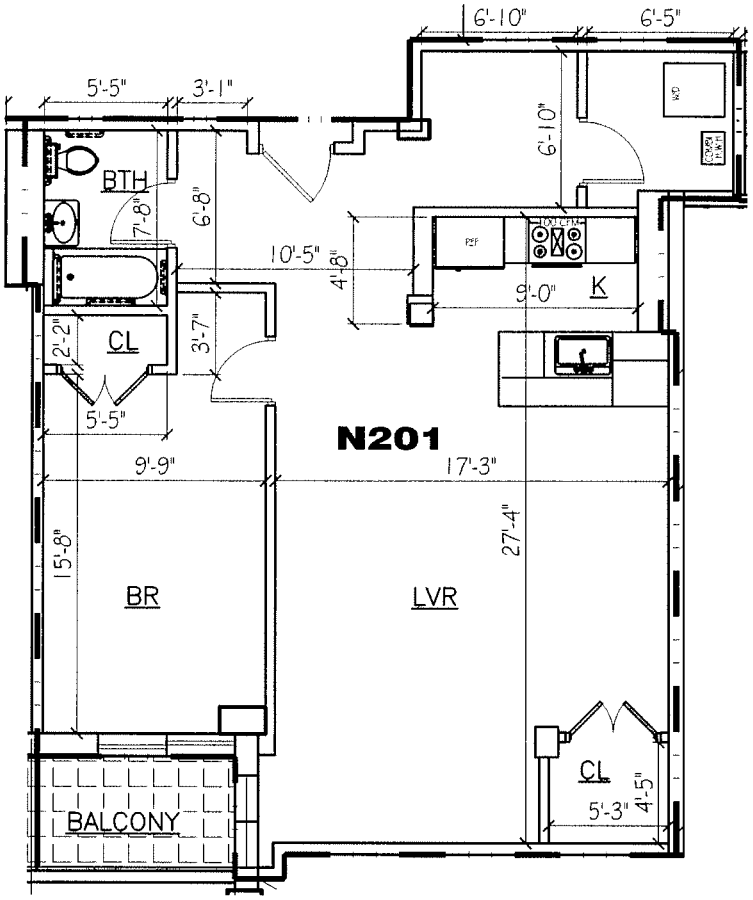
E211
NET F.A.: 987.04 SF
GROSS F.A.: 1,158.15 SF
BALCONY F.A.: 82.78 SF

FLOOR AREA DISTRIBUTIONS

- DESIGNATED DWELLING UNIT
- COMMON AREA (STAIR & CORRIDOR)



2ND FLOOR KEY PLAN



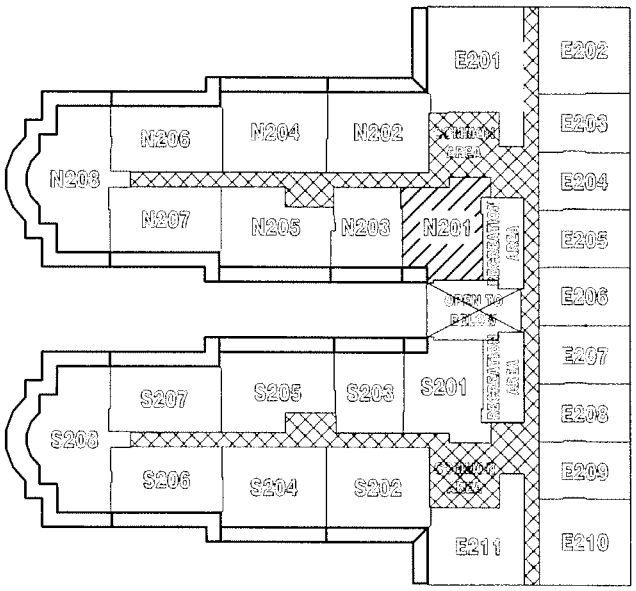
N201
NET F.A.: 924.04 SF
GROSS F.A.: 1,084.22 SF
BALCONY F.A.: 43.34 SF

N201 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

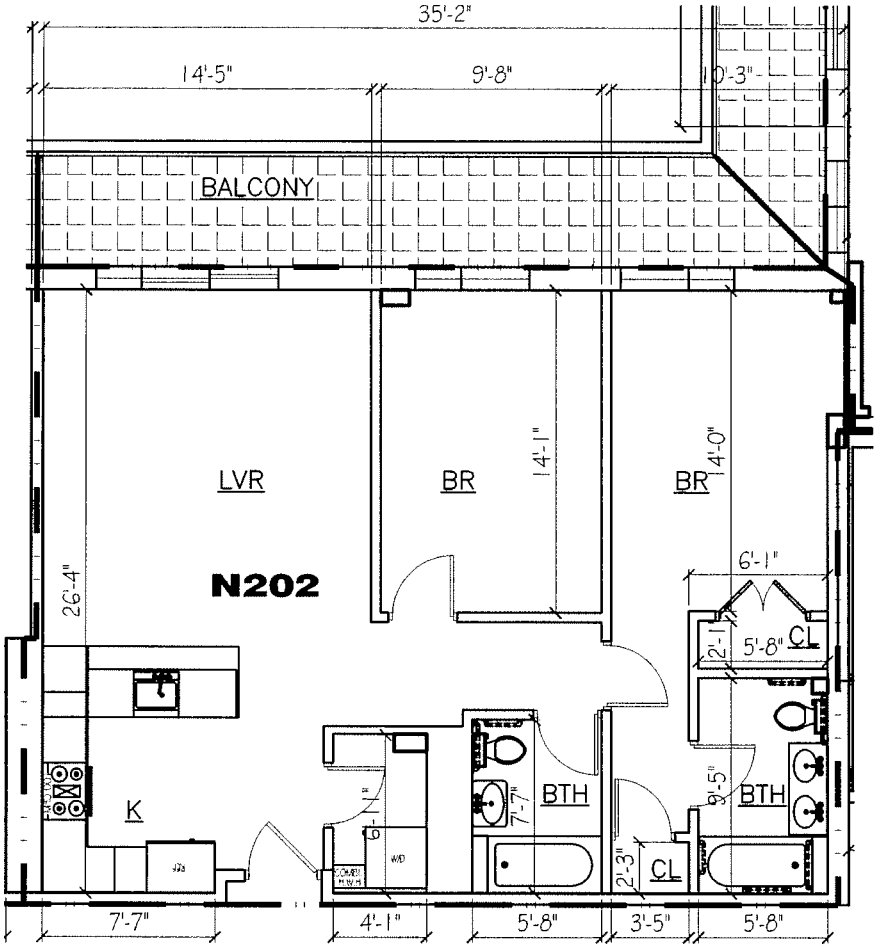


FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

2ND FLOOR KEY PLAN



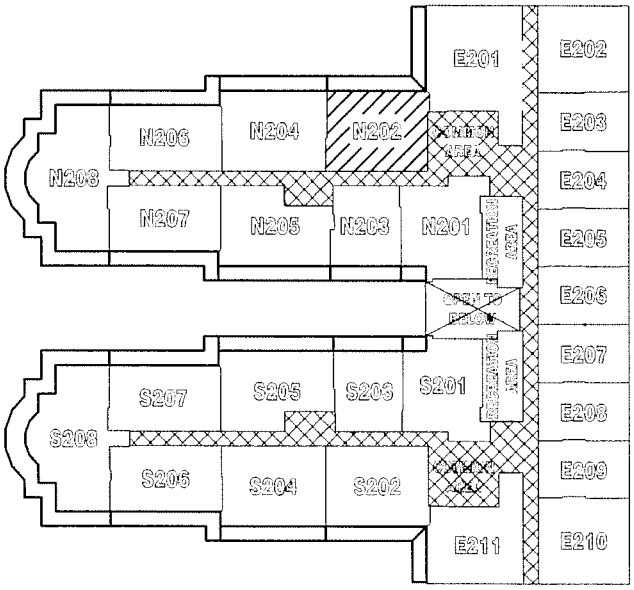
N202
NET F.A.: 988.24 SF
GROSS F.A.: 1,159.55 SF
BALCONY F.A.: 160.50 SF

N202 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

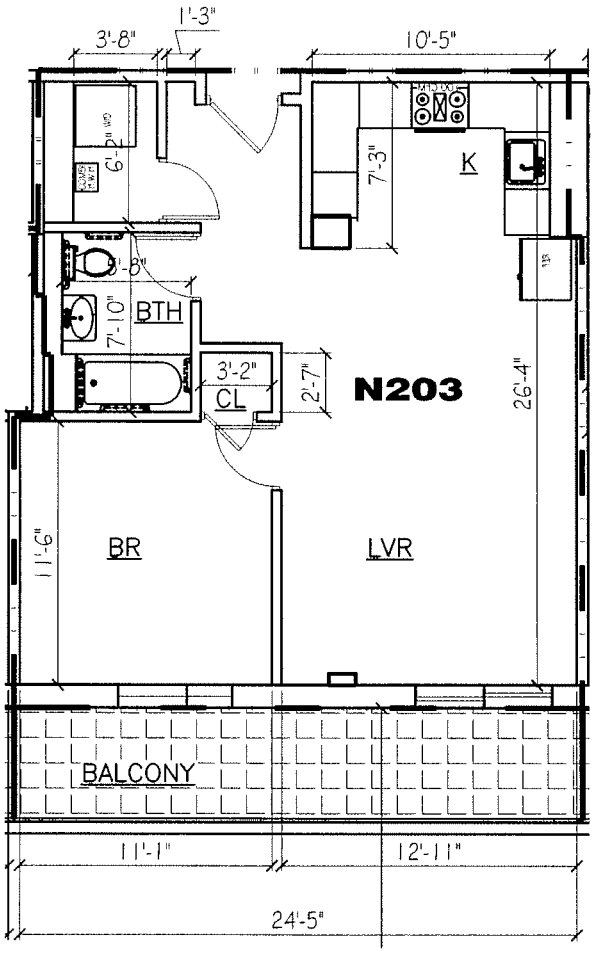


2ND FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



N203 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

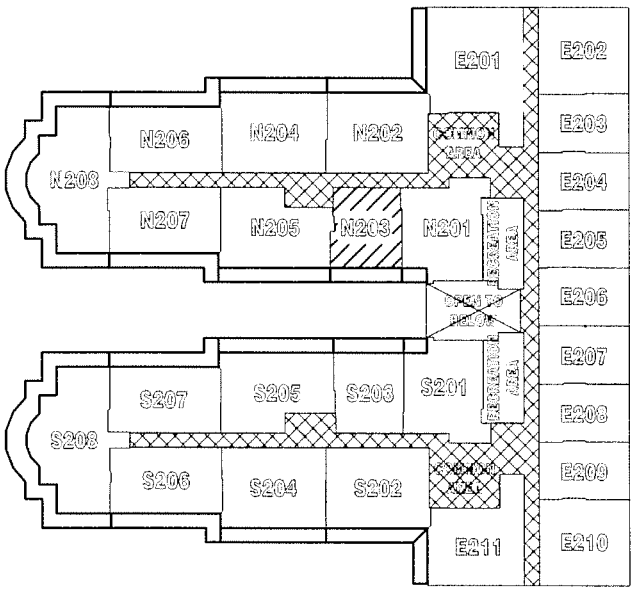
N203
NET F.A.: 671.58 SF
GROSS F.A.: 788.00 SF
BALCONY F.A.: 124.58 SF

N

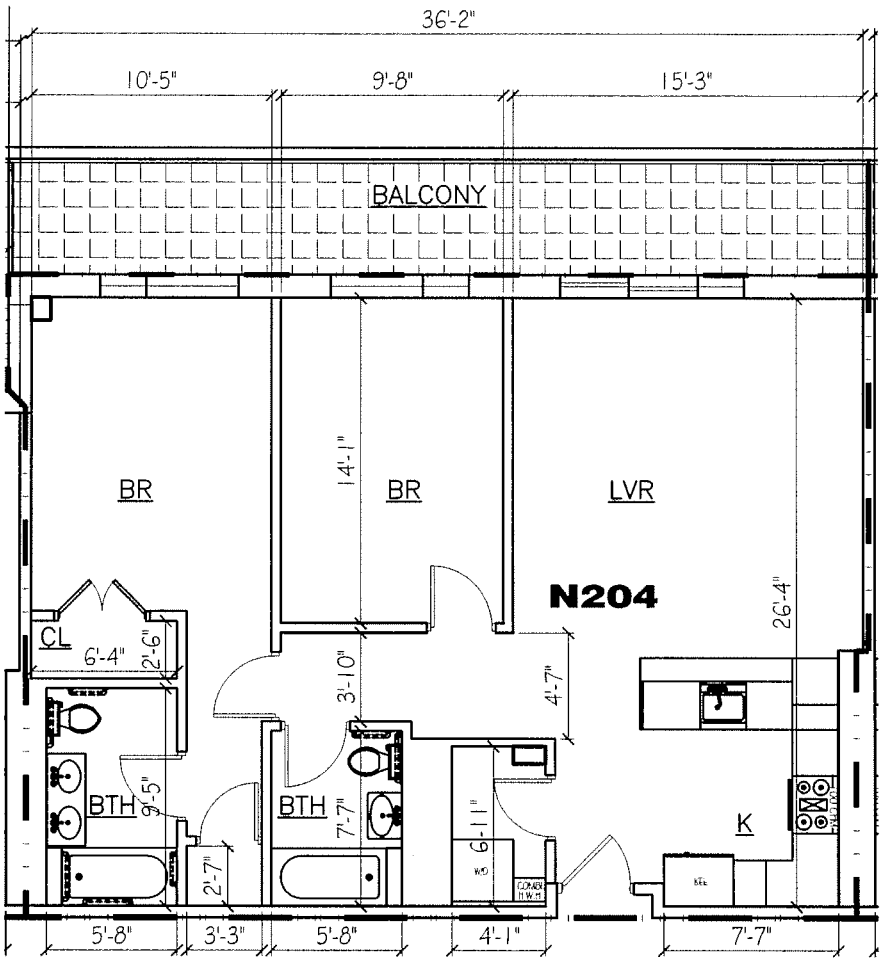
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



2ND FLOOR KEY PLAN



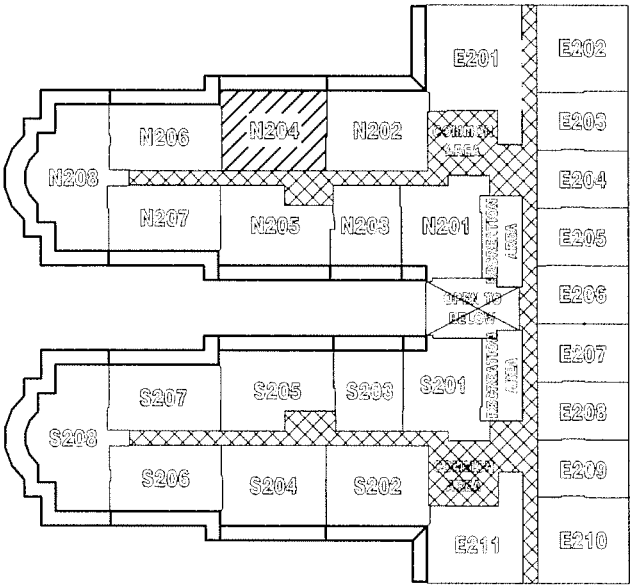
N204
NET F.A.: 1,017.88 SF
GROSS F.A.: 1,194.33 SF
BALCONY F.A.: 187.08 SF

N204 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N



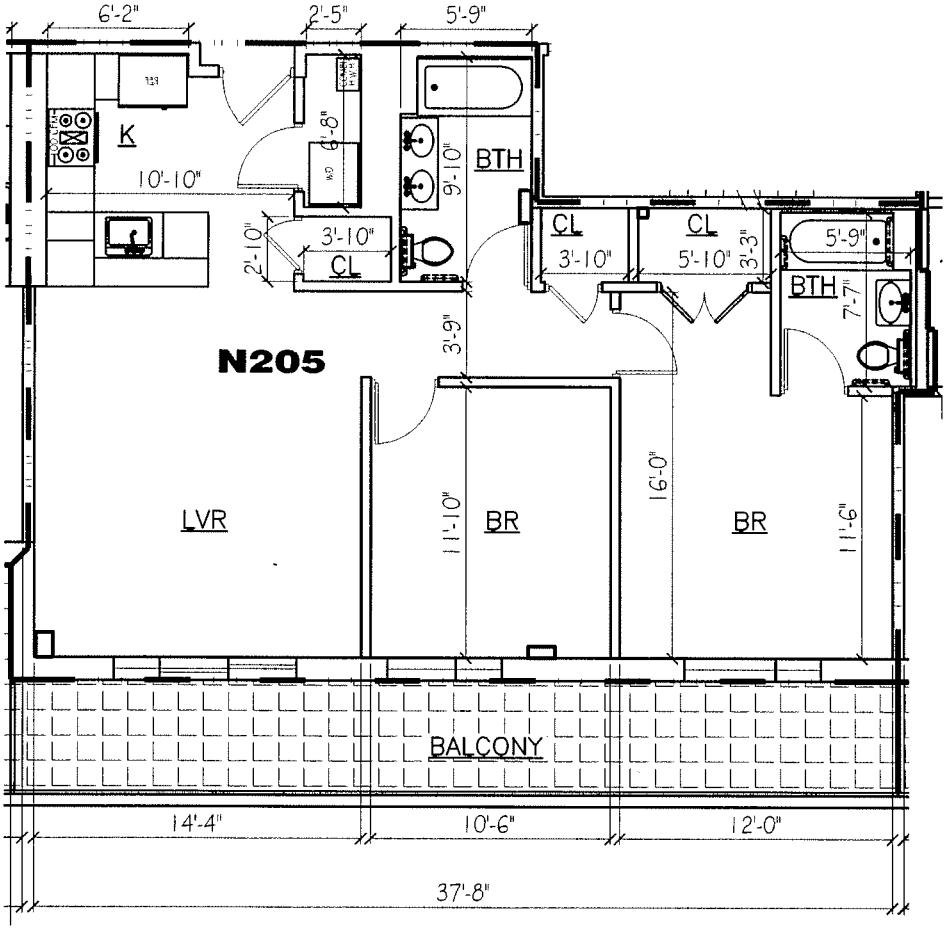
2ND FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

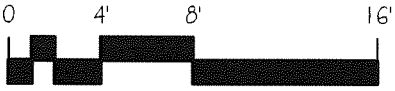
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

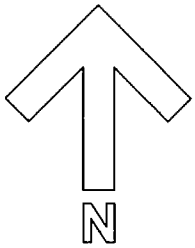
N205
NET F.A.: 967.47 SF
GROSS F.A.: 1,135.18 SF
BALCONY F.A.: 194.58 SF

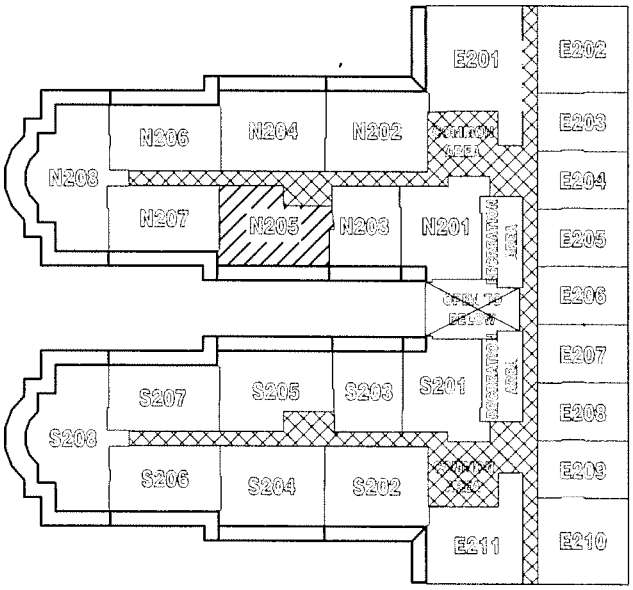


N205 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"



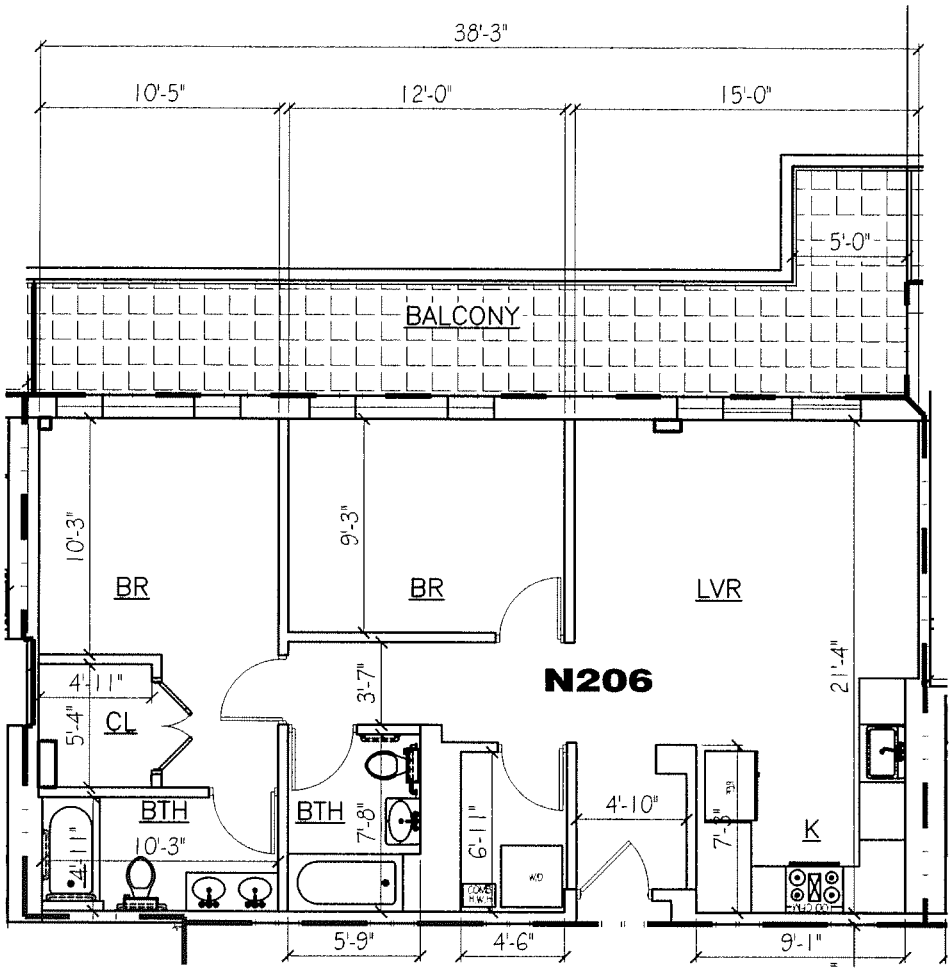


2ND FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



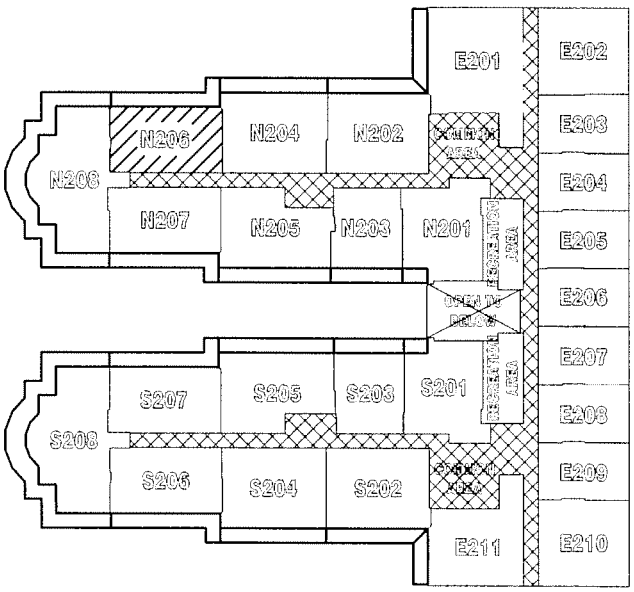
N206
NET F.A.: 890.46 SF
GROSS F.A.: 1,044.82 SF
BALCONY F.A.: 215.00 SF

N206 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

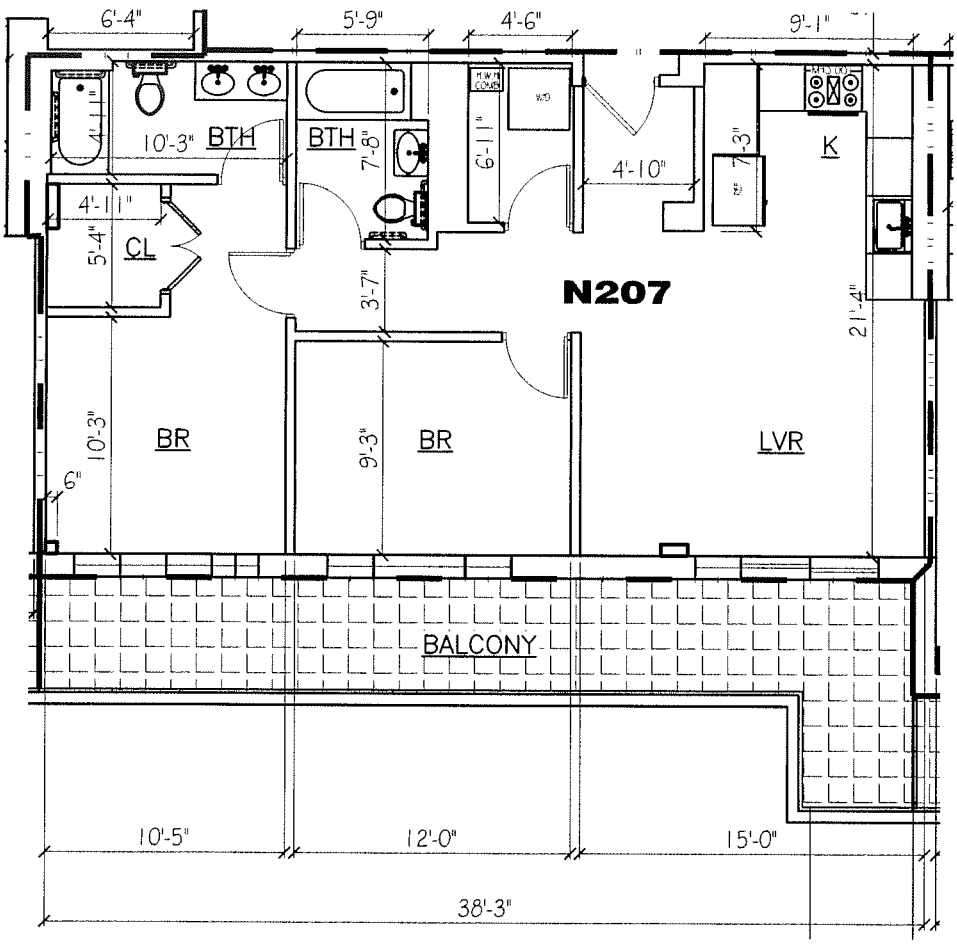


2ND FLOOR KEY PLAN

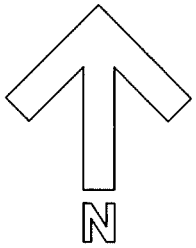
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

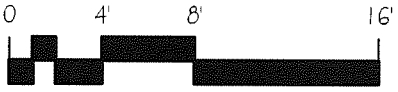
COMMON AREA (STAIR & CORRIDOR)



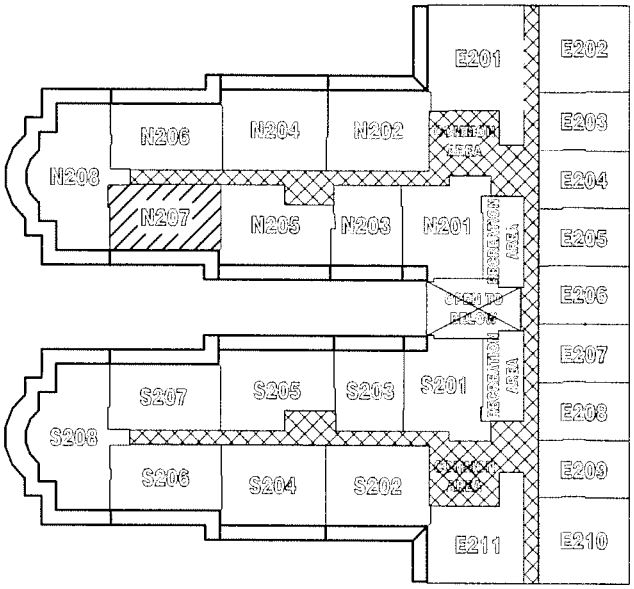
N207
NET F.A.: 887.19 SF
GROSS F.A.: 1,040.99 SF
BALCONY F.A.: 215.00 SF



N207 UNIT FLOOR PLAN



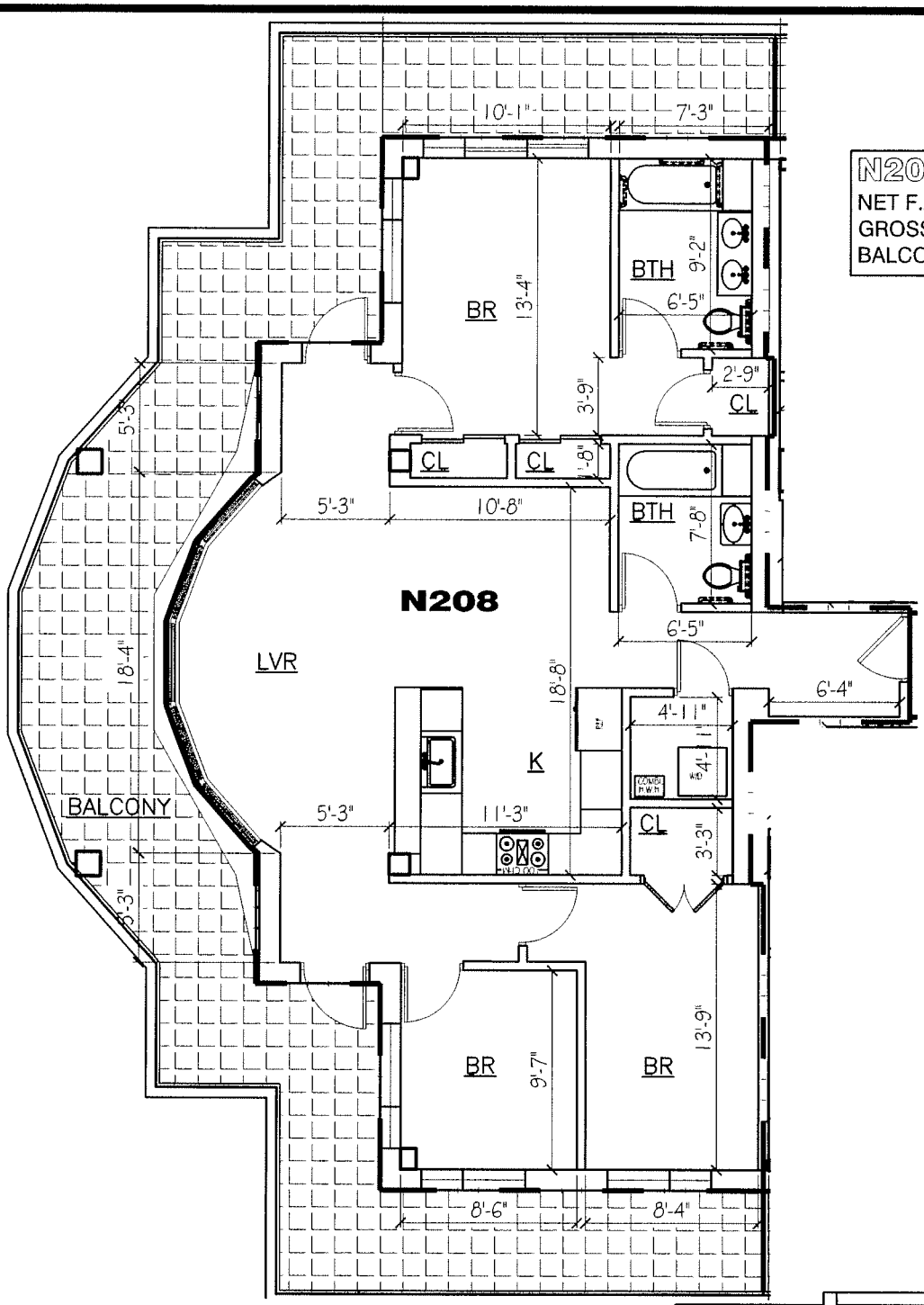
SCALE: 1/8" = 1'-0"



2ND FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

- DESIGNATED DWELLING UNIT
- COMMON AREA (STAIR & CORRIDOR)



N208 UNIT FLOOR PLAN

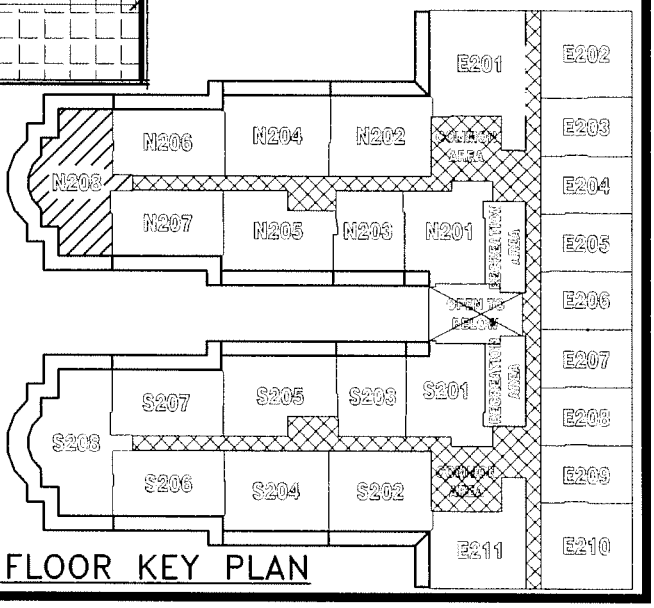
0 4' 8' 16'

SCALE: 1/8" = 1'-0"

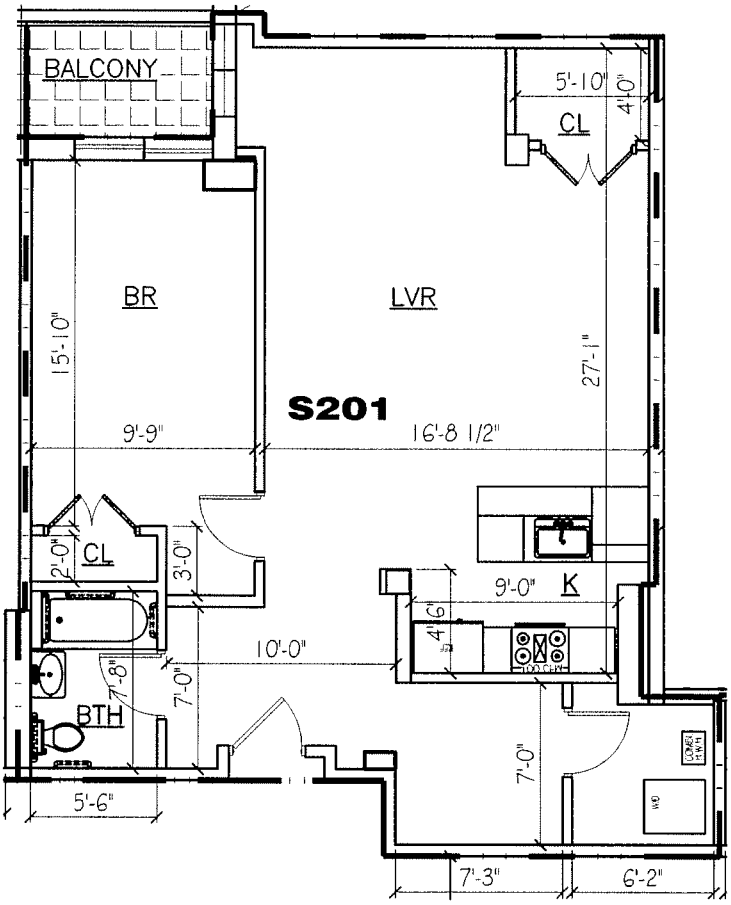
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



2ND FLOOR KEY PLAN

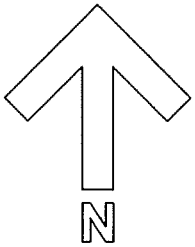


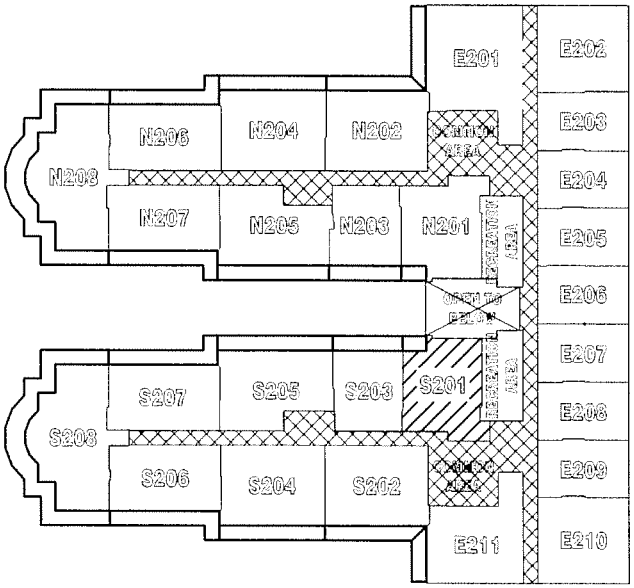
S201 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

S201
NET F.A.: 908.57 SF
GROSS F.A.: 1,066.07 SF
BALCONY F.A.: 40.68 SF



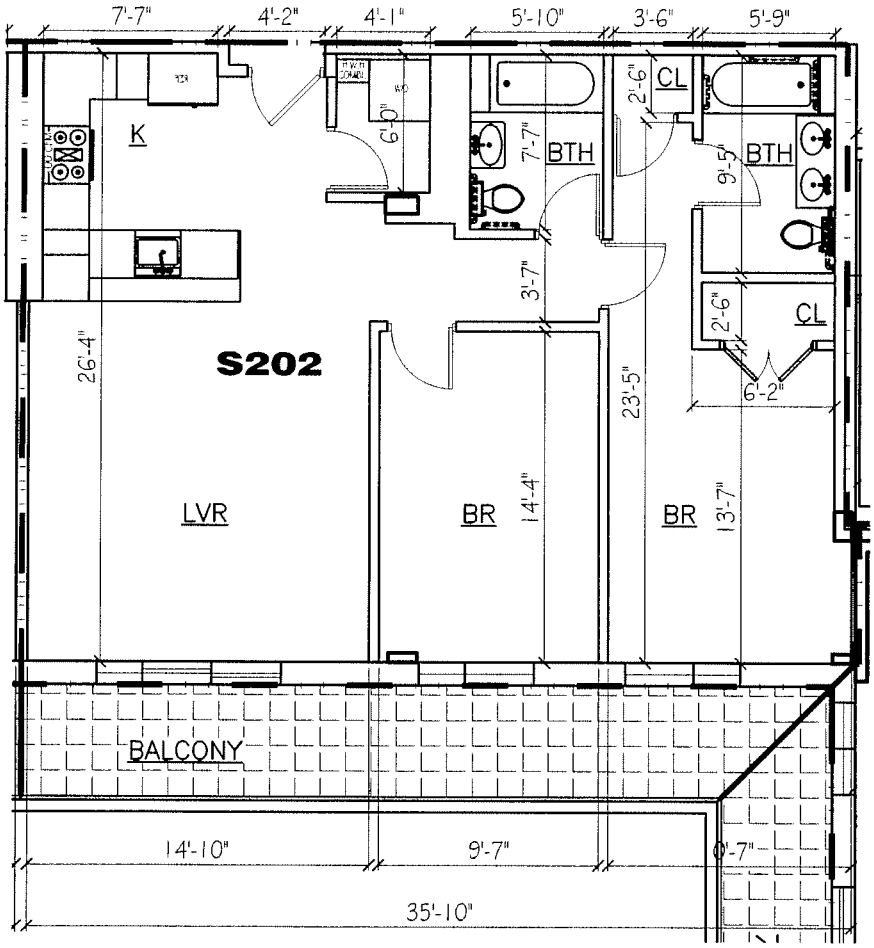


2ND FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



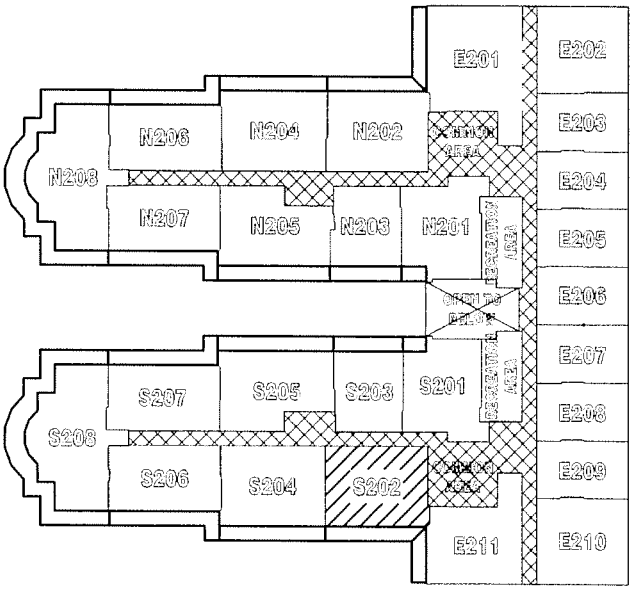
S202
NET F.A.: 1,001.22 SF
GROSS F.A.: 1,174.78 SF
BALCONY F.A.: 163.83 SF

S202 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N



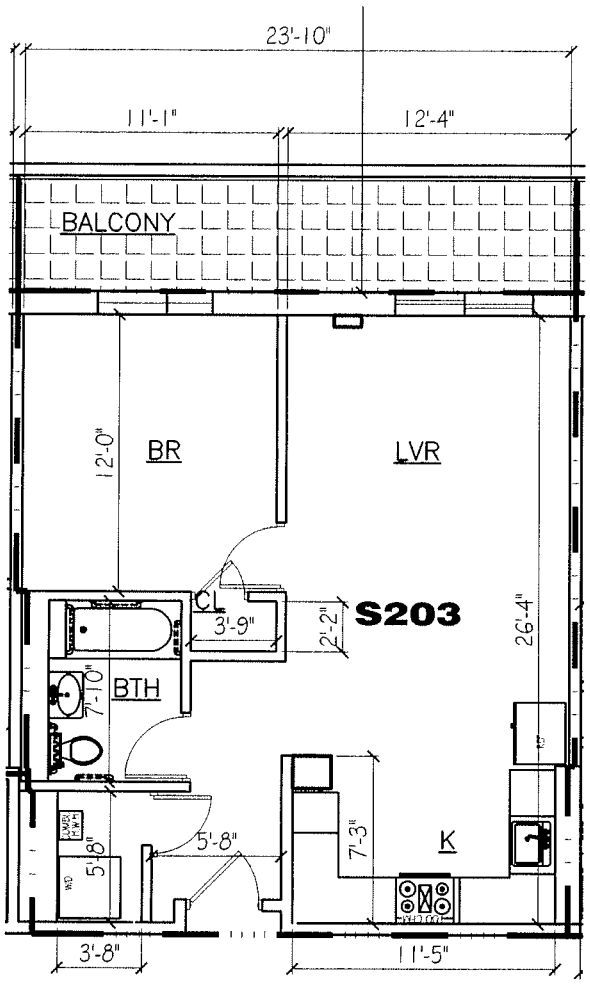
2ND FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

S203
NET F.A.: 666.30 SF
GROSS F.A.: 781.80 SF
BALCONY F.A.: 121.67 SF

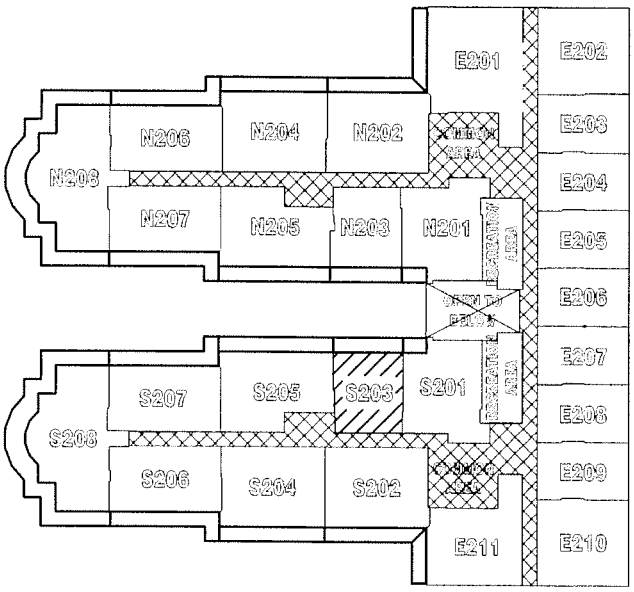


S203 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

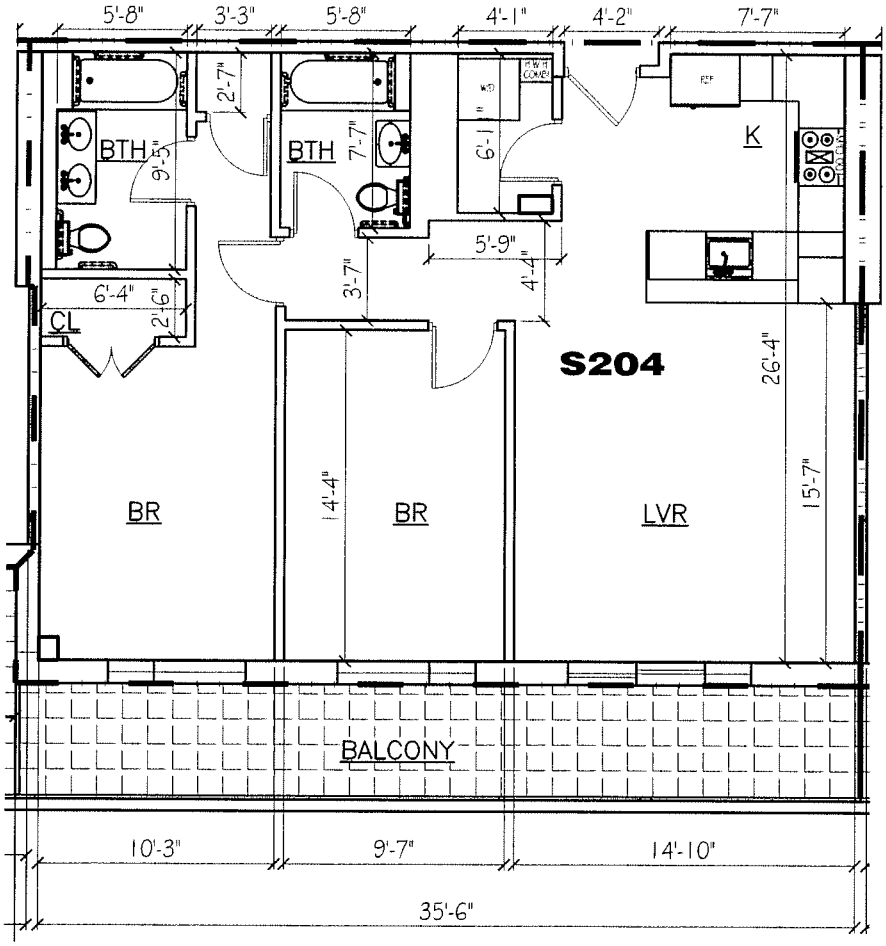


FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

2ND FLOOR KEY PLAN



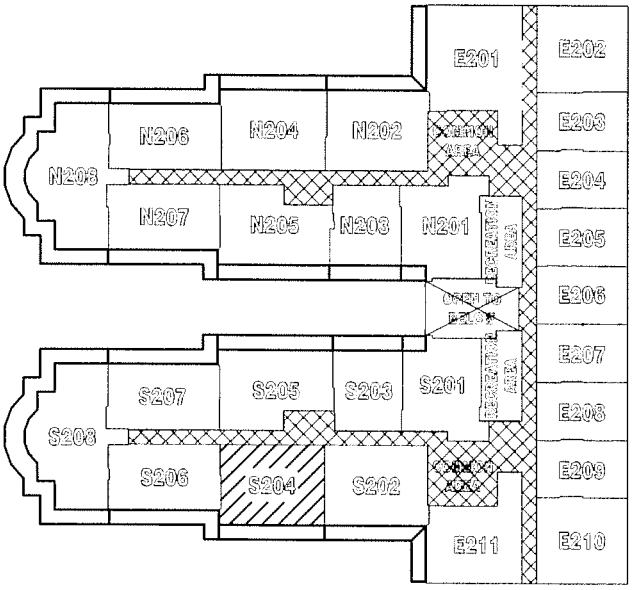
S204
NET F.A.: 1,009.72 SF
GROSS F.A.: 1,184.76 SF
BALCONY F.A.: 183.75 SF

S204 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

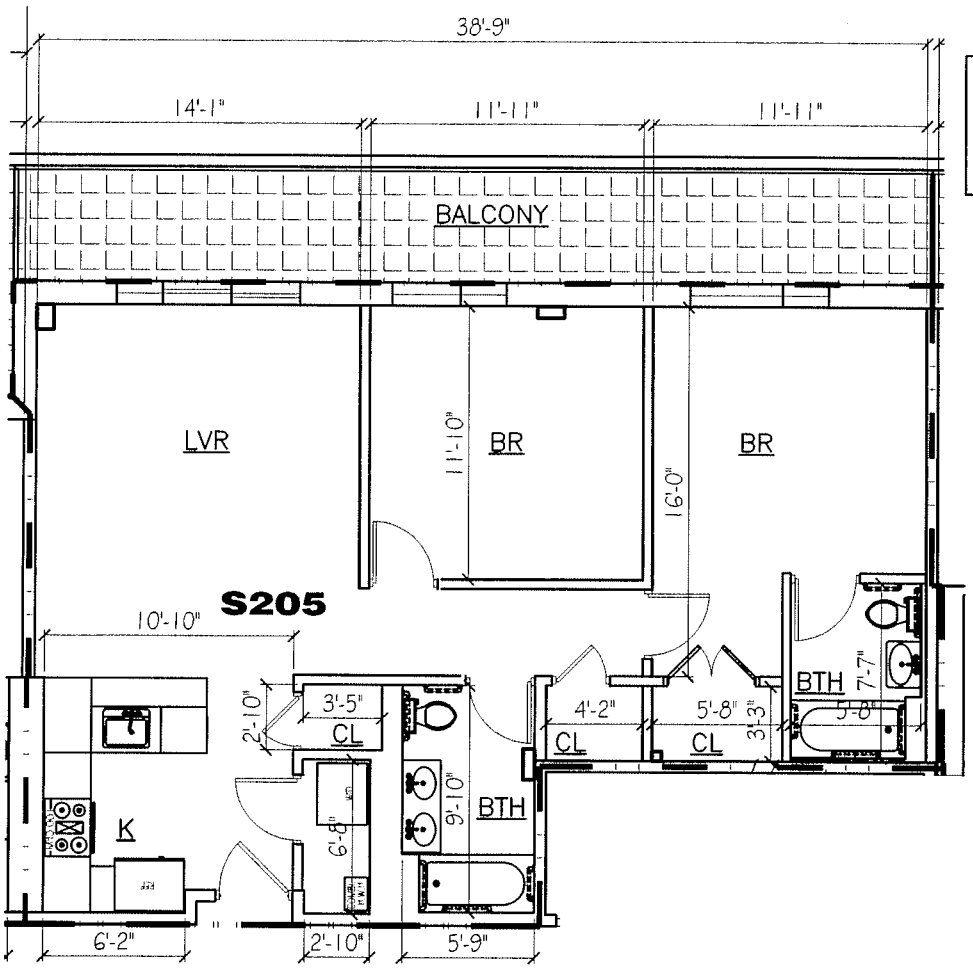


2ND FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



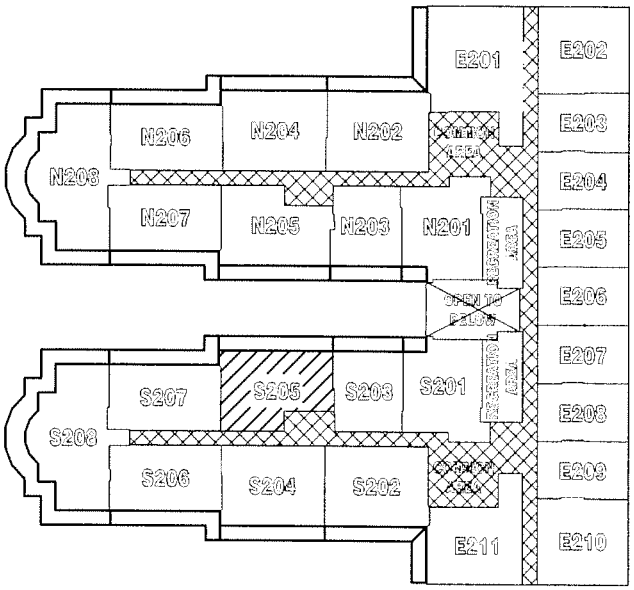
S205
NET F.A.: 984.04 SF
GROSS F.A.: 1,154.63 SF
BALCONY F.A.: 200.16 SF

S205 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

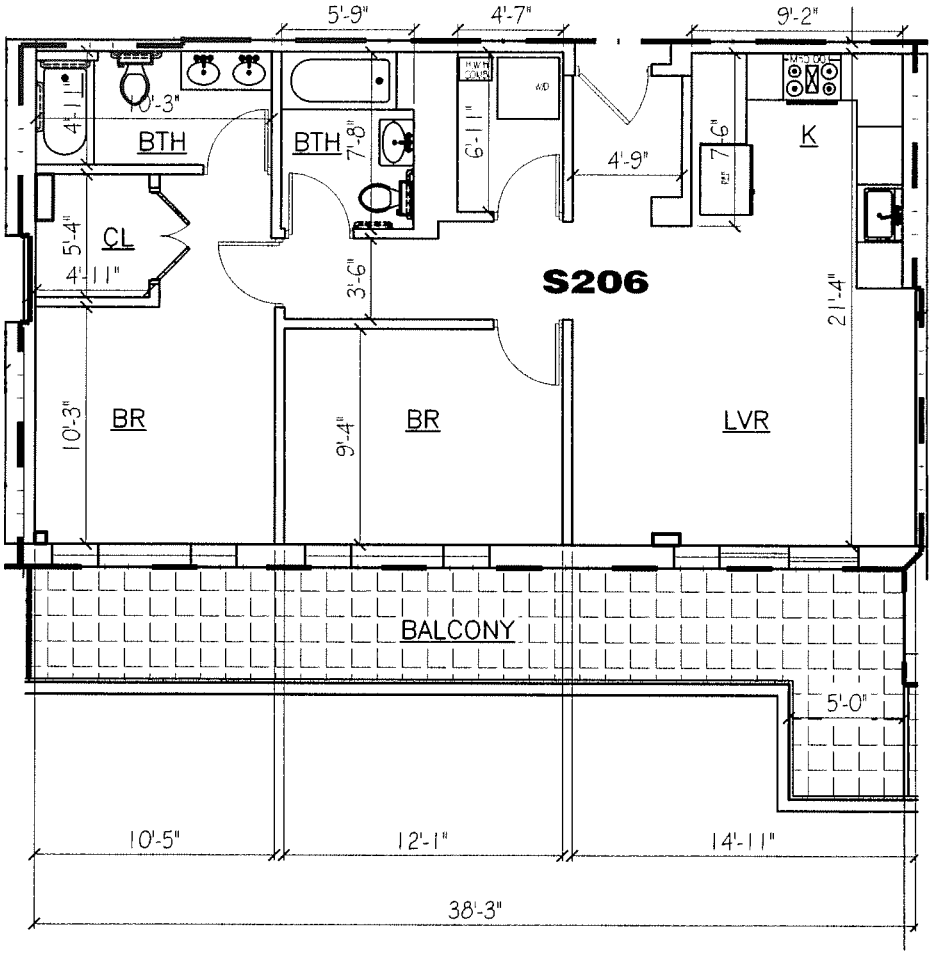


2ND FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

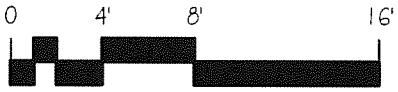
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

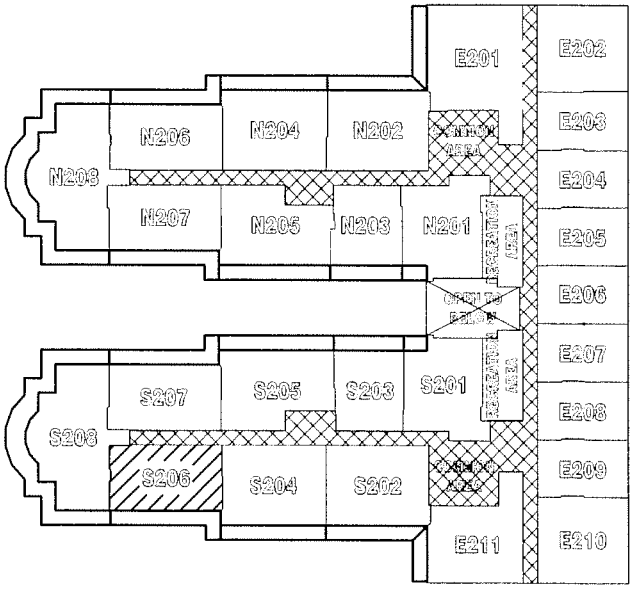


S206
NET F.A.: 887.60 SF
GROSS F.A.: 1,041.47 SF
BALCONY F.A.: 215.00 SF

S206 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"



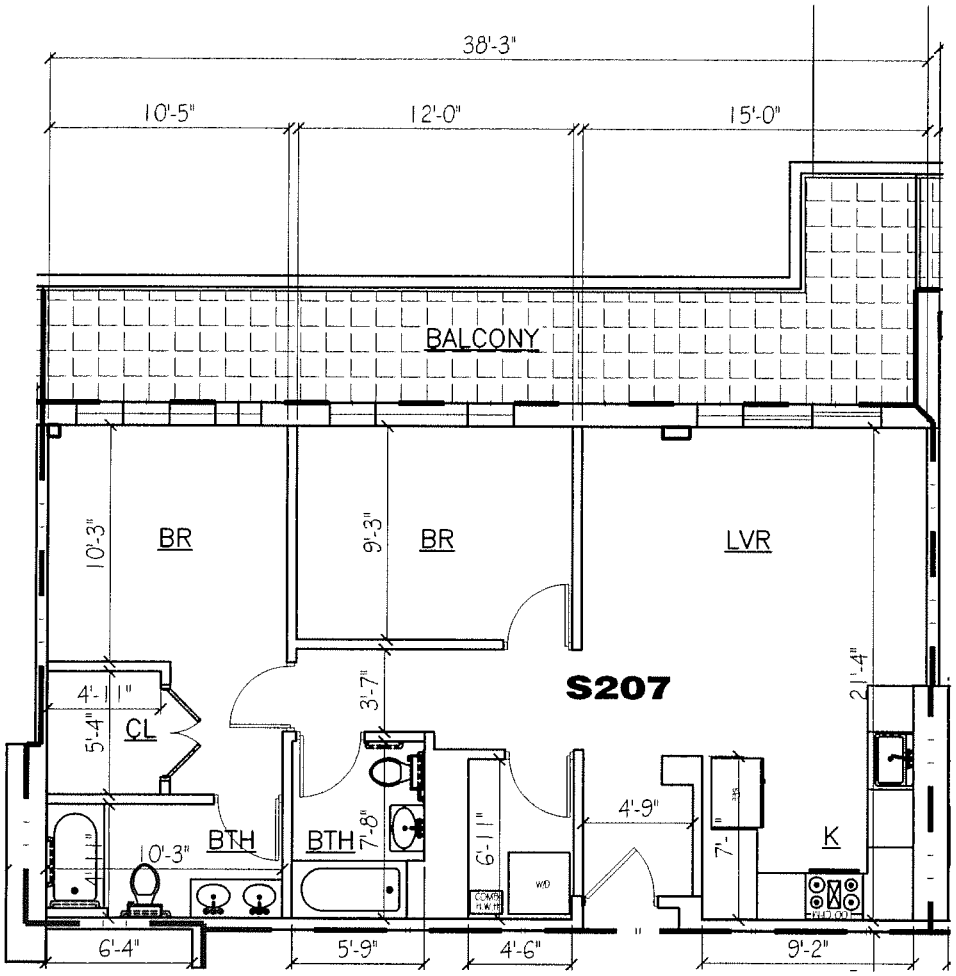
2ND FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

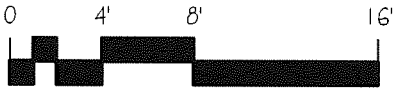
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

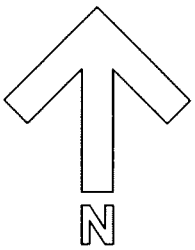
S207
NET F.A.: 887.11 SF
GROSS F.A.: 1,040.89 SF
BALCONY F.A.: 215.00 SF

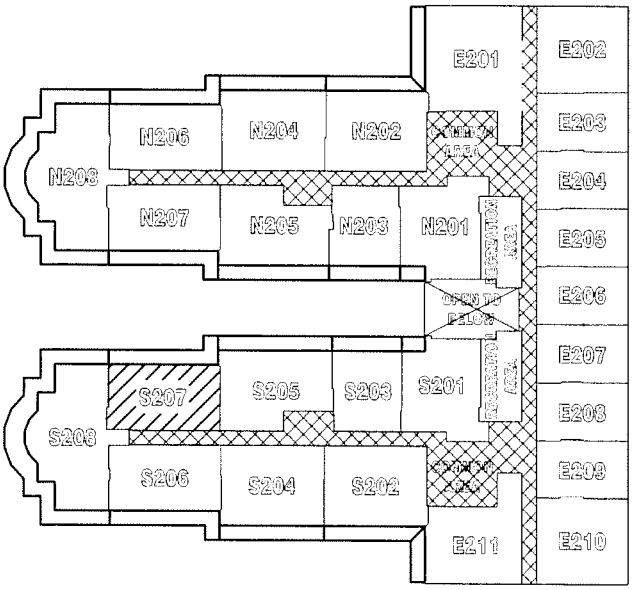


S207 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"





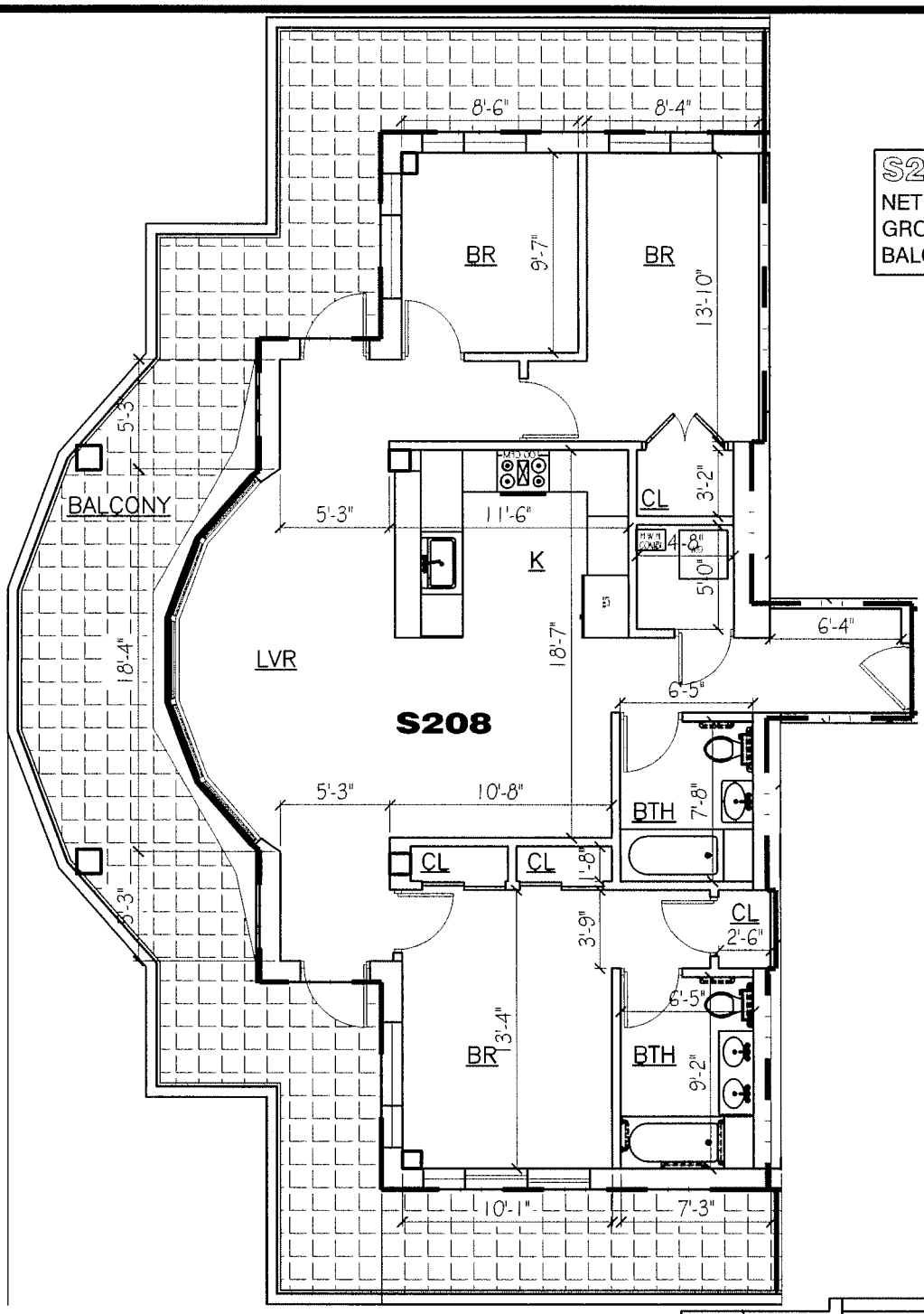
2ND FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

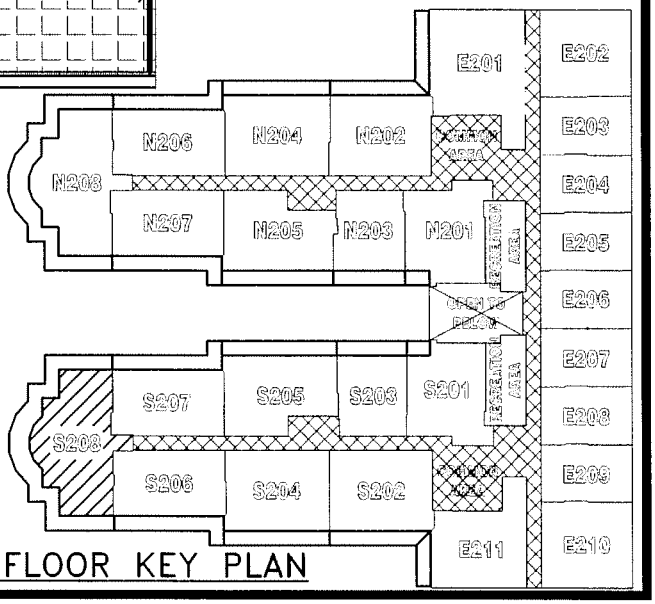
S208
NET F.A.: 1,210.66 SF
GROSS F.A.: 1,420.53 SF
BALCONY F.A.: 622.64 SF



S208 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

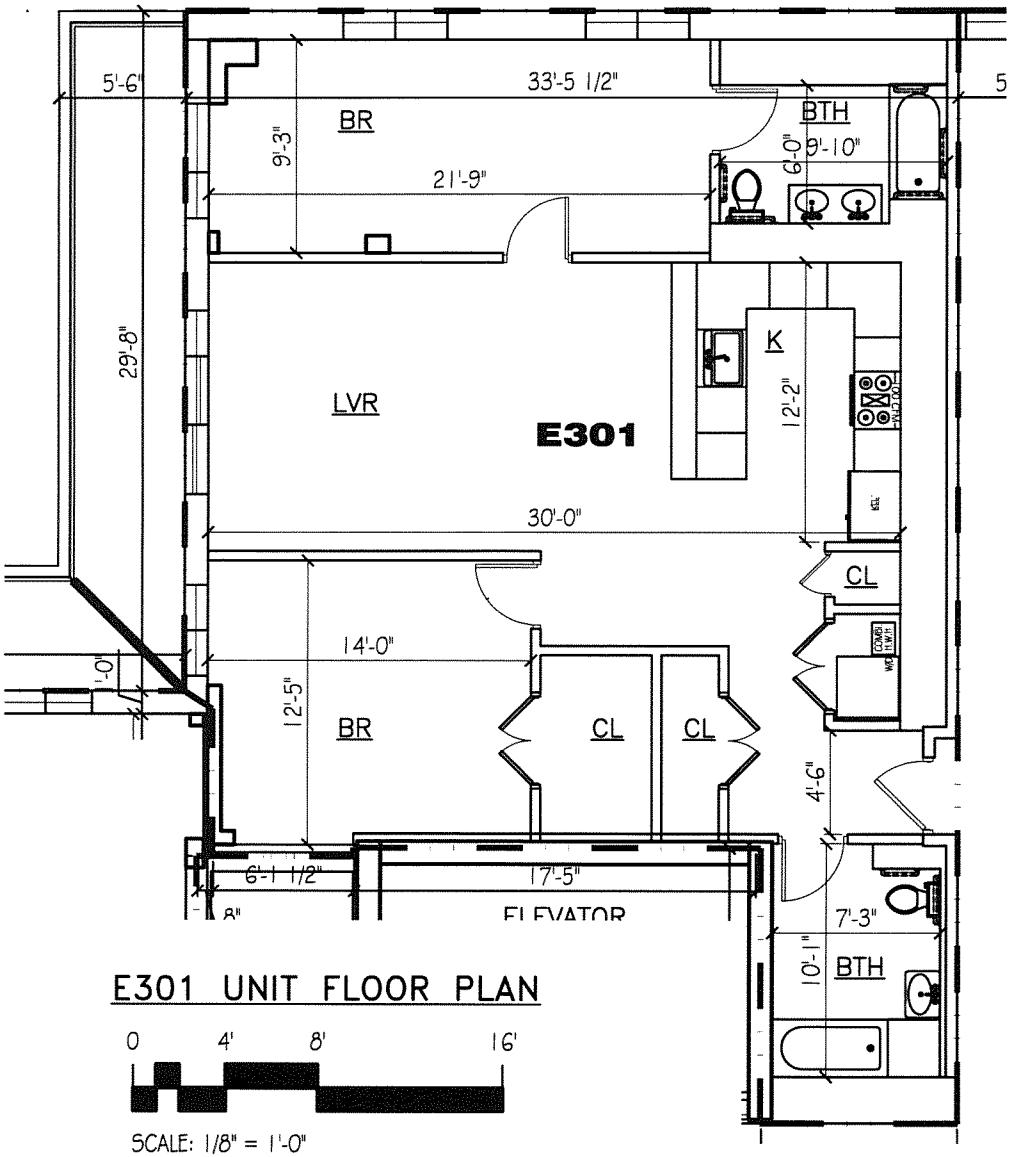


2ND FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

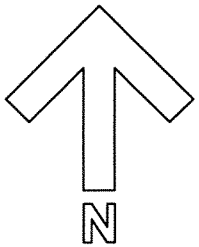
COMMON AREA (STAIR & CORRIDOR)



E301 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

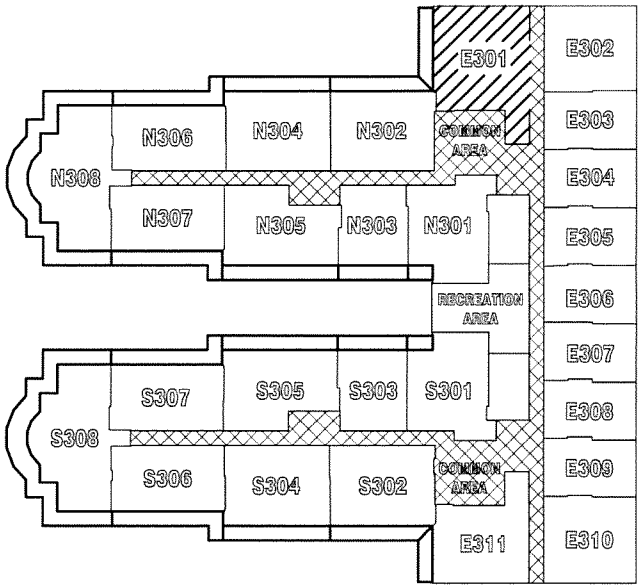


E301
NET F.A.: 1,316.94 SF
GROSS F.A.: 1,545.23 SF
BALCONY F.A.: 132.45 SF

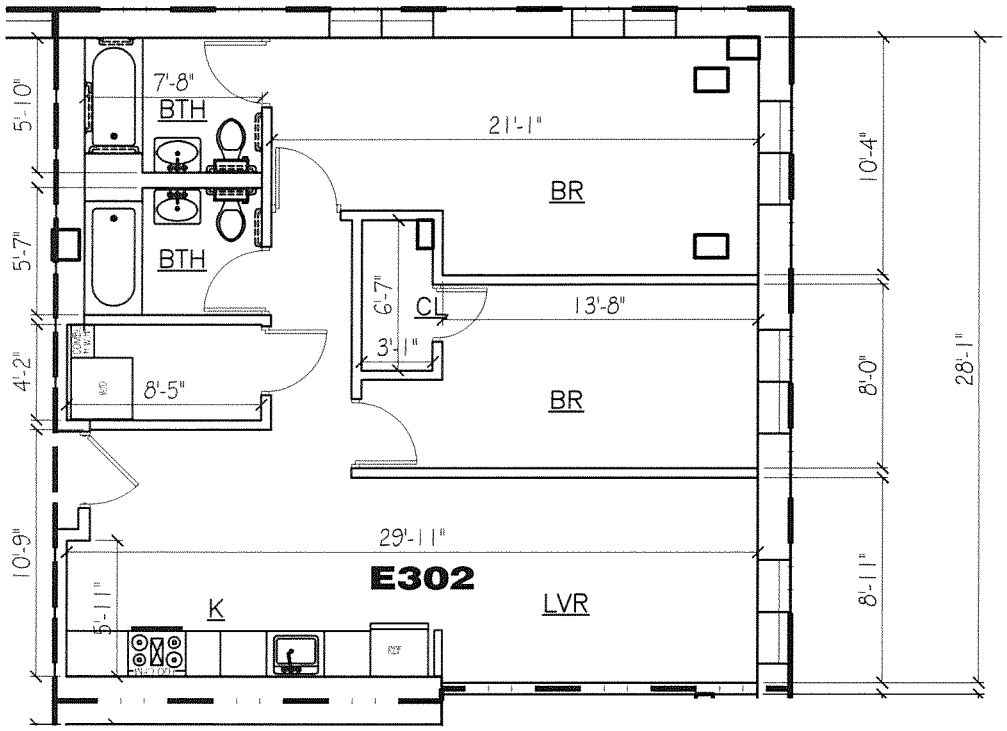
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



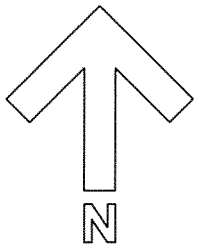
3RD FLOOR KEY PLAN



E302 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

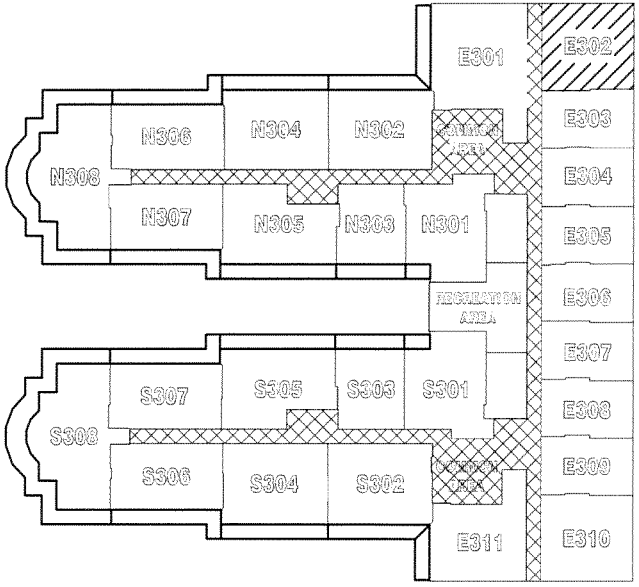


E302
NET F.A.: 950.81 SF
GROSS F.A.: 1,115.64 SF
BALCONY F.A.: 0 SF

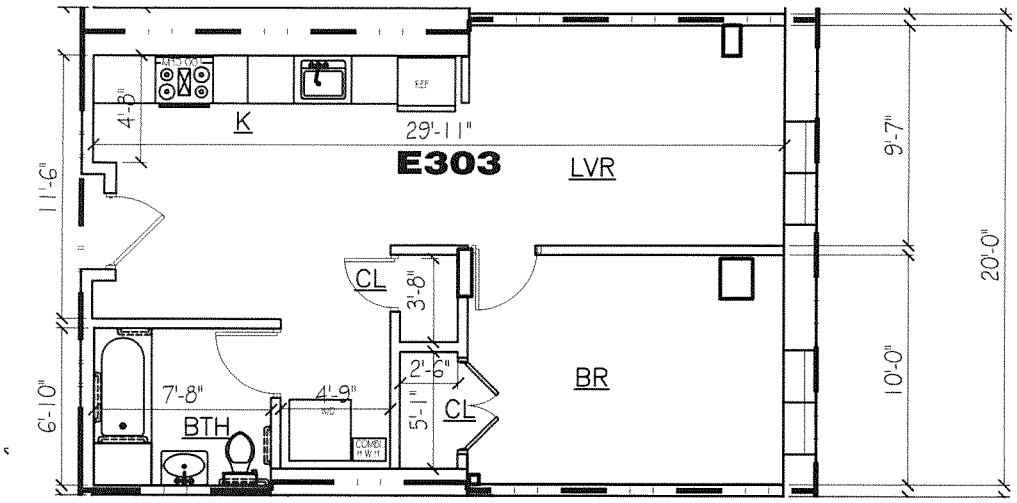
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



3RD FLOOR KEY PLAN



E303 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

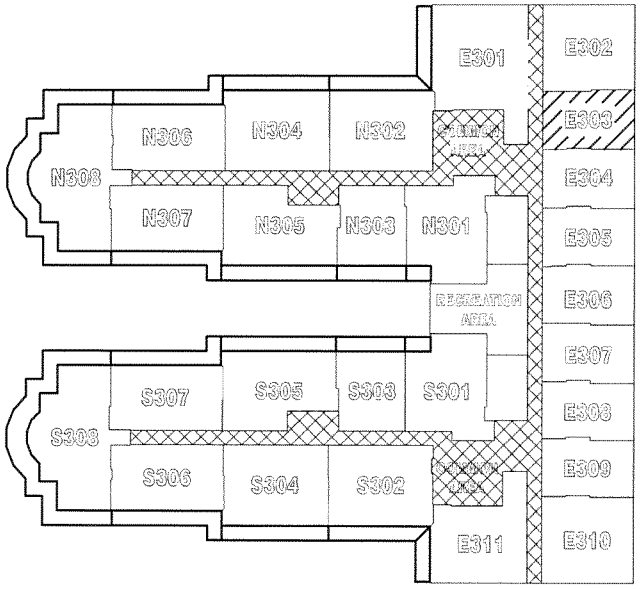
E303
NET F.A.: 641.02 SF
GROSS F.A.: 752.14 SF
BALCONY F.A.: 0 SF

N

FLOOR AREA DISTRIBUTIONS

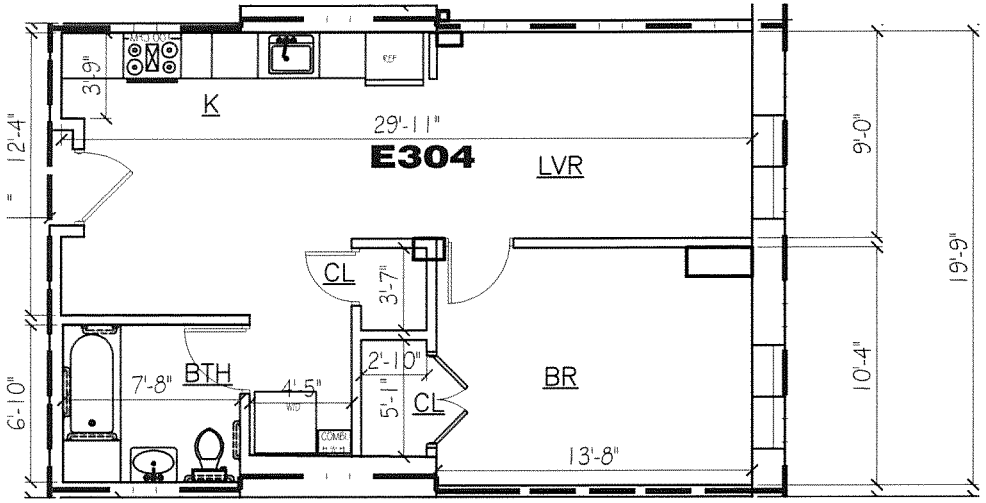
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



3RD FLOOR KEY PLAN

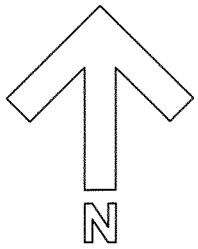
E304
NET F.A.: 640.76 SF
GROSS F.A.: 751.84 SF
BALCONY F.A.: 0 SF



E304 UNIT FLOOR PLAN

0 4' 8' 16'

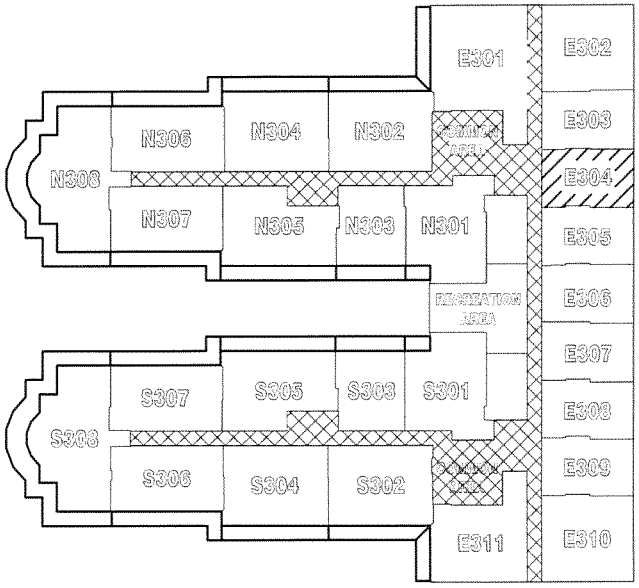
SCALE: 1/8" = 1'-0"



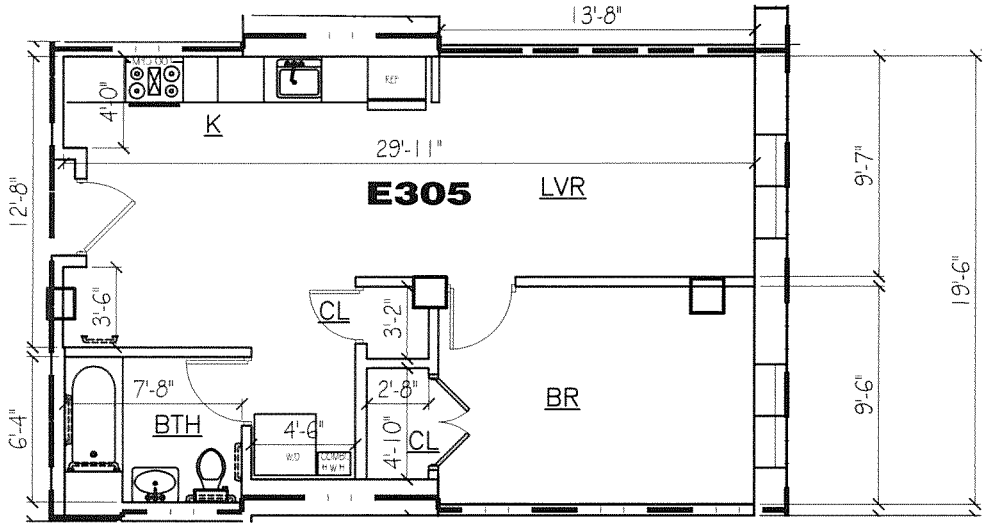
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



3RD FLOOR KEY PLAN



E305 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

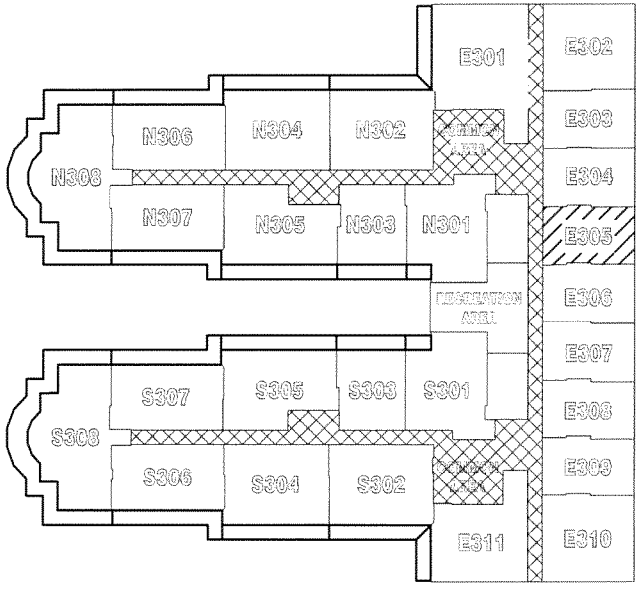
E305
NET F.A.: 639.87 SF
GROSS F.A.: 750.79 SF
BALCONY F.A.: 0 SF

N

FLOOR AREA DISTRIBUTIONS

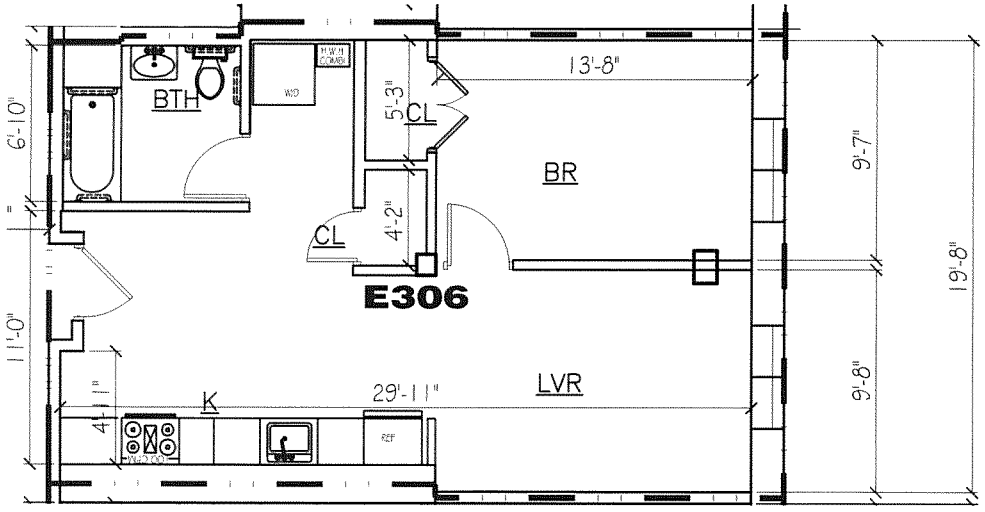
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



3RD FLOOR KEY PLAN

E306
NET F.A.: 635.35 SF
GROSS F.A.: 745.49 SF
BALCONY F.A.: 0 SF



E306 UNIT FLOOR PLAN

0 4' 8' 16'

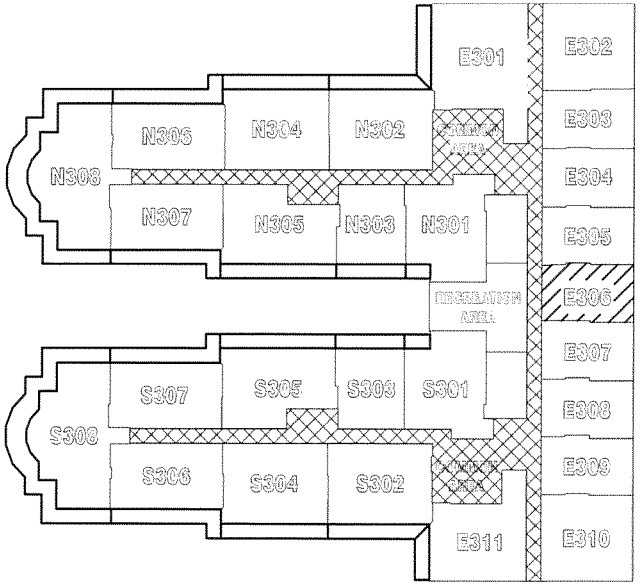
SCALE: 1/8" = 1'-0"

N

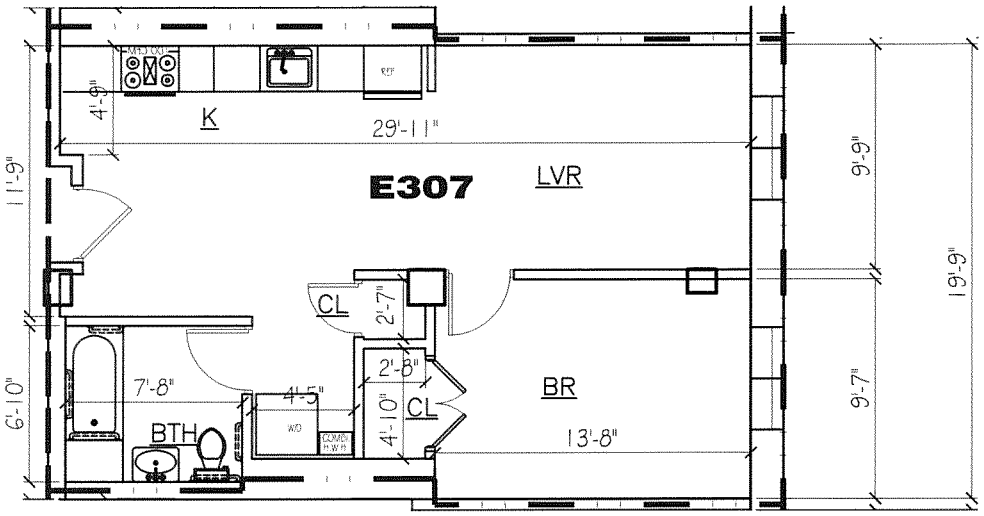
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



3RD FLOOR KEY PLAN



E307 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

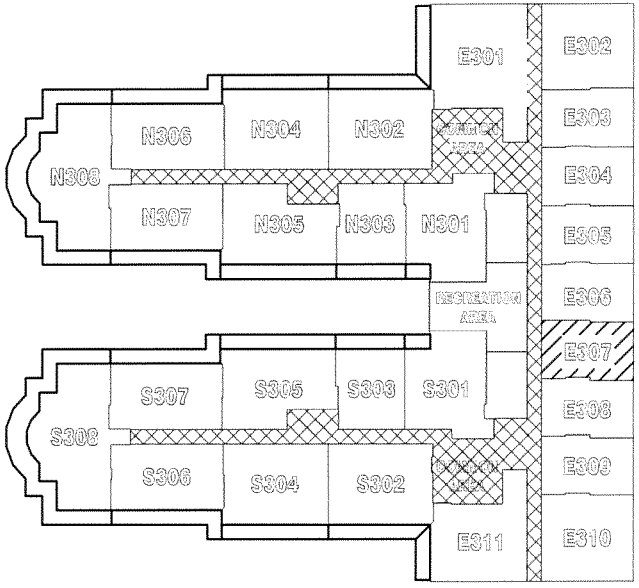
N

E307
NET F.A.: 639.76 SF
GROSS F.A.: 750.66 SF
BALCONY F.A.: 0 SF

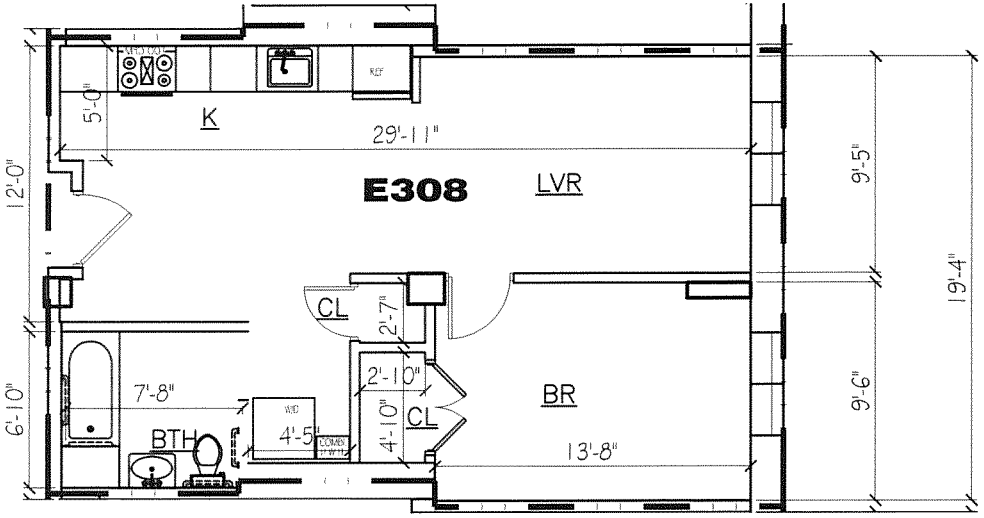
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



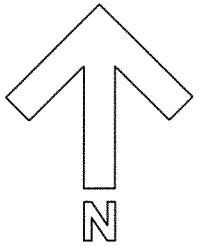
3RD FLOOR KEY PLAN



E308 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

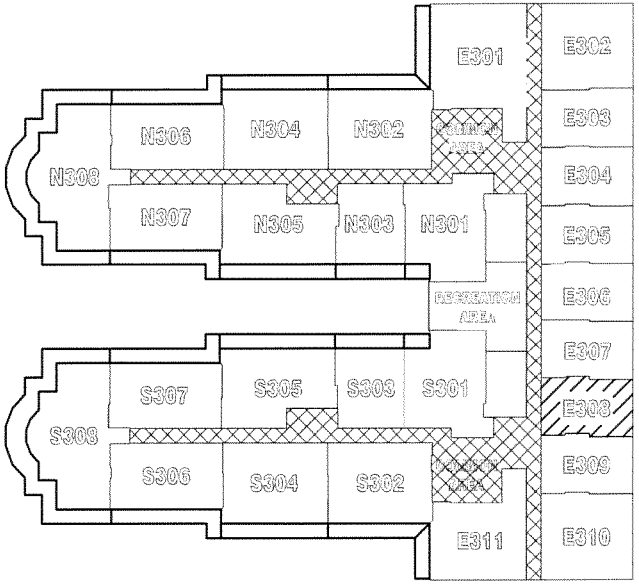


E308
NET F.A.: 631.62 SF
GROSS F.A.: 741.11 SF
BALCONY F.A.: 0 SF

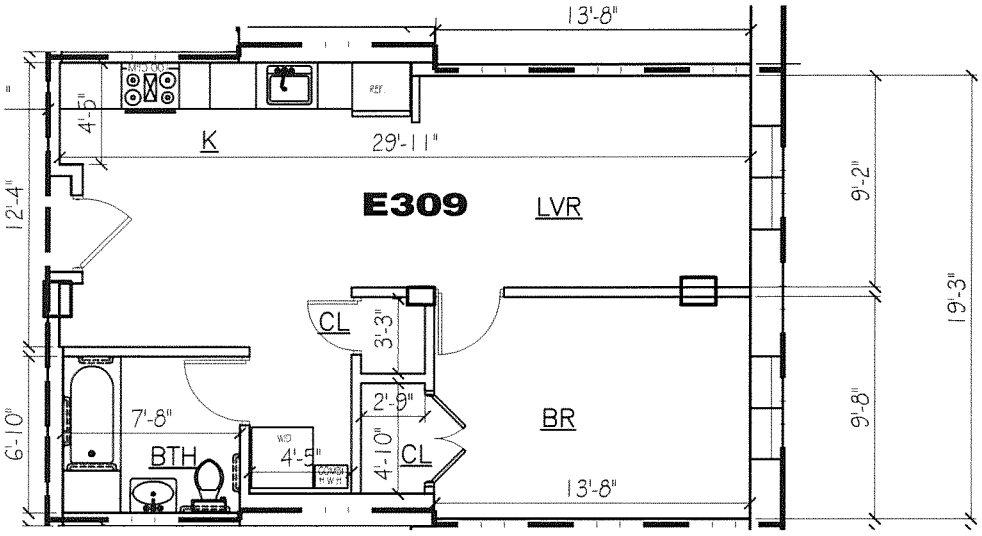
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



3RD FLOOR KEY PLAN



E309 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

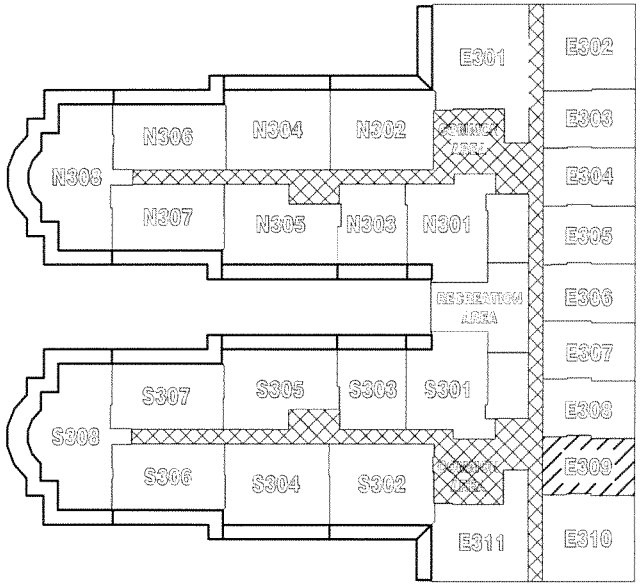
E309
NET F.A.: 636.08 SF
GROSS F.A.: 746.35 SF
BALCONY F.A.: 0 SF

N

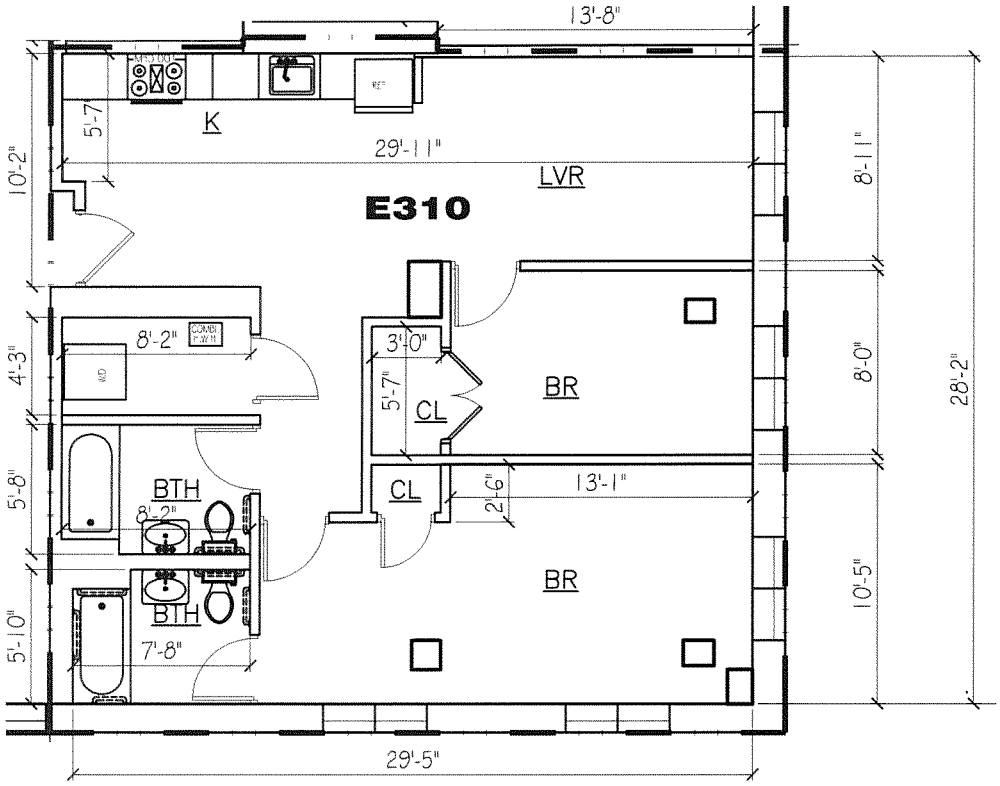
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



3RD FLOOR KEY PLAN



E310 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

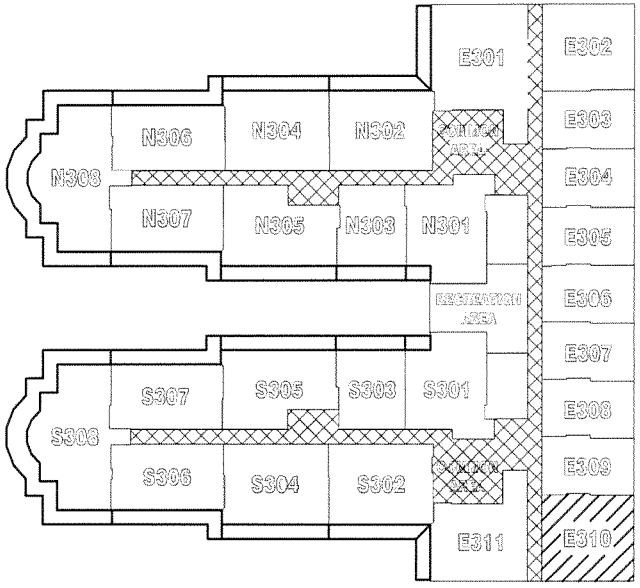
N

E310
NET F.A.: 951.38 SF
GROSS F.A.: 1,116.30 SF
BALCONY F.A.: 0 SF

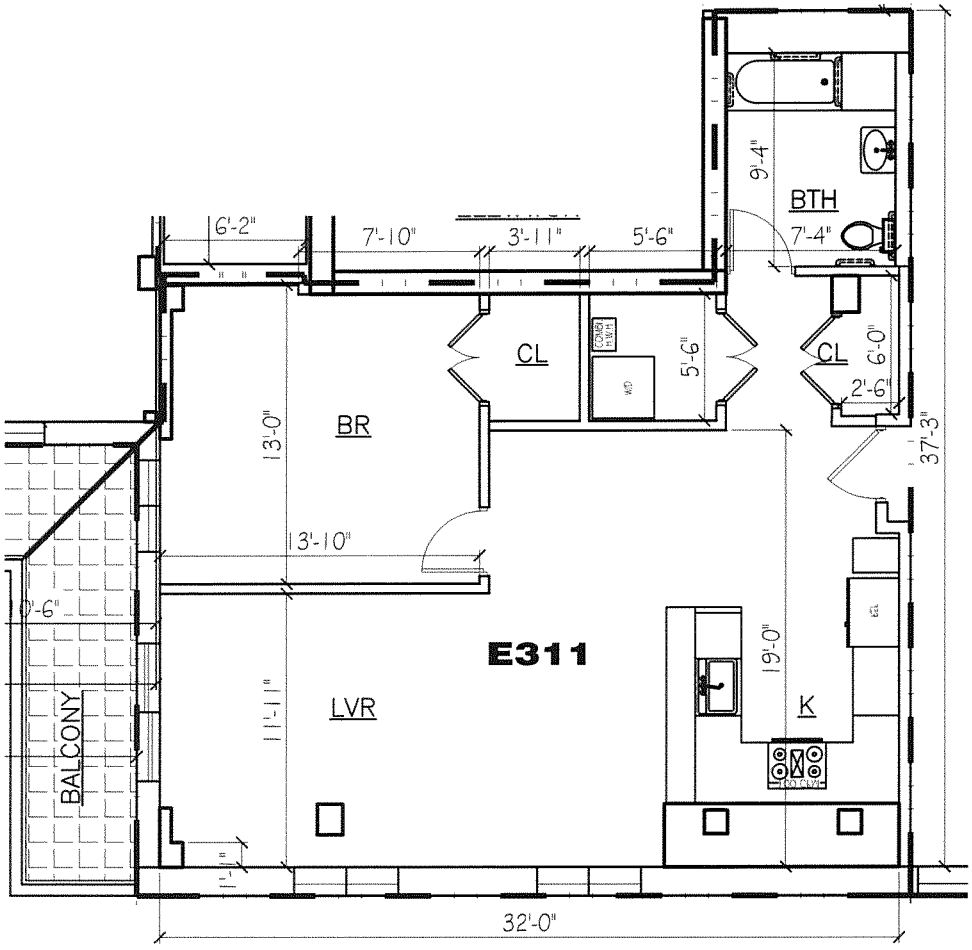
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



3RD FLOOR KEY PLAN



E311 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

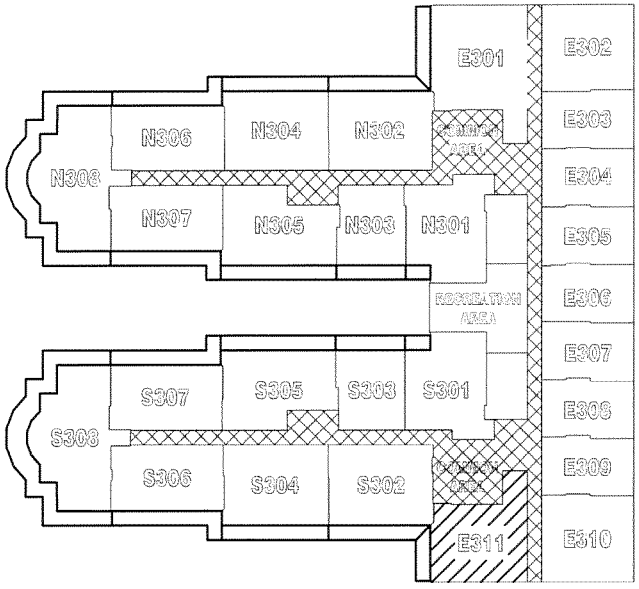
N

E311
NET F.A.: 988.82 SF
GROSS F.A.: 1,160.23 SF
BALCONY F.A.: 82.78 SF

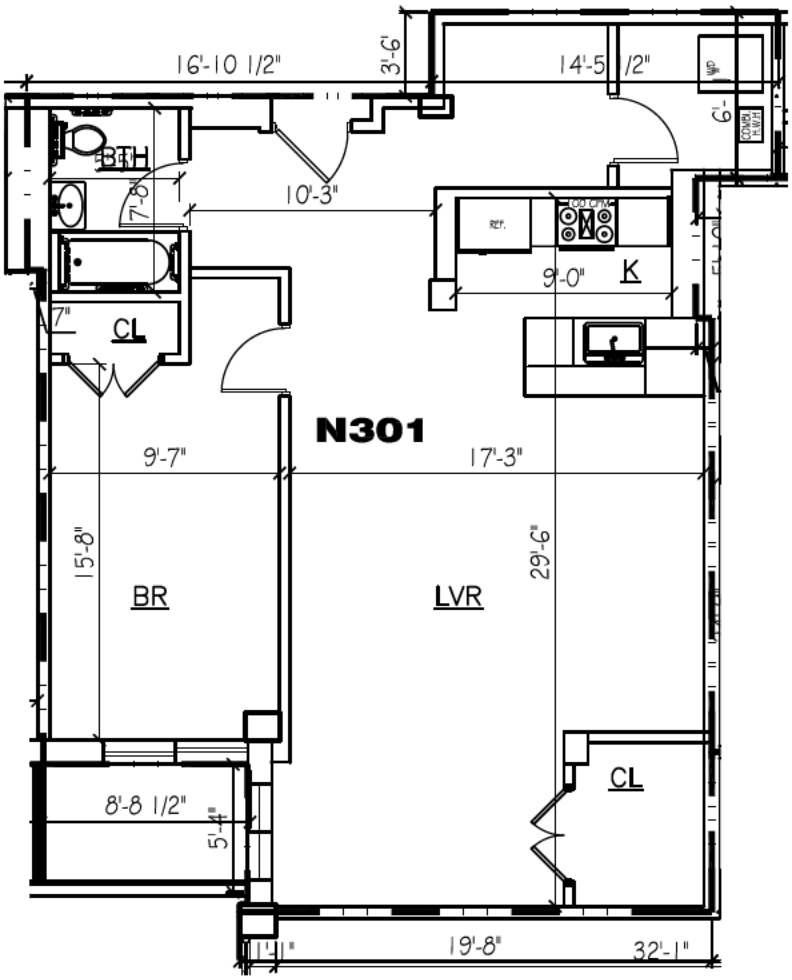
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



3RD FLOOR KEY PLAN



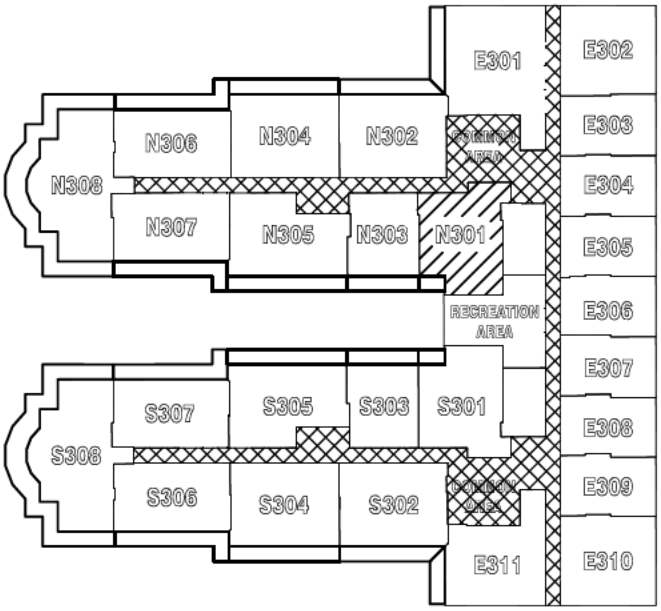
N301
NET F.A.: 954.83 SF
GROSS F.A.: 1,120.35 SF
BALCONY F.A.: 42.50 SF

N301 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

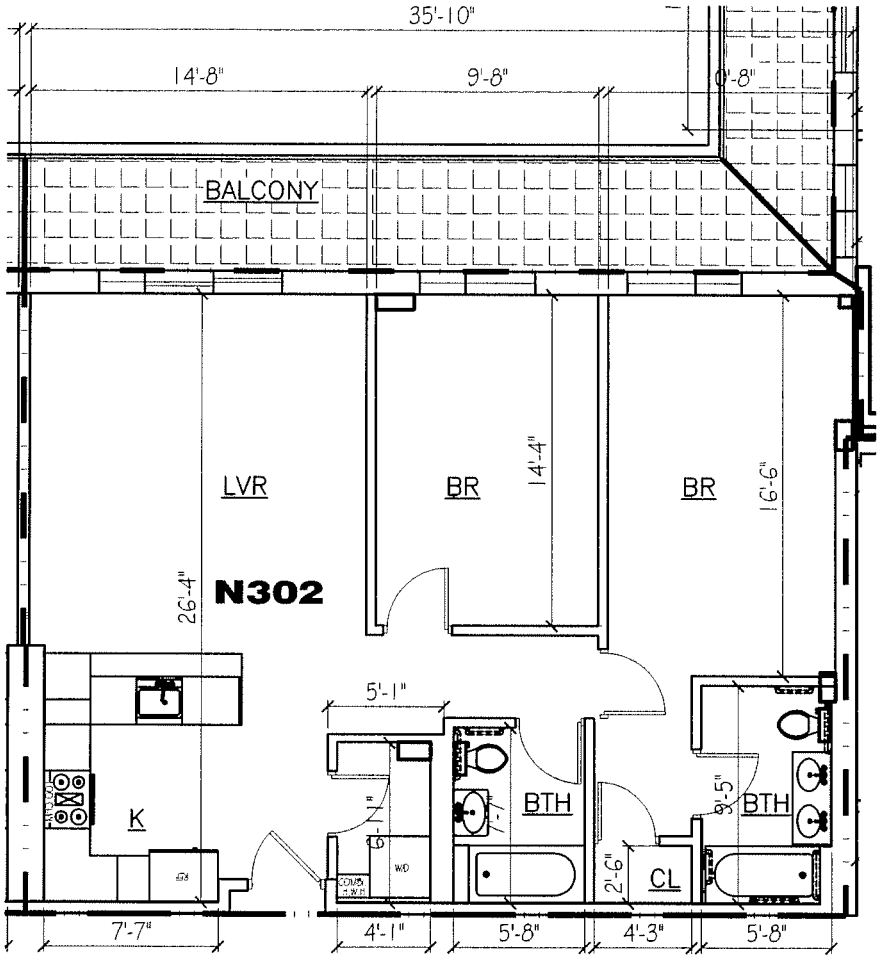


3RD FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



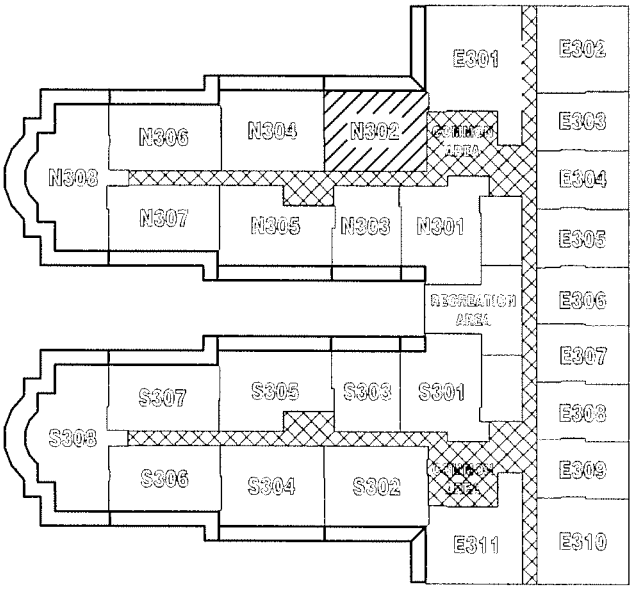
N302
NET F.A.: 999.07 SF
GROSS F.A.: 1,172.26 SF
BALCONY F.A.: 163.83 SF

N302 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

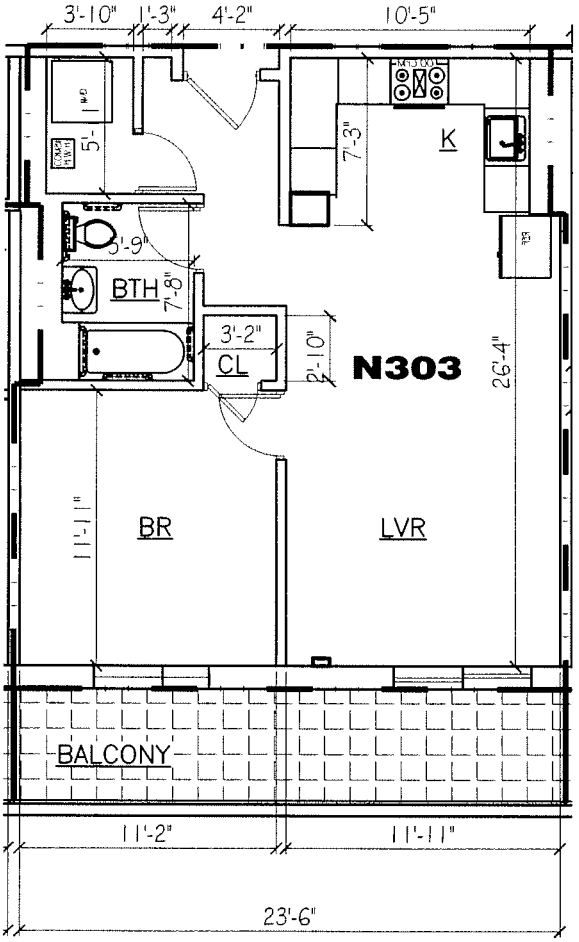


3RD FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

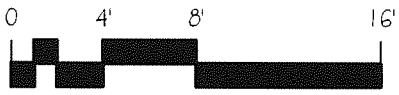
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

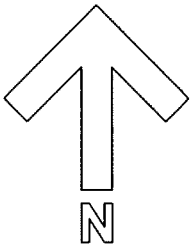


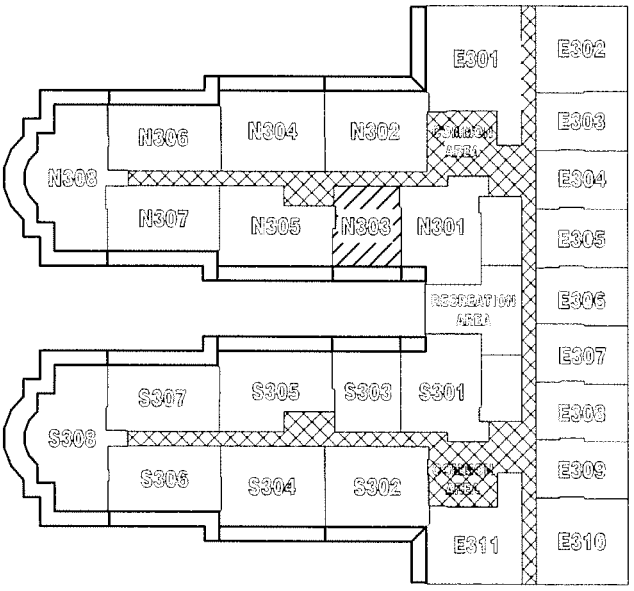
N303
NET F.A.: 651.03 SF
GROSS F.A.: 763.89 SF
BALCONY F.A.: 120.00 SF

N303 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"

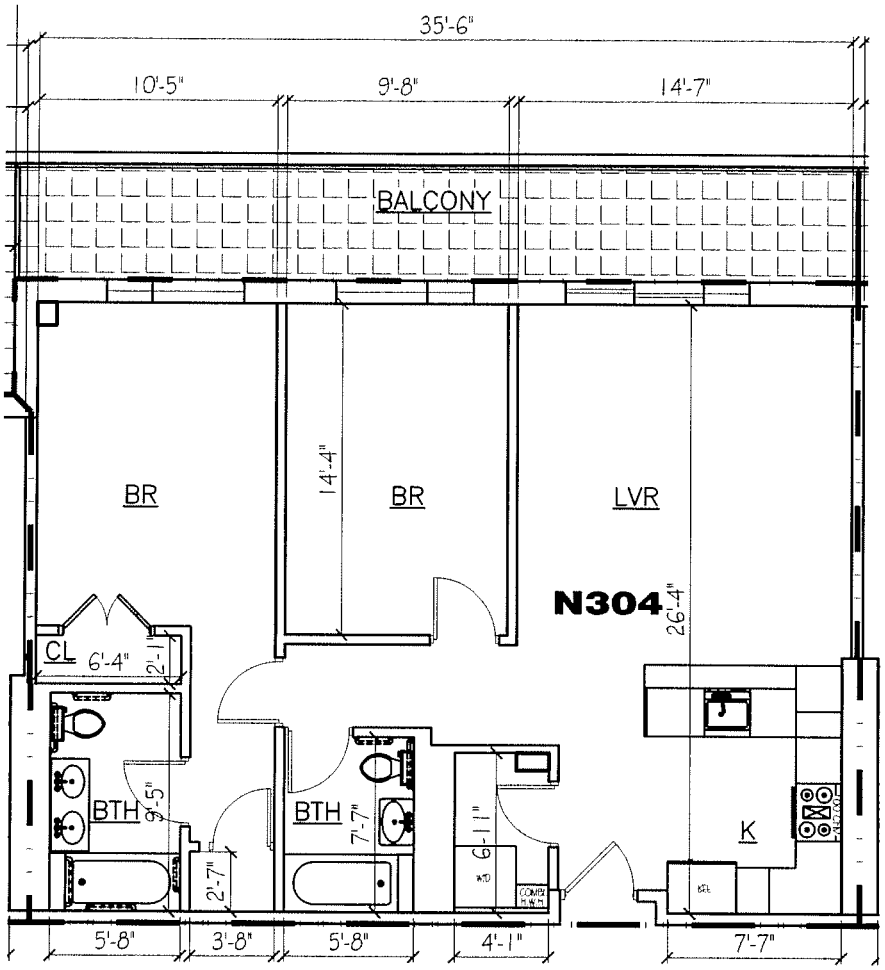




3RD FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

- DESIGNATED DWELLING UNIT
- COMMON AREA (STAIR & CORRIDOR)



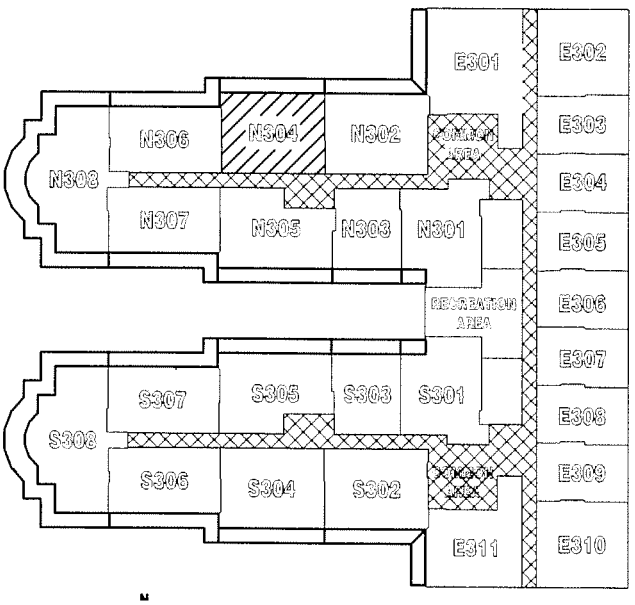
N304
NET F.A.: 1,007.05 SF
GROSS F.A.: 1,181.62 SF
BALCONY F.A.: 183.75 SF

N304 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

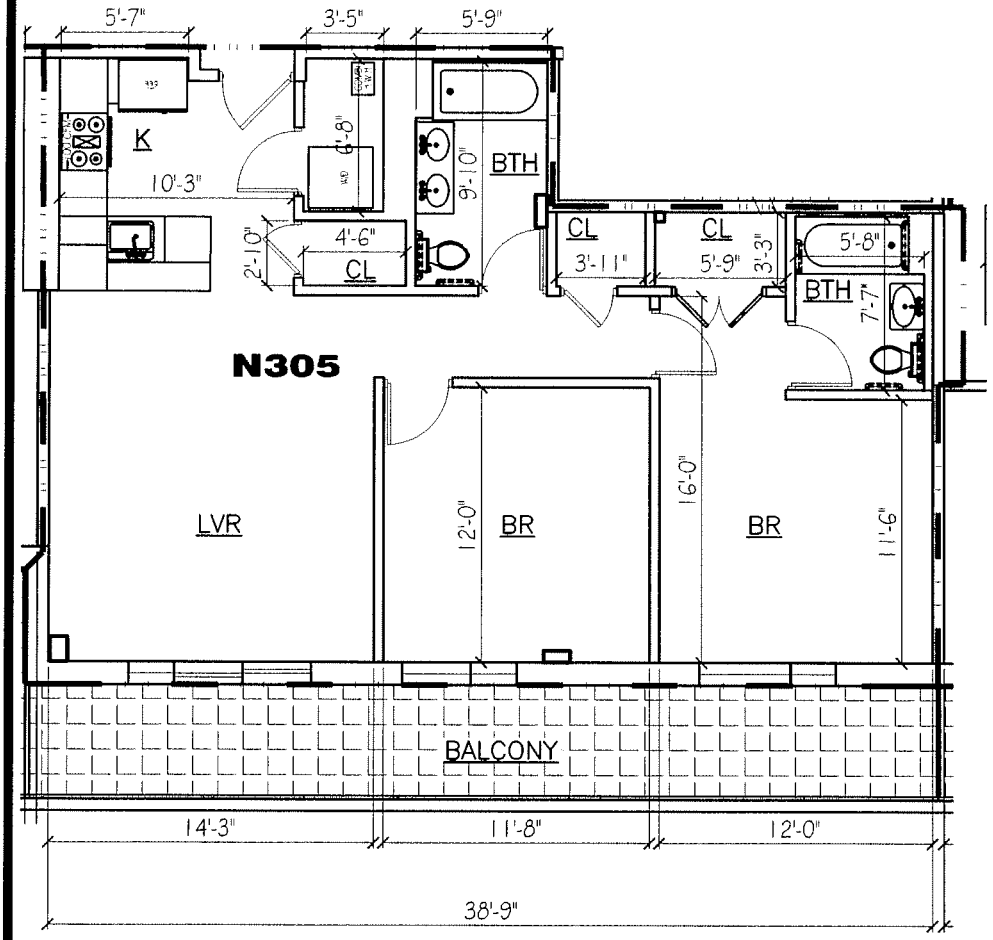


3RD FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



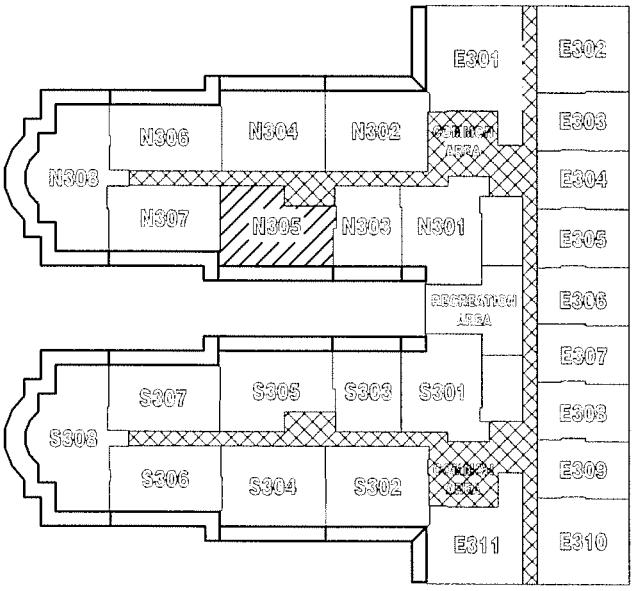
N305
NET F.A.: 988.16 SF
GROSS F.A.: 1,159.46 SF
BALCONY F.A.: 200.00 SF

N305 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

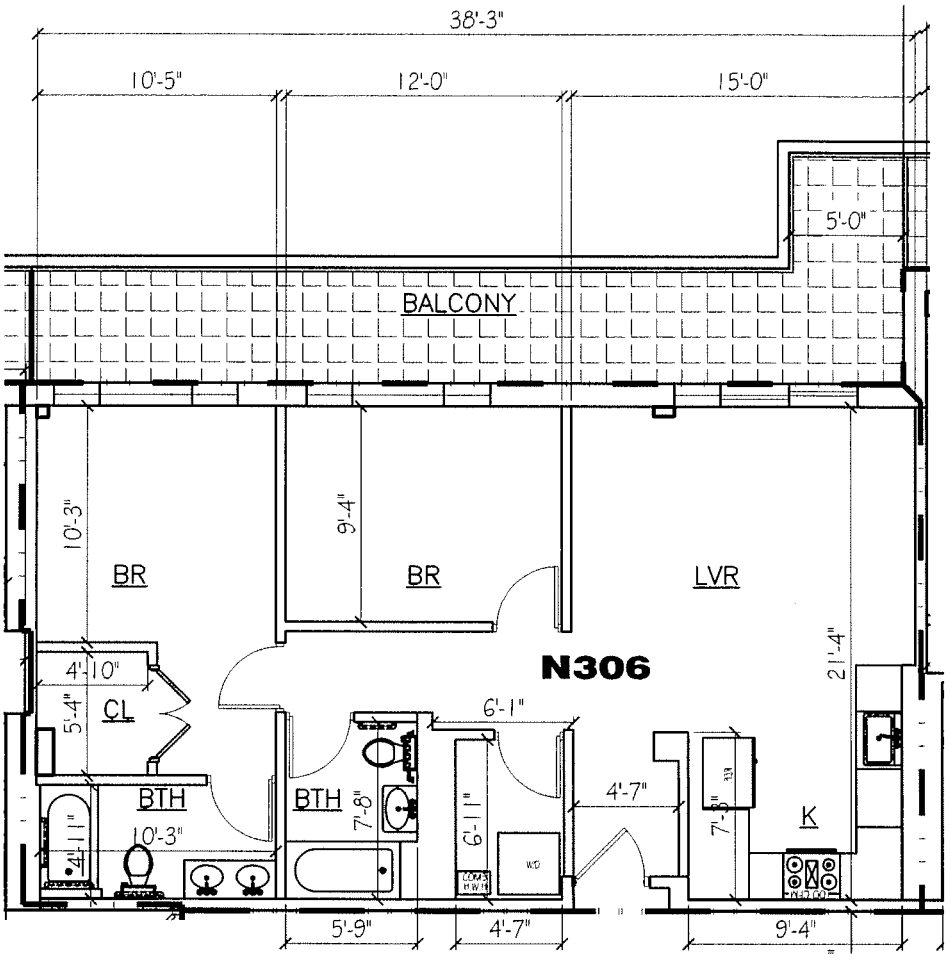


3RD FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



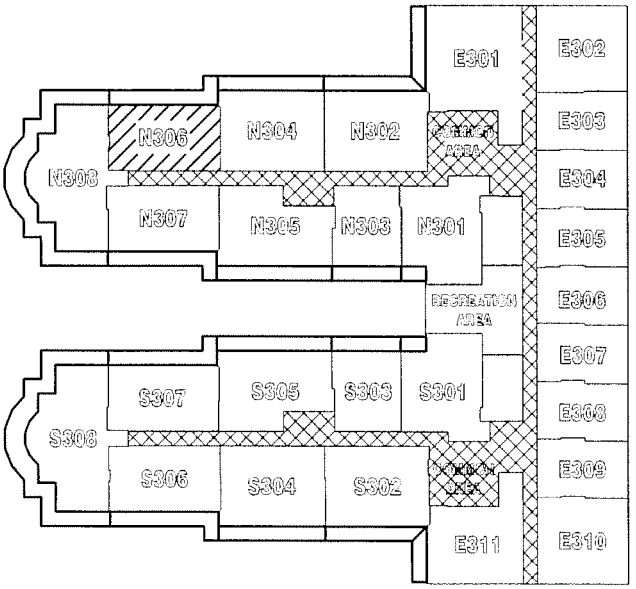
N306 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N306
NET F.A.: 890.53 SF
GROSS F.A.: 1,044.91 SF
BALCONY F.A.: 215.00 SF

N

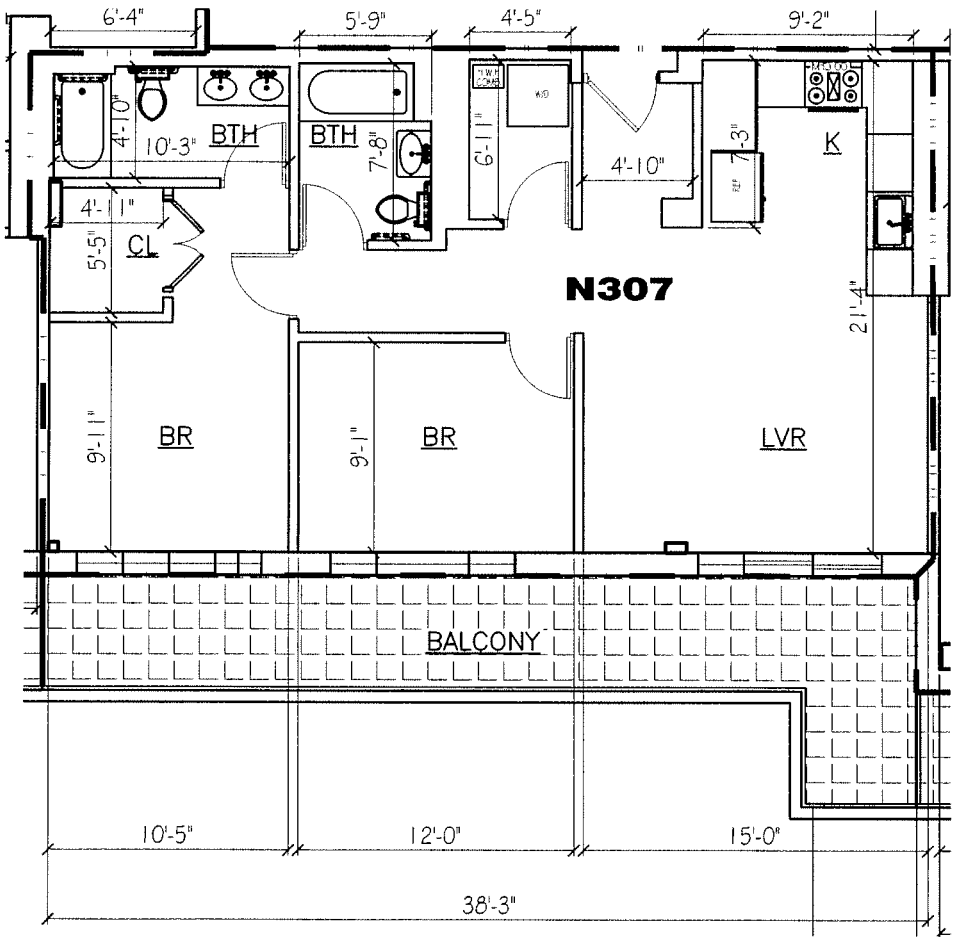


3RD FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



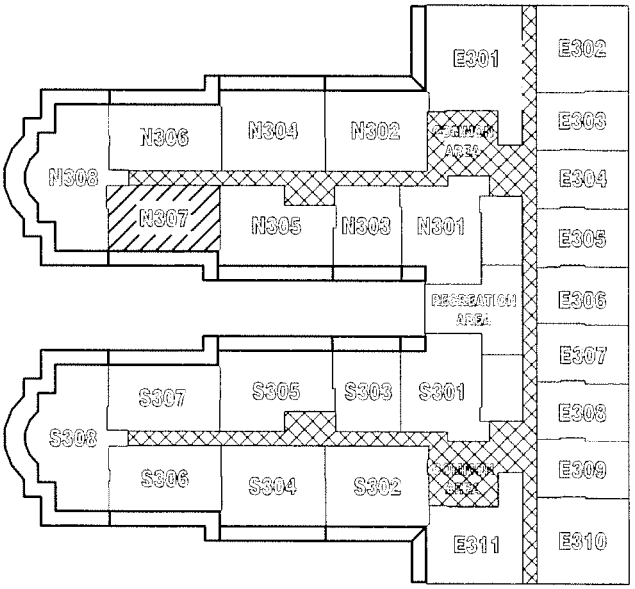
N307
NET F.A.: 887.29 SF
GROSS F.A.: 1,041.10 SF
BALCONY F.A.: 215.00 SF

N307 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

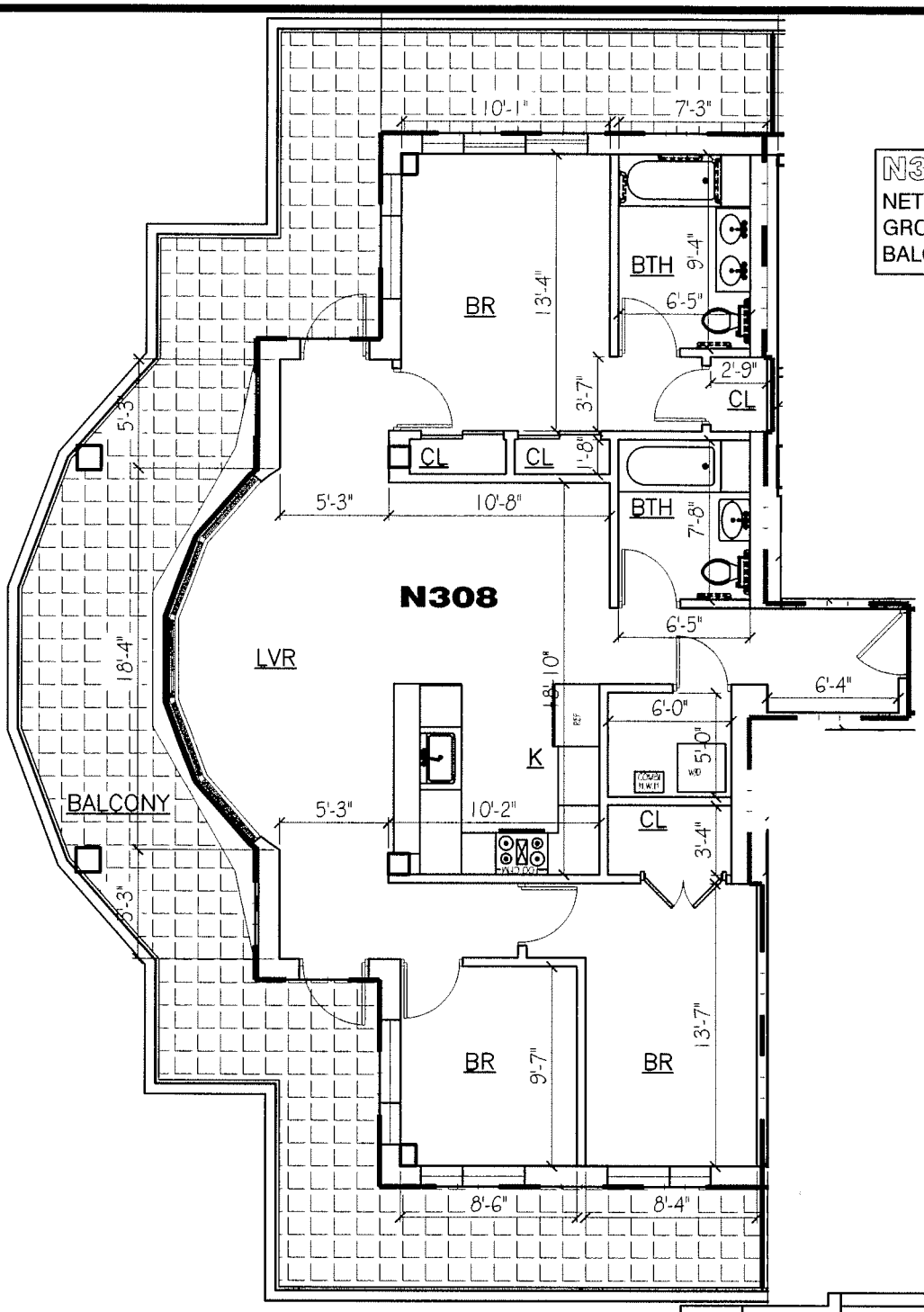


FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

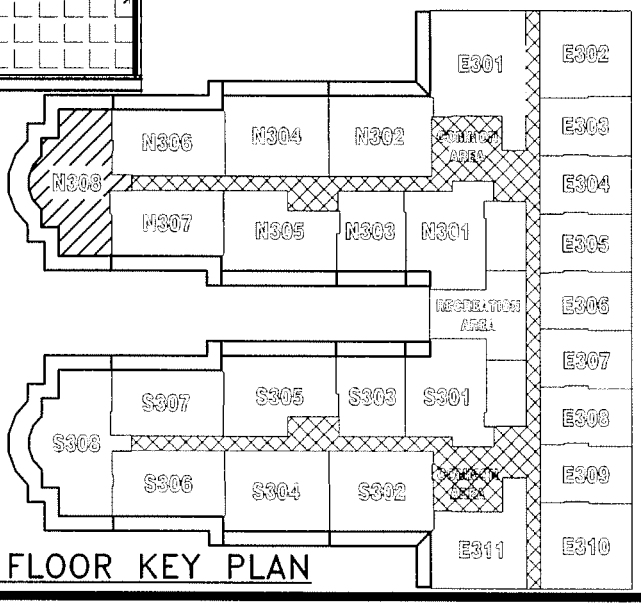
3RD FLOOR KEY PLAN



N308 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"



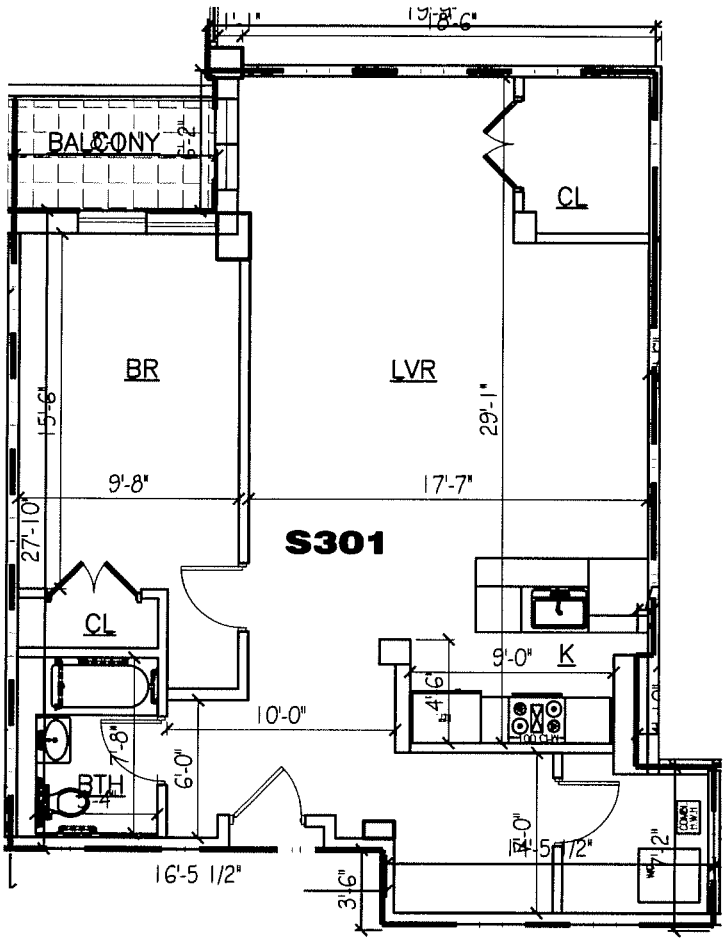
3RD FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

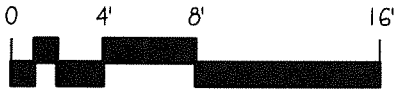
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

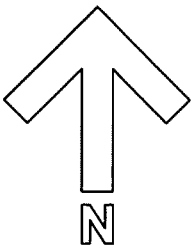
S301
NET F.A.: 958.82 SF
GROSS F.A.: 1,125.03 SF
BALCONY F.A.: 44.01 SF

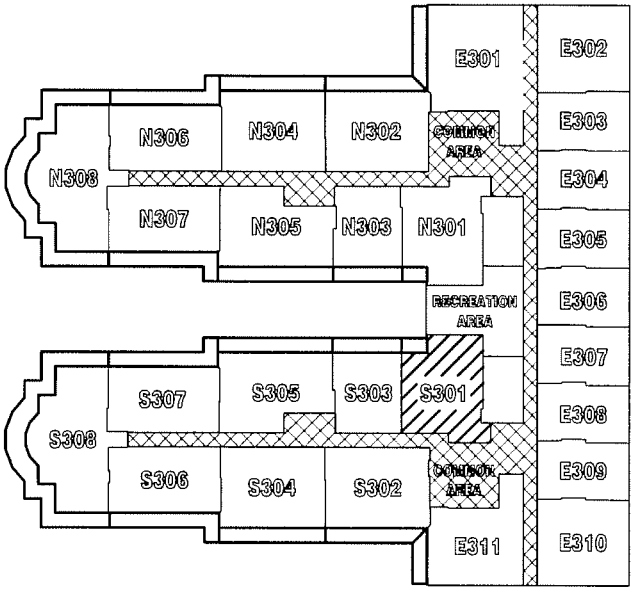


S301 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"

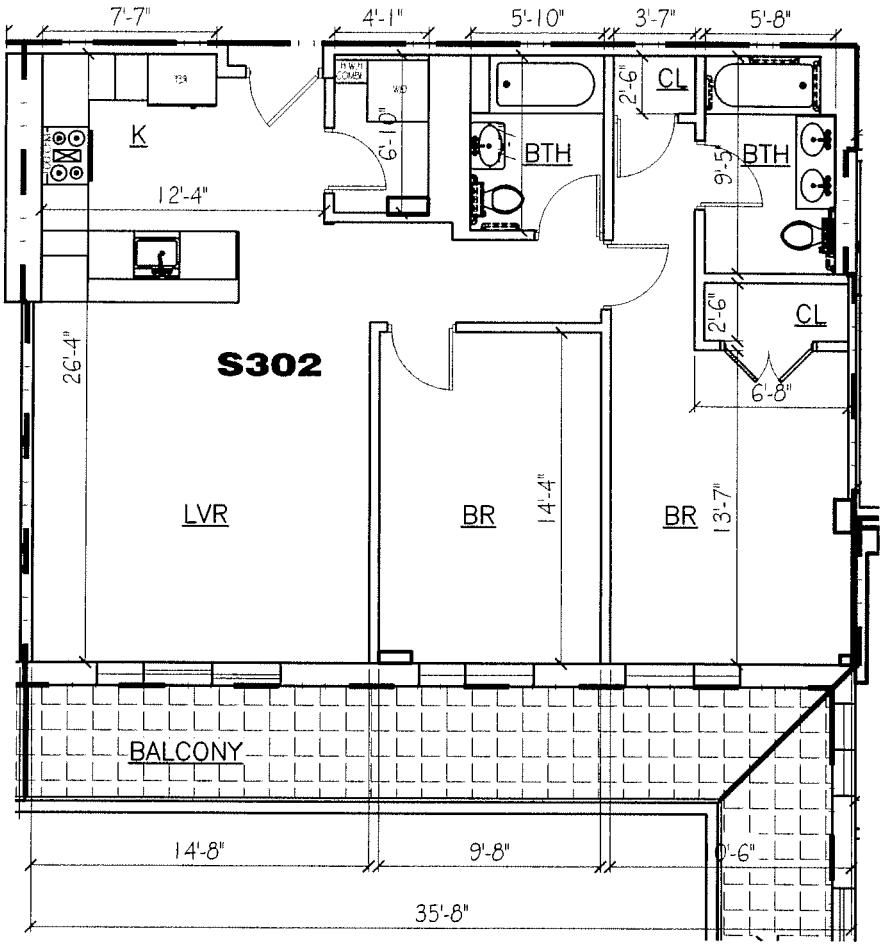




3RD FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

- DESIGNATED DWELLING UNIT
- COMMON AREA (STAIR & CORRIDOR)



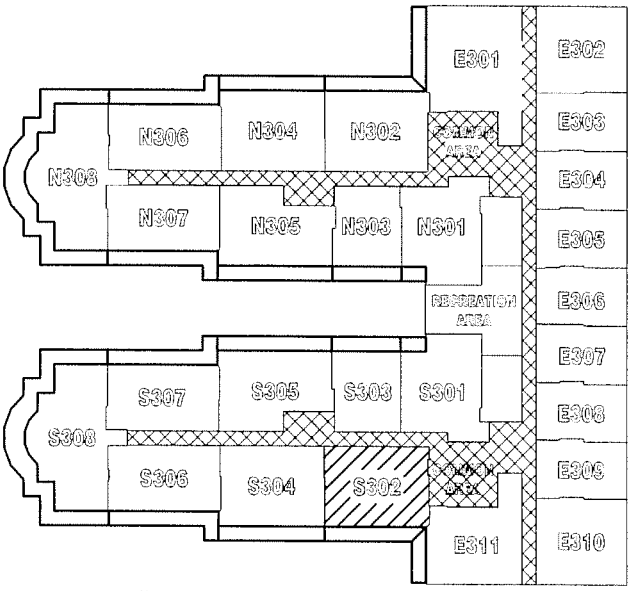
S302
NET F.A.: 1,004.07 SF
GROSS F.A.: 1,178.13 SF
BALCONY F.A.: 163.12 SF

S302 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

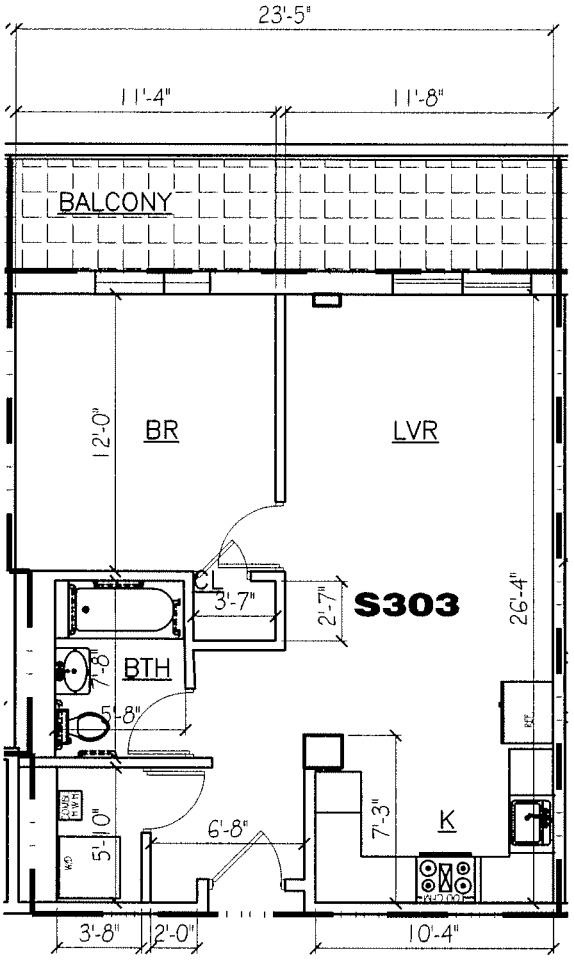


3RD FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



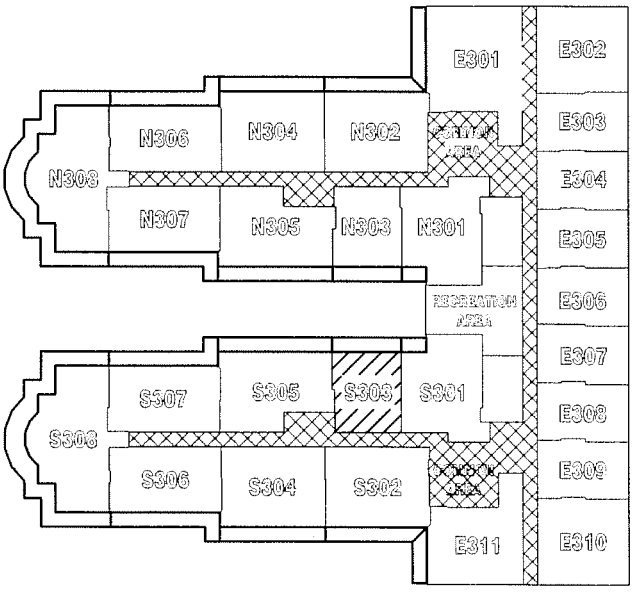
S303 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

S303
NET F.A.: 651.81 SF
GROSS F.A.: 764.80 SF
BALCONY F.A.: 119.58 SF

N

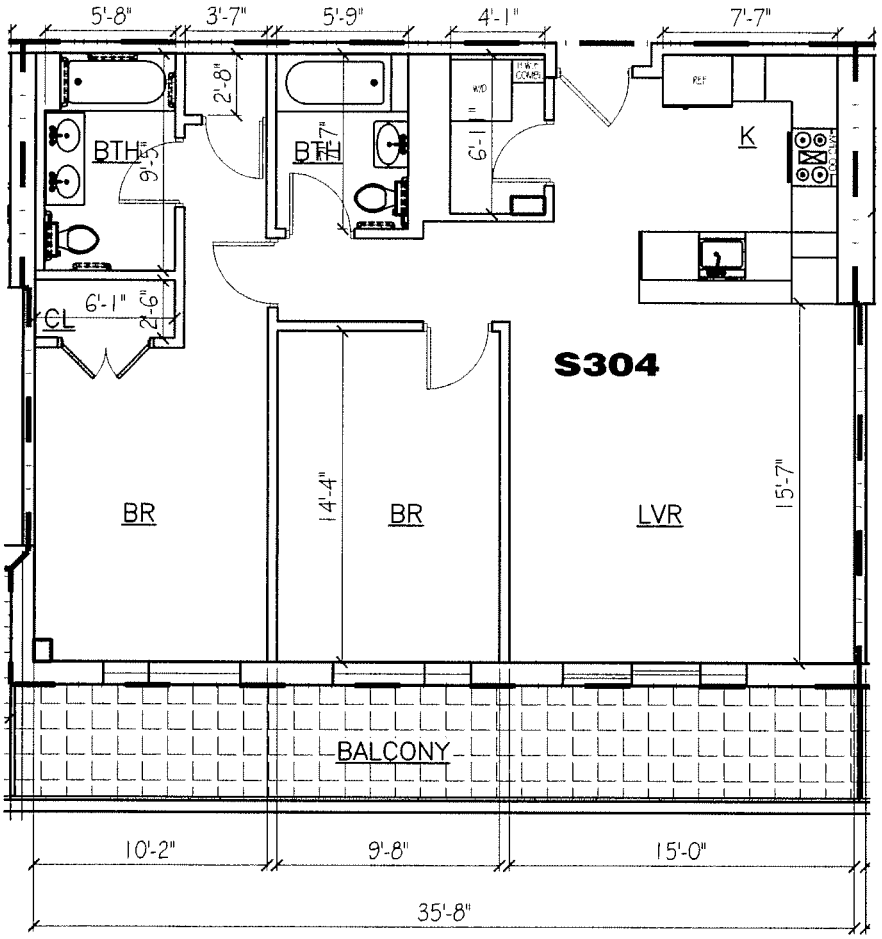


3RD FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



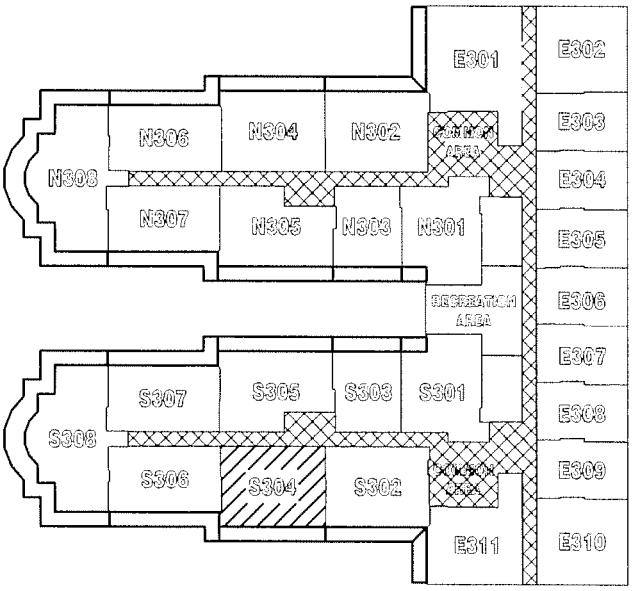
S304
NET F.A.: 1,011.23 SF
GROSS F.A.: 1,186.53 SF
BALCONY F.A.: 184.46 SF

S304 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N



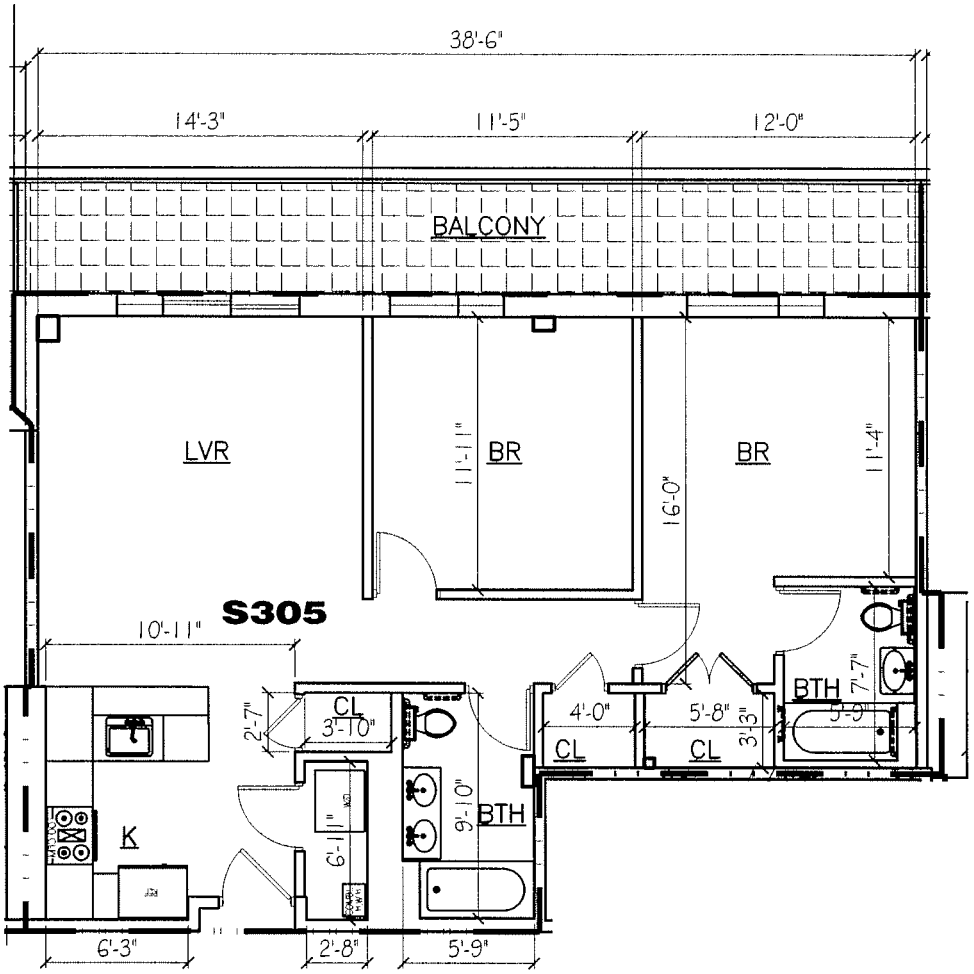
3RD FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

S305
NET F.A.: 983.75 SF
GROSS F.A.: 1,154.29 SF
BALCONY F.A.: 198.91 SF

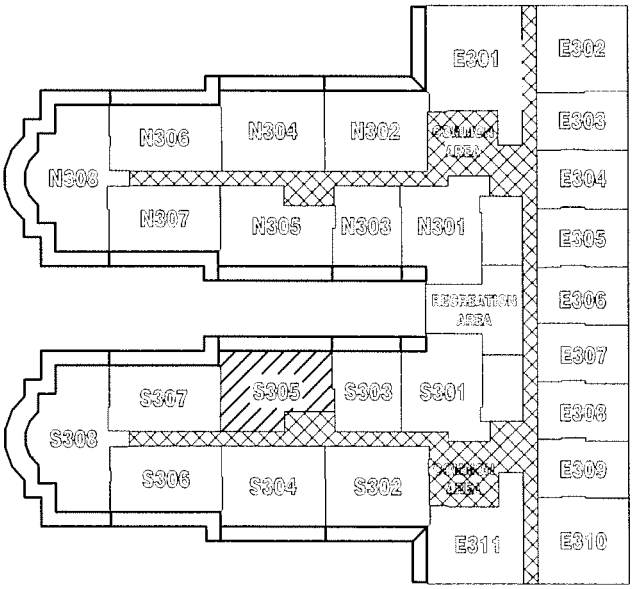


S305 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

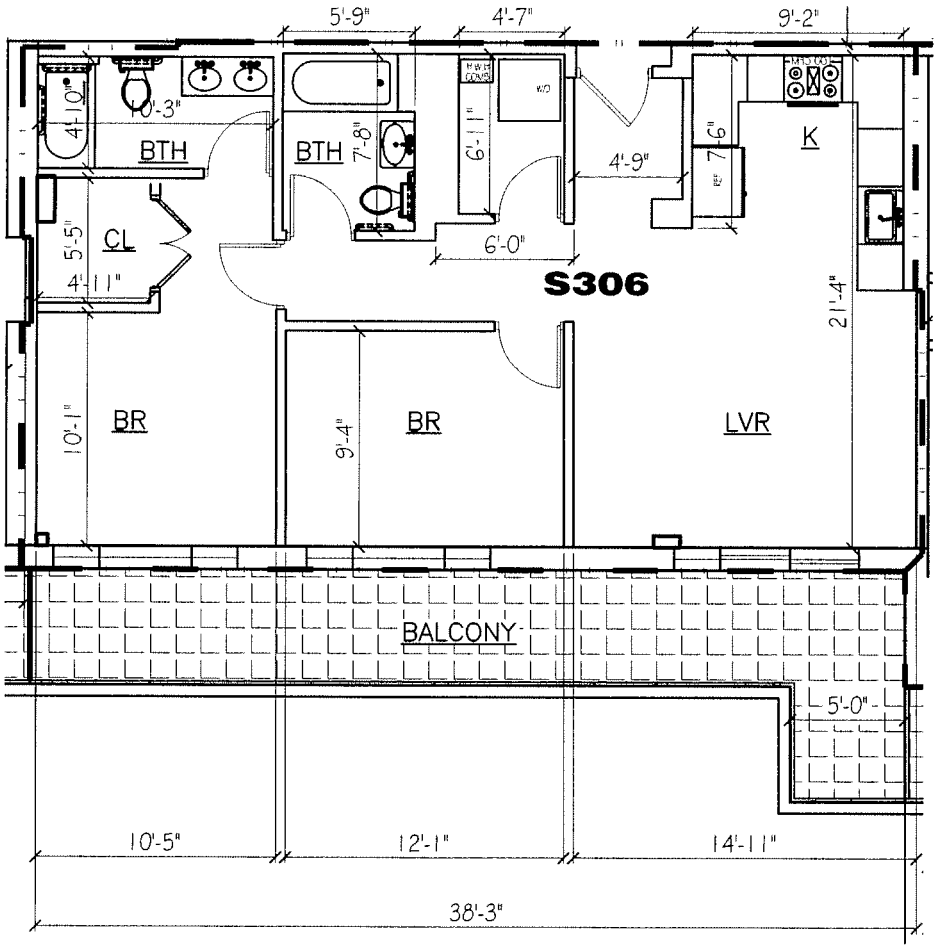


3RD FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

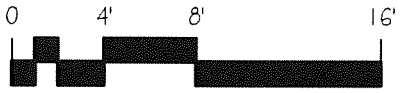
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

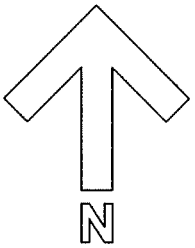


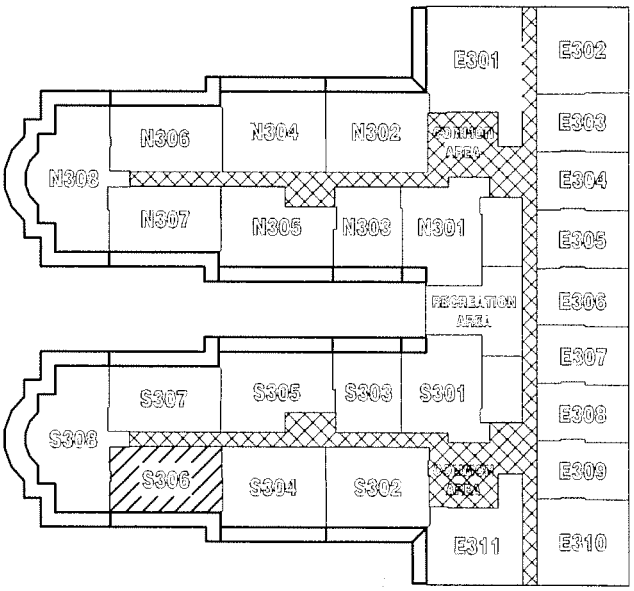
S306 UNIT FLOOR PLAN

S306
NET F.A.: 887.66 SF
GROSS F.A.: 1,040.83 SF
BALCONY F.A.: 215.00 SF



SCALE: 1/8" = 1'-0"





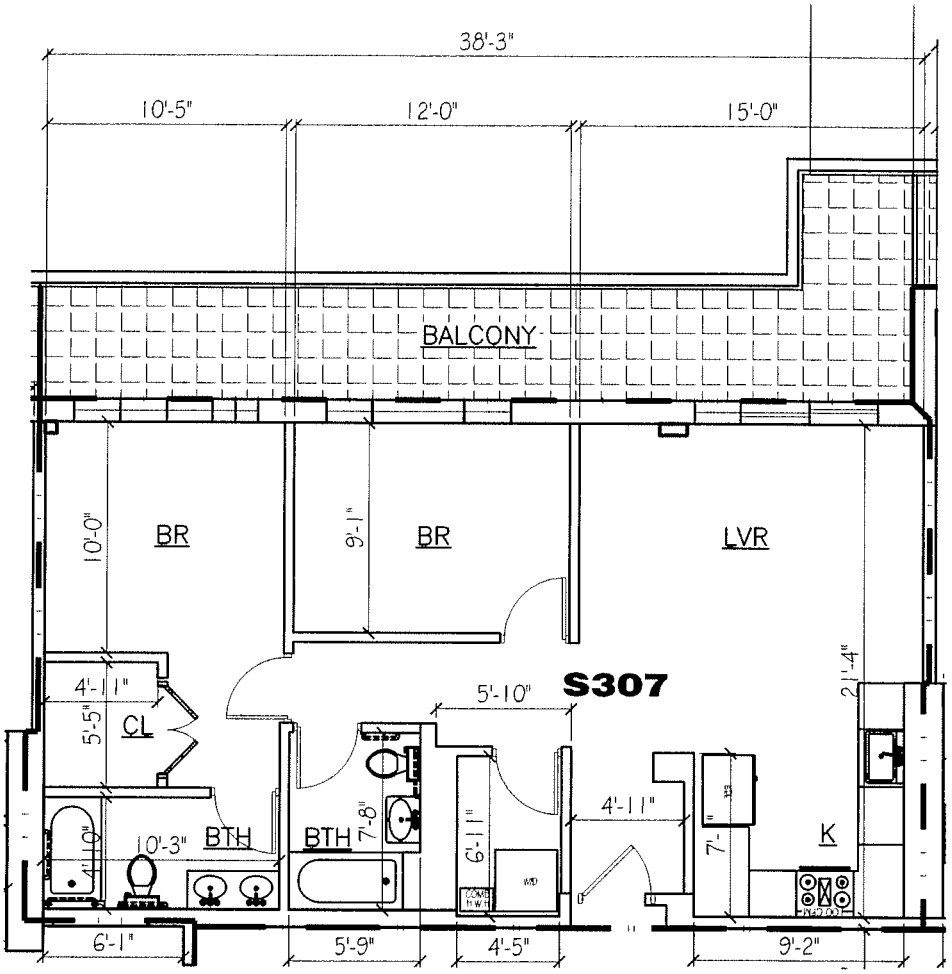
3RD FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

S307
NET F.A.: 884.91 SF
GROSS F.A.: 1,038.31 SF
BALCONY F.A.: 215.00 SF

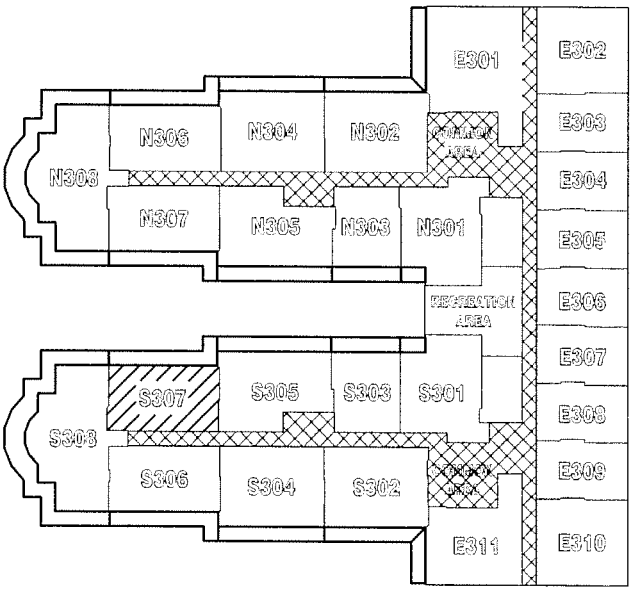


S307 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N



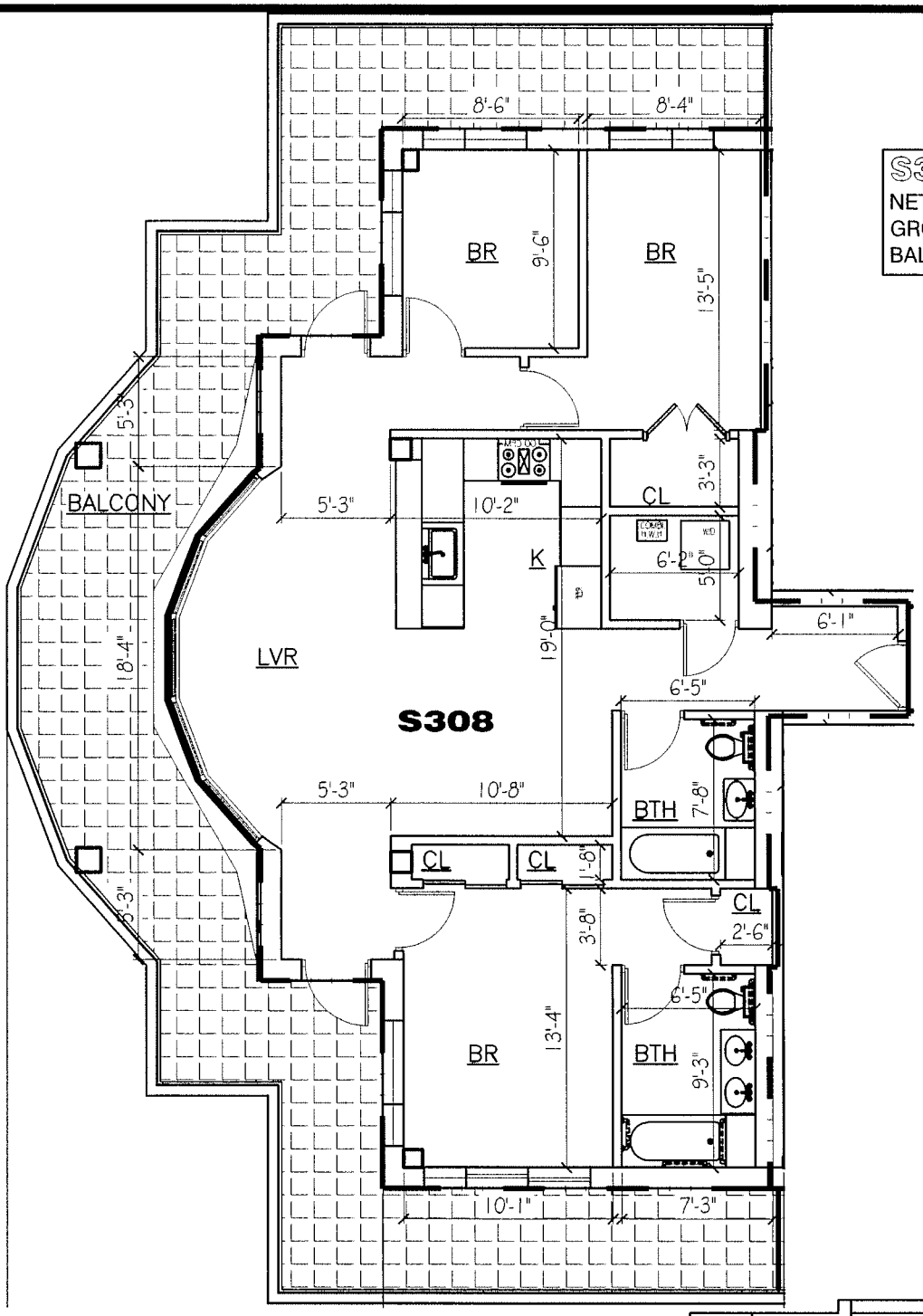
3RD FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

S308
NET F.A.: 1,209.70 SF
GROSS F.A.: 1,419.40 SF
BALCONY F.A.: 622.64 SF

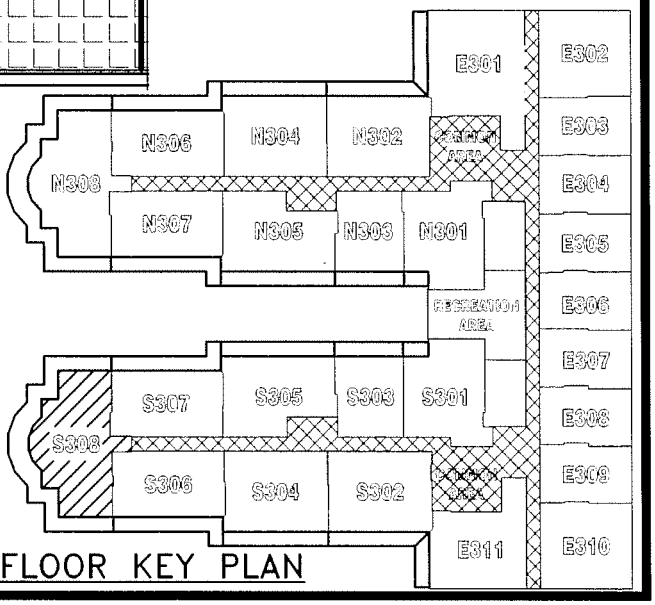


N

S308 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"



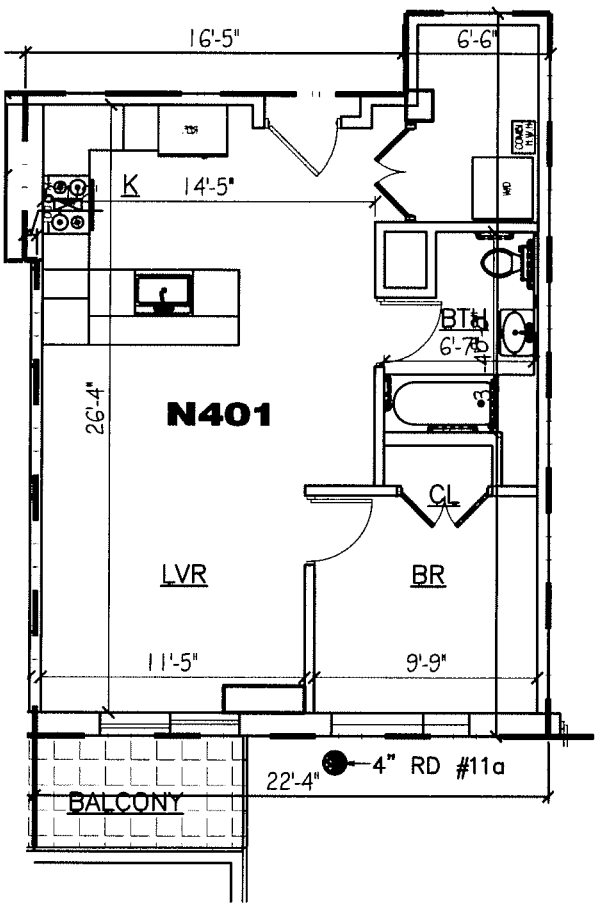
3RD FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

N401
NET F.A.: 647.70 SF
GROSS F.A.: 759.98 SF
BALCONY F.A.: 45 SF

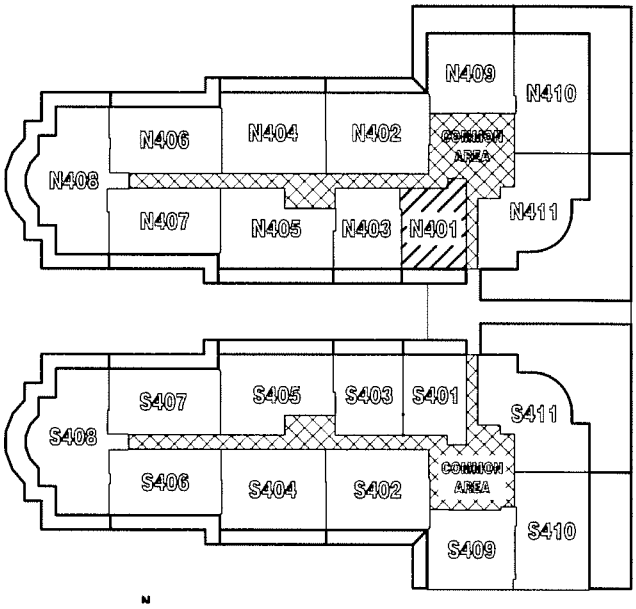


N401 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

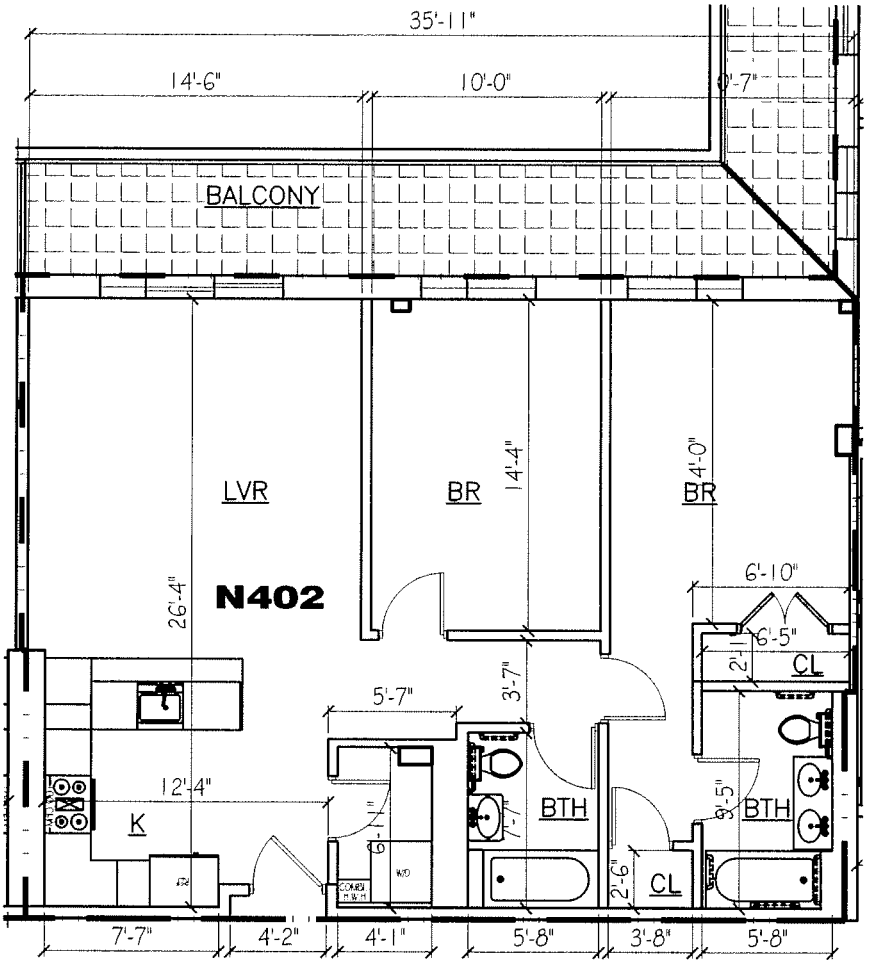


4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



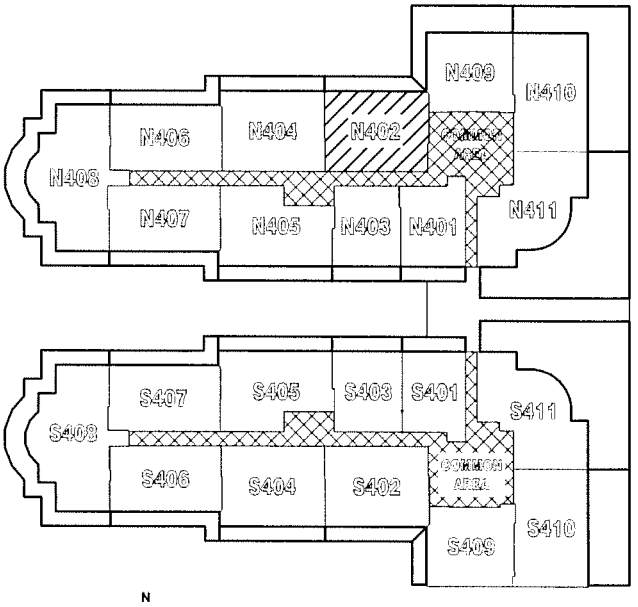
N402
NET F.A.: 1,001.61 SF
GROSS F.A.: 1,175.24 SF
BALCONY F.A.: 163.83 SF

N402 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

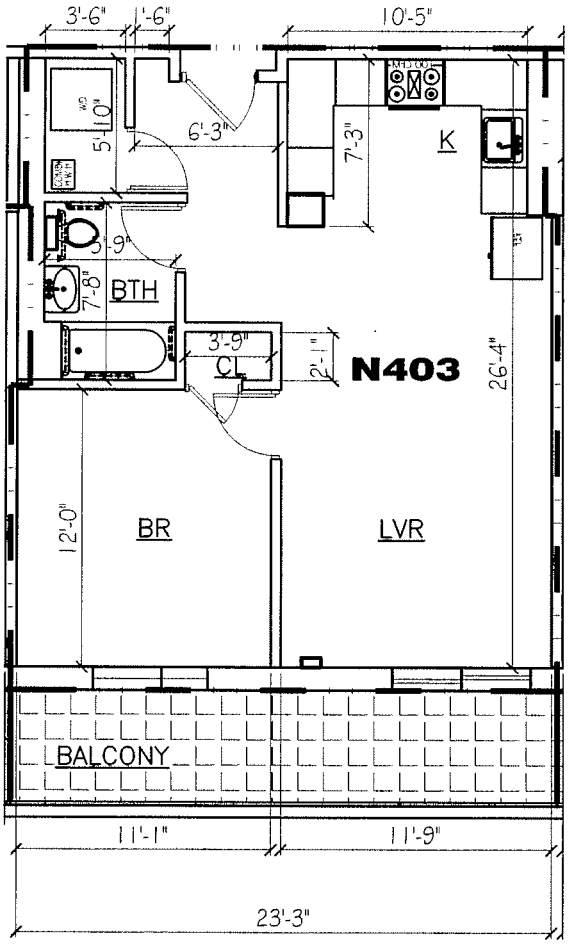


4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

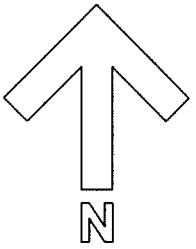
COMMON AREA (STAIR & CORRIDOR)

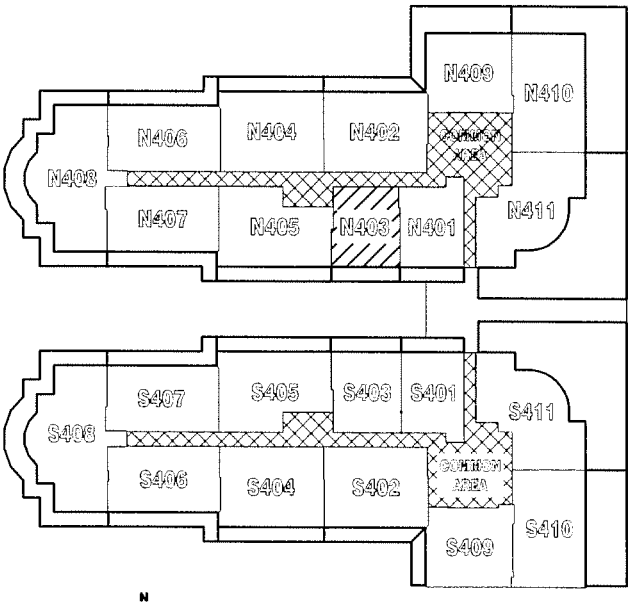


N403
NET F.A.: 646.67 SF
GROSS F.A.: 758.77 SF
BALCONY F.A.: 118.75 SF

N403 UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0"



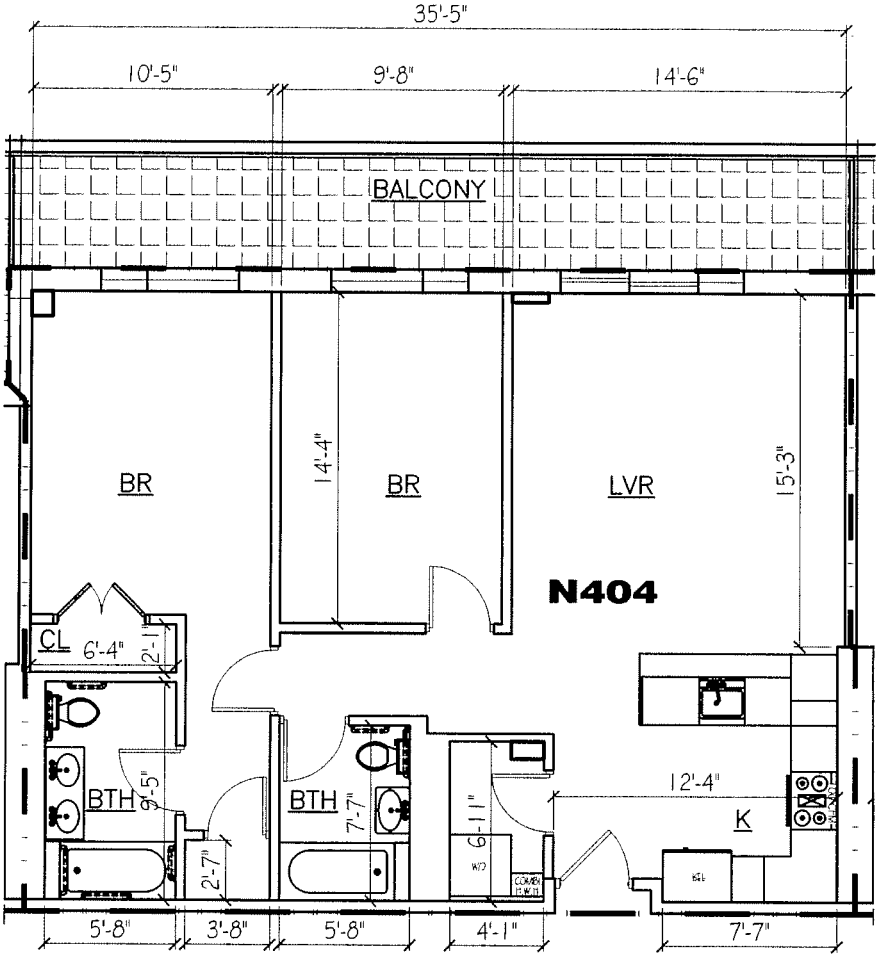


4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



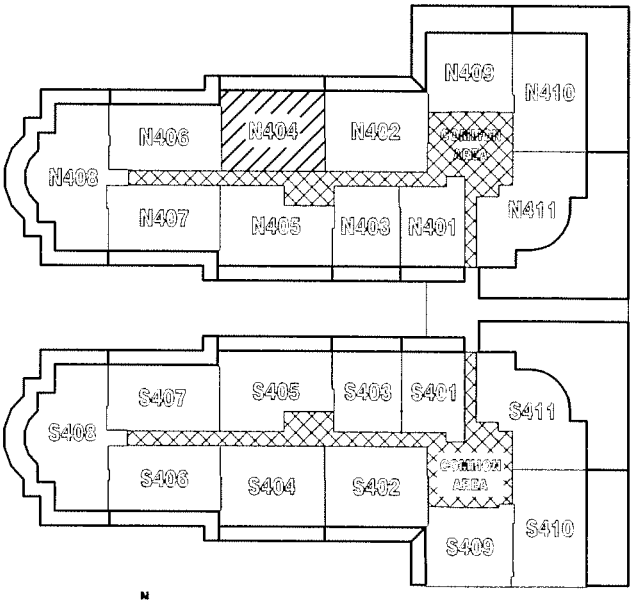
N404
NET F.A.: 1,005.70 SF
GROSS F.A.: 1,180.04 SF
BALCONY F.A.: 183.75 SF

N404 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

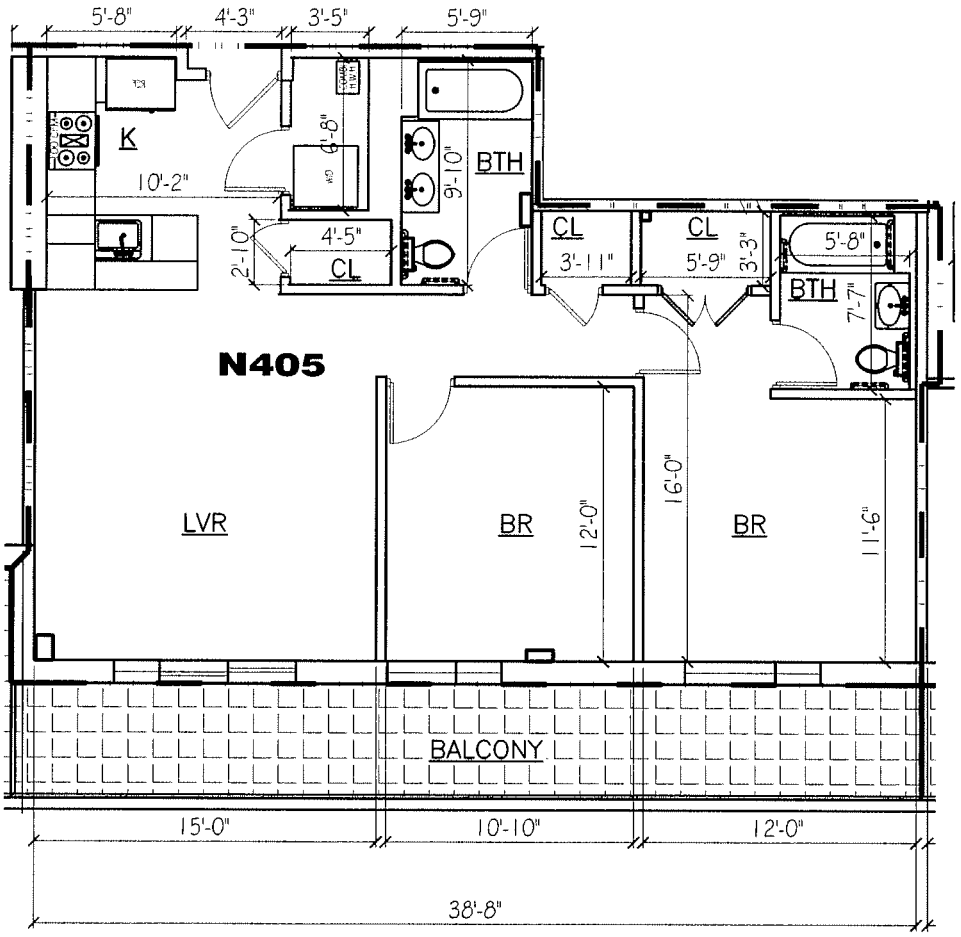


4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



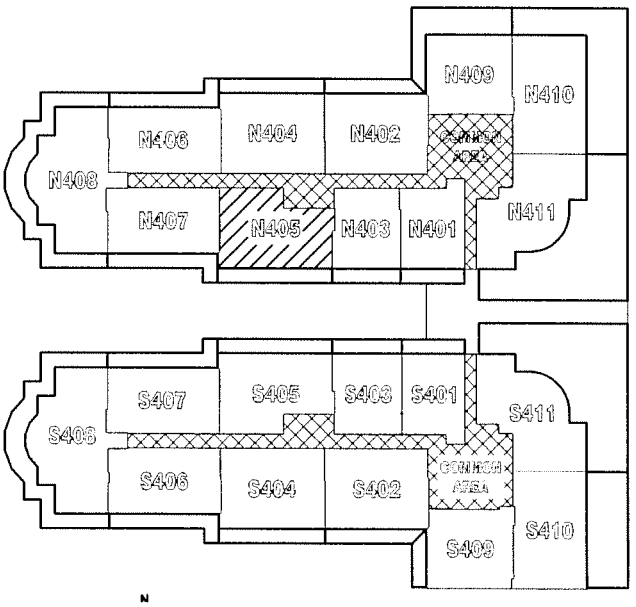
N405
NET F.A.: 984.15 SF
GROSS F.A.: 1,154.75 SF
BALCONY F.A.: 199.58 SF

N405 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

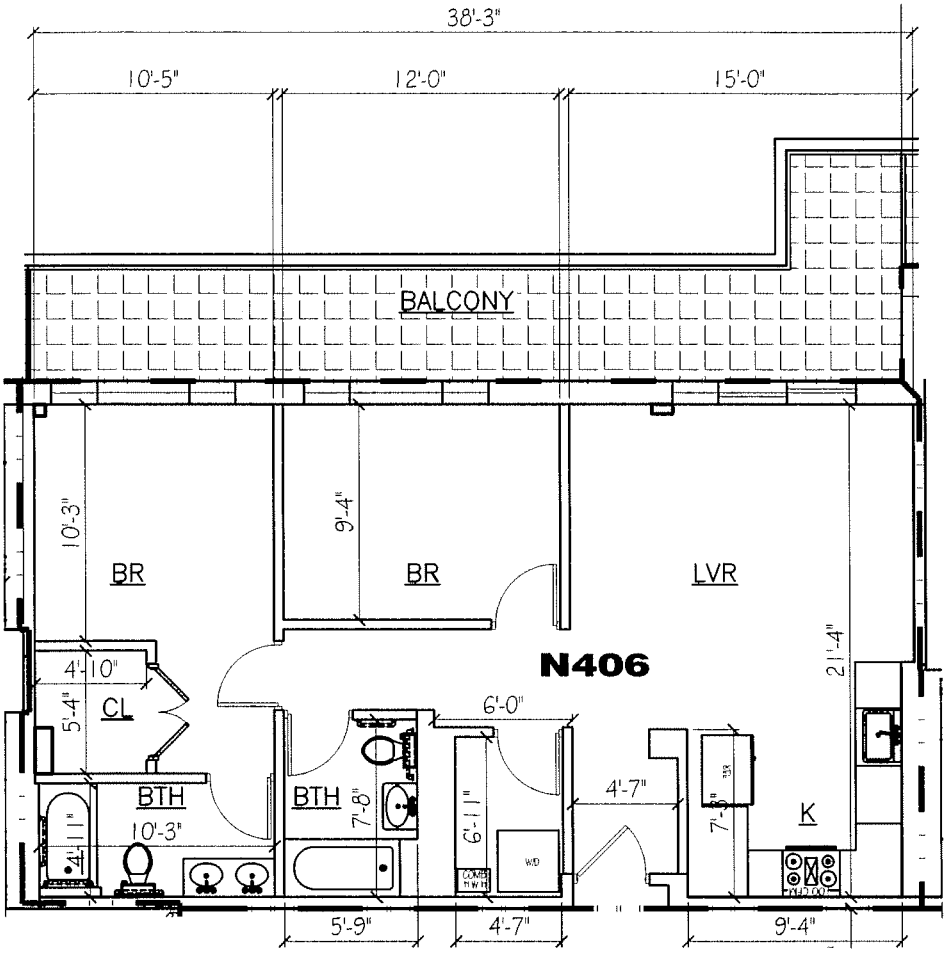


4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



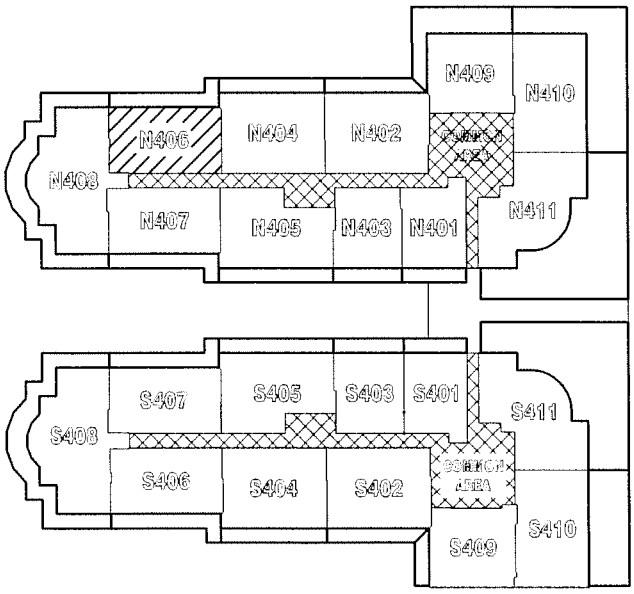
N406
NET F.A.: 890.54 SF
GROSS F.A.: 1,044.92 SF
BALCONY F.A.: 215.00 SF

N406 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

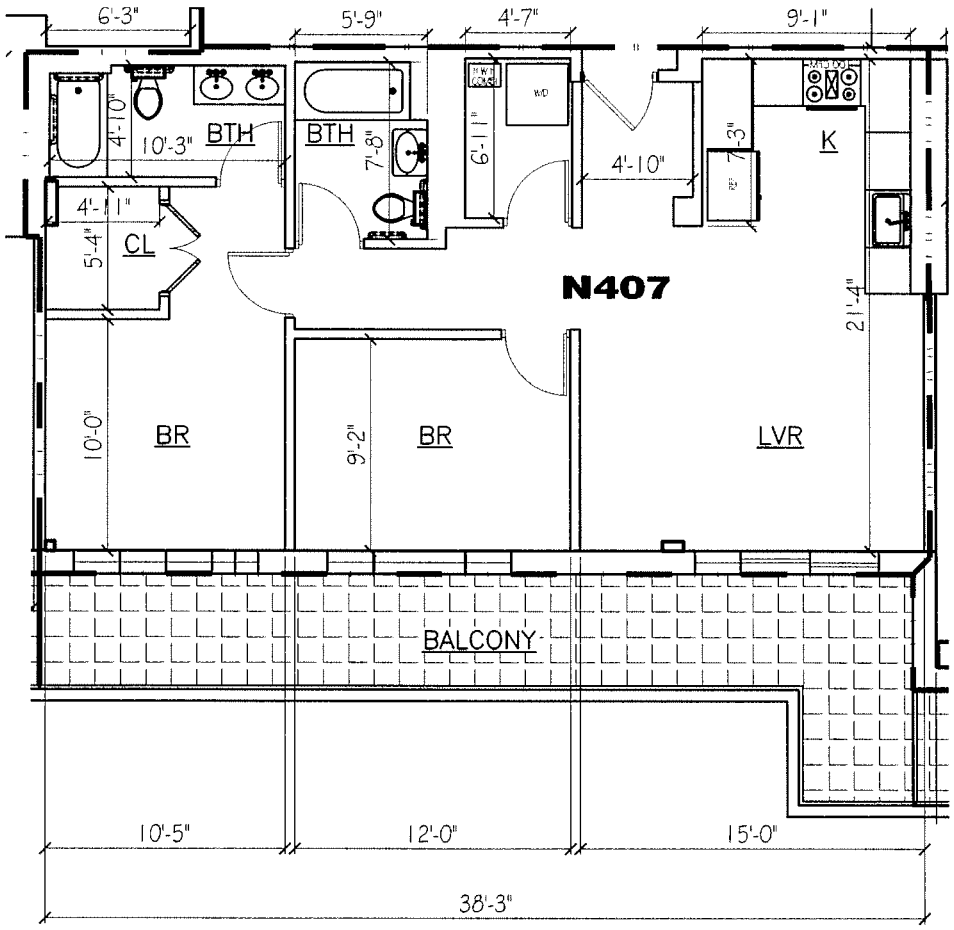


4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

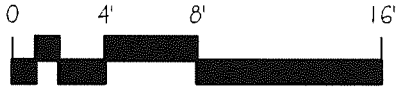
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

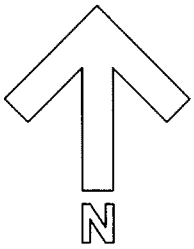


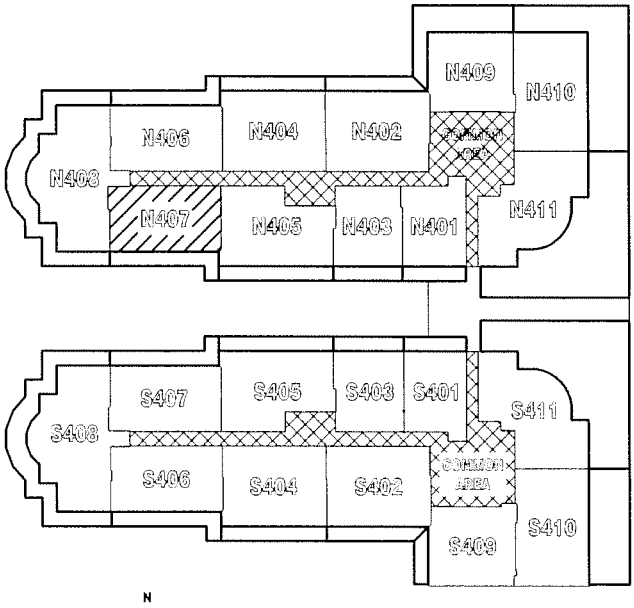
N407
NET F.A.: 887.31 SF
GROSS F.A.: 1,041.13 SF
BALCONY F.A.: 215.00 SF

N407 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"



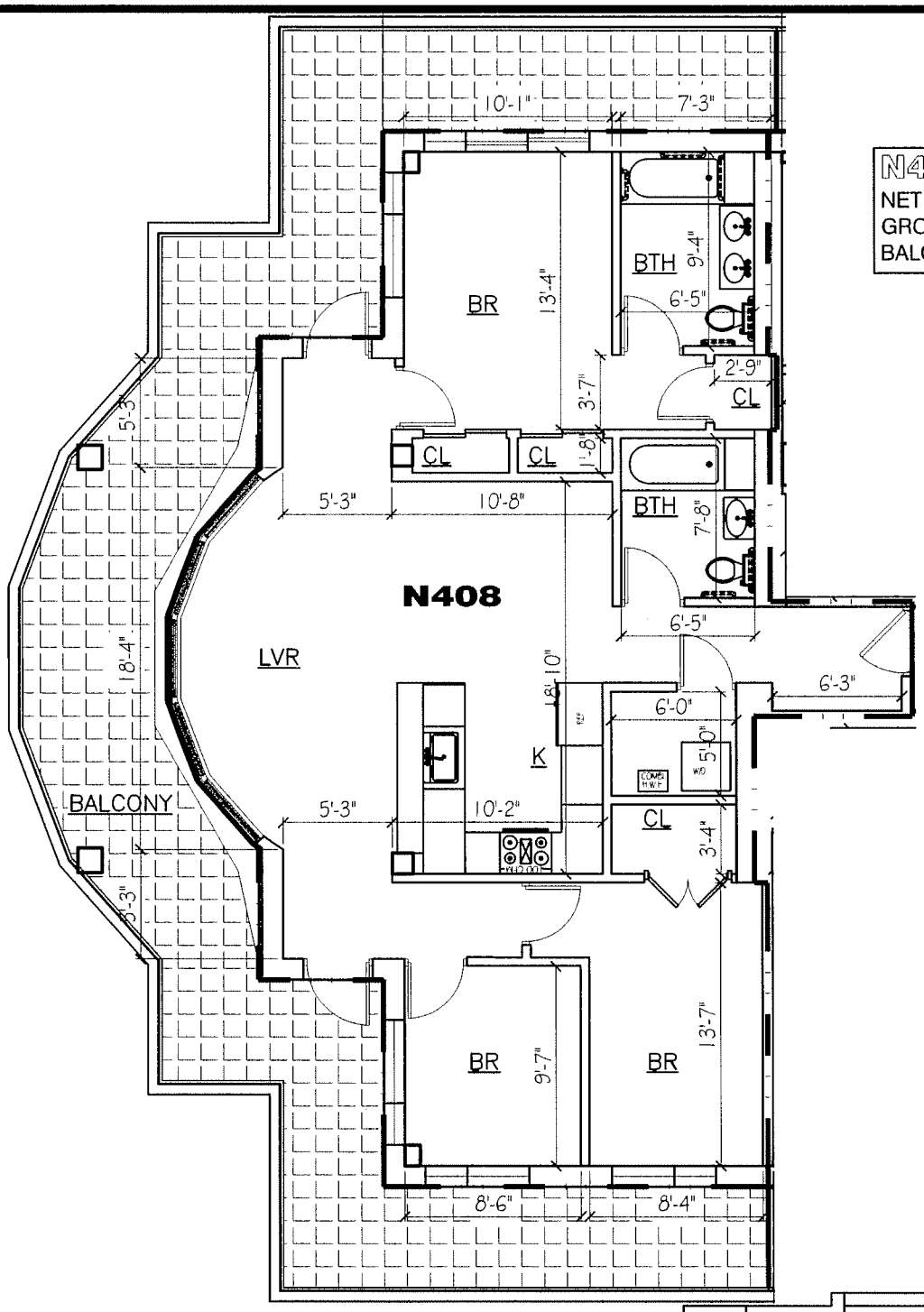


4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

- DESIGNATED DWELLING UNIT
- COMMON AREA (STAIR & CORRIDOR)

N408
NET F.A.: 1,215.79 SF
GROSS F.A.: 1,426.55 SF
BALCONY F.A.: 622.64 SF

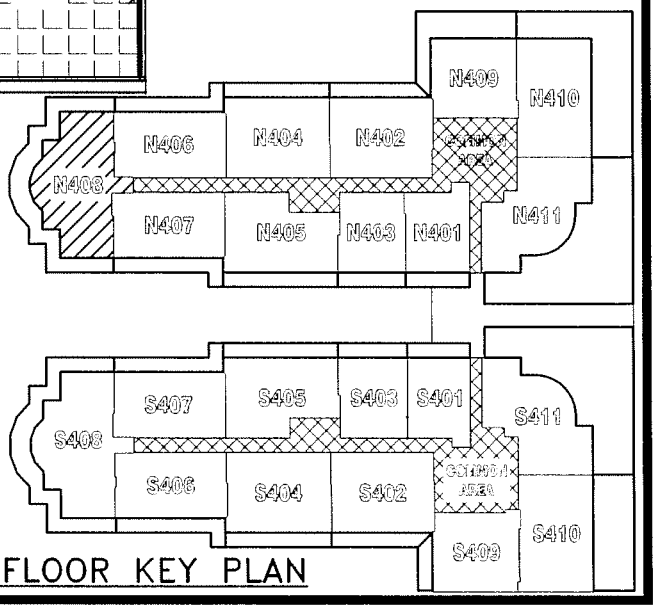


N

N408 UNIT FLOOR PLAN

0 4' 8' 16'

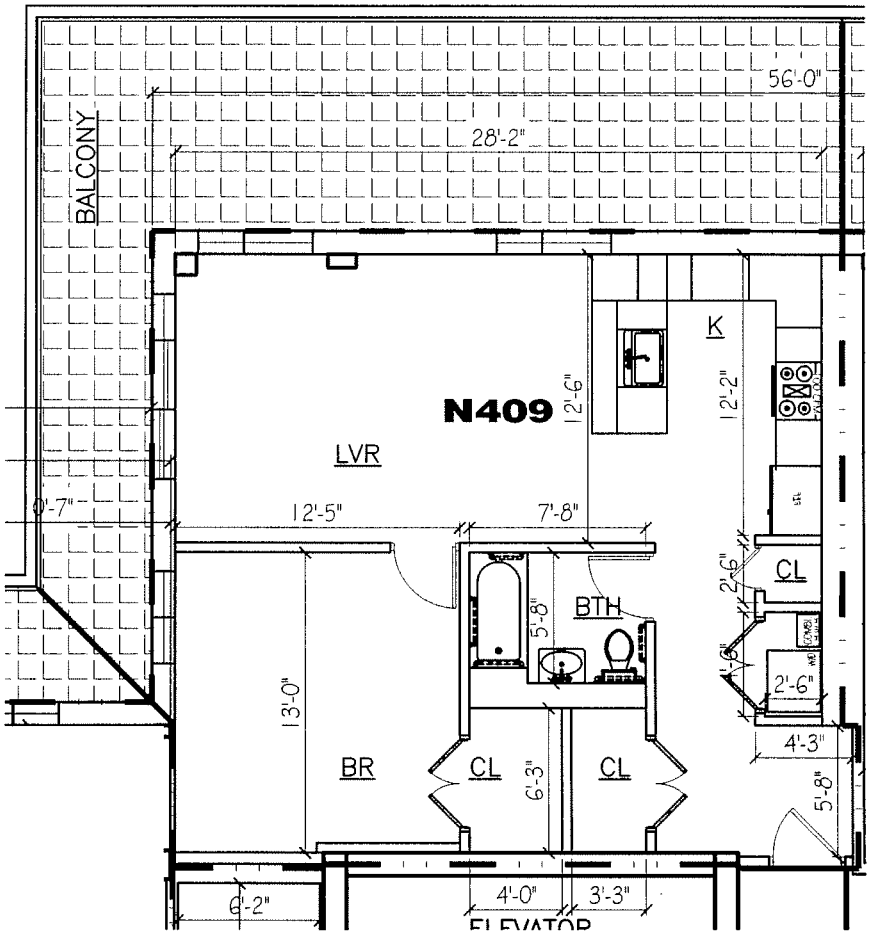
SCALE: 1/8" = 1'-0"



4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

- DESIGNATED DWELLING UNIT
- COMMON AREA (STAIR & CORRIDOR)



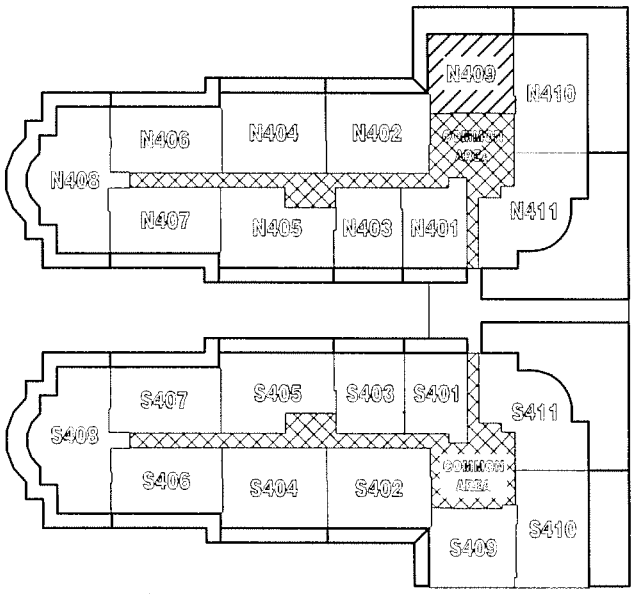
N409 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N409
NET F.A.: 824.83 SF
GROSS F.A.: 967.82 SF
BALCONY F.A.: 414.52 SF

N

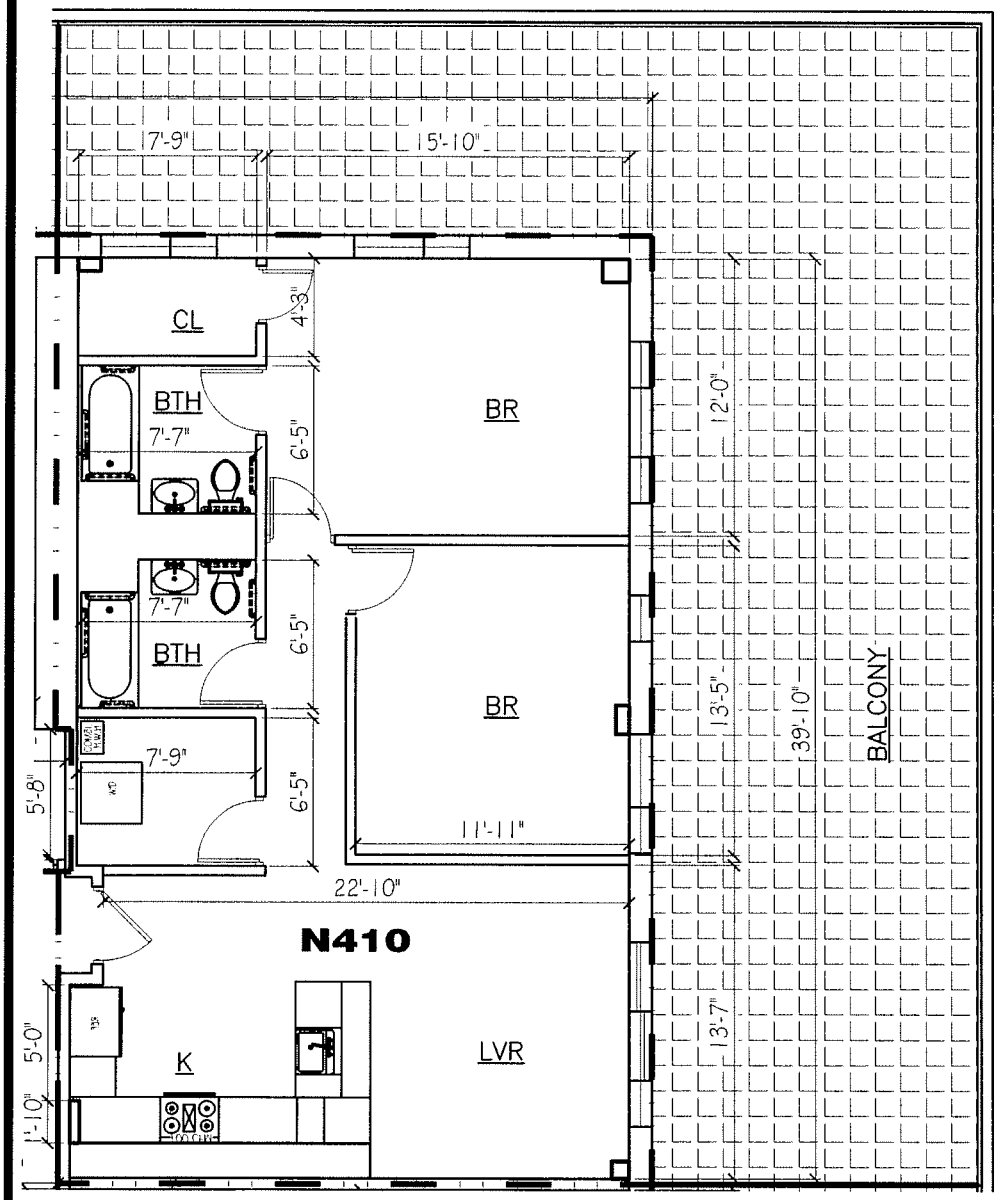


4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



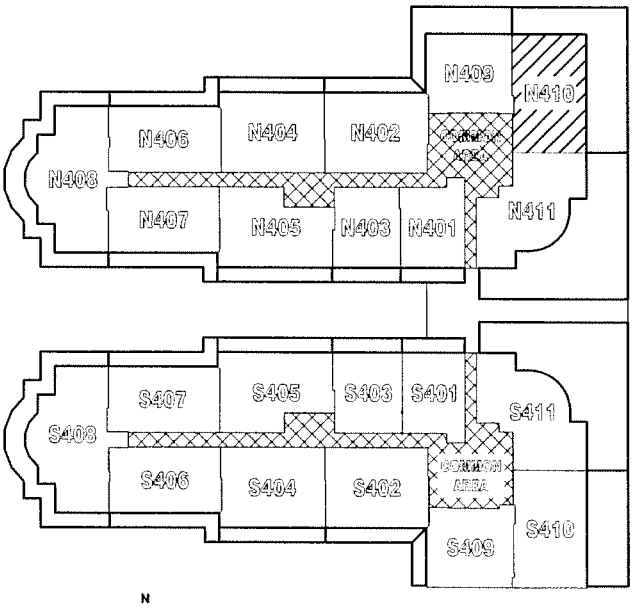
N410
NET F.A.: 1,059.01 SF
GROSS F.A.: 1,242.59 SF
BALCONY F.A.: 959.50 SF

N

N410 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

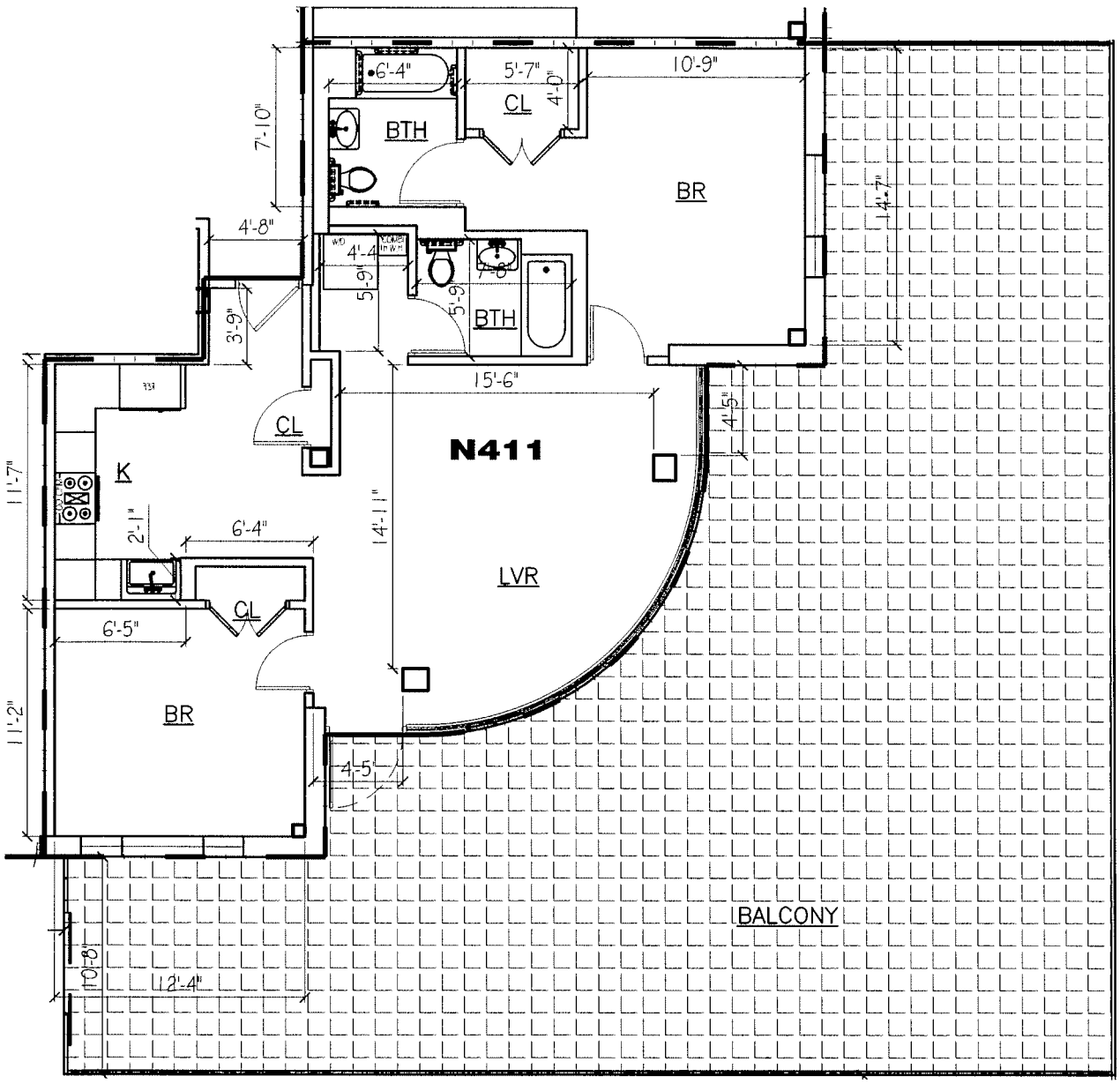


4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



N411 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

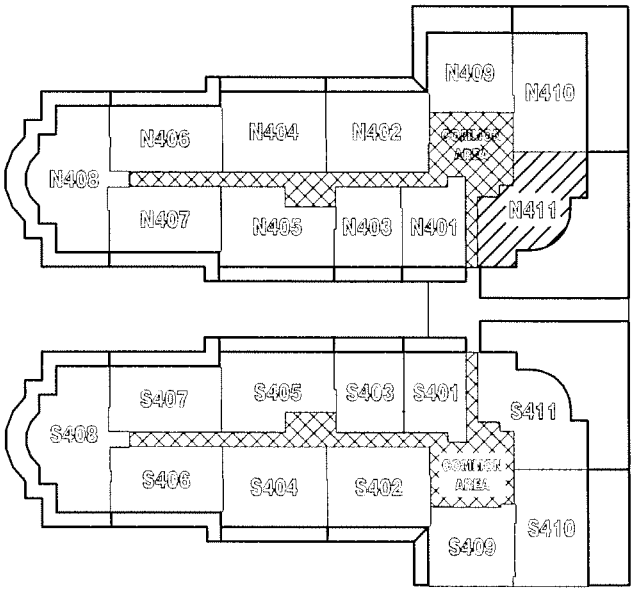
N411
NET F.A.: 1,065.38 SF
GROSS F.A.: 1,250.07 SF
BALCONY F.A.: 1,420.90 SF

N

FLOOR AREA DISTRIBUTIONS

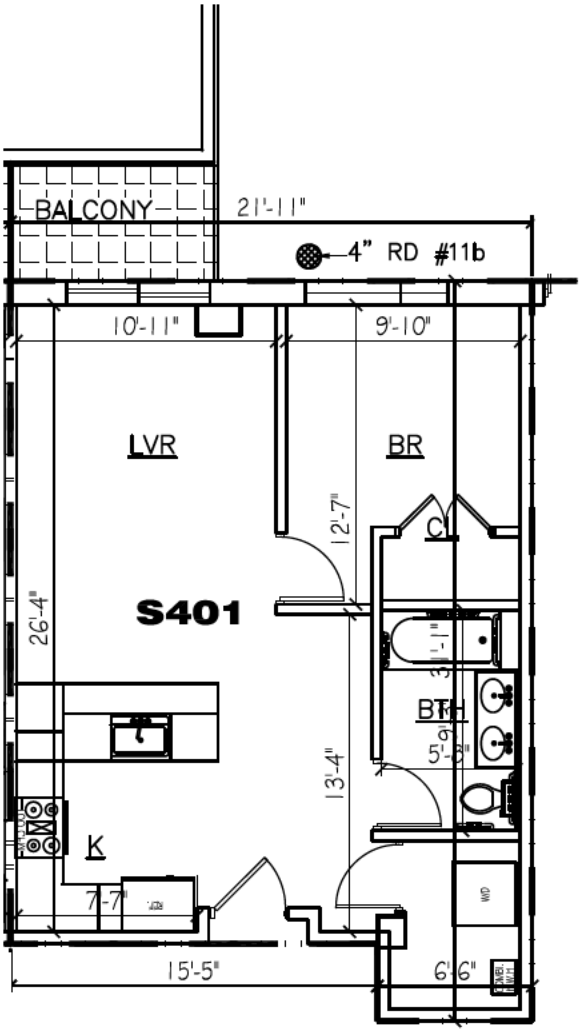
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



4TH FLOOR KEY PLAN

S401
NET F.A.: 631.14 SF
GROSS F.A.: 740.55 SF
BALCONY F.A.: 42 SF

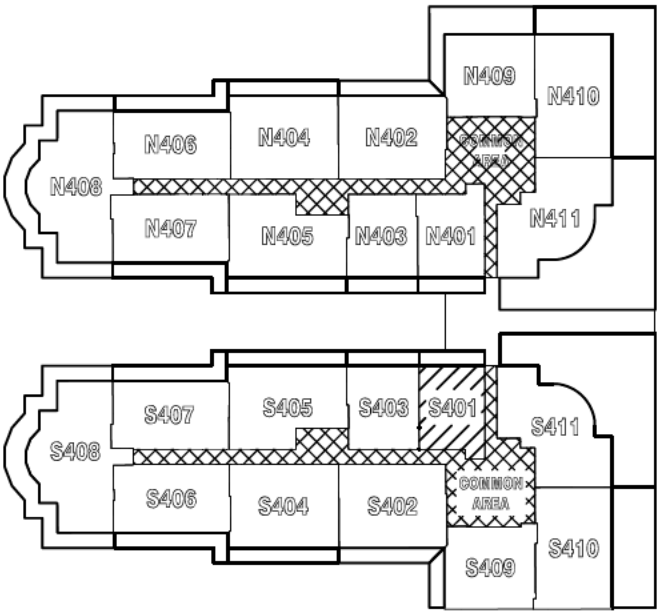


S401 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

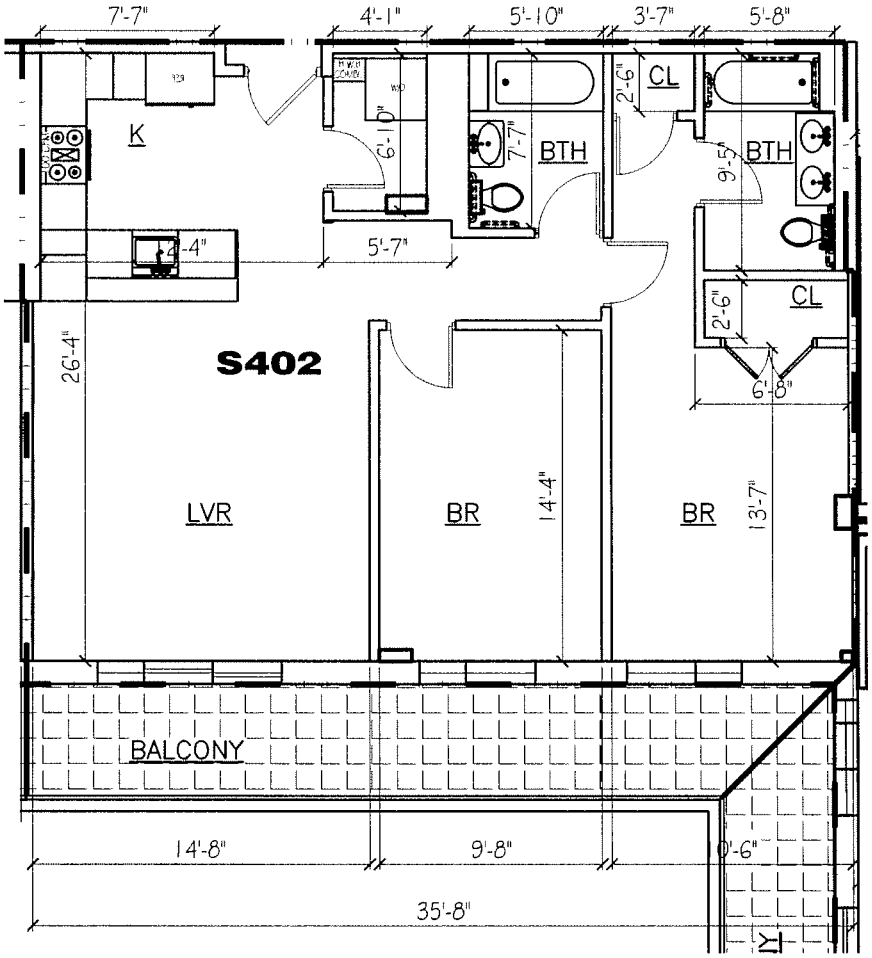


4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



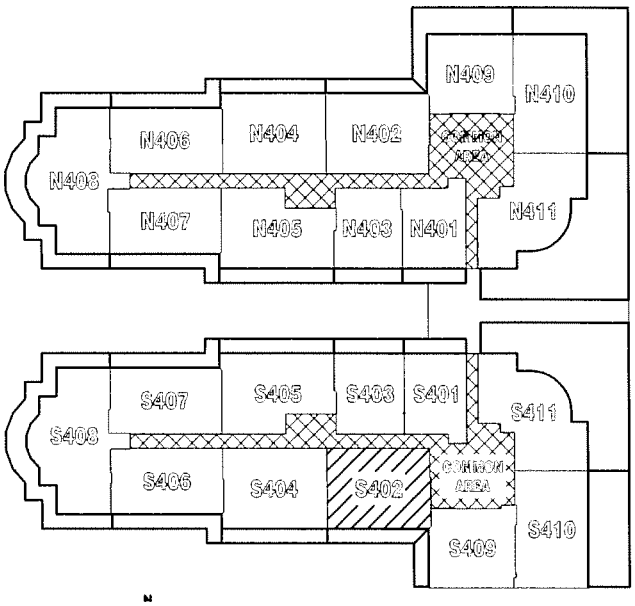
S402
NET F.A.: 1,000.40 SF
GROSS F.A.: 1,173.82 SF
BALCONY F.A.: 163.12 SF

S402 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N



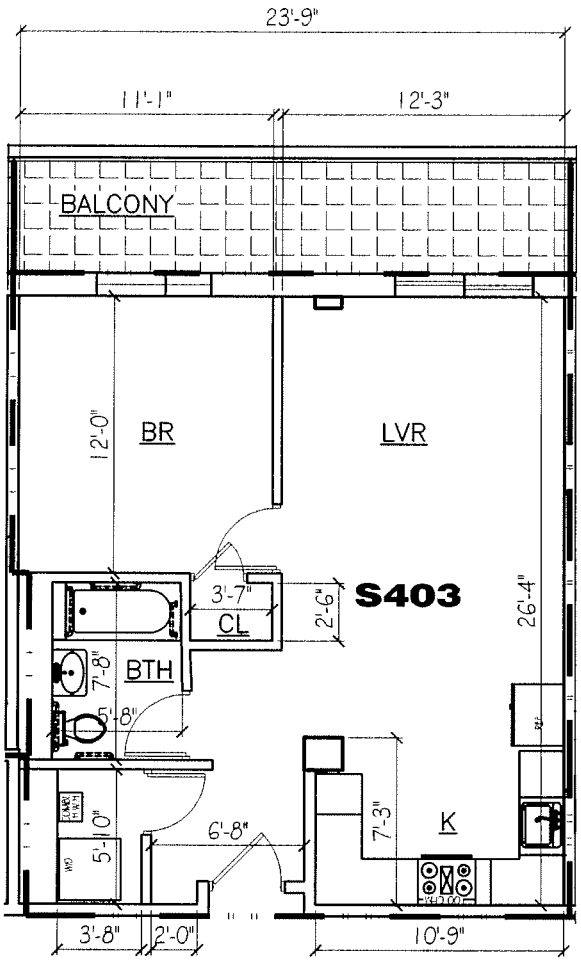
4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

S403
NET F.A.: 664.50 SF
GROSS F.A.: 779.69 SF
BALCONY F.A.: 121.25 SF

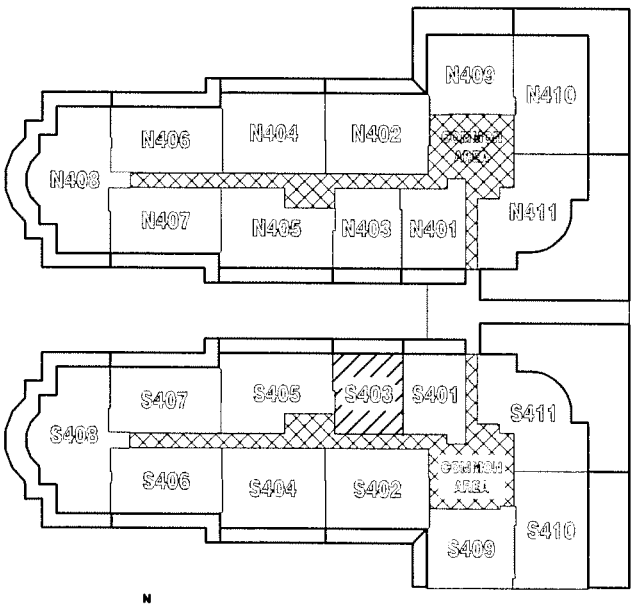


S403 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

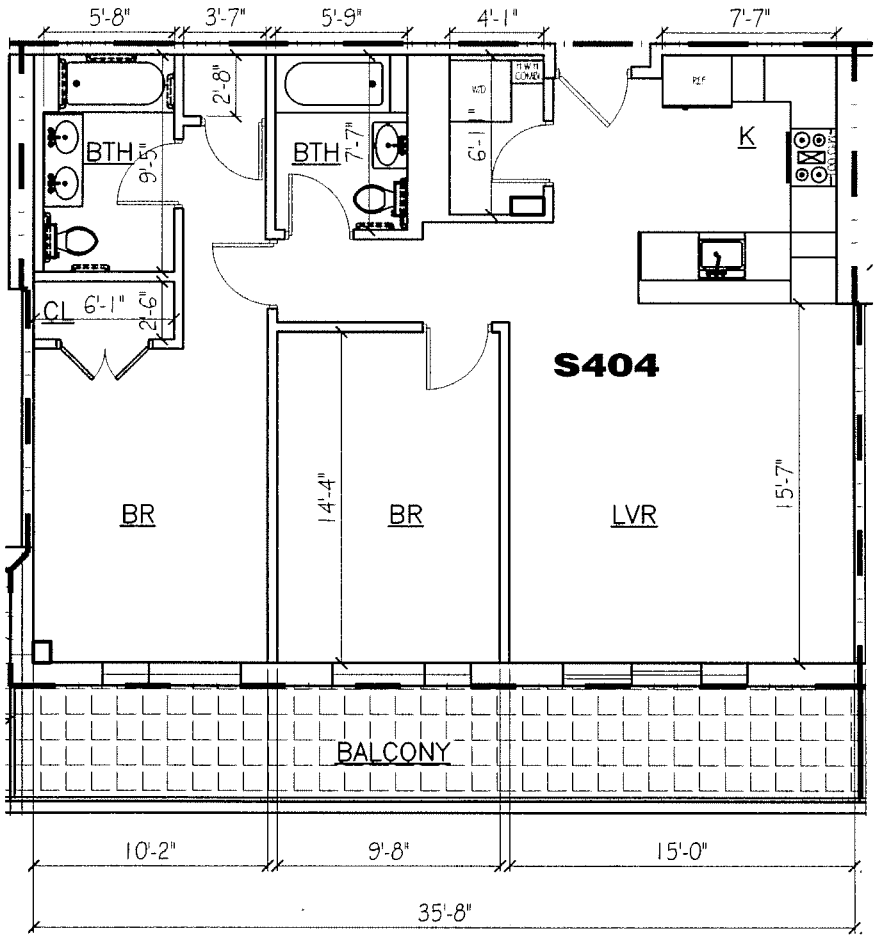


4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



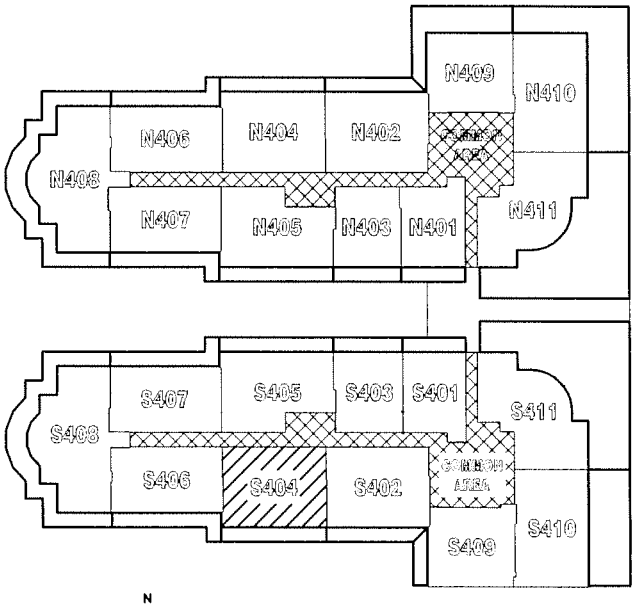
S404
NET F.A.: 1,011.44 SF
GROSS F.A.: 1,186.78 SF
BALCONY F.A.: 184.46 SF

S404 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N



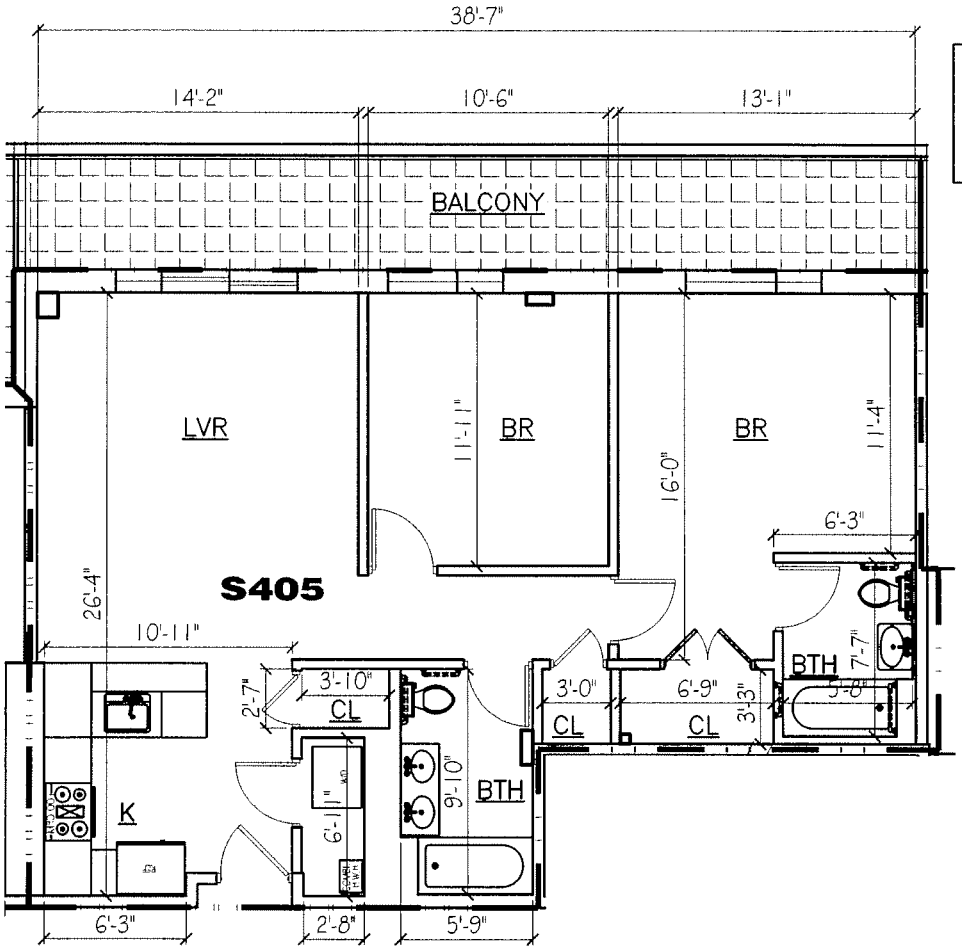
4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

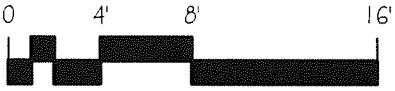
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

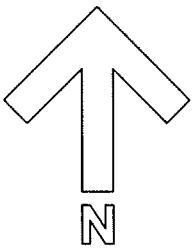
S405
NET F.A.: 982.72 SF
GROSS F.A.: 1,153.08 SF
BALCONY F.A.: 199.32 SF

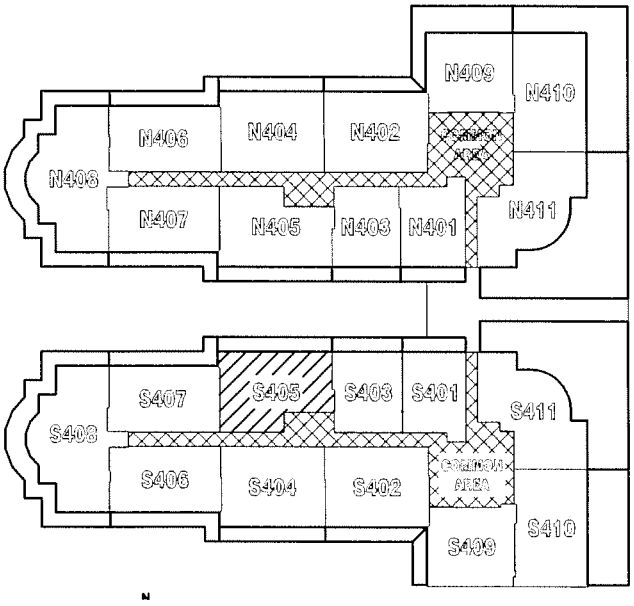


S405 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"



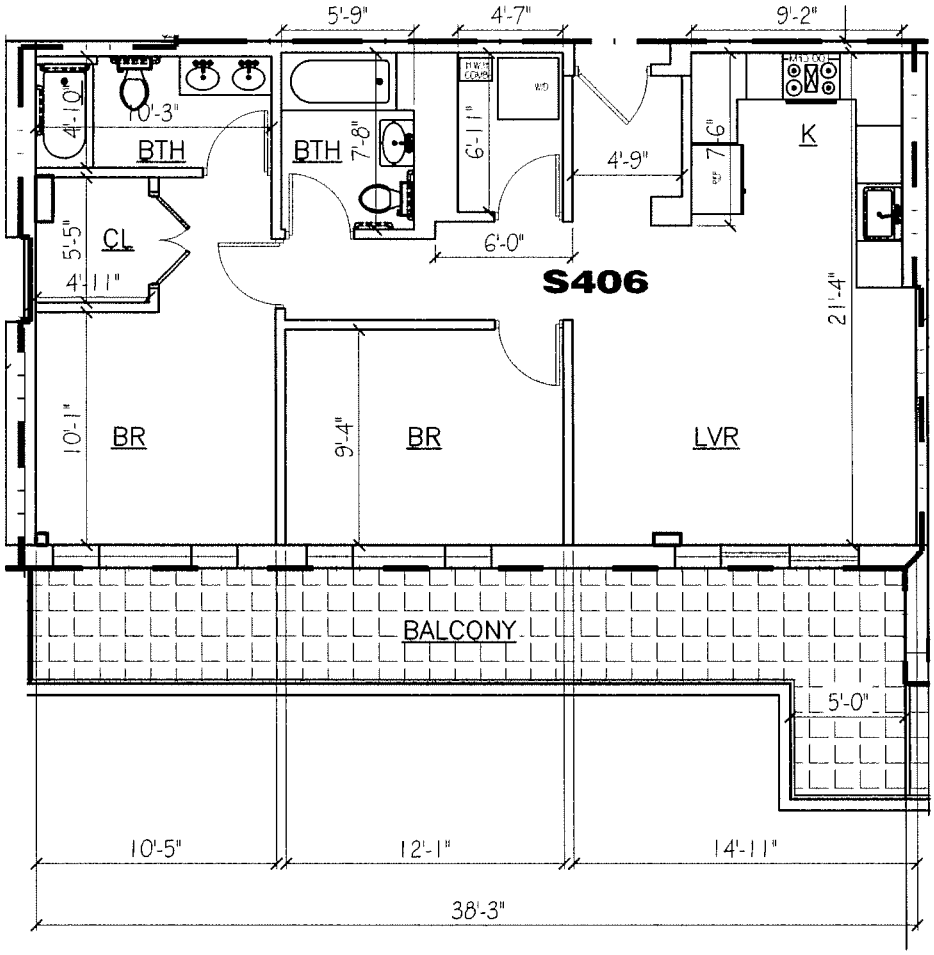


4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



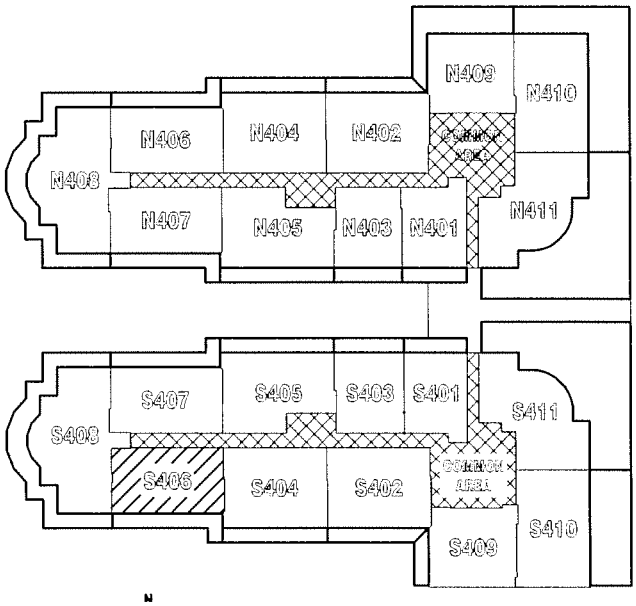
S406
NET F.A.: 887.74 SF
GROSS F.A.: 1,041.63 SF
BALCONY F.A.: 215.00 SF

S406 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N



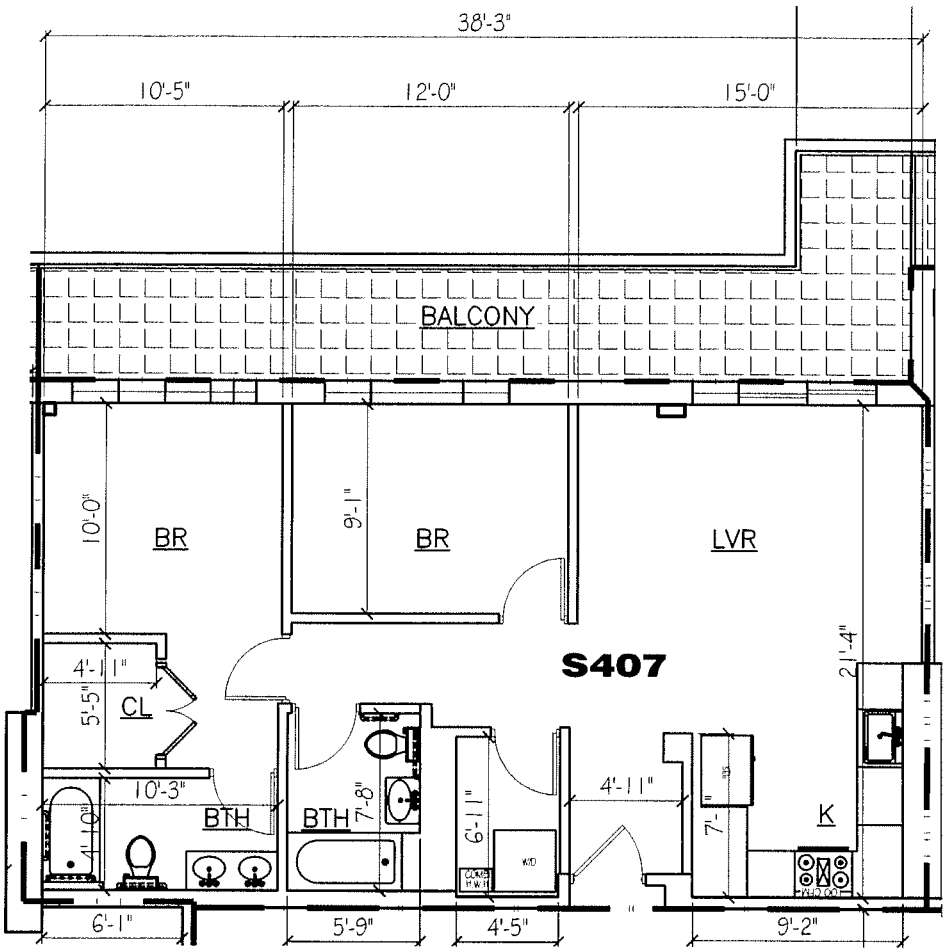
4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

S407
NET F.A.: 886.78 SF
GROSS F.A.: 1,040.51 SF
BALCONY F.A.: 215.00 SF

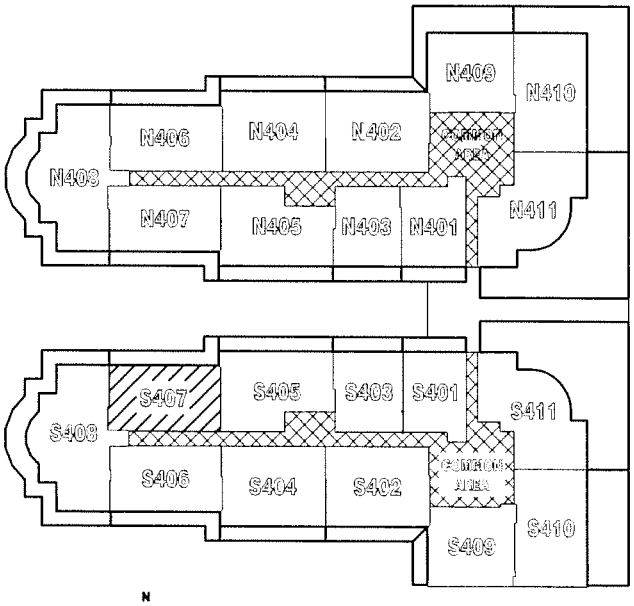


S407 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

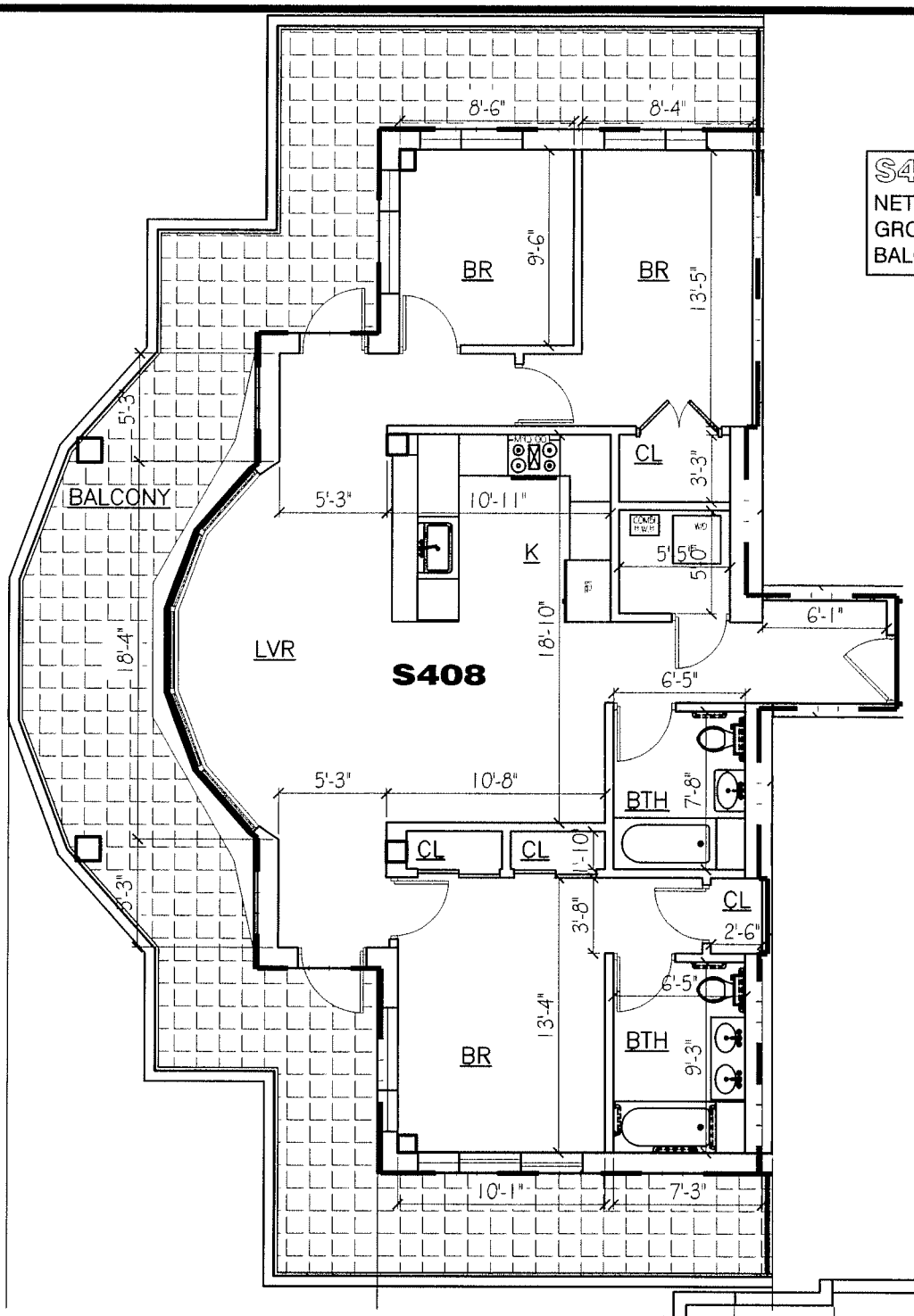


4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

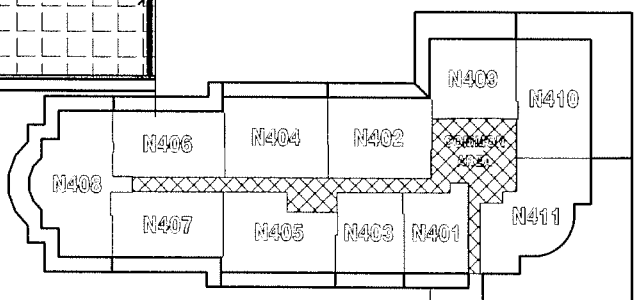


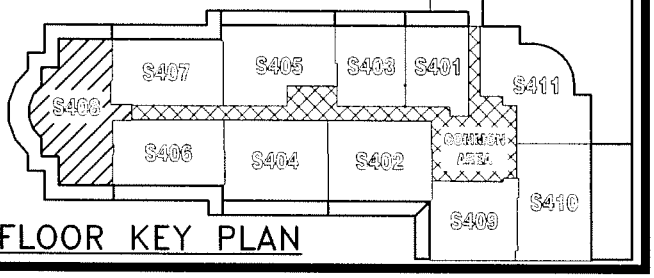
S408
NET F.A.: 1,207.99 SF
GROSS F.A.: 1,417.40 SF
BALCONY F.A.: 622.64 SF

S408 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"





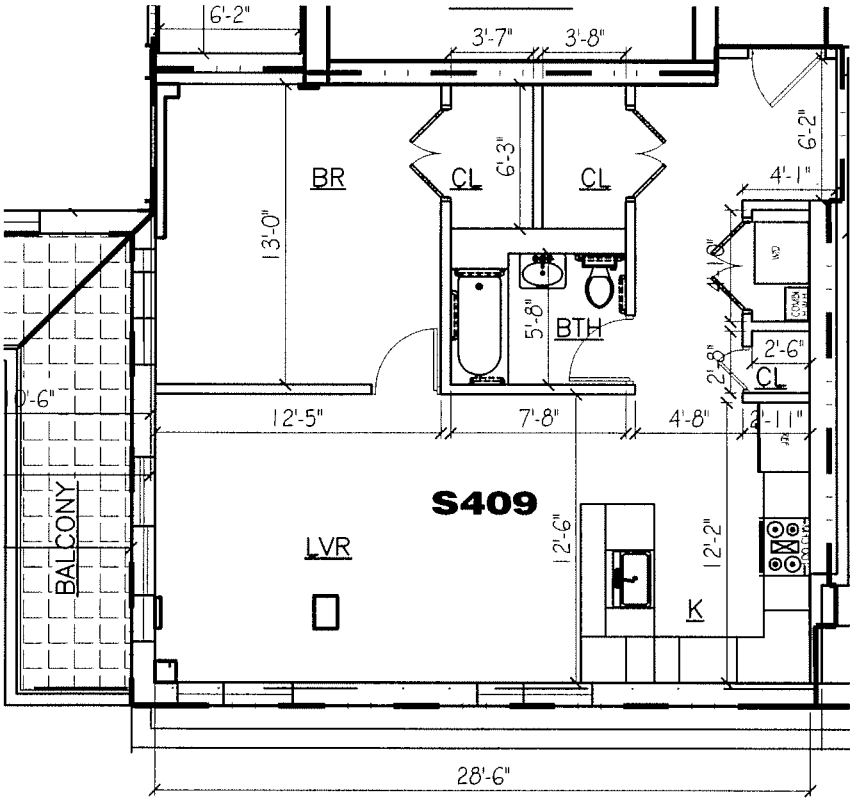
4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

S409
NET F.A.: 835.02 SF
GROSS F.A.: 979.77 SF
BALCONY F.A.: 86.51 SF

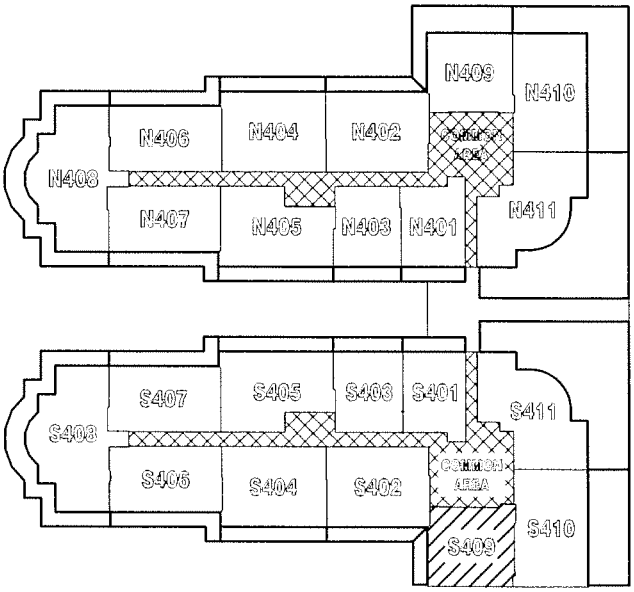


S409 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

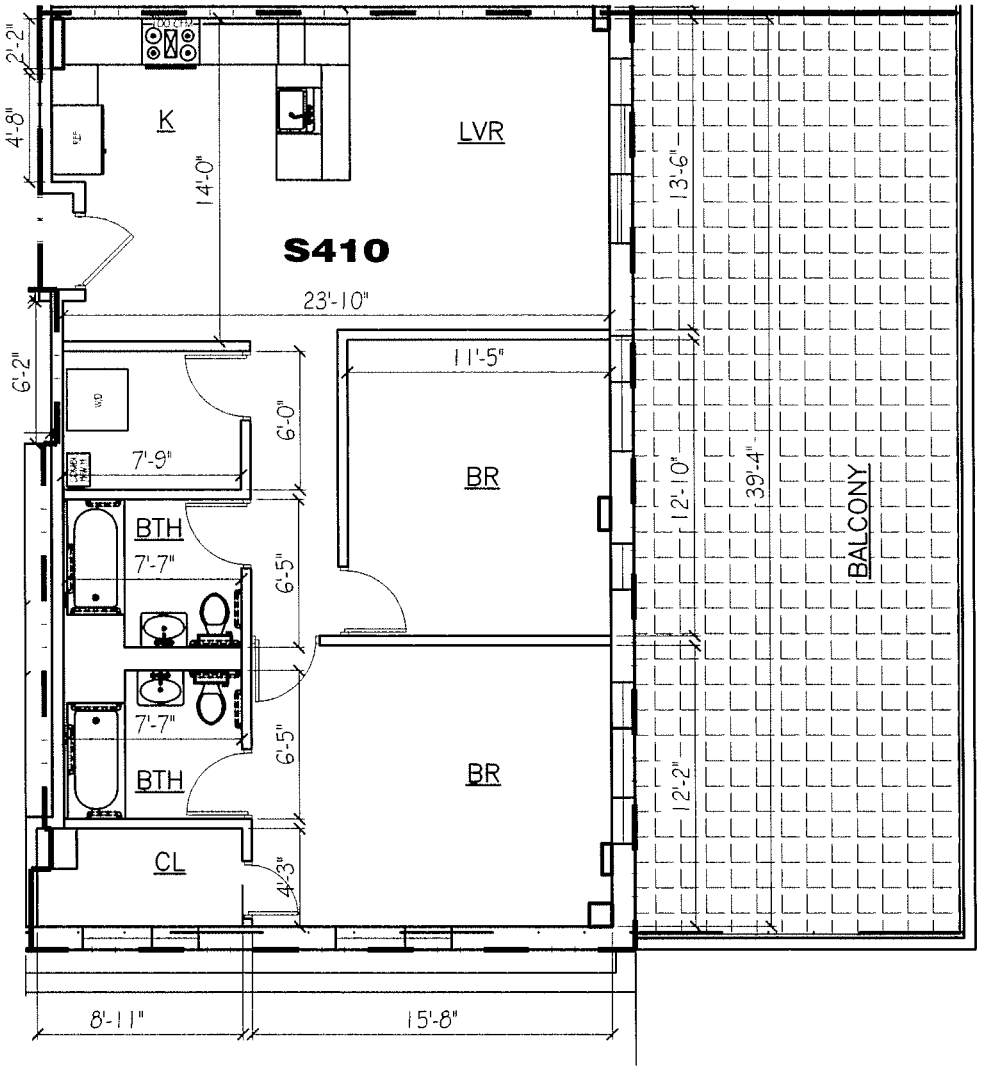


4TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



S410 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

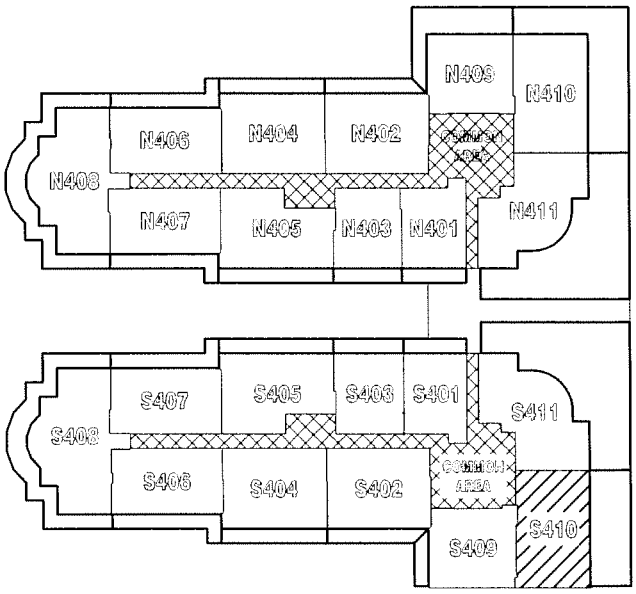
S410
NET F.A.: 1,040.67 SF
GROSS F.A.: 1,221.07 SF
BALCONY F.A.: 573.20 SF

N

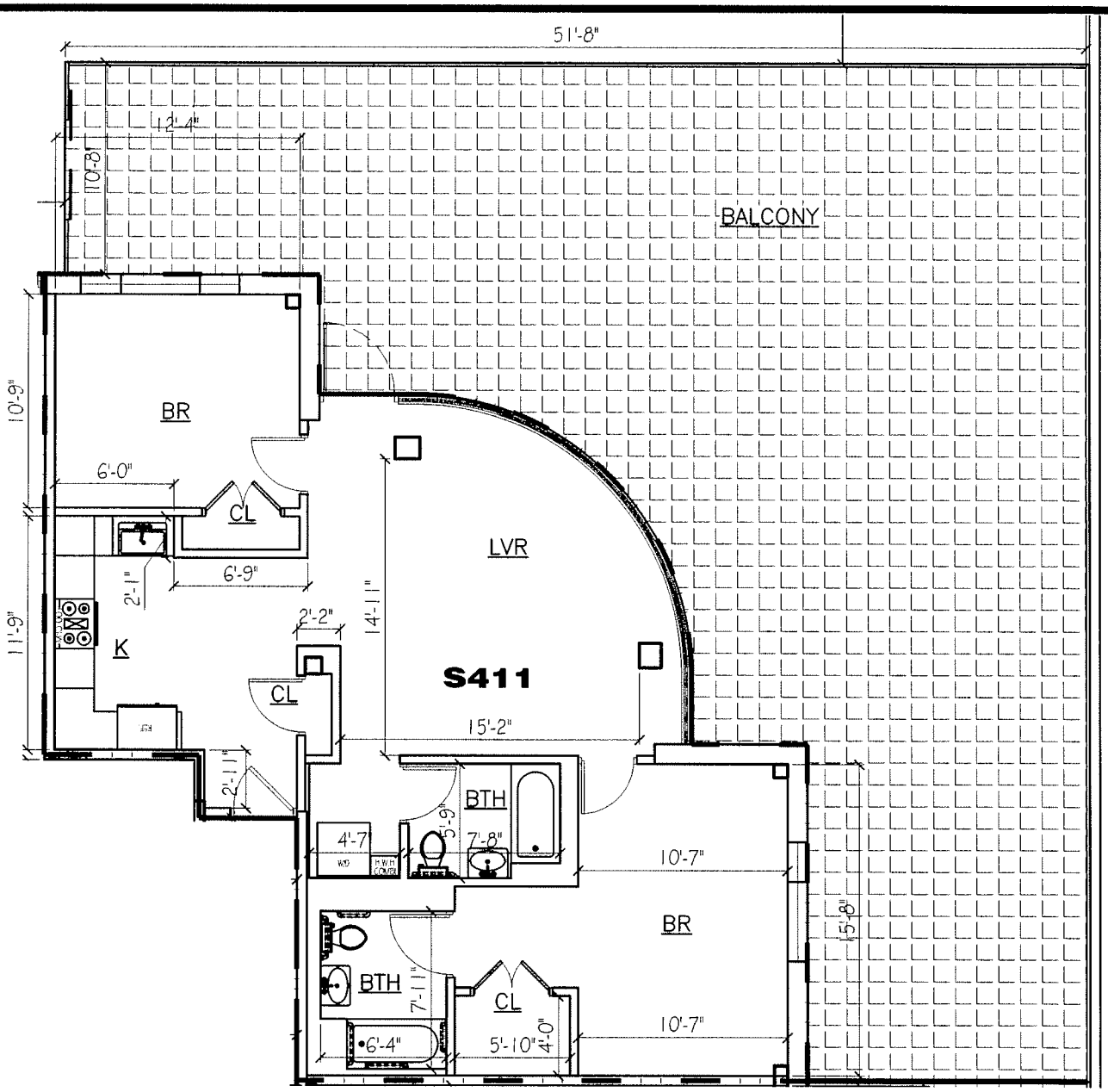
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



4TH FLOOR KEY PLAN



S411 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

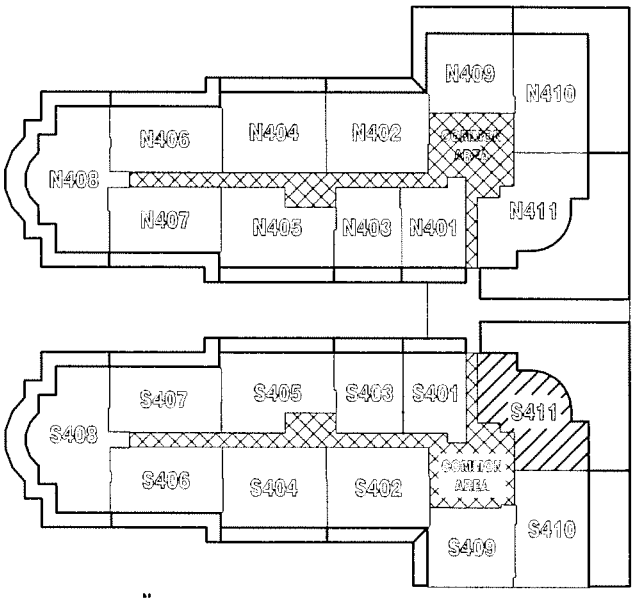
S411
NET F.A.: 1,074.40 SF
GROSS F.A.: 1,260.65 SF
BALCONY F.A.: 1,424.65 SF

N

FLOOR AREA DISTRIBUTIONS

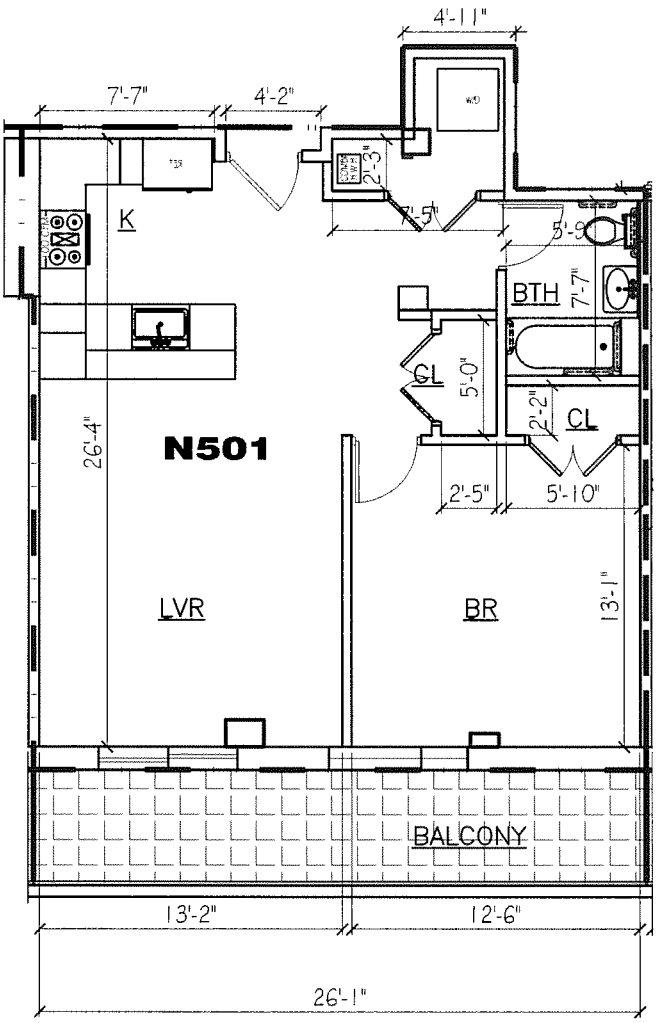
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



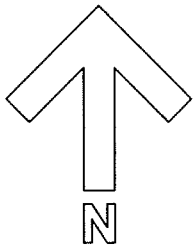
4TH FLOOR KEY PLAN

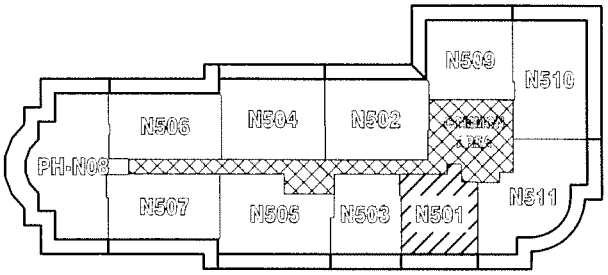
N501
NET F.A.: 747.01 SF
GROSS F.A.: 876.51 SF
BALCONY F.A.: 133.11 SF

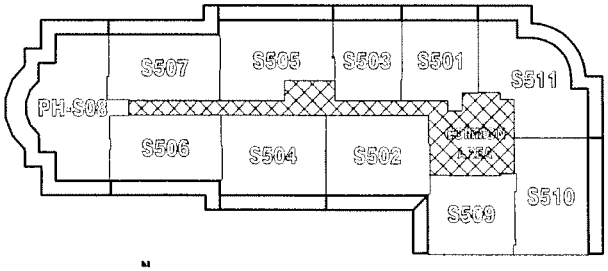


N501 UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0"







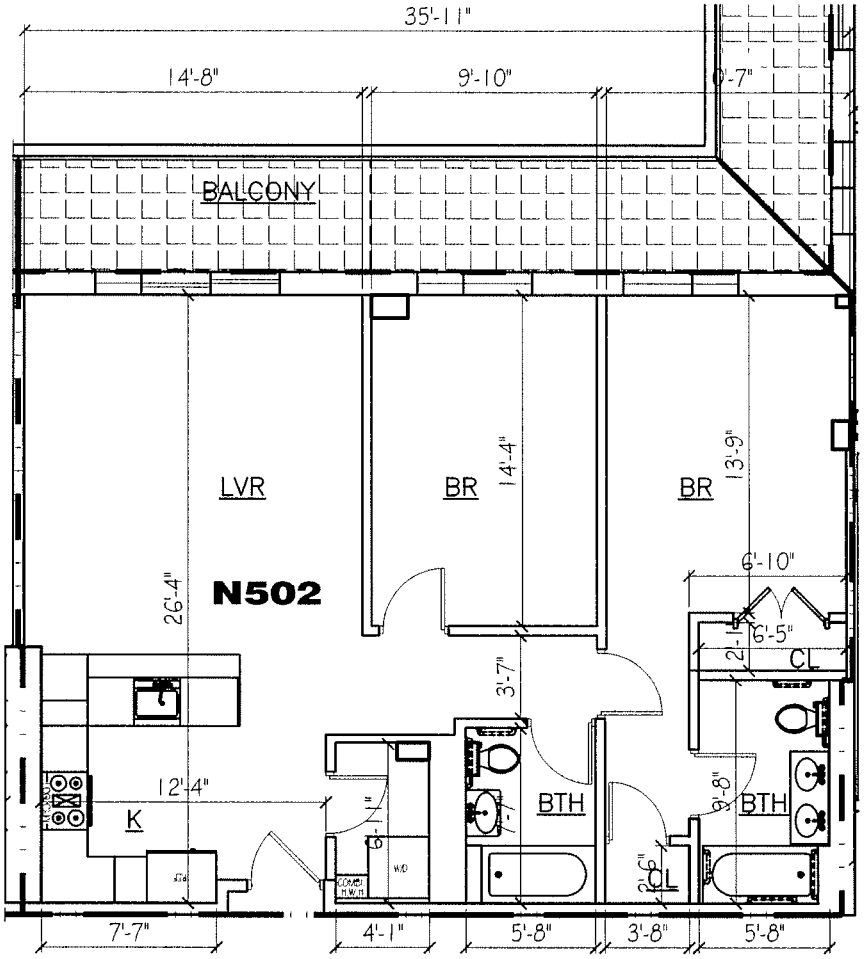
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

5TH FLOOR KEY PLAN

N502
NET F.A.: 1,001.49 SF
GROSS F.A.: 1,175.10 SF
BALCONY F.A.: 164.25 SF

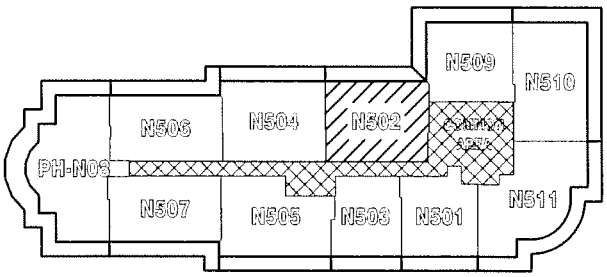


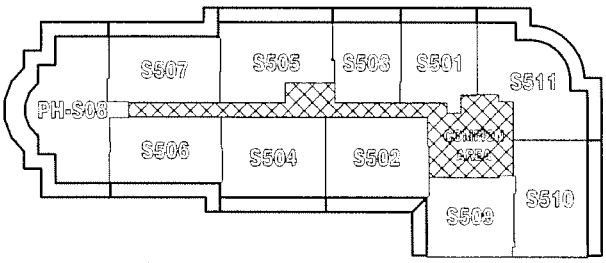
N502 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N





N

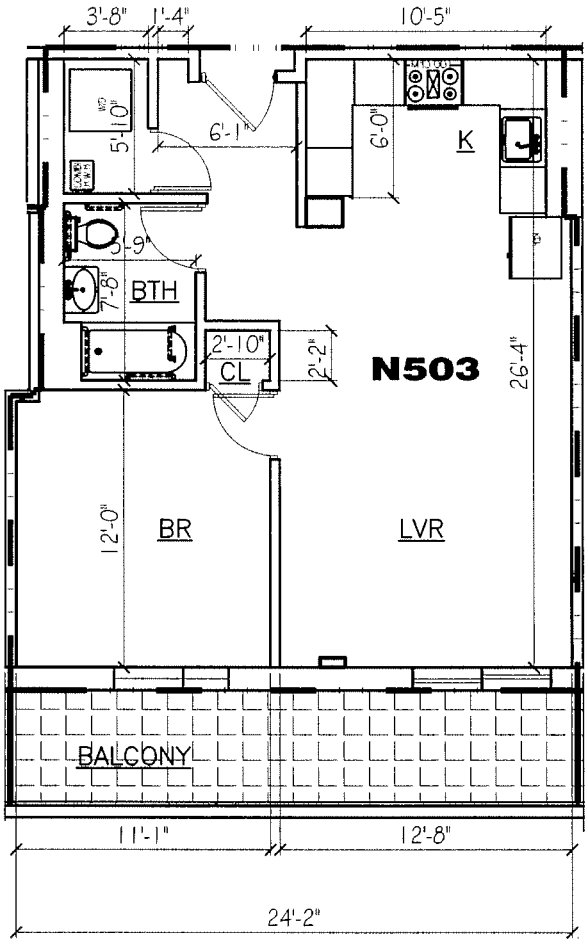
5TH FLOOR KEY PLAN

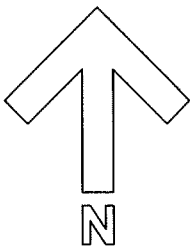
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

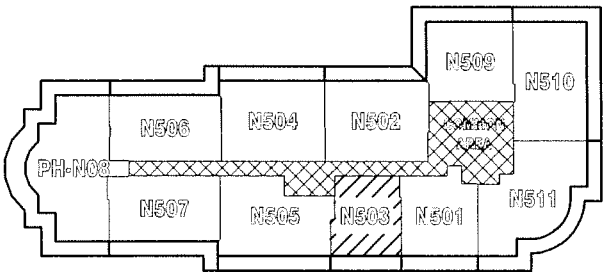
N503
NET F.A.: 661.12 SF
GROSS F.A.: 775.73 SF
BALCONY F.A.: 123.33 SF

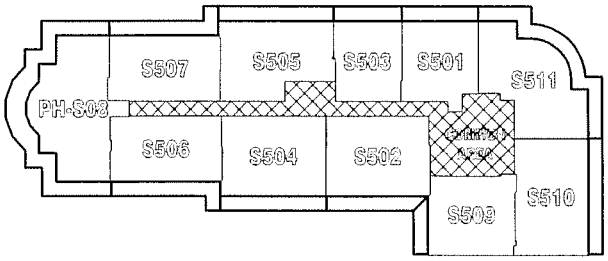




N503 UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0"





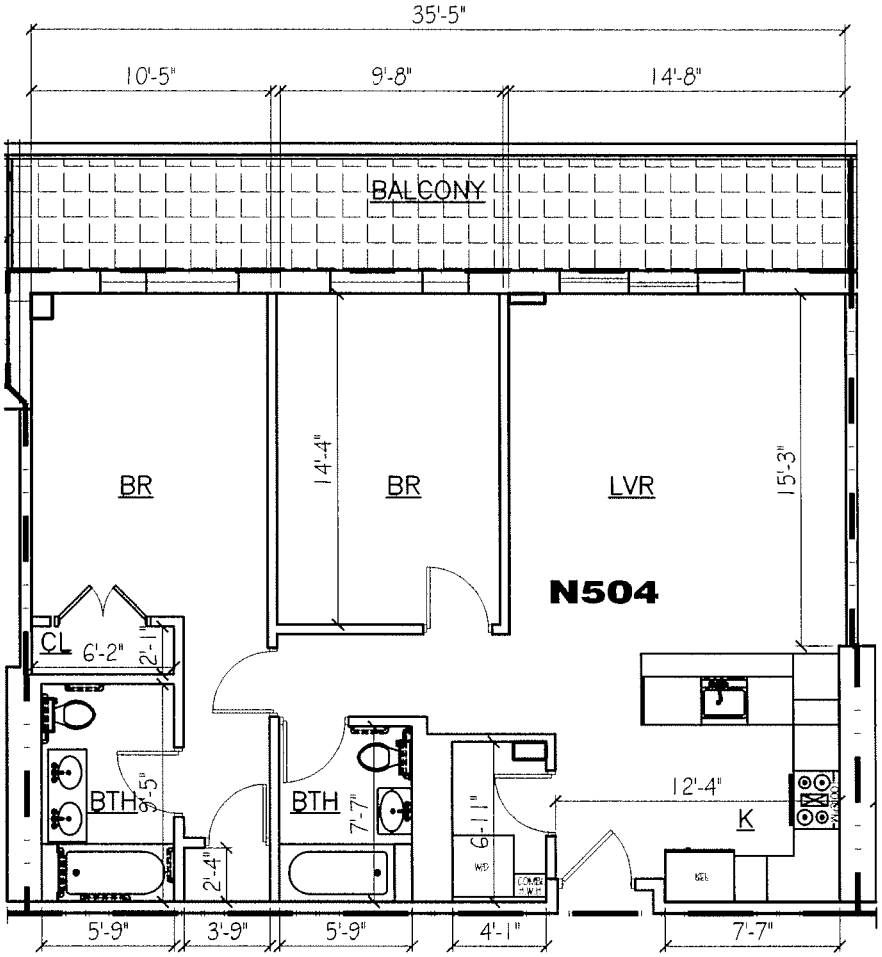
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

5TH FLOOR KEY PLAN

N504
NET F.A.: 1,005.70 SF
GROSS F.A.: 1,180.04 SF
BALCONY F.A.: 183.33 SF

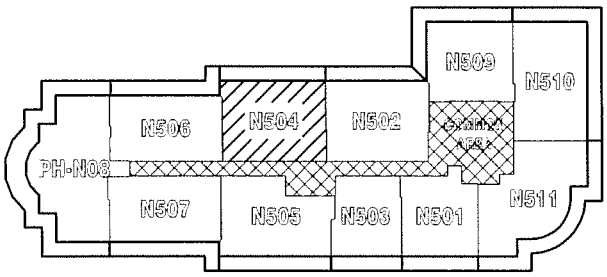


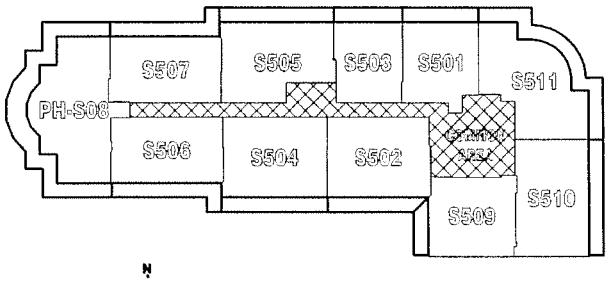
N504 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N





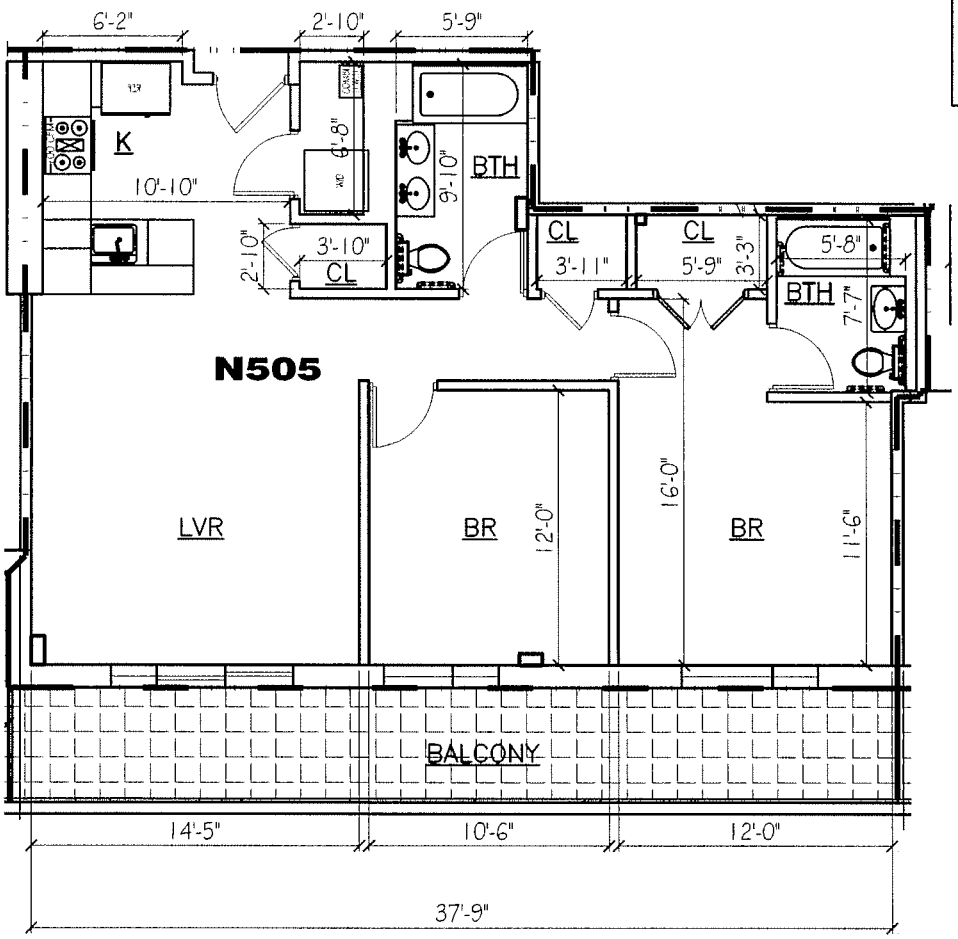
5TH FLOOR KEY PLAN

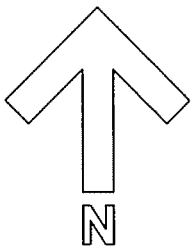
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

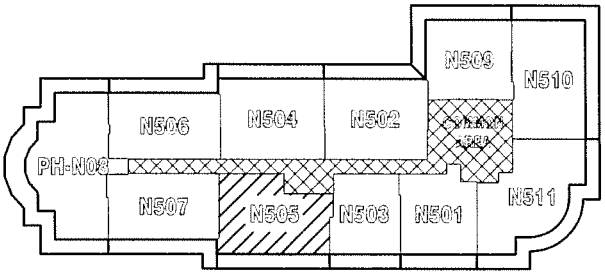
N505
NET F.A.: 969.61 SF
GROSS F.A.: 1,137.69 SF
BALCONY F.A.: 195.00 SF

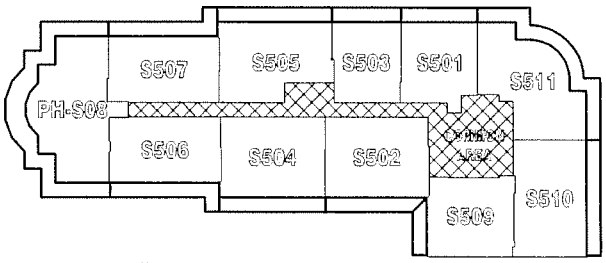




N505 UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0"





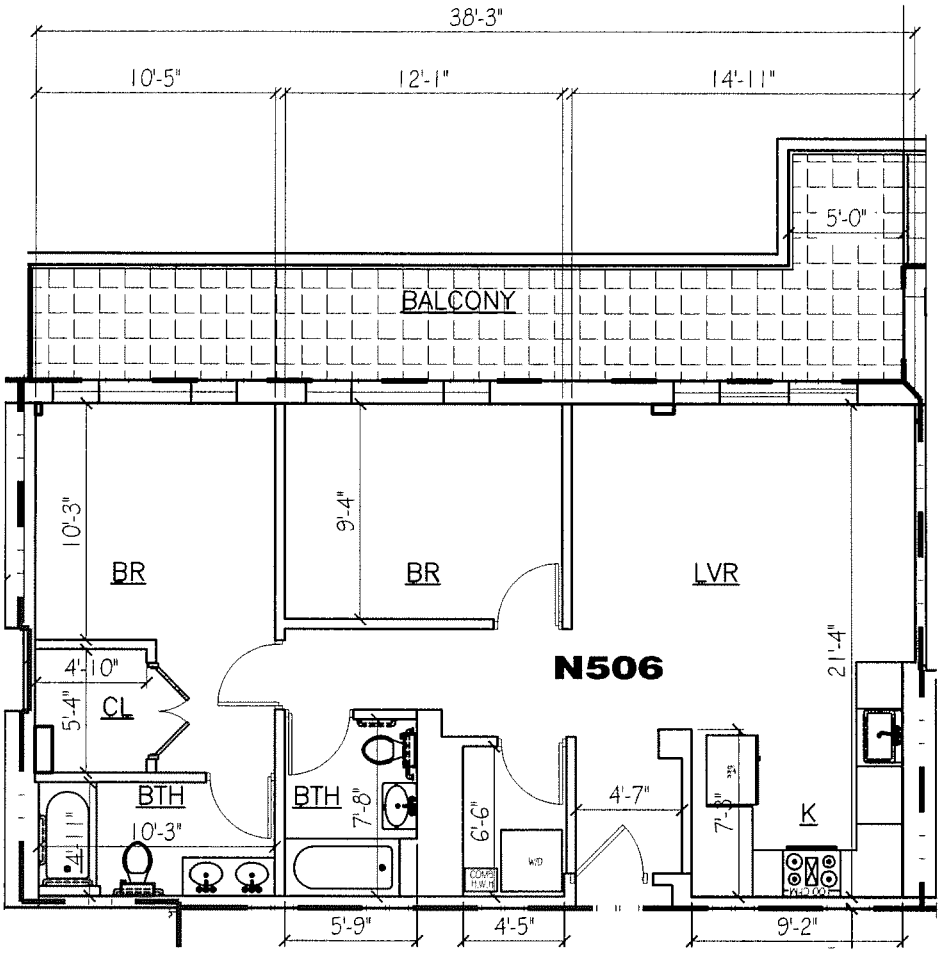
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

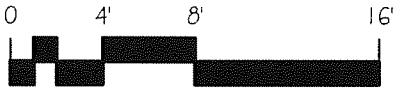
COMMON AREA (STAIR & CORRIDOR)

5TH FLOOR KEY PLAN

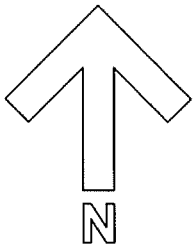
N506
NET F.A.: 890.54 SF
GROSS F.A.: 1,044.92 SF
BALCONY F.A.: 215.00 SF

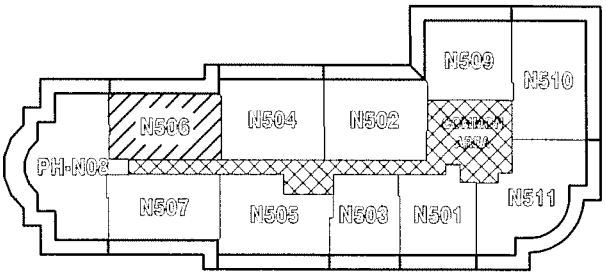


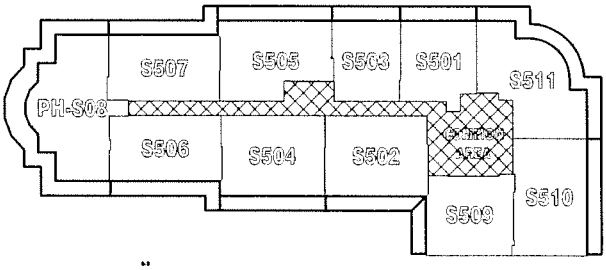
N506 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"







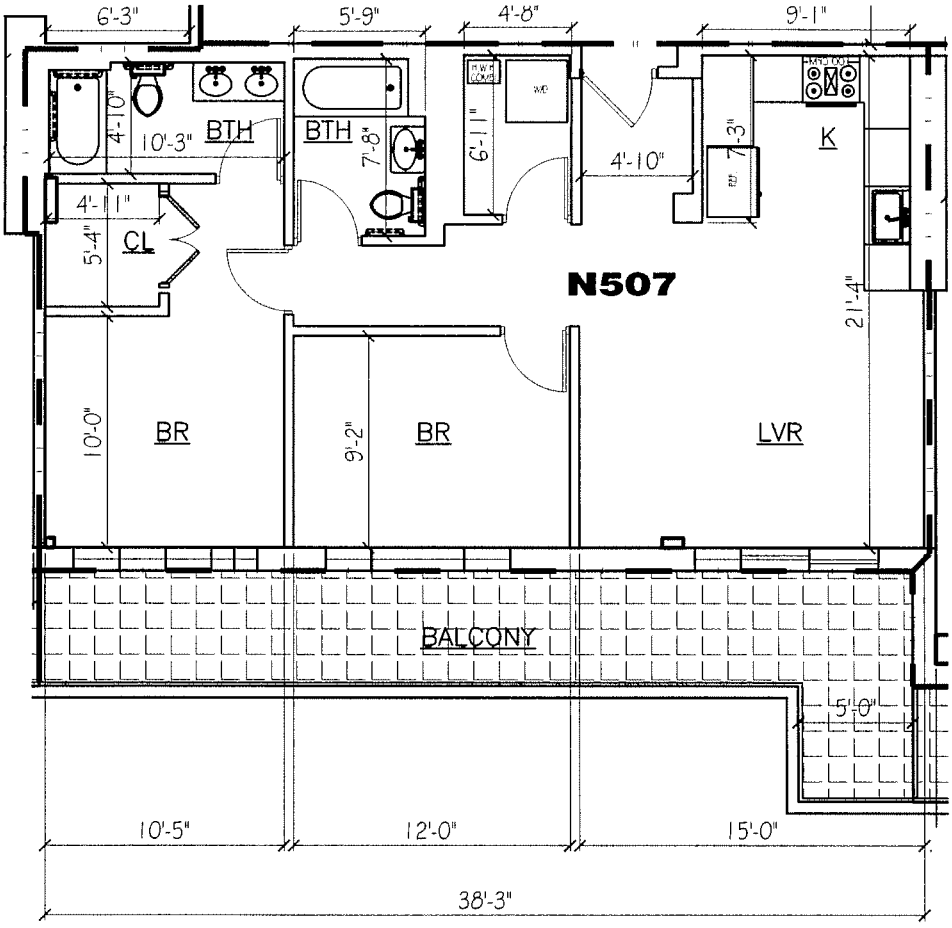
5TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

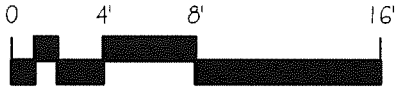
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

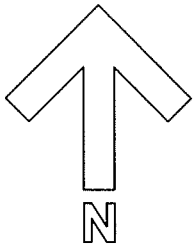
N507
NET F.A.: 887.33 SF
GROSS F.A.: 1,041.15 SF
BALCONY F.A.: 215.00 SF

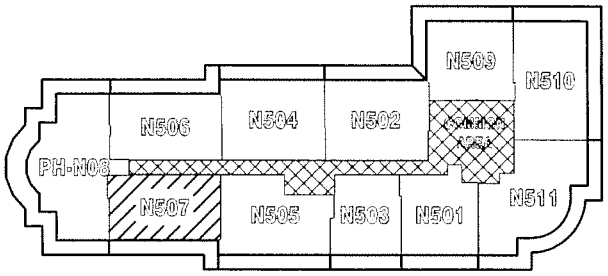


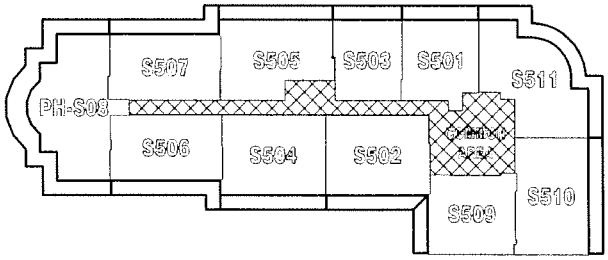
N507 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"







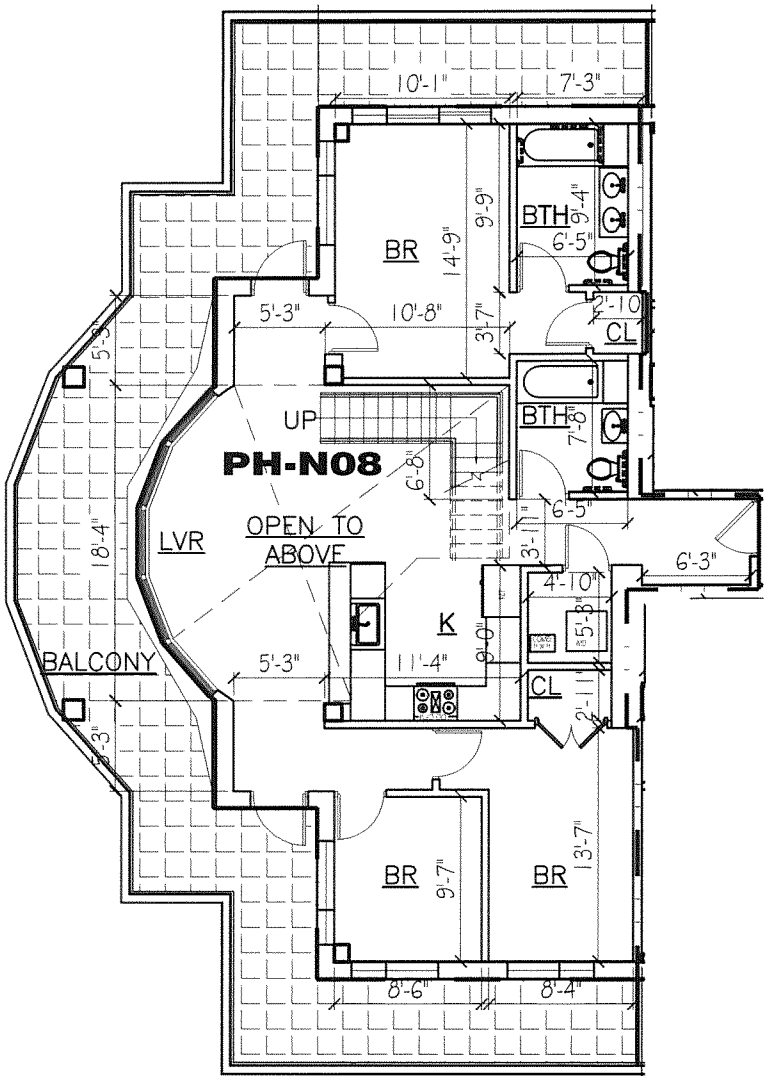
5TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

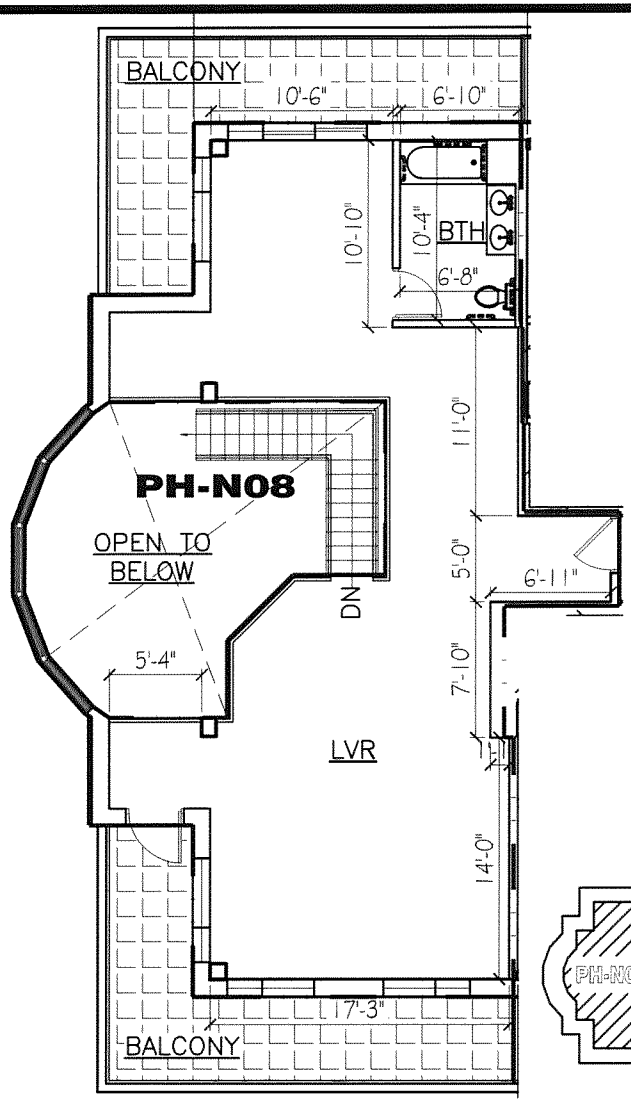
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

PH-N08
NET F.A.: 2,146.87 SF
GROSS F.A.: 2,519.04 SF
BALCONY F.A.: 958.88 SF



5TH FLOOR



PENTHOUSE

PH–N08 UNIT FLOOR PLAN

0 3' 6' 12'

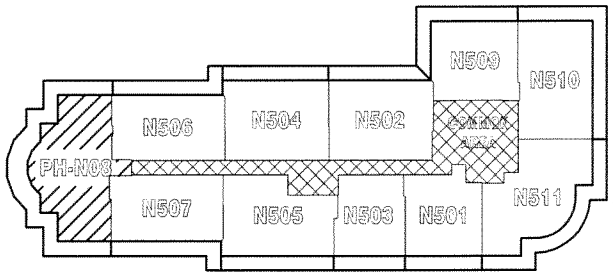
SCALE: 3/32" = 1'-0"

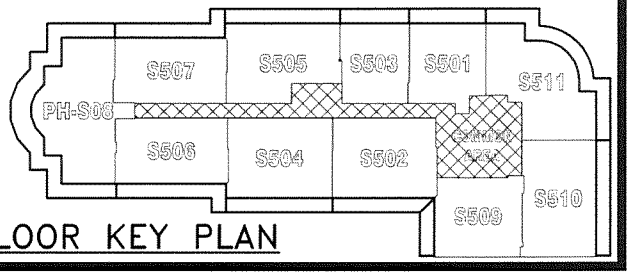
N

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

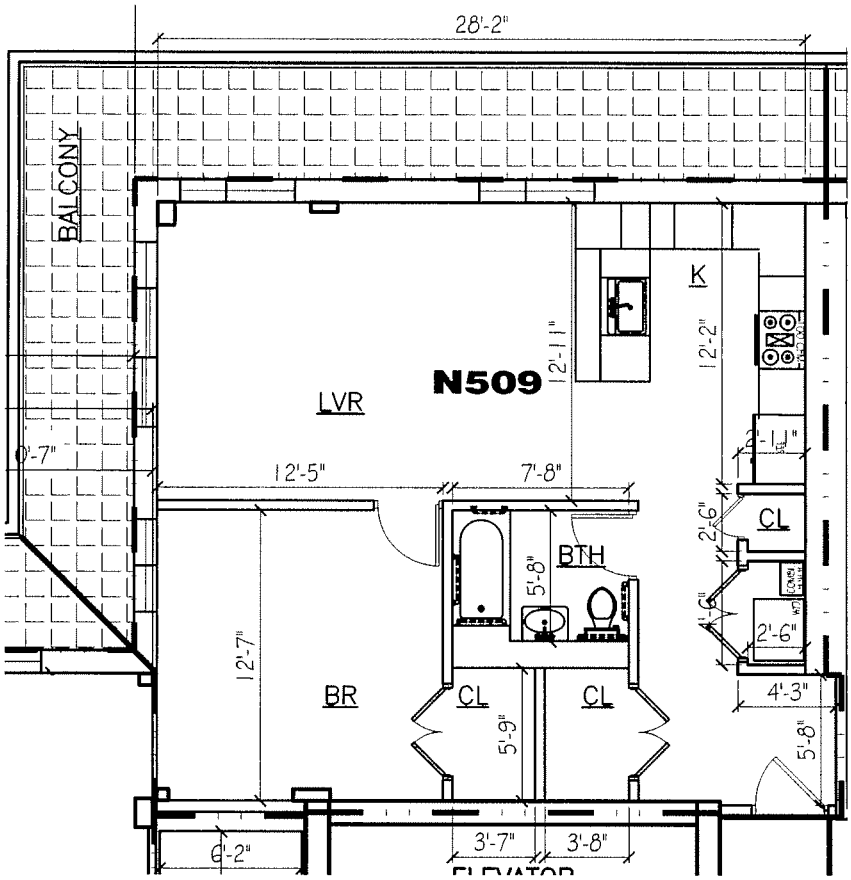
COMMON AREA (STAIR & CORRIDOR)





5TH FLOOR KEY PLAN

N509
NET F.A.: 824.83 SF
GROSS F.A.: 967.82 SF
BALCONY F.A.: 267.36 SF

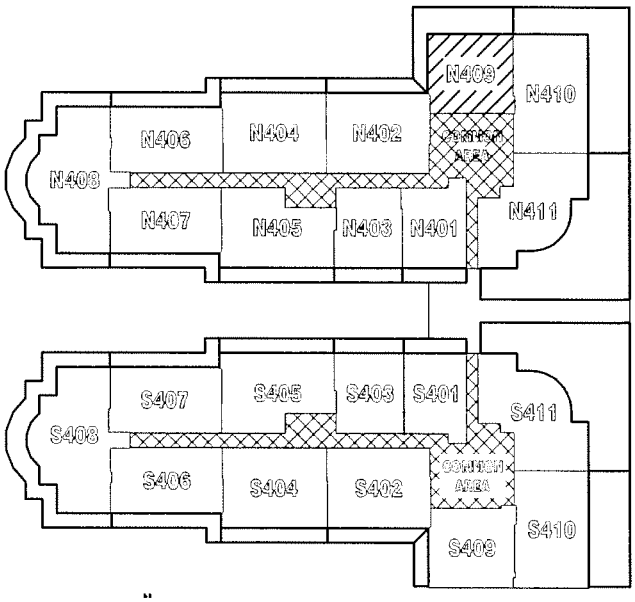


N509 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N

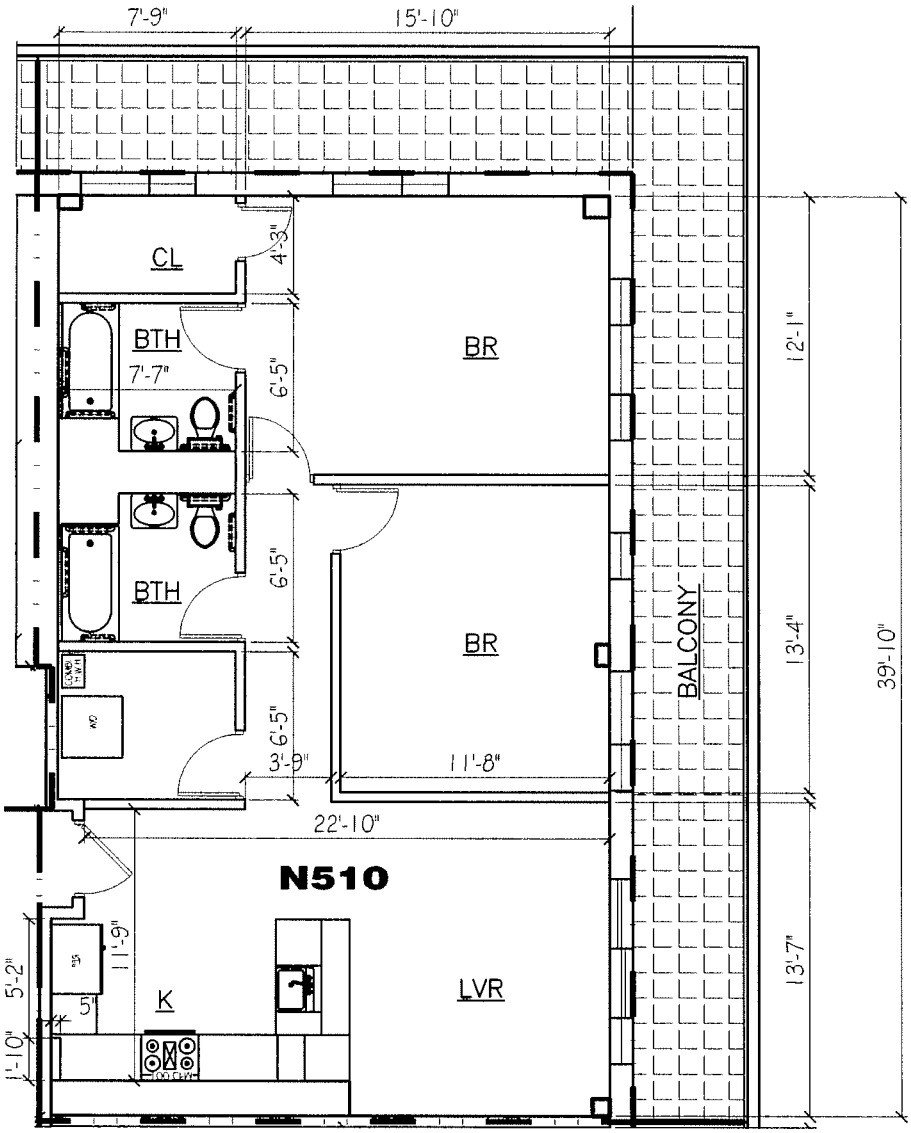


5TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



N510 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

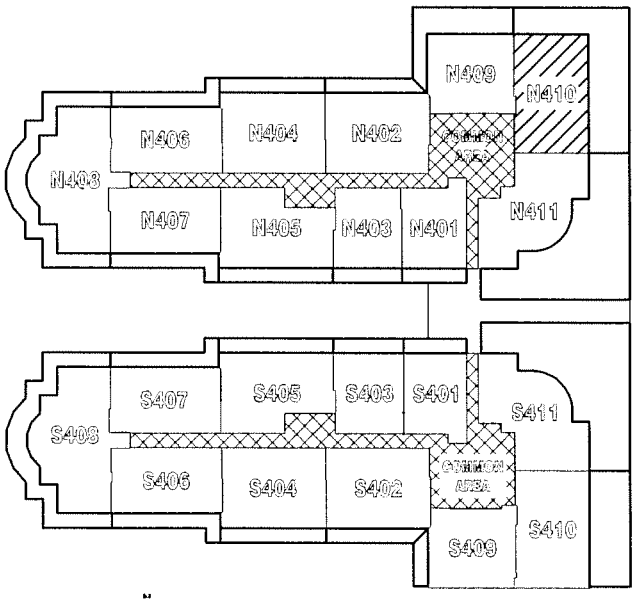
N510
NET F.A.: 1,059.01 SF
GROSS F.A.: 1,242.59 SF
BALCONY F.A.: 361.77 SF

N

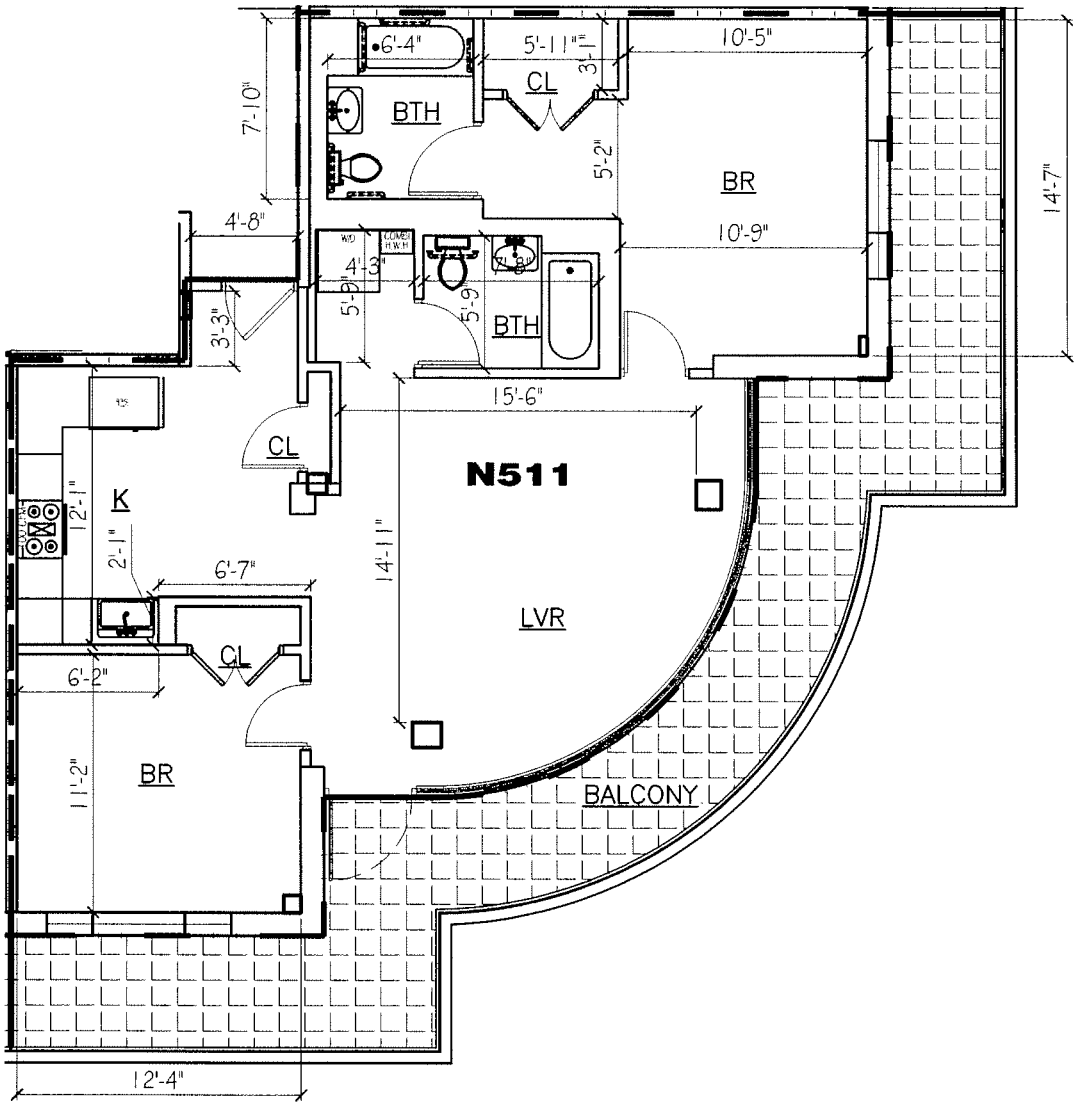
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



5TH FLOOR KEY PLAN



N511 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

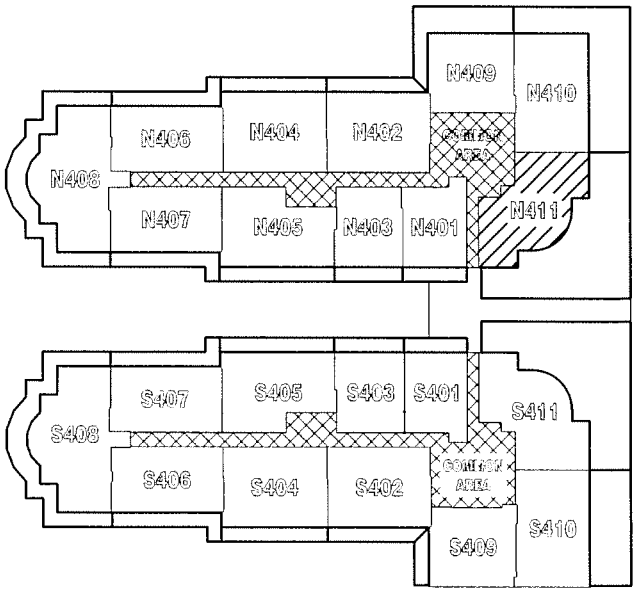
N511
NET F.A.: 1,063.05 SF
GROSS F.A.: 1,247.33 SF
BALCONY F.A.: 380.83 SF

N

FLOOR AREA DISTRIBUTIONS

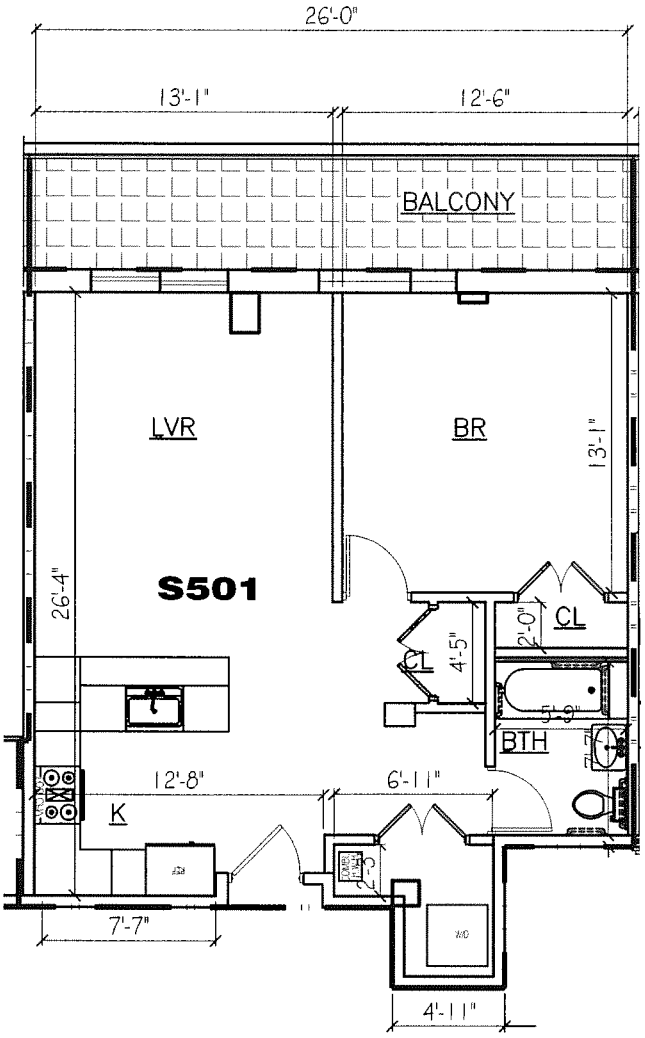
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

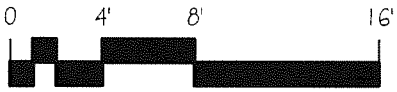


5TH FLOOR KEY PLAN

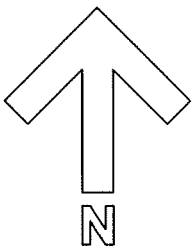
S501
NET F.A.: 742.87 SF
GROSS F.A.: 871.65 SF
BALCONY F.A.: 132.54 SF

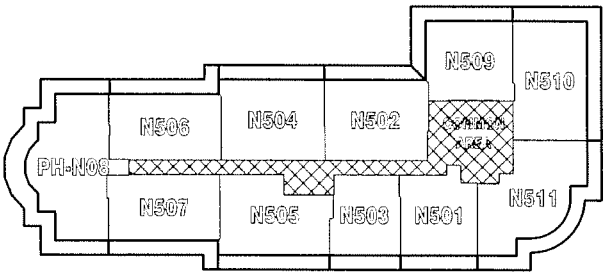


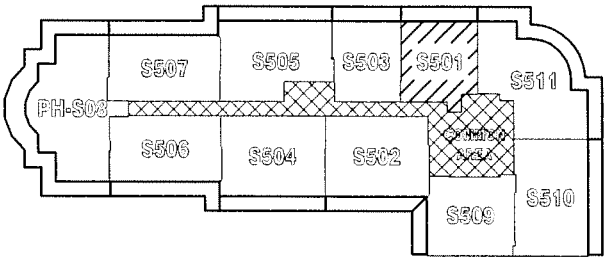
S501 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"







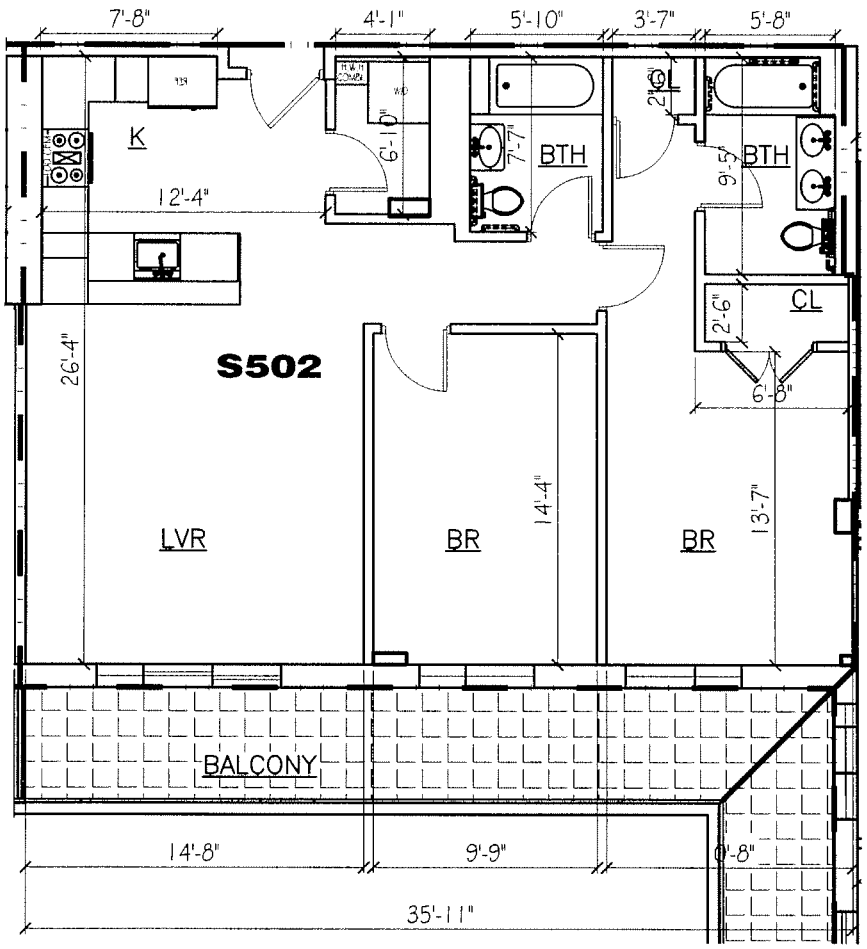
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

5TH FLOOR KEY PLAN

S502
NET F.A.: 1,002.61 SF
GROSS F.A.: 1,176.41 SF
BALCONY F.A.: 163.12 SF

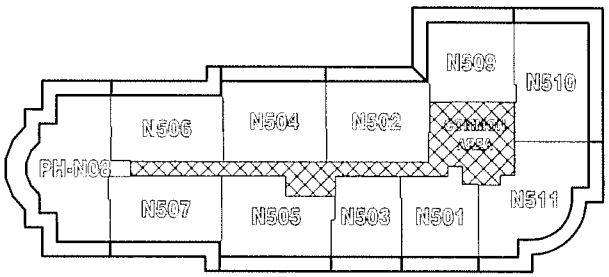


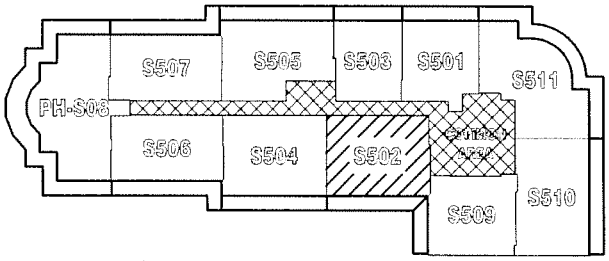
N

S502 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"





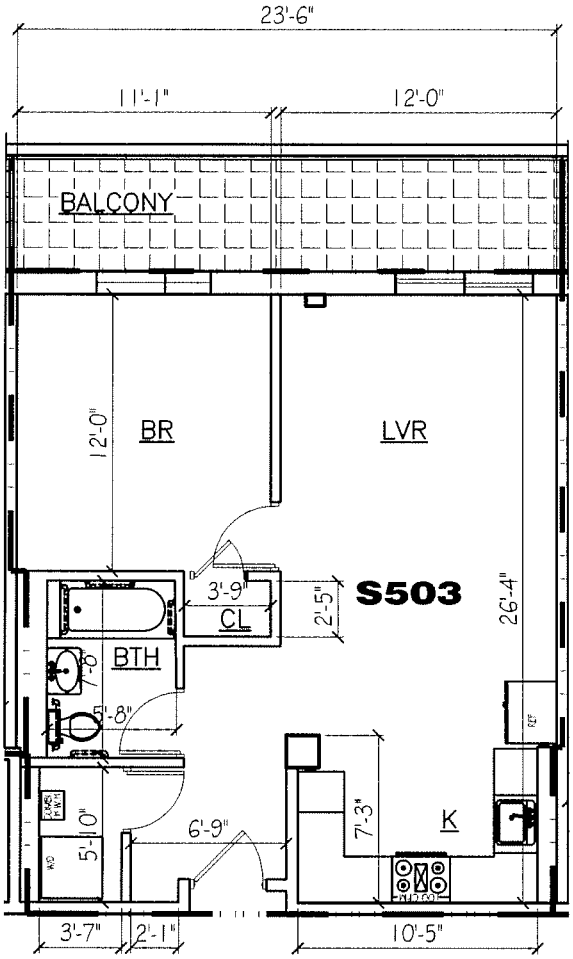
5TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

S503
NET F.A.: 654.60 SF
GROSS F.A.: 768.08 SF
BALCONY F.A.: 119.58 SF

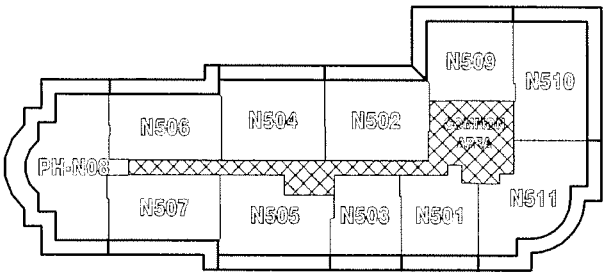


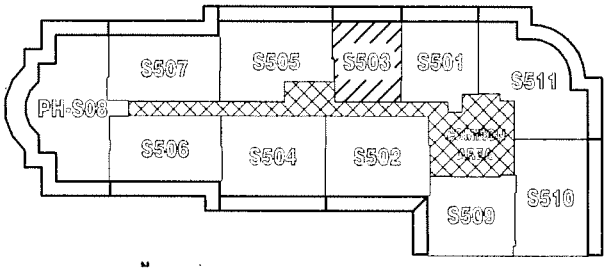
S503 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N





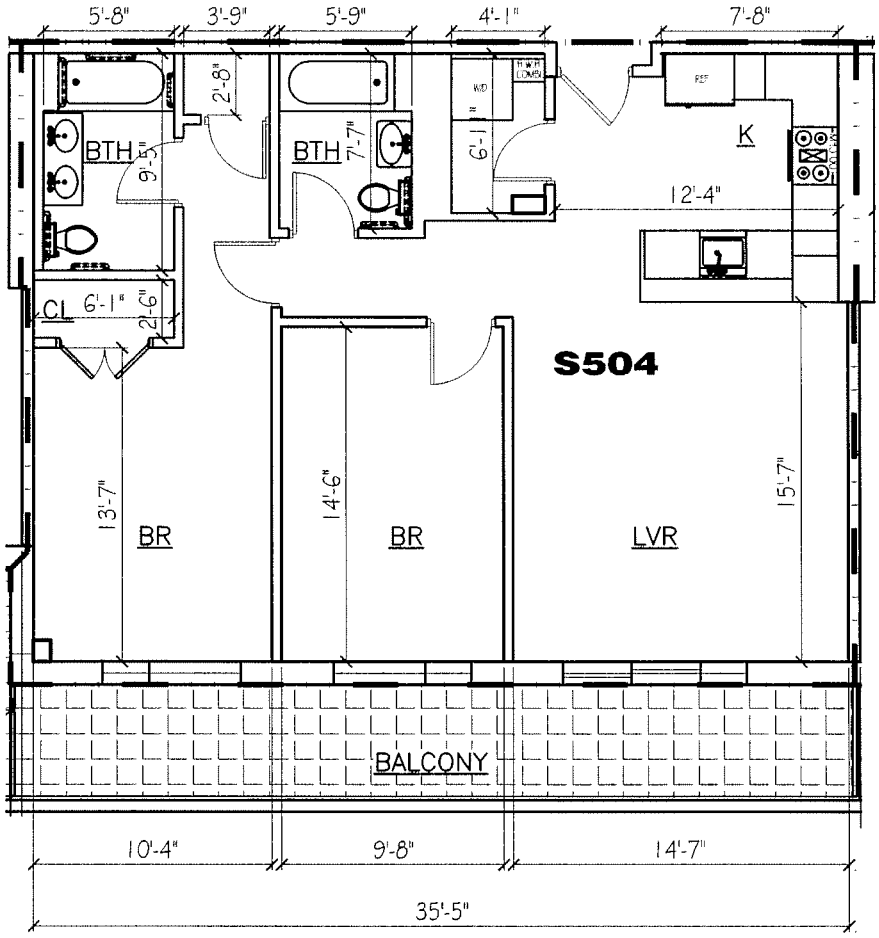
5TH FLOOR KEY PLAN

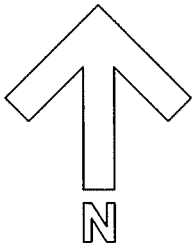
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

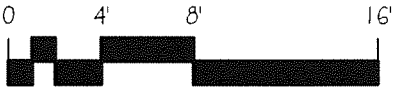
COMMON AREA (STAIR & CORRIDOR)

S504
NET F.A.: 1,008.23 SF
GROSS F.A.: 1,183.01 SF
BALCONY F.A.: 184.46 SF

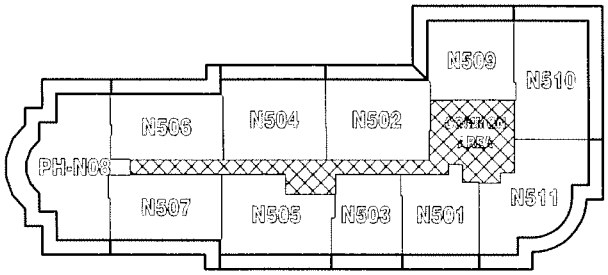


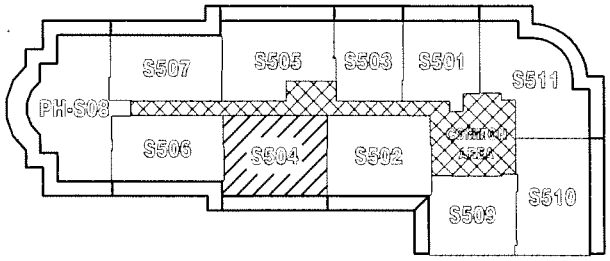


S504 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"





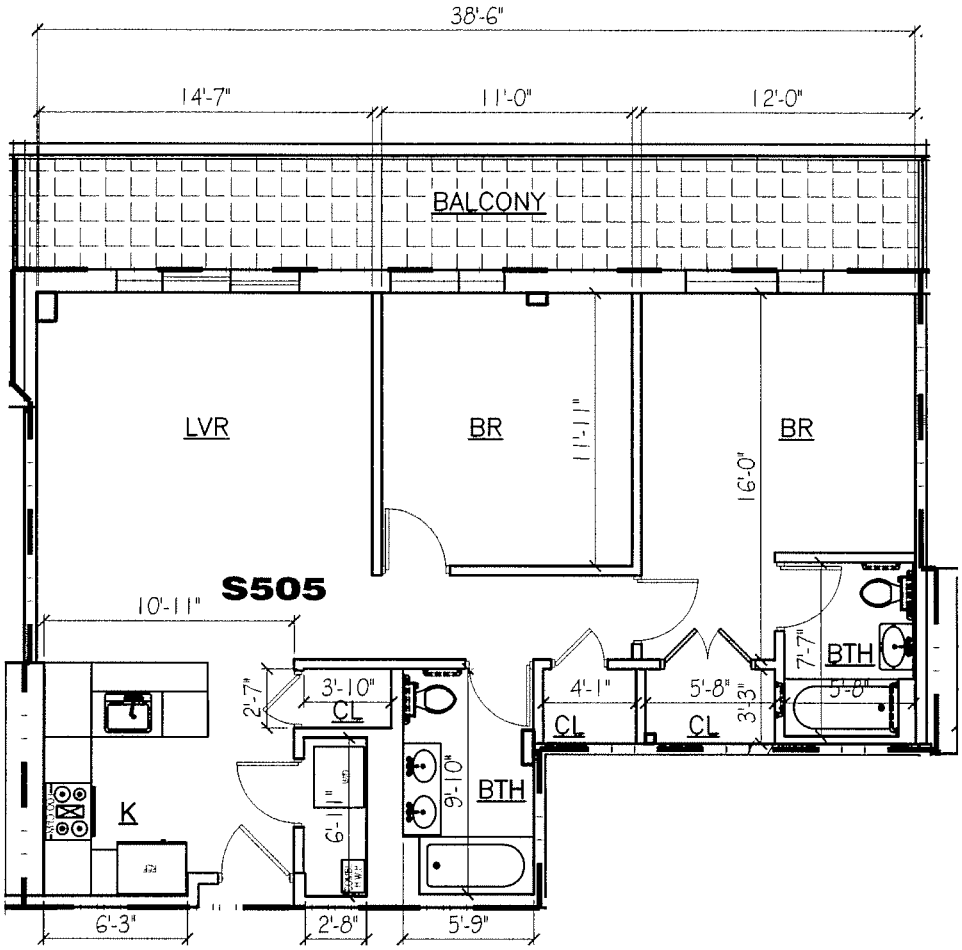
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

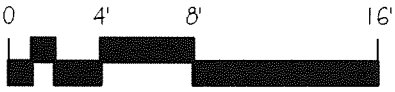
COMMON AREA (STAIR & CORRIDOR)

5TH FLOOR KEY PLAN

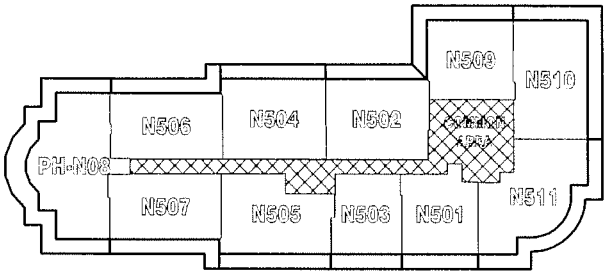
S505
NET F.A.: 982.32 SF
GROSS F.A.: 1,152.61 SF
BALCONY F.A.: 199.32 SF

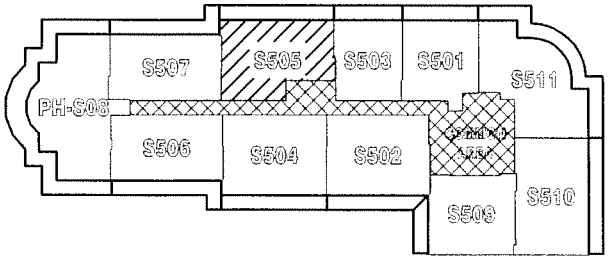


S505 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"





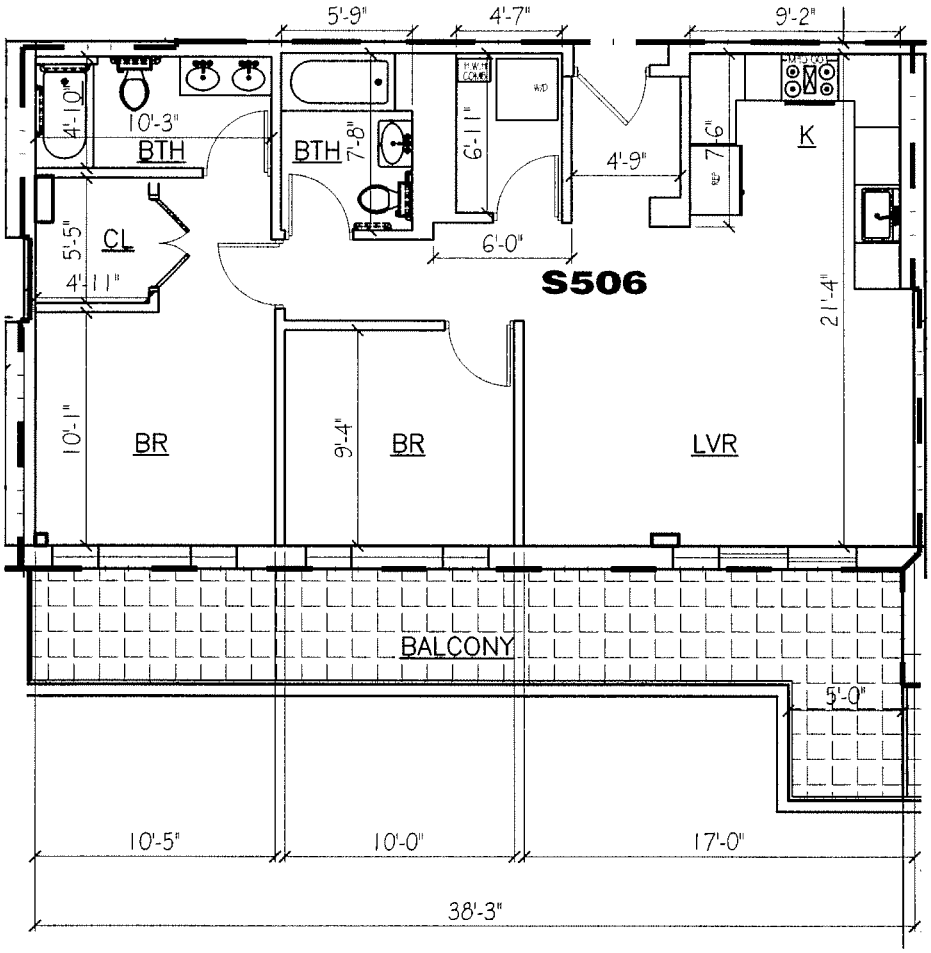
5TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

S506
NET F.A.: 887.05 SF
GROSS F.A.: 1,040.82 SF
BALCONY F.A.: 215.00 SF

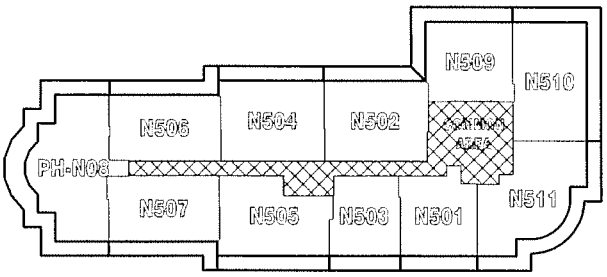


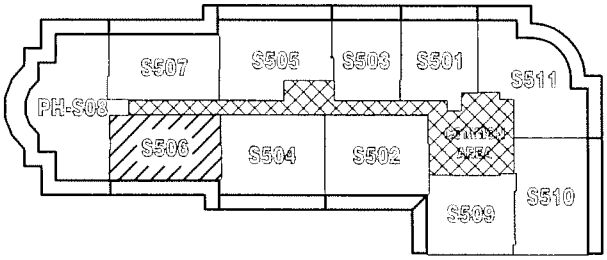
N

S506 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"





N

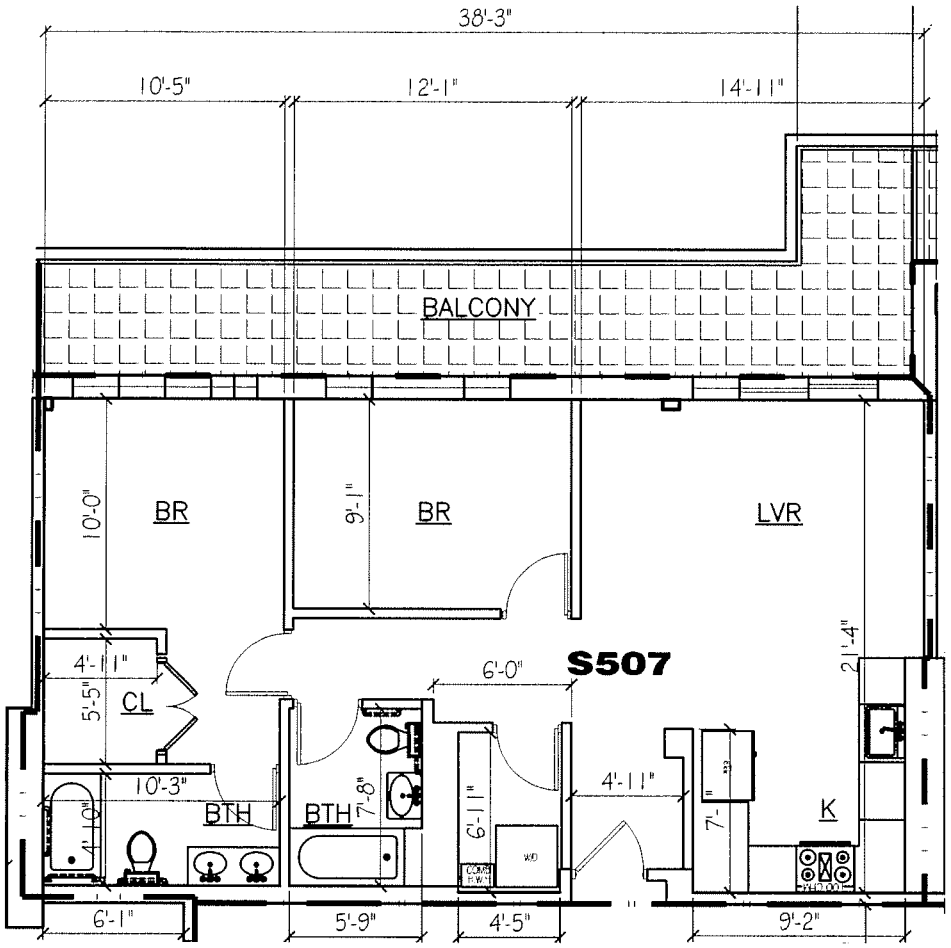
5TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

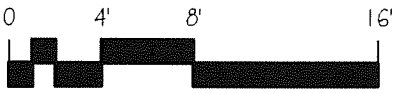
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

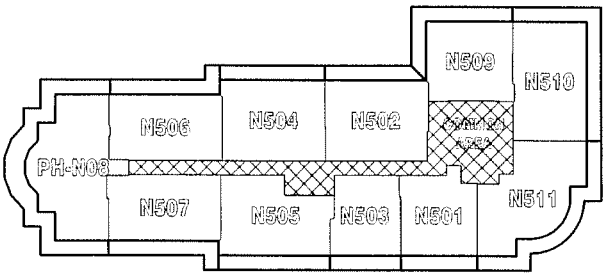
S507
NET F.A.: 885.33 SF
GROSS F.A.: 1,038.80 SF
BALCONY F.A.: 215.00 SF

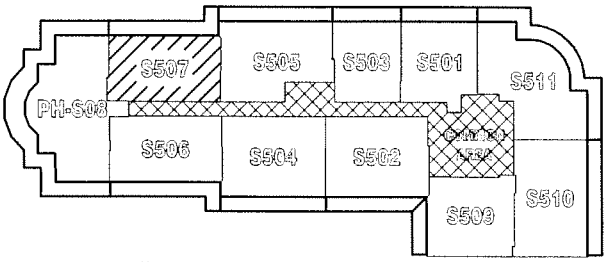


S507 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"





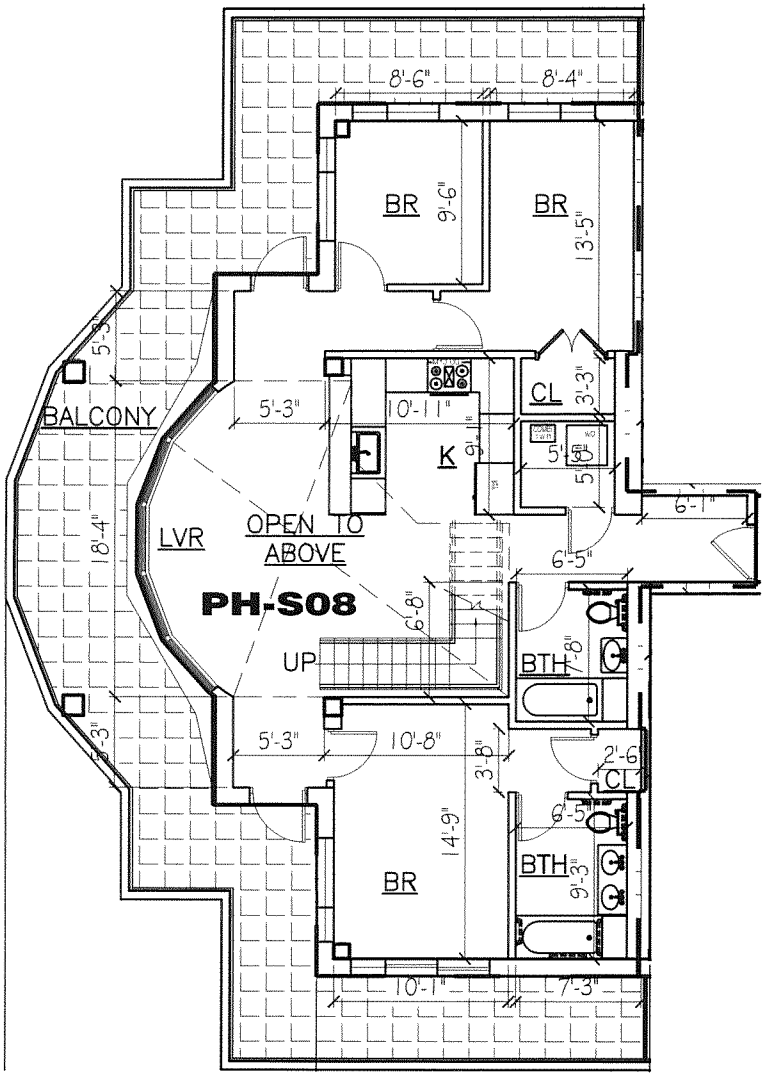
5TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

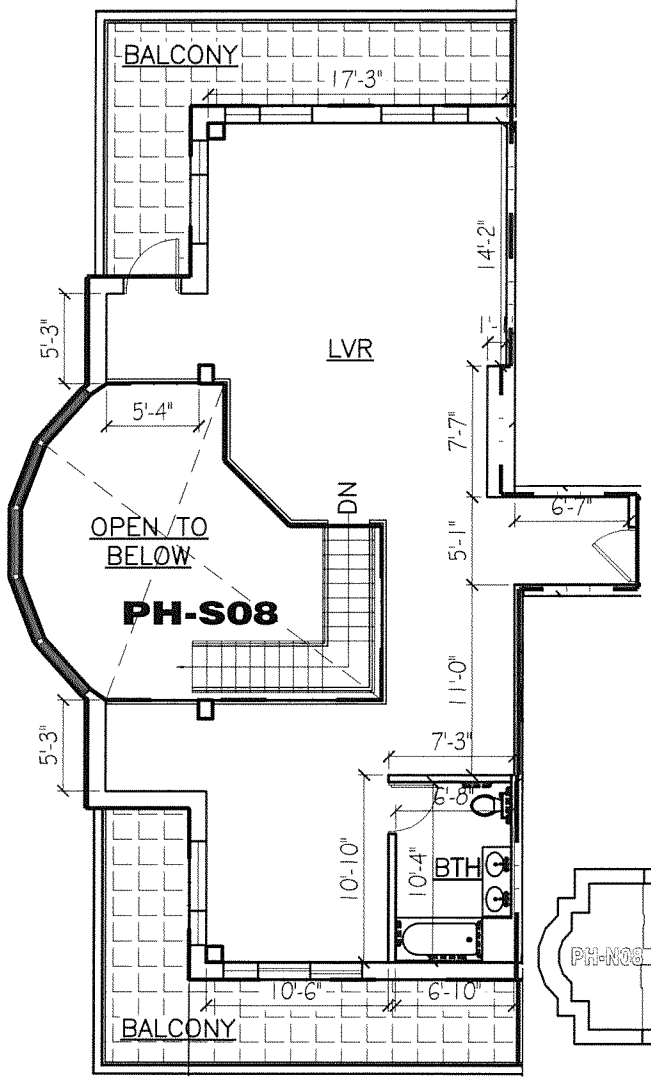
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

PH-S08
NET F.A.: 2,152.50 SF
GROSS F.A.: 2,525.64 SF
BALCONY F.A.: 959.30 SF



5TH FLOOR



PENTHOUSE

PH-S08 UNIT FLOOR PLAN

0 3' 6' 12'

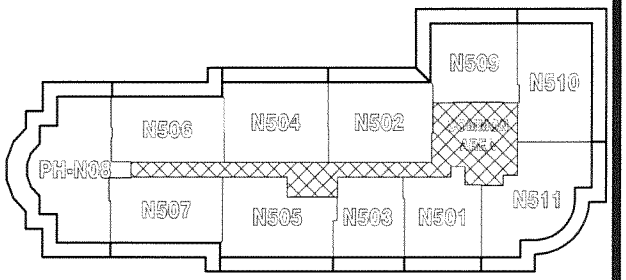
SCALE: 3/32" = 1'-0"

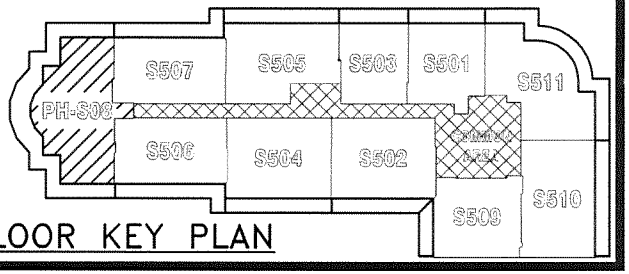
N

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

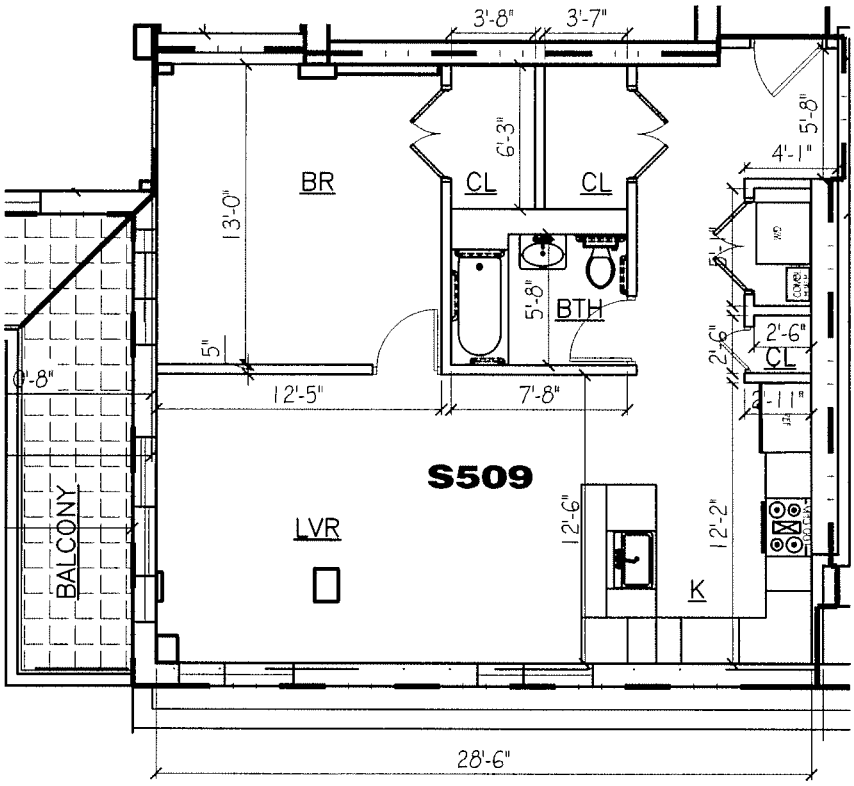
COMMON AREA (STAIR & CORRIDOR)





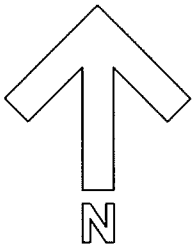
5TH FLOOR KEY PLAN

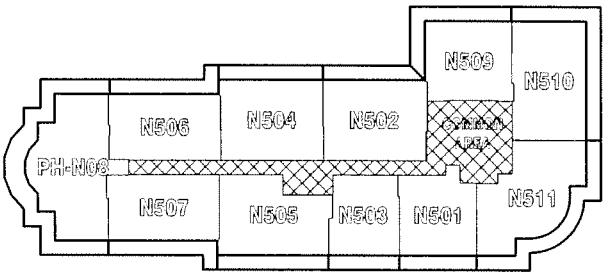
S509
NET F.A.: 832.81 SF
GROSS F.A.: 977.18 SF
BALCONY F.A.: 86.51 SF

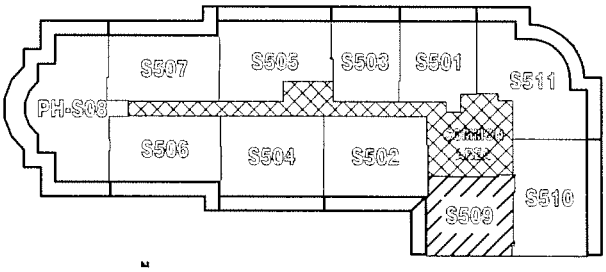


S509 UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0"







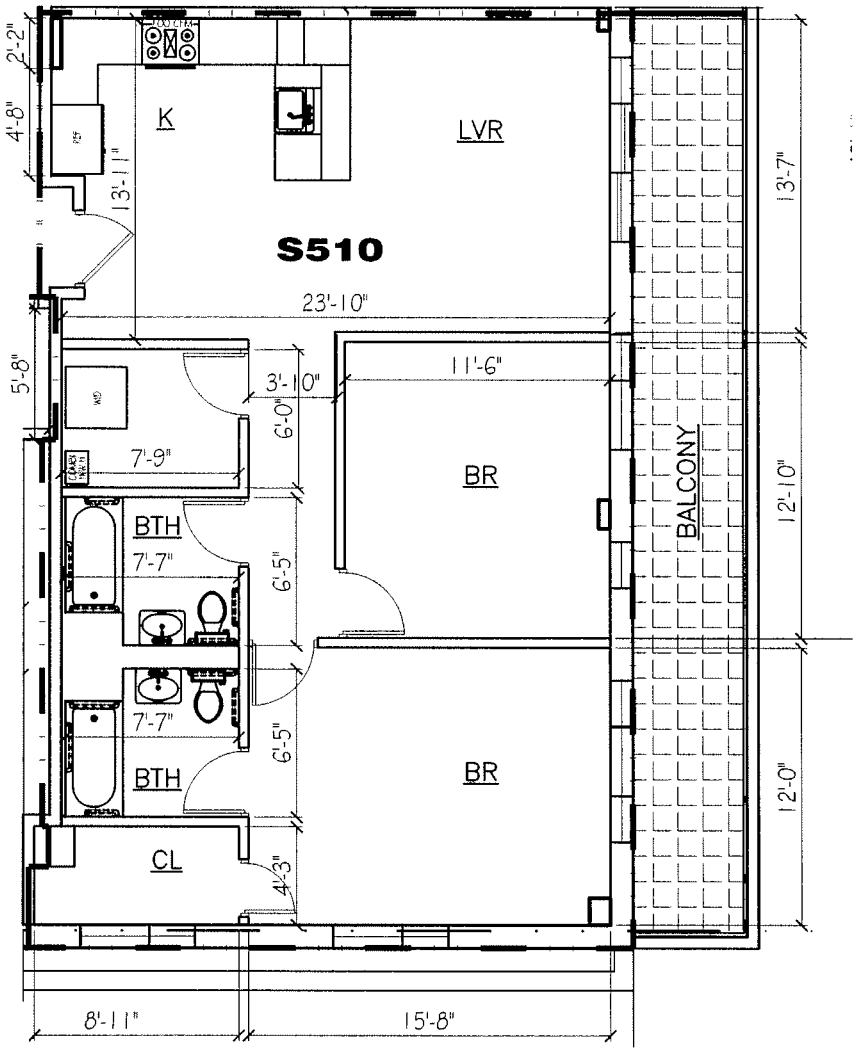
5TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

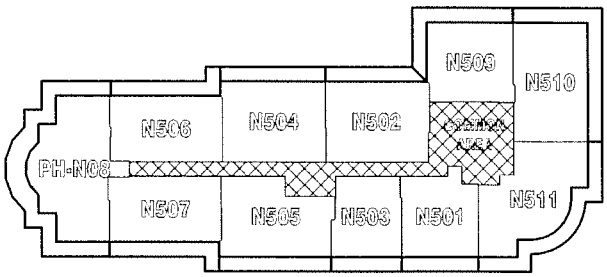
S510
NET F.A.: 1,038.75 SF
GROSS F.A.: 1,218.82 SF
BALCONY F.A.: 200.00 SF

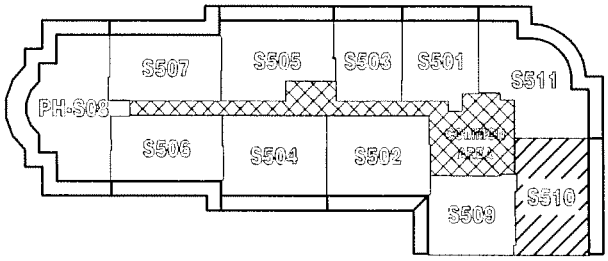


S510 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"



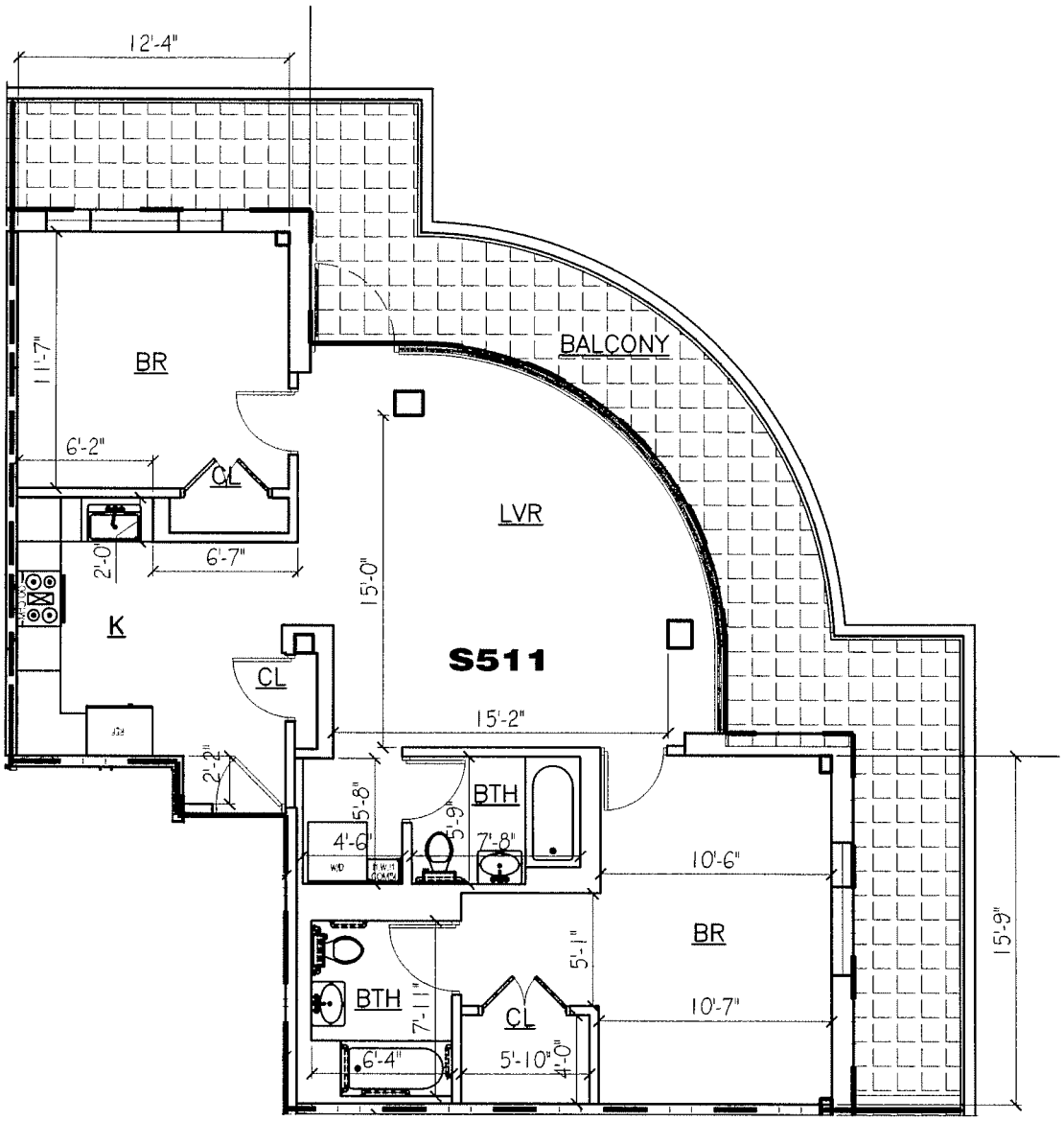


5TH FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



S511 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

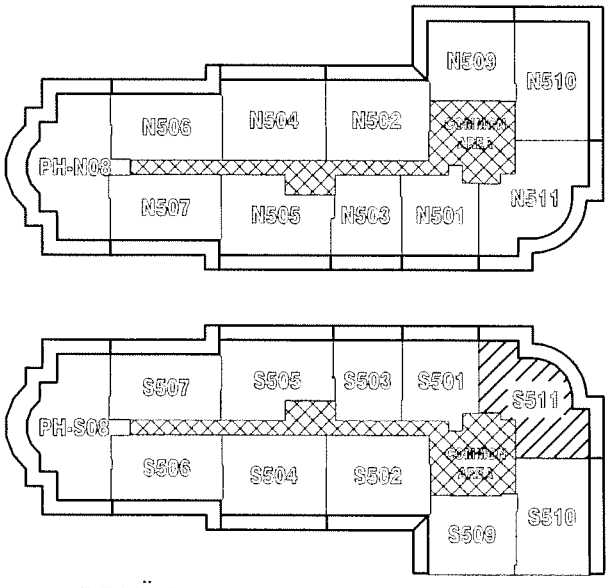
S511
NET F.A.: 1,076.17 SF
GROSS F.A.: 1,262.73 SF
BALCONY F.A.: 380.34 SF

N

FLOOR AREA DISTRIBUTIONS

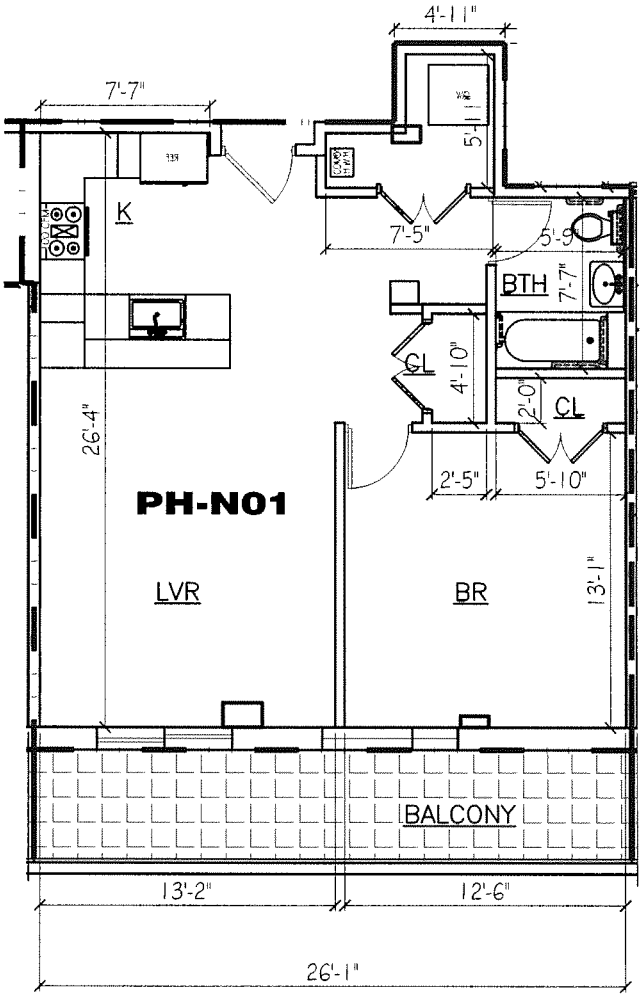
DESIGNATED DWELLING UNIT

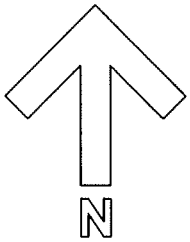
COMMON AREA (STAIR & CORRIDOR)



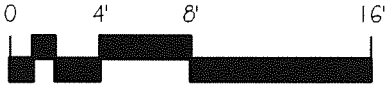
5TH FLOOR KEY PLAN

PH-N01
NET F.A.: 745.98 SF
GROSS F.A.: 875.30 SF
BALCONY F.A.: 133.11 SF

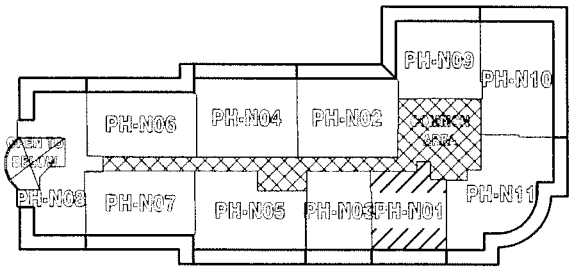


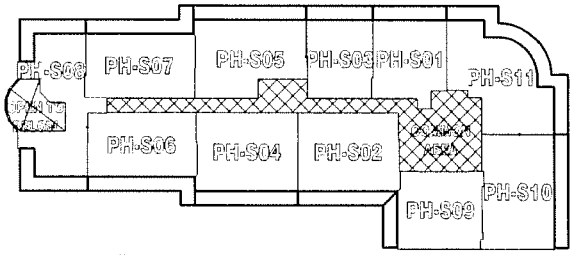


PH-N01 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"





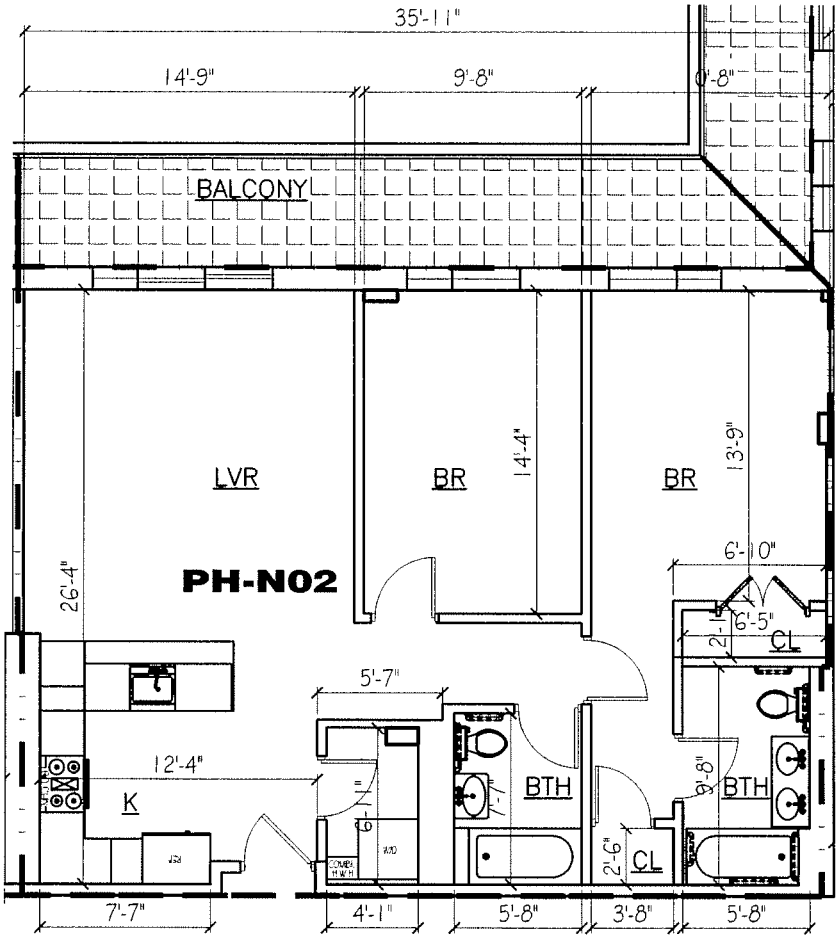
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

PENTHOUSE FLOOR KEY PLAN

PH-N02
NET F.A.: 1,000.09 SF
GROSS F.A.: 1,173.46 SF
BALCONY F.A.: 164.25 SF

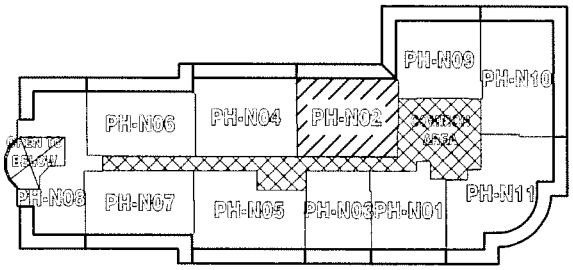


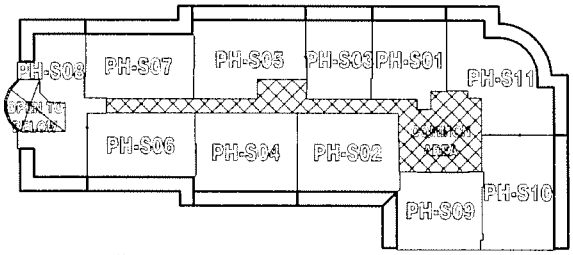
PH–N02 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N





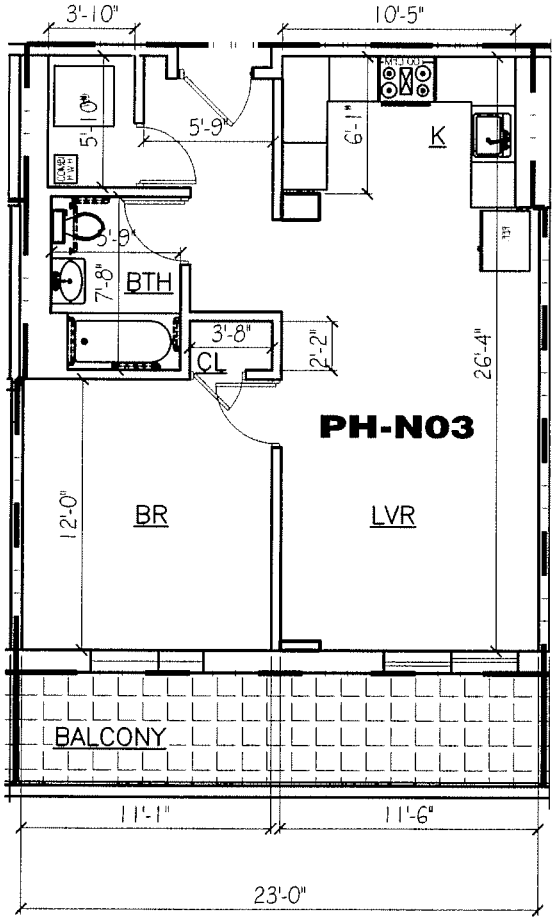
PENTHOUSE FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

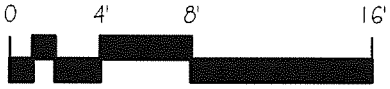
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

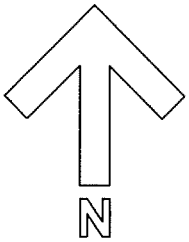
PH-N03
NET F.A.: 644.98 SF
GROSS F.A.: 756.79 SF
BALCONY F.A.: 117.50 SF

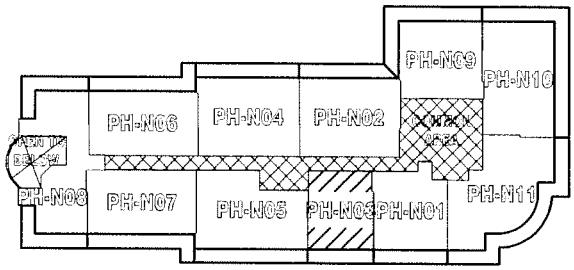


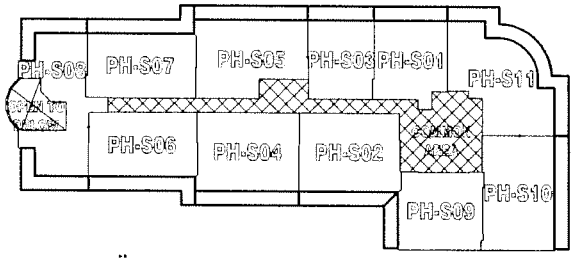
PH-N03 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"







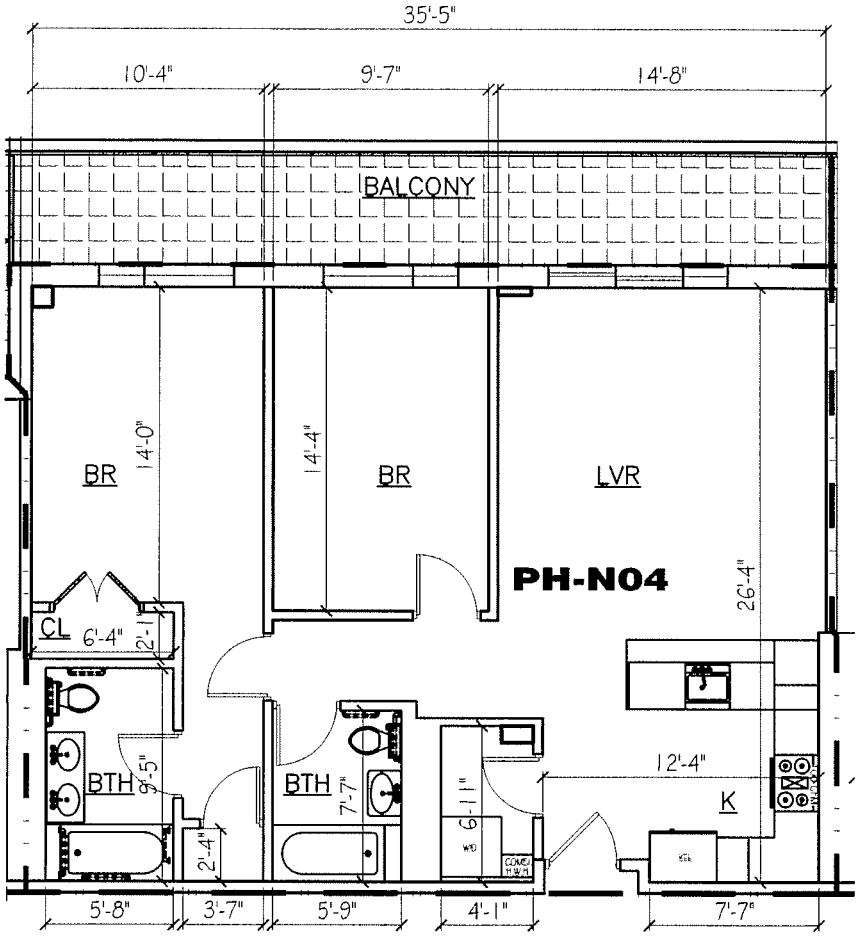
PENTHOUSE FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

PH-N04
NET F.A.: 1,005.69 SF
GROSS F.A.: 1,180.03 SF
BALCONY F.A.: 183.33 SF



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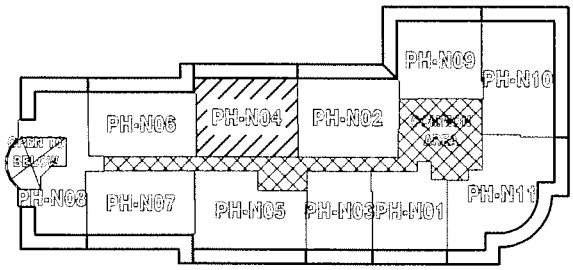
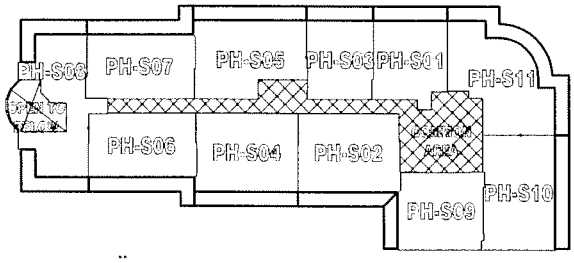
PH–N04 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"





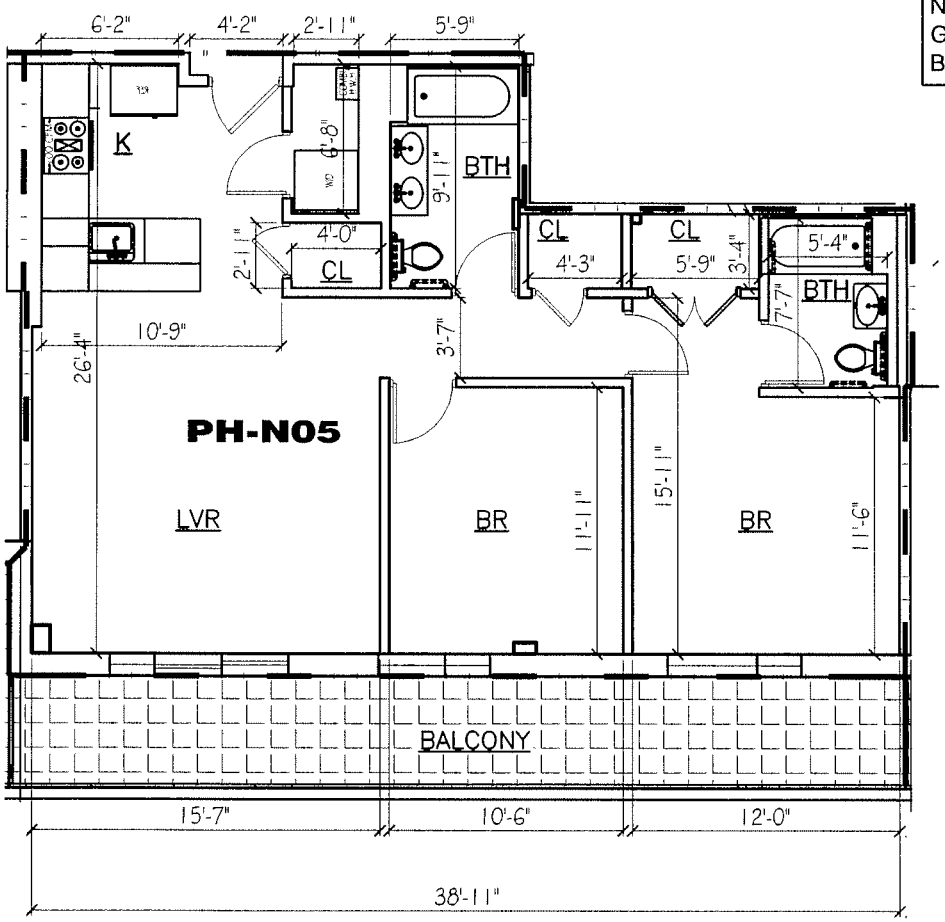
FLOOR AREA DISTRIBUTIONS

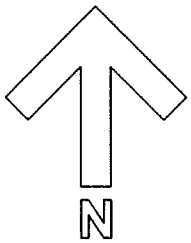
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

PENTHOUSE FLOOR KEY PLAN

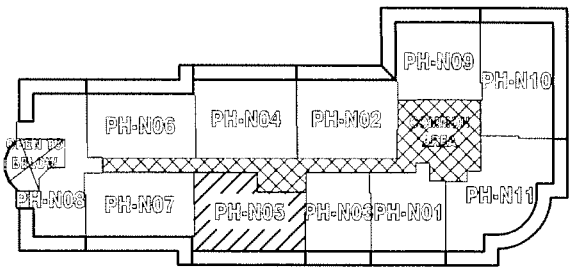
PH-N05
NET F.A.: 986.76 SF
GROSS F.A.: 1,157.82 SF
BALCONY F.A.: 200.83 SF

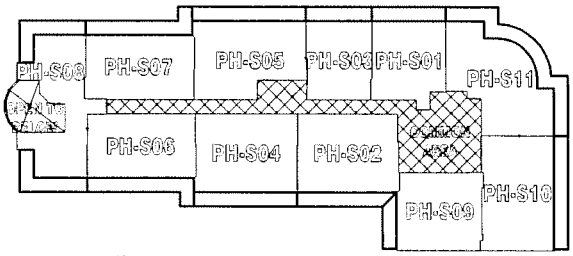




PH–N05 UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0"





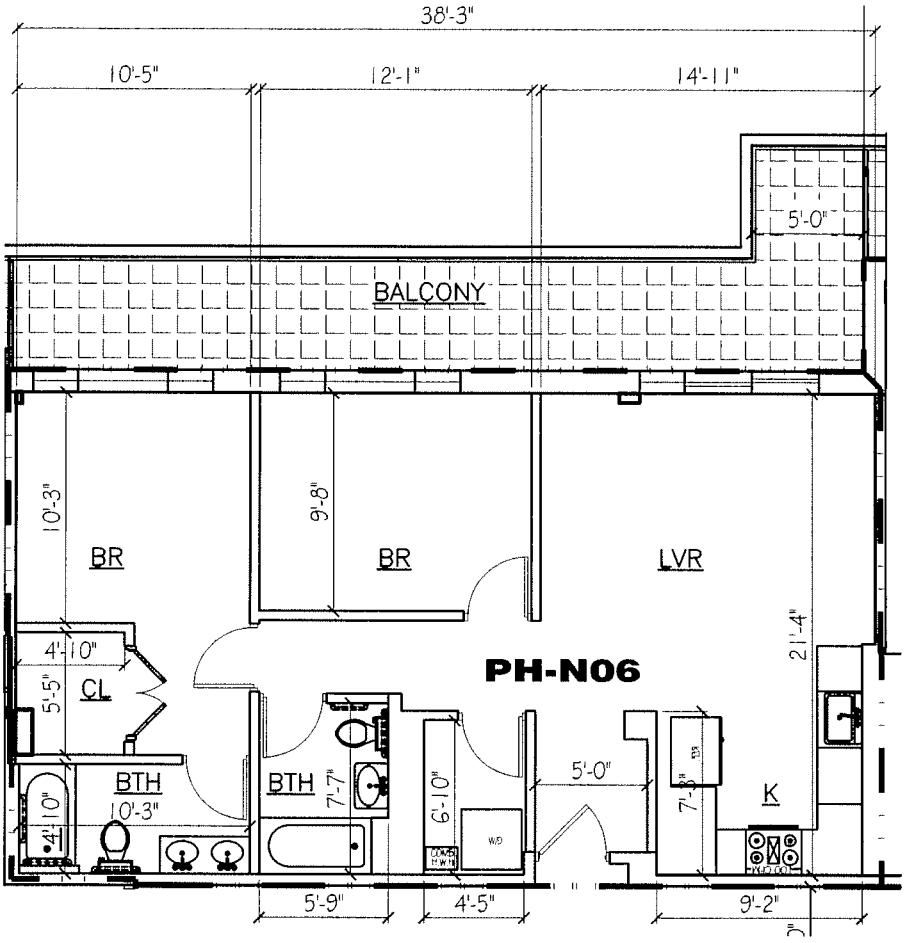
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

PENTHOUSE FLOOR KEY PLAN

PH-N06
NET F.A.: 884.54 SF
GROSS F.A.: 1,037.88 SF
BALCONY F.A.: 215.47 SF



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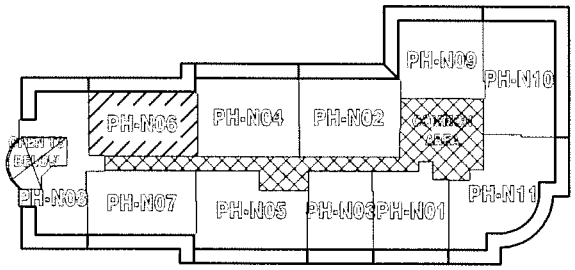
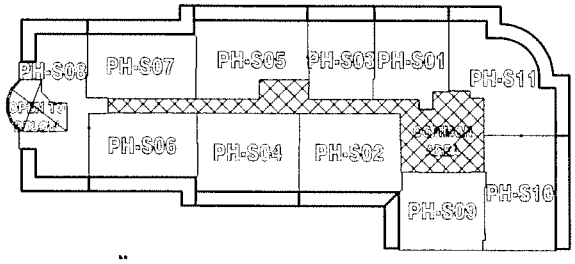
PH-N06 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"





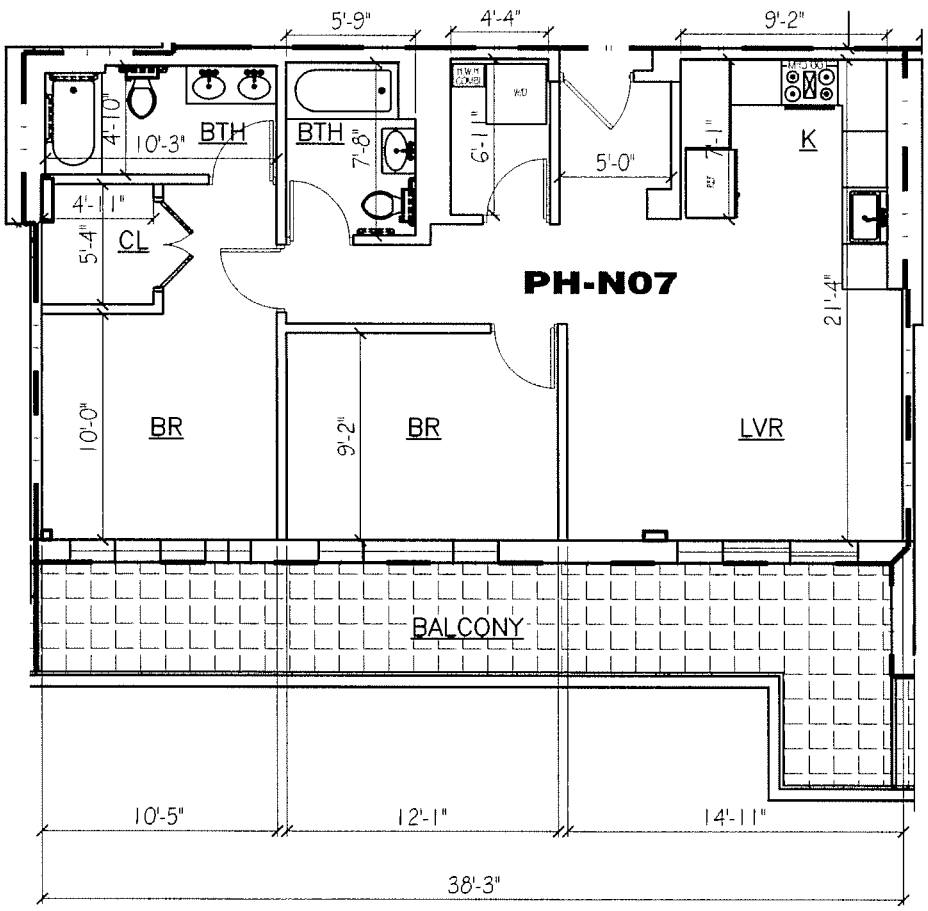
PENTHOUSE FLOOR KEY PLAN

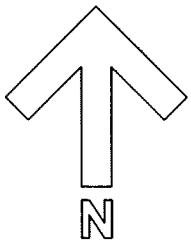
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

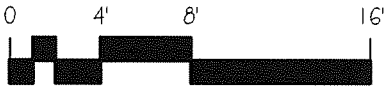
COMMON AREA (STAIR & CORRIDOR)

PH-N07
NET F.A.: 885.75 SF
GROSS F.A.: 1,039.30 SF
BALCONY F.A.: 215.00 SF

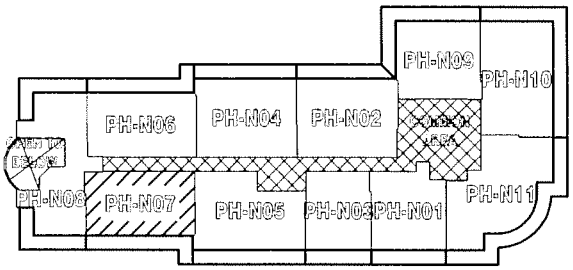


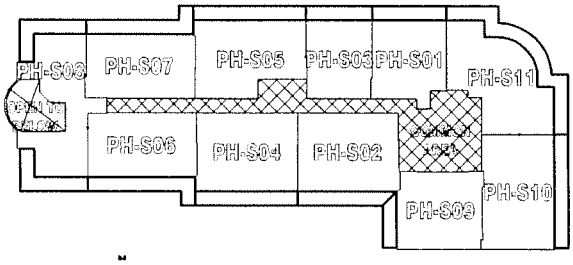


PH-N07 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"





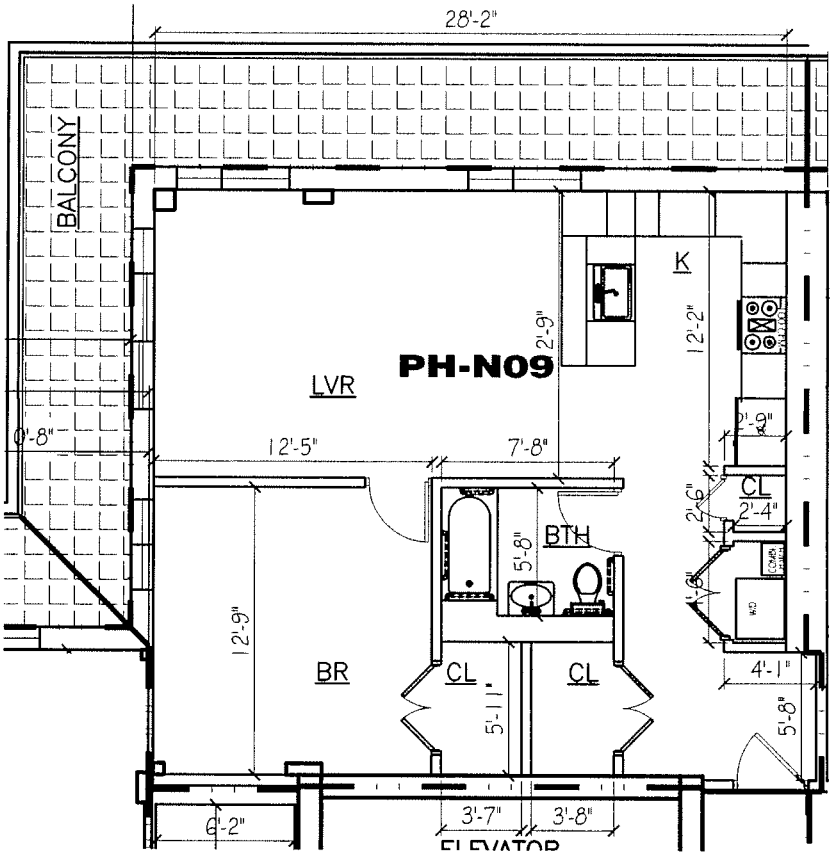
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

PENTHOUSE FLOOR KEY PLAN

PH-N09
NET F.A.: 825.35 SF
GROSS F.A.: 968.43 SF
BALCONY F.A.: 267.36 SF

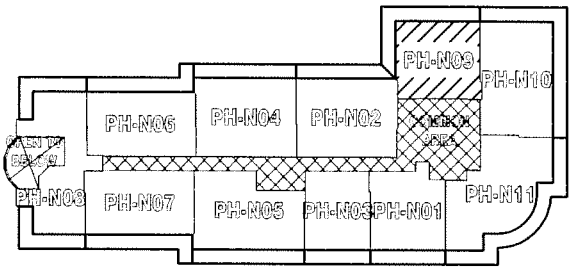


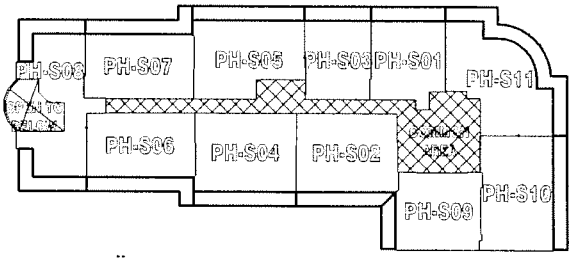
PH-N09 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N



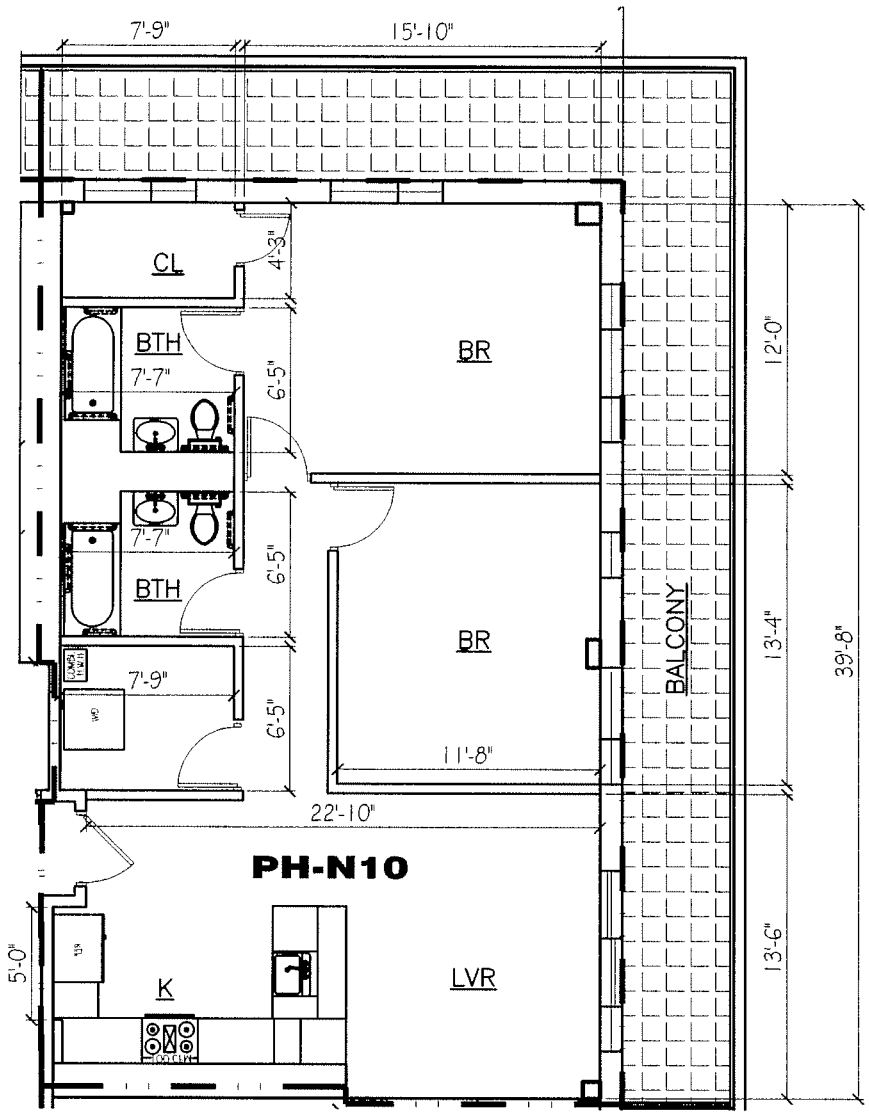


PENTHOUSE FLOOR KEY PLAN

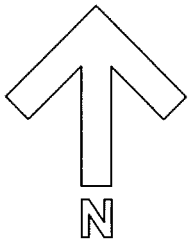
FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

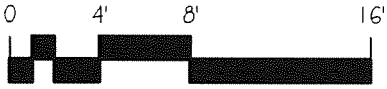
COMMON AREA (STAIR & CORRIDOR)



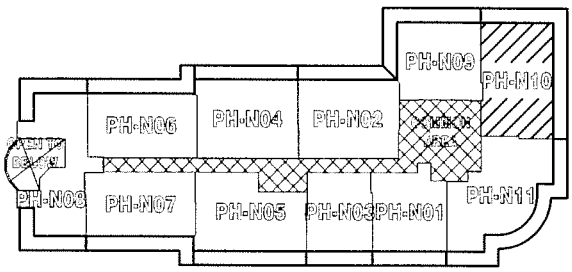
PH-N10
NET F.A.: 1,044.58 SF
GROSS F.A.: 1,225.66 SF
BALCONY F.A.: 361.77 SF

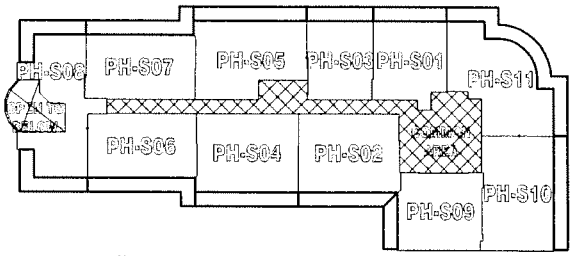


PH–N10 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"

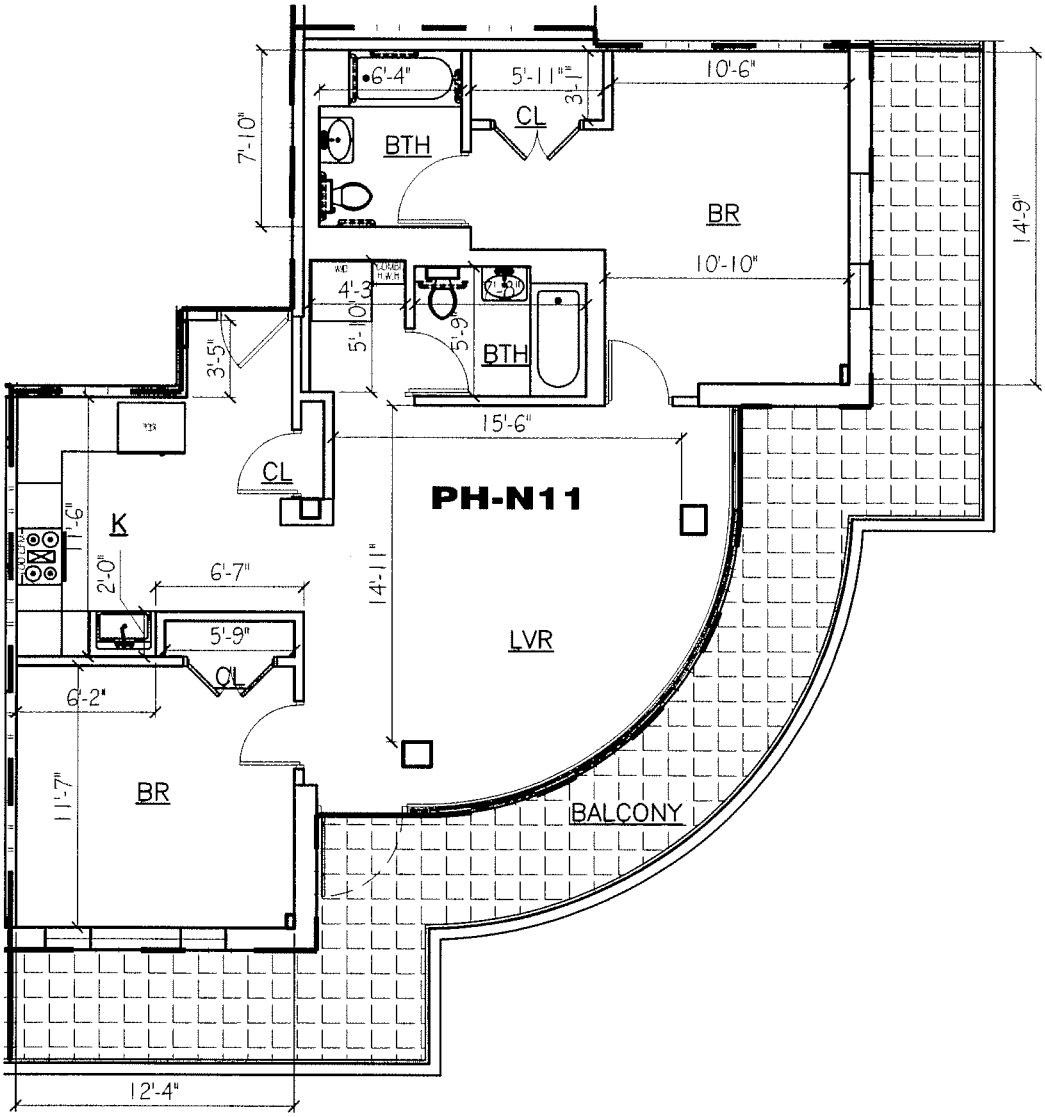




PENTHOUSE FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

- DESIGNATED DWELLING UNIT
- COMMON AREA (STAIR & CORRIDOR)



PH–N11 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

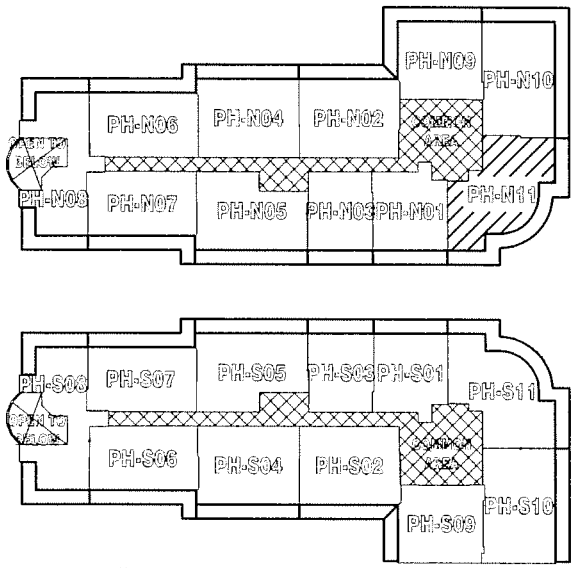
PH-N11
NET F.A.: 1,076.22 SF
GROSS F.A.: 1,262.79 SF
BALCONY F.A.: 380.83 SF

N

FLOOR AREA DISTRIBUTIONS

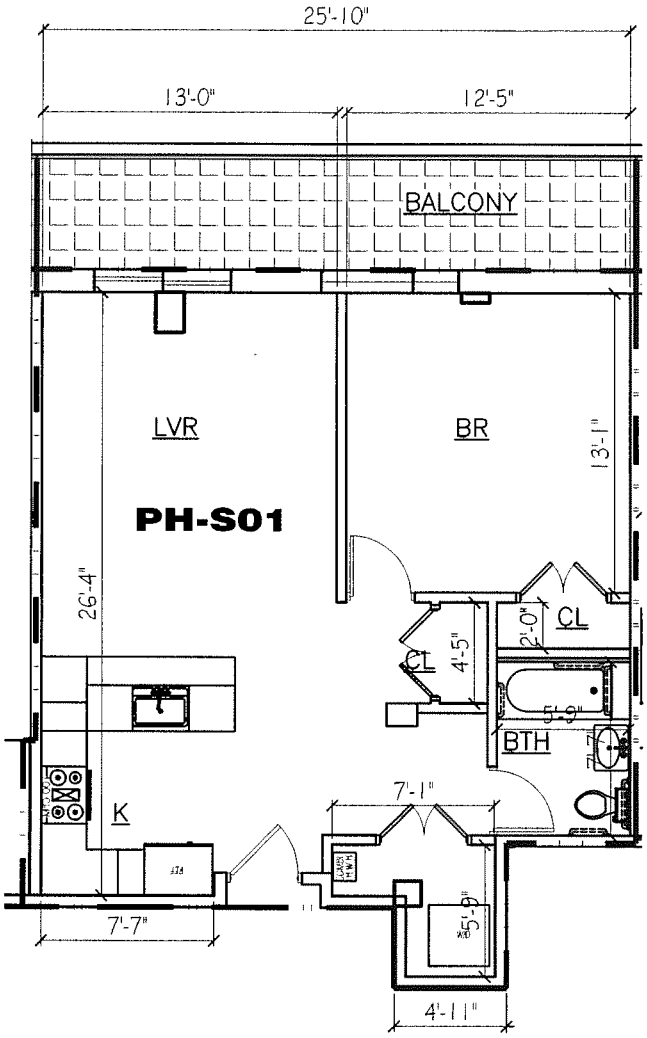
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



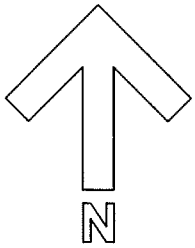
PENTHOUSE FLOOR KEY PLAN

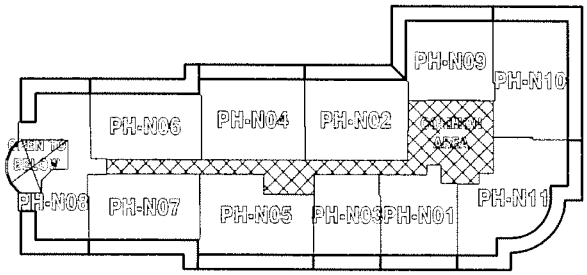
PH-S01
NET F.A.: 738.19 SF
GROSS F.A.: 866.16 SF
BALCONY F.A.: 131.70 SF

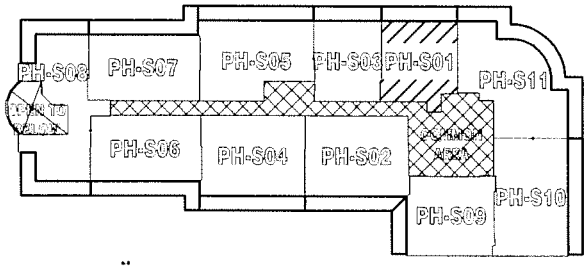


PH-S01 UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0"







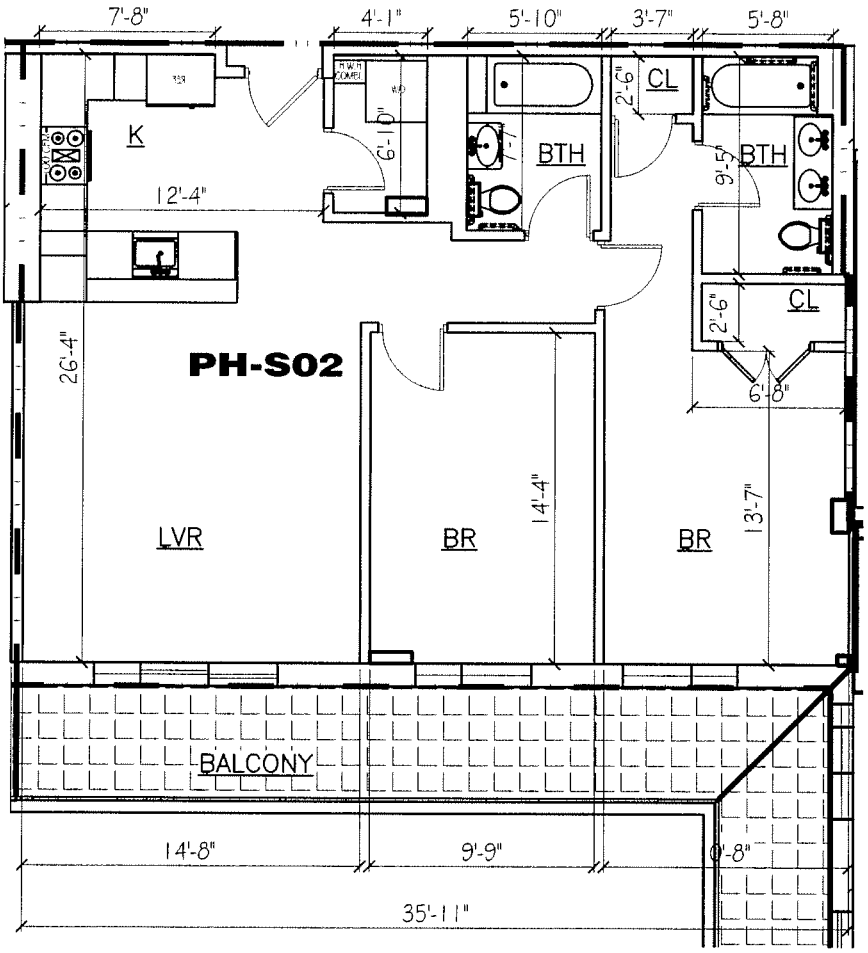
PENTHOUSE FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

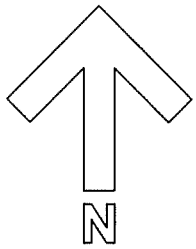
PH-S02
NET F.A.: 1,004.15 SF
GROSS F.A.: 1,178.22 SF
BALCONY F.A.: 163.12 SF

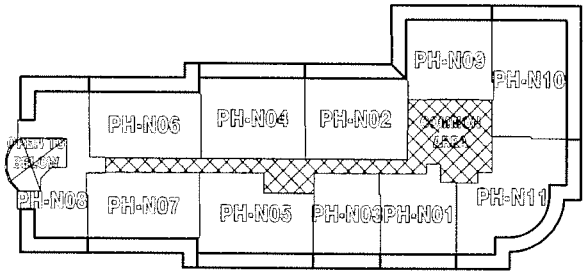


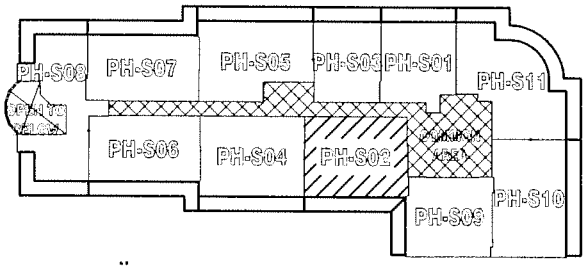
PH-S02 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"







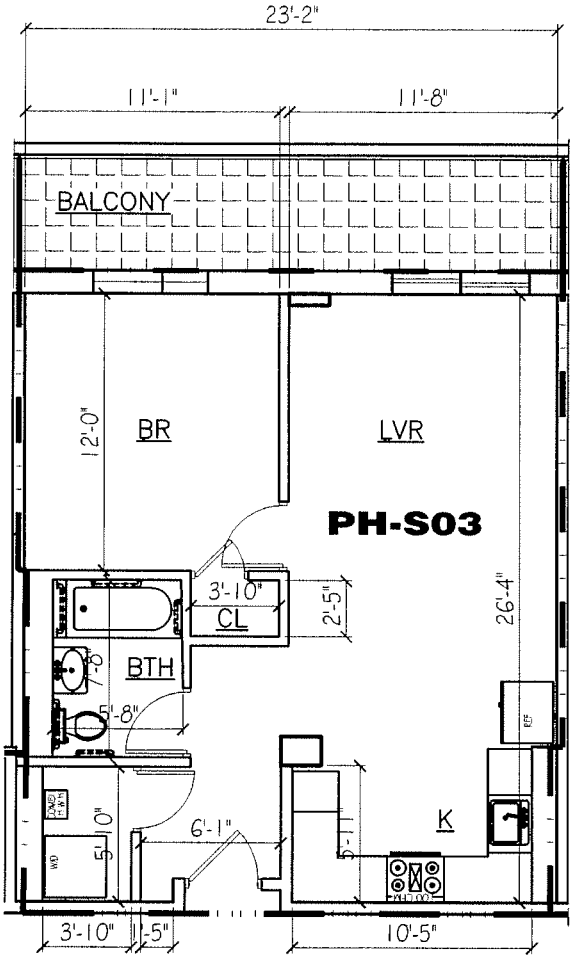
PENTHOUSE FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

PH-S03
NET F.A.: 649.67 SF
GROSS F.A.: 762.29 SF
BALCONY F.A.: 118.33 SF

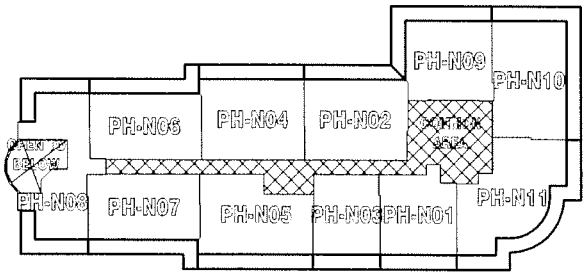


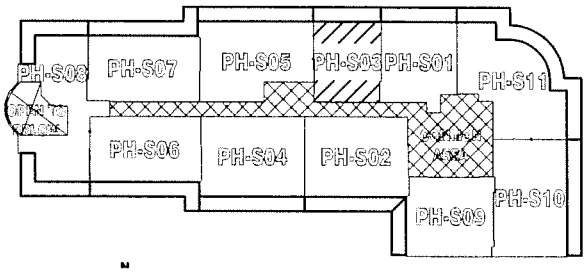
PH-S03 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N





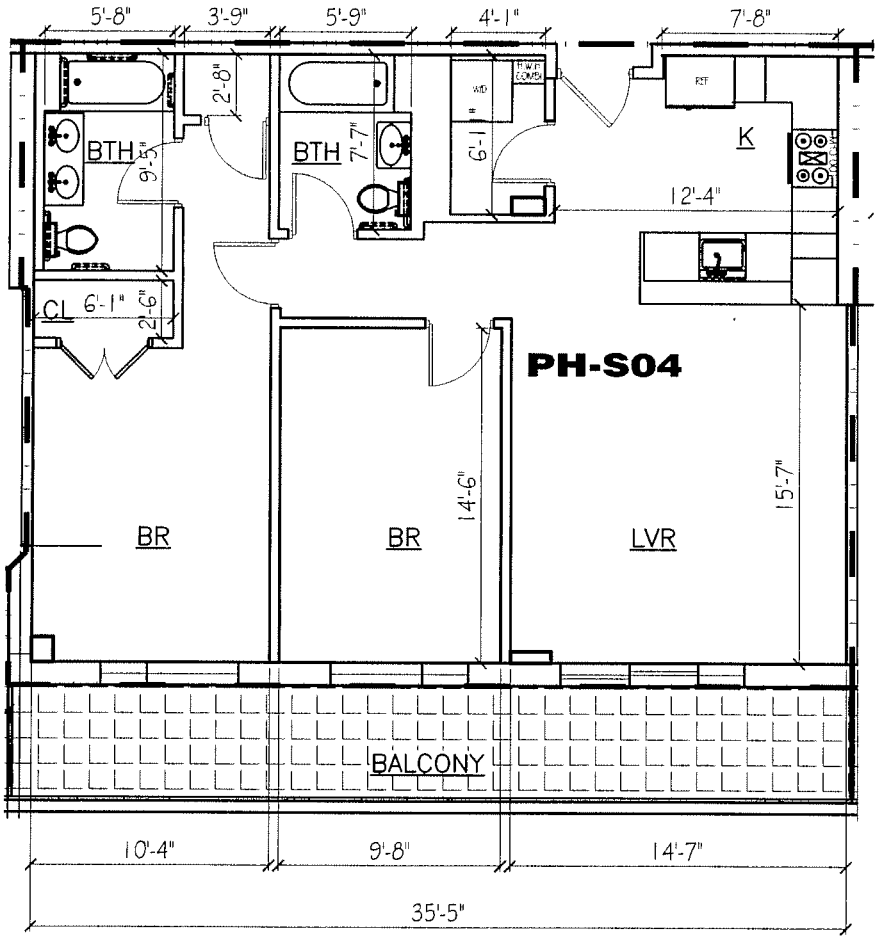
PENTHOUSE FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

PH-S04
NET F.A.: 1,008.24 SF
GROSS F.A.: 1,183.02 SF
BALCONY F.A.: 184.46 SF

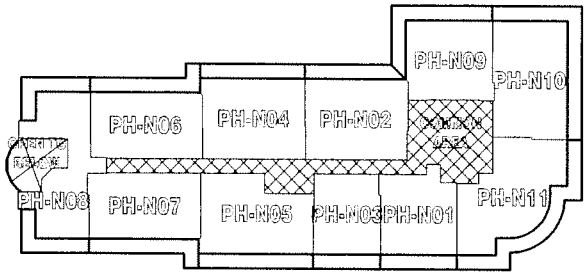


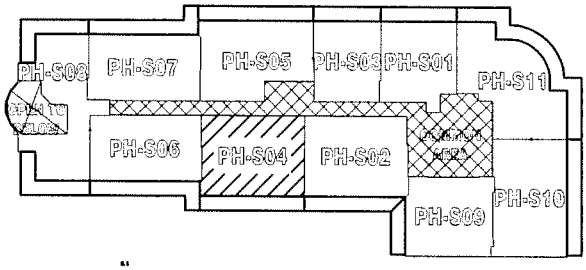
PH-S04 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N



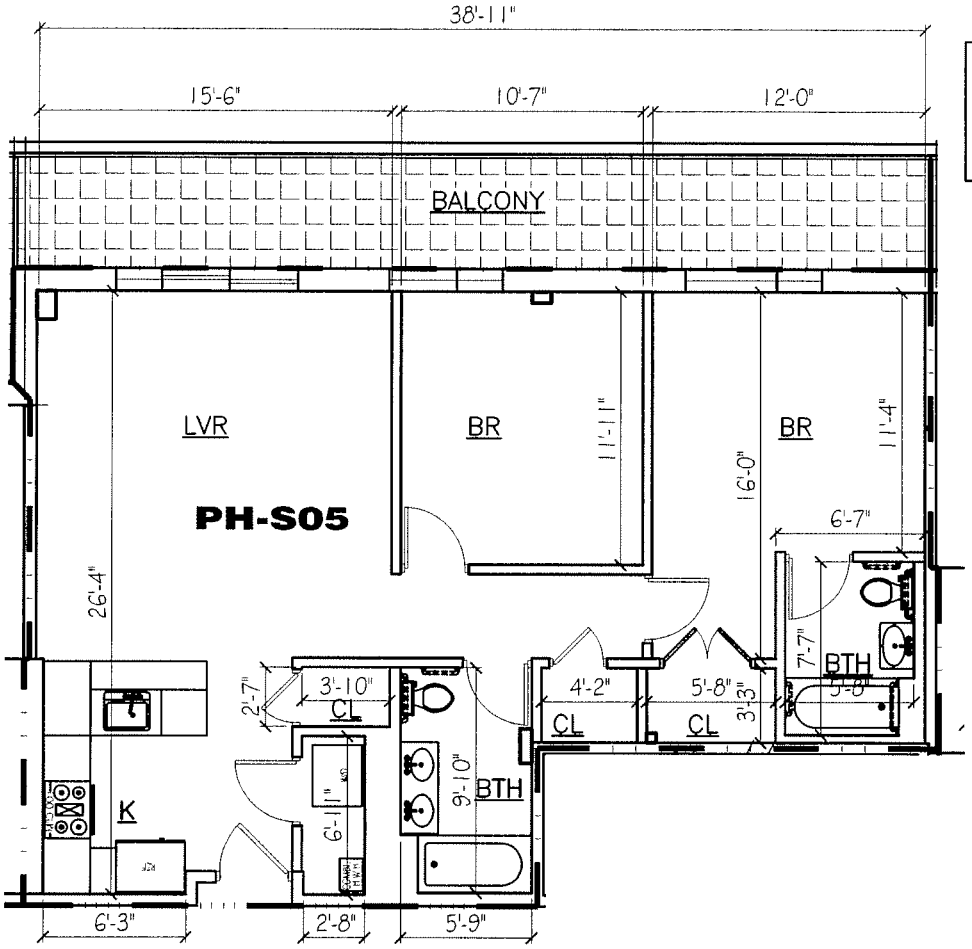


PENTHOUSE FLOOR KEY PLAN

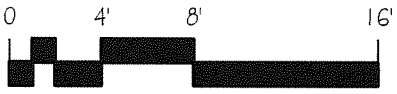
FLOOR AREA DISTRIBUTIONS

- DESIGNATED DWELLING UNIT
- COMMON AREA (STAIR & CORRIDOR)

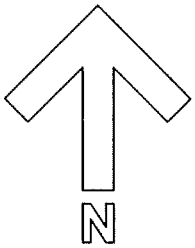
PH-S05
NET F.A.: 990.52 SF
GROSS F.A.: 1,162.23 SF
BALCONY F.A.: 201.41 SF

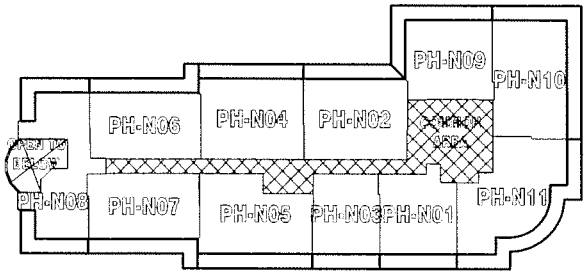


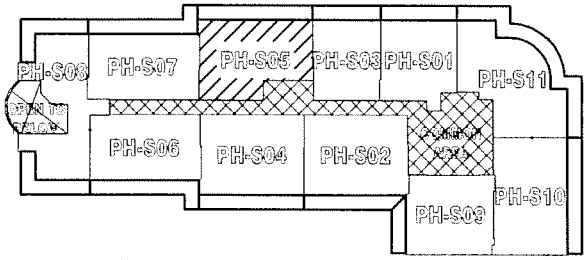
PH–S05 UNIT FLOOR PLAN



SCALE: 1/8" = 1'-0"







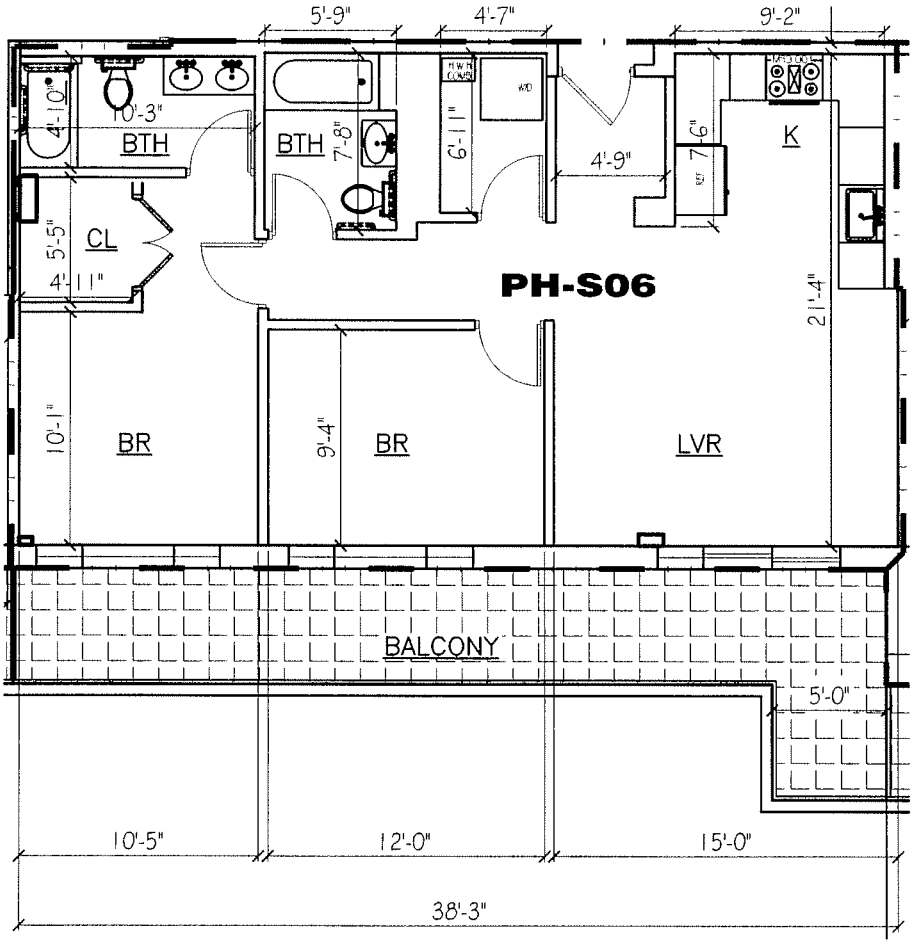
PENTHOUSE FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

PH-S06
NET F.A.: 880.69 SF
GROSS F.A.: 1,033.36 SF
BALCONY F.A.: 215.00 SF

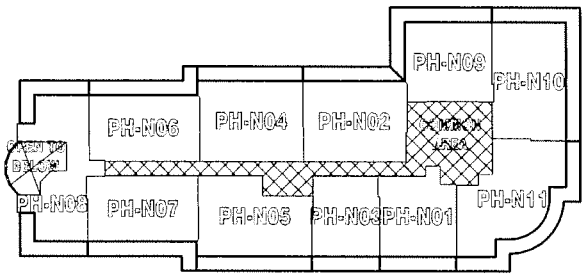


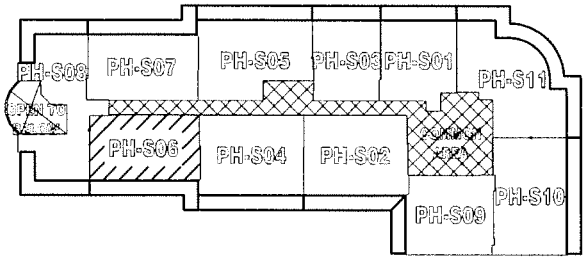
N

PH–S06 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"



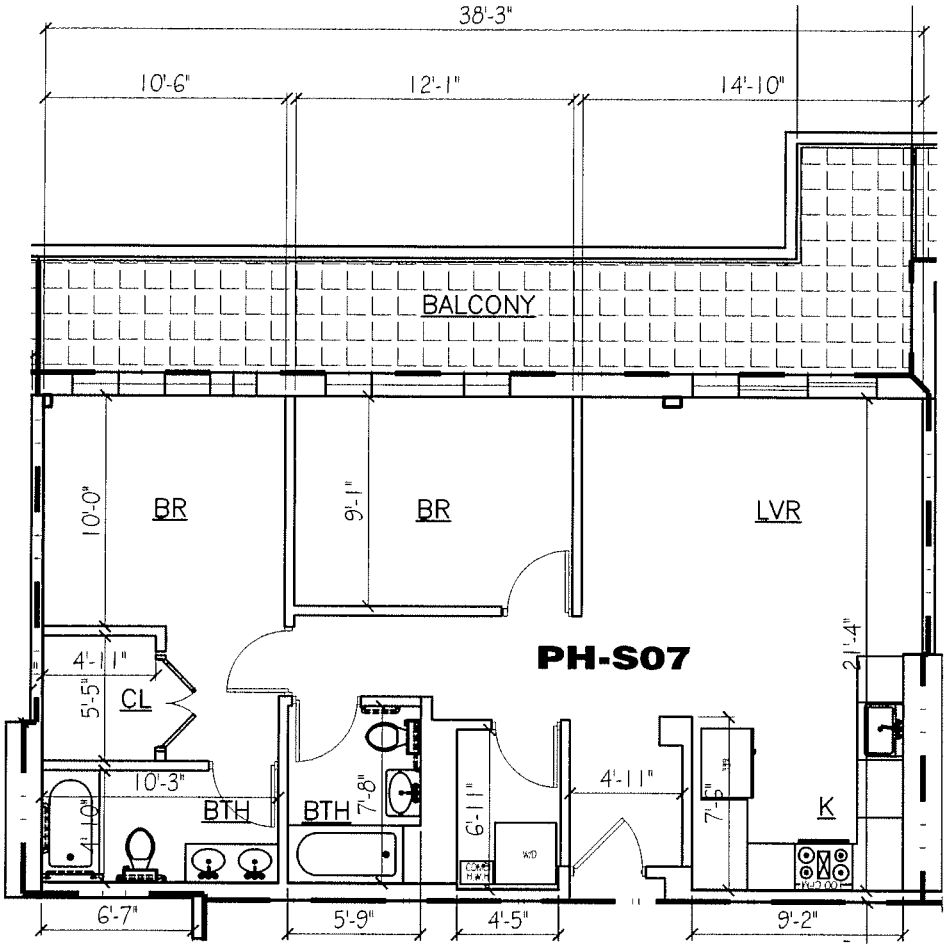


PENTHOUSE FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)



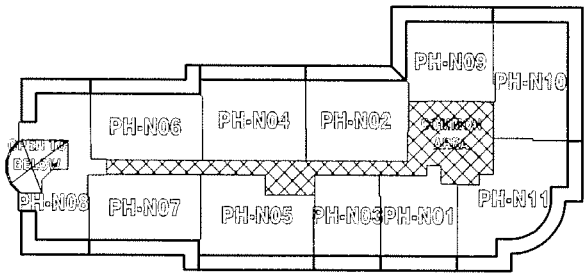
PH-S07
NET F.A.: 884.20 SF
GROSS F.A.: 1,037.48 SF
BALCONY F.A.: 215.00 SF

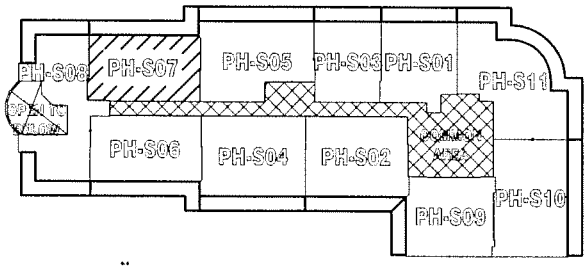
PH-S07 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N





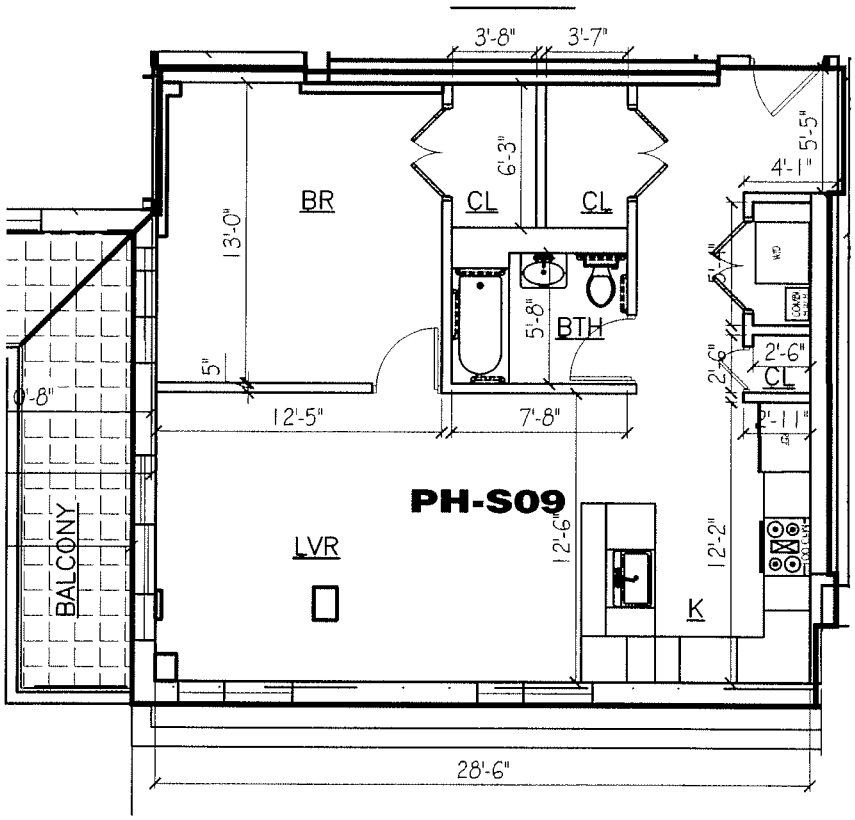
PENTHOUSE FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

PH-S09
NET F.A.: 828.42 SF
GROSS F.A.: 972.03 SF
BALCONY F.A.: 86.51 SF

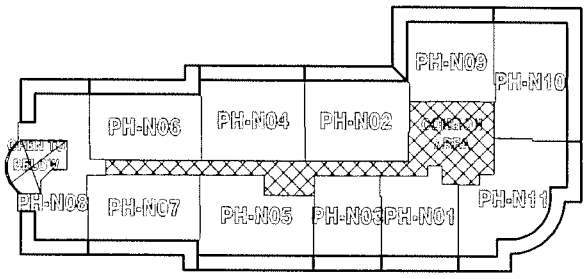


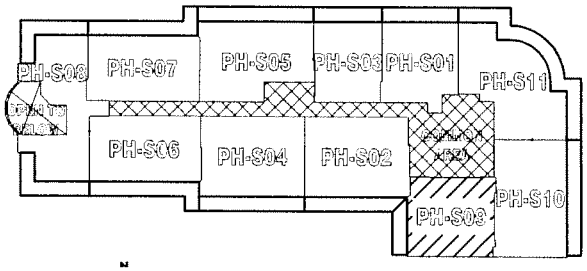
PH-S09 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

N





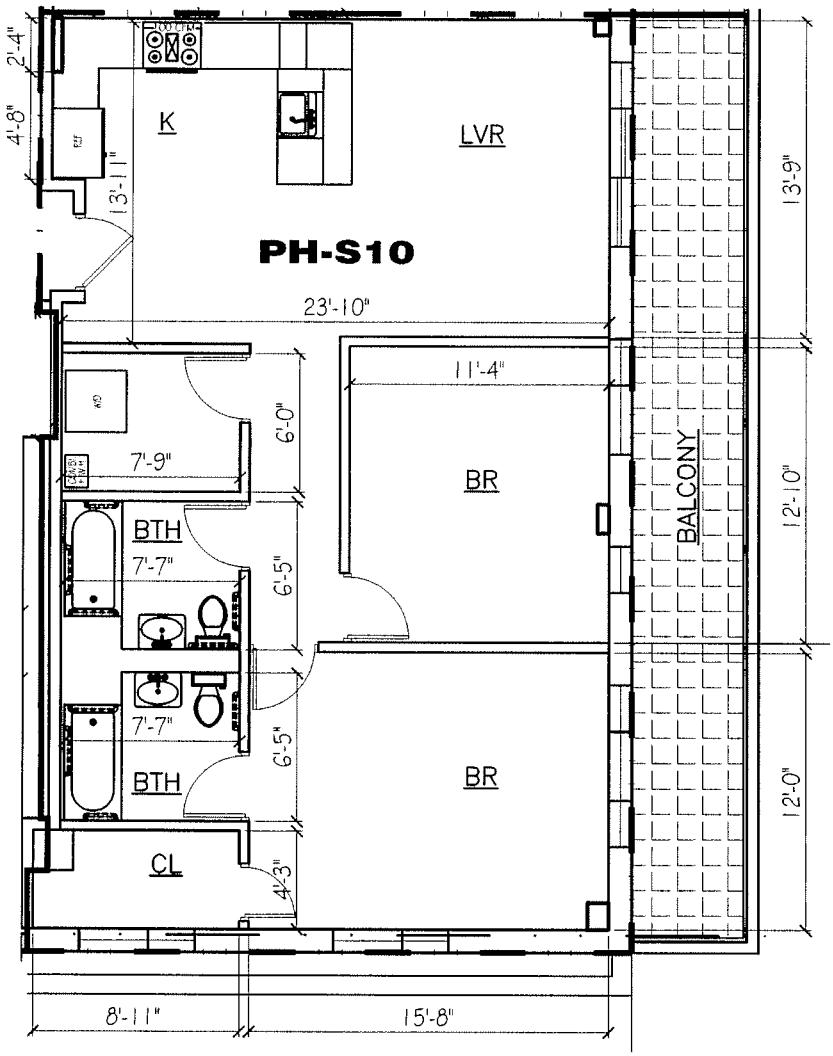
PENTHOUSE FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

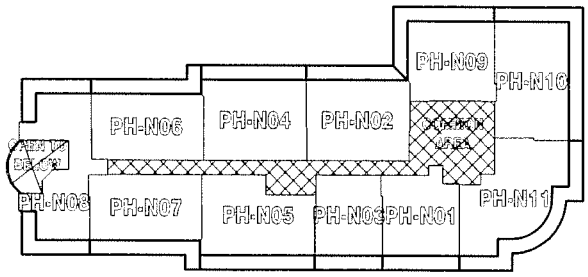
PH-S10
NET F.A.: 1,043.63 SF
GROSS F.A.: 1,224.55 SF
BALCONY F.A.: 200.83 SF

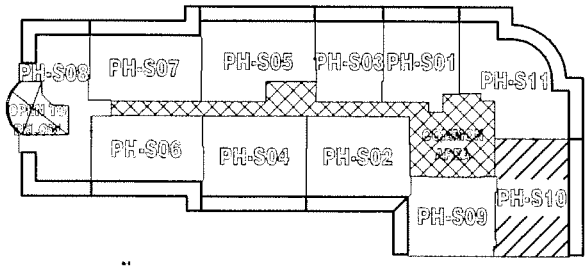


PH-S10 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

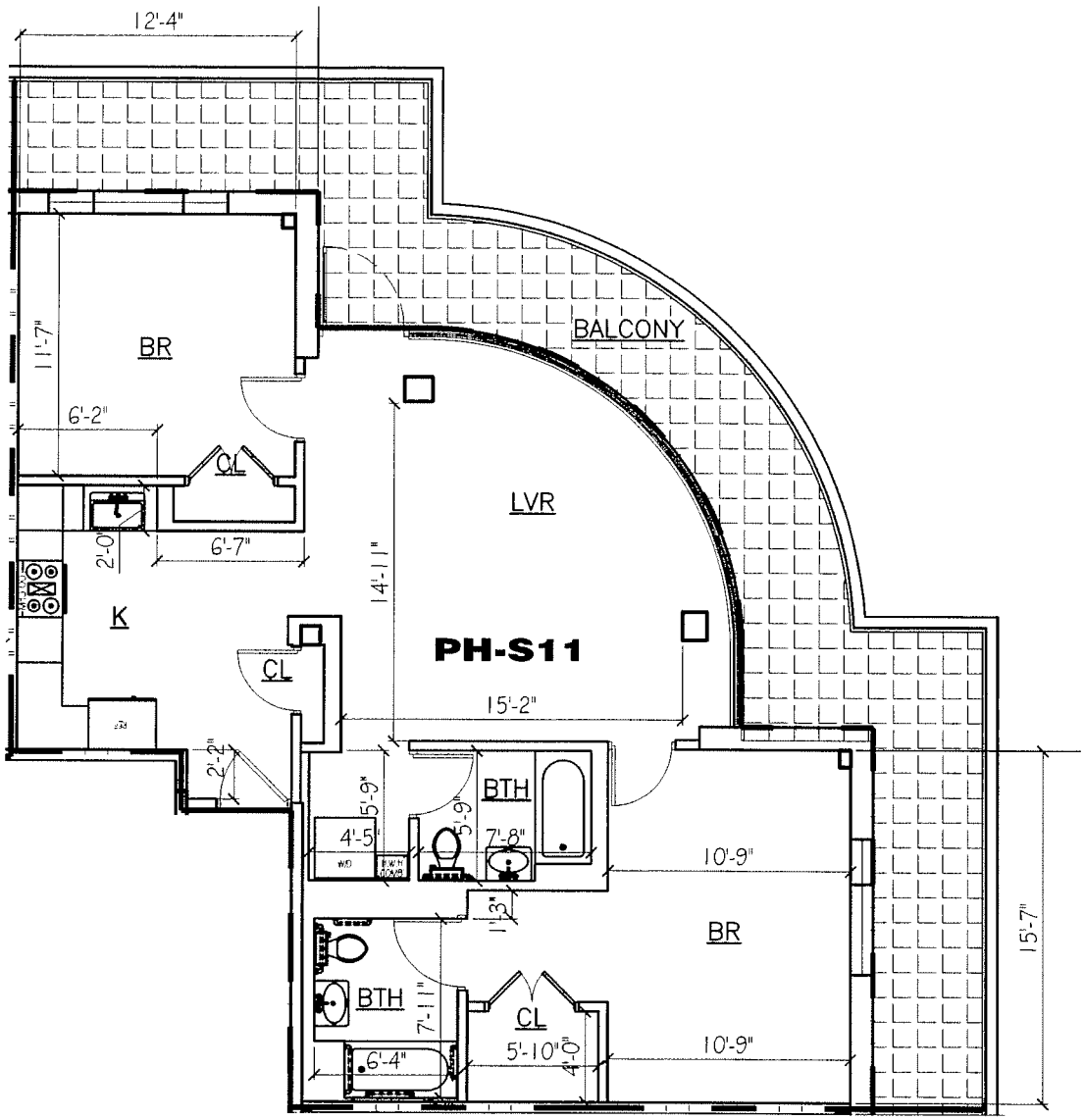




PENTHOUSE FLOOR KEY PLAN

FLOOR AREA DISTRIBUTIONS

- DESIGNATED DWELLING UNIT
- COMMON AREA (STAIR & CORRIDOR)



PH–S11 UNIT FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

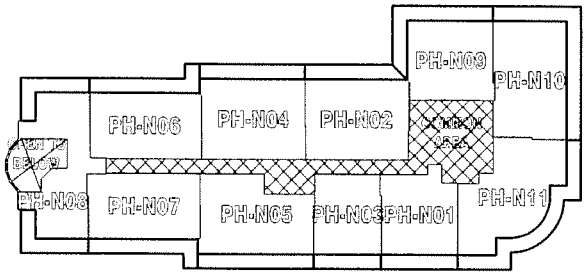
PH-S11
NET F.A.: 1,070.61 SF
GROSS F.A.: 1,256.20 SF
BALCONY F.A.: 379.51 SF

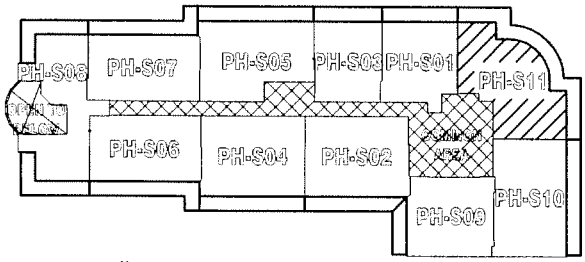
N

FLOOR AREA DISTRIBUTIONS

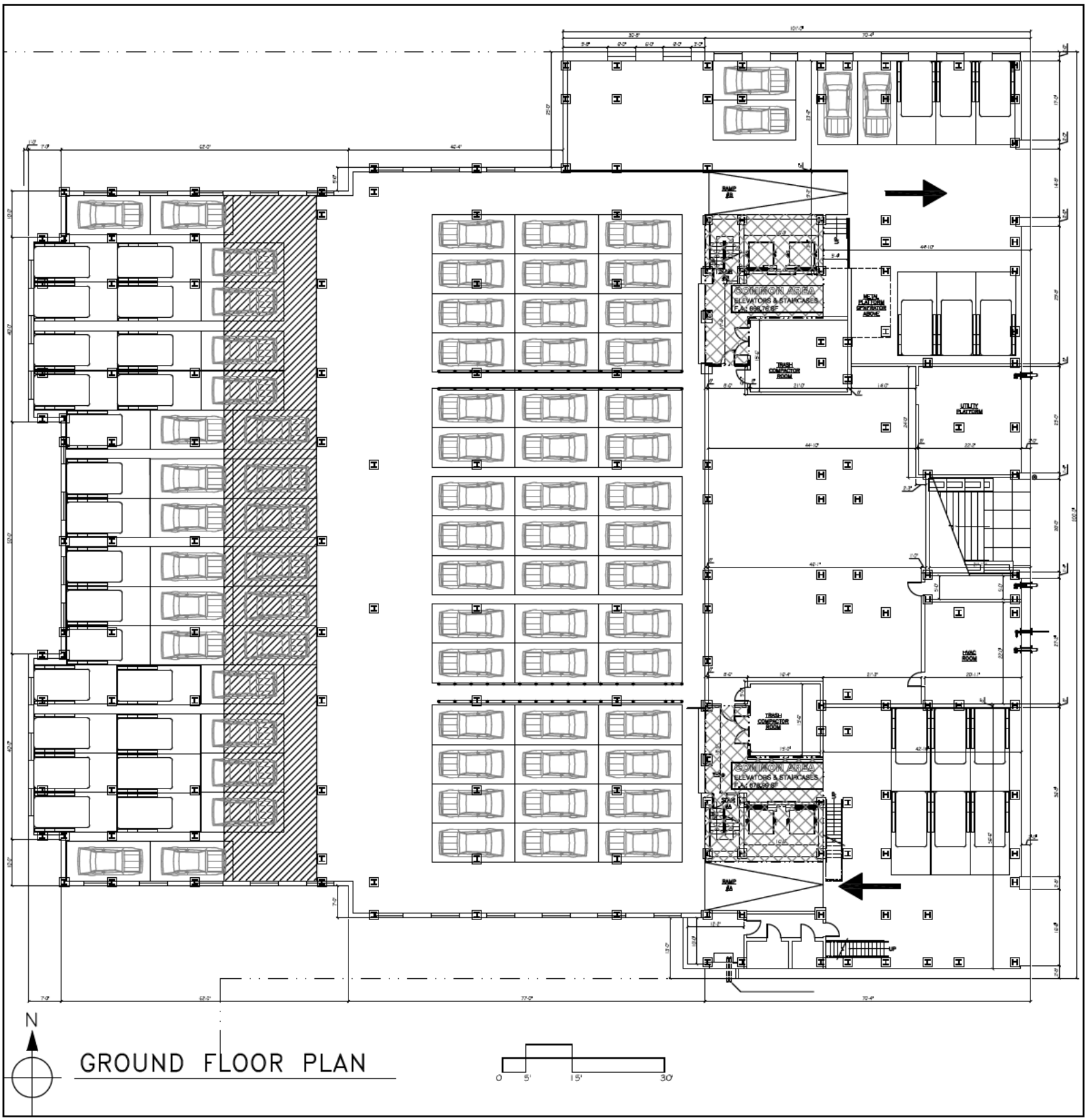
DESIGNATED DWELLING UNIT

COMMON AREA (STAIR & CORRIDOR)

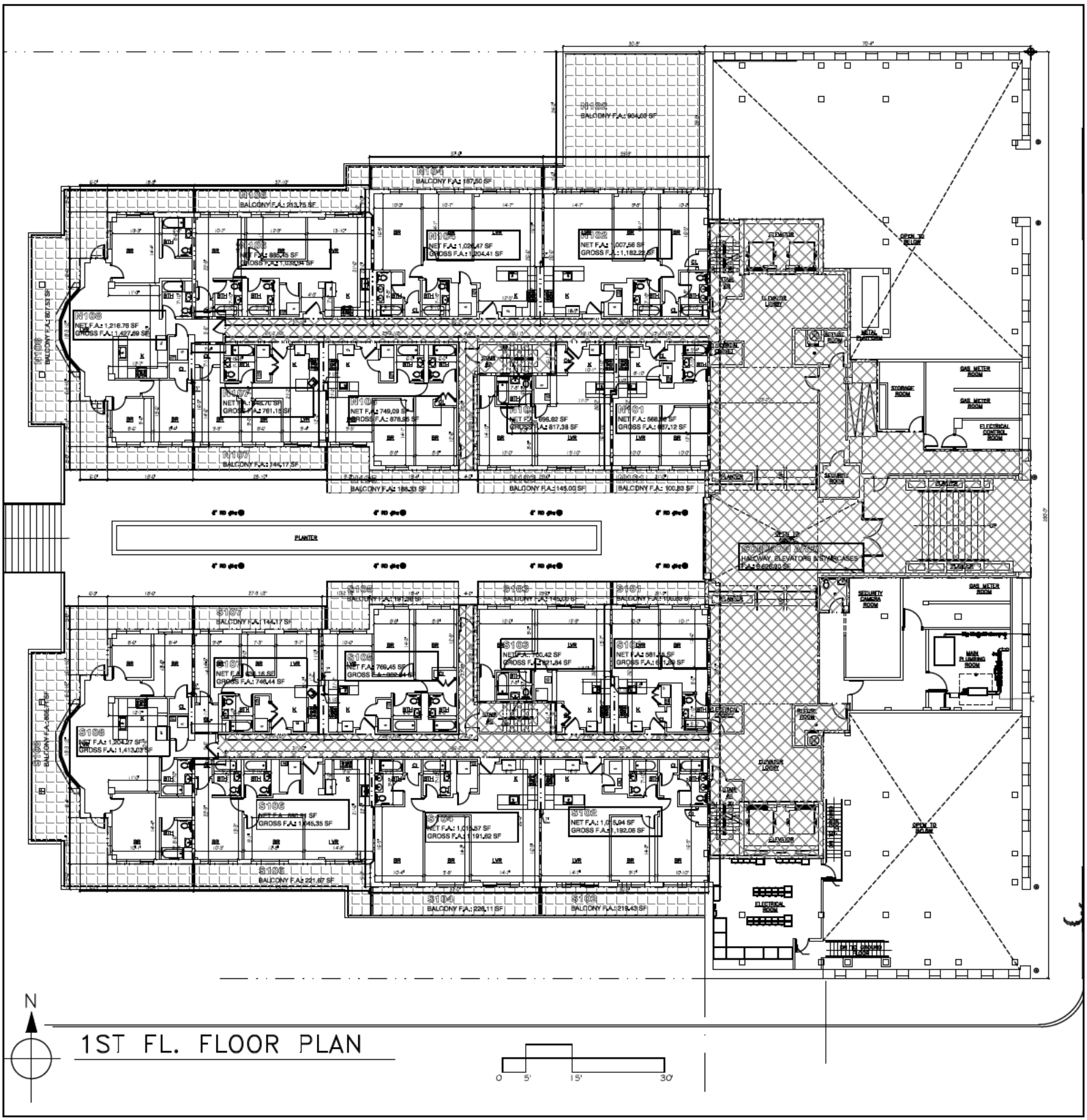


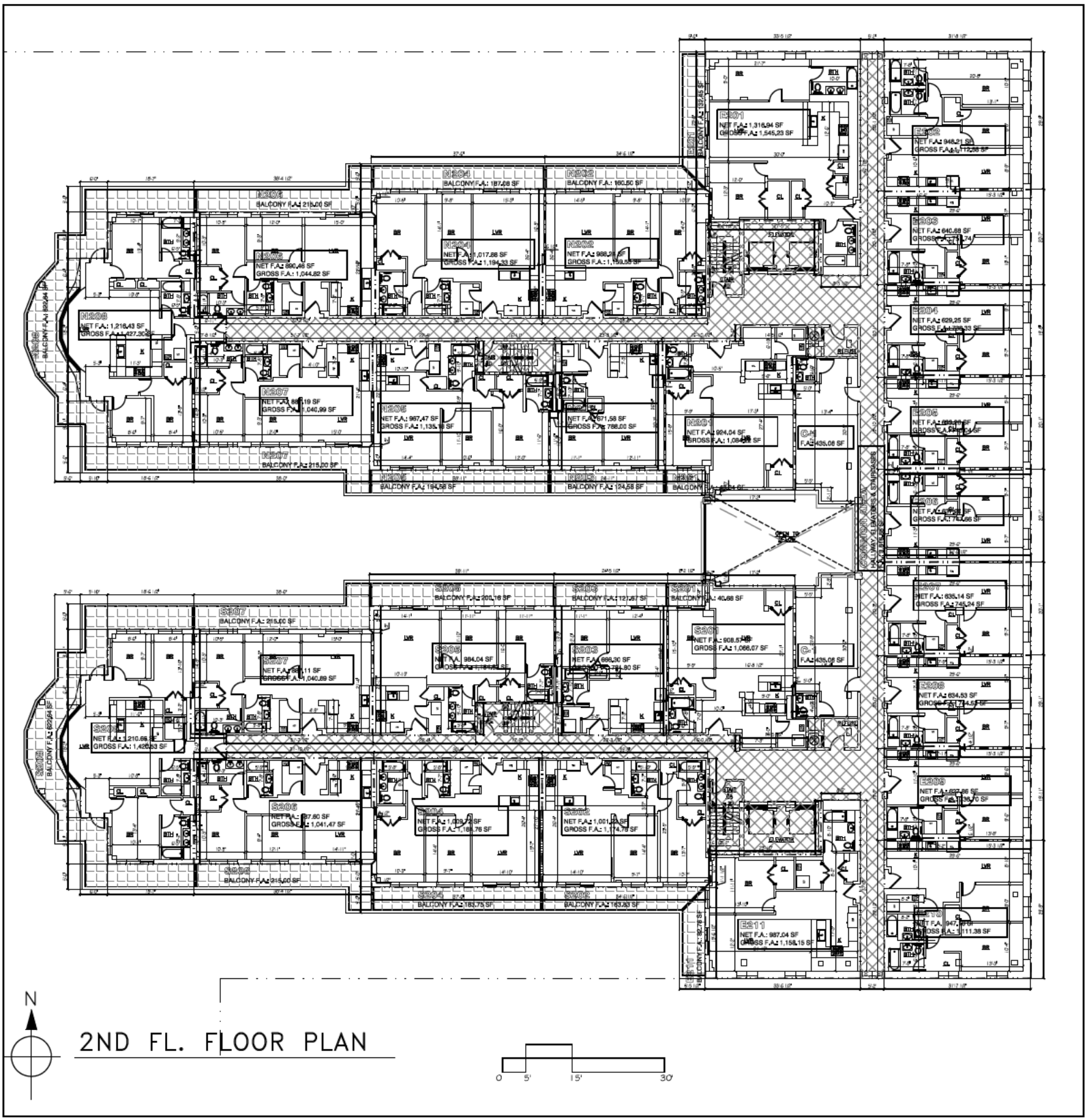


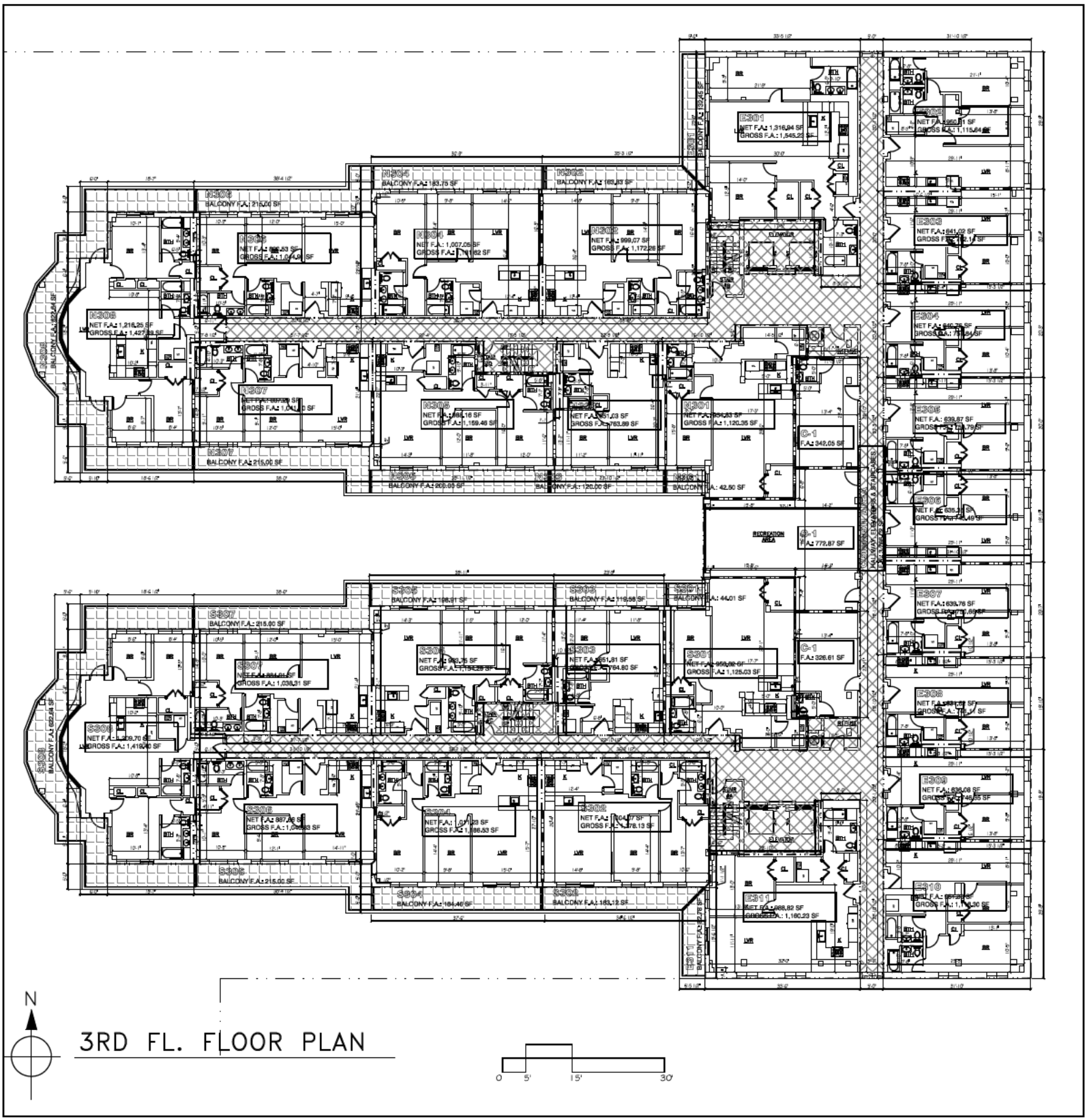
PENTHOUSE FLOOR KEY PLAN

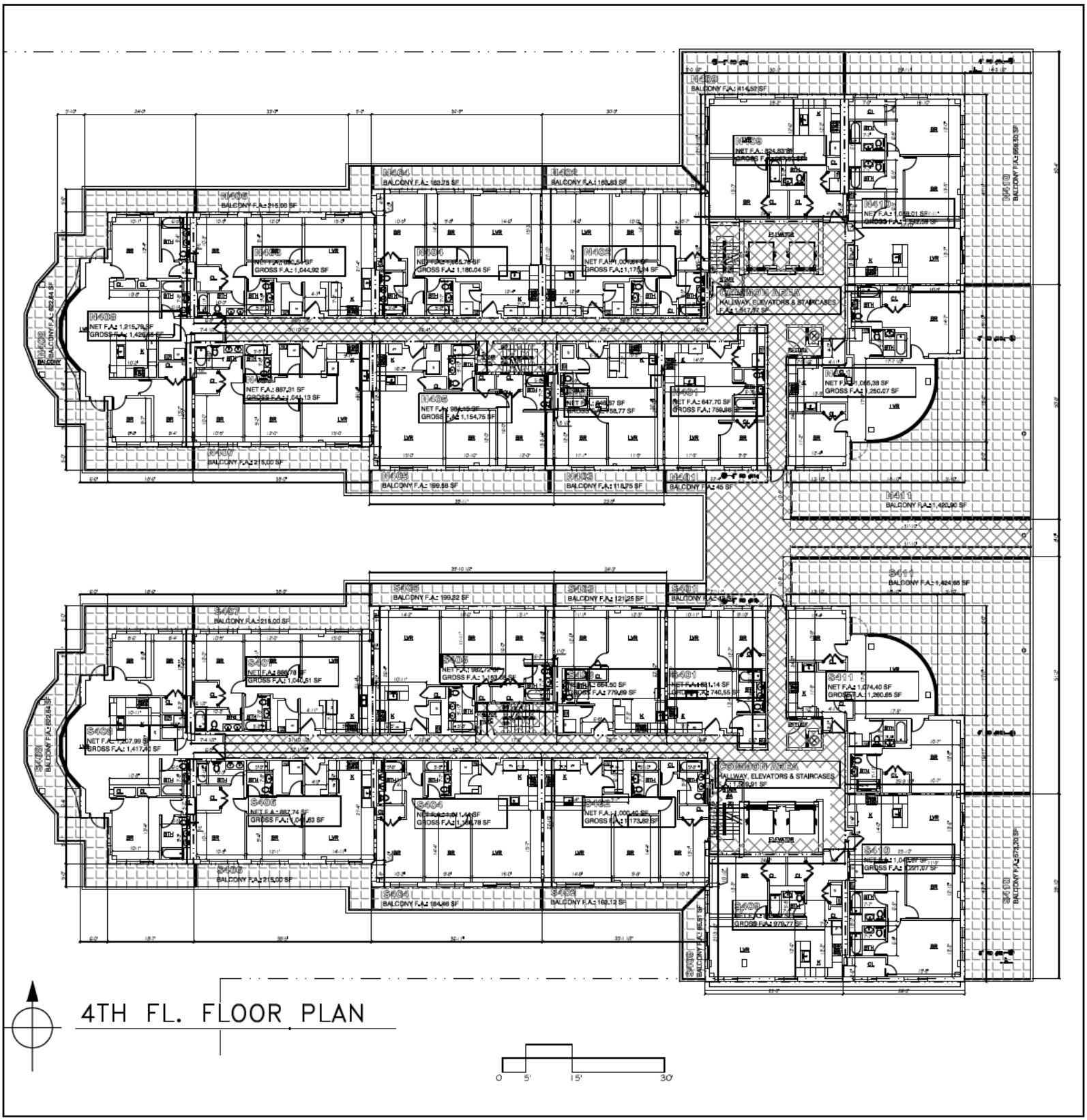


GROUND FLOOR PLAN

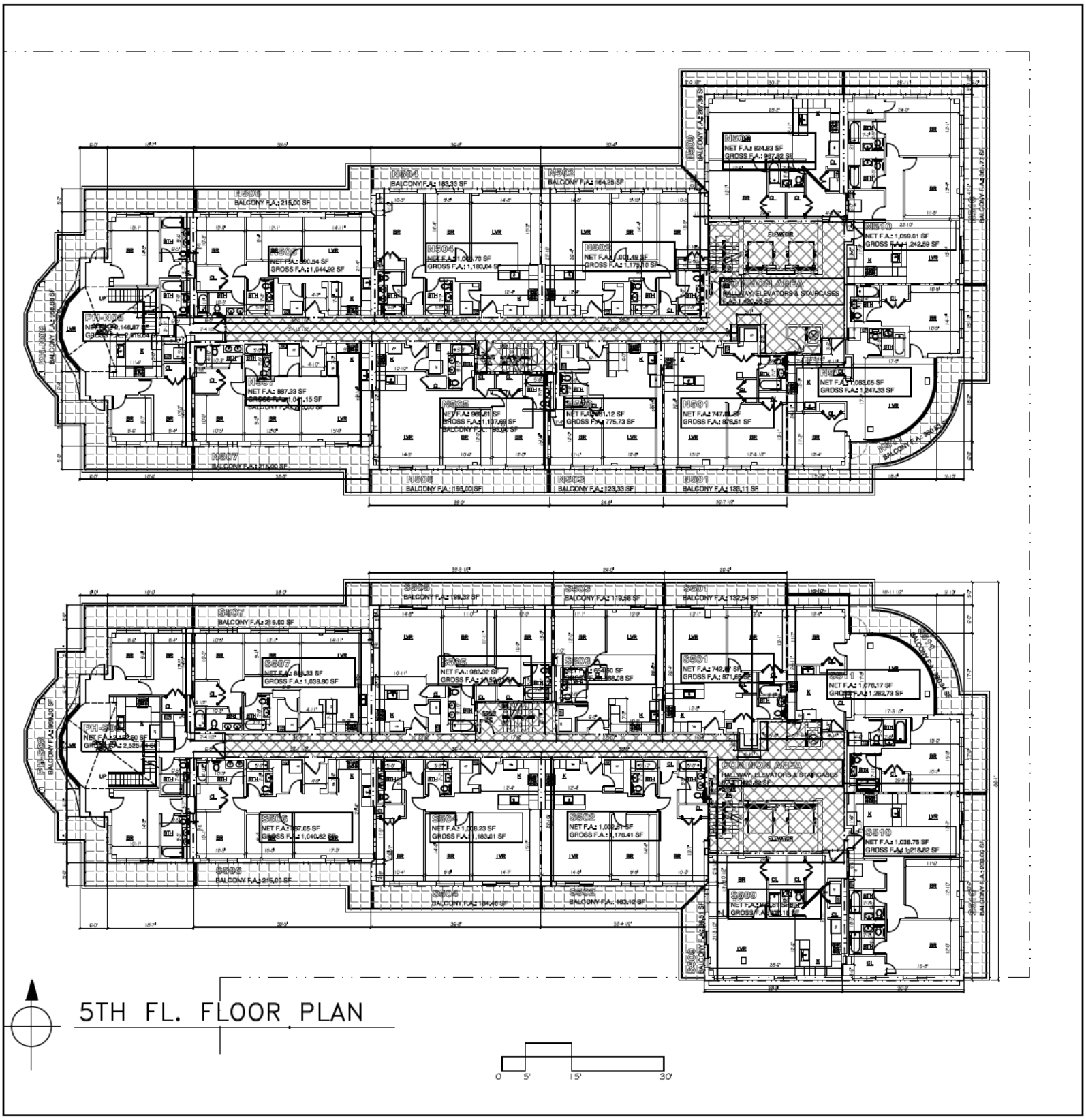

N
1ST FL. FLOOR PLAN
0 5' 15' 30'
PLANTER
COMMON AREA
HALLWAY, ELEVATORS & STAIRCASES
ELEVATOR LOBBY
ELEVATOR
STORAGE ROOM
GAS METER ROOM
ELECTRICAL CONTROL ROOM
SECURITY ROOM
SECURITY CAMERA ROOM
MAIN PLUMBING ROOM
ELECTRICAL ROOM
OPEN TO BELOW
UP
N108
NET F.A.: 1,216.78 SF
GROSS F.A.: 1,427.89 SF
N107
NET F.A.: 761.15 SF
N106
NET F.A.: 749.09 SF
GROSS F.A.: 878.95 SF
N105
NET F.A.: 696.82 SF
GROSS F.A.: 817.38 SF
N101
NET F.A.: 568.96 SF
GROSS F.A.: 667.12 SF
N104
BALCONY F.A.: 187.50 SF
N103
BALCONY F.A.: 145.00 SF
N101
BALCONY F.A.: 100.83 SF
S108
NET F.A.: 1,204.27 SF
GROSS F.A.: 1,413.03 SF
S107
BALCONY F.A.: 144.17 SF
S106
GROSS F.A.: 1,145.35 SF
S105
NET F.A.: 1,015.57 SF
GROSS F.A.: 1,191.62 SF
S102
NET F.A.: 1,0[illegible]5.94 SF
GROSS F.A.: 1,192.06 SF
S103
NET F.A.: 700.42 SF
S101
NET F.A.: 581.[illegible] SF
S102
BALCONY F.A.: 221.67 SF
S104
BALCONY F.A.: 226.11 SF
S103
BALCONY F.A.: 215.43 SF


N
2ND FL. FLOOR PLAN
0 5' 15' 30'

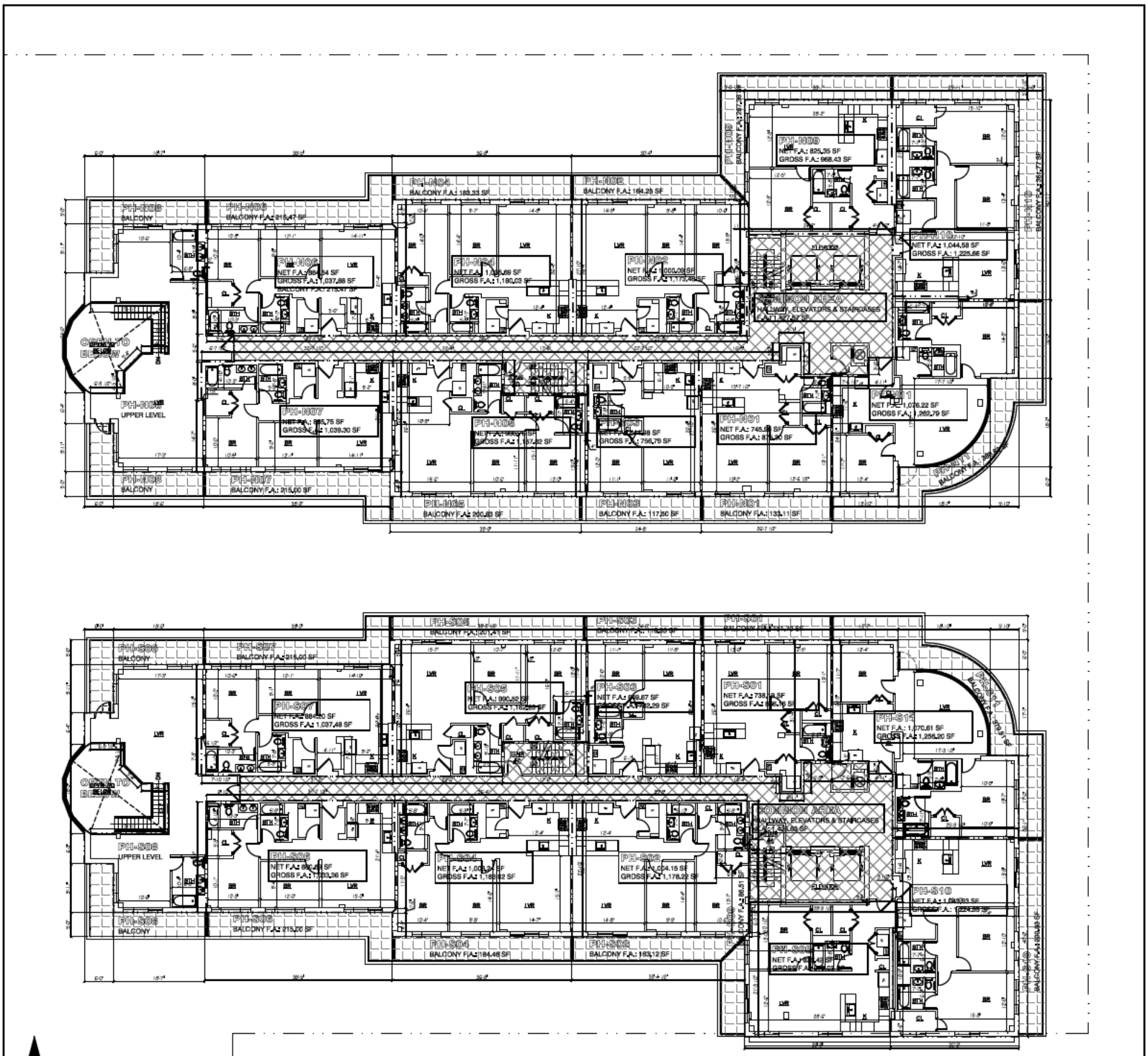

N
3RD FL. FLOOR PLAN
0 5' 15' 30'



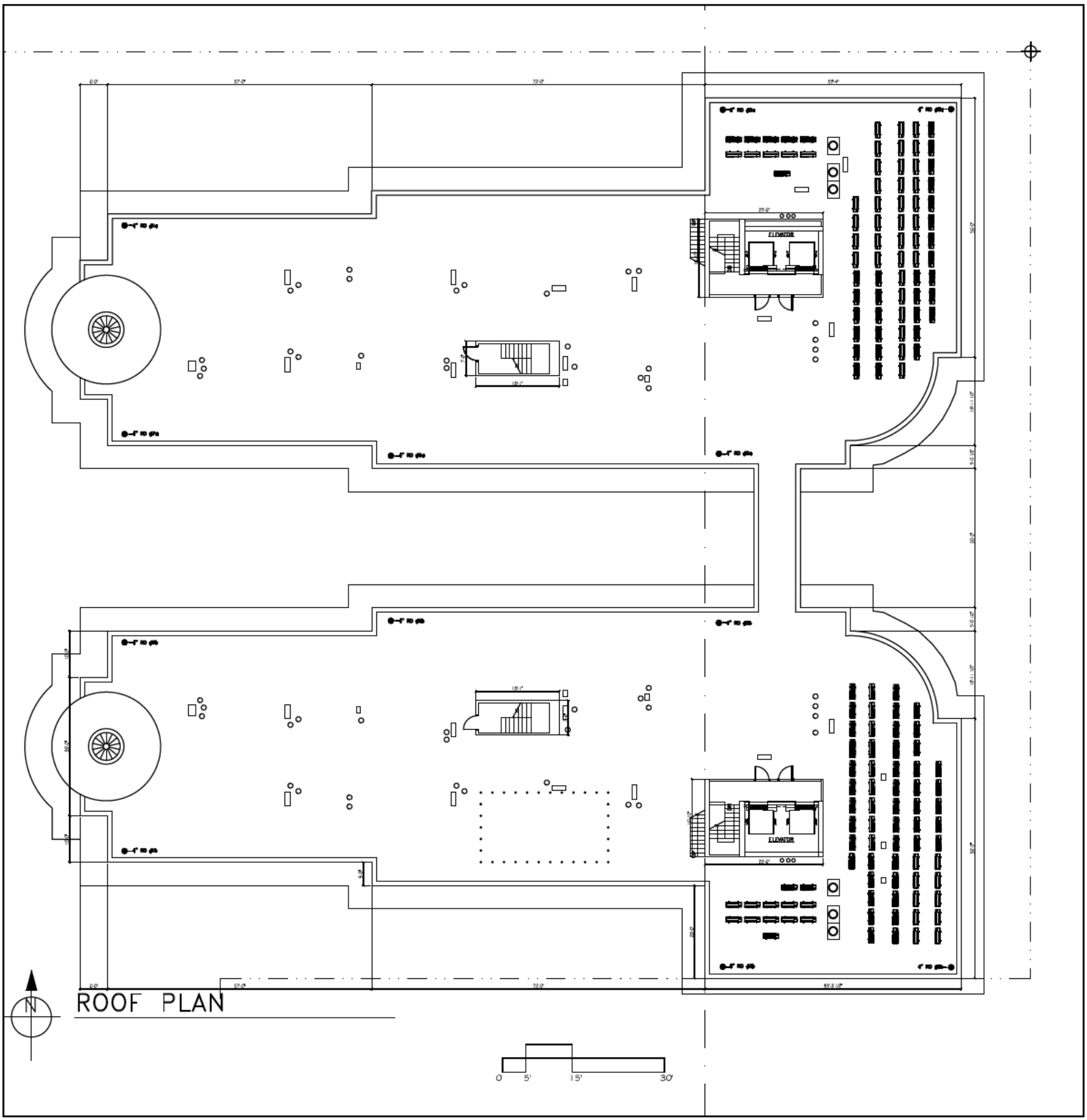
4TH FL. FLOOR PLAN



5TH FL. FLOOR PLAN



6TH FL. FLOOR PLAN



ROOF PLAN

ESCROW AGREEMENT

AGREEMENT made this _____ day of December, 2018, by and among _____ ("PURCHASER"), Waterfront Resort, Inc. ("SPONSOR"), as sponsor of Allura Waterfront Condominium offering plan ("Plan") and Thomas E. Berinato ("ESCROW AGENT").

WHEREAS, SPONSOR has filed the Offering Plan with the Attorney General to offer for sale condominium ownership interests at the premises located at 109-09 15th Avenue, College Point, NY 11356, subject to the terms and conditions set forth in the Plan; and

WHEREAS, ESCROW AGENT is authorized to act as an escrow agent hereunder in accordance with New York General Business Law ("GBL") Sections 352-e(2-b), 352-h and the New York Department of Law's regulations promulgated thereunder; and

WHEREAS, SPONSOR and PURCHASER desire that ESCROW AGENT act as escrow agent for deposits, down payments, and advances (referred to herein as "Deposit") pursuant to the terms of this Agreement.

NOW, THEREFORE, in consideration of the covenants and conditions contained herein and other good and valuable consideration, the parties hereby agree as follows:

1. ESTABLISHMENT OF THE ESCROW ACCOUNT.

1.1. ESCROW AGENT 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 81-35 Lefferts Blvd., Kew Gardens, NY 11415, in the State of New York ("Bank"), a bank authorized to do business in the State of New York. The escrow account is entitled Thomas E. Berinato for Allura Waterfront Condominium ("Escrow Account"). The Master account number is [redacted] A separate sub account will be established for each transaction.

1.2 ESCROW AGENT has designated the following attorneys to serve as signatories: Thomas E. Berinato. 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 123-40 83rd Avenue, Kew Gardens, NY 11415, and a telephone number of (718)575-3400.

1.3 ESCROW AGENT and all authorized signatories hereby submit to the jurisdiction of the State of New York and its Courts for any cause of action arising out of this Agreement or otherwise concerning the maintenance of or release of the Deposit from escrow.

1.4 Neither ESCROW AGENT nor any authorized signatories on the Escrow Account are the Sponsor, Selling Agent, Managing Agent (as those terms are defined in the Plan), or any principal thereof, or have any beneficial interest in any of the foregoing .

1.5 The Escrow Account is not an IOLA account established pursuant to Judiciary Law Section 497.

2. DEPOSITS INTO THE ESCROW ACCOUNT.

2.1 All Deposits received from PURCHASER prior to closing, whether in the form of checks, drafts, money orders, wire transfers, or other instruments which identify the payor, shall be placed into the Escrow Account. All instruments to be placed into the Escrow Account shall be made payable directly to the order of Thomas E. Berinato, 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, 28 Liberty Street, New York, NY, 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 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 [shares/unit/membership interest/fractional interest];

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.

ESCROW AGENT:

By: Thomas E. Berinato, Esq.

SPONSOR

Waterfront Resort, Inc.

By: _____
Name: Choy Ling Lam
Title: Principal

PURCHASER

[INSERT NAME]

By: _____
Name: _____
Title: _____

DECLARATION OF CONDOMINIUM DECLARATION

ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP FOR PREMISES LOCATED AT

109-09 15th Avenue, COLLEGE POINT, NEW YORK,

BOROUGH OF QUEENS, QUEENS COUNTY, CITY OF NEW YORK,

THE LAND AFFECTED BY THE WITHIN INSTRUMENT LIES IN

BLOCK LOT N/K/A Lots _____

ON THE TAX MAP

OF THE BOROUGH OF QUEENS, QUEENS COUNTY,

CITY AND STATE OF NEW YORK

PURSUANT TO ARTICLE 9-B OF THE REAL PROPERTY LAW

OF THE STATE OF NEW YORK.

NAME: THE ALLURA WATERFRONT CONDOMINIUM

SPONSOR: WATERFRONT RESORT INC LLC

112-45 Roosevelt Avenue, College Point, NY 11368

DATE OF DECLARATION: day of _____, 2019

RECORD AND RETURN TO:

THOMAS E. BERINATO

123-40 83rd Avenue

Suite 1D

Kew Gardens, NY 11415

PLAN OF CONDOMINIUM UNIT OWNERSHIP

DECLARATION OF THE COLLEGE POINT CONDOMINIUM PURSUANT TO ARTICLE 9-B OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK

In the City of New York, Queens County and State of New York, on this ___ day of _____, 2019, Waterfront Resort Inc., whose principal offices and domicile is situated at 112-45 Roosvelt Avenue, Corona, NY 11368 hereinafter referred to as Sponsor represented, do hereby declare:

1. Submission of Property.

Sponsor hereby submits the Property (a, defined in the Definitions set forth on Schedule B hereto) to the provisions of Article 9-B of the Real Property Law of the State of New York.

2. Area, Location and Description of Land.

The land (the Land) has an area of approximately 100,338.18 sq. ft. and consists of all that certain tract, plot, piece and parcel of land situated, lying and being in the Borough of Queens, Queens County and City of New York, more particularly described in Schedule A annexed hereto and made a part hereof. The Land is owned by Sponsor in fee simple absolute.

3. Definitions.

A. The owner of each Unit is hereinafter referred to as a Unit Owner. Every Unit Owner shall be treated for all purposes as a single owner, irrespective of whether such ownership is joint, in common tenancy or by the entirety, and a majority vote of such owners shall be necessary to cast the Unit Owner's vote referred to in paragraph 14 of this Declaration.

B. A Unit as hereinafter referred to shall be defined as follows: Each Unit is measured from the inside face of stud or masonry Walls between Units, the inside face of all exterior walls, the inside face of stud or masonry of walls separating Units and Common

Elements and the inside face of concrete slab or plywood of Unit floors and the inside face of joists of Unit's ceilings.

C. The Building as hereinafter referred to shall be defined as THE ALLURA WATERFRONT CONDOMINIUM at 109-09 15th Avenue, College Point, New York.

D. Condominium as hereinafter referred to shall mean THE ALLURA WATERFRONT CONDOMINIUM which is composed of the Unit Owners.

E. Sponsor shall mean WATERFRONT RESORT INC LLC and its successors and assigns.

F. Sponsor-designee as hereinafter referred to shall mean any person or entity designated by Sponsor to acquire title to a Unit. Sponsor-designee shall have the right to designate a person or entity, whether related or unrelated to Sponsor, to succeed to their rights, and any such designee shall be deemed to be a Sponsor-designee.

G. All capitalized terms used in this Declaration that is not defined herein shall have the meanings as set forth in Schedule B.

4. Description of Building and Units:

A. Sponsor is constructing a building upon the land, which will contain 134 residential units a parking unit and a community facility unit. The Building has a total height of 67.33 feet. The average height of the floor to the ceiling of the six floors and cellar is 8 feet. All existing foundation and footings are poured reinforced concrete. The structural system is masonry bearing walls and steel floor joists.

B. Schedule C annexed hereto and made a part hereof sets forth the following data with respect to each Unit necessary for the proper identification thereof; Unit designation; the percentage of interest in the Common Elements tax lot number; approximate area without Limited Common Elements; the number of rooms and appurtenant Limited Common Elements. The location of each Unit is more clearly designated in the Floor Plans, and reference should be made thereto for the statement of the location of each Unit.

5. Common Elements.

The Common Elements of the Condominium consist of the entire Property, including all parts of the Building and improvements thereon other than the Units, including without limitation:

(i) the land upon which the Buildings are located;

(ii) (a) All foundations, columns, girders, beams, supports, bearing walls, exterior walls and roofs, attics, concrete and masonry at the exterior face of the Building; (b) these portions of the walls and partitions dividing the Units from exterior walls, corridors. stairs or other Units located beyond the center line of partitions enclosing the Units; and (c) the concrete floor and beams, including any framing attached to the structure from which Drywall coiling is attached on the first floor and basement floor, (d) these portions of the exterior walls including and beyond the Unit side of the concrete block walls at the exterior face of the Building; and (e) the concrete floor to and including the underside of the concrete floor to and including the foundation; roofs, corridors, halls, stairs and stairway areas; lobbies; the area designated as Superintendent's storage area; storage and utility areas; all portions of the basement which are not included within a particular Unit; laundry facilities not located within a Unit and entrances to and exits from the Building; all other areas of the first floor.

(iii) All central and appurtenant installations for services such as electricity, steam, gas, hot and cold water, telephone and refrigeration which are not included in a particular Unit;

(iv) Any tanks, pumps, motor, fans, compressors, ducts, sewer pipes and drainage pipes and all apparatus and installations existing for common use.

Notwithstanding the foregoing, the following Common Elements shall be deemed Limited Common Elements and the use thereof shall be restricted to specified Unit Owners as set forth herein, subject to the right of the Board of Managers to enter upon the Limited Common Elements for maintenance, repair or improvement and to the rules and regulations of the Condominium:

Patios adjacent to, and with direct access from, the interior of a particular Unit as set forth on Schedule C hereto;

6. Use of Units.

Each of the Units may be used only for private residential use, except that a Unit Owner may use a portion of his Unit for any home occupation use, including as a professional office,

provided that the nature and manner of such use complies with the Law and does not violate the then existing Certificate of Occupancy covering such Unit, and provided further that any commercial unit may be used for those non-residential uses provided for in the certificate of occupancy. Notwithstanding the foregoing, the Sponsor or its designee may, without the permission of the Board of Managers, retain ownership of one or more Units for use as models, sales and/or production offices in connection with the sale or rental of the Units.

7. Determination of Percentages in Common Elements.

The percentage of Common Interest allocated to each Unit is based upon appurtenant floor area pursuant to section 339-i (1)(iv) of the Real Property Law. Please note that this plan contains Special Allocations pursuant to section 339-m of the Real Property Law for Labor, Hot Water, Electricity Repairs, Maintenance Insurance, Water & Sewer and Management fees, which are contained in the Condominium's declaration. This division is authorized under section 339-m based upon the exclusive use by residential unit owners The requirements for amending these provisions of the declaration do not differ from those otherwise provided in the declaration for other amendments.

8. Encroachments.

If any portion of the Common Elements now encroaches upon any Unit, or if any Unit now encroaches upon any other Unit or upon any portion of the Common Elements, or if any encroachment shall occur hereafter as a result of (a) settling or shifting of the Building, or (b) alteration or repair to the Common Elements made by or with the consent of the Board of Managers or by the Sponsor or (c) as a result of original construction, or (d) as a result of repair or restoration of the Building or Unit after damage by fire or other casualty, or (e) as a result of condemnation or eminent domain proceedings, a valid easement shall exist for such encroachment and for the maintenance of the same so long as the Building shall stand.

9. Easements.

A. Each Unit Owner shall have an easement in common with the owners of all other Units to use, maintain, repair, alter and replace all pipes, wires, ducts, cables, conduits, public utility lines and other Common Elements (other than Limited Common Elements) located in any of the other Units or in the Common Elements and serving his Unit (including heat and hot water from the boiler). Each Unit shall be subject to an easement in favor of the Owners of all other Units to use, the pipes, wires, ducts, cables, conduits, public utility lines and other Common Elements serving such other Units and located in such Units. The Board of Managers shall have a right of access to each Unit and any Limited Common Elements appurtenant thereto to inspect the same, to remove violations therefrom and/or to maintain, repair or replace the Common Elements contained therein or elsewhere in a Unit or Building. In addition, each Unit shall have, and shall be subject to, Easements of subjacent, support and necessity in favor of such Unit or in favor of other Units and the Common Elements.

B. The Sponsor and Sponsor-designees, their successors, assigns, invitees, licensees, contractors, employees and tenants, shall have an easement in, on, over and across

the Property for ingress to and egress from all land areas of the Property and the use of said land areas (in common with Unit Owners) for any lawful purpose, including rehabilitation and sale of the Units, Building and Common Elements.

C. The Sponsor and Sponsor-designees, any partner of any entity affiliated directly or indirectly with Sponsor and their successors, assigns, invitees, licensees, contractors, employees and tenants (i) shall have an easement to erect, maintain, repair and replace from time to time one or more signs on the Property for the purposes of advertising the sale of Units and the leasing of space in any Unit as well as an easement in and access to Units and Common Elements consistent with the purposes of the Offering Plan, as same may be amended. and Sponsor's rights and obligations thereunder, including, without limitation, the right to develop, renovate, maintain, repair, refurbish, offer, sell and lease Units and Common Elements and (ii) reserve the right to establish, grant and create easements for any additional underground electric, transformer, amplifier, gas, cable television, telephone, water, storm drainage, sewer or other utility lines and appurtenances in, under and through the Property, if the Sponsor or Sponsor-designee shall deem it necessary or desirable for the proper operation and maintenance of the Property or any portion thereof, or for the general health or welfare of any Unit Owner provided that such additional utilities or the relocation of existing utilities will not prevent or unreasonably interfere with the use of the Units for dwelling purposes. Any utility company or public benefit corporation furnishing services to the Property, and the employees and agents of any such company or corporation, shall have the right of access to any Unit, to the Common Elements or the Limited Common Elements in furtherance of such easements, provided such right of access is exercised in such a manner as not unreasonably to interfere with the use of the Units.

D. No Unit shall have an easement for the use of any Limited Common Elements except the Unit to which such Limited Common Element is appurtenant.

E. The user of any easement granted by subparagraphs B, C and D of this paragraph 9 shall have the responsibility of repairing any damage resulting from such use. No fee or charge may be imposed by the Board of Managers for any easement granted herein.

10. Power of Attorney to Board of Managers.

Each Unit Owner shall grant to the persons who shall from time to time constitute the Board of Managers, an irrevocable power of attorney, coupled with an interest, to (i) acquire title to or lease any Unit whose owner desires to surrender, sell or lease the same, provided such sale or lease is to a non-Family Member or non-affiliate or which may be the subject of a foreclosure or other judicial sale in the name of the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners, and to convey, sell, lease, mortgage (but not to vote the votes appurtenant thereto) or otherwise deal with any such Units so acquired or

to sublease any Unit so leased by the Board of Managers or (ii) amend this Declaration as provided herein and in the By-Laws.

11. Acquisition of Units by Board of Managers.

In the event any Unit Owner shall surrender his Unit, together with: (i) the undivided interest in the Common Elements, general and limited, appurtenant thereto; (ii) the interest of such Unit owner in any other Units acquired by the Board of Managers or its designee on behalf of all Unit Owners or the proceeds of the sale or lease thereof, if any; and (iii) the interest of such Unit Owner in any other assets of the Condominium (hereinafter collectively called the Appurtenant Interests), pursuant to the provisions of Section 339-x of the Real Property Law of the State of New York, and (iv) the exclusive right to use the appurtenant Limited Common Element or in the event the Board of Managers shall purchase from any Unit Owner who has elected to sell the same, a Unit, together with the Appurtenant Interests and apportioned Limited Common Element, pursuant to Section 1 of Article VIII of the By-Laws, or in the event the Board of Managers shall purchase at a foreclosure or other judicial sale, a Unit together with the Appurtenant Interests, title to any such Unit, together with the Appurtenant Interests, shall be held by the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners, in proportion to their respective Common Interests. The lease covering any Unit leased by the Board of Managers, or its designees, corporate or otherwise, shall be held by the Board of Managers, or its designee, on behalf of all Unit Owners, in proportion to their respective Common Interests.

12. Person to Receive Service.

For the period during which Sponsor is in control of the Board of Managers, Thomas E. Berinato, Esq. 123-40 83rd Avenue, Suite 1D, Kew Gardens, N.Y. 11415, is hereby designated to receive notice of process in any action, which may be brought against the Condominium. After Sponsor relinquishes control of the Board of Managers, notice of process in any action, which may be brought against the Condominium shall be served on the person holding the office of President of the Board of Managers of the Condominium at the Office of the Condominium, located at 109-09 15th Avenue, College Point, New York.

13. Units Subject to Declaration, By-Laws and Rules and Regulations.

All present and future Unit Owners, tenants, subtenants and occupants of Units shall be subject to and shall comply with the provisions of this Declaration, the By-Laws and Rules and Regulations, as they may be amended from time to time. The acceptance of a deed or conveyance or the entering into of a lease or the entering into occupancy of any Unit shall constitute an agreement that the provisions of this Declaration, the By-Laws and the Rules and Regulations, as they may be amended from time to time, are accepted and ratified by such

Owner, tenant or occupant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed or conveyance or lease thereof.

14. Amendment to Declaration.

This Declaration may be amended, modified, added to or deleted from by the vote of at least 66-2/3% in number and in Common Interest of all Unit Owners cast in person or by proxy at a meeting duly held in accordance with the provisions of the By-Laws, or in lieu of a meeting, any amendment may be approved in writing by 66-2/3% in number and in Common Interest of all Unit Owners, provided, however:

(a) No amendment, modification, addition or deletion which shall adversely affect the lien of any mortgage may be made without the written consent of the mortgages;

(b) No amendment which shall change the percentage of Common Interests allocated to any Unit or Units may be made without the written consent of such Owner(s); no amendment which shall increase the percentage of Common Interests allocated to any Unit or Units may be made without the written consent of the mortgagee(s) of such units or Units, if any;

(c) No amendment, modification, addition or deletion of or to this Declaration will be effective in any respect against Sponsor. any Sponsor-designee, or any partner of any entity affiliated directly or indirectly with Sponsor or any Unsold Unit, until Sponsor, Sponsor-designees, any partner of any entity affiliated directly or indirectly with Sponsor, shall consent thereto in writing; and

(d) The rights, benefits and exemptions of the Unsold Units may not be amended without the prior written consent of Sponsor.

Notwithstanding the foregoing, the Sponsor shall have and hereby reserves to itself and Sponsor-designee(s) the right to amend this Declaration at any time without the requirement of a vote and without the approval or consent of the Board of Managers or any Unit Owners or mortgages for the purposes of (i) filing the Floor Plans required by the New York Real Property Law Section 339-p for any portion or portions of the Building and appurtenances which are incomplete at the time the Declaration is recorded and the filing along with said amendment to the Declaration and the Plans, the verified statement of a professional engineer or licensed professional engineer certifying that the Floor Plans being filed simultaneously with such amendment fully and fairly depict the layout, location, unit designations and

approximate dimensions of the particular Unit or Units as built, as provided in said Section 339-p and (ii) filing amendments to Schedule C to the Declaration and the Floor Plans resulting from changes in Unsold Units pursuant to paragraph 15 below. Sponsor may require the Board of Managers to execute and record any such amendment to this Declaration (together with any such other documents as may be required to effectuate such amendment) or may execute such amendment as attorney-in-fact for Unit Owners.

No such amendment shall be effective until recorded in the Register's Office of Queens County.

15. Changes in Unsold Units.

Except to the extent prohibited by law, Sponsor or Sponsor-designee or any partner of any entity affiliated directly or indirectly with Sponsor, shall have the right, without the vote, approval or consent of any Board, other Unit Owners or the Mortgage Representatives, if any, to: (a) make alterations, additions or improvements, whether structural or non-structural, interior or exterior, ordinary or extraordinary, in, to and upon Units (Unsold Units) at the time owned by Sponsor or Sponsor-designee or any partner of any entity affiliated directly or indirectly with Sponsor; (b) change the use or layout of, or number of rooms in, any Unsold Units from time to time; (c) change the size and/or number of Unsold Units into two or more separate Units, combining separate Unsold Units (including these resulting from such subdivision or otherwise) into one or more Units, altering the boundary walls between any Unsold Units, or otherwise, and (d) if appropriate, reapportion among the Unsold Units affected by such change in size, use or number pursuant to the preceding clauses (b) and (c) their percentage interests in the Common Elements; provided, however, that the percentage interest in the Common Elements of any other Units (other than Unsold Units) shall not be changed by reason thereof unless the owners of such Units shall reasonably consent thereto and, provided further, that Sponsor or its designee shall comply with all laws, ordinances and regulations of all governmental authorities having jurisdiction and shall agree to held each Board and all other Unit Owners harmless from any liability arising therefrom. The provisions of this Article 15 may not be added to, amended, modified or deleted without the prior written consent of Sponsor or its designee. By the written permission of the Board any other Unit owner may be given, with respect to such owner's Unit, the same rights as are set forth in this Article 15 with respect to Unsold Units. Notwithstanding the other provisions of this Article 15, no reapportionment of the interests in the Common Elements appurtenant to any Units shall be made by a Unit Owner other than Sponsor unless there is first delivered to the Board a written certification stating that the percentage interests of the respective Units in the Common Elements, immediately after such a reapportionment, will be in the approximate proportion which the fair value of each affected Unit bears to the aggregate fair value of all Units which are being reapportioned. The certification referred to in the preceding sentence shall be delivered by either the Managing Agent or any other person reasonably acceptable to the Board.

16. Invalidity.

(a) If any provision of this Declaration or of the By-Laws is invalid under, or would cause this Declaration or the By-Laws to be insufficient to submit the Property to the provisions of the Condominium Act, such provision shall be 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 the 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 or 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 or 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 a part of 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.

(b) Subject to the terms of subparagraph (a) of this Article 16, if this Declaration or the By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the provisions of this Declaration or 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.

17. Termination of Condominium.

The Condominium may be terminated by casualty loss, condemnation or eminent domain, in accordance with the provisions of the By-Laws, or by withdrawing the Property from the provisions of the New York Condominium Act if authorized by an affirmative vote of Unit Owners who own not less than eighty (80%) percent in number and in Common Interest of the Units. The written consent of the Mortgage Representatives, if any, shall be required before such vote is effective. Sponsor and Sponsor-designee will not vote its interests appurtenant to any Unsold Units for such withdrawal unless at least eighty (80%) percent in number and in Common Interest of all other Unit Owners have elected for such withdrawal, in which event Sponsor and Sponsor-designees may choose to vote in favor of or against such withdrawal. In the event said withdrawal is authorized as aforesaid, the Property shall be subject to an action for partition by any unit owner or lien or as if owned in common, in which event the net proceeds of the sale shall be divided among all the Unit Owners in proportion to

their respective Common Interests, provided, however, that no payment shall be made to a Unit owner until there has first been paid off out of his share of such net proceeds all liens on his Unit, in order of priority of such liens.

18. Administration.

The Condominium shall be managed and administered by a Board of Managers in accordance with this Declaration and the By-Laws, which are attached hereto as Schedule D and made a part hereof.

19. Waiver.

No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches, which may occur.

20. Captions.

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Declaration or the intent of any provision thereof.

21. Gender.

The use of the masculine gender in this Declaration shall be deemed to refer to the feminine gender and the use of the singular shall be deemed to refer to the plural, and vice versa, whenever the context so requires.

IN WITNESS WHEREOF, the parties have caused this Declaration to be executed by their duly authorized representatives this ____ day of _____, 2019.

Waterfront Resort Inc

_____

Choy Ling Lam, President

STATE OF NEW YORK)ss.

COUNTY OF _____)

On the ___ day of _____, in the year 2019, the undersigned a Notary Public in and for said State, personally appeared Choy Ling Lam known to me or proved to me on the basis

of satisfactory evidence to be the individual(s) whose names(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their/ capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____

Notary Public

SCHEDULE A DESCRIPTION

ALL that certain plot piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point where the westerly side of 110th Street, distant 400.05 feet southerly from the corner formed by the intersection of the westerly side of 110th Street and the southerly side of 14th Avenue;

RUNNING THENCE westerly at right angles to the westerly side of 110th Street, 565 feet more or less, to the water grant line;

THENCE southerly at right angles to the last mentioned course, along said water grant line, 250.03 feet more or less;

THENCE easterly at right angles to the last mentioned course, 390 feet more or less, to a point on the westerly side of 15th Avenue;

THENCE northerly along the westerly side of 15th Avenue, 50 feet to a point;

THENCE easterly along the northerly side of 15th Avenue, 175 feet to the point on the westerly side of 110th Street;

THENCE northerly along the westerly side of 110th Street, 200.03 feet to the point of place of BEGINNING.

FOR INFORMATION ONLY, NOT INSURED: SAID PREMISES BEING KNOWN AS AND BY 109-09 15TH AVENUE, COLLEGE POINT, NEW YORK 11356

BLOCK: 4044
LOT: 60
COUNTY: QUEENS

SCHEDULE B TO THE DECLARATION OF CONDOMINIUM
OF THE PREMISES KNOWN AS
THE ALLURA WATERFRONT CONDOMINIUM
109-09 15th Avenue, College Point, New York

DEFINITIONS

B. CERTAIN DEFINITIONS

Affiliate	- An Affiliate of, or Affiliated with, a specified corporation or partnership, shall mean a corporation or partnership that directly or indirectly, through one or more intermediaries, controls or is controlled by, or in under common control with, the corporation or partnership specified.
Appurtenant Interest	- With respect to any Unit, the undivided interest of the owner thereof, in and to: (i) the Common Elements; (ii) any other Units owned or leased at the time in question by the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners; (iii) any proceeds of the sale or lease of Units of the nature described in subdivision (ii) above; and (iv) any other assets of the Condominium.
Board of Managers	- The governing board of the Condominium that represents the Unit Owners and manages the Condominium pursuant to the provisions of the By-Laws and of the Offering Plan. The Board is composed of representatives elected by Unit Owners voting in accordance with their respective percentages of Common Interest.
Building	- The structure known as The Allura Waterfront Condominium constructed or being constructed at 109-09 15th Avenue, College Point, New York.
By-Laws	- Refers to the By-Laws governing the operations of the Condominium, the form of which is set forth in Part II of the Plan.

Closings	- Refers to the time, place and procedure by which fee title to the unit in question is conveyed to the Purchaser pursuant to a Purchase Agreement.
Closing Date	- Refers to date on which Closing occurs.
Common Charges	- Each Unit's proportionate share of the Common Expenses in accordance with its Common Interest.
Common Elements	- All portions of the Property other than the Units, including without limitations: (a) The land on which the Buildings are located; (b) All foundations, columns, girders, beams, supports, bearing walls, exterior walls and roofs, attics, concrete and masonry at the exterior face of the Building; (b) those portions of the walls and partitions dividing the Units from exterior walls, corridors, stairs or other Units located beyond the center line of partitions enclosing the Units; and (c) the concrete floor and beams, including any framing attached to the structure from which Drywall ceiling is attached on the first floor and basement floor, (d) those portions of the exterior walls including and beyond the Unit side of the concrete block walls at the exterior face of the Building; and (e) the concrete floor to and including the underside of the concrete floor to and including the foundation; roofs, corridors, halls, stairs and stairway areas; lobbies; the area designated as Superintendent's storage area; storage and utility areas; all portions of the basement which are not included within a particular Unit; laundry facilities not located within a Unit and entrances to and exits from the Building; all other areas of the first floor; (c) Central and appurtenant installations for services such an electricity, steam, gas, hot and cold water, telephone, and refrigeration which are not included in a particular Unit; (d) Any tanks, pumps, motors, fans, compressors, ducts sewer pipes and drainage pipes and in general all apparatus and installations existing for common use;

(e) Such facilities as may be designated as Common Elements in the Declaration; and

(f) All other parts of the Property necessary or convenient to its existence, maintenance, and safety, or normally in common use.

Common Expenses

(a) Expenses of operation of the Property, and

(b) All sums designated Common Expenses by or pursuant to the provisions of the New York Condominium Act, the Declaration or the By-Laws.

Common Interest

- The proportionate, undivided interest in fee simple absolute in the Common Elements appertaining to each Unit, as expressed in the Declaration.

Condominium

- A form of ownership of real property in which individual Units as component parts of a whole are owned in fee simple, with the right of exclusive use, by separate individuals or entities, which separate individuals and/or entities jointly own those parts of the whole designated as Common Elements. In the context of this Offering Plan, Condominium specifically refers to Allura Waterfront Condominium.

Condominium Act

- Article 9-B, Section 339-d to Section 339-ii of the Real Property Law of the State of New York, and the same may be amended from time to time.

Condominium Documents

- The Declaration, the By-Laws and the Rules and Regulations.

Declaration

- The instrument creating the Condominium, as may be amended from time to time, by which the Property is submitted to the provisions of the New York Condominium Act, the form of which is set forth in Part II of the Offering Plan.

Down Payment

- Refers to the money that a person desiring to purchase a Unit must deliver to the Sponsor at the time such person delivers an executed Purchase Agreement to the Sponsor.

Family Members

- The spouse, children (natural and adopted), stepchildren, grandchildren, siblings, parents, parents-

in-law, grandparents, great-grandparents, aunts, uncles, nephews and nieces of a Unit Owner.

First Unit Closing - The first closing of title with a bona fide Purchaser of a Unit.

Floor Plans - The floor plans of the Units certified by Benjamin Lam, filed in the Register's Office simultaneously with the recording of the Declaration, together with any supplemental floor plans thereto.

Inspection Statement - A memorandum of work in which the Sponsor and Purchaser agree to the work Sponsor must perform or complete in or to the Purchaser's Unit and which obligations of Sponsor shall survive the closing of title to such Unit, the form of which is attached to the form of Purchase Agreement which is set forth in Part II.

Institutional Mortgage - Any first mortgage covering any Unit that in a Permitted Mortgage and the initial holder of which in either Sponsor or a Sponsor designee or an institutional lender.

Insurance Trustee - A bank or a trust company, in either event having both an office in the City of New York and a capital surplus of $500,000,000.00 or more, from time to time appointed to serve as such by the Board of Managers.

Land - All that certain tract, plot, piece and parcel of land situated, lying and being in the City of New York, County of Queens and State of New York, as more particularly described in Exhibit A to the Declaration.

Law - The laws and ordinances of any or all of the Federal, New York State, New York City, Queens County and Borough of Queens, 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.

Limited Common Elements - Parts of the whole which are owned as Common Elements, but the exclusive use of which is granted to a

	single Unit Owner including balconies and roof terraces.
Majority	- As may be specified herein or in the Declaration or by the By-Laws with respect to any matter or matters, a majority of Unit Owners means more than fifty percent in Common Interest in the aggregate. As may be specified herein or in the Declaration or the By-Laws with respect to any matter or matters, any specified percentage of Unit Owners means such percentage in Common interest in the aggregate.
Managing Agent	- Refers to Waterfront Resort Inc, with an office at 112-45 Roosevelt Avenue, Corona, NY 11368, or its successor in such capacity.
Mortgage Representatives	- The representatives of the holders of all mortgages encumbering Units, designated by the holders of Institutional Mortgages in accordance with the terms of paragraph (B) of Section 8.6 of the By-Laws.
Offering Plan	- The document, as may be amended from time to time, filed with the New York State Department of Law which describes the Property and pursuant to which individual Units in the Condominium are offered for sale.
Operation of the Property-	The administration and operation of the Property and the maintenance, repair and replacement of, and the making of any additions and improvements to, the Common Elements.
Permitted Mortgage	- Any mortgage covering a unit that is placed thereon in compliance with the terms contained in Article 8 of the By-Laws.
Permitted Mortgagee	- Any holder of a Permitted Mortgage at the time in question.
Person	- A natural person, corporation, partnership, association, trustee or other legal entity.
Power of Attorney	- The document which is set forth in Part II of the Offering Plan, signed by Unit Owners, which appoints:

(i) the Board of managers as attorney-in-fact to acquire or lease, on behalf of all Unit Owners, any Unit the Unit Owner of which wishes to sell or abandon, together with the Appurtenant Interests thereto and to deal with any such Units so acquired as they may determine and to amend the Declaration, and By-Laws as authorized therein, and

(ii) the Sponsor as attorney-in-fact to amend the Declaration, the By-Laws, and the Rules and Regulations of the Condominium or any of said documents under certain conditions set forth in the Power of Attorney.

Property - Includes the Land, the Building and all other improvements thereon, owned (subject to the title exceptions described herein) in fee simple absolute, and all easements, rights and appurtenances belonging thereto, and all other property, personal or mixed, intended for use in connection therewith, which have been or are intended to be submitted to the provisions of the New York Condominium Act.

Purchase Agreement - Refers to the contract of purchase and sale for a Unit as set forth in Part II of the Offering Plan.

Purchaser - Any Person who has entered into an agreement with Sponsor to purchase any Unit and in not in default thereunder.

Recording Officer and Recording or Recorded - Shall have the meanings stated in Section 290 of the New York Real Property Law.

Rules and Regulations - 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.

Selling Agent - Waterfront Resort Inc with an office at 112-45 Roosevelt Avenue, Corona, NY 11368.

Special Assessments	- The charges allocated and assessed by the Board of Managers to the Unit Owners, pro rata in accordance with their respective interests (except as otherwise provided in the Declaration or in the By-Law), in accordance with paragraph (c) of Section 6.1 of the By-Laws.
Sponsor	- Waterfront Resort Inc with an office at 112-45 Roosevelt Avenue, Corona, NY 11368.
Sponsor-designee	- Any Person designated by Sponsor to hold title to any Unsold Unit. Sponsor's statement in writing that a Person is a Sponsor-designee shall be conclusive evidence of such status so as to entitle such Person to all the rights of a Sponsor-designee under this Offering Plan. A Sponsor-designee shall have the right to designate a Person to succeed to its rights and any such designee shall also be deemed a Sponsor-designee.
Unavoidable Delays	- Shall mean delays due to strike, lockout, or other labor or industrial disturbance (whether or not on the part of employees or contractors of Sponsor), civil disturbance, future order of any government, court or regulatory body claiming jurisdiction, war, act of the public enemy, riot, sabotage, blockade, embargo, shortage of or failure or inability to secure materials or labor, or lightning, earthquake, fire, storm, hurricane, flood washout, explosion, act of God or any cause whatsoever beyond the reasonable control of Sponsor whether or not similar to any of the causes hereinabove stated; provided, however, that for purposes of this definition, lack of funds or inability to obtain financing shall not be deemed to be a cause beyond the control of Sponsor.
Unit	- Any apartment in the Building designated as a Unit and owned in fee simple absolute.
Units	- The Condominium consists of one building containing a total of 134 Residential Units, 1 Community Facility Unit and 1 parking unit defined and located on floors numbered two (1) through six (6), which Units are more particularly described in Article 5 of, and Exhibit B to, the Declaration and in the Floor Plans.

Unit Deed	- The deed transferring title to a specified Unit from Sponsor to Purchaser in fee simple absolute.
Unit Designation	- The number, letter or combination thereof or other official designations conforming to the tax lot number, if any, designating the Unit in the Declaration and on the Floor Plans.
Unit Owner	- The Person or Persons owning a Unit in fee simple absolute. Collectively, Unit Owners means the respective owners of the Units.
Unsold Units	- Any Unit owned by Sponsor or Sponsor-designee at the time in question.

SCHEDULE C
TO THE DECLARATION
OF THE PREMISES KNOWN AS
THE ALLURA WATERFRONT CONDOMINIUM
109-09 15th Avenue, College Point, New York

SEE ATTACHED

Unit Designation	Location of Units in Portion of Building Facing in Direction Set Forth Below	Approximate Gross Area in Square Feet	Balcony/ Terrace Area in Square Feet	Number of Room	Common Elements to Which Unit has Immediate Access	Percentage of Interest In Common Elements and the Common Expenses in (%)
N101	Facing South in North tower	667.13	100.83	4.5	Lobby, mailroom, Hallway, refuse room,elevators & staircases	0.392
N102	Facing North in North tower	1182.25	904.03	6	Lobby, mailroom, Hallway, refuse room,elevators & staircases	0.694
N103	Facing South in North tower on 1st Floor	817.40	145.00	4.5	Lobby, mailroom, Hallway, refuse room,elevators & staircases	0.480
N104	Facing North in North tower on 1st Floor	1204.43	187.50	6	Lobby, mailroom, Hallway, refuse room,elevators & staircases	0.707
N105	Facing South in North tower on 1st Floor	878.96	188.33	6	Lobby, mailroom, Hallway, refuse room,elevators & staircases	0.516
N106	Facing North in North tower on 1st Floor	1038.96	213.75	6	Lobby, mailroom, Hallway, refuse room,elevators & staircases	0.610
N107	Facing South in North tower on 1st Floor	761.17	144.58	5.5	Lobby, mailroom, Hallway, refuse room,elevators & staircases	0.447
N108	Facing West in North tower on 1st Floor	1427.72	807.53	7	Lobby, mailroom, Hallway, refuse room,elevators & staircases	0.839
S101	Facing North in South tower on 1st floor	681.91	100.83	4.5	Lobby, mailroom, Hallway, refuse room,elevators & staircases	0.401
S102	Facing South in South tower on 1st Floor	1192.08	219.43	6	Lobby, mailroom, Hallway, refuse room,elevators & staircases	0.700
S103	Facing North in South tower on 1st floor	821.86	145.00	4.5	Lobby, mailroom, Hallway, refuse room,elevators & staircases	0.483
S104	Facing North in South tower on 1st floor	1191.64	226.11	6	Lobby, mailroom, Hallway, refuse room,elevators & staircases	0.700
S105	Facing South in South tower on 1st Floor	902.85	191.38	6	Lobby, mailroom, Hallway, refuse room,elevators & staircases	0.530
S106	Facing North in South tower on 1st floor	1045.37	221.67	6	Lobby, mailroom, Hallway, refuse room,elevators & staircases	0.614
S107	Facing South in South tower on 1st Floor	746.45	144.17	5.5	Lobby, mailroom, Hallway, refuse room,elevators & staircases	0.438
S108	Facing West in South tower on 1st Floor	1413.06	806.71	7	Lobby, mailroom, Hallway, refuse room,elevators & staircases	0.830
N201	Facing South in North tower on 2nd Floor	1084.25	43.34	4.5	Hallway, refuse room,elevators & staircases	0.637
N202	Facing North in North tower on 2nd Floor	1159.58	160.50	6	Hallway, refuse room,elevators & staircases	0.681
N203	Facing South in North tower on 2nd Floor	788.02	124.58	4.5	Hallway, refuse room,elevators & staircases	0.463

Unit Designation	Location of Units in Portion of Building Facing in Direction Set Forth Below	Approximate Gross Area in Square Feet	Balcony/ Terrace Area in Square Feet	Number of Room	Common Elements to Which Unit has Immediate Access	Percentage of Interest In Common Elements and the Common Expenses in (%)
N204	Facing North in North tower on 2nd Floor	1194.35	187.08	6	Hallway, refuse room,elevators & staircases	0.701
N205	Facing South in North tower on 2nd Floor	1135.21	194.58	6	Hallway, refuse room,elevators & staircases	0.667
N206	Facing North in North tower on 2nd Floor	1044.84	215.00	6	Hallway, refuse room,elevators & staircases	0.614
N207	Facing South in North tower on 2nd Floor	1041.01	215.00	6	Hallway, refuse room,elevators & staircases	0.611
N208	Facing West in North tower on 2nd Floor	1427.33	622.64	7	Hallway, refuse room,elevators & staircases	0.838
E201	Facing West in Front Building on 2nd Floor	1545.26	132.45	6	Hallway, refuse room,elevators & staircases	0.908
E202	Facing East in Front Building on 2nd Floor	1112.61	0.00	6	Hallway, refuse room,elevators & staircases	0.653
E203	Facing East in Front Building on 2nd Floor	751.76	0.00	4.5	Hallway, refuse room,elevators & staircases	0.442
E204	Facing East in Front Building on 2nd Floor	738.35	0.00	4.5	Hallway, refuse room,elevators & staircases	0.434
E205	Facing East in Front Building on 2nd Floor	743.05	0.00	4.5	Hallway, refuse room,elevators & staircases	0.436
E206	Facing East in Front Building on 2nd Floor	747.67	0.00	4.5	Hallway, refuse room,elevators & staircases	0.439
E207	Facing East in Front Building on 2nd Floor	745.26	0.00	4.5	Hallway, refuse room,elevators & staircases	0.438
E208	Facing East in Front Building on 2nd Floor	744.54	0.00	4.5	Hallway, refuse room,elevators & staircases	0.437
E209	Facing East in Front Building on 2nd Floor	736.72	0.00	4.5	Hallway, refuse room,elevators & staircases	0.433
E210	Facing East in Front Building on 2nd Floor	1111.40	0.00	6	Hallway, refuse room,elevators & staircases	0.653
E211	Facing West in Front Building on 2nd Floor	1158.17	82.78	4.5	Hallway, refuse room,elevators & staircases	0.680
S201	Facing North in South tower on 2nd Floor	1066.09	40.68	4.5	Hallway, refuse room,elevators & staircases	0.626
S202	Facing South in South tower on 2nd Floor	1174.81	163.83	6	Hallway, refuse room,elevators & staircases	0.690
S203	Facing North in South tower on 2nd Floor	781.82	121.67	4.5	Hallway, refuse room,elevators & staircases	0.459
S204	Facing North in South tower on 2nd Floor	1184.78	183.75	6	Hallway, refuse room,elevators & staircases	0.696
S205	Facing South in South tower on 2nd Floor	1154.65	200.16	6	Hallway, refuse room,elevators & staircases	0.678
S206	Facing North in South tower on 2nd Floor	1041.49	215.00	6	Hallway, refuse room,elevators & staircases	0.612
S207	Facing South in South tower on 2nd Floor	1040.91	215.00	6	Hallway, refuse room,elevators & staircases	0.611
S208	Facing West in South tower on 3rd Floor	1420.56	622.64	7	Hallway, refuse room,elevators & staircases	0.834
N301	Facing South in North tower on 3rd Floor	1120.37	42.50	4.5	Hallway, refuse room,elevators & staircases	0.658
N302	Facing North in North tower on 3rd Floor	1172.28	163.83	6	Hallway, refuse room,elevators & staircases	0.689
N303	Facing South in North tower on 3rd Floor	763.90	120.00	4.5	Hallway, refuse room,elevators & staircases	0.449
N304	Facing North in North tower on 3rd Floor	1181.65	183.75	6	Hallway, refuse room,elevators & staircases	0.694
N305	Facing South in North tower on 3rd Floor	1159.48	200.00	6	Hallway, refuse room,elevators & staircases	0.681
N306	Facing North in North tower on 3rd Floor	1044.93	215.00	6	Hallway, refuse room,elevators & staircases	0.614
N307	Facing South in North tower on 3rd Floor	1041.12	215.00	6	Hallway, refuse room,elevators & staircases	0.611
N308	Facing West in North tower on 3rd Floor	1427.12	622.64	7	Hallway, refuse room,elevators & staircases	0.838
E301	Facing West in Front Building on 3rd Floor	1545.26	132.45	6	Hallway, refuse room,elevators & staircases	0.908
E302	Facing East in Front Building on 3rd Floor	1115.66	0.00	6	Hallway, refuse room,elevators & staircases	0.655
E303	Facing East in Front Building on 3rd Floor	752.16	0.00	4.5	Hallway, refuse room,elevators & staircases	0.442

Unit Designation	Location of Units in Portion of Building Facing in Direction Set Forth Below	Approximate Gross Area in Square Feet	Balcony/ Terrace Area in Square Feet	Number of Room	Common Elements to Which Unit has Immediate Access	Percentage of Interest In Common Elements and the Common Expenses in (%)
E304	Facing East in Front Building on 3rd Floor	751.85	0.00	4.5	Hallway, refuse room,elevators & staircases	0.442
E305	Facing East in Front Building on 3rd Floor	750.81	0.00	4.5	Hallway, refuse room,elevators & staircases	0.441
E306	Facing East in Front Building on 3rd Floor	745.50	0.00	4.5	Hallway, refuse room,elevators & staircases	0.438
E307	Facing East in Front Building on 3rd Floor	750.68	0.00	4.5	Hallway, refuse room,elevators & staircases	0.441
E308	Facing East in Front Building on 3rd Floor	741.13	0.00	4.5	Hallway, refuse room,elevators & staircases	0.435
E309	Facing East in Front Building on 3rd Floor	746.36	0.00	4.5	Hallway, refuse room,elevators & staircases	0.438
E310	Facing East in Front Building on 3rd Floor	1116.33	0.00	6	Hallway, refuse room,elevators & staircases	0.656
E311	Facing West in Front Building on 3rd Floor	1160.26	82.78	4.5	Hallway, refuse room,elevators & staircases	0.681
S301	Facing North in South tower on 3rd Floor	1125.06	44.01	4.5	Hallway, refuse room,elevators & staircases	0.661
S302	Facing South in South tower on 3rd Floor	1178.15	163.12	6	Hallway, refuse room,elevators & staircases	0.692
S303	Facing North in South tower on 3rd Floor	764.82	119.58	4.5	Hallway, refuse room,elevators & staircases	0.449
S304	Facing North in South tower on 3rd Floor	1186.55	184.46	6	Hallway, refuse room,elevators & staircases	0.697
S305	Facing South in South tower on 3rd Floor	1154.31	198.91	6	Hallway, refuse room,elevators & staircases	0.678
S306	Facing North in South tower on 3rd Floor	1040.85	215.00	6	Hallway, refuse room,elevators & staircases	0.611
S307	Facing South in South tower on 3rd Floor	1038.33	215.00	6	Hallway, refuse room,elevators & staircases	0.610
S308	Facing West in South tower on 3rd Floor	1419.43	622.64	7	Hallway, refuse room,elevators & staircases	0.834
N401	Facing South in North tower on 4th Floor	759.99	45.00	4.5	Hallway, refuse room,elevators & staircases	0.446
N402	Facing North in North tower on 4th Floor	1175.26	163.83	6	Hallway, refuse room,elevators & staircases	0.690
N403	Facing South in North tower on 4th Floor	758.79	118.75	4.5	Hallway, refuse room,elevators & staircases	0.446
N404	Facing North in North tower on 4th Floor	1180.06	183.75	6	Hallway, refuse room,elevators & staircases	0.693
N405	Facing South in North tower on 4th Floor	1154.78	199.58	6	Hallway, refuse room,elevators & staircases	0.678
N406	Facing North in North tower on 4th Floor	1044.94	215.00	6	Hallway, refuse room,elevators & staircases	0.614
N407	Facing South in North tower on 4th Floor	1041.15	215.00	6	Hallway, refuse room,elevators & staircases	0.611
N408	Facing West in North tower on 4th Floor	1426.58	622.64	7	Hallway, refuse room,elevators & staircases	0.838
N409	Facing Northwest in North tower on 4th Floor	967.83	414.52	4.5	Hallway, refuse room,elevators & staircases	0.568
N410	Facing Northeast in North tower on 4th Floor	1242.62	959.50	6	Hallway, refuse room,elevators & staircases	0.730
N411	Facing Southest in North tower on 4th Floor	1250.09	1420.90	6	Hallway, refuse room,elevators & staircases	0.734
S401	Facing North in South tower on 4th Floor	740.56	42.00	4.5	Hallway, refuse room,elevators & staircases	0.435
S402	Facing South in South tower on 4th Floor	1173.84	163.12	6	Hallway, refuse room,elevators & staircases	0.689
S403	Facing North in South tower on 4th Floor	779.71	121.25	4.5	Hallway, refuse room,elevators & staircases	0.458
S404	Facing North in South tower on 4th Floor	1186.80	184.46	6	Hallway, refuse room,elevators & staircases	0.697
S405	Facing South in South tower on 4th Floor	1153.10	199.32	6	Hallway, refuse room,elevators & staircases	0.677
S406	Facing North in South tower on 4th Floor	1041.65	215.00	6	Hallway, refuse room,elevators & staircases	0.612
S407	Facing South in South tower on 4th Floor	1040.53	215.00	6	Hallway, refuse room,elevators & staircases	0.611
S408	Facing West in South tower on 4th Floor	1417.43	622.64	7	Hallway, refuse room,elevators & staircases	0.832

Unit Designation	Location of Units in Portion of Building Facing in Direction Set Forth Below	Approximate Gross Area in Square Feet	Balcony/ Terrace Area in Square Feet	Number of Room	Common Elements to Which Unit has Immediate Access	Percentage of Interest In Common Elements and the Common Expenses in (%)
S409	Facing Southwest in South tower on 4th Floor	979.79	86.51	4.5	Hallway, refuse room,elevators & staircases	0.575
S410	Facing Southeast in South tower on 4th Floor	1221.10	573.20	6	Hallway, refuse room,elevators & staircases	0.717
S411	Facing Northeast in South tower on 4th Floor	1260.67	1424.65	6	Hallway, refuse room,elevators & staircases	0.740
N501	Facing South in North tower on 5th Floor	876.52	133.11	4.5	Hallway, refuse room,elevators & staircases	0.515
N502	Facing North in North tower on 5th Floor	1175.12	164.25	6	Hallway, refuse room,elevators & staircases	0.690
N503	Facing South in North tower on 5th Floor	775.74	123.33	4.5	Hallway, refuse room,elevators & staircases	0.456
N504	Facing North in North tower on 5th Floor	1180.06	183.33	6	Hallway, refuse room,elevators & staircases	0.693
N505	Facing South in North tower on 5th Floor	1137.72	195.00	6	Hallway, refuse room,elevators & staircases	0.668
N506	Facing North in North tower on 5th Floor	1044.94	215.00	6	Hallway, refuse room,elevators & staircases	0.614
N507	Facing South in North tower on 5th Floor	1041.17	215.00	6	Hallway, refuse room,elevators & staircases	0.612
PH-N08	Facing West in North tower on 5th Floor	2519.08	958.87	7.5	Hallway, refuse room,elevators & staircases	1.480
N509	Facing Northwest in North tower on 5th Floor	967.83	267.36	4.5	Hallway, refuse room,elevators & staircases	0.568
N510	Facing Northeast in North tower on 5th Floor	1242.62	361.77	6	Hallway, refuse room,elevators & staircases	0.730
N511	Facing Southest in North tower on 5th Floor	1247.36	380.83	6	Hallway, refuse room,elevators & staircases	0.733
S501	Facing North in South tower on 5th Floor	871.67	132.54	4.5	Hallway, refuse room,elevators & staircases	0.512
S502	Facing South in South tower on 5th Floor	1176.44	163.12	6	Hallway, refuse room,elevators & staircases	0.691
S503	Facing North in South tower on 5th Floor	768.09	119.58	4.5	Hallway, refuse room,elevators & staircases	0.451
S504	Facing North in South tower on 5th Floor	1183.03	184.46	6	Hallway, refuse room,elevators & staircases	0.695
S505	Facing South in South tower on 5th Floor	1152.63	199.32	6	Hallway, refuse room,elevators & staircases	0.677
S506	Facing North in South tower on 5th Floor	1040.84	215.00	6	Hallway, refuse room,elevators & staircases	0.611
S507	Facing South in South tower on 5th Floor	1038.82	215.00	6	Hallway, refuse room,elevators & staircases	0.610
PH-S08	Facing West in South tower on 5th Floor	2525.69	959.30	7.5	Hallway, refuse room,elevators & staircases	1.483
S509	Facing Southwest in South tower on 5th Floor	977.20	86.51	4.5	Hallway, refuse room,elevators & staircases	0.574
S510	Facing Southeast in South tower on 5th Floor	1218.84	200.00	6	Hallway, refuse room,elevators & staircases	0.716
S511	Facing Northeast in South tower on 5th Floor	1262.75	380.34	6	Hallway, refuse room,elevators & staircases	0.742
PH-N01	Facing South in North tower on 6th Floor	875.31	133.11	4.5	Hallway, refuse room,elevators & staircases	0.514
PH-N02	Facing North in North tower 6th Floor	1173.48	164.25	6	Hallway, refuse room,elevators & staircases	0.689
PH-N03	Facing South in North tower on 6th Floor	756.80	117.50	4.5	Hallway, refuse room,elevators & staircases	0.444
PH-N04	Facing North in North tower on 6th Floor	1180.05	183.33	6	Hallway, refuse room,elevators & staircases	0.693
PH-N05	Facing South in North tower on 6th Floor	1157.84	200.83	6	Hallway, refuse room,elevators & staircases	0.680
PH-N06	Facing North in North tower on 6th Floor	1037.90	215.47	6	Hallway, refuse room,elevators & staircases	0.610
PH-N07	Facing South in North tower on 6th Floor	1039.32	215.00	6	Hallway, refuse room,elevators & staircases	0.610
PH-N09	Facing Northwest in North tower on 6th Floor	968.45	267.36	4.5	Hallway, refuse room,elevators & staircases	0.569
PH-N10	Facing Northeast in North tower on 6th Floor	1225.68	361.77	6	Hallway, refuse room,elevators & staircases	0.720
PH-N11	Facing Southest in North tower on 6th Floor	1262.81	380.83	6	Hallway, refuse room,elevators & staircases	0.742

Unit Designation	Location of Units in Portion of Building Facing in Direction Set Forth Below	Approximate Gross Area in Square Feet	Balcony/ Terrace Area in Square Feet	Number of Room	Common Elements to Which Unit has Immediate Access	Percentage of Interest In Common Elements and the Common Expenses in (%)
PH-S01	Facing North in South tower on 6th Floor	866.17	131.70	4.5	Hallway, refuse room,elevators & staircases	0.509
PH-S02	Facing South in South tower on 6th Floor	1178.24	163.12	6	Hallway, refuse room,elevators & staircases	0.692
PH-S03	Facing North in South tower on 6th Floor	762.31	118.33	4.5	Hallway, refuse room,elevators & staircases	0.448
PH-S04	Facing North in South tower on 6th Floor	1183.04	184.46	6	Hallway, refuse room,elevators & staircases	0.695
PH-S05	Facing South in South tower on 6th Floor	1162.25	201.41	6	Hallway, refuse room,elevators & staircases	0.683
PH-S06	Facing North in South tower on 6th Floor	1033.38	215.00	6	Hallway, refuse room,elevators & staircases	0.607
PH-S07	Facing South in South tower on 6th Floor	1037.50	215.00	6	Hallway, refuse room,elevators & staircases	0.609
PH-S09	Facing Southwest in South tower on 6th Floor	972.05	86.51	4.5	Hallway, refuse room,elevators & staircases	0.571
PH-S10	Facing Southeast in South tower on 6th Floor	1224.57	200.83	6	Hallway, refuse room,elevators & staircases	0.719
PH-S11	Facing Northeast in South tower on 6th Floor	1256.23	379.51	6	Hallway, refuse room,elevators & staircases	0.738
C-1	facing West in Front Building on 3rd FL	1441.53			Hallway, refuse room,elevators & staircases	0.993
P-1	Cellar Floor	21267.00			refuse room, elevator & staircases	14.656

TABLE OF CONTENTS TO

BY-LAWS

OF

THE CONDOMINIUM

OF THE PREMISES KNOWN AS

THE ALLURA WATERFRONT CONDOMINIUM

Article I General.....340

Article 2 Board Of Managers.....341

Article 3 Officers..... 352

Article 4 Unit Owners..... 354

Article 5 Operation Of The Property..... 358

Article 6 Common Charges..... 372

Article 7 Sale Of Lease Of Units..... 377

Article 8 Mortgaging Of Units..... 383

Article 9 Certain Remedies..... 385

Article 10 Arbitration..... 386

Article 11 Notices..... 387

Article 12 Amendment To By-Laws..... 388

Article 13 Further Assurances..... 390

Article 14 Miscellaneous..... 391

Addendum To The By-Laws 393

BY-LAWS
OF
THE CONDOMINIUM
OF THE PREMISES KNOWN AS

THE ALLURA WATERFRONT CONDOMINIUM
109'09 15th Avenue
College Point, New York

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 lies in Block 4044 Lot 60 as shown on the Tax Map of the Borough of Queens, Queens County, City and State of New York; (ii) the Building, which includes, without limitation, the Units and the Common Elements; (iii) all easements, rights and appurtenances belonging thereto; and (iv) all other property, real, personal, or mixed, intended for use in connection therewith. The Property has been submitted to the provisions of Article 9B of the New York Real Property Law, as amended, commonly known as the New York 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 the Declaration and Schedule B thereto, 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 in the Borough of Brooklyn reasonably convenient thereto as may be designated from time to time by the Board of Managers.

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 Board of Managers. In exercising its powers and performing its duties under the Declaration and these By-Laws, the Board of Managers 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 Board of Managers. Unless and until the Board of Managers shall incorporate in accordance with the terms of Section 2.4 hereof, the Board of Managers 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 Board of Managers shall incorporate in accordance with the terms of Section 2.4 hereof, the Board of Managers 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 Board of Managers 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 Board of Managers. The principal office of the Board of Managers shall be located either at the Property or at such other place in the Borough of Brooklyn reasonably convenient thereto as may be designated from time to time by the Board of Managers.

Section 2.4 Powers and Duties of the Board of Managers.

(A) The Board of Managers 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 Board of Managers 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 Board of Managers by the Unit Owners. Without intention to limit the generality of the foregoing in any respect, the Condominium 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 Board of Managers 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 Board of Managers or its designee, corporate or otherwise, and on behalf of the Unit owners, all rights, titles and interest in real and personal property deemed necessary or proper by the Board of Managers for use in connection with the ownership and operation of the Property as a residential condominium;

(iii) to maintain complete and accurate books and records with respect to the finances and the operation of the Condominium, including, without limitation: (a) detailed accounts, in chronological order, of receipts and expenditures affecting the Property: (b) detailed books of account of the Board of Managers; (c) 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 (d) 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 at least two-thirds of the members of the Board of Managers

shall be required for the borrowing of any sum in excess of $125,000.00 in any one fiscal year (regardless of the balance of any loans outstanding from previous fiscal years); (b) the affirmative consent of at least two-thirds, both in number and in aggregate Common Interests, of all Unit Owners shall be required for the borrowing of any sum in excess of $125,000.00 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 such Unit Owner; and (d) the documentation executed in connection with any such borrowing shall provide that, if any sum borrowed by the Board of Managers pursuant to this subparagraph (vi) shall not be repaid by the Board of Managers, 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 Interests 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 an other funds held by the Board of Managers 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; to accumulate funds for use as a reserve fund for capital replacements or other purposes;

(ix) to obtain insurance for the Property, including the Units, pursuant to the terms of Section 5.4 hereof. During the period that the Sponsor controls the Board, the insurance coverage shall not be less than that required by the regulations of the New York State Department of Law.

(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) to obtain and keep in force officers' and Board of Managers Members' liability insurance, in amounts deemed appropriate by the Board of Managers, but in no event less than $1,000,000, for all members of the Board of Managers and all officers of the Condominium and the premiums on all such insurance shall constitute a part of the Common Expenses;

(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 Board of Managers 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 Board of Managers 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 Board of Managers or its designees, 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 Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners, provided, however, that the Board of Managers or its designees shall in no event be entitled to vote the votes appurtenant to any such Unit;

(xvii) to adopt and amend the Rules and Regulations and to levy and collect fines against Unit Owners excluding Sponsor and any Sponsor-designee and any partner of any entity affiliated directly or indirectly with Sponsor for violation of the same (no fine may exceed $25.00 for any one violation, but, for each day a violation continues after notice, it shall be considered a separate violation);

(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 Board of Managers 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;

(xxi) to execute, acknowledge and deliver: (a) any declaration or other instrument affecting the Property that the Board of Managers 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 Board of Managers 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 Board of Manager's estimation, it is advisable to consolidate and restate all amendments, modifications, additions and deletions theretofore made to the same; and

(xxiii) to carry out any other duties imposed upon the Board of Managers pursuant to the Declaration and these By-Laws.

(B) The Board of Managers 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 Certain Limitations on the Powers of the Board of Managers.

Notwithstanding anything to the contrary contained in these By-Laws, until Sponsor or Sponsor-designees convey title to all Units, but in no event later than five (5) years after the date of the First Unit Closing, Sponsor or Sponsor-designees have the right to veto any action of the Board of Managers to: (i) make any addition, alteration, improvement or change in or to the Common Elements, any Unit or the Building; (ii) assess any Common Charges for the creation of, addition to or replacement of all or part of a reserve, contingency or surplus fund; (iii) hire or replace any employee (in addition to the employees referred to in the Offering Plan); (iv) enter into, modify or terminate prior to the end of the term any management, service or maintenance contract; (v) borrow money on behalf of the Condominium; (vi) add to, delete from, modify or amend the Declaration, By-Laws, or Rules and Regulations of the Condominium, or; (vii) exercise a right of first refusal to lease or purchase a Unit; provided,

however, that Sponsor may not exercise veto power over expenses described in Schedule "B" or over expenses required: (i) to comply with applicable laws or regulations; (ii) to remedy any notice of violation; or (iii) to remedy any work order by an insurer (iv). for any repair or replacement necessary for the preservation or safety of the building or the safety of its occupants. The Sponsor may not exercise veto power over expenses described in Schedule "B." Sponsor's power to veto other expenses ends 5 years after the closing of the first unit, or whenever the unsold units are less than 25% of the common interest, which ever is sooner.

Section 2.6 Exercise and Delegation of Powers and Duties.

(A) Any act within the power of the Board of Managers to perform, and deemed necessary or desirable to be performed by the Board of Managers, shall be performed by the Board of Managers or shall be performed on its behalf and at its direction by the agents, employees or designees of the Board of Managers.

(b) The Board of Managers may appoint an Executive Committee by duly adopted resolution, which Executive Committee shall have, and may exercise, all of the powers of the Board of Managers, subject to both the exceptions and limitations contained in paragraph (D) of this Section 2.6 and such additional exceptions and limitations as the Board of Managers may from time to time deem appropriate, during the intervals between the meetings of the Board of Managers. In addition, the Board of Managers may from time to time appoint, by duly adopted resolutions, such other committees as the Board of Managers may deem appropriate to perform such duties and services as the Board of Managers 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. The Executive Committee and each other committee shall consist of three or more members of the Board of Managers, at least one of whom shall be a member designated by Sponsor for so long as Sponsor shall have the right to designate or elect one or more members of the Board of Managers.

(C) The Board of Managers may employ a Managing Agent to serve at a compensation to be established by the Board of Managers and to perform such duties and services as the Board of Managers shall direct. Subject to the exceptions and limitations contained in paragraph (D) of this Section 2.6, the Board of Managers may delegate to the Managing Agent any of the powers granted to the Board of Managers 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 Board of Managers 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) (xxi) and (xxii) 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 Board of Managers, except to the extent permitted by Law.

Section 2.7 Number, Election and Qualification of Members. Until the first annual meeting of the Unit Owners held pursuant to the terms of Section 4.1 hereof, the Board of Managers shall consist of three individuals to be designated from time to time by Sponsor. From and after the first annual meeting of the Unit Owners, the Board of Managers shall consist of five individuals, four of whom are to be elected by the Unit Owners or designated by Sponsor or its designee pursuant to the terms of Section 4.9 hereof, and one member shall be designated by Sponsor and Sponsor-designees at such meeting, if Sponsor so chooses. The number of members of the Board of Managers may not be increased without the consent of Sponsor or Sponsor-designees as owners of Unsold Units for so long as there remains two Unsold Units. Except for members designated by Sponsor or its designee pursuant to the terms of this Section 2.7 or of Section 2.10 or Section 4.9 hereof, all members of the Board of Managers shall be either: (i) individual Unit Owners who are owner occupants or adult members of the owner-occupant Unit Owner's household who are unrelated to the Sponsor or its principals; (ii) individual Permitted Mortgagees (iii) officers, directors, shareholders, partners, principals, employees, or beneficiaries of corporations, partnerships, fiduciaries or any other entities that are Unit Owners or Permitted Mortgagees; or (iv) adult Family Members of any of the foregoing. However, no Unit Owner may be elected to serve on the Board of Managers if the Board of Managers 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 election. Other than members designated by Sponsor and Sponsor-designees. No member shall continue to serve on the Board of Managers after he or she ceases to be a Unit Owner or an interested party in a Unit Owner, as specified above.

Section 2.8 Term of Office of Members. The term of office of the three members of the Board of Managers prior to the first annual meeting of the Unit Owners shall expire when the five individuals to be elected or designated at such meeting are so elected or designated and qualified. The term of office of each of the five individuals elected or designated and qualified at the first annual meeting of the Unit Owners shall be for a period of one year. Notwithstanding anything to the contrary contained in this Section 2.8. however, each member of the Board of Managers shall serve until his or her successor shall be elected or designated and qualified. There shall be no limit on the number of terms of office, successive or otherwise, that a member of the Board of Managers may serve.

Section 2.9 Removal and Resignation of Members.

(A) Any member of the Board of Managers who was elected thereto either by the Unit Owners, pursuant to the terms of Section 4.9 hereof, or by the Board of Managers, pursuant to the terms of Section 2.10 hereof, may be removed from office, with or without cause, by a vote of a Majority in Common Interest of Unit Owners. Any member of the Board of Managers who was designated as such by Sponsor or its designee, pursuant to the

terms of Section 2.7, 2.10, or 4.9 hereof, may be removed, with or without cause, only by Sponsor and Sponsor-designees, by giving written notice thereof to the Board of Managers. Any member of the Board of Managers whose proposed removal is to be acted upon at a meeting of the Unit Owners shall be given prior written notice thereof and an opportunity to be present and heard thereat.

(B) Any member of the Board of Managers may resign his or her membership at any time by giving written notice thereof to the Board of Managers and, with respect to any member of the Board of Managers designated as such by Sponsor and Sponsor-designees, to Sponsor and Sponsor-designees. In addition, any member of the Board of Managers who shall cease to be qualified for membership pursuant to the terms of Section 2.7 hereof shall be deemed to have resigned his or her membership effective as of the date upon which such qualification shall cease.

Section 2.10 Vacancies.

(A) Any vacancy on the Board of Managers that is caused by the removal, resignation, or death of a member who was elected thereto by the Unit Owners shall be filled by an individual who is qualified to be a member pursuant to the terms of Section 2.7 hereof and who is elected by a vote of the majority of the members of the Board of Managers then in office. A special meeting of the Board of Managers shall be held for the purpose of filling any such vacancy promptly after the occurrence thereof, and the election held thereat shall be effective to fill such vacancy even if the number of members present at such meeting shall not constitute a quorum.

(B) Any vacancy on the Board of Managers that is caused by the removal, resignation, or death of a member who was designated as such by Sponsor and Sponsor-designees shall be filled by an individual designated by Sponsor and Sponsor-designees.

(C) Each member of the Board of Managers who is elected thereto or designated as such to fill a vacancy pursuant to the terms of paragraph (A) or (B), respectively, of this Section 2.10 shall serve as a member of the Board of Managers for the remainder of the term of the member he or she replaced subject to the provisions of Section 2.2 hereof, and until his or her successor shall be elected or designated and qualified at the appropriate annual meeting of the Unit Owners pursuant to the terms of Section 4.9 hereof.

Section 2.11 Organizational Meeting of the Board of Managers. The first meeting of the Board of Managers following each annual meeting of the Unit Owners shall be held within ten days of such annual meeting, at such time and place in Kings County as shall be both fixed informally by a majority of the members of the Board of Managers and designated in a

written notice given to all members thereof by personal delivery, mail, or telegram not later than five business days prior to such date.

Section 2.12 Regular Meetings of the Board of Managers. Regular meetings of the Board of Managers may be held at such time and place in Kings County as shall be determined from time to time by a majority of the members thereof provided that at least four such meetings shall be held during each fiscal year. Written notice of all regular meetings of the Board of Managers shall be given to each member thereof by personal delivery, mail, or telegram at least five business days prior to the day named for such meeting.

Section 2.13 Special Meetings of the Board of Managers. The President may call a special meeting of the Board of Managers whenever he or she deems the same to be necessary or desirable. However, the President shall call such a meeting upon the written request of three or more members of the Board of Managers. Written notice of all special meetings shall be given to each member thereof by personal delivery, mail, or telegram at least five business days prior to the day named for such meeting, which notice shall state the time, place (in Kings County) and purpose of the meeting.

Section 2.14 Waiver of Notice of Meetings. Any member of the Board of Managers 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 Board of Managers at any meeting shall constitute a waiver by his or her of notice of the time and place thereof. If all of the members of the Board of Managers are present at any meeting thereof, no notice of such meeting shall be required and any business may be transacted at such meeting.

Section 2.15 Quorum of the Board of Managers. For purposes of all meetings of the Board of Managers, a majority of the members thereof shall constitute a quorum for the transaction of business. In connection therewith, one or more members of the Board of Managers may participate in any meeting thereof by means of a conference 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. If, at any meeting of the Board of Managers, there shall be less than a quorum present, a majority of the members of the Board of Managers in attendance may adjourn the meeting from time to time. At any such adjourned meeting at which a quorum is present, any business that might have been transacted at the meeting originally called but for lack of a quorum may be transacted without further notice.

Section 2.16 Conduct of Meeting. The President shall preside at all meetings of the Board of Managers, and the Secretary shall faithfully record the minutes thereof, which minutes shall include the full test of all resolutions duly adopted by the Board of Managers and a record of all transactions and proceedings occurring thereat. The then current edition of Robert's Rules of Order, or any other rules of procedure from time to time acceptable to a

majority of the Board of Managers, shall govern the conduct of the meetings of the Board of Managers unless the same shall be in conflict with the terms of the Declaration, these By-Laws, or the Condominium Act.

Section 2.17 Decisions by the Board of Managers. Except as otherwise expressly provided in the Declaration or these By-Laws, the vote of a majority of the members of the Board of Managers present at a meeting thereof at which a quorum is present shall constitute the decision of the Board of Managers. Alternatively, any decision that is required or permitted to be made by the Board of Managers may be made without a meeting thereof if all of the members of the Board of Managers shall individually or collectively consent in writing to such decision, and all such written consents shall be duly filed by the Secretary of the Condominium in the minutes of the Board of Managers.

Section 2.18 Compensation of Members. No member of the Board of Managers shall receive any compensation from the Condominium for acting as such.

Section 2.19 Common Interested Members of the Board of Managers. Each member of the Board of Managers 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 Board of Managers 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 Board of Managers are officers, directors employees, partners, fiduciaries. beneficiaries, or principals, or are otherwise interested, pecuniary or otherwise, shall be deemed either void or voidable because either (a) any such member of the Board of Managers was present at the meeting or meetings of the Board of Managers 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 the fact thereof is disclosed to, or known by, the Board of Managers or a majority of the members thereof or noted in the minutes thereof, and the Board of Managers shall authorize, approve, or ratify such contract or transaction in good faith by a vote of two-thirds of the entire Board of Managers, not counting the vote of such re. Any such member of the Board of Managers may be counted in determining the presence of a quorum of any meeting of the Board of Managers that authorizes, approves, or ratifies any such contract or transaction, but no such member shall be entitled to vote thereat to authorize, approve, or ratify such contract or transaction.

Section 2.20 Liability of Managers.

(A) The members of the Board of Managers shall have no liability to the Unit Owners for errors of judgment, negligence, or otherwise, except that each member of the Board of Managers shall be liable thereto for his or her own bad faith or willful misconduct. In connection therewith, any member of the Board of Managers designated as such by

Sponsor and Sponsor-designees shall not be deemed either to be in bad faith or to have committed willful misconduct by reason of any self-dealing in connection with any contract made, or other transaction entered into, between the Board of Managers and Sponsor or its agents, provided that any compensation paid, or to be paid, to Sponsor or its agents in connection with any such contract or transaction is disclosed in the Plan or an amendment thereto or in at competitive rates for goods sold or services rendered in Kings County.

(B) Every contract and other document executed, by or on behalf of the Board of Managers, 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 Board of Managers, such committee, or the Managing Agent solely as agent for the Unit Owners and that the members of the Board of Managers 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 Board of Managers nor any member thereof shall be liable for:

(i) any failure or interruption of any services to be obtained by, or on behalf of, the Board of Managers or to be paid for as a Common Element; or

(ii) any injury, loss, or death 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 severally indemnify and hold each of the Board of Managers 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 Board of Managers, 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. The liability of each Unit Owner on account of such indemnification will be limited to the extent specified in Section 4.12 hereof.

ARTICLE 3
OFFICERS

Section 3.1 General. The principal officers of the Condominium shall be the President, the Secretary and the Treasurer. The Board of Managers may appoint a Vice President, an Assistant Treasurer, an Assistant Secretary and such other officers as in its discretion may be necessary or desirable. All agreements, contracts, deeds, leases, checks and other instruments of the Condominium shall be executed, upon the direction of the Board of Managers, by any two 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 Board of Managers.

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 Board of Managers. The President shall have all of the general powers and duties that are incident to the office of President of a private 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 Board of Managers 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, if any, 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 Board of Managers shall appoint some other member of the Board of Managers to act in the place of the President on an interim basis. The Vice President shall also perform such other duties as shall be imposed upon him or her from time to time by the Board of Managers or by the President.

Section 3.4 Secretary. The Secretary shall keep the minutes of all meetings of the Unit Owners and of the Board of Managers. The Secretary shall have charge of such books and papers and the Board of Managers 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 Board of Managers or in the name of the Managing Agent in such depositories as may from time to time be designated by the Board of Managers 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 of Officers. Each of the officers of the Board of Managers shall be elected annually by a majority vote of the Board of Managers taken at the organizational meeting of each New Board of Managers and shall serve at the pleasure of the Board of Managers. The President and the Vice President, if any, shall be elected from amongst the members of the Board of Managers. The other officers of the Condominium, however, need not be Unit Owners or members of the Board of Managers 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 Board of managers at a meeting called for such purpose. In addition, any officer may resign at any time by giving written notice to the Board of Managers. Finally, if the President or the Vice President of the Condominium shall cease to be a member of the Board of Managers 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 Board of Managers at any regular meeting of the Board of Managers or at a special meeting thereof called for such purpose.

Section 3.9 Compensation No officer of the Condominium shall receive any compensation from the Condominium for acting as such.

Section 3.10 Liability of Officers:(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 Board of Managers 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 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 other arising from his or her acts or omissions an, 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 Meeting of the Unit Owners. The first annual meeting of the Unit Owners shall be held approximately one year after the First Unit Closing, at which meeting the incumbent three member Board of Managers shall resign and a successor five-member Board of Managers shall be elected by the Unit Owners and designated by Sponsor or its designees, as provided both in this Article 4 and in Article 2 hereof. Thereafter, annual meetings of the Unit Owners shall be held on or about the last Tuesday in June of each year, unless such data shall occur on a legal holiday, in which event the meeting will be held on or about the succeeding business day. At each such subsequent meeting, the Unit Owners shall elect or the Sponsor or its designee shall designate, as the case may be, successors to the members of the Board of Managers.

Section 4.2 Special Meetings of Unit Owners The President shall call a special meeting of the Unit Owners whenever so directed by a duly adopted resolution of the Board of Managers or upon receipt by the Secretary of a petition calling for such a meeting signed by Unit Owners having, in the aggregate, not less than fifty (50%) percent of the Common Interests of all Unit Owners. 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 in Kings County as may be designated by the Board of Managers.

Section 4.4 Notice of Meetings.

(A) The Secretary of the Condominium shall give written notice of each annual or special meeting of the Unit Owners to all Unit Owners then of record entitled to vote or designate members of the Board of Managers 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, no later than ten business days prior to the day fixed for such meeting; however the mailing of such notice to any Unit Owner, addressed at the Property, at least fifteen days prior to the day 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 Secretary of the Condominium not less than fifteen days prior to the giving of notice of the applicable meeting.

(B) If the business to be conducted at any meeting of the Unit Owners shall include the consideration of a proposed amendment to the Declaration or to these By-Laws, the notice of such meeting shall be mailed to all Unit Owners at least 30 days prior to the day fixed for such meeting and shall be accompanied by a copy of the text of such proposed amendment.

Section 4.5 Quorum of the Unit Owners. Except as otherwise provided in these By-Laws, the presence, in person or by proxy, of Unit Owners owning Units to which more than fifty percent (50%) of the aggregate Common Interests appertain shall constitute a quorum at all meetings of the Unit Owners. If, at any meeting of the Unit Owners, there shall be less than a quorum present, a majority in Common Interests of the Unit Owners present at such meeting, either in person or by proxy, may adjourn the meeting to a time not less than 48 hours from the time fixed for the original meeting.

Section 4.6 Conduct of Meetings. The President shall preside at all meetings of the Unit Owners, and the Secretary shall faithfully record the minutes thereof, 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. The then current edition of Robert's Rules of Order, or any other rules of procedure acceptable to a majority of the Unit Owners present at any meeting, in person or by proxy, shall govern the conduct of the meetings of the Unit Owners, unless the same shall be in conflict with the terms of the Declaration these By-Laws, or the Condominium Act. All votes Of the Unit Owners shall be tallied by the persons appointed by the presiding officer of the meeting.

Section 4.7 Order of Business. The order of business at all 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 members of the Board of Managers;

(vi) Reports of committees;

(vii)Election of inspectors of election (when so required);

(viii)Election and designation of members of the Board of Managers (when so required); and

(ix) Unfinished business.

Section 4.8 Voting.

(A) Subject to the terms of Section 4.9 hereof, each Unit Owner (including Sponsor or its designee, for so long as Sponsor or such designee shall own one or more Unsold Units) shall be entitled to cast one vote at all Meetings of the Unit Owners for each .0001% of Common Interest attributable to his or her Unit(s).

(B) Notwithstanding the terms contained in paragraph (A) hereof, no Unit Owner may vote at any meeting of the Unit Owners if the Board of Managers 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 Board of Managers nor any designee thereof shall be entitled to vote the Common Interest appurtenant to any Unit owned by the Board of Managers or such designee. The Common Interests of all Units whose owners are precluded from voting pursuant to the terms of this paragraph (B) will be excluded when computing the aggregate Common Interests of all Unit Owners for voting purposes.

(C) A fiduciary shall be the voting member with respect to a Unit owned in a fiduciary capacity. In addition, if two or more individuals, partnerships, corporations, associations, trustees or other entities (collectively Persons) own a Unit, they shall designate one Person amongst them to vote the Common Interest appurtenant to their Unit in a writing given to the Secretary of the Condominium, and the vote of such designee shall be binding upon all of such Persons. Failing such designation, all of such Persons shall mutually vote such Common Interest under one ballot without division, and the concurrence of all such Persons shall be conclusively presumed if any one of them purports to vote such Common Interest without protest being contemporaneously made to the individual presiding over the meeting at which such vote it takes. If protest is made, the Common Interest appurtenant to such Unit shall be counted solely for the purpose of determining whether a quorum 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 Secretary of the Condominium 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 Secretary of the

Condominium; however, no relocation 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 Secretary of the Condominium or, if such revocation is made at a meeting of the Unit Owners during which the Secretary of the Condominium is not in attendance, by the individual acting as the Secretary of such meeting. Except with respect to the designation of a permitted Mortgagee to act as the proxy of its mortgagor(s), no designation to act as proxy shall be effective for a period in excess of six months after the date thereof.

(E) Except when otherwise required by Law or otherwise provided in the Declaration or in these By-Laws, the affirmative vote of a Majority of Unit Owners shall be binding upon all Unit Owners for all purposes.

Section 4.9. Election of Members of the Board of Managers

(A) Sponsor may have voting control of the Board of Managers if Sponsor and Sponsor-designees, as Unit Owners of Unsold Units, are able to cast more than fifty (50%) percent of the votes, or from two years from the date of the first unit closing, whichever occurs first.

(B) In addition to the right of Sponsor and Sponsor-designees under paragraph (A) above, so long as the Common Interests attributable to any Units owned by Sponsor or Sponsor-designees equals, in the aggregate, 15% or more of the Common Interests of all Units, Sponsor and Sponsor-designees shall have the right to designate one member of the Board of Managers. Sponsor and Sponsor-designees may waive such right in writing.

(C) Each Unit Owner entitled to vote for members of the Board of Managers pursuant to this Section 4.9 shall be entitled to cast one vote for each .0001% of Common Interest attributable to his or her Unit(s) par to be elected. However, nothing contained herein shall be deemed either to permit any Unit Owner to cumulate the votes attributable to the ownership of any one Unit in favor of any one or more members to be elected. In addition, the terms of paragraphs (A) and (B) of Section 4.8 hereof shall apply to all elections of members of the Board of Managers.

(D) All elections of members of the Board of Managers shall be by written ballot, and each ballot cast shall state: (i) the name of the voting Unit Owner and, if such ballot is cast by proxy, the name of the proxy; (ii) the designation numbers(s) of the unit(s) owned by the voting Unit Owner; (iii) the amount of the Common Interest(s) appurtenant to such Unit(3); and (iv) the names of the candidates for whom such ballot in cast (the number of which names shall not exceed the number of members to be elected). Any ballot that is not cast in conformity with this paragraph (D) shall be discounted. All election ballots shall be retained in the records of the Condominium, appropriately segregated by election.

(E) All elections of members of the Board of Managers shall be determined by plurality vote.

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 Unit Owners, sufficient in number (both in absolute number and in aggregate Common Interests) 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 resolutions to which they relate.

Section 4.11 Title to Units. Title to any Unit may be taken by any Person or by any two 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. Any contract made by the Board of Managers, by any officer of the Condominium, or by any superintendent or Managing Agent of the Property shall state (if obtainable and in addition to the limitation of liability of the members of the Board of Managers and the officers of the Condominium pursuant to the terms of Sections 2.20 and 3.10 hereof, respectively) that the liability of any Unit Owner with respect thereto shall be limited to (1) such proportionate shares of the total liability thereunder as the Common Interest of such Unit Owner bears to the aggregate Common Interest 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 and Repairs.

(A) Except as otherwise provided in the Declaration or in these By-Laws, all painting, decorating, maintenance, repairs 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 and their frames and

saddles (except painting the exterior side of Unit entrance doors and door backs), exposed plumbing, gas and heating fixtures and equipment, air conditioning units, lighting and electrical fixtures and any Common Elements incorporated therein pursuant to paragraph (B) of Section 5.8 hereof, but excluding any other Common Elements contained therein) shall be performed by the owner of such Unit at such Unit Owner's cost and expense;

(ii) in or to the Common Elements (other than Limited Common Elements and any Common Elements incorporated into one or more Units pursuant to the terms of paragraph (B) of Section 5.8 hereof), and the painting of the exterior of Units and Building and all entrance doors and door backs shall be performed by the Board of Managers as a Common expense; and

(iii) in or to the Limited Common Elements shall be performed (a) by the Board of Managers as a Common Expense, if involving structural or extraordinary maintenance, repairs, or. replacements (including, but not limited to. repairs not caused by the act or omission of the Unit Owner having direct and exclusive access thereto) or (b) by the Unit Owner having direct and exclusive access thereto at his or her sole cost and expense, if involving nonstructural ordinary maintenance, repairs or replacements or if caused by the act or omission of such Unit Owner.

Promptly upon obtaining knowledge thereof, each Unit Owner shall report in writing delivered by certified mail to the Board of Managers or to the Managing Agent any defect or need for repairs for which the Board of Managers is responsible pursuant to the terms hereof. All painting, decorating, maintenance, repairs and replacements performed hereunder or otherwise, whether by or at the behest of a Unit Owner or the Board of Managers, 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, repairs, or replacements to the Building or any part thereof, whether structural or non-structural, ordinary or extraordinary, if 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 Board of Managers, the entire cost and expense thereof shall be borne by the Board of Managers 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, to the Buildings 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 in the Building and all other portions of the Common Elements shall be kept in first-class condition, order and repair (and free of snow , ice and accumulation of water with respect to any roofs or other part of the Property exposed to the elements) by the Unit Owner or the Board of Managers, whichever is responsible for the maintenance thereof as set forth herein and such Unit Owner or the Board of Managers, 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 of the Building exposed to public view shall be kept in good appearance, in conformity with the dignity and character of the Building, by (i) the Board of Managers, 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 the 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, Improvements or Repairs in or to the Units in and to the Units and Limited Common Elements.

(A) A non-structural alteration to a Unit or its appurtenant Limited Common Element that does not adversely affect the structure of the Building or the value of other Units or the Common Element that cannot be sighted from Bay 23rd Street, and that complies with all laws, may be made by any Unit Owner without consent of the Board of Managers. Subject to the terms of paragraph (B) of this Section 5.2, no Unit Owner shall make any structural alteration, addition, improvement, or repair in or to his or her Unit or its appurtenant Limited Common Elements, without the prior written approval of the Board of Managers. In the event, however, that the Board of managers shall fail to answer any written, reasonably detailed request for such approval within 30 days after such request is received, such failure to respond shall constitute the Board of Manager's consent thereto. Prior to, and as a condition of, the granting of any such approval, the Board of Managers may, at its sole option, require that (i) all work shall be done by reputable contractors with adequate liability, property damage and workmens' compensation insurance (certificates for which shall be delivered to the Board of Managers prior to the commencement of construction; (ii) the Unit Owner procure and agree to maintain during the course of such work such other insurance as the Board of Managers may reasonably prescribe; and (iii) the Unit Owner to execute an agreement, in form and substance satisfactory to the Board of Managers, 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 and that any additions shall be maintained in their entirety by said Unit Owner who shall be responsible for any repairs, including structural repairs, to such additions in any event, and to the Unit and any Common Elements whose such repairs become necessary due to additional stresses caused by the structural alteration or due to improper design or construction of the structural alteration. Anything contained herein to the contrary notwithstanding, until Sponsor or Sponsor-designees convey to all Units but in no event later than five (5) years after date of the First Unit Closing, Sponsor has the right to veto any action of the Board of Managers relating to any addition, alteration, improvement or change in or to the Common

Elements, any Unit or any Building, provided, however, Sponsor may not veto such action if (1) such action is necessary to enable the Board of Managers of Managers or Unit Owner to comply with laws, rules regulations of any governmental authority having jurisdiction over the Condominium and (2) no other alternative is available after a discussion of the alternatives were considered at a meeting in which Sponsor was present, and further provided that Sponsor's veto is delivered by written notice within ten (10) days after Sponsor has notice of the proposed action.

(B) Notwithstanding anything to the contrary contained in paragraph (A) of this Section 5.2, however, Sponsor, any Sponsor-designee, any partner of any entity affiliated directly or indirectly with Sponsor, shall have the right pursuant to the terms of Article 15 of the Declaration, without the approval of the Board of Managers and without paying any cost or charge to the Board of Managers to (i) make any alterations, additions, improvements, or repairs in or to any Units owned by them, whether structural or non-structural, interior or exterior, ordinary or extraordinary, and (ii) subdivide, combine and change the boundary walls of Units owned by them.

(C) All alterations, additions, improvements, and repairs by Unit Owners shall be made in compliance with Law. In connection therewith, the Board of Managers shall execute applications to any departments of the City of New York, or to any other governmental agencies having jurisdiction thereto for any and all permits required in connection with the making of alterations, additions, improvements, or repairs in or to a Unit or its appurtenant Limited Common Elements, 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 Board of Managers pursuant to the terms of paragraph (A) hereof.

(D) Neither the Board of Managers 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) and appurtenant Limited Common Elements 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 caused to be made by any Unit Owner; or (iii) to any Person asserting any claim for personal injury or property 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) and appurtenant Limited Common Elements shall agree (in a writing executed and delivered to the Board of Managers, if the Board of Managers shall request), and shall be deemed to agree (in the absence of such writing), to indemnify and hold the Board of Managers, the members of the Board of Managers, the officers of the Condominium, 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 Board of Managers, and the cost and expense thereof shall constitute a Common Expense.

Section 5.4 Insurance

(A) If the same shall be obtainable, the Board of Managers shall obtain, and shall maintain in full force and effect, fire insurance policies with all risk coverage, insuring the Property (including all Units, Limited Common Elements, Common Elements, the exterior face of all walls, ceilings and floors in Units (other than those walls, ceilings and floor erected by a Unit Owner other than Sponsor) and finished by Sponsor in accordance with the action titled Description of Property and Specifications in the Offering Plan and all bathroom and kitchen fixtures and appliances installed therein by Sponsor but not including appliances or any furniture, fixtures, furnishings, decorations, belongings, or other personal property supplied or installed by Unit Owners or the tenants of Unit Owners and excluding the Land and covering the interests of the Condominium, the Board of Managers, the officers thereof, all of the Unit Owners all Permitted Mortgagees, XIAO RONG YANG, as the named insured, as their interests may appear, and the adjoining owner (to the extent required) as an additional insured. 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 Board of Managers and that all proceeds thereof shall be paid to either the Board of Managers 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 and its interest may appear, subject, however, to the loss payment provisions in favor of the Board of Managers 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 10 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 named insured and additional insured at least 10 days prior to expiration of the then current policies.

(B) The Board of Managers 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 (except, however, that such insurance shall not cover any liability of a Unit Owner arising from occurrences due to his or her negligence; and

(ii) such other insurance as the Board of Managers shall from time to time determine.

(iii). During the period that the Sponsor controls the Board, the insurance coverage shall not be less than that required by the regulations of the New York State Department of Law.

Each of the aforementioned policies of insurance shall also cover cross-liability claims of one insured against another. Each of the aforementioned policies shall name the Persons described in paragraph (A) of Section 5.4 above as the named insured, an their respective interests may appear, or additional insured (to the extent required).

(C) All policies of insurance to be maintained by the Board of Managers shall contain such limits as the Board of Managers shall from time to time determine, provided, however, that:

(i) with respect to insurance policies maintained by the Board of Managers pursuant to paragraph (A) hereof, the coverage shall be in an amount equal to the lessor of the full replacement cost of the Building, exclusive of excavation and foundations, without deduction for depreciation, or the amount of insurance necessary to avoid the effects of coinsurance an approved by a fire insurance company, a qualified insurance broker, or another qualified source; and

(ii) with respect to insurance policies maintained by the Board of Managers pursuant to subparagraph (i) of paragraph (3) hereof, such policies shall contain single limits of not less than $1,000,000 in the aggregate until the first regular meeting of the first five-member Board of Managers elected by the Unit Owners and will also cover cross-liability claims of one insurer against another.

Any insurance policies maintained by the Board of Managers may also provide for such deductible amounts as the Board of Manager shall determine. The Board of Managers 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 Board of Managers pursuant to this Section 5.4, together with the fees and disbursements of any Insurance Trusts appointed by the Board of Managers pursuant to the terms of these By-Laws, shall be borne by the Board of Managers as a Common Expense, subject to the adjustment provided in Section 6.1 of these By-Laws.

(E) Unit Owners shall not be prohibited from carrying and are advised to carry 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 Board of Managers 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) any portion of the Property 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 are taken in condemnation or by eminent domain (hereinafter referred to as a Taking), the net insurance proceeds payable under insurance policies maintained by the Board of Managers 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 either to the Board of Managers, if the same shall be $250,000.00 or less in the aggregate, or the Insurance Trustee, if the same shall exceed $250,000.00 or less in the aggregate. 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 (k) or elsewhere in this Section 5.5, however, no Unit Owner whose Unit, its appurtenant Limited Common Elements, or any portion thereof are taken in condemnation or by eminent domain (whether or not all or a part of the Common Elements are contemporaneously taken) shall be deemed to have waived whatever rights that he 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 Board of Managers shall arrange for the prompt repair or restoration (hereinafter referred to as the Work) of: (I). In the event of a casualty loss, the portions of the Property (including all Units, the exposed face of all walls, ceilings and floors in the units, other than those walls ceilings and floors erected by a Unit owner other than the Sponsor) as finished by Sponsor in accordance with the Section of the Offering Plan entitled Description of Property and Specifications and all bathroom and kitchen fixtures installed therein by Sponsor, but not including appliances or any furniture,

fixtures, 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 enclosed 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, its appurtenant Limited Common Elements, 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 reconstruction of his or her Unit and/or such Limited Common Elements.

(C) In the event that Work shall be performed pursuant to the terms of paragraphs (B) and (D) of this Section 5.5, the Board of Managers 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 Board of Managers 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. If, conversely, the Trust Funds shall prove to be more than sufficient to discharge the cost and expense of performing the Work, such excesses 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 said Unit Owner's share of such 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 and for any projected deficiency in the amount of the Trust Funds available to the Board of Managers 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).

(D) If either 75% or more of the Units are 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 all Unit Owners (including Sponsor or its designee, if Sponsor or such designee shall then own any Units), both in number and aggregate Common Interests, 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 not 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) In the event that the damage resulting from a Casualty Loss shall (i) render one or more Units wholly or partially unusable for the purposes permitted herein and in the Declaration or (ii) destroy the means of access to one or more Units, the installments of Common Charges otherwise payable by the owner of any Unit so affected thereby shall proportionately abate until such Unit shall again be rendered useable for such purposes and/or until the means of access thereto shall be restored, as the case may be. Notwithstanding the foregoing, however, if such Casualty Loss shall be caused by the act, the Omission to act, or the negligence of the owner of a Unit so affected thereby, by a Family Member of such Unit Owner, or by a tenant or other occupant of such Unit, such installments of Common Charges shall abate Only to the extent of any proceeds of rent insurance actually collected by the Board of Managers with respect to such Unit.

(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 fair value of such Unit after such taking bears to the total fair value of such Unit prior to such taking. The Board of Managers shall promptly prepare and record an amendment to the Declaration reflecting the New Common Interest appurtenant to such Unit, which amendment shall be executed by the owner of such Unit together with the holders of record of any liens thereon (or, in lieu of execution by such Unit Owner and lienors, the same may execute a consent to such amendment in recordable form). Following the Taking of a portion of a Unit and the recording of the aforementioned amendment to the Declaration, the votes appurtenant to such Unit shall be based upon the new Common Interest of such Units and, in the event of a Taking of an entire Unit, the right to vote appurtenant to such Unit shall wholly terminate. In either event, the Common Interests of the other or remaining Units shall be adjusted accordingly and reflected in an amendment to the Declaration duly executed and acknowledged by the Board of Managers 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 either: (a) 60 days after the date upon which the Insurance Trustee notifies the Board of Managers and the Unit Owners that it has received Trust Funds sufficient to discharge the estimated cost and expense of the Work, or (b) 90 days after the date upon which the Insurance Trustee notifies the Board of Managers and the Unit Owners that it has received Trust insufficient to discharge the estimated cost

and expense of the Work, or (c) in the event that the Trust funds are payable to the Board of Managers pursuant to the terms of paragraph (A) of this Section 5.5, 60 days after the date upon which the Board of Managers notifies the Unit Owners that it 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 60 days after the date upon which the Board of Managers or the Insurance Trustee, as the case may be, notifies the Unit Owners that it has received the Trust funds and that the same are or are not sufficient to discharge 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 Board of Managers shall be resolved by arbitration pursuant to the terms of Article 10 hereof.

Section 5.6 Use of the Property.

(A) No nuisance or immoral activity shall be committed or permitted to occur in or about any Unit or upon any part of the Common Elements, nor shall any use or practice be allowed in a Unit 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 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 Board of Managers, 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 Board of Managers. 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.

(B) Each Unit shall be used only as a residence. Notwithstanding the foregoing, however, a portion of a Unit may be used for any home occupation, including as a professional office, by the resident thereof provided that the nature and manner of such use complies with Law and does not violate the then existing Certificate of Occupancy covering such Unit, applicable zoning law and ordinances, building code or other rules and regulations of governmental authorities having jurisdiction. No illuminated or other sign may be used in connection with the aforementioned use without the prior written consent of the Board of Managers.

(C) 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 or 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 (however, nothing contained in this sentence shall be deemed to prohibit the exclusive occupancy of any Unit by such Family Members or guests). Additionally, in no event 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 © may be accommodated therein).

(D) Notwithstanding anything to the contrary contained in this Section 5.7, Sponsor may, without the consent of either the Board of Managers or the Unit Owners;

(i) grant Permission for the use of any residential Unsold Unit for any home occupation, including as a professional office by the resident thereof provided that the nature and manner of such use complies with Law and does not violate the then existing Certificate of Occupancy covering such residential Unsold Unit; and

(ii) use any one or more residential Unsold Units as model units and offices for the sales, promotion, rental, at and operation of the Unsold Units or for any other purpose, subject only to compliance with Law.

Section 5.8 Use of the Common Elements.

(A) Subject to the terms of paragraphs (B) and (C) of this Section 5.8, the Common Elements (including, without limitation, the electrical, heating, gas, plumbing and other mechanical systems and equipment of the Buildings) 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. In addition, no furniture, doormats, packages or objects of any kind shall be placed in or on any part of the Common Elements, including but not limited to the lobby vestibule, public hall and stairways, (except for those areas designated as storage areas, if any) without the prior written consent of the Board of Managers.

(B) The owner or owners of any two or more Units, if such Units are the only Units serviced or benefited by any Common Element adjacent or appurtenant to such Units or (for example, that portion at the end of any hallway that is directly adjacent to any such Units located on opposite sides of such hallway) shall, with the consent of the Board of Managers (which consent shall not be unreasonably withheld or delayed), have the right to use such Common Elements exclusively, as if it were a part of such Units (including the right, in the above example of a portion of a hallway, to enclose such portion), and no amendment to the Declaration or reallocation of Common Interests shall be made by reason thereof. In such event, however, such owner or owners shall, at his, her or their sole cost and expense, both (i) operate, maintain and repair such Common Elements for so long as such owner or owners exercise such exclusive right of use and (b) restore such Common Element to its original condition, reasonable wear and tear excepted, after such owner or owners cease to exercise such exclusive right of use.

(C) The terms of paragraph (A) of this Section 5.8 shall not apply to Sponsor or its designee for so long as there are any residential Unsold Units. So long as Sponsor any Unit, Sponsor or its designee shall have the right, without charge or limitation, to: (i) erect and maintain signs, of any size or content determined by Sponsor or such designee, on or about any portion of the Common Elements chosen by Sponsor or such designee, including, without limitation, on the exterior walls of the Buildings or adjacent to any entrance thereof; (ii) have its employees, contractors, subcontractors and sales agents present on the Property; and (iii) do all things necessary or appropriate, including the use of the Common Elements, to sell, lease, manage or operate Unsold Units, to complete any work or repairs to the Buildings expressly undertaken by Sponsor and to comply with Sponsor's obligations under the Offering Plan and the Condominium Documents. In addition, Sponsor and its designee shall be entitled to exercise the rights set forth in paragraph (B) of this Section 5.8 with respect to any residential Unsold Unit(s) without the necessity of obtaining the consent of either the Board of Managers or any other Unit Owners. In no event, however, shall Sponsor or such designee be entitled to use any Common Elements in such a manner as will unreasonably interfere with the use of any Unit for its permitted purposes.

Section 5.9 Rights of Access.

(A) subject to the rights of existing tenants and other occupants of residential Unsold Units, each Unit Owner shall grant to the Sponsor, to the Board of Managers, to the Managing Agent or manager (if any), to the superintendent and/or to any other Person authorized by any of the foregoing a permanent right of access to his or her Unit and its appurtenant Limited Common Elements 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 of 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 Buildings;

(iv) reading, maintaining, or replacing utility motors 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 Buildings or for the safety of the occupants of the Buildings or other individuals, or required to avoid the suspension of any necessary service in the Buildings), 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 and their appurtenant Limited Common Elements 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) Each Unit Owner shall grant a right of access to his or her Unit and its appurtenant Limited Common Elements, and the Board of Managers shall grant rights of access to the Common Elements, to Sponsor and its contractors, subcontractors, agents and employees for the purpose of fulfilling Sponsor's obligations as set forth in the Offering Plan or in any amendment thereto, provided that access thereto shall not be exercised, with respect

to any Unit and its appurtenant Limited Common Elements, in such a manner as will unreasonably interfere with the use of such Unit and Limited Common Elements for their permitted purposes.

Section 5.10 Modification of the Rules and Regulations. The Board of Managers 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 may be overruled by a vote of a majority in Common interests of Unit owners. Notwithstanding the foregoing, as long as Sponsor, any Sponsor-designee or any partner of any entity affiliated directly or indirectly with Sponsor owns title to one or more Units, the Rules and Regulations may not be amended in a manner which would, in the sole discretion of Sponsor, any Sponsor-designee or any partner of any entity affiliated directly or indirectly with Sponsor, adversely affect such Persons in any way, unless each such Person gives its prior written consent to such amendment. Copies of the text of any amendments, modifications, addition, 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 Buildings 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, (i) the Unit Owners shall pay to the Board of Managers at least 15 days before same became due and payable the cost of any such taxes, charges and rents as a Special Assessment, (ii) the cost thereof shall be allocated among the owners of the Units in proportion to each Unit's Common Interest, and (iii) the Board of Managers shall collect such monies from the Unit Owners, hold such monies in trust and promptly pay such taxes, charges and rents before they are due, all as agent for the Unit Owners. In the event of a proposed sale of any Unit, the Board of Managers (for so long as the Board of Managers is still paying such real estate taxes, water charges and sewer rents as agent for the Unit Owners) shall, upon the written request of the selling Unit Owner, execute and deliver to the purchaser of such Unit or to such purchasers 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.

The Board of Managers may act as an agent of each Unit Owner who has given his or her written authorization to complain or apply to the board of assessment review or the assessing agency by filing a single complaint on behalf of all such Unit Owners and to commence and prosecute a special proceeding for the review of assessments of real property as an aggrieved person. The Board of Managers may retain legal counsel on behalf of all Unit Owners for which it is acting as agent and may charge all such Unit Owners a pro-rata share of expenses, disbursements and legal fees, for which charges the Board of Managers shall have a lien pursuant to the terms of these By-Laws.

Section 5.12 Utilities Serving the Common Elements. The cost and expense of water, steam, electricity and gas serving or benefiting any Common Element shall be (i) considered part of

the expense of maintaining such Common Element, (ii) determined by the Board and (iii) charged to the Unit Owners as a Common Expense.

Section 5.13 Records and Audits.

(A) The Treasurer of the Condominium, or the Managing Agent under the supervision of such Treasurer, shall keep full, detailed and accurate records and books of account with respect to the financial affairs of the Condominium, which records and books of accounts shall include, without limitation, (i) a listing of all receipts of and expenditures by the Board of Managers 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 four months after the and of each fiscal year of the Condominium, the Board of Managers 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 and certified by an independent certified public accountant. The cost of preparing and distributing each such report shall be borne by the Board of Managers as a Common Expense.

(C) The books of account and records of the Condominium may be examined by Unit Owners at convenient hours on weekdays.

ARTICLE 6
COMMON CHARGES

Section 6.1 Determination of Common Expenses & Fixing of Common Charges.

(A) From time to time, but not less frequently than once a year, the Board of Managers shall: (i) prepare and adopt a budget for the Condominium, subject, in all respects, to the limitations 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 among the Unit Owners pro-rata, in accordance with their respective Common Interests. This allocation and assessment of Common Charges is based upon the exclusive use of Limited Common Elements by certain Unit Owners, in a manner different from common profits and expenses and is expressly authorized hereby in accordance with Section 339-m of the Real Property Law. The Board of Managers shall advise all Unit Owners promptly thereafter in writing of the amount of Common Charges payable by each of them and, not later than 10 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 Board of Managers 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 now determination. Notwithstanding the foregoing, however, the Board of Managers shall not reduce the Common Charges payable during any year occurring within a period when Sponsor owns Units having more than 50% of the Common Interests of all Units solely as a result of either reducing the number of employees of the Condominium below the number employed for the Property on the date of recording the Declaration, or eliminating or reducing any service or reducing the insurance coverage below that provided for the Property an such date, except with the concurrence of a majority of the members of the Board of Managers elected by Unit Owners other than Sponsor or its designee.

(B) The failure or delay of the Board of Managers to prepare or adopt a budget or to determine the Common Expenses for any fiscal year or portion thereof shall not be doomed 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 now 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 Board of Managers shall have the right, subject, in all respects, to the limitations 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 Interest and may be payable either in one lump sum or in installments, as the Board of Managers shall determine, provided, however, that the Board of Managers shall give each Unit Owner not less than 15 days' written 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 purposes thereof. The Board of Managers 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 Board of Managers 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 Board of Managers 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 Board of Managers shall determine to distribute all or part of such excess to all Unit Owners pro-rata, in proportion to their respective Common Interest. 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 any Buildings 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 (including Sponsor and Sponsor-designees with respect to Unsold Units, for so long as the same are owned thereby) shall be obligated to pay Common Charges and Special Assessments assessed by the Board of Managers pursuant to the terms of Section 5.1 thereof at such time or times (but not less than annually) as the Board of Managers shall determine. Unless otherwise determined by the Board of Managers, Common Charges shall be payable in installments on the first day of every month in advance. To the extent permitted by Law, the Board of Managers 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 and to any sums unpaid on a Permitted First Mortgage of record thereon.

(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 Units subsequent to a sale, transfer, or other conveyance by his 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 Mortgage acquiring title to a mortgaged Unit or a purchaser at a mortgage foreclosure sale hold 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 Assessment 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 Board of Managers or to its designee, corporate or otherwise, on behalf of all Unit Owners, without being compensated therefore 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; (iii) no violation of any provision of the Condominium Documents then exists with respect to such Unit and (iv) at the time of conveyance, and in the event that the Unit Owner shall deposit with the Board of Managers an amount equal to the product of the then current monthly debt service on the Permitted Mortgage multiplied by 24. However, in no event shall Sponsor or its designee be permitted to convey any Unsold Unit to the Board of Managers and thereby exempt itself from Common Charges and any Special Assessments attributable to such Unit thereafter accruing.

(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 Board of Managers, without compensation, pursuant to the terms of paragraph (c) hereof. Except as expressly provided to the contrary in paragraph (3) 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 Section 5.1, 5.2 or 5.3 hereof; or (iii) any action taken by the Board of Managers or the officers of the Condominium to comply with Law.

(E) Notwithstanding anything to the contrary, until such time as Sponsor has substantially completed construction of all the Units and Common Elements, Sponsor's obligation to pay Common Charges and Special Assessments with respect to Unsold Units shall not exceed the amount by which the actual operating costs of the Condominium (including reserves authorized hereunder) shall exceed the sum of the Common Charges and Special Assessments levied on Unit owners (other than Sponsor).

Section 6.3 Statement of Common Charges. The Board of Managers 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 books of account of the Condominium at reasonable times on weekdays.

Section 6.4 Default in Payment of Common Charges.

(A) The Board of Managers shall take prompt action to collect any Common Charges due to the Board of Managers that remains unpaid for more than fifteen (15) days after the due date for the payment thereof. In connection therewith, the Board of Managers shall have the right to cause liens for all sums due and owing to the Board of Managers to be filed with the Register's Office pursuant to the terms of Section 399-s 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 necessary or desirable by the Board of Managers to recover all such unpaid Common Charges, together with all additional sums of money collectible by the Board of Managers 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 or Special Assessments, such Unit Owner shall be obligated to pay each month a late charge of five (5) cents for each dollar of such amounts which remain unpaid for more than five days from their due date (although nothing herein shall be deemed to extend the period within which such amounts are to be paid), together with all costs and expenses paid or incurred by the Board of Managers, the Managing Agent, or the member(if any) in connection with collecting such unpaid Common Charges or Special Assessment with interest at the rate of two (2%) percent per month (but in no event in excess of the maximum rate permitted by law) and/or in foreclosing the aforementioned lien, including, without limitation, reasonable attorneys' fees and disbursements and court costs. The late charge shall be imposed for each month that the Common Charges shall remain unpaid for any portion of the month. In addition, if the Board of Managers shall bring an action to foreclose the aforementioned lien, the defaulting Unit Owner will 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 late charges, interest, costs and expenses and rentals shall be added to and shall constitute Common Charges or Special Assessments payable by such Unit Owner.

(C) In any action brought by the Board of Managers to foreclose a lien on a Unit because of unpaid Common Charges, the Board of Managers 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 Unit). 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. Subject to the terms of Section 7.5 hereof, no Unit Owner may sell or lease his or her Unit except in compliance with the applicable provisions of this Article 7. Any purported sale or lease consummated in default of the applicable terms hereof shall be voidable at the sole election of the Board of Managers, and, if the Board of Managers shall so elect, the selling or leasing Unit Owner shall be deemed to have authorized and empowered the Board of Managers to institute legal proceedings to eject the purported purchaser (in the event of an unauthorized sale) or to evict the purported tenant (in the event of an unauthorized leasing) in the name of the said Unit Owner as the owner or landlord, as the case may be. The said Unit Owner shall reimburse the Board of Managers for all costs and expenses paid or incurred in connection with such proceedings, including, without limitation, reasonable attorneys' fees and disbursements and court costs.

Section 7.2 Right of First Refusal.

(A) Subject to the terms of Sections 7.5 and 7.9 hereof, any contract to sell a Unit together with its Appurtenant Interests and apportioned Limited Common Element, if any, and any lease of a Unit (hereinafter collectively referred to as a Sale or Lease Agreement) shall contain the following language: THIS AGREEMENT AND THE RIGHTS AND OBLIGATIONS OF THE PARTIES HEREUNDER ARE HEREBY MADE EXPRESSLY SUBJECT TO THE RIGHTS, IF ANY, OF THE BOARD OF MANAGERS OR THE CONDOMINIUM WITH RESPECT TO THE TRANSACTION EMBODIED HEREIN PURSUANT TO THE TERMS OF SECTIONS 7.2 and 7.3 OF THE BY-LAWS OF THE SAID CONDOMINIUM, AS THE SAME MAY HAVE BEEN AMENDED. Promptly after any such contract of sale or lease shall be fully executed, the Unit Owner executing the same (hereinafter referred to as the Offeree Unit Owner) shall send written notice thereof to the Board of Managers by certified or registered mail, return receipt requested, which notice shall be accompanied by a fully executed, original counterpart of the contract of sale or the lease, as the case may be, containing all of the terms offered in good faith by the prospective purchaser or tenant (hereinafter referred to as the Outside Offeror).

(B) The sending of the notice referred to in paragraph (A) of this Section 7.2 shall constitute an offer by the Offeree Unit Owner to sell his or her Unit, together with its Appurtenant Interests and apportioned Limited Common Element, if any, and, or to lease his or her Unit, as the case may be, to the Board of Managers or to its designee, corporate or

otherwise, on behalf of all Unit Owners, upon the same terms and conditions as are contained in such Sale or Lease Agreement, subject, however, to any variance therefrom provided in Section 7.3 hereof. The giving of such notice shall further constitute a representation and warranty by the Offeree Unit Owner to the Board of Managers, on behalf of all Unit Owners, that such Offeree Unit Owner believes the Sale or Lease Agreement to be bona fide in all respects. Thereafter, upon the written demand of the Board of Managers, the Offeree Unit Owner shall submit to the Board of Managers, in writing, such further information with respect to the Outside Offeror and the Sale or Lease Agreement as the Board of Managers may reasonably request.

(C) The Board of Managers may elect, by sending written notice thereof to the Offeree Unit owner by certified or registered mail not later than 15 business days after receipt of the notice referred to in paragraph (A) hereof together with such further information as may have been requested pursuant to the terms of paragraph (B) hereof, to purchase such Unit together with its Appurtenant Interests and apportioned Limited Common Element, if any, or to lease such Unit, as the case may be (or to cause the same to be purchased or learned by its designee, corporate or otherwise) on behalf of all Unit Owners upon the same term and conditions as were contained in the Sale or Lease Agreement at and stated in the response(s) by the Offeree Unit Owner to any requests for additional information pursuant to the terms of paragraph (B) hereof. Notwithstanding anything to the contrary contained herein, however, the Board of Managers shall not exercise any option set forth in this Section 7.2 to purchase or lease any Unit without the prior approval of a Majority in Common Interests of Unit Owners.

Section 7.3 Acceptance of Offer.

(A) In the event that the Board of Managers shall elect, within the time provided in Section 7.2 hereof, to purchase a Unit together with its Appurtenant Interests and apportioned Limited Common Element, if anyone to lease such Unit, or to cause the same to be purchased or leased by its designee, title shall close or a lease shall be executed, in either event in accordance with the terms of the Sale or Lease Agreement, at the office of the attorneys for the Condominium within 45 days after the day upon which the Board of Managers shall give notice of its election to accept such offer.

(B) If such Unit and its Appurtenant Interests and apportioned Limited Common Element, if any, are to be purchased by the Board of Managers or its designee on behalf of all Unit Owners, such purchase may be made from the funds deposited in the capital and/or expense accounts of the Condominium. If the funds in such accounts are insufficient to effectuate such purchase, the Board of Managers may levy a Special Assessment against each Unit Owner (other than the Offeree Unit Owner) in accordance with the terms of paragraph (C) of Section 6.1 hereof and/or the Board of Managers may, in its discretion, finance the acquisition of such Unit; provided, however, that no such financing may be secured by an encumbrance on or a hypothecation of any portion of the Property other than the Unit to be

purchased together with its Appurtenant Interests and apportioned Limited Common Element, if any. In addition, if the Outside Offeror was to seems or to take title to the Unit subject to the Offeree Unit Owner's existing mortgage. or mortgages pursuant to the Sale or Lease Agreement, the Board of Managers may purchase the Unit and assume or take title thereto subject to such mortgage or mortgages, as the case may be. At the closing of title, the Offeree Unit Owner shall convey the Unit, together with its Appurtenant Interests and apportioned Limited Common Element, if any, to the Board of Managers or to its designee, on behalf of all Unit Owners, by deed in the form required by Section 399-0 of Condominium Act with all tax and/or documentary stamps affixed at the expense of the Offerees Unit Owner who shall also pay all other transfer taxes, gains taxes and any other taxes arising out of such sale notwithstanding any terms of the Sale or Lease Agreement to the contrary. Real estate taxes (including water charges and sewer charges, if separately assessed), mortgage interest (if applicable) and Common Charges shall be apportioned between the Offeree Unit Owner and the Board of Managers or its designee as of the closing date, notwithstanding any terms of the Sale or Lease Agreement to the contrary. Thereafter, such Unit shall be held, so long as the same is owned by the Board of Managers or its designee, on behalf of all Unit Owners, as tenants-in-common, in proportion to their respective Common Interests, and all such Unit Owners shall be deemed to have waived all rights of partition with respect to such Unit and the entire Property, as herein provided.

(C) In the event that such Unit is to be leased by the Board of Managers or its designee on behalf of all Unit Owners, the Offeree Unit Owner shall execute and deliver to the Board of managers or such designee a lease covering such Unit by and between the Offeres Unit Owner, as landlord, and the Board of Managers or such designee, as tenant. Such lease shall be in the then current form of apartment lease recommended by the Real Estate Board of New York, Inc., and shall contain all of the terms and conditions of the Sale or Lease Agreement not in conflict with such form of lease, including, without limitation, the rental and term provided for therein and shall comply with paragraph (C) of Section 7.4. Notwithstanding anything to the contrary set forth hereinabove or in the Sale or Lease Agreement, however, such lease shall expressly provide that the Board of Managers or such designee may enter into a sublease of the premises demised thereunder without consent of the landlord.

Section 7.4 Failure to Accept Offer.

(A) In the event that the Board of Managers shall fail to accept an offer made pursuant to the terms of Section 7.2 hereof within the time set forth in paragraph (C) thereof, the Offeree Unit Owner shall be free to consummate the transaction embodied in the Sale or Lease Agreement within one hundred and twenty days after (i) notice of refusal is sent to the Offeree Unit Owner by the Board of Managers or (ii) the expiration of the period within which the Board of Managers or its designee might have accepted such offer, as the case may be. If the Offeree Unit Owner shall fail to consummate the transaction embodied in the Sale or Lease Agreement within such 120-day period, then, should the Offeree Unit Owner thereafter elect to sell such Unit together with its Appurtenant Interests and apportioned

Limited Common Elements, if any or to lease such Unit, the Offeree Unit Owner shall be required again to comply with all of the terms and provisions of Sections 7.2,7.3 and 7.4 hereof.

(B) Any deed of a Unit and its Appurtenant Interests and apportioned Limited Common Elements, if any to an Outside Offeror shall expressly provide that the acceptance thereof by the grantee shall constitute an assumption of all of the terms of the Condominium Documents, and, in the absence of such express language, the same shall be conclusively deemed to have been included therein.

(C) Each lease of a Unit to an Outside Offeror shall be in the then current form of apartment lease recommended by the Real Estate Board of New York, Inc., subject to such modifications as may be approved in writing by the Board of Managers. Notwithstanding the foregoing, however, each such lease shall be consistent with the Condominium Documents and shall expressly provide that:

(i) such lease may not be materially amended or modified, or extended without the prior written consent of the Board of Managers in each instance;

(ii). the tenant thereunder shall not assign his or her interest in such lease or sublet the premises demised thereunder or any part thereof without the prior written consent of the Board of Managers in each instance; and

(iii) the Board of Managers shall have the power to terminate such lease and/or to bring summary proceedings to evict the tenant in the name of the landlord thereunder in the event of (a) a default by the tenant in the performance of its obligations under such lease or (b) a foreclosure of the lien granted by Section 339-x of the Condominium Act.

Section 7.5 Termination of and Exceptions to The Right of First Refusal

(A) A certificate executed and acknowledged by the Secretary of the Condominium or the Managing Agent, stating that the provisions of Section 7.2 hereof have been met by a Unit Owner or that the right of first refusal provided for therein has been duly released or waived by the Board of Managers and that, as a result thereof, the rights of the Board of Managers thereunder have terminated, shall be conclusive upon the Board of Managers and all Unit Owners in favor of all persons who rely upon such certificate in good faith. After the due issuance of such a certificate, the Unit to which the same shall relate, together with its Appurtenant Interests and apportioned Limited Common Elements, if any may be sold, conveyed, or leased free and clear of the terms and conditions contained in

Section 7.2 hereof. The Board of Managers shall furnish or cause the Managing Agent to furnish such certificate upon written request to any Unit Owner in respect to whom the provisions of Section 7.2 hereof have, in fact, been terminated. In no event, however, shall the right of first refusal described in Section 7.2 hereof be deemed released or waived by the Board of Managers (as opposed to satisfied pursuant to the express terms of Sections 7.2, 7.3 and 7.4 hereof) in the absence of a certificate that has been duly executed acknowledged and issued by the Board of Managers or the Managing Agent as aforesaid.

(B) The terms and conditions contained in Sections 7.2, 7.3 and 7.4 hereof shall not apply with respect to any sale, lease, or conveyance of a Unit, together with its Appurtenant Interests and apportioned Limited Common Elements, if any by:

(i) the Owner of such Unit either to any of his or her adult Family Members, to any combination of the same, or to a trust for the benefit of any of them or, with respect to a Unit Owner that is not an individual, or to any affiliate of such Owner. Notwithstanding anything to the contrary contained in subsection (B) above, the Owner shall comply with the notice requirements of Section 7.2(A);

(ii) Sponsor, any Sponsor-designee or any partner of any entity affiliated directly or indirectly with Sponsor;

(iii)the Board of Managers;

(iv) any proper officer conducting the sale of a Unit in connection with the foreclosure of a mortgage or other lien covering such Unit or delivering a deed in lieu of such foreclosure; or

(v) any Permitted Mortgagee or his or her nominee, who has acquired title to any Unit at any foreclosure sale of his or her Permitted Mortgage or by deed in lieu thereof delivered in a bona fide transaction;

(vi) Owner of such Unit by gift, as a devise by will or through intestacy; provided, however, that each succeeding Unit owner shall be bound by. and his or her Unit shall continue to be subject to, all of the terms and conditions of this Article 7. The sale, lease or conveyance by any of the Persons described in this paragraph (B) shall be on such terms as such Persons shall determine and with respect to leasing, without limitation as to the rental to be charged therefor except such rents shall not be in violation of any applicable law.

(vii). The sale of lease of a unit by the Board of Managers must be approved by at least 50% of the unit owners, both in number and in common elements.

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 or its apportioned Limited Common Element, if any, 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 letter shall not be expressly mentioned or described therein. No part of the Appurtenant Interests or its apportioned Limited Common Element, if any 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 and which such Limited Common Elements are included 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 Board of Managers 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 now 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 Sponsor or its designee, or, if Sponsor or its designee in not then the owner of any Unsold Unit, to the Board of Managers) for recording in the Register's Office, the Unit Owner's Power of Attorney required in Article 14 of the Declaration, in the form required by the Board of Managers.

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 and its apportioned Limited Common Element, if any, by gift, or to devise the same by will or to have the same pass by intestacy, without restriction, provided, however, that each succeeding Unit Owner shall be bound by, and his or her Unit shall be subject to, the provisions of this Article 7.

Section 7.10 Fees and Charges. The Board of Managers shall have the right to require the Offeree Unit Owner to pay a fee to the Board of Managers and/or the Managing Agent to cover reasonable expenses of the Board of Managers and the Managing Agent in connection with the sale or lease of a Unit pursuant to the provisions of this Article 7 except such charges and fees shall not apply to a sale or lease of any Unit by Sponsor, any Sponsor-designee or any partner of any entity affiliated directly or indirectly with Sponsor. Any other fees in connection with the sale or lease of a Unit may only be enacted by action of Unit Owners except any such fee shall not apply to a sale or lease of any Unit by Sponsor, any Sponsor-designee or any partner of any entity affiliated directly or indirectly with Sponsor.

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 Board of Managers at its request with the name and address of his or her mortgagee and shall file a conformed copy of the note and mortgage with the Board of Managers. Any Unit Owner who satisfies a mortgage covering his or her Unit shall so notify the Board of Managers and shall file a conformed copy of the satisfaction of mortgage with the Board of Managers. The Secretary of the Condominium shall maintain such information in a book entitled Mortgagees of Units.

Section 8.2 Restrictions on

(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 Board of Managers 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 any 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.

Section 8.3 Notice of Unpaid Common Charges Default. Whenever requested in writing by a Permitted Mortgagee, the Board of Managers 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 Board of Managers has knowledge as then exists. The Board of Managers 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 Board of Managers 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 Board of Managers shall advise such Permitted Mortgagee of the default promptly after discovering such failure and (ii) if the Board of Managers shall foreclose a lien on such mortgagor's Unit pursuant to the terms of Section 6.4 hereof by reason of such default, the Board of Managers 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 Board of Managers 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 Board of Managers 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 Examination of Books. Each Permitted mortgagee 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 8.6 Consent of Mortgagees; Designation of Mortgage Representatives.

(A) Except as otherwise expressly provided for herein or in the Declaration, no consent or approval by any mortgages shall be required with respect to any determination or act of the Board of Managers or any Unit Owner, provided, however, that nothing contained herein shall be deemed to limit or affect the rights of any mortgages against his or her mortgagor. In the event that any such consent or approval shall be expressly required pursuant to the terms of the Declaration or those By-Laws, the decision of a majority of the Mortgage Representatives, if any are designated pursuant to the terms of paragraph (B) of this Section 8.6, shall be deemed binding upon the holders of all mortgages encumbering Units.

(B) The holders of Institutional Mortgages constituting a majority in principal amount of all Institutional Mortgages may, if they so elect, designate not more than three Mortgage Representatives by giving written notice thereof to the Board of Managers, which Mortgage Representatives shall thereby be empowered to act as the representatives of the holders of all mortgages encumbering Units with respect to any matter requiring the consent or approval of mortgagees under the Declaration of these By-Laws. Any designation of a Mortgage Representative pursuant to the terms of this paragraph (B) shall be effective until any successor Mortgage Representative is designated pursuant to the terms hereof and written notice thereof is given to the Board of Managers. Unless otherwise required by Law, no holders of mortgages encumbering Units other than Permitted Mortgagees who hold Institutional Mortgages shall be entitled to participate in the designation of Mortgage Representatives, but all holders of mortgages encumbering Units shall be subject to all determinations made by the Mortgage Representatives pursuant to the terms of the Declaration or these By-Laws.

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 or its appurtenant Limited Common Elements 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 Board of Managers, 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 Board of Managers shall have the right to enter such Unit Owner's Unit and/or its appurtenant Limited Common elements 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 Board of Managers shall determine that the abatement, removal, or cure of any such violation or breach is immediately necessary for the preservation or safety of a Building or the Property or for the safety of the occupants of a Building or the Property or other individuals or is required to avoid the suspension of any necessary service in a Buildings or to the Property, the Board of Managers 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 a notice to cure such violation or breach.

Section 9.2 Abatement and Enjoinment.

(A) 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 Board of

Managers 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.

(B) The violation or breach of any of the terms of the Condominium documents with respect to any rights, easements, privileges, or licenses granted to Sponsor or its designee shall give to Sponsor or such designee the right to enjoin, abate, or remedy the continuation 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 Board of Managers or to Sponsor or its designee in this Article 9 or elsewhere in the Condominium Documents shall be cumulative, sha11 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 Board of Managers or Sponsor or such designee, as the case may be. 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 (i) the Board of Managers 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 (ii) Sponsor in connection with any abatement, enjoinment, or remedy of any violation or broach of the Condominium documents pursuant to the terms of paragraph (B) of Section 9.2 hereof, shall be immediately payable by (a) in the event set forth in subparagraph (i) hereof, such Unit Owner to the Board of Managers or (b) in the event set forth in subparagraph (ii) hereof, the offending party (i.e., the Board of Managers or the Unit Owner) to Sponsor, which amount shall, in either event, bear interest (to be computed from the date expended) at the rate of two (2%) percent per month (but in no event in excess of the maximum rate chargeable to such Unit Owner pursuant to Law). All sums payable by a Unit Owner to the Board of Managers pursuant to the terms of this Section 9.4 shall, for all purposes hereunder, constitute Common Charges payable by such Unit Owner.

ARTICLE 10

ARBITRATION

Section 10.1 Procedure. Any matter permitted to be determined by arbitration pursuant to the terms of the Condominium Documents shall be submitted for resolution by a single arbitrator in a proceeding held in the City of New York in accordance with the then existing rules of the American Arbitration Association or any Successor organization thereto. In the event that the American Arbitration Association shall not than be in existence and has no successor organization, any such arbitration shall be held in the City of New York before one arbitrator appointed, upon the application of any party, by any Justice of the highest court of appellate

jurisdiction then located in the Kings County. The decision of the arbitrator so chosen shall be given within 10 days after his or her selection or appointment.

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 arbitrator shall be borne by the losing party in the arbitration or, if the position of neither party to the dispute shall be substantially upheld by the arbitrator, such fees, costs and expenses shall be borne equally by the disputants. Each disputant shall also bear the fees and expenses of his or her counsel and expert witnesses.

(B) All costs and expenses paid or incurred by the Board of Managers 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 Board of Managers, to the Board of Managers 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 other than Sponsor or its designee, to such Unit owner at his or her address at the Property;

(iii). if to Sponsor or its designee, to Sponsor or such designee, with a copy to Thomas E. Berinato, Esq., 123-40 83rd Avenue, Suite 1D, Kew Gardens, N.Y. 11415; or

(iv) if to a Permitted Mortgagee, to such Permitted Mortgagee at its latest address designated in writing to the Board of Managers.

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 term 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 States 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
AMENDMENT TO BY-LAWS

Section 12.1 General.

(A) Subject to the terms of paragraph (B) hereof and subject, further, to any provisions contained in the Declaration or these By-Laws with respect to any amendments (hereinafter referred to as "Special Amendments") affecting or in favor of Sponsor or its designee, any Unsold Unit(a), and/or any Permitted Mortgagee, any provision of these By-Laws may be amended, modified, added to, or deleted by the affirmative vote of not less than 66 2/3% in number and aggregate Common Interests or all 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 County Clerk's Office by or on behalf of the Board of Managers an attorney-in-fact of all Unit Owner, 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. to such amendment, modification, addition, or deletion shall be effective unless and until such an instrument shall be duly recorded in the County Clerk's Office.

(B) Notwithstanding anything to the contrary contained in paragraph (A) hereof, but still subject to any provision contained in the Declaration or these By-Laws with respect to Special Amendments:

the provisions of the By-Laws relating to the Use Of Units or the Common Interest appurtenant to or Common Interest allocated to any Unit, as set forth in the Declaration, shall not be altered without the consent of the Unit Owner thereof, except as otherwise provided in paragraph (E) of Section 5.5 hereof; no amendment, modification, addition, or deletion agreed to pursuant to the terms of paragraph (A) hereof shall be effective without the prior written consent of the Mortgage Representatives, if any, provided, however, that no such consent shall be unreasonably withheld or delayed; and

(iii) the terms of Section 5.7 hereof may not be amended, modified, added to, or deleted (in addition to the consent, if required, of the Mortgage Representatives as provided above) without the consent of more than eighty percent in number and in aggregate Common Interests of all Unit Owners affected thereby shall approve such amendment, modification, addition, or deletion in writing.

Section 12.2 Special

(A) Any amendment, modification, addition, or deletion of or to any of the provisions of these By-Laws that, pursuant to the terms of the Declaration or these By-Laws, may be effected by Sponsor or its designee without the consent of the Board of Managers or the Unit Owners shall be embodied in an instrument executed and recorded in the County Clerk's Office by Sponsor or such designee as attorney-in-fact of both the Board of Managers and all Unit owners, which power-of-attorney shall be deemed to be irrevocable and coupled with an interest. Attached to each such instrument shall be an original, executed Certification by Sponsor or such designee, certifying that the amendment, modification, addition, or deletion set forth therein was effectuated by Sponsor or such designee pursuant to the terms of the Declaration and/or these By-Laws, in which Certification there shall be set forth in the Article and/or Section of the Declaration or these By-Laws pursuant to which the same was effectuated. No such amendment, modification, addition, or deletion shall be effective unless and until such an instrument shall be duly recorded in the County Clerk's Office.

(B) Notwithstanding any provision contained herein to the contrary, no amendment, modification, addition, or deletion of or to these By-Laws or the Rules and Regulations of the Condominium shall be effective in any respect against Sponsor or Sponsor-designee, any Unsold Unit or the holder of any present or future mortgage, pledge, lien, or security agreement covering any Unsold Unit, unless and until Sponsor, Sponsor-designee and/or such holder (as the case may be) shall consent to the same in writing.

(C) Notwithstanding any provision contained herein to the contrary, no amendment, modification, addition or deletion of or to Section 5.4 or 5.5, paragraph (B) of Section 6.2, subparagraph (iv) or (v) of paragraph (B) of Section 7.5, or Article 8 hereof shall be effective with respect to the holder of any Permitted Mortgage theretofore made unless and until such Permitted Mortgagee shall have given its written consent thereto.

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 subleasee of a Unit Owner, an occupant of a Unit, a member of the Board of Managers, 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 herein, and take such other action as such other Person may reasonably 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 Refusal to Act.

(A) 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 deliver or to take pursuant to these By-Laws, then the Board of Managers 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.

(B) If the Board of Managers, any Unit Owner, or other Person that is subject to the terms of these By-Laws fails to make or deliver any instrument, or fails or refuses, within ten days after request therefor, to take any action that the Board of Managers, such Unit Owner, or Person is required to execute, acknowledge and deliver or to take pursuant to these By-Laws at the request of Sponsor, then Sponsor is hereby authorized, as attorney-in-fact for

the Board of Managers, such Unit Owner, or other Person, coupled with an interest, to execute, acknowledge and deliver such instrument, or to take such action, in the of the Board of Managers, such Unit Owner, or other Person, and such document or action shall be binding on the Board of Managers, 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 Typical Floor Plans, as the same may be amended from time to time, shall be maintained at the office of the Board of Managers 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.

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 Successors and Assigns. The rights and/or obligations of Sponsor as set forth herein shall inure to the benefit of, and shall be binding upon, any successor or assigns of Sponsor or, with the consent of Sponsor, any transferee of all of the then Unsold Units.

Section 14.6 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 14.7 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 those By-Laws or the intent of any provision hereof.

Section 14.8 Real Estate Tax Assessments. Real estate tax assessments against each Unit may be appealed by the owner of such Unit. The Board of Managers, may, at its option, appeal the real estate assessments against one or more Units.

Section 14.9 Qualifications of Managers: After the initial Sponsor 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 or its principals.

Addendum to the By-Laws of

The Condominium of the

Premises Known as

THE ALLURA WATERFRONT CONDOMINIUM

109'09 15th Avenue

College Point, NY 11356

RULES AND REGULATIONS

1. The Units may be used only for private residential use, except that a Unit Owner may use a portion of his or her Unit for any home occupation use, including as a professional office, permitted under the then existing Certificate of Occupancy covering such Unit, applicable zoning law and ordinances, building code or other rules and regulations of governmental authorities having jurisdiction. In the event that any Unit shall be used for home occupation or professional purposes in conformance with the Declaration and the By-Laws, no patients, clients, or other invitees shall be permitted to wait in any lobby, public hallway, or vestibule. No illuminated or other sign may be used in connection with the aforementioned use without the prior written consent of the Board of Managers. Except as set forth above, no industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designed for profit, altruism, or otherwise shall be conducted, maintained or permitted in any part of the Units or Common Elements.

Smoking is not permitted in the common parts of the building or in the limited common elements.

2. No "For Sale," "For Rent" or "For Lease" signs or other window displays or advertising shall be maintained or permitted in any Unit or adjoining Common Elements, nor shall any Unit be rented for transient, hotel or motel purposes. Notwithstanding the foregoing, Sponsor and Sponsor-designees reserve the right to place "For Sale", "For Rent", "For Lease, or similar signs on any unoccupied Units or Unsold Units.

Notwithstanding the foregoing, Sponsor and Sponsor-designees also shall have the right to place 'For Sale", "For Rent", "For Lease" or similar signs on or in the vicinity of the Buildings. Additionally, as previously set forth, Sponsor, and its designees, reserves the right to maintain and staff one or more vacant and Unsold Units as a sales office and/or model Unit.

3. No window guards or other window decorations shall be used in or about any Unit, except such as shall have been approved in writing by the Board of Managers or the Managing Agent, which approval shall not be unreasonably withheld or delayed. In no

event, however, shall any exterior glass surfaces of any windows at the Property be colored or painted.

4. No exterior shades, window guards, awnings, ventilators, fans or air-conditioning devices or units shall be used or installed in or about any Unit without the prior written approval of the Board of Managers, which approval may be granted or refused in the sole discretion of the Board of Managers nor shall anything be projected out of any window of any Unit without similar approval.

5. No radio or television aerial shall be attached to or hung by a Unit Owner from the exterior of the Buildings without written approval of the Board of Managers and nothing shall be projected from any window of a Unit without approval in writing by the Board of Managers or the Managing Agent. Upon request of any Unit Owner, the Board of Managers shall allow the installation of any hook up necessary to provide cable television service to the Units.

6. No Unit Owner shall be allowed to put his or her name on any entry to the Buildings or entrance to any Unit, except in the proper places approved by the Board of Managers for such purposes. Except as otherwise provided in the Condominium Documents, no sign, notice, lettering or advertisement shall be inscribed or exposed on or at any window, door, or other part of a Unit or adjoining Common Element without prior written approval of the Board of Managers, nor shall anything be projected out of any window of the Buildings without similar prior written approval.

7. No exterior of any Unit or the windows or doors thereof or any other portions of the Common Elements shall be painted or decorated by any Owner in any manner. No exterior walls adjacent to the patios shall be painted except as approved by the Board of Managers.

8. Plantings on any patio shall be contained in boxes of wood, lined with metal or other materials impervious to dampness and standing on supports at least two inches from the patio surface, and, if adjoining a wall, at least three inches from such wall. Suitable weep holes shall be provided in the boxes to draw off water, In special locations, such as a corner abutting a parapet wall, plantings may be contained in masonry or hollow tile walls which shall be at least three inches from the parapet and flashing, with the floor of drainage tiles and suitable weep holes at the sides to draw off water. Such masonry planting beds shall not, however, rest directly upon the surface of such patio, but shall stand on supports at least two inches above such surface. It shall be the responsibility of the Unit Owner to maintain the containers in good condition, and the drainage tiles and weep holes in operating condition. Such Unit Owner shall pay the cost of any repairs rendered necessary, or damage caused, by such plantings. Unit Owners may not remove nor permit to be removed any existing trees on the patios.

9. Each Unit Owner shall keep his or her Unit and its appurtenant Limited Common Elements in a good state of preservation, condition, repair and cleanliness.

10. No fences or permanent barriers are permitted on the patios.

11. No lockable gates where there are fences are allowed in order to permit egress through the patios and maintenance of the Common Elements by the Superintendent.

12. A Unit Owner with the exclusive right to a patio may not use the patio for cooking except for occasional barbecues.

13. The area of the patio beneath the fire escapes drop ladder shall be clear of any objects at all times.

14. All garbage and refuse from the Buildings shall be deposited with care in plastic bags or other suitable receptacles intended for such purpose and placed in the garbage receptacles which have been provided by the Condominium.

15. No clothes, sheets, blankets, laundry, or other articles of any kind shall be hung or shaken from any doors, windows, fire escapes or backyards, or placed upon the window sills, of the Buildings, and no Unit Owner shall sweep or throw, or permit to be swept or thrown, any dirt, debris or other substance therefrom. Any laundry line installed in the patios shall not interfere with or hinder the exit passage at the gates in the patios.

16. Unit Owners shall be permitted to keep animals as pets provided that any pet does not interfere with the use and enjoyment of the Property or any Buildings by the other Unit owners. In no event shall dogs or cats be permitted in any of the public portions of the Property unless carried or on a leash. Each Unit Owner who keeps an animal in his or her Unit shall indemnify the Board of Managers and hold it harmless against any loss or liability of any kind or character whatsoever arising from or as a result of having an animal in the Buildings. Notwithstanding the foregoing, the Board of Managers shall have the right to limit the number of animals kept by a Unit Owner or to prohibit an animal, which the Board of Managers determines to be interfering with the use and enjoyment of the Property or Buildings by the other Unit Owners. Animals shall not be kept and perishable goods shall not be stored on the patios.

17. No unlawful use shall be made of the Property or any part thereof, and all valid law, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof, relating to any portion of the Property, shall

be eliminated, by and at the sole expense of the Unit Owners, or the Board of Managers, whichever shall have the obligation to maintain or repair such portion of the Property.

18. No Unit shall be used or occupied in such manner as to constitute a nuisance and no immoral activity shall be committed or permitted to occur in or about any Unit or upon any part of the Common Elements.

19. No Unit Owner shall make cause or permit any unusual, disturbing, or objectionable noises or odors to be produced upon or to emanate from his or her Unit or its appurtenant Limited Common Elements or permit anything to be done therein that will interfere with the rights, comforts, or conveniences of the other 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 repair work is necessitated by an emergency. No Unit Owner shall, make, cause or permit any loud music, noise or bright lights in the patios which may interfere with the rights, comforts or conveniences of the other Unit Owners or neighbors to the Buildings.

20. A11 damage to the Buildings or Common Elements caused by the moving or carrying of any article therein shall be paid by the Unit Owner responsible for the presence of such articles

21. Any damage to the Buildings or equipment caused by Unit Owners, Unit Owners' Family Members, their guests, visitors, clients, patients or employees shall be repaired at the expense of the said Unit Owner.

22. No Unit Owner or any Unit Owner's family member, visitor, guest patient, employee or any client of a Unit owner shall be allowed in the heating, electrical or mechanical equipment areas (unless contained in the Units) without the express permission of the Board of Managers.

23. No Unit Owner shall interfere in any manner with any portion of the heating or lighting apparatus, which are part of the Common Elements and not part of the Unit Owner's Unit.

24. No Unit Owner shall use or permit to be brought into a Building any inflammable oils or fluids such as gasoline, kerosene, naptha, benzine, or other explosives or articles deemed extra hazardous to life, limb, or property without in each case obtaining the prior written consent of the Board of Managers.

25. Certain parts of the Common Elements are intended for use for the purpose of affording pedestrian movement within the Condominium and for providing access to the Units. No part of the Common Elements shall be obstructed as to interfere with its use for the purposes hereinabove recited. No part of the Common Elements shall be used for general storage purposes, unless specifically designated for such use by the Board of Managers.

26. The sidewalks, entrances, passages public halls, vestibules, corridors and stairways appurtenant to the Property shall not be obstructed or used for any purpose other than ingress to and egress from the Units. No vehicle belonging to a Unit Owner, to a Family Member of a Unit Owner, or to a guest, tenant, subtenant, licensee, invitee, employee, or agent of a Unit Owner shall be parked in such a manner as to impede or prevent ready access to any entrance to, or exit from the Buildings by another vehicle.

27. No personal articles (including, but not limited to, garbage cans, bottles or mats) and no furniture, artwork, equipment or doormats shall be placed or stored in Common Elements. No Unit Owner shall change or alter in any way the design, layout, color scheme or furnishings in Common Elements. No objects of any kind shall be placed below the drop ladders of the fire escapes at any time.

28. The Board of Managers 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.

29. Nothing shall be done or kept in any Unit or in the Common Elements that will increase the rate of insurance of the Buildings, or the contents thereof, without the prior written consent of the Board of Managers. 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 or increase in premiums for insurance on the Buildings, or the contents thereof, or that would be in violation of any Law.

30. Water-closets and other water apparatus in the Buildings shall not be used for any purpose other than those for which they were constructed, and no sweepings, rubbish, rags, paper ashes or any other article shall be thrown into the same. Any damage resulting from misuse of any water-closets or other apparatus shall be repaired and paid for by the Unit Owner causing such damage.

31. Sponsor or its designee, the agents of the Board of Managers, and any contractor or workman authorized by them, may enter any Unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration, By-Laws, or Rules and Regulations of the Condominium.

32. The agents of the Board of Managers or the Managing Agent, and any contractor or workman authorized by the Board of Managers 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 all 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.

33. The Board of Managers or the Managing Agent shall retain a pass-key to each Unit. No Unit Owner shall change any lock on any door, leading into his or her Unit without the prior written consent of the Board of Managers. As a condition to obtaining such consent, the Unit Owner must provide the Board of Managers with a key to such changed lock-for their use. If a Unit Owner fails to provide the Board of Managers with all keys necessary to gain entrance to such Unit Owner's Unit, promptly after such Unit owner moves into his or her Unit, then Sponsor shall be automatically released from any obligation it may have for correcting defects in or making repairs to such Unit. If Sponsor or the Board of Managers must gain access to a Unit for emergency purposes and a Unit Owner has not furnished a key to the Board of Managers as provided in this paragraph, than the affected Unit Owner shall be liable and responsible for any damage to the Common Elements or such Unit caused by Sponsor or the Board of Managers in gaining access to such Unit. Furthermore, if the Unit Owner is not personally present to open and to permit an entry to his or her Unit at any time when an entry therein is necessary or permissible under these Rules and Regulations or under the By-Laws, and has not furnished a key to the Board of Managers or the Managing Agent, then the Board of Managers 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).

34. If any key or keys are entrusted by a Unit Owner, by any Family or 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 Board of Managers nor the Managing Agent shall be liable for injury, loss, or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

35. No Unit Owner or other occupant of the Buildings shall use any employee of the Condominium or of the Managing Agent for private business or send any employee of the Condominium or of the Managing Agent out of the Buildings on any private business without the written consent of the Board of Managers except as a real estate broker for the sale or lease of a Unit.

36. Any consent or approval given under those Rules and Regulations may be amended, modified or added to at any time by resolution of the Board of Managers. Further, any such consent or approval may, in the discretion of the Board of Managers or the Managing Agent, be conditional in nature.

37. Complaints regarding the management of the Buildings and grounds or regarding the actions of other Unit Owners shall be made in writing to the Board of Managers.

38. The Rules and Regulations govern the use of the Units and Limited Common Elements and may be amended from time to time by the Board of Managers. All complaints shall be made only to the Board of Managers, which alone may enforce the Rules and Regulations, and the Board of Managers may waive in its sole and absolute discretion any violation hereof.

§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 a 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.

(Added L.1988, c.709, §1.)

HISTORICAL AND STATUTORY NOTES

Effective Date; Applicability. Section effective Mar. 1, 1989, and applicable to contracts of sale for new homes entered into on or after such date, pursuant to Section 3 of L.1988, c. 709, set out as a note under General Business Law § 777.

WEST'S McKINNEY'S FORMS

Notice of claim for breach of housing merchant implied warranty on sale of new home, see RPP Forms § 2:105A.
Complaint for breach of housing merchant implied warranty on sale of new home, see RPP forms § 2:105B.
Judgment in action for breach of housing merchant implied warranty on sale of new home, see RPP Forms § 2:105C.

The following forms appear in Selected Consolidated Laws under General Business Law § 777-a:

Implied warranty on sale of new home-notice of claim for breach of housing merchant warranty, see SCL, GEN BUS § 777-a, Form 1.
Implied warranty on sale of new home-complaint for breach of housing merchant warranty, see SCL, GEN BUS § 777-a, Form 2.
Implied warranty on sale of new home-judgment in action for breach of housing merchant warranty, see SCL, GEN BUS § 777-a, Form 3.

EXHIBIT A-1

CERTIFICATION OF SPONSOR AND SPONSOR'S PRINCIPAL PURSUANT TO SEC. 20.4(b) OF THE REGULATIONS ISSUED PURSUANT TO GENERAL BUSINESS LAW, ARTICLE 23-A AS AMENDED

New York State Department of Law
28 Liberty Street
New York, New York 10271

Attention: Real Estate Financing Bureau

RE: The Allura Waterfront Condominium
109-09 15th Avenue, College Point, NY 11356

Dear Sir/Madam:

The undersigned certifies as follows:

We are the sponsor and the principals of Sponsor of the Condominium Offering Plan for the captioned property.

We understand that we have the primary responsibility for compliance with the provisions of Article 23-A of the General Business Law, the regulations promulgated by the Department of Law in Part 20 and such other laws and regulations as may be applicable.

We have read the entire offering plan. We have investigated the facts set forth in the offering plan and the underlying facts. We have exercised due diligence to form a basis for this certification. We jointly and severally certify that the offering plan does, and that documents submitted hereinafter by us to 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 the existing circumstances;

(vii) 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.

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.

Waterfront Resort, Inc.

By: Choy Ling Lam, President

Choy Ling Lam, Individually

Sworn to before me this
18th day of March, 2019

Notary Public

SUSANNA S. YUEN
Notary Public, State of New York
No. 01YU6253796
Qualified in Kings County
Commission Expires January 03, 2020

EXHIBIT A-2

CERTIFICATION OF ENGINEER

**PURSUANT TO Section 20.2 (c) (3) (i) (b)
OF THE REGULATIONS ISSUED
PURSUANT TO GENERAL BUSINESS LAW,
ARTICLE 23-A, AS AMENDED**

New York State Department of Law
28 Liberty Street
New York, New York 10005

Attention: Real Estate Financing Bureau

RE: The Allura Waterfront Condominium
109-09 15th Avenue. College Point, New York

Dear Sir/Madam:

The Sponsor of the offering plan for the condominium ownership of the captioned property retained our firm to prepare a report describing the construction of the property (the "Report"). We examined the building plans and specifications which I Benjamin Lam prepared, and which are dated July 27, 2018 and prepared the Report dated January 11, 2019 which is intended to be incorporated into the offering plan so that prospective purchasers may rely on the Report.

I am a professional engineer 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. I certify the Report does:

(i) set forth in narrative form the physical condition of the entire property as it will exist upon completion of construction, provided that construction is in accordance with the plans and specifications that I examined;

(ii) in my professional opinion, afford 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 new construction, provided new construction is in accordance with the plans and specifications that I examined;

(iii) does not omit any material fact;

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

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

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

(viii) 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 our compensation for preparing the 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.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made.

STATE OF NEW YORK
BENJAMIN B. LAM
091234
LICENSED PROFESSIONAL ENGINEER

Benjamin Lam, P.E.

Sworn to before me this
14th Day of March, 2019

Notary Public

SUSANNA S. YUEN
Notary Public, State of New York
No. 01YU6253796
Qualified in Kings County
Commission Expires January 03, 2020

EXHIBIT A-3

CERTIFICATION OF EXPERT
PURSUANT TO SECTION 20.4(d) and 22.2(c) (3) (i) (c)
OF THE REGULATIONS ISSUED PURSUANT TO
GENERAL BUSINESS LAW, ARTICLE 23-A
AS AMENDED

New York State Department of Law
28 Liberty Street
New York, New York 10005

Attention: Real Estate Financing Bureau

RE: The Allura Waterfront Condominium
109-09 15th Avenue, College Point, NY 11356

Dear Sir/Madam:

The sponsor of the Condominium Offering Plan for the captioned property retained our firm to review Schedules B and B-1 containing projections of income and expenses for the first year of condominium operation. My experience in this field includes managing residential and commercial real estate in New York City since 1995 with Brooklyn and Queens, being primary arrears of concentration.

A representative list of other properties managed by the Managing Agent is as follows:

Elmhurst Terrace Condominium, 81-09 41 Avenue, Elmhurst, NY (22 Units + 6 stores)
83-10 35 Avenue Owners Corp, 83-10 35 Ave, Jackson Heights, NY (130 Units)
Queens Regency Condominium, 97-12 63rd Drive, Rego Park, NY (82 Units)
9944 Forest Corp., 99-44 67th Road, Forest Hills, NY (55 Units).

We understand that we are responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to Schedules B and B-1.

We have reviewed the Schedule and investigated the facts set forth in the Schedule and the facts underlying it with due diligence in order to form a basis for this certification. We also have relied on our experience in managing residential buildings.

We certify that the projections in Schedule 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.

We certify that Schedule B does:

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

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

(iii) does not omit any material facts;

(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) not contain any representation or statement which is false, where we: (a) knew the truth; (b) with reasonable effort could have known the truth; (c) made no reasonable effort to ascertain the truth; or (d) did not have knowledge concerning the representations or statements made.

We further certify that we are not owned or controlled by the Sponsor. We understand that a copy of this Certification is intended to be incorporated into the offering plan. This statement is not intended as a guarantee or warranty of the income and expenses for the first year of condominium operation.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

ELITE MANAGEMENT, INC.

By _____
Robert Mozilo

Sworn to before me this
22 day of March,, 2019

_____
Notary Public

CARRIE TONG
Notary Public, State of New York
No. 01TO4890607
Qualified in Queens County
Commission Expires ~~July 18, 20__~~
Sept 2, 2019

EXHIBIT A-4

CERTIFICATION OF EXPERT
PURSUANT TO SECTION 20.4(e) OF THE REGULATIONS ISSUED
PURSUANT TO GENERAL BUSINESS LAW, ARTICLE 23-A AS AMENDED

New York State Department of Law
28 Liberty Street
New York, New York 10005
Attention: Real Estate Financing Bureau

RE: The Allura Waterfront Condominium
109-09 15th Avenue, College Point, NY 11356

Dear Sir/Madam:

The Sponsor of the Condominium Offering Plan for the captioned property retained our firm to review Schedule B, which includes projections of common charges payable by the owners of the commercial units. My own experience in this field includes managing residential and commercial real estate in New York City since 1995 with Brooklyn and Queens being primary areas of concentration; preparing annual budgets and financial reports for buildings; and early diagnosis of problems and preventative maintenance of buildings.

A representative list of other properties managed by the Managing Agent is as follows:

Elmhurst Terrace Condominium, 81-09 41 Avenue, Elmhurst, NY (22 Units + 6 stores)
83-10 35 Avenue Owners Corp, 83-10 35 Ave, Jackson Heights, NY (130 Units)
Queens Regency Condominium, 97-12 63rd Drive, Rego Park, NY (82 Units)
9944 Forest Corp., 99-44 67th Road, Forest Hills, NY (55 Units).

We understand that we are responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to the commercial units listed in Schedule B.

We have reviewed the Schedule as it impacts upon the commercial units and investigated the facts underlying it with due diligence in order to form a basis for this certification. We also have relied on our experience in managing residential buildings.

We certify that the projections in Schedule B for common charges payable by the owners of commercial units appear reasonable and adequate under existing circumstances to meet the anticipated operating expenses fairly attributable to such commercial units for the projected first year of the condominium operation, and that the allocation of common charges attributable to the commercial unit also reflects special or exclusive use or availability or exclusive control of

particular common areas.

We certify that the estimates in Schedule B for the common charges payable by the owners of the commercial units:

(i) set forth in detail the projected common charges for the commercial unit 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 common charges payable by the owners of the commercial units;

(iii) do not omit any material fact;

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

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

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

(vii) do not contain any representation or statement which is false, where we (a) knew the truth; (b) with reasonable effort could have known the truth; (c) made no reasonable effort to ascertain the truth; or (d) did not have knowledge concerning the representations or statements made.

We further certify that we are not owned or controlled by and have no beneficial interest in the sponsor. We understand that a copy of this certification is intended to be incorporated into the offering plan so that prospective purchasers may rely on it. This statement is not intended as a guarantee or warranty of the common charges fairly attributable to the commercial units for the first year of operation.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

ELITE MANAGEMENT, INC.

By_____
Robert Mozilo

Sworn to before me this
22 day of March, 2019

Notary Public

CARRIE TONG
Notary Public, State of New York
No. 01TO4890607
Qualified in Queens County
Commission Expires ~~July 18, 20~~
Sept 2, 2019