CONDONMINIUM OFFERING PLAN

THE ON LOK BO CONDOMINIUM

39 Monroe Street
New York, New York 10002

8 RESIDENTIAL UNITS, 1 COMMUNITY FACILITY UNIT (1) ...$12,541,500.00

Name & Address of Sponsor & Selling Agent:	*Name & Address of Sponsor's Attorney*
ON LOK BO, LLC. **39 Monroe Street** **New York, NY 10002**	**Oliver Zhou, Esq.** **100 Bowery, Suite 300** **New York, NY 10013**

Date of Acceptance for Filing: , 2021.

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.

THE SPONSOR RESERVES THE RIGHT TO RENT UNITS, WHICH CANNOT BE SOLD AT THE OFFRERING PRICE AFTER A PERIOD OF SIX (6) MONTHS FROM THE DATE WHEN THE OFFERING PLAN WAS DECLARED EFFECTIVE. SPONSOR WILL NOT RENT UNITS PRIOR TO CONSUMMATION OF THE PLAN. PURCHASERS FOR THEIR OCCUPANCY MAY NEVER GAIN CONTROL OF THE BOARD OF MANAGERS UNDER THE TERMS OF THIS PLAN. (SEE SPECIAL RISKS SECTION OF THE PLAN).

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SPECIAL RISKS

1. Sponsor is committed to sell more units than the fifteen percent (15%), i.e., at least two units necessary to declare the plan effective. The sponsor shall make a good-faith effort to sell all of the Residential Units in six months after the plan is declared effective; provided however, that Sponsor will have the right to rent an unsold Residential Unit after the six (6) months if the then-existing market value of such unit being offered is less than ninety percent (90%) of the most recent offering price for that Residential Unit disclosed in the Plan, after the condominium plan is declared effective. In no event will the sponsor rent units prior to consummation of the plan. The offering price listed in Schedule A is determined based upon a number of factors such as the fair market value of the subject property, the cost of construction and reasonable profit margin of the sponsor, etc. Thus, 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. Since Sponsor retains the right to rent rather than sell units after the consummation of this condominium plan, Purchasers for their own occupancy may never gain control of the board of managers under the terms of this Plan. See Section of the Plan entitled "Rights and Obligations of Sponsor" for further detail. A purchaser of a previously occupied unit takes title to the unit in “as is” condition. However, the sponsor will immediately relinquish its control of the board of the condominium once all the units are sold. See Section titled “*Introduction” and “Rights and Obligations of Sponsor”*.

2. 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, 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.

3. Purchaser’s obligation to purchase his Unit is not contingent on securing financing, unless Purchaser and Sponsor execute a Financing Rider, which will be the sponsor’s discretion to determine whether to offer a financing contingency. Accordingly, each purchaser should inquire about the amounts, terms, costs, availability, and purchaser’s eligibility for financing before signing the Purchase Agreement in order to avoid the risk of losing his down payment.

4. At the time a Purchase Agreement is executed, a Purchaser is required to make a down payment in an amount equal to at least ten (10%) percent of the purchase price. In the event a Purchaser defaults under his or her Purchase Agreement, time being of the essence with regard to the obligations of the Purchaser thereunder, and does not

cure such default within thirty (30) days after Sponsor gives written notice to the Purchaser of such default, Sponsor may, at its option, either cancel such Purchase Agreement and retain, as liquidated damages, the entire down payment made by the Purchaser, together with interest earned thereon, if any.

Additionally, if a Purchaser fails for any reason to close title to his or her Residential Unit on the originally scheduled Closing Date and Sponsor elects not to cancel the Purchaser's Purchase Agreement as a result of the same, (a) the closing apportionments to be made at the Closing will be made as of midnight of the date preceding the originally scheduled Closing Date, and (b) the Purchaser will be required to pay to Sponsor an amount equal to 0.03% of the purchase price of his or her Residential Unit for each day that the Closing is adjourned.

Purchasers are further advised that if a Purchaser makes a Down Payment in excess of $250,000.00 for the purchase of a unit, such Down Payment will not be federally insured in excess of $250,000.00; and (ii) while the Down Payment is in the non-interest bearing checking portion of the Master Escrow Account, the Down Payment may not be fully federally insured even if the Down Payment does not exceed $250,000.00. Funds drawn on out-of-state or foreign banks will not be accepted as payment of the purchase for a Residential Unit unless otherwise agreed by Sponsor. (See the Section entitled "Procedure to Purchase" for the further discussion of the foregoing.) It is a special risk that deposits in excess of $250,000.00 will not be federally insured in excess of $250,000.00. If purchasers have accounts at the same bank as sponsor's account that holds escrowed funds, purchaser funds at the escrow bank will be factored into the $250,000.00 insurance limit, No representation is made as to the amounts, terms, conditions, or availability of such financing. See Section titled "Procedure to Purchase."

5. This Offering Plan provides that 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-designee's as Unit Owners of Unsold Units are able to cast more than fifty (50%) percent of the votes. See Section titled "Control by Sponsor."

   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 (50%) percent of the Common Interest. A meeting shall be held to elect a new board unrelated to the Sponsor within thirty (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 owner occupants, or members of an owner occupant's household, who are unrelated to the Sponsor or its principals. For further discussion, please see the section titled "Control by Sponsor and Summary of By-Laws."

Owner-occupants and non-resident owners, including sponsor, may have inherent conflicts on how the condominium should be managed because of their different reasons for purchasing units whether the units are purchase as a home as opposed to as an investment. See Section Titled "Rights and Obligations of Unit Owners".

6. This Offering Plan provide that unit Sponsor and Sponsor-designees convey title to all Units but in no event later than two (2) 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. The Sponsor may not exercise veto power over expenses described in Schedule "B." Sponsor's power to veto other expenses ends five (5) years after the closing of the first unit, or whenever the unsold units are less than fifteen percent (15%) of the common interest, whichever is sooner. See Section titled "Control by Sponsor."

7. 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 Sections titled "Right and Obligations of Sponsor" and "Changes in Prices and Units."

8. The plan may not be declared effective unless bona fide purchasers (including investors) sign purchase agreement for at least fifteen (15%) percent of the units offered under the plan. In addition, 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. However, any lease made by a purchaser shall be subject to the right of first refusal in favor of the Board of Managers and Sponsor agrees that at the time of the First Unit Closing (as defined in the Plan), not less than fifteen (15%) percent of the Units will be conveyed by bona fide Purchase Agreements (which have been accepted by Sponsor) from Purchasers who intend to occupy (or have a family member or principal or employee of a Purchaser of its affiliate occupy) such Units. Purchasers need not occupy the Units they purchase. The Sponsor would need to amend the Offering to disclose any material changes such as the Sponsor's decision to offer less than the current number of Units or withhold one or more units for its own use. See Section titled "Rights and Obligations of Sponsor."

9. 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 usable area comprising the unit may be significantly less than the area listed in schedule A. Square footage is customarily measured from the outside of the building's exterior wall. Interior walls that are shared with other apartments are typically measured from the halfway point to give equal credit to each unit. An apartment's proportionate share of the building's common elements such as exterior walls are also included in the stated square footage. The gross square footage shown on Section F Schedule Column D is the sum of the net square footage and the limited common elements allocated to each unit. The measurements are approximate within reasonable tolerances. The sponsor's measurement is conformity with the common trade practice well-established in the industry.

10. Pursuant to the Geographic Target Order (the "Order") issued by the Director of the Financial Crimes Enforcement Network ("FinCEN"), U.S. title insurance companies

are required 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 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, or a money order in any form. This affects all residential real property closings occurring on or after August 28, 2016 and until the expiration of the effective period of such Order (i.e., February 23, 2017, as of the date hereof, which date is subject to change by FinCEN. A copy of the Order is available here: https://www.fincen.gov/sites/default/files/shared/Title_Ins_GTO_Sample_072716.pdf.

11. Upon Closing a Residential Unit, the Purchaser will receive warranties for the appliances in the Unit. As more fully set forth in the Section of the Plan entitled "Rights and Obligations of Sponsor" Sponsor is obligated to construct the Building in accordance with all applicable Laws and the Plans and Specifications as well as the provisions of this Offering Plan. The Housing Merchant Implied Warranty Law (GBL Article 36- B) is not applicable to this offering. Inasmuch as the Condominium Building consists of more than five (5) stories, the Condominium Building will not be covered by the Housing Merchant Implied Warranty. Sponsor does not warrant materials or workmanship of each unit or common elements except as stated in this paragraph. Sponsor is not making any express or implied warranties of fitness for a particular purpose, merchantability or habitability of any Unit or Common Element. Unless caused by a violation of the sound transmission code, noise code or other applicable code, there is no warranty as to sound transmission. Unless caused by a failure of Sponsor to comply with the Laws and the Plans and Specifications, Sponsor is not responsible for, nor can it make any guarantees regarding odors, levels of noise or vibrations resulting from the operation of the Building or the Units or the degree of privacy which will be afforded to Unit Owners in their Units. Unless caused by a code violation or a violation of Law, there is no warranty with respect to mold, mildew, spores, fungi or other toxins. There is no warranty as to air, view or light quality. Sponsor's obligation, regardless of any limitations in the warranty, is to construct the premises in accordance with all applicable Laws, the Plans and Specifications, and any conflict between (a) the disclaimers and (b) Sponsor's obligation to construct the premises in accordance with all applicable Laws the Plans and Specifications, shall be resolved in favor of the latter. In no event will Sponsor be liable for incidental, special or consequential damages.

12. The Sponsor will transfer and/or is transferring to the Purchaser the obligation to pay New York City and New York State Real Property Transfer Taxes (Deed Stamps) which by law are the primary obligation of the Seller, If the purchase price of the Residential Unit is $1,000,000 or more, Purchaser shall also be obligated to pay the New York State Additional Tax pursuant to Article 31 of the Tax Law, commonly referred to as the "Mansion Tax", currently one (1%) percent of the purchase price, which by law is the primary obligation of the Purchaser. For purposes of calculating the taxes payable, the amounts of such taxes (other than the Mansion Tax) will be included in the consideration subject to such tax. Regarding the Mansion Tax, purchase price and transfer taxes payable by purchaser are added together by NYS Department to arrive at total consideration. Therefore, a residential unit priced at $985,000.00, where purchaser pays transfer tax, would subject purchaser to liability for Mansion Tax as the aggregate of price plus tax would exceed $1,000,000.00. Further, if Purchaser obtains a mortgage loan, the Purchaser will pay Sponsor a sum equal to the partial mortgage tax credit to which Purchaser may be entitled pursuant to Section 339-ee(2) of the Condominium Act, which sum will be paid as a reimbursement for the mortgage recording tax previously paid by Sponsor in connection with any existing mortgage(s). (See the Section entitled "Closing Costs and Adjustments" for further details). For a further discussion, see the Section entitled “Closing Costs and Adjustments.”

13. No bond or other security is given to secure the Sponsor’s obligations under this offering Plan. For a further discussion, see Sections titled “Rights and Obligations of Sponsor.”

14. It is a special risk that, it is a New York City Requirement that all owners of multiple dwellings must install carbon monoxide detectors at the unit owner’s cost and expense.

15. It is a special risk that, the Unit owner must notify the Managing Agent in Writing when a child or children under the age of eleven (11) years lives or resides temporarily or permanently in the unit. Each Residential Unit Owner shall install at the Residential Owner’s expense, the required window guards in all windows of the unit and shall not remove them until permitted by applicable law in any event, without the full knowledge of the Managing Agent.

16. Pursuant to existing law and regulation, the Sponsor may declare the plan effective by entering into a contract for a minimum of fifteen percent (15%) of the units in the building. In the event purchase agreements counted towards the minimum number of unit sales required to declare the plan effective fail to close, it is possible that the

building will be converted to condominium status with less than fifteen (15%) of the units actually sold to Purchaser. See Section titled “Effective Date of Plan”.

17. Purchasers should note that in the current teal estate market, banks and other lenders are imposing various restrictions on loans. Such restrictions may include the requirement that a certain percentage (such as 50% or more) of the units be sold before the lender will consider making a loan. Thus it is possible for a purchaser to experience difficulty obtaining a loan in a building where the percentage of units purchased is less than a lender’s particular minimum sales requirement. Even after a building undergoes conversion, lenders may impose minimum sales requirements before granting a loan. It may also be difficult for a Purchase to resell an apartment if prospective purchasers are unable to obtain a loan due to such minimum sales requirements. See Section titled “Procedure to Purchase”.

18. The Condominium Board does not have the right to approve or disapprove the prospective purchasers. There is no limit on the number of owners who may purchase for investment rather than personal occupancy. In addition, there may always be a substantial percentage of owners who are non-residents. There is an inherent conflict between purchasers for investment and purchasers who will occupy units because of their different needs and objectives. See Section titled “Introduction”.

19. It is a special risk that all expenses incurred by the Board of Managers in performance of its duties will be reimbursed by the Unit Owners as a Common Expense. Members of the Board of Managers have a fiduciary obligation to owners. See Section Titled “Management Agreement”.

20. It is a special risk that insurance coverage for Officers and Director’s liability is not included in the Budget. For a further discussion, see section titled “Notes to Schedule B”.

21. Balconies and Terraces may not be used for any type of Occupancy – including but not limited to: sleeping, living room, recreation room, office, storage, etc. To do so may result in a violation against the building being issued by the NYC Department of Buildings.

22. Storage spaces/areas may not be used for any type of occupancy – including but not limited to: sleeping, living room, recreation room, office, etc. Cellar is Accessory Use Only—not to be used for Sleeping, Cooking and/or Living purposes and will not be rented independently. To do so may result in a violation against the building being issued by the NYC Department of Buildings.

23. Storage spaces/areas may not be used for storage of Combustible Items as defined in the Building Code. No storage of clothing, furniture, books, papers, or any combustible items will be permitted.

24. It is a special risk that the skylights repair and maintenance is the responsibility of the six floor unit owners. See Section titled “Description of property and specifications”.

25. It is a special risk that, the condominium will *have no employees other than the super who cleans and removes trash*. After two (2) years the building will not have any employees and the unit owners will have a choice of hiring a part tie super or porter at an additional expense, or performing the duties ordinarily performed by such people themselves. The duties would include taking out the trash, cleaning the common areas, shoveling the snow, and performing minor maintenance tasks such as changing the light bulbs. More substantial repair work would have to be performed by outside contractors at additional expense. See Section Titled “Notes to Schedule B”.

26. It is a special risk that the condominium will be self-managed. The Condominium will have a reserve fund. For the first year the Sponsor shall act as the managing agent at approximately $12,000.00 per year to the Condominium. The building will not have any employees other than the super who will conduct cleaning and trash removal during the first two years of operation, and the sponsor will also be paid $12,000.00 by the Condominium in the second year. The amount budgeted for the super and management this the prevailing fee for such services in the area. As a managing agent, the sponsor is responsible for maintaining the property and ensuring that it is up to environmental standards including cleaning and trash removal, communicating with homeowners about any violations, managing the condos' finances, handling questions and concerns from homeowners, obtaining and managing the condo's insurance policy and preparing reports. After the two (2) year period the Condominium will have to either hire a Managing Agent at an additional expense or self manage. If the condominium self manages the building, the unit owners are responsible for maintaining the property and ensuring that it is up to environmental standards, communicating with homeowners about any violations, managing the condos' finances, handling questions and concerns from homeowners, obtaining and managing the condo's insurance policy and preparing reports. If the Unit owners decide to hire a manager, the common charges would increase. See Section titled “Notes to Schedule “B” and “Management Agreement”.

27. It is a special risk that the total amount of money budgeted for the super and management will be paid to the Sponsor is $27,000.00 since the Sponsor will serve both as the managing agent and the super.

28. Investors are advised to visit the DOB Website/CONSUMER TIPS for its recommendation when purchasing units in a condominium that does not have a final certificate of occupancy. 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 TCOs and FCOs 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 a FCO. Sponsor anticipates this scenario may occur. Sponsor and its principals will undertake the responsibility for extending each TCO received prior to expiration thereof, and ultimately for obtaining a FCO covering the entire building. However, Sponsor and its principals make no representation or guarantee that DOB will issue the FCO within two years, which is the timeframe anticipated by the Multiple Dwelling Law for issuance of a FCO. NOTWITHSTANDING THE FOREGOING, SPONSOR AND ITS PRINCIPALS ARE OBLIGATED TO PROCURE THE FINAL CERTIFICATE OF OCCUPANCY 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.

[Applicable in cases where the Sponsor and corporate documents permit unit owners to undertake renovations prior to the procurement of a FCO]

Furthermore, because Sponsor and the by-laws of the Condominium may permit unit owners to undertake renovations to individual units prior to the procurement of a FCO, such renovations may cause additional delays in the issuance thereof.

Notwithstanding the foregoing, Sponsor and its principals are obligated to procure the FCO.

Buyers are advised to visit the DOB website for further recommendations when purchasing a unit in a building that does not have a FCO. A Factsheet on Certificates of Occupancy is available on the DOB website at:
http.//www.nvc. gov/html/dob/downloads/pdf/co_factsheet.pdf. (19).

Be that as it may, however, the sponsor has obtained a Permanent Certificate of Occupancy on August 29, 2019 with number CO#121663645F for this condominium building.

29. The sponsor is in compliance with Local Law 1 of 2004. However, purchasers are advised that buildings constructed before 1960 are presumed to contain lead paint. The ingestion of lead paint poses serious health risks, especially in young children. Purchasers are advised to familiarize themselves with New York City Local Law 1 of 2004, a copy of which is included as an exhibit to this plan. Purchasers for investment are advised that there are certain occupancy and turnover requirements contained therein. Purchasers of a unit for their own occupancy, particularly those with young children, are additionally advised to consult with a professional to determine the existence of, and any appropriate remediation for lead paint.

30. **First Closing.** The Sponsor anticipates that the First Closing of a Unit will occur on approximately January 1, 2021. Purchasers will be offered a right of rescission if: (i) the actual date of closing of title to the first Unit (the "First Closing"); or (ii) the projected date of closing of title to the first Unit occurs later than December 31, 2021, (1), twelve months after the projected date for the First Closing, although the actual First Closing may occur prior to January 1, 2021. If the Plan is amended to provide for a later projected date for the First Closing, Purchaser will be entitled to an offer of rescission if the First Closing occurs more than twelve (12) months beyond that amended, later date. However, if the First Closing occurs before December 31, 2021, the Sponsor may schedule the closing of title to other Units significantly later than such date. Unless your 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.

31. The Building will have a common laundry room area in the cellar with six (6) GE washers and dryers. Each unit is allocated with a set of designated washer and dryer in the laundry area of the cellar and the unit owner is responsible for repair and

replacing his or her designated washer and dryer after his or her purchase. All residential units have its own washer and dryer installed in the cellar other than unit 5A and 6A. Each apartment has one dishwasher installed. All Residential Units have kitchenettes equipped with refrigerators, gas range ovens. Sponsor also provide Frigidaire dishwasher for each unit. Apartment unit 5A and 6A contains its own hook-ups and its own washer and dryer.

32. The Condominium will initially contain one (1) Community Facility Unit on the first floor of the Building. The Community Facility Unit may be used as medical offices, daycare center, professional offices, religious institutions and educational facilities or similar use or any other use permitted by applicable zoning which may include a day care center, professional offices, religious institutions and educational facilities.

33. Lot line window may have potential problems caused by future development of the neighboring building such as like obscuring the light to these lot windows when they border up. The kitchen room and bathroom of 5A on the 5th and 6A on the 6th floor each has one lot window. There is one lot window in the apartment 4A located at living room, two lot windows in the living room of the apartment 3A & 2A respectively, one lot window at living room at apartment 2B, 3B and 4B respectively. There is no lot window on the first floor. All the lot windows are located on the northerly side of party wall of the building. Lot line windows are not used for air and light for any unit in this building. Light and air requirements for all windows by the zoning and building code are verified and are in compliance. Window manufacturer provides a ten (10) year material warranty and Window installer provides a five (5) year labor warranty. In the event the adjacent property is developed, it will be the responsibility of the Condominium Board to provide for the closure of these windows at the 2nd through 6th floor in an appropriate manner. It is estimated that the cost will be approximately $500.00 for each window. There is no warranty provided for windows by the sponsor. (Please see the floor plans in this offering plan.

34. Roofs and terraces are built with aluminum gutters and drain via leaders to cast iron pipe and lead directly out to the sewer system of street of the New York City Sewer system. Residential Units do not have an emergency secondary drain to prevent leaks occurring in the Residential Unit(s) below. There are no leaks currently in the roof and terrace of the building. It is anticipated that leaks will develop at an unforeseeable future date once the roof and terrace is near the end of its life span. The board will be responsible for maintaining the drains and hired licensed contractors to repair the damages and take the most advance technical measures common to the industry to get the leaks issues adequately resolved.

INTRODUCTION

1. The Property

Sponsor presents this offering Plan with intention of setting forth herein the material terms of the offering relating to the offering of condominium units at the premises located at 39 Monroe Street, New York, NY 10002 on the west side of Monroe Street. (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 Purchasers and Unit Owners.

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 On Lok Bo, LLC. a New York Limited Liability Company, with an address at 39 Monroe Street, New York, NY 10002. The Sponsor acquired title to the property on June 30, 2014 from On Lok Po Company Ltd., which is an affiliated company of the current fee title owner. The previous owner On Lok Po Company Ltd. acquired the title from T. T. Lin and May Lin, his wife in an arm's length transaction.(9) The building was not subject to rent-stabilization requirements when the Sponsor first acquired the title on July 22, 1983 since it was delivered to the sponsor vacant and broom clean at the closing. The first floor was used as a rice noodle shop later and the apartments were occupied by the family members of the sponsor. The rice noodle shop was moved to a different location later and all family member tenants moved out in 2015 before construction started since they either bought their own house or move to other states for jobs. The residential units have never been occupied by any tenants between 1983 and present that were unrelated to the sponsor.

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 on site sales office is open and at the office of the Selling Agent or Sponsor.

2. The Building:

Sponsor is constructing the Building, which will consist of six (6) floors and a cellar. Eight (8) Residential Units, one (1) community facility unit with one accessory office unit are being offered for sale.

There are no parking spaces available for this Building.

The Common Areas are not offered for sale. The prices of the Units are stated in Schedule A. Sponsor will obtain a permanent Class A residential Certificate of Occupancy, which covers each residential unit, one Community Facility Certificate of Occupancy.

The Building is a gut-rehab of existing building extended both horizontally and vertically. It will be of Class 1-C fireproof construction. The Building contains a lobby vestibule and Eight (8) Residential Units and One (1) Community Facility Unit with one accessory office. Prices of the Units are set forth on Schedule A of the Plan. The condominium building completion date is August 29, 2019.

Sponsor reserves the right from time to time to amend the Offering Plan to offer such Unit for sale.

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.

The sponsor did not obtain construction financing for this building. Sponsor is committed to sell more units than the fifteen percent (15%), i.e., at least two units necessary to declare the plan effective. The sponsor shall make a good-faith effort to sell all of the Residential Units in six months after the plan is declared effective; provided however, that Sponsor will have the right to rent an unsold Residential Unit after the six (6) months if the then-existing market value of such unit being offered is less than ninety percent (90%) of the most recent offering price for that Residential Unit disclosed in the Plan. In no event will the sponsor rent units prior to consummation (5) of the plan. If the Sponsor makes a bulk sale of some or all of its unsold units, the transferee successor Sponsor is bound by Sponsor's representation regarding its commitment to sell units. The Sponsor reserves the right to rent residential units which cannot be sold at ninety (90%) percent of the

offering price after a period of six (6) months after the date the Offering Plan is declared effective. The offering price listed in Schedule A is determined based upon a number of factors such as the fair market value of the subject property, the cost of construction and reasonable profit margin of the sponsor, etc. Sponsor shall at all times market the units through a duly licensed real estate broker and if they cannot be sold at the offering price within six (6) months.

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. 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 owns the Unit outright in fee and is entitled to the exclusive possession of the Unit. 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 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 319(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, (the balconies and terraces-see Schedule "A") which are appurtenant to their Unit. The storage area in the cellar is limited common element of each 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 without or limitation, 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 of 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 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." Electricity, supplied to each Unit shall be individually metered. All charges for 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, 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 on site 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.

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 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. Sponsor shall control the Board until four units are sold, or for two years from the first unit closing, whichever event

first occurs. Until Sponsor and 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 has the right to veto certain actions of the Board of Managers. Please see the sections 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 eighteen (18) years of age or older or by 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 on site 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 Affiliated 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 owner 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 (iv) above; and (v) any other assets of the Condominium.
Board of Managers	-	The governing board of the Condominium that represents the Unit Owners 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	-	Te structure known as On Lok Bo Condominium constructed or being constructed at 39 Monroe Street, New York, NY 10002, which is located in the Borough of Manhattan and County of New York on the Tax Map of the Real Property Assessment Department of the City of New York

as Block 276, Lot 20 and more particularly described in Exhibit A to the Declaration.

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 if 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 Building is 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; (i) 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 he Units; and (ii) the concrete floor and beams, including any framing attached to the structure

form which drywall ceiling is attached on the first floor and cellar floor, (iii) 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 (iv) 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 cellar 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 as 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 installation 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 provision of the New York Condominium Act, the Declaration or the By-Laws.

Common Interest	-	The (i) proportionate, undivided interest in fee simple absolute or (ii) proportionate undivided leasehold interest 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 The On Lok Bo Condominium.
Condominium Act	-	Article 9-B, Section 339-d 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 Unit certified by City Building NY Architect PC, 802 6th Street, Suite 3H, Brooklyn, NY 11220 and filed with the Resister'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 is either sponsor or a Sponsor's designee or an institutional lender.
Insurance Trustee	-	A bank or a trust company, has 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 New York and State of New York, as more particularly described in Exhibit A to the Declaration.
Law	-	The laws and ordinance of any or all of the Federal, New York State, New York City, New York County and Borough of New York, 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 pubic 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 These include, but are not limited to the balconies and the portion of the cellar recreation space.
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 On Lok Bo, LLC, with an office at 39 Monroe Street, New York, NY 10002 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 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 Rule and Regulations of the Condominium or any of said documents under certain conditions set forth in the Power of Attorney.

Property - Incudes 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 is not in default thereunder.

Recording Office and

Recording or Recorded - Shall have the meaning 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 - On Lok Bo, LLC., with an office at 39 Monroe Street, New York, NY 10002.

Special Assessments - The charges allocated and assessed by the Board of Managers to the Unit Owners, pro rata in accordance with their respective interest (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 - On Lok Bo, LLC, with an office at 39 Monroe Street, New York, NY 10002.

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 of 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 purpose 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 Eight (8) Residential Units, one (1) community service center with one accessory office 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 mean the respective owners of the Units.
Unsold Units	-	Any Unit owned by Sponsor or Sponsor-designee at the time in question.

DESCRIPTION OF PROPERTY AND IMPROVEMENTS

The condominium will be located on the property containing approximately 2,516.5 square feet floor area, including the cellar floor at 39 Monroe Street, New York, NY 10002. The building is in an R7-2 zoning district, which permits the uses for one-to thirteen-story apartment buildings, such as Class "A" apartments and community facilities.

The Property consists of eight (8) residential units and no parking units. It is a gut-rehab renovated and extended building both horizontally and vertically consisting of six (6) story, plus bulkhead and cellar with part of the cellar used as utility room and meter room. The building was originally built on February 28, 1905 with four floors and cellar. It was first acquired by the Sponsor on July 13, 1983 free of tenants, and it was later transferred to the Sponsor due to company name change of the sponsor on June 30, 2014 with ten dollars consideration. The building was originally used as a noodle factory in the first and basement and residential apartments in the third and fourth floor. The building was not rent stabilized because it was occupied by the owners and their family members. All the family members left the apartment voluntarily and the building was vacant when the construction began. A detailed description of the property with specifications prepared by Ying Hao Li, R.A. of City Building NY Architect PC, which 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 has been completed on or about August 29, 2019. The permanent Certificate of Occupancy was issued on or about August 1, 2019.

1. <u>The Building:</u>

Sponsor is extending and renovating the Building, which will contain six (6) floors plus bulkhead and a cellar. Portions of the first floor will be used as a community service center with accessory office. The Building will contain eight (8) residential apartments and no parking spaces. The residential units will be located on floors numbered one (1) through six (6). The entire building has been completely re-gutted and renovated, and everything is brand new other than the foundation and its original frame which has been extended both horizontally and vertically, and has been completely renovated. The building has been installed with a new elevator.

The main entrance to the Building is at the first floor level which fronts onto Monroe Street. 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. The construction of the first Unit and completion of the Common Elements is August 1, 2019. The permanent Certificate of Occupancy was issued on or about August 29, 2019.

2. 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 kitchen in a Unit will be porcelain tiles, cabinets and granite countertops, a range, refrigerator, a dishwasher as set forth in greater detail in the section titled "*Description of Properly and Specifications."* Washers and Dryers are located in the utility room of the cellars except the apartment on the fifth and sixth floor which contain its own washer and dryer. The hook-ups for these appliances are included for the apartment on the fifth and sixth floor. There are no hook-ups for washer and dryer for the apartments on the second, third and fourth floor since each apartment on the second, third and fourth floor has its own designated, separate and independent washer and dryer installed and located in the utility room of the cellar. All washers and dryers are not shared among apartments. Each and every unit has its own dishwasher.

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."*

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 options 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.

3. Security:

The Building will be secured by intercoms, buzzers and electric door releases. The will be a video feed of the main entrance and a superintendent. 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, a greater number of visitors to the Building will be expected. 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.

4. Amendment of Plans:

Sponsor reserves the right to amend or modify, in any way, the Plans and Specifications (including, without limitation, changing materials, appliances, equipment, fixtures, layouts and other construction details) and substitute in place of any materials, appliances, equipment and fixtures set forth therein or in Section EE in Part II of the Plan, materials, appliances, equipment and fixtures of comparable quality or better quality; provided only that any necessary approval of any governmental authority having jurisdiction there over is first obtained. However, Sponsor may not change the size, location of buildings or units, other improvements or common elements, if such changes affect the percentage of common interests or adversely affect the value of any unit to which title has closed or for which a purchase agreement has been executed and is in effect unless all affected unit owners and contract vendees consent in writing to such change. Any or all of the foregoing amendments or changes may be made without prior notice or amendment to the Plan.

LOCATION AND AREA INFORMATION:

The Condominium is situated at 39 Monroe Street, New York, NY 10002, and bounded by Pike Slope to west, Cherry Street to the north, and South Street to the south. The majority of the adjoining areas have already been developed. There are no undeveloped lots directly to the east, west, north or south of the building.

In the immediate vicinity of the Property exists the Manhattan Bridge, East River waterfront Esplanade, Coleman Square Playground, Rutgers Park, Martin F. Tanahey Playground, Little Flower Playground, and residential buildings.

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

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

In addition to the universities located in the New York City area, noted schools in the neighborhood or nearby include Bard High School, Henry Street School for International Studies, Montessori School of Manhattan, New Explorations into Science, Technology and Math High School (NEST), Blue School, Downtown Little School, Transfiguration School, Emma Lazarus School M.S. 131, University Neighborhood High School, and World Class Learning Academy NY. The Building is located in Public School District No. 1, Sub District No. 1, although Sponsor makes no guarantee or representation as to which school a child residing at Building may actually attend.

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

The Building is near to several major medical facilities including New York Presbyterian Lower Manhattan Hospital, NYU Medical Center, and Mercer Street Medical.

The Property is located in the 7th Police Precinct. Precinct headquarters is located at 19 1/2 Pitt Street, New York, New York 10002. Fire protection is provided by Engine 15, Ladder 18, located at the firehouse situated 25 Pitt Street, New York, New York. The zip code for the Property is 10002, which is the Knickerbocker Station Postal Office, located at 128 East Broadway, New York, New York.

2. Zoning

The Condominium is located in an area zoned R-7, which permits residential and commercial uses. The intended use of the Buildings described in accordance with provisions of this Plan will be in compliance with the current requirements of the Zoning

Resolution. A copy of the zoning regulations and variances with respect to the Project is on file at the Sponsor's office.

SECTION F OFFERING PRICES AND RELATED INFORMATION
THE ON LOK BO CONDOMINIUM
39 Monroe Street, New York, NY 10002
(Schedule A January 1, 2021 - December 31, 2021)

Unit No.	No. of Bedroom + Baths	Limited Common Elements (Balcony & Terrace)	Gross Square Footage	% Common Elements	Offering Price	Est. Monthly Common Charges	Projected First Year's Est. Monthly Real Estate Taxes	Total Projected First Year's Annual Real Estate Taxes	Total Monthly Carrying Cost
			(1)	(2)	(3)	(4)	(5)	6	(7)
1A*	Community Facility Unit		1,658	19.95%	$2,487,000.00	$1,974.17	$737.65	$8,851.80	$2,711.82
2A	1+1		645	7.49%	$967,500.00	$768.00	$276.94	$3,323.28	$1,044.94
2B	1+1		700	8.42%	$1,050,000.00	$833.49	$311.33	$3,735.96	$1,144.82
3A	1+1	20.5	645	7.49%	$967,500.00	$768.00	$276.94	$3,323.28	$1,044.94
3B	1+1	49.5	700	8.42%	$1,050,000.00	$833.49	$311.33	$3,725.96	$1,144.82
4A	1+1	20.5	645	7.49%	$967,500.00	$768.00	$276.94	$3,323.28	$1,044.94
4B	1+1	49.5	700	8.42%	$1,050,000.00	$833.49	$311.33	$3,725.96	$1,144.82
5A	3+2	70	1,334	16.16%	$2,001,000.00	$1,588.39	$597.51	$7,170.12	$2,185.90
6A	3+2	70	1,334	16.16%	$2,001,000.00	$1,588.39	$597.51	$7,170.12	$2,185.90
9 Units			8,361	100%	$12,541,500.00	$9,955.42	$3,697.48	$44,349.76	$13,652.90

*Note 1: Unit 1A contains uninhabitalbe cellar & square footage of accessory storage is for Community Facility only

Note 2: Limited common element square footgage is not included in the gross square footage.

Note 3: The square footage listed for the Community Facility contains 677 (gross) square feet of cellar accessory storage space

NOTES TO SCHEDULE A

1. The number of rooms listed for each Unit has been calculated and is based upon the following systems: studio apartment equals 2.5 rooms; 1 bedroom equals 3.5 rooms; 2 bedrooms equal 4.5 rooms and 3 bedrooms equal 5.5 rooms. The floor plans are included in the plan in Part II. It is a special Risk that floor area as shown in Schedule "A" is measured from the center line of unit demising walls and outside face of perimeter walls therefore, usable square feet would be significantly less than the square footage 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 Adjustment." While general guidelines to certain expenses of Purchaser are approximated in such section, Sponsor is unable to approximate the total amounts which will be incurred by Purchasers because these will vary according to such factors as the cost and size of a particular Unit, whether mortgage financing is 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.

   THE PRICES HAVE BEEN SET BY SPONSORS AND ARE NOT SUBJECT TO REVIEW OR APPROVAL BY THE DEPARTMENT OF LAW OR ANY OTHER GOVERNMENT AGENCY.

3. The percentage of Common Interest allocated to each Unit is based upon the floor space, 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%.

4. These estimates are based upon the Projected Budget for First Year of Condominium Operation, which was prepared for the fiscal year commencing January 1, 2021, 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 include the cost of heat which is consumed in each Unit but not electricity. Electricity 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. Electricity is 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 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; (vi) real estate taxes; and (vii) internet and cable TV service. 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 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 Condominium building has been completed on or about August 1, 2019. The Sponsor has obtained a Permanent Certificate of Occupancy on August 29, 2019 with number CO#121663645F for this condominium building. The calculation of Projected Estimated Monthly Real Estate Tax is made based upon the estimated assessed valuation for the tax year of 2020/2021 after completion of the Condominium building:

A x B x C x 1/12

A= The estimated assessed taxable value of the property during 2020/2021 tax year without tax exemption: ($355,726.00)

B= Estimated tax rate in effect (12.473%)

C= Percentage of common interest allocated to each residential Unit

Please consult the sections of the Plan titled "Counsel's Real Estate Tax Benefits Opinion" for further discussion.

If the Units have not been separately assessed for real estate tax purposes prior to the First Unit Closing, Sponsor will escrow with the Board of Managers 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 Board of Managers 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 when 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.

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 of 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 BUDGET FOR FIRST YEAR OF CONDOMINIUM OPERATION
SCHEDULE B

BEGINNING January 1, 2021

PROJECTED INCOME	
(1) Common Charges	$119,465.00
PROJECTED EXPENSES	
(2) Labor	$15,000.00
(3,4) Heating & Electricity in Hallway	$3,250.00
(5) Water/Sewer	$9,256.77
(6) Repair/Maintenance	$19,500.00
(7) Legal/Audit	$15,000.00
(8) Insurance	$9,879.35
(9) Management Fee	$12,000.00
(10) Reserve Fund	$10,000.00
(11) Service Contracts	$15,578.88
(12) Contingency	$10,000.00
TOTAL	$119,465.00

Note: 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. However, due to inflation, changes in the economy and unforeseen factors, it is likely that actual expenditures will differ from estimate set forth herein.

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: ($119,465.00)

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

2. Labor: ($15,000.00)

   The condominium will have no employees. During the first two years, part-time superintendant services will be provided by the Sponsor. This $15,000.00 amount is budgeted for the part time superintendant who will work approximate eight (8) hours on Tuesdays and Fridays at the hourly rate of approximately $18.00. This amount is the prevailing cost for such services. The sponsor will retain the amount budgeted and paid for the superintendent. As a managing agent, the sponsor is responsible for maintaining the property and ensuring that it is up to environmental standards, communicating with homeowners about any violations, managing the condos' finances, handling questions and concerns from homeowners, obtaining and managing the condo's insurance policy and preparing reports. After two years, should the condominium require a full-time superintendant, they would have to hire one, resulting in additional expense and a common charge increase. This level of staffing complies with applicable housing and labor laws.

3. Heating and Hot Water: ($1,625.00)

   This includes the cost of heat, hot water and electricity for the hallways and common arrears. Heat and hot water for the Units are paid for by the individual unit owners. See Schedule B-1 for individual heating and hot water charges.

4. Utilities (Gas & Electric) ($1,625.00)

   The cost of electricity for the lobby and hallways, stair landings and exterior of the building will be a common expense. It assumes usage of 2,678 kilowatt hours per year at a rate of $.28 per kilowatt hour. It was provided by City Building NY

Architect P.C., whose office is located at 802 64th Street, Suite 3H, Brooklyn, NY 11220, based on rates in effect on October 22, 2018. This projection includes sale taxes and a 10% inflation factor.

	Consumption	Cost
COMMON AREA		
Gas:	773.81 THERMS@$2.10fTHERM	$1,625.00/Year

The projection does not include the cost of gas for each unit which shall be individually metered and billed directly to each Unit Owner. Purchasers are referred to Schedule B-1 for individual gas costs.

Although the Sponsor is under obligation to provide accurate information to prospective purchasers, factors beyond its control may substantially affect the cost of heating after the purchase of a Unit or in subsequent years. The Sponsor represents, however, that it has followed the plan and specifications provided by the manufacturer of the heating system together with the recommendation of the utility company and other experts to enable these items of equipment to operate at optimum efficiency at the lowest cost. Further, the Sponsor represents that it has not been induced to select title heating system described herein on the basis of any financial inducement other than the price of the system made to it by the manufacturer or distributor of 1he system or the supplier of energy to be used in connection therewith or by any of their agents or employees.

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.

It is not possible to predict how closely the budgeted figure or the estimated electric energy cost for each Unit will reflect the actual expenses for electricity to be incurred during the first year of condominium operation because such expenses will vary with the level of consumption and the cost of electricity. Electricity is generated by the utility company by means of fuel oil as the primary energy source. In view of fluctuations in oil production by certain nations of the Organization of Petroleum Exporting Countries (OPEC) and unpredictable rate increases imposed from time to time by one or more members of OPEC, it is likely that the cost of fuel oil used to generate electricity will increase in the future. Consequently, it is likely that electric rates will increase, although it is not possible to forecast the amount or timing of such increase. It is believed that projected figure should be sufficient to cover any reasonable increase in the cost of electricity resulting from the foregoing during the first year of condominium operation.

5. Water and Sewer: ($9,256.77)

Water and sewer charges are based upon a current New York City estimate of 150 gallons, or 20 cubic feet, per day per residential unit for average of four occupants per unit. Current water charge is $3.82 cubic feet of water consumed, and sewer charges of $6.07/100 cubic feet of water consumed or 159% of cost of water charges. Where applicable, MCP properties will be billed for services provided after July 1, 2018 at an annual charge of $1,028.53 per Dwelling Unit, $846.77 per Low-use Commercial Unit, and $291.65 per Boarder, Roomer, or Lodger Unit. These rates include both water and sewer charges. This figure is based upon the water and sewer metered formula provided by the City of New York.

6. Repair & Maintenance ($19.500.00)

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, handicapped parking space maintenance and painting of common areas. No provision has been made to cover the cost of any major capital expenditure. The amount is based on the experience of the Managing Agent in managing a new construction Building of comparable size, quality, and amenities. If such expenditure is required, each Unit Owner will be obligated to pay his or her pro rata share of such expenditure.

7. Legal/ Audit ($15,000.00)

The fee of $5,000.00 for the accountant's services is based on the estimate given by Yanlin Yue, C.P.A. with office located at 45 N. Station Plaza, Suite 206, Great Neck, NY 11021. The figure reflects the estimated cost for retaining an accountant to review of financial statements and filing of corporate income tax return. This budgeted amount is sufficient for such accountant's services. $10,000.00 is provided for retaining an attorney to represent the Board of Managers in connection with the Condominium's normal business operations. The amount reflected does not cover extraordinary costs or expenses for additional services rendered or costs incurred to conduct litigation on behalf of the Condominium.

8. Insurance ($9,879.35)

The budgeted figure for insurance is based upon a proposal date April 10, 2019, provided by Maple Insurance Service Inc., a licensed insurance broker-agency, 13339 41st Road, 2nd Floor, Flushing, NY 11355. They have advised that they would be willing to write a policy with the following coverage:

COVERAGES & LIMITS		PREMIUMS
BUILDING-$2,000,000	Deductible $5,000	Per Occurrence
Product/Completed Operations Aggregate		Excluded
Personal & Advertising Injury	$ 1,000,000 Each Occurrence	
FIRE DAMAGE	$100,000 PER OCCURRENCE	
Medical Expense	$5,000.00	
TOTAL ANTICIPATED ANNUAL PRENIUM	$6,875.00	

The above proposed coverage is provided by a New York licensed company with a rating of "A++ & A+" and meets the requirements of any mortgage lender produced by sponsor.

The suggested all risk coverage set forth above is based upon an agreed amount clause which avoids any issue of coinsurance in the event of a partial loss. In the opinion of the insurance broker, the estimated coverage indication in the plan for All-Risk for the building is $2,000,000.00. This is adequate, in insured's judgment, to cover 80% of the replacement cost of the insurable portion of premises. It is noted that it is difficult to estimate replacement costs and because of escalating construction costs, while it is anticipated that the foregoing insurance coverage will be adequate, there can be no assurance to such effect.

The fire casualty and general liability insurance to be obtained by the Sponsor as described above shall provide, to the extent such provisions are obtainable at reasonable rates, that each Unit Owner is an additional insured party, that there will be no cancellation without notice to the Board of Managers, that subrogation against each Unit Owner is waived, that invalidity because of the acts of the insured and Unit Owners is waived, and that pro-rata reduction if Unit Owners obtain additional coverage is also waived.

Director's and officer's insurance is not provided and it is available for an extra cost.

The budget figure does not include the coverage for interior of each Unit and Unit owner's personal properties. It is recommended that each Unit owner purchases his/her own insurance to cover losses and damages within the Unit. There is no mortgage lender procured by the sponsor.

9. Management Fee ($12,000.00)

At or prior to the First Unit Closing, the Sponsor will undertake to manage the building for a minimum of one year with a compensation of $12,000.00 per year. (8) This management fee reflects the prevailing cost for similar service and is based on the size of the building, number of Residential Units and the level of service to be provided. As a managing agent, the sponsor is responsible for maintaining the property and ensuring that it is up to environmental standards *including cleaning and trash removal (9),* communicating with homeowners about any violations, managing the condos' finances, handling questions and concerns from homeowners, obtaining and managing the condo's insurance policy and preparing reports.

10. Reserve Fund ($10,000.00)

The reserve fund is to be collected out of the maintenance charges paid by the unit owners. The Reserve Fund is to be used for future capital repairs, replacements or improvements.

11. Service Contract ($15,578.88)

This budget item is to provide a fund for elevator, pest control and security surveillance service and maintenance of the building.

12. Contingency ($10,000.00)

This budget item is to provide a fund for unanticipated expenses or possible in operating expenses not now foreseen or other Condominium corporate purposes. This fund will be used in the event any income taxes are incurred to the Condominium. The budget may be modified from time to time prior to commencement of or during Condominium operation to increase one or more items of expense and decrease the contingency fund. This fund does not include a reserve for capital repair and/or replacement.

If the projected commencement of the budget year in the Offering Plan differs by six months or more from the anticipated date of closing of the first unit, the Plan will be amended to include a revised budget which will disclose current projections. If such amended budget projections exceed the original budget projections by 25% or more,

all purchasers will have the right within 30 days after the receipt of the amended budget to rescind their offers to purchase and have their deposits refunded.

The Sponsor anticipates that the first closing of a unit will occur by January 1, 2021. If the actual or anticipated date of commencement of condominium operation is to be delayed more than six (6) months from the budget year projected in the offering plan, the plan will be amended to include a revised budget disclosing current projections. Purchasers will be offered a right of rescission if the first closing of a unit does not occur within twelve (12) months from the commencement of the budget. Purchasers will have fifteen (15) days from presentation of an offer of rescission within which to elect to rescind.

The Sponsor may not declare the 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.

THE FOREGOING ESTIMATED COMMON CHARGES ARE SUFFICIENT TO PAY THE PROJECTED OPERATING EXPENSES REGARDING THE LEVEL OF SERVICES OUTLINED IN THE FOREGOING BUDGET AND NOTES THERETO FOR THE CONDOMINIUM'S FIRST YEAR OF OPERATION. THE FOREGING BUDGET, HOWEVER, IS NOT INTENDED AND SHOULD NOT BE TAKEN AS A GUARANTY BY ANYONE THAT THE ANNUAL COMMON CHAREGES OR COMMON EXPENSES FOR THE FIRST OR ANY SUBEQUENT YEAR OF CONDOMINIUM OPERATION WILL BE PRECISELY AS SET FORTH IN THIS BUDGET.

SCHEDULE B-1

Projected Budget for Individual Energy Costs.

The average yearly charge for electricity and heat for each Unit has been estimated by City Building NY Architect P.C. based on rates in effect on July 15, 2018 (which assumes sales tax and a 10% inflation factor) as follows:

	Electricity		**Gas**	
Unit No.:				
	Per Month	**Per Year**	**Per Month**	**Per Year**
1A	$289.42	$3,473.04	$258.7507	$3,105.00
1B	$250.83	$3,009.96	$207.00	$2,484.00
2A	$250.83	$3,009.96	$207.00	$2,484.00
2B	$250.83	$3,009.96	$207.00	$2,484.00
3A	$250.83	$3,009.96	$207.00	$2,484.00
3B	$250.83	$3,009.96	$207.00	$2,484.00
4A	$250.83	$3,009.96	$207.00	$2,484.00
4B	$250.83	$3,009.96	$207.00	$2,484.00
5A	$250.83	$3,009.96	$207.00	$2,484.00
6A	$250.83	$3,009.96	$207.00	$2,484.00

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) (l) (iv). The common element and share of expenses are based on floor space, subject to the location of such space and the additional factors of relative value to other space in the condominium, the uniqueness of the unit, the availability of common elements for exclusive or shared use, and 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.

eRealty International Corp

Licensed Real Estate Broker
39-07 Prince Street, Suite 4D & 5D
Flushing, NY 11354
T: (718) 886-8110 F: (718) 886-8802
Email: eRealtyny@gmail.com

October 28, 2020

Real Estate Financing Bureau
New York State Department of Law
120 Broadway
New York, NY 10279

RE: 39 Monroe Street, New York, NY 10002

Dear Sir/Madam:

I have been in the real estate business and been involved with all classes of real property for over ten (10) years. I am a New York State Licensed Real Estate Broker.

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

_____

Broker/Owner: Hsin Yuan Yang
Licensed Real Estate Broker

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, prices and specified terms of sale are negotiable and the sponsor may enter into an agreement with an individual purchaser to sell one or more units at prices lower than those set forth in Schedule A without filing an amendment. 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. No change in the price of a Unit, however, will increase the share of common expenses to be borne by any other Unit Owner. Likewise, no change in the price of a Unit will vary the percentage of common interest appurtenant to such Unit. Some purchasers will pay less or more for the same type of 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

the 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 change 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 and 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 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. 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 returns any deposit or down payment to purchasers who rescind his/her purchase of the unit.

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 substantially 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 therefor against the Sponsor by virtue of any insubstantial change or discrepancy in the Floor Plans.

INTERIM LEASES

The Sponsor may, if he chooses, rent units that are vacant before the closing. However, sponsor may only rent units pursuant to an interim lease to purchasers in contract for the unit rented.

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 and the purchase agreement respectively.

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 and simultaneous with the return of the down payment, in the case of rescission.

PROCEDURE TO PURCHASE

A prospective Purchaser of a Unit will be required to execute a Purchase Agreement, which will be in the form set forth in Part II of the plan.

A complete copy of the Purchase Agreement ("Agreement") is contained in Part II. The Sponsor hereby offers for sale the Units to be constructed in the Condominium for residential occupancy and community facility use.

The sales price at which the Units are being offered are shown in detail in Schedule A. Sponsor reserves the right to change the sales price (see Section I). Any such changes will not affect the common interest of the unit, however, some purchasers may pay less or more for the same Unit.

Any person may accept Sponsor's offer to sell the Units by entering into a Purchase Agreement with Sponsor. The Agreement provides that Purchasers will purchase from Sponsor a designated Unit in the On Lok Bo Condominium Declaration creating such condominium. No Purchase Agreement shall be given to a prospective purchaser for execution until the expiration of at least three (3) business days from the date on which the Offering Plan and all filed amendments thereto have been delivered to such Purchaser for review. Any conflict between the Plan and the Purchase Agreement shall be resolved in favor of the Plan. Upon signing the Purchase Agreement Purchaser shall make a down payment in the amount equal to ten (10%) percent of the purchase price plus the cost of any special work ordered by Purchaser and itemized in the Purchase Agreement. Upon purchaser's full payment of the purchase price at closing, in cash or by mortgage, Purchaser will receive a bargain and sale deed with covenants against grantor's acts and containing the provisions set forth in Section 13 Subdivision 5 of the Lien Law, which will convey good and marketable or insurable title to him/her of fee ownership in the Unit and such percentage of common interest in the common elements as set forth in Schedule A, free and clear of all liens and encumbrances other than those set forth in Section M, paragraph 12. The Purchase Agreement may be modified with the consent of Purchaser and Sponsor in a manner not inconsistent with the law, or with the terms of this Plan. Within twenty (20) days of receiving four copies of the Purchase Agreement, executed by Purchaser, together with the required down payment, Sponsor will either (a) accept the Purchase Agreement and fully execute, or (b) reject the Purchase Agreement by returning to Purchaser the down payment tendered. 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 cancelled and the deposit paid on the execution hereof, with interest accrued thereon, if any, shall be returned promptly to Purchaser.

The Purchase Agreement and Plan must comply with Section 71-a (3) of the Lien Law in connection with the monies deposited by the Purchasers. All monies deposited by Purchasers as down payment will be placed in a segregated attorney's escrow account entitled "ON LOK BO CONDOMINIUM ESCROW ACCOUNT" ("Escrow Account"). At the closing of title such funds will be payable to Sponsor. The signature of Oliver Zhou, Esq., as attorney for the Sponsor, shall be required to withdraw any of such funds. All funds received by Sponsor will be handled in accordance with provisions of Section 352-h and 352-e (2)-(b) of the General Business Law and 71-(a) 3 of the Lien Law.

The Law Offices of Oliver Zhou, with an address at 100 Bower, Suite 300, New York, NY 10013, telephone number 212-226-9442, shall serve as escrow agent ("Escrow Agent") for Sponsor and Purchaser. Escrow Agent has designated the following attorneys to serve as signatories: Oliver Zhou, Esq. All designated signatories are admitted to practice law in the State of New York. Neither the Escrow Agent nor any authorized signatories on the account are the Sponsor, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing.

The Escrow Agent has established the escrow account at Citibank, N.A., located at 250 Broadway, New York, NY 10007, in the State of New York ("Bank"), a bank authorized to do business in the State of New York. The escrow account is entitled "ON LOK BO CONDOMINIUM ESCROW ACCOUNT" ("Escrow Account"). The Escrow Account is federally insured by the FDIC at the maximum amount of $250,000 per deposit. The money deposited into escrow account by a purchaser under the Purchase Agreement in excess of $250,000.00 will not be federally insured for the portion in excess of $250,000.00. If purchasers have accounts at the same bank as the Sponsor's account that holds escrowed funds, purchasers' funds at the escrow bank factor into the $250,000 insurance limit.

All Deposits received from Purchaser shall be in the form of checks, money orders, wire transfers, or other instruments, and shall be made payable to or endorsed by the Purchaser to the order of LAW OFFICES OF OLIVER ZHOU, 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 Escrow Agreement.

The interest rate for all Deposits made into the Escrow Account shall be the prevailing rate by Citibank for such accounts, ranging from 0.10% to 0.15% per annum as of November 1, 2020, but will fluctuate to higher or lower yields from time to time. 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 Escrow Agreement, as reflect the foregoing, is attached hereto as Section A-5 in Part II of the Offering Plan. The Escrow Agreement must be executed by the Sponsor, Purchaser, and Escrow Agent.

Within five (5) business days after the escrow agreement is signed by all necessary parties, the Escrow Agent shall sign the Escrow Agreement and place the Deposit into the Escrow Account. Within ten (10) business days after the escrow agreement is signed by all necessary parties, 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 Escrow Agreement. If Sponsor abandons the Plan, Purchasers will receive their entire down payment including any money for extras and upgrades.

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 Real Estate Finance Bureau, Office of the New York State Attorney General, 28 Liberty Street, New York, NY 10005. (5) (9) Rescission shall not be afforded where proof satisfactory to the Attorney General is submitted establishing that the Deposit was timely placed in the Escrow Account in accordance with the New York State Department of Law's regulations concerning Deposits and requisite notice was timely mailed to the Purchaser.

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

Under no circumstances shall Sponsor seek or accept release of the Deposit of a defaulting Purchaser until after consummation of the Plan, as 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 the terms and conditions set forth in the Escrow 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.

Any provision in the Purchase Agreement/Escrow 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.

In the event of a default by Purchaser under the Purchase Agreement, which default continues for thirty (30) days after written demand for payment based upon such default from Sponsor to Purchaser, the down payment to a maximum of 10% of the purchase price plus the actual cost of any special work ordered may be released to Sponsor from such account as liquidated damages and thereafter neither party shall have any rights or obligations against or to the other. The Sponsor must give thirty (30) days written notice of default before forfeiture of deposit is declared. TIME IS OF THE ESSENCE TO CURE SUCH DEFAULT WITHIN SAID THIRTY (30) DAY PERIOD. The deposit money may be withdrawn prior to closing in the event the Plan is abandoned or Purchaser defaults or the Purchase Agreement is rescinded. If the Purchase Agreement is rescinded or Sponsor cannot convey title to the Unit for any reason other than default by Purchaser, all monies advanced by Purchaser shall be returned to Purchaser. If the Plan is abandoned, all the deposit monies shall also be returned to Purchaser together with the interest earned thereon.

Under no circumstances shall sponsor apply for release of the escrowed funds of a defaulting purchaser until after consummation of the Plan. Consummation of the Plan does not relieve Sponsor of its obligations pursuant to GBL Section 352-h.

The Escrow Agent may require that before it releases escrow funds, the parties (i.e. Seller/Sponsor and Purchaser) execute a notice authorizing release of the escrow funds. Purchaser's execution of such notice may be a condition of Sponsor's obligation to close, if such notice is requested at a closing.

The Escrow Agent is obligated to maintain all records concerning the Escrow Account for seven (7) years after release of funds. The Attorney General's Office may review and audit any records involving escrow accounts to determine compliance with statute and regulation. Upon the dissolution of any law firm which was the escrow agent, the former partners or members of the firm shall make appropriate arrangements for the maintenance of these records by one of them or by the successor firm and shall notify the Department of Law of such transfer.

Before funds are transferred to a new escrow account, or if the Escrow Agent is replaced, the Plan must be amended to provide the same full disclosure with respect to the new account, the Escrow Agent and the escrow agreement as was originally provided for. A bond, letter of credit or other security may be substituted for the escrow account only after the Department of Law approves in writing the use of such alternate form of security, pursuant to the provisions of paragraph (4) of this subdivision.

Notwithstanding anything to the contrary set forth above, in the event that the Attorney General's Regulations are modified or changed, the effect of which is to eliminate some or all of the Escrow Agent's obligations under the Escrow Agreement, then the Plan, terms of the Escrow Agreement, this section, and all then existing Purchase Agreement, and all Purchase Agreements executed thereafter, shall be amended accordingly.

Following the declaration of effectiveness of the Plan and the completion of the construction work of the Building, Purchaser will be given at least 30 days prior written notice of the closing date of his Unit, which notice will also remind him of his/her obligation to pay the balance of the purchase price and execute and deliver all instruments necessary to close the transaction at the time and will state when common charges will be due and payable.

The first closing of a unit is expected to occur on or about January 1, 2021. If the actual or anticipated date of commencement of condominium operation is to be delayed more than six (6) months from the budget year projected in the offering plan, the plan will be amended to include a revised budget disclosing current projections. Purchasers will be offered a right of rescission if the first closing of a unit does not occur within twelve (12) months from the commencement of the budget. 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 December 31, 2021, 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 twelve (12) months beyond that amended, later date.

However, if the first unit closing occurs before January 1, 2021, (or such other date projected as the date of commencement of the operation at the time the purchase agreement was entered into), or within the twelve (12) month period thereafter, the Sponsor may schedule the closings 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.

Sponsor *may* offer a mortgage contingency to all prospective purchasers. Purchaser may make his obligations under the Purchase Agreement contingent upon obtaining financing, if desired, for the purchase of the Unit by executing a Mortgage Addendum attached to the Purchase Agreement. Should Purchaser fail to execute the Mortgage Addendum, his obligation to consummate the purchase transaction will not be contingent upon obtaining financing. Under the Mortgage Addendum, a purchaser will have forty-five (45) days after he or she receives the fully executed Purchase Agreement to obtain a commitment for financing. In the event Purchaser is unable to obtain a financing commitment after a good faith effort, either party may rescind the contract. Sponsor reserves the right to grant to Purchaser reasonable extensions of said period of time. If the Purchaser receives a rejection letter from the Mortgage Lender he shall notify the sponsor in writing by submitting a copy of the same to the Sponsor within seven (7) calendar days from the date of receipt such rejection letter by certified mail, return receipt requested. Purchaser shall then have the option of: (a) cancelling the agreement, in which case the agreement shall be null and void, and Seller's sole responsibility shall be to refund the down payment plus accrued interest, if any, (b) waive the requirement that the Purchase Agreement be contingent upon obtaining financing, or (c) in the event Purchaser has not received any definitive written response, denying or approving his mortgage application, from the Mortgage Lender, he may request additional time to obtain such a response, which Seller at his sole discretion may agree to.

Should sponsor not agree to such an extension, Purchaser may cancel the Agreement or waive the contingency as provided listed above. In the event Seller is not notified within forty-five (45) days provided for, then Seller shall have the right to: (a) Cancel the Purchase Agreement by sending a notice within five (5) days to that effect to Purchaser, and return the Down Payment plus interest, if any; or (b) Send no notice within the above five (5) day period which will result in this Mortgage Addendum being null and void and the Purchaser will be required to close under the terms and conditions of the Purchase Agreement on an all cash basis. Purchasers should note that financing commitments for purchaser of Units may have expiration dates prior to which closing of title to the Unit must occur, unless the commitment issued is extended and that no guarantee can be made that the terms will be the same as the expired commitment. If Purchaser's financing commitment lapses or expires prior to closing, and he has made a good faith effort to extend the commitment, including payment of a reasonable and customary extension fee and acceptance of changes in

the interest rate to reflect prevailing market conditions, Sponsor must grant to such purchaser a right of rescission. If the Lender is unwilling to extend the commitment on those terms, Purchaser shall have the right to rescind the contract by submitting a request to Sponsor within ten (10) calendar days after receiving the notice of refusal to extend the commitment.

A complete copy of the Purchase Agreement is included in the Plan and labeled as Purchase Agreement in Part II. Purchasers should also note that the Purchase Agreement will provide that Purchaser's failure to provide information to the lender promptly upon request thereof, or to accept a commitment issued to Purchaser by lender on terms set forth in the Purchaser Agreement shall constitute a default by Purchaser under the Agreement, whereupon Sponsor shall have remedies as set forth therein.

The Purchase Agreement is contingent upon effectiveness of the Plan. If the Plan is abandoned, all Purchase Agreements will be deemed cancelled.

The Purchase Agreement may not contain or be modified to contain a provision waiving Purchaser's rights or abrogating Sponsor's obligations under the Offering Plan or under Article 23-A of the General Obligations Law. (See Section DD of Part II of the Plan for Form of Unit Deed.) Any conflict between the Offering Plan and the Purchase Agreement will be resolved in favor of the Plan.

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

The condominium building is covered by the insurance, but the building's insurance does not cover the contents of each unit. The risk of loss from fire or other casualty of the contents of units remains with the sponsor unless and until either a purchaser takes actual possession of a unit pursuant to a written agreement with the Sponsor or legal title to the Unit has been conveyed to the purchasers. It is a special risk if the purchaser enters into possession prior to closing since risk of loss of the contents and interior of the Unit which are not fully covered by the building's insurance passed upon either closing or possession. In the event the purchaser takes possession prior to closing, he/she assumes the risk of losses not covered by insurance and the sponsor reserves the right to decide whether to repair damage at its sole discretion. Sponsor will give one (1) notice whether or not Sponsor plans to repair the damage to the

purchaser in possession within thirty (30) calendar days after receiving the request from such purchaser. Any purchaser who enters into possession before closing should obtain insurance for the contents of the Unit as he or she would if closing had taken place.

At the time of closing, Purchaser is required to sign a Power of Attorney to the Board of Managers of the Condominium appointing the members of the Board of Managers as attorney-in-fact to carry out any of the provisions of the Offering Plan including acquisition, leasing, or sale of the Units by the Board of Managers pursuant to Declaration and By-laws of the Condominium and filing the amendments to the Declaration of Condominium. A form of Power of Attorney is included in Part II of this Plan. (28).

The Purchase Agreement in Part II may not be assigned without prior written consent of Sponsor.

Nothing contained herein shall diminish or impair the sponsor's statutory obligation to each purchaser pursuant to GBL section 352-h to hold in trust all deposits, advances or payments made in connection with the offer until consummation of the transaction with such purchaser. Consummation of the plan does not relieve sponsor of its obligations pursuant to GBL section 352-h. Funds from the escrow account remain the property of the purchaser until employed in connection with the consummation of the transaction. Such funds shall not be a part of the estate of the sponsor or the escrow agent upon any bankruptcy, incapacity or death. See 13 NYC RR *§* 20.3(o) (3) (xiii).

All funds required to be held pursuant to GBL, sections 352-e (2-b) and 352-h on the effective date of this section shall be transferred into escrow accounts in compliance with this regulation within sixty (60) days thereafter. See 13 NYCRR *§* 20.3(o) (3) (xiv).

Sponsor hereby agrees to indemnify Escrow Agent from, and to hold it harmless against, any loss, liability or expense (including, without limitation, attorneys' fees and expenses) incurred without gross negligence, willful default, or bad faith on the part of Escrow Agent, arising out of or in connection with its entering into this Escrow Agreement and carrying out its duties hereunder, including the costs and expenses of defending itself against any claim or liability.

In any action or proceeding, Escrow Agent may represent Sponsor, even if such action or proceeding relates to or involves any Deposit, at the same time as Escrow Agent is holding such Deposit pursuant to this Escrow Agreement.

Upon payment of the deposit and interest in accordance with terms of the Escrow Agreement and related regulations, the duties of Escrow Agent shall terminate and Escrow Agent shall be discharged from any further obligation hereunder.

Sponsor agrees that Escrow Agent's compensation shall not be paid from the Deposits nor from any interest accruing thereon (unless and to the extent sponsor is entitled to be paid such Deposits pursuant to this Escrow Agreement) and that compensation to Escrow Agent, if any, shall not be deducted from the Deposits (unless and to the extend sponsor is entitled to be paid such Deposits pursuant to this Escrow Agreement) by any financial institution under any circumstances. Sponsor shall reimburse to Escrow Agent any fees or charges incurred in connection with the establishment and maintenance of the escrow account.

Sponsor is obligated to provide only the equipment, fixtures and furnishings set forth in the “Description of the Property and Building Condition” set forth in Part II of the Plan. If a Person desiring to purchase a Unit requests that Sponsor perform special or additional work in the Unit or provide extra or upgraded fixtures or finishes, including, but not limited to, any deviation from the materials or specifications described in the Description of the Property and Building Condition set forth in Part II of the Plan, and Sponsor agrees in writing to perform such work and/or provide such fixtures or finishes, then Sponsor may require such Person to deposit an amount greater than the Deposit required under the Purchase Agreement.

No Smoking Policy

The condominium retains a smoking free environment. No smoking or other use of tobacco products (including, but not limited to, cigarettes, pipes, cigars, snuff, or chewing tobacco) is permitted inside any part of the building and outside any common areas including play areas, rooftops, pool areas, parking areas, and shared balconies, courtyards, patios, porches or yards. (43-44).

Assignment of Purchase Agreements

Purchaser does not have the right to assign the Purchase Agreement without the prior written consent of Sponsor, which consent may be unreasonably withheld, conditioned, or delayed, in and at Sponsor's sole discretion. If a Purchaser however desires to assign its rights or take title under the Purchase Agreement in the name of an affiliate of , or entity related to, or controlled by, the Purchaser that differs from the name on the Purchase Agreement, or to add, delete, or substitute the name of a member of the Purchaser's family, then, if such assignment, alteration, addition, deletion or substitution is permitted by Sponsor (which consent may be unreasonably withheld, conditioned, or delayed, in and at Sponsor's sole discretion), Purchaser shall deliver to Selling Agent or Sponsor's Attorney, 4 signed assignments of the Purchase Agreement prepared by Sponsor's Attorney at Purchaser's sole cost and expense, as well as the requisite number of Forms W-9 or W-9BEN, or other appropriate forms, as applicable, together with an additional fee of $1,250 made payable to "Law Offices of Oliver Zhou" for services rendered in connection with the assignment. Payment of the fee shall be due and payable at the time of the assignment, all not less than twenty (20) days prior to the scheduled Closing Date. In no event shall the Purchaser, or its assignee or substituted parties, be entitled to adjourn or postpone the Closing as a result of the Sponsor's agreement to allow for the assignment. Sponsor is not under any obligation to consent to the assignment and if Sponsor refuses to consent, Purchaser shall not be excused from its obligation under the Purchase Agreement, including, without limitation, any limitation on the advertising or listing of the Commercial Unit for sale or resale with any broker or any other promotion or publicizing of the availability of the Unit otherwise prohibited under the Purchase Agreement.

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

If Sponsor, in its sole discretion, consents to a Purchaser's request for an assignment of the Purchase Agreement, or for the addition, deletion or substitution of names on the Purchase Agreement, then Purchaser shall have such right, provided that (i) Purchaser designates such assignee at least 10 business days prior to the Closing Date; (ii) Purchaser delivers to Attorney for Sponsor the fee set forth in the Plan for its services required in connection with preparation of the assignment and assumption agreement; (iii) the Closing is not delayed as a result of such assignment, (iv) the assignee of this Agreement assumes in writing, by an instrument prepared by Attorney for Sponsor, the obligations of Purchaser under the Purchase Agreement and (v) the assignment is made without consideration. Any purported assignment by Purchaser in violation of this Section shall be voidable at the option of Sponsor and shall be a default by Purchaser, entitling Sponsor to exercise all the default remedies set forth in the Section of the Plan entitled "Procedure to Purchase".

EFFECTIVE DATE OF OFFERING PLAN

The offering by Sponsor of the Units under the Plan is contingent upon the Plan being declared effective. The First closing shall not occur until the Plan has been declared effective. The Plan may be declared effective, at Sponsor's option by (i) an amendment to the Plan, or (ii) personal service of notice to each Purchaser stating that the Plan is declared effective and submission of an amendment to the Department of Law within five (5) days thereafter confirming that the Plan was declared effective on a specified date. Closings shall not take place until the amendment disclosing effectiveness by notice is accepted for filing by the Department of Law. The Plan may be declared effective, at Sponsor's option, at any time after bona fide third-party purchasers, including investors, have executed Purchase Agreements with respect to not less than fifteen (15%) of the Units offered for sale (i.e. 2 Units based on nine (9) Units offered for sale.

The Plan will not be declared effective based on Purchase Agreements: (i) signed by Purchasers who have been granted a right of rescission that has not yet expired or been waived; or (ii) signed by Purchases who have not been afforded at least three (3) business days to review the Plan and all filed amendments prior to executing a Purchase Agreement or, in lieu thereof, at least seven (7) days to rescind after executing a Purchase Agreement; or (iii) signed by any Purchaser who is Sponsor, Selling Agent, Managing Agent or a principal of either, or is related by blood, marriage or adoption or as a business associate, an employee, a shareholder or a limit partner of Sponsor, Selling Agent, Managing Agent or a principal of either, except that such a Purchaser (other than Sponsor or a principal of Sponsor) may be counted only if Sponsor has submitted proof satisfactory to the Department of Law establishing that Purchaser is bona fide.

Once the Plan has been declared effective, it may not thereafter be abandoned, except that, prior to the First Closing, the Plan may, at the option of Sponsor, be abandoned in the event of: (1) the existence of one or more title defects (including violations of record or work orders of a mortgagee or insurance carrier) affecting any one or more Units or the Property that cannot be removed, complied with or cured without litigation or for less than one half (½) of one percent (1%) of the total offering amount in the aggregate, and which are not waived by the Purchasers thereof; (2) a substantial damage to or destruction of the Commercial Section (or any portion thereof) by fire or other casualty that cannot be repaired prior to the date set for the First Closing for less than one half (½) of one (1%) of the total offering amount in the aggregate; or (3) a taking of a material portion of the Property in condemnation proceedings or by eminent domain. Excluded from the dollar amounts set forth in (1) and (2) above are attorneys' fees and title defects (including violations of record or work orders) or determinations of any authority or regulatory association which existed on the Filing Date of the Plan and were either known to Sponsor or were a matter of public record.

If the Plan is abandoned and Sponsor has accepted Purchase Agreements, then Sponsor shall file an amendment with the Department of Law abandoning the Plan together with a form RS-3. If Sponsor has accepted any Purchase Agreements, the Sponsor shall return all Deposits, together with any interest earned thereon, to Purchasers five (5) days after the Filling Date of the amendment abandoning the Plan. Upon the return of the Deposits, as aforesaid, the Purchase Agreement will be null and void and Sponsor will have no further obligation or liability to Purchaser under the Plan or the Purchase Agreement. If the Plan is abandoned and Sponsor has not accepted Purchase Agreements, then Sponsor shall file a form RS-3 with the Department of Law without an amendment, which form ES-3 shall be served simultaneously by Sponsor on all commercial and professional tenants, if any.

TERMS OF SALE

The term "Closing" refers to the conveyance of title to a Unit from Sponsor to Purchaser by the delivery to Purchaser of a deed upon payment by Purchaser to Sponsor of the balance of the Purchase Price for such Unit. The Closing to each Unit shall be held at the office of Law Offices of Oliver Zhou, 100 Bowery, Suite 300, New York, NY 10013 or at such other place as Sponsor may designate.

Purchasers are required to close title upon the occurrence of the following events:

(a) the Plan has been declared effective in accordance with its terms and the amendment to the Plan disclosing same has been accepted for filing by the Department of Law;

(b) the recording of the Subdivision Amendment, including the Commercial By-Laws, and filing of the revised Floor Plans and architect and tax authority certifications required by Section 339-p of the New York Condominium Act or other applicable Law and such other documents as may be required by Law;

(c) the release of Unit and its appurtenant Common Interest from the lien of all mortgages, if any;

(d) the delivery to Purchaser of written notice of the time and place of the Closing at least thirty (30) days prior to the Closing Date specified therein, including a reasonable opportunity for Purchaser to examine the Unit subject to any existing leases, during normal business hours within two (2) weeks prior to the Closing and in the company of Sponsor's representative, prior to Closing;

(e) in the event the Unit is conveyed subject to an existing tenancy, Sponsor shall deliver copies of the lease, an assignment of the lease, the security deposit and all other books are records pertaining to the tenancy; and

(f) the conveyance of title to the Unit free and clear of all liens and encumbrances except for (1) Permitted Encumbrances and standard printed exceptions and (2) liens and encumbrances other than Permitted Encumbrances to which the Unit's title is subject, either (a) which have been expressly accepted by Purchaser, or (b) for which the instrument required to remove it of record has been delivered to the Title Company for recording in the proper office, together with the requisite recording or filing fees or delivered to the representative of Purchaser's title insurance company (or, if none, to Purchaser's attorney); or (c) as to which the Title Company will insure (without additional premium to Purchaser) that such lien or encumbrance will not be collected out of or enforced against the Unit; or (d) as to which Sponsor, at its sole option, pays and discharges from monies paid by Purchaser at Closing.

Sponsor shall be entitled to deliver a thirty (30) day closing notice once the Plan has been declared effective and prior to meeting the remaining Closing prerequisites set forth in this section.

At the Closing of Title to each Unit, each Purchaser shall execute and deliver:

(a) a bargain and sale deed with covenant against grantor's acts, substantially in the form set forth in Part II of the Plan, in proper form for recording and containing the provisions set forth in subdivision 5 of Section 13 of the Lien Law upon delivery to Sponsor of the Balance of the Purchase Price and such other checks and documents required pursuant to the Plan and the Purchase Agreement;
(b) a Commercial Unit Owner's Power of Attorney, substantially in the form set forth in Part II of the Plan;
(c) certificates or other evidence of property and liability insurance for the Unit, in amounts determined by the Commercial Board; and
(d) all other documents necessary and/ or customary in connection with the conveyance of a condominium unit as directed by Sponsor's attorney.

Purchaser's failure to execute and deliver at Closing, all documents necessary and/ or customary or as directed by Sponsor's attorney in connection with the conveyance of a condominium unit, including without limitation, the documents listed in (a) through (d) above, shall constitute an event of default under the terms of the Purchase Agreement, entitling Sponsor to the default remedies set forth in the Purchase Agreement.

Only those fixtures, appliances and items of personal property which are described in the Plan as being included in the Unit are included in the sale.

All construction will be completed and if the 1st closing occurs prior to issuance of the permanent Certificate of Occupancy, a permanent Certificate of Occupancy will be obtained within two (2) years from the issuance of the initial temporary certificate of occupancy. If any damage to a Purchaser's Unit from a casualty or other cause occurs prior to closing, Sponsor shall be obligated to repair such damages.

The Declaration, By-Laws, and floor plans will be recorded and filed with the Register of New York County in accordance with the New York Condominium Act or other applicable law.

At or prior to closing, all liens affecting the Unit to be closed and its undivided common interest will be discharged or a partial release obtained and duly recorded as required by Section 339-r of the Condominium Act. Sponsor shall have the right to extend the closing date for a period not to exceed six (6) months in order to obtain and be able to convey marketable title. If at the end of such six (6) months period, Sponsor is still unable to satisfy aforementioned condition, Purchaser shall be entitled to terminate

the Purchase Agreement upon ten (10) days' written notice. Furthermore, Purchaser shall be entitled to a return of all down payments and interest, if any, thereon plus the reasonable cost incurred for any title searches or survey.

The Purchaser will receive a Bargain and Sale Deed with covenant against grantor's acts in proper form for recording. (See Unit Deed at Part II)

Sponsor will file an amendment to this Plan to disclose that it has been declared effective. No closing may be held until the effectiveness amendment has been accepted by Attorney General for filing.

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 Sponsor or the owner of the property, is included in the conveyance unless specifically excepted in the Offering Plan. Sponsor will assign to the Unit Owner any manufacturers' warranties (to the extent assignable) with respect to all equipment, appliances or furnishings installed in the Unit.

Sponsor will assign to the Board of Managers any warranties (to the extent assignable) with respect to all equipment and appliances or furnishings installed in the common elements.

The Purchaser shall execute an instrument in the form set forth as Power of Attorney in Part II of this Plan, designating the Board of Mangers as his Attorneys-In-Fact, coupled with an interest, for the sole purpose of managing, selling mortgaging, leasing, voting or otherwise dealing with any Units acquired by the Board of Managers in accordance with any of the provisions of the By-Laws.

Title to each Unit and its appurtenant interest in the common elements will be conveyed at the closing free and clear of all liens, encumbrances and title exceptions subject to the following:

(1) Sewer, water, drainage, electricity, plumbing, heating, gas, telephone and other utility easements and consents, if any, granted or to be granted thereafter, including the right to maintain and operate lines, wires, cables, pipes, conduits, poles, and distribution boxes in, over, under and upon the Condominium.

(2) All easements set forth in the By-Laws and Declaration as they are subsequently recorded and in the Plan and Purchase Agreement including:

(a) Easements in favor of the other Unit Owners to use the pipes, wires, conduits and public utility lines located in the common elements or in the Unit itself servicing each

other Units and easements of necessity in favor of the other Units or the common elements;

(b) Easements in favor of the Board of Managers, its agents, contractors and employees to have a right of access to the Units and to the common elements to inspect, maintain or repair or to make repairs to the Unit to prevent damage to the common element or any other Units;

(c) Easements in favor of those Units having restricted use to portions of the common elements;

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

(3) The standard printed exceptions in the title policy of the company insuring title.

(4) Consequences of the exercise and enforcement or attempted enforcement of any governmental, war or policy powers over the premises.

(5) Any laws, regulations or ordinances (including, but not limited to zoning, building, and environmental protection) as to use, and issuance of a permanent Certificate of Occupancy of the Building in which the Unit is located, subdivision or improvement of the premises adopted or imposed by any governmental body, or the effect of any noncompliance with or any violation thereof.

(6) Judgments against the insured or estates, interests, defects, objections, liens, or encumbrances created, suffered, assumed or agreed to, by or with the privity of the insured.

(7) Title to any property beyond the lines of the premises, or title to areas within or rights or easements in any abutting streets, roads, avenues, lanes, ways or waterways, or the right to maintain therein vaults, tunnels, ramps, or any other structure unless the title policy specifically provides that such titles, rights or easements are insured.

(8) Title to any personal property, whether the same be attached to or used in connection with said premises or otherwise.

(9) The Purchaser has been served with a written notice of closing date thirty (30) days in

advance and opportunity to inspect the Unit and other property subject to the Declaration.

(10) Rights of Tenants, if any.

(11) Sponsor assigns any manufacturers' warranties with respect to equipment installed in the unit to the Unit Owner and assigns any warranties with respect to equipment installed in common elements to the Board of Managers.

(12) Encroachments of stoops, areas, cellar steps or doors, trim, copings, retaining walls, bay windows, balconies, sidewalks, elevators, fences, fire escapes, cornices, foundations, footings, and similar projections, if any, on, over, or under 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.

(13) The lien of any unpaid common charges, real estate tax, water charge or sewer rent, provided the same are adjusted at the closing of title.

(14) 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 Buildings, the City Planning Commission, the Board of Standards and Appeals, or any other public authority.

(15) Any other encumbrance against the property other than mortgage or other lien for the payment of money, which does not prevent the use of the Unit for its prescribed purposes or render title unmarketable.

(16) State of facts shown in the survey of the land as made by Christopher M. Buckley, a Professional Land Surveyor and any additional state of facts which a subsequent survey or personal inspection thereof would show, provided such facts would not prevent the use of the Unit for its purposes or render title unmarketable (46-49).

The existence of mortgages, liens and encumbrances other than Permitted Encumbrances shall not be objections to title, provided bonds or properly executed instruments in from for recording necessary to satisfy or release Units from such impermissible liens or encumbrances or otherwise enable the Title Company to omit such title exception from Purchaser’s title insurance policy are delivered at Closing and proper adjustments are made for the cost of recording or filing such instruments. Sponsor will bear the responsibility and cost of recording or filing such instruments. If existing mortgages or construction loans will not be satisfied at or prior to the First Closing, each mortgagee will either (i) consent to the formation of a condominium and acknowledge

that its lien will be limited to unsold condominium units; (ii) subordinate the lien of its mortgage to the Declaration; or (iii) release its lien on the Unit being conveyed and its interest in the Common Elements.

Sponsor shall be entitled to adjourn the Closing (without any credit or reduction in the Purchase Price) to remove or correct any title exception that cannot be dealt with as set forth above. Sponsor is not obligated to cause Purchaser's title company to omit any exception if the Title Company is willing to insure, without additional premium, Purchaser's title with such exception. Purchaser will be responsible to pay to the Title Company the entire premium for Purchaser's title insurance. Purchaser may obtain title insurance from any title insurance company or abstract company or not obtain any title insurance at all, at Purchaser's sole discretion (unless Purchaser's lender shall require Purchaser to purchase title insurance covering such lender).

If a Unit is being acquired by a Purchaser as part of a tax-deferred exchange under §1031 of the Internal Revenue Code, Sponsor shall reasonably assist and cooperate in such tax-deferred exchange, provided, however, that: (i) any action taken in connection with such tax-deferred exchange or request of Sponsor shall not result in any cost, expense or liability on the part of Sponsor or increased risk to Sponsor relating to the transaction (and, among other things, Purchaser acknowledges that a fee may be payable to Sponsor's Closing Counsel in connection with the review of any documentation related to such tax-deferred exchange); (ii) no action or failure on the part of the Purchaser (or any other party to such tax-deferred exchange) or cooperation on the part of Sponsor in connection with or related to the tax-deferred exchange will frustrate the purpose of the Agreement, delay the Closing, or otherwise result in a reduction of Sponsor's rights, remedies and privileges under the Agreement or increase any of Sponsor's obligations or duties under the Agreement or otherwise; and (iii) Sponsor shall not be obligated, as part of such tax-deferred exchange, to convey any property (other than the Unit), acquire any property, or accept any form of payment in respect of any of the amounts due under the Agreement other than as set forth therein or in the plan. Purchaser shall indemnify, defend and hold Sponsor harmless from and against any and all costs, expenses, fees (including, without limitation, reasonable attorneys' fees and expenses) or liabilities incurred by Sponsor in connection with or resulting from the tax-deferred exchange, and such indemnity shall survive the closing of title to the Unit. Notwithstanding the foregoing, Sponsor makes no representation and expresses no opinion with respect to, and advises Purchasers to consult with a tax attorney regarding, the applicability of § 1031 of the Internal Revenue Code to the purchase or acquisition of a Unit.

CLOSING COSTS AND ADJUSTMENTS

Closing Costs

As more particularly set forth in the Purchase Agreement, in addition to Purchaser's legal fees, Purchaser will pay the following estimated closing costs and expenses at the time of the Closing of Title. Recording charges, fees, title costs and taxes set forth below pertain to Units only and are based on rates in effect on the Filing Date of the Plan and are subject to change without notice.

(a) A non-refundable contribution to the Working Capital Fund of the Commercial Condominium in an amount equal to two (2) months' Commercial Common Charges with respect to the Commercial Unit based on the Commercial Sections' budget at the time of Closing.

(b) If Purchaser elects to obtain fee title insurance, Purchaser will pay the premium therefore, which will vary depending upon the amount requested. Purchasers are free to use a title company of their choice without any penalty. Kong Abstract Co, LLC, having an office at 100 Bowery, Suite 302, New York, NY 10013 (telephone: (212) 226-6596) ("Title Company") has (i) reviewed the Plan and the Condominium Documents and has issued a letter to Sponsor that it is committed to insure that a valid Condominium will be created pursuant to the Condominium Act, (ii) issued the Specimen Title Policy set forth in Part II of the Plan.

(c) A fee for recording the deed and Unit Owner's power of attorney, being $42 for each instrument plus an additional $5 fee for the deed and $5 per page together with a fee of $250 for filing the New York City Real Property Transfer Tax Return ("City Tax Return").

(d) Transfer Taxes.

The RPT Tax, which currently, for the purchase of a single Residential Unit is one percent (1 %) of the purchase price of a Unit $500,000 or less (1.425% of the Purchase Price if over $500,000), and the State Transfer Tax, which is presently $2.00 for each $500.00 (or part thereof) of the Purchase Price of a Unit. For purposes of calculating the taxes payable, the amounts of such taxes will be included in the consideration subject to tax. Therefore, the steps to compute the tax are:

(i) Multiply the Purchase Price by the RPT Tax rate to compute the City tentative tax.

(ii) Multiply the Purchase Price by the State Transfer Tax rate to compute the tentative State Transfer Tax.

(iii) Add the tentative taxes to the Purchase Price.

(iv) Multiply the sum of (iii) by the RPT Tax rate to determine the RPT Tax payable.

(v) Multiply the sum of (iii) by the State Transfer Tax rate to determine the State Transfer Tax payable.

Example:

Purchase Price = $1,300,000.00

(1)	$1,300,000 X 1.425%	=	$18,525.00
(2)	$1,300,000 X .4%	=	$5,200.00
(3)	$1,300,000 + $23,725 ("Adjusted Purchase Price")	=	$1,323,725
(4)	$1,323,725 X 1.425%	=	$18,863.08
(5)	$1,323,725/$500.00 X $2.00 (rounded up to nearest $500)	=	$5,294.90
(6)	$1,323,725.00 X 1%	=	$13,237.25 (the "Mansion Tax" – see below)

Where a purchaser purchases two or more Units, the RPT Tax rate where the consideration is $500,000 or less will be 1.425%, while the tax rate where the consideration is in excess of $500,000 will be 2.625%. The City of New York Department of Finance has recently taken the position that the consideration for the transfer of each Unit is not aggregated for purposes of determining total consideration. There is no guarantee that The City of New York will not change its positions with respect to the purchase of multiple Units by the same purchaser.

(e) Mansion Tax.

If the Purchase Price of the Unit is $1,000,000 or more, the New York State Additional Tax pursuant to Article 31 of the Tax Law, commonly referred to as the "Mansion Tax", currently one (1 %) percent of the Purchase Price. Purchase Price and transfer taxes payable by purchaser are added together by NYS Department to arrive at total consideration. Therefore, a residential unit priced at $985,000, where purchaser pays transfer tax, would subject purchaser to liability for Mansion Tax as the aggregate of price plus tax would exceed $1,000,000.00

Beginning on July 1, 2019, certain conveyances of real property or interests therein, located in New York City (other than a conveyance made pursuant to a binding written contract entered into on or before April 1, 2019) are also subject to the following taxes:

- A tax of $1.25 for each $500, or fractional part thereof, when the consideration for the entire conveyance of residential real property is $3 million or more ("additional base tax").
- An additional base tax of $1.25 for each $500, or fractional part thereof, when the consideration for the entire conveyance of property **other than** residential real property is $2 million or more.
- A supplemental tax on the conveyance of residential real property, or interest therein, where the consideration is $2 million or more. The tax rate is an incremental rate between .25% and 2.9% based on the purchase price.

The Mansion Tax is due at the closing of Residential Units that occur on or after July 1, 2019 for Purchase Agreements entered on or after April 1, 2019, and is in addition to the existing Real Property Transfer Tax and Mansion Tax. The MTA Tax is payable by the Purchaser as follows:

Tax Rate	Consideration
.25%	$2 million up to $3 million
.5%	$3 million up to $5 million
1.25%	$5 million up to $10 million
2.25%	$10 million up to $15 million
2.5%	$15 million up to $20 million
2.75%	$20 million up to $25 million

2.9%	Over $25 million

The Mansion Tax rate is based on the Purchase Price of the Unit. If the grantee fails to pay, then it becomes the grantor's obligation.

Sponsor has been advised by the Title Company that the information set forth below reflects the current position of the New York City Department of Finance with respect to real property transfer taxes that are due and payable in connection with the transfer by a seller of one or more units to the same or related purchasers, whether pursuant to one or more Purchase Agreements:

(f) If Purchaser obtains a mortgage loan, Purchaser will be responsible for the payment of all mortgage recording taxes, mortgage recording fees, origination, appraisal and closing costs and other expenses in connection therewith (including legal fees) in amounts determined by governmental authorities and such lender. Currently, the mortgage recording tax for mortgage is 1.8% if the mortgage is under $500,000.00 and 1.925% if the mortgage is $500,000 or more No representation or warranty is made with respect to the amounts of such closing costs and expenses or the availability or cost of mortgage loans from any sources.

In addition to the above-specified costs and expenses, a mortgage on a Unit may provide that the Unit Owner deposit monthly with the lender 1/12 of the estimated annual real estate taxes and tax assessments which are assessed or will be assessed against the Unit, together with 1/12 of the annual fire and casualty insurance policy premiums for the Unit, or other amounts, and, at Closing, Purchaser may be required to deposit with the lender a multiple of the aggregate of such one month's real estate taxes, tax assessments and insurance premiums, or other amounts, in order that sufficient funds will be available for the lender to pay the same when due.

(g) Closing fees payable to Law Offices of Oliver Zhou, in accordance with the following schedule, all of which fees will be cumulative to the extent applicable to any individual closing:

(1) $2,500,00 for the preparation of closing documents, calculation of adjustments, attendance at Closing at the offices of Law Offices of Oliver Zhou, or such other place as Sponsor may designate and supervision of execution of closing documents.
(2) $500.00 administrative fee.
(3) $250.00 for the preparation of ACRIS transfer documents required by the City of New York.
(4) If Purchaser requires that the Closing occur other than at the office of Law Offices of Oliver Zhou, or such other place as Sponsor may designate, and

Sponsor consents to such change (in Sponsor's sole discretion), an additional attendance fee of $500.00 for each Closing held within Manhattan. No Closing will be held in any borough outside Manhattan.

(5) If Sponsor, in its sole discretion, consents to a Purchaser's request for an assignment of the Purchase Agreement, or for the addition, deletion or substitution of names on the Purchase Agreement (which request in all instances must be received by Sponsor's attorney no later than seven (7) business days prior to the Scheduled Closing Date), a fee of $750.00, payable in advance, for preparation of an assignment agreement and other relevant documentation.

(6) If through no fault of Sponsor, Purchaser fails to close on the date scheduled for Closing, then Purchaser shall pay an additional fee of $500,00 for <u>each</u> rescheduled Closing granted at Purchaser's request to defray the cost of preparing and coordinating the Closing and recalculating the Closing appointments.

(7) Purchaser is also required to reimburse any expenses incurred by the sponsor in securing the tax abatement benefits *according to the percentage of common element interests allocated to each unit.*

Purchaser may pay more than one fee pursuant to (f) above with respect to a Unit. In addition to an attendance fee in connection with a completed Unit transfer, Law Offices of Oliver Zhou shall also be entitled to an attendance fee in the amount set forth above if such firm's representative attends a scheduled Closing but the Closing is adjourned due to Purchaser's failure to comply with Purchaser's closing obligations. In addition, more than one assignment fee shall be payable if Sponsor consents to more than one assignment request.

(h) If Purchaser has dealt with any broker other than Selling Agent or any other broker engaged in writing by Sponsor in connection with the purchase, the Purchaser will be required to pay any commission due to such broker. Should any claim be made against Sponsor or Selling Agent for commissions by any broker other than the Selling Agent on account of any acts of Purchaser or Purchaser's representatives, Purchaser will indemnify and hold Sponsor and Selling Agent free and harmless from and against any and all liabilities and expenses in connection therewith, including legal fees.

(i) If Purchaser obtains a mortgage loan, Purchaser will pay Sponsor a sum equal to the partial mortgage tax credit to which Purchaser may be entitled pursuant to Section 339-ee(2) of the Condominium Act, which sum will be paid as a reimbursement for the mortgage recording tax previously paid by Sponsor in connection with any existing mortgage(s);

All legal costs, fees and expenses of Law Offices of Oliver Zhou, other than those specifically set forth above, will be the sole responsibility of Sponsor.

Example of Estimated Closing Costs for a Typical Unit

Example: Mandatory Closing Costs

Purchaser will pay the following mandatory Closing costs based on rates in effect in *January 1, 2021,* and assuming the Purchase Price is $1,300,000.00 and the form of documents in the Part II of this Plan are used (all amounts are approximate and rounded to the nearest whole dollar).

(1) Fee to record Unit deed (assuming 8 pages+ 1 cover page) and Unit Owner's Power of Attorney (assuming 6 pages + 1 cover page) at a rate of $42 for each instrument plus $5 per page plus a recording charge for the RP52 l 7 NYC form.	$289.00
(2) Title insurer's service charge and recording fee to record the Unit deed and Unit Owner's power of attorney	$80.00
(3) New York State transfer tax (also called the documentary stamps) at the rate equal to the Adjusted Purchase Price (see Example above) x .4% (rounded up to the nearest $500)	*$5,000.00*
(4) New York City transfer tax (at the rate of 1 % of an Adjusted Purchase Price of $500,000 or less, or at the rate of 1.425% of an Adjusted Purchase Price of more than $500,000)	$18,525.00
(5) "Mansion Tax" of 1 % of the Adjusted Purchase Price (assuming the closing to the Residential Unit occurs after July 1, 2019, based on this Adjusted Purchase Price of $1,342,250.00)	$13,235.25
(6) Two (2) months working capital contribution	*$1,500.00*
(7) Sponsor's attorney fee	*$2,500.00*

Total projected mandatory Closing costs: *$41,129.25**

**Note: This figure does not include additional title company service charges (if any) may also be imposed depending on the title agent or insurer. In addition, governmental recording fees may vary from time to time.*

Example: Elective Closing Costs

Assuming the purchase of the Unit is financed with a mortgage loan for 80% of the Purchase Price (or $1,040,000) and both fee and mortgage title insurance are obtained simultaneously for Purchaser and Purchaser's mortgage lender, *Purchaser would pay the following projected elective closing costs based upon rates in effect as of July 1, 2020 (all amounts are approximate):*

(1) Mortgage recording tax (at a rate of 2.05% of the mortgage – if less than $500,000- or 2.175% of the mortgage - if $500,000 or more), minus $30 and minus .25% payable by the mortgage lender before deducting the statutory credit against the mortgage tax credit payable to Sponsor.	$19,990.00
(2) Mortgage recording fee (assuming 20 pages, including 1 cover page) at the rate of $42 per instrument, $5 per page, and a $40 service fee to title company.	$182.00
(3) Municipal charge to record the mortgage tax credit affidavit.	$25.00
(4) Premium for simultaneous fee ($5,325) and mortgage ($1,107) title insurance.	$6,432.00
(5) Other projected potential mortgage loan costs (assuming: "points" of 1 % of mortgage amount, appraisal of	

$250, lender's legal fee of $750, UCC-1 filing fee of $70 and	
$200 allowance for miscellaneous expenses)	$11,670.00
(6) Allowance for title closer gratuity and contingencies.	$250.00
(7) Reimbursement of Tax Abatement Application fee	$459.25(4)
Total projected elective closing costs:	*$39.008.25**

*Note: This projection does not include: (a) escrows for real estate taxes, Common Charges or other sums that might be required by Purchaser's mortgage lender, (b) a travel fee to Sponsor's Counsel in the event the Purchaser's lender or its counsel refuses to close at the office of Sponsor's Counsel or (c) a fee to any attorney Purchaser may engage.

Therefore, the estimated total mandatory and elective closing costs will be approximately *$79,678.25.*

Purchaser's actual Closing costs will be based upon the applicable governmental and title company rates in effect on the Unit Closing.

This example does not include the following costs or fees, to the extent applicable: Purchaser's due diligence expenses, financing costs, legal fees of Purchaser's attorney, additional legal fees payable to Sponsor's attorney at set forth in paragraph (f) above, recording additional documents, penalty for late closing or adjustments with Sponsor (including mortgage recording tax reimbursement), apportionment of real estate taxes and insurance as described below.

Purchasers should note that adjustments for various closing items including Common Charges and real estate will be made at Closing.

The foregoing projections assume that title insurance is purchased from the Title Company and that Purchaser closes without delays or the imposition of penalties. If Purchaser obtains a mortgage loan Purchaser can expect to incur additional fees for mortgage title insurance (with benefit of simultaneous rates), mortgage recording taxes and fees and other closing fees set forth above, plus the fee of Purchaser's attorney. Purchasers are advised to consult with prospective lenders for a detailed projection of related financing costs. Furthermore, the above example does not take into account possible new taxes, increases in tax rates or recording fees or increases in the cost of title insurance.

Sponsor has obtained a mortgage loan in connection with the acquisition and construction of the Property which satisfies certain parameters and with respect to

which Sponsor paid a mortgage recording tax. It is specifically understood that with respect to any mortgage loans obtained by a Purchaser with respect to financing their purchase of a Commercial Unit, any mortgage tax credit due thereon, to the extent allowed by Law, shall inure to the benefit of Sponsor with each such Purchaser paying the mortgage recording tax to Sponsor, to the extent of any mortgage tax credit allowed as set forth in sub-paragraph (h).

Closing Adjustments

(g) Adjustments. At Closing, adjustments between Sponsor and Purchaser will be made as of midnight of the day preceding the Closing Date with respect to (a) real estate taxes and assessments, if any (including water charges and sewer rents, if separately assessed) on the basis of the period for which assessed, and future real estate taxes and assessments in accordance with the terms of the subsection below entitled "Real Estate Taxes"; (b) Common Charges (if Common Charges have been assessed by the Condominium Board) and assessments for the month in which title closes and other charges; and (c) Commercial Common Charges (if Commercial Common Charges have been assessed by the Commercial Board) and assessments for the month in which title closes and other charges.

(ii) Penalties. If Purchaser fails for any reason to close title to the Unit on the Scheduled Closing Date, (a) the Closing adjustments described above will be made as of midnight of the day preceding the Scheduled Closing Date, regardless of when the Actual Closing Date occurs, and (b) Purchaser will be required to pay to Sponsor, as a reimbursement of Sponsor's increased carrying costs by virtue of the delay, and in addition to the other payments to be made to Sponsor under the Purchase Agreement and the Plan, an amount equal to 0.04% of the Purchase Price for each day starting from (and including) the Schedule Closing Date to (and including) Actual Closing Date. If, through no fault of Purchaser, Sponsor postpones the originally Scheduled Closing Date, these provisions shall apply to any new Scheduled Closing Date.

(iii) Real Estate Taxes. If the resulting Commercial Units have not been separately assessed for real estate tax purposes by the New York City Department of Finance ("Finance Department") prior to the First Closing, Sponsor, at its sole discretion, may obligate Purchasers to pay to Sponsor at Closing and in advance an amount equal to the Unit's pro-rata share of the Future Taxes (computed by multiplying the Common Interest of the Unit by the amount of the Future Taxes) ("Unit Tax Payment"). The Future Taxes shall be paid to the Finance Department when due by Sponsor or shall be applied to

reimburse any payments advanced by Sponsor's mortgagee on account of any taxes due for that next ensuing tax period which were remitted from mortgagee's escrow held to secure Sponsor's real estate tax obligation under the acquisition and construction mortgages. If the actual payment of Future Taxes on account of the closed Units differs from the amount Purchasers have advanced to Sponsor, Sponsor and Purchasers shall endeavor to adjust appropriately within forty-five (45) days after payment has been made to the finance Department.

In the event the Units are separately assessed and individual tax bills are issued by the Finance Department prior to the date the Future Taxes are due, Sponsor shall endeavor to reimburse Purchasers the advanced Future Taxes, as appropriate, within forty-five (45) days after issuance of the separate tax bills. In such event, Sponsor and Purchasers who closed title shall be required to pay their respective tax bills directly to the Finance Department.

With respect to subsequent Future Taxes, until the Units are separately assessed and individual tax bills are issued, the Commercial Board may collect a Unit Tax Payment from each Unit Owner which unit Tax Payment shall constitute additional Commercial Common Charges. Unit Tax Payments shall be payable by Unit Owner within 5 days of the date billed by the Commercial Board and shall be due and payable by such Unit Owner to the Commercial Board irrespective of whether such Unit Owner is required to escrow funds with a lender in connection with a mortgage loan on such Unit. If any Unit Owner fails to make the Unit Tax Payments as set forth above, the Commercial Board will have a lien on the Unit for non-payment in the same manner as Common Charges.

Illustration. By way of illustration only, a Purchaser closing on a Unit in the middle of December (prior to separate assessment and individual billing of real estate taxes) is obligated to: (a) adjust with Sponsor for the first-half real estate taxes (July 1 to December 31) paid by Sponsor in July for the period from Closing through December 31; and (b) may, at Sponsor's discretion, be obligated to deliver to Sponsor a Unit Tax Payment for the second-half Future Taxes (January 1 to June 30). Thereafter, if the Units are not separately assessed and individual tax bills are not issued prior to the next ensuing tax payment, the Commercial Board will have the obligation to collect from each Unit Owner a Unit Tax Payment for first-half real estate taxes (July 1 to December 31) and pay such real estate taxes directly to the Finance Department on behalf of all Unit Owners.

Other Costs

Except as specifically set forth in the Plan, Sponsor will pay all costs and expenses incurred in connection with the promulgation and consummation of the Plan and the sale of Units by Sponsor, including, but not limited to, all selling expenses and commissions payable to Selling Agent, advertising, printing and architects' fees, the fees of Sponsor's attorneys, engineering and appraisal costs and governmental filing fees, whether incurred prior or subsequent to the effective date of the Plan, in connection with the obligations of Sponsor. (See the Section of the Plan entitled "Rights and Obligations of Sponsor" for details.)

CONTROL BY THE SPONSOR

1. The extent to which the Sponsor may exercise voting control over the Board of Managers until transfer of title to all units to be offered under this Plan as it may be hereinafter amended, is as follows:

a) Until all Units are sold, the Sponsor shall be entitled to designate all of the Managers. Three (3) board members designated by the Sponsor will sit on the initial Sponsor controlled board.(27) If the Sponsor voluntarily gives up control before all units are sold, Sponsor shall be entitled to vote for Managers in accordance with the By-Laws; provided, however, should Sponsor be unable to obtain equivalent representation in proportion to the number of Units owned by the Sponsor through such electoral process, Sponsor shall be entitled to appoint one (1) Manager so long as it holds at least one of the Units for sale in the ordinary course of business. In the event all Units are sold, Sponsor control period will end immediately. Sponsor will immediately give up control over the Board of managers, and a meeting will be held to elect new board members of three, unrelated to the Sponsor, within thirty (30) days of the expiration of the Sponsor control period. All unit owners, regardless of Residential or non-Residential (Medical Offices or Daycare Center) will vote in the same capacity for the new five (5) member board. The By-laws of the Condominium do not require that 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 and its principals. This means that the Purchasers for their own occupancy may never gain control of the Board of Managers under the terms of this Plan. Owner occupant's and non-resident owners, including Sponsor, may have inherent conflicts on how the Condominium should be managed because of their different reasons for purchasing, i.e., purchase as a home as opposed to as an investment. The initial board that is controlled by the Sponsor will only have three (3) board member.

b) In addition, so long as Sponsor has any Unsold Units remaining, no amendment to the By-Laws or the Declaration affecting the rights of the Sponsor shall take place without the written consent of the Sponsor.

2. In the event the Sponsor voluntarily gives up control of the Board of Managers before all units are sold, so long as the Sponsor or its designees shall continue to own units representing twenty-five (25%) or more in common interest, but in no event later than five years from the closing of title to the first Unit, the Board of Managers may not, without the Sponsor's prior written consent: (i) make any addition, alteration or improvements to the common elements costing cumulatively more than $10,000.00, the foregoing not to include necessary repairs and maintenance work, or (ii) assess any common charges for the creation of, addition to, or replacement of all or part of a reserve,

contingency or surplus fund, or (iii) hire any employee in addition to the employees referred to in the Plan of Condominium ownership, or (iv) enter into any service or maintenance contract for work not covered by contracts in existence on the date the said Plan is declared effective, or (v) borrow money in excess of $10,000 on behalf of the Condominium, or (vi) take any action which impairs Sponsor's sales program or continued used of the Condominium property in connection with such program, or (vii) increase or reduce the services of maintenance set forth in Schedule B. No provision stated herein can allow Sponsor to act in violation of Paragraphs 3 and 4 below.

3. Sponsor may not exercise veto power over expenses described in Schedule B, or over expenses required:

(1) to comply with applicable laws or regulations; or

(2) to remedy any notice of violation; or

(3) to remedy any work order by an insurer.

BOARD OF MANAGERS

It is the function of the Board of Managers to administer the affairs of the Condominium and supervise the operation of the Condominium Property. The following is a summary of the important sections of the Declaration and By-Laws with regard to the Board of Managers.

1. a) The initial board that is controlled by the Sponsor will only have three (3) board member. The number of Managers which shall constitute the initial Board shall be one (1) person until succeeded by Managers elected at the first annual meeting of Unit Owners. The original Board of Managers need not be Unit Owners (or officers, directors or partners of Unit Owners). The first Board of Managers of the Condominium will be Yat Sun Poon, Kam Mui Leung, and Chi Lok Poon, all being the sponsor's principals or their family members. Yat Sun Poon will be the president of the Board of Managers.

b) Within thirty (30) days after title to the last Unit is conveyed by the Sponsor or such earlier time at the Sponsor's sole discretion, the Sponsor shall call the first annual Unit Owners' meeting. At such meeting, a new Board of Managers, unrelated to Sponsor, with five (5) members shall be elected by the Unit Owners. Except as hereinafter provided, such Managers shall be Unit Owners or officers, directors, stockholders or partners of Unit Owners. The former members of the Board shall thereupon resign. Thereafter, annual meetings shall be held on the anniversary of such date in each succeeding year; except that if such date is a Saturday, Sunday or legal holiday the annual meeting shall be held on the next succeeding business day. At such meetings, there shall be elected by ballot of the Unit Owners a Board of Managers in accordance with the requirements of Article III of the By-Laws.

c) The Managers shall be elected annually at the annual meeting of Unit Owners by a majority vote, cumulative voting being prohibited. The Managers shall hold office until their successors have been elected.

d) Notwithstanding the foregoing, to insure that the Sponsor has at least minimum representation on the Board of Managers during its sales and marketing program, and in the event such minimum representation is not obtained pursuant to the election criteria set forth above, the Sponsor shall have the right to designate one (1) of the members of the Board of Managers so long as it owns at least one (1) Unit. Members of the Board of Managers designated by the Sponsor need not be Unit Owners or officers, directors, stockholders or partners of Unit Owners.

e) Any member of the Board may be removed from office with or without cause by the vote or agreement in writing of a majority of all Unit Owners. A special meeting of the Unit Owners to recall a member or members of the Board shall be called by the

President as directed by a majority of the Unit Owners or the Board. The notice of such special meeting shall state the purpose of the meeting. A majority of the remaining Managers shall elect a successor who shall hold office for the unexpired term of the removed Managers, except that the Sponsor shall have the right to replace any Manager elected or appointed by Sponsor.

f) The rights granted to the Sponsor under Article III of the By-Laws and as outlined in this Section, shall not be exercised in such a manner as to give the Sponsor the right to control the Board of Managers after the Sponsor calls the first annual Unit Owners meeting as provided for in Paragraph 1 (b) above and Sponsor shall agree not to cast votes to control the Board of Managers.

2. a) Written notice of the annual meeting of the Unit Owners shall be personally served upon or mailed to each member entitled to vote at such address as appears on the books of the Condominium, at least fourteen (14) but no more than thirty (30) days prior to the meeting. The post office receipt of mailing shall be proof of such mailing.

b) Written notice of a special meeting of the Unit Owners stating the time, place and object thereof shall be served upon or mailed to each member entitled to vote thereon at such address as appears on the books of the Condominium at least fourteen (14) but no more than thirty (30) days before such meeting. Notice of meetings at which disposition of Condominium Property will be voted upon must also be given record mortgagees.

c) The minutes of all meetings of Unit Owners shall be kept in a book available for inspection by Unit Owners or their authorized representatives and Board members at any reasonable time. The Board shall retain these minutes for a period of not less than seven (7) years.

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

e) All Units which are acquired by the Board of Managers, or its designees, subject to the Board's right of first refusal, shall be held by it on behalf of all Unit Owners. The Unit Owners shall hold their respective interests in the Unit in proportion to their percentage of common interest and the votes appurtenant to such Units shall be cast by the Board of Managers or its designee at all meetings of the Unit Owners, except that the Board will not vote in any election of members of the Board.

3. The first Board of Managers of the Condominium will be Yat Sun Poon, Kan Mui Leung, and Chi Lok Poon. The Sponsor retains the right to substitute other persons in place of the above named individuals until the resignation of the first Board of Managers, as set forth below. Within thirty (30) days after title to the last unit is conveyed by the Sponsor, but in any event, no later than two (2) years after the closing of first unit, the Sponsor shall call the first annual meeting of the unit owners. At the meeting, members of the first Board of Managers will resign and the new Board of Managers of five (5) members will be elected by the Unit Owners.

4. As stated in the By-Laws, no member of the Board or offices shall receive any compensation or fee for their services as a Manager or officer.

5. The Board may remove any officer, or management agent of the Condominium at its discretion or should said manager or management agent be appointed by contract then such removal shall be dependent upon the terms of the governing contract.

6. The members of the Board of Managers shall not be liable to the unit owners for any mistake of judgment, negligence or otherwise, except for their own individual willful misconduct, bad faith or gross negligence. It is intended that the members of the Board of Managers shall have no personal liability to others arising out of the contracts made by the Board of Managers on behalf of the Condominium. The Unit owners shall indemnify and hold harmless each of the members of the Board of Managers against all contractual liability to others arising out of the contracts made by the Board of Managers on behalf of the Condominium unless any such contract shall have been made in bad faith or contrary to the provisions of the Declaration or of By-Laws.

7. Each Unit Owner shall be entitled to cast one vote on each Ballot for each O. 01% of common interest he/she owns. The three (3) nominees receiving the highest number of votes on each of their ballot shall constitute the duly elected Board of Managers.

8. a) The Declaration may be amended at any regular or special meeting of the Unit Owners called or convened in accordance with the By-Laws by the affirmative vote of at least two-thirds (2/3) in number and in common interest of all Unit Owners, except where otherwise specified. Minor corrective amendments may be approved by the Board or the Sponsor. Each amendment shall be effective upon the recording in the Office of the Register of the County of New York of an appropriate instrument setting forth the amendment and its due adoption, execution and acknowledgment by one or more officers of the Sponsor or one or more members of the Board. No amendments shall be passed which shall impair or prejudice the right or priorities of any mortgagee without the prior written consent of such mortgagee which consent shall not be unreasonably withheld. No amendment shall be passed which shall in any way affect any of the rights, privileges, powers or options of the Sponsor. No amendment which affects the percentage of

common interest appurtenant to any Unit shall be passed without the consent of all affected Unit Owners.

b) Except where a greater percentage is required under the Declaration or the Condominium Act, the By-Laws may be amended by the affirmative vote of at least two-thirds (2/3) of the Unit Owners at a meeting duly called; provided, however, that no amendment to the By-Laws shall be passed which would operate to impair or prejudice the rights or liabilities of any mortgagee.

c) No amendment to the Declaration, the By-Laws or this Plan shall, in any manner, change the rights and privileges of the Sponsor without the written approval of the appropriate party.

9. The By-laws of the Condominium do not require that 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 and its principals. This means that the Purchasers for their own occupancy may never gain control of the Board of Managers under the terms of this Plan. Owner-occupants and non-resident owners, including sponsor, may have inherent conflicts on how the condominium should be managed because of their different reasons for purchasing, i.e., purchase as a home as opposed to as an investment.

RIGHTS AND OBLIGATIONS OF THE UNIT

OWNERS AND THE BOARD OF MANAGERS

The rights and obligations of Unit Owners may be summarized as follows:

1. a) A Unit Owner has the right to sell or lease his Unit providing he gives notice of the bona fide terms of any proposed sale or lease to the Board of Managers and obtains their approval for the sale or lease. The failure of the Board of Managers to approve or disapprove such proposed sale or lease within thirty (30) days after notice thereof or thirty (30) days after submission of such reasonable information as requested by the Board shall be deemed to constitute approval. If the Board disapproves of the transaction, it shall within fifteen (15) days after making its decision known, produce a Purchaser or lessee who will accept the transaction upon the same terms as those terms stated in the notice to the Board. If the Board does not produce such a Purchaser or lessee within the aforesaid fifteen (15) days, the Unit Owner shall have the right to effectuate such sale or lease on the terms submitted, as more specifically set forth herein.

b) Alternatively, the Board of Managers may designate itself to purchase or lease such Unit on behalf of all of the Unit Owners, in the manner set forth herein, provided that approval for such purchase or lease is obtained from Unit Owners owning Units to which not less than seventy-five (75%) percent of the Common Elements are appurtenant. In the event the Board of Managers does not have sufficient funds on hand for such purchase or lease from working capital, it may either borrow such funds and/or assume an existing indebtedness secured only by a mortgage on the Unit, or may assess the Unit Owners therefore in proportion to their percentage of common interest, or the Board may use any combination of these methods to undertake the acquisition.

The closing of sale of the Unit or date of the commencement of the term of lease shall be the same as set forth in the contract to sell or lease included in the Notice of such proposed transaction to the Board if the transaction is disapproved.

c) Any sale or lease which is not authorized by the terms of the By-Laws or for which authorization has not been obtained pursuant to the terms hereof is voidable and may be voided in an action brought by the Board of Managers.

d) A Unit Owner intending to make a sale or lease of the Unit shall give notice to the Board of Managers of such intention. He shall furnish the following information to the Board: (a) the name and address of the intended grantee or lessee; (b) financial and professional references of the transferee or lessee; (c) an executed copy of the proposed contract of sale or lease; and (d) such other information as the Board of Managers may reasonably require. He shall use the form, if any, supplied by the Board in order to supply

such information. Such notice, when given, shall constitute a representation, warranty and an offer to sell or lease to the Board or any Purchaser or lessee produced by the Board and a representation that the Unit Owner believes the offer to be bona fide in all respects. The Board shall have a right of first refusal, with regard to the proposed sale or lease by the Unit Owner, upon the same terms and conditions as set forth in the notice to the Board. All notices shall be given by registered or certified mail. Delivery shall be deemed made and notice shall be deemed given by such mailing and shall not be dependent upon acceptance by the addressee.

e) When the Board has produced a Purchaser or a lessee within the fifteen (15) day period set forth above and the Purchaser or lessee so agrees, a binding contract shall be deemed to have come into existence and the Unit Owner shall be obligated to consummate the transaction with such Purchaser or lessee furnished by the Board, in accordance with the terms thereof.

f) The action by the Board of Managers consenting to a sale or lease shall be in recordable form. The failure of the Board to act on a notice given to it, together with such additional information reasonably requested, within thirty (30) days shall be deemed to constitute approval of the sale or lease. The Unit Owner, the Purchaser or lessee may demand and shall be entitled to receive from the Board consent to the sale or lease in recordable form.

g) The Board of managers may not discriminate against any person on the basis of race, creed, color, national origin, sex, age, disability, marital status, other grounds prohibited by law.

h) If the proposed Purchaser or lessee of a Unit, or any interest therein, is other than a natural person, the approval of the sale shall be conditioned upon the approval by the Board of Managers of the entity or entities which will occupy the Unit.

i) The right of first refusal granted herein shall not be applicable to the following:

1) The sale, lease or sublease of Units by or to the Sponsor;

2) The sale or lease of the Unit to an Owner's spouse, issue, parents, grandparents, or grandchildren;

3) Foreclosure or other judicial sale of Condominium Units or a conveyance by the Owner of a Unit to a Mortgagee in lieu of foreclosure; and any subsequent sale, lease or sublease by a Mortgagee (provided that unrelated persons acquiring the Unit from such Mortgagee shall be subject to such right of first refusal herein);

4) The sale, lease or sublease from a Unit Owner to a partnership, corporation or limited liability company in which the Unit Owner is a partner, principal stockholder or member; from a partnership, corporate owner or limited liability company to the partners, stockholders or members thereof; from partners who are owners to new partners; from one co-owner to another;

5) A conveyance or transfer from a Unit Owner by gift, devise by will or intestate succession.

2. a) All units shall be used in accordance with a Certificate of Occupancy and in compliance with zoning codes.

b) Sponsor may utilize a limited number of Units for models and as a sales office in conjunction with the sale and rental of Unsold Units.

c) Restrictions on Occupancy and Use:

No immoral, improper, offensive or unlawful use shall be made of the Condominium Property or any property operated by the Board or any part of it. All valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. No nuisance shall be allowed on the Condominium Property. All parts of the Condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate not any fire hazard allowed to exist. Access to Common Elements may not be obstructed in any way.

d) The Owners of Units shall be fully responsible for the activities and actions of their guests, visitors, permittees, invitees or employees and shall take all necessary action to insure that all such persons fully comply with the provisions of the Declaration and the By-Laws and rules and regulations of the Condominium.

e) Unit Owners are not allowed to maintain any pets.

3. A Unit Owner shall have the right to mortgage or encumber his Unit provided that such mortgage or encumbrance is made to a mortgagee as defined in Section E, Definitions.

4. a) Each Unit Owner shall be liable for that percentage of the common expenses of the Condominium that corresponds to that owner's percentage of ownership in the Common Elements set forth in Schedule A. However, additional services which the Unit Owners may desire or other factors, can increase these charges. The Board of Managers shall have the power to fix, determine, and collect assessments to cover these common expenses. The Board of Managers may commence the collection of common charges upon the closing of title to the first Unit or at any subsequent date as in its sole discretion

it may determine. The Board's collection of common charges will be in such amount as will be necessary to carry out the duties of the Board of Managers as set forth in the Plan. All such common charges shall be paid by the Unit Owners and the Sponsor, as the Owner of the unsold units, in accordance with their respective percentage of common interest as set forth in the Plan. The Board of Managers will have a lien on each unit for unpaid common charges pursuant to Real Property Law Section 339-z, and the lien can be made effective pursuant to Real Property Law Section 339-aa. The common charges will be placed in an account in the name of the Board of Managers.

The Sponsor shall be liable for the monthly common charges of all Units which have not been transferred to a purchaser, commencing after the closing of title to the first Unit. The Sponsor will cause the Board to file a lien as provided by Real Property Law Section 339-aa on the Units in which Sponsor is thirty (30) days in arrears of common charges while in control of Board.

b) The common expenses of the Condominium shall include, without limitation, management fees, salary for the building staffs, building maintenance and repair, utilities for common area, water & sewer charges, accountant, legal and insurance fees.

c) The common expenses of the Condominium shall be incurred to provide for the full enjoyment and protection of each Unit Owner’s use of Common Area of the Condominium.

d) The common charges do not include maintenance, repairs or decoration of any of the Units or portions thereof, electricity and gas consumed by each unit, or payments required pursuant to the terms of the Unit Owners Mortgages and Real Estate Taxes covering the individual Units.

e) Under the Real Property Law, the Board of Managers shall have a lien against each Unit for its unpaid common charges (plus legal interest) prior to all other liens except liens for the payment of taxes and all sums unpaid on a first mortgage of record. The lien shall also cover reasonable attorney's fees incurred to collect the unpaid assessments together with all costs of the suit. The Board may also declare the common charge assessment on the delinquent Unit Owner's Unit for the balance of the fiscal year immediately due and payable. The lien shall continue in force even after resale of a Unit except that in accordance with the Declaration, the Board shall release the lien and its right to collect prior unpaid common charges against any purchaser of a Unit where the purchase arises out of a foreclosure of a first mortgage of record. The Board of Managers may foreclose the lien in the same manner as a mortgage on real property and in so doing shall be entitled to recover all costs incurred including the reasonable attorney's fees. The liability of each Unit Owner for the payment of common charges thereafter assessed against his Unit shall terminate upon a sale, transfer or conveyance of the Unit in

accordance with the provisions of the Declaration and By-Laws. Further, any Unit Owner may convey his unit to the Board of Managers or its nominee on behalf of all other Unit Owners, without any compensation, in accordance with the Declaration and By-Laws. In that case, he shall be exempt from any common charges thereafter assessed, but not relieved of his obligation to pay his mortgage loan. A Unit Owner may not exempt himself from liability for his common charges by waiver of the use or enjoyment of any of the common elements or by abandonment of his Unit. Upon resale, the purchaser of a Unit shall be liable for the payment of unpaid common charges assessed against the Unit prior to the acquisition of the Unit by the purchaser, except that a first mortgagee who acquires title to a Unit or other purchaser at a foreclosure sale of a first mortgage shall not be liable and the Unit shall not be subject to a lien for the payment of common charges assessed prior to the acquisition of title to the Unit by the mortgagee or purchaser at foreclosure sale. In that case and in the event of a foreclosure by the Board of Managers of its lien on any Unit for unpaid common charges where the proceeds of the foreclosure sale are not sufficient for the payment of such unpaid common charges, the unpaid balance shall be charged to all other Unit Owners as a common expense.

The Sponsor will cause the Board of Managers to file a lien against itself on units in which the Sponsor is more than thirty (30) days in areas in control of the Board.

(f) Default in payment of common charges by non-occupying owners: - Real Property Law, Section 339-kk.

The Real Property Law has been amended by adding a new section 339-kk, which provides as follows:

If a Unit Owner who does not occupy the unit rents such unit to a rental tenant, and then fails to make payments due for common charges, assessments or late fees for such Unit, within sixty (60) days from the expiration period after they are due, the Board of Managers shall provide a 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 payments due subsequent to the issuance of such notice are to be made payable to the Board of Managers 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 of Managers may elect not to require that rental payments be made payable to the Board of Managers. At such time as payments for common charges, assessments and late fees from the non-occupying owners are once again current, a notice of such fact shall be given within three (3) business days to the rental tenant and non-occupying owner. Thereafter, all payments shall be made payable to the non-occupying owner or a designated agent. A non-occupying owner who disputes the Board of Manager's claim to rental payments 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 (3) days of the date that such Board received notice that such owner seeks to dispute such claim. Payment by a rental tenant to the Board of Managers shall relieve the 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.

5. The responsibility for repairs and maintenance is as follows:

a) The maintenance and repair of the Common Elements shall be the responsibility of the Condominium unless such repairs or replacement become necessary as a result of the negligence or abuse of a unit owner. The cost of such repairs or replacement shall be borne solely by the Unit owner who caused the repair or replacement due to his/her negligence or abuse. It is the obligation of each Unit owner to provide an access to their Unit and to the limited common elements to the Board of Managers for inspection or repairs, provided that such inspection and repairs are made with a reasonable prior notice and during reasonable hours, except for emergency repair.

b) Any expenses attributable to the maintenance, repair or replacement of Limited Common Elements shall be the responsibility of the Unit Owner who has exclusive use of the Limited Common Elements. Exterior surfaces of balconies and terraces, if any shall be treated as Limited Common Elements for this purpose.

All maintenance to the Units, including electrical repairs plumbing stoppage, window cleaning, painting and decorating in the Units (except for cleaning of exterior surface of the windows), repairs and replacement to Units including windows and doors (including all glass breakage) and repairs to heating and air conditioning units, if any, pipes, wires and conduits located in and servicing the same Unit other than as set forth, shall be made by the respective Unit Owner's at their expense.

6. Additions, Alterations or Improvements by Unit Owners:

The Unit Owner can make interior alterations or improvements to the Unit he desires without obtaining the consent of the condominium so long as the alterations or improvements do not affect the building or any other common element. No Unit Owner (other than Sponsor as noted in the By-Laws) may make any structural additions, alterations or improvements in his Unit or of the Common Elements without the prior written approval of the Board or impair any easement without the written consent of the Board and the Unit Owner or Owners for whose benefit such easement exists. The Unit Owners shall not employ any contractor that may cause labor disturbances or other stoppage in the work of the Building employees or other contractors or subcontractors

employed in the Building or at the Property. No Unit Owner shall erect any privacy fence, sunscreen or similar object or enclose the balcony except as expressly permitted by the rules and regulations of the Condominium without prior written approval of the Board. No structure shall be erected on the terraces or yard. Until control of the Board is relinquished to other Unit Owners, the Sponsor will not make any improvements or additions to the Common Elements which would result in the imposition of special assessments or result in a substantial increase in the common expense. However, this will not apply to the expenses required:

(i) to comply with applicable laws or regulations; or

(ii) to remedy any notice of violation; or

(iii) to remedy any work order by an insurer.

7. The Board of Managers (or the Sponsor until control of the Common Elements is vested in the Condominium) shall maintain insurance coverage as follows:

a) Property: All Condominium Property shall be insured in an amount equal to the maximum insurable replacement value, excluding foundation and excavation costs, and all personal property included in the Common Elements shall be insured for its maximum insurable replacement value, said value to be determined annually by the Board. Such coverage shall afford protection against:

1) Loss or damage by fire and other hazards covered by a standard extended coverage endorsement; and,

2) Such other risks as from time to time shall customarily be covered with respect to building similar in construction location and use including, but not limited to, vandalism and malicious mischief.

b) Comprehensive General Liability: The amount and coverage shall be determined by the Board, including but not limited to, hired automobile and non-owned automobile coverage's if applicable, including a cross liability endorsement to cover liabilities of the Unit Owners as a group to a Unit Owner.

c) The fire casualty and general liability insurance must be on terms that provide: (1) that such unit owner is additional insured party; (2) that there will be no cancellation without notice to the Board of Managers; (3) a waiver of subrogation; (4) a waiver of invalidity because of the acts of the insured and unit owners; and (5) waiver of pro-rata reduction if Unit owners obtain additional coverage.

d) It is important to recognize that the insurance described in sub-paragraph a) above, provides coverage for the Condominium. Each Unit Owner is advised to obtain

liability and casualty insurance covering his own Unit and insurance covering personal possessions and living expenses.

8. In the event that a Unit Owner fails to maintain his Unit as required herein or otherwise violates the provisions hereof, the Board shall have the right to assess the Unit Owner and the Unit for the sums necessary to restore the Unit to good condition, to collect such assessments and have a lien for same as provided herein. The Board shall have the right, before or after any such assessment, to have its employees or agents enter the Unit and do the work necessary to enforce compliance with the above provisions. Unit Owners may also be individually assessed for any damage to the Common Elements or Limited Common Elements which may be caused by such Owners, their family, lessees, guests, invitees or permitted. If it becomes necessary for the Board of Managers to bring a lawsuit or any other proceeding to enforce its right to make a repair or correct a condition or to collect any sum due on account thereof, the Board of Managers shall also be entitled to collect reasonable attorney's fees in connection with any suit or proceeding.

9. a) Each Unit Owner, his family, lessees, invitees and permitted, shall be governed by and conform to the Declaration and the By-Laws and rules and regulations of the Condominium. Failure to do so shall entitle the Condominium or any Unit Owner to recover damages or obtain injunctive relief or both, but such relief shall not be exclusive of other remedies provided by law.

b) The Sponsor shall enjoy certain exceptions to these Condominium documents so long as the Sponsor has any Unit of sale. These special reserved rights of the Sponsor shall cover such activities as using the Units for sales offices, selection of members of the Board of Managers and amendments to the Condominium documents. In any event, however, Sponsor may not cease sales efforts and indefinitely rent/lease or reserve units for selection of members of the Board.

10. At the time of the closing to a Unit, there will be no other liens or encumbrances on the Unit or common elements other than the lien for non-payment of common charges, the lien of the first mortgage which arises if the purchaser obtains a first mortgage on his Unit and the liens and encumbrances set forth on Section N, paragraph 10.

11. Ownership of Unit in the Condominium subjects the Unit Owner to compliance with the provisions of the Declaration and By-Laws as well as any rules and regulations contained in the Declaration or By-Laws or established by the Condominium in accordance therewith. The rules and regulations set forth in the By-Laws and Declaration can be found in Exhibits VII and VIII. The Board of Managers can institute legal actions to enforce compliance with the provisions of the Declaration and By-Laws as well as the rules and regulations established therewith. Sponsor shall have the right to alter unsold Units or common elements by amending plan and/or specification. However, any

construction which might be undertaken by the Sponsor shall in no event undermine the structural integrity of the building. The provisions of the By-laws which require members of the Board of Managers to be Unit Owners will not apply to the First Board of Managers.

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

a) To determine and levy monthly assessments ("common charges") to cover the cost of common expenses, payable in advance.

b) To collect, use and expend the assessments collected to maintain, care for and preserve the Units, Buildings, and other common elements;

c) To make reports, restore or alter any Unit or common elements after damage or destruction by fire or other casualty or as a result of condemnation or eminent domain proceedings;

d) The Board of Managers and its agents, employees and contractors shall have a right of access to any unit and to all portions of the common elements for the purpose of carrying out any of its obligations under the Declaration and By-Laws.

e) To insure and keep insured the common elements and Units;

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

g) To make reasonable rules and regulations;

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

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

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

k) To make additions, alterations, or improvements to the common elements of the Condominium of which addition, alteration, or improvement does not exceed $10,000. The Board of Managers may make additions, alterations or improvements to the common elements costing in excess of $10,000 only with the approval of a majority of the Unit Owners. While the Sponsor is in control of the Board of Managers, the Board may make additions, alterations, or improvements to the common areas elements costing in excess of $10,000 or enter into service or maintenance contracts the duration of which will extend more than a year after the Sponsor loses control of the Board of Managers, only with the approval of a majority of the Unit Owners, excluding the Sponsor, voting at duly held meeting of the Unit Owners.

l) To borrow money on behalf of the Condominium when required in connection with the operation, care, upkeep and maintenance of the common elements, provided, however, that (i) the consent of at least 66 2/3% in number of all Unit Owners, obtained at a meeting duly called and held for such purpose in accordance with the provisions of the By-Laws, shall be required for the borrowing of any sum in excess of $10,000 and (ii) no lien to secure repayment of any sum borrowed may be created on any Unit or its appurtenant interest in the common elements without the written consent of the Owner of said Unit.

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

n) Any contract, agreement or commitment made by the Board of Managers shall be made by the Board of Managers, as agent for the Unit Owners as a group only. No member of the Board of Managers nor individual Unit Owner shall be liable for such contract, agreement or commitment. The Unit Owners shall be liable as a group under such contract, agreement or commitment but the liability of each Unit Owner shall be limited to that percentage of the total liability that is equal to his percentage of common interest. The Board of Managers shall have no liability to the Unit Owners in the management of the Condominium except for willful misfeasance or malfeasance and the Unit Owners shall severally indemnify all members of the Board of Managers against any liabilities or claims arising from acts or omissions taken by a member of the Board of Managers in accordance with his duties as such member except acts of willful misfeasance or malfeasance. Such several liabilities of the Unit Owners shall, however, be limited as to each Unit Owner to such proportion of the total liability thereunder as such Unit Owner's common interest bears to the common interest of all Unit Owners.

Upon taking title, each Unit Owner will automatically have one vote at all meetings of the Unit Owners for each zero point zero one percent (0. 01%) of interest in the common elements owned by him unless otherwise mandated by law or expressly provided for in the declaration.

The By-Laws will not be amended so as to adversely affect any Unit Owner while the Sponsor retains voting control of the Condominium. The Sponsor will not cast any of its votes for termination of the condominium except as set forth at Section S, Paragraph 8.

o) To enter into a Management Agreement with a managing agent.

13. a) The executive officers of the Condominium shall be a President, who shall be a Manager, Vice President, Treasurer and Secretary, all of whom shall be elected annually by the Board. The Board may appoint an Assistant Secretary, an Assistant Treasurer or such other officers as the Board determines is necessary to efficiently administer the affairs of the Condominium.

b) All officers and agents shall be subject to removal, with or without cause, at any time by the affirmative vote of a majority of the entire Board except the managers representing the Sponsor. Only the Sponsor has the right to replace the manager elected or appointed by Sponsor. All officers must be Unit Owners or members of the first Board of Managers. Two or more offices may not be held by the same person.

c) The President of the Condominium shall be the chief executive officer and shall preside at all meetings of the members and the Board and be an official member of all standing committees. He shall have general and active management authority over the business of the Condominium and shall have the general powers and duties of supervision and management usually vested in the office of the President of a stock corporation organized under the New York Business Corporation Law.

d) The Vice President of the Condominium shall be vested with all the powers and be required to perform all the duties of the President in his absence, together with such other duties as may be prescribed by the Board or the President.

e) The Secretary shall keep the minutes of the meetings of the members and of the Board in one (1) or more books for that purpose. The minute book shall be available for inspection by all members, or their authorized representatives, and by the Board, which minutes shall be retained for a period of not less than seven (7) years. He shall see that all notices are duly given in accordance with the provisions of the By-Laws or as otherwise required by law. In general, he shall perform all duties incident to the office of the Secretary and other duties as from time to time may be assigned to him by the President or the Board.

f) The Treasurer shall have custody of all Condominium funds and securities, keep full and accurate accounts of receipts and disbursements in books belonging to the Condominium, and shall deposit all monies and other valuable effects in the name and to the credit of the Condominium in such depositories as may be designated by the Board. He shall disburse the funds of the Condominium as ordered by the Board and shall render to the President and the Board at the regular meetings of the Board, or whenever they may require it, an account of all his transactions as Treasurer and of the financial condition of the Condominium.

14. The Board of Managers shall be required to obtain and maintain, to the extent obtainable, the following insurance upon the Condominium property and the equipment and personal property owned by the Condominium. The policies so obtained shall be for the benefit and protection of the Condominium, Unit Owners and their respective mortgagees as their interest may appear. Such policies shall include provisions that they be without contribution, that improvements to Units made by Unit Owners shall not affect the valuation of the Condominium Property for the purpose of insurance and that the insurer waives its rights of subrogation as to any claims against Unit Owners, The Board and their respective families, employees, servants, agents and guests. The insurance maintained shall cover the following perils and contingencies:

a) All improvements upon the Condominium Property and all personal property included therein, except the Units and such personal property as may be owned by the Unit Owners, shall be insured in an amount equal to the maximum insurable replacement value thereof (exclusive of excavation, foundations and other construction components customarily excluded) as determined periodically by the insurance company affording such coverage. Such coverage shall afford protection against:

i) Loss of damage by fire or other hazards covered by the standard extended coverage endorsements; and

ii) Such other risks as from time to time shall customarily be covered with respect to improvements similar in construction, location and use including but not limited to vandalism, malicious mischief, wind storm and water damage.

b) Comprehensive Public Liability and Property Damage in such amount and in such forms, as shall be required by the Board, including but not limited to, water damage, legal liability, hired automobiles, non-owned automobiles and off-premises employee coverage.

c) Worker's Compensation and Disability coverage to meet the requirement of law.

d) Fidelity bonds in sufficient amounts to fully protect the interests of the Condominium on each member of the Board of Managers, officers of the Condominium, managing agents and managers including any person or persons handling or responsible for funds of the Condominium.

In addition to the above, the coverage for directors and officers liability, boiler and machinery, and excess liability is generally available, but not provided by the Board of Managers.

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

15. A New York Bank or trust company shall be the Insurance Trustees as designated by the Sponsor unless or until replaced by a bank or trust company in the State of New York designated by the Board of Managers. If the Insurance Trustee shall resign or not qualify, the new Insurance Trustee shall also be a bank or trust company in the State of New York designated by the Board of Managers. The Insurance Trustee shall hold all proceeds of Insurance policies in accordance with Section 254(4) of the Real Property Law. The cost of all such insurance and fees and expenses of the Insurance Trustee shall be paid by the Board of Managers and shall constitute a common expense. The Board, or the Insurance Trustee, shall hold the proceeds from any casualty policy for the benefit of the Condominium, the Unit Owners and their respective mortgagees in the following manner:

a) In the event of damage to or destruction of the Condominium Building as a result of fire or other casualty (unless seventy-five (75%) percent or more of the Units are destroyed or substantially damaged and the Unit Owners do not duly and promptly resolve to proceed with repair or restoration by a vote of Unit Owners owning a seventy-five (75%) percent interest or more in the Common Elements) , the Board of Managers shall arrange for the prompt repair and restoration of the Condominium Building (including any fixtures initially installed therein by the Sponsor, any heating, air conditioning or other service machinery which is covered by insurance but not including any wall, ceiling or door decorations or machinery or equipment installed by Unit Owners in the Units), and the Board of Mangers or the Insurance Trustee, as the case may be, shall disburse the proceeds of all insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments. Any cost of such repair and restoration in excess of the insurance proceeds shall constitute a common expense and the Board of Managers may assess all the Unit Owners for such deficit as part of the common charges.

b) If seventy-five (75%) percent or more of the Units are destroyed or substantially damaged and the Unit Owners do not duly and promptly resolve to proceed with repair or restoration by a vote of Unit Owners owning a seventy-five (75%) percent interest in the Common Elements, the Condominium Property shall be subject to an action for partition at the suit of any Unit Owners or lien or, as if owned in common, in which event the net proceeds of the insurance policies (or if there shall have been a repair or restoration pursuant to sub-paragraph (a) above and the amount of insurance proceeds shall have exceeded the cost of such repair or restoration) then the excess of such insurance proceeds shall be divided by the Board of Managers or the Insurance Trustee, as the case may be, among all the Unit Owners in probation to their respective common interests, after paying out of the share of each Unit Owner the amount of any unpaid liens on his Unit, in the order of the priority of such liens.

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

17. The following is a brief summary of the tax valuation petition procedures for the City of New York:

a) Tax notices are issued annually by January 15th. A taxpayer has until March 1st to apply for a corrective hearing before the Borough Commission.

b) The decision of the Borough Commission is appealable to the City Tax Commission.

c) If the taxpayer wishes to contest the issue beyond the Tax Commission he must institute an Article 7, certiorari proceeding.

d) The Board of Managers will act as an agent of each Unit Owner who has given his written authorization to apply to the local and county real estate tax assessment board of review agency by filing a single complaint on behalf of all such Unit Owners pursuant to Section 512 of the Real Property Tax Law and to commence and prosecute a special proceeding for the review of assessments of real property as an aggrieved person pursuant to Section 704 of the Real Property Tax Law. The Board of Managers may retain legal counsel on behalf of all Unit Owners for which it is acting as agent and to 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.

18. The undivided share in the Common Elements which is appurtenant to a Unit, and the exclusive right to use all appropriate appurtenant Limited Common Elements shall not be separated from the Unit, and shall pass with the title to the Unit. The respective shares in the Common Elements appurtenant to Units shall remain undivided, and no action for partition of the Common Elements shall lie, except as provided with respect to termination of the Condominium.

19. The Board of Managers shall have the right to accumulate reserves for capital replacement. Such reserves may be used for exterior painting, roof repair and replacement and such other capital expenses as the Board determines. The current budget set forth in Section I, Schedule B does not include a Reserve Fund for capital replacement.

20. Copies of the Declaration and By-Laws are found in Part II, Exhibits VII and VIII respectively.

RIGHTS AND OBLIGATIONS OF SPONSOR

Sponsor has certain rights and obligations under this Offering Plan and applicable Law, and all Purchasers, upon execution of their respective Purchase Agreements, will be deemed to have accepted, approved and agreed to abide and be bound by the following:

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 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 two (2) 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 individual 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 not using construction financing to construct the buildings.

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 material and make modification 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 three months after closing the first unit. Sponsor must obtain the permanent certificate of occupancy before the partial or temporary certificate of occupancy expires, unless extended.

It has been customary for units in new constructed and gut rehab co-op and condos to close after a temporary certificate of occupancy (“TCO”) covering such units has been issued. 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 TCOs and FCOs 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 ninety (90) days after the date of issuance. When a TCO expires and is not renewed, it may be difficult or impossible to buy insurance, refinance, or sell units. In New York City, it is common for sponsors to commence unit closings when some or all units are covered by a TCO rather than a FCO. Sponsor anticipates this scenario may occur. Sponsor and its principals will undertake the responsibility for extending each TCO received prior to expiration thereof, and ultimately for obtaining a FCO covering the entire building. However, Sponsor and its principals make no representation or guarantee that DOB will issue the FCO within two years, which is the timeframe anticipated by the Multiple Dwelling Law for issuance of a FCO. NOTWITHSTANDING THE FOREGOING, SPONSOR AND ITS PRINCIPALS ARE OBLIGATED TO PROCURE THE FINAL CERTIFICATE OF OCCUPANCY 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.

[Applicable in cases where the Sponsor and corporate documents permit unit owners to undertake renovations prior to the procurement of a FCO].

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

Buyers are advised to visit the DOB website for further recommendations when purchasing a unit in a building that does not have a FCO. A Factsheet on Certificates of Occupancy is available on the DOB website at: http.//www.nvc. gov/html/dob/downloads/pdf/co_factsheet.pdf. (57).

Be that as it may, however, the sponsor has obtained a Permanent Certificate of Occupancy on August 29, 2019 with number CO#121663645F for this condominium building. (5)

Sponsor will send closing notices for units covered by TCOs and purchasers will be required to close with a TCO, rather than a permanent certificate of occupancy in place. TCOs are issued for six months at a time and must be extended for up to two years after which they must be succeeded by a permanent certificate of occupancy. The NYC Department of Buildings advises purchasers of houses and apartment who closes with only a TCO in place to consult with their attorneys or engineers to assure that sufficient funds are escrowed or otherwise secured for sponsor to obtain a permanent certificate of occupancy. 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 compete all alternations and improvements to the public portions ad 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. 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.

The sponsor agrees to warrant the materials or workmanship of each unit (and limited common elements) or common elements. However, this Condominium Building will NOT be subject to the Housing Merchant Implied Warranty Law (GBL Article 36-B) of the State of New York. Sponsor is obligated to construct the Building in accordance with all applicable Laws and the Plans and Specifications as well as the provisions of this Offering Plan. The Housing Merchant Implied Warranty Law (GBL Article 36- B) is not applicable to this offering. Sponsor is not making any express or implied warranties of fitness for a particular purpose, merchantability or habitability of any Unit or Common Element. Unless caused by a violation of the sound transmission code, noise code or other applicable code, there is no warranty as to sound transmission. Unless caused by a failure of Sponsor to comply with the Laws and the Plans and Specifications, Sponsor is not responsible for, nor can it make any guarantees regarding odors, levels of noise or vibrations resulting from the operation of the Building or the Units or the degree of privacy which will be afforded to Unit Owners in their Units. Unless caused by a code violation or a violation of Law, there is no warranty with respect to mold, mildew, spores, fungi or other toxins. There is no warranty as to air, view or light quality. Sponsor's obligation, regardless of any limitations in the warranty, is to construct the premises in accordance with all applicable Laws, the Plans and Specifications, and any conflict between (a) the disclaimers and (b) Sponsor's obligation to construct the premises in accordance with all applicable Laws the Plans and Specifications, shall be resolved in favor of the latter. In no event will Sponsor be liable for incidental, special or consequential damages.

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

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 coon 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 title “Special Risks”.

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 ma interfere with unit owner’s use. Any access shall occur between the hour 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. Sponsor is retaining the right to rent rather than sell units if the sponsor cannot sell the rest of units at offering price after a period of six (6) months of the date the offering plan(2) is declared effective after two (2) units are sold. However, the sponsor will not rent units prior to consummation (5) of the plan. (54-55). Sponsor will endeavor in good faith to sell all the units rather than only rent the rest of units after the consummation of the plan as a result of the sale of two units. Sponsor has no commitment to sell more units than the fifteen (15%) percent necessary to declare the plan effective. Nevertheless, the sponsor is committed to selling not less than two (2) units under this offering plan. (The next sentence regarding resumption of sale is intentionally deleted. The offering price listed in Schedule A is determined based upon a number of factors such as the fair market value of the subject property, the cost of construction and reasonable profit margin of the sponsor, etc. The Sponsor will endeavor in good faith to sell all unit offered to sell in a reasonably timely manner. Sponsor retains the right to rent any residential units, which cannot be sold at the offering price listed in schedule “A” at the time of effectiveness within a period of six (6) months(4) of the date that this offering is declared effective.

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 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 tolerance that the Floor Plan 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.

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.

REAL ESTATE TAXES

In accordance with the New York State Condominium Act, real estate taxes applicable to each Unit will be separately assessed. The estimated monthly costs and charges to be incurred by the owner of each Unit in the first year in which the property will be fully subject to real estate taxes together with estimated Common Charges on each Unit and other carrying costs are set forth on Schedule A.

Each Unit will be given a separate block and lot designation.

The estimate of real estate taxes for each Unit for the first year of Condominium operation further assumes that the amount of real estate taxes payable with respect to each Unit will be calculated by dividing the total tax liability among the Units in proportion to the percentage of Common Interest of the individual Units indicated in Schedule A. There is no assurance that the City of New York will allocate taxes among the Units in proportion to the individual Units' percentage of Common Interest. If they do not, Owners of Units with the same percentage of Common Interest will pay different amounts of real estate taxes.

Although in the Sponsor's opinion this method of calculating the real estate taxes applicable to each Unit is reasonable, there can be no assurance that the sponsor's method of calculation of real estate taxes applicable to each Unit will be the final method used by the New York City taxing authorities in establishing the real estate tax assessment for each Unit. If for any reason a different method of calculation is used or a different assessment is placed upon any of the Units by such authorities, real estate taxes may increase or decrease, depending upon the final decision of such taxing authorities.

In the event the Units have not been separately assessed for real estate tax purposes prior to the closing of title to the first Unit, Sponsor may place in escrow, in the name of the Board of Managers, an amount equal to the unpaid real estate taxes which will be levied against the Units in the Condominium for the six (6) month period following the first closing. Thereafter, at each closing during said period, each Purchaser will reimburse the Sponsor for the pro-rata amount paid on behalf of said Unit. In the event the actual assessment is greater than the amount adjusted, Purchaser agrees to reimburse Sponsor after the closing to the extent of the actual assessment. In the event actual assessment is less than the amount adjusted, Sponsor agrees to reimburse the Purchaser after the closing to the extent of the actual assessment.

Alternatively, the Sponsor may place in escrow, in the name of Board of Managers, an amount equal to the real estate taxes attributable to the unsold Units for such six (6) month period and may collect at each closing the estimated amount of taxes attributable to such Unit for the balance of the six (6) month period. The Board of Managers will pay

the real estate taxes from the escrow account when taxes are due and payable and the funder of the escrow account will be entitled to reimbursement from Unit Owners to the extent of the actual assessment.

Unit Owner will not be responsible for or subject to any lien arising from the non-payment of real estate taxes on any other Unit.

There are no tax certiorari proceedings currently pending for the property. The By-Laws empower the Board of Managers to bring such proceedings on behalf of the Unit Owners.

The Sponsor anticipates that the real estate tax rate will vary in future years rather than remain constant. The estimates of projected real estate taxes in this Offering Plan have been prepared by the Sponsor and cannot be construed as an assurance of the final tax costs, but are merely estimates based upon information available to the Sponsor at this time. In no event will the Sponsor or Sponsor's Counsel be liable to any Purchaser under this Plan, nor will any Purchaser have the right to rescind his or her Purchase Agreement, in the event the amount of the taxes differ from those projected. The Building is exempted from the prevailing wage requirement for employees as it contains fewer than fifty (50) Units.

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OPINION OF COUNSEL

October 28, 2020

On Lok Bo, LLC
39 Monroe Street
New York, NY 10002

Re: On Lok Bo Condominium
39 Monroe Street, New York, NY 10002

Dear Sir or Madam:

We have reviewed the above referenced Offering Plan (the "Plan") including the proposed Declaration which will create the Condominium, and By-Laws which will govern the operation of the Condominium. We also considered applicable sections of the Internal Revenue Code and the New York State Tax Law.

Under the Plan, a Purchaser of a Unit will acquire fee title with an appurtenant undivided interest in the Common Elements. The Purchaser's Unit will be separately taxed for real estate tax purposes. Each Purchaser may place a separate mortgage on the Unit Owner's Unit. There is no restriction upon ownership of a Unit. The Community Facility Units may only be used for medical and health related purposes and for related business purposes as is permitted in conformance with applicable zoning requirements of the City of New York. Units can be sold by a Unit Owner, provided that the Unit Owner is not in arrears on the payment of Common Charges (except where the payment of such unpaid Common Charges is paid by the Grantee or provided for out of the proceeds of the sale) and subject to restrictions contained in the mortgage, if any, covering their Unit. No Unit can be sold without a simultaneous sale of the undivided interest in the Common Elements.

Based upon the foregoing and provided that the Plan becomes effective in accordance with its terms, and further assuming each Owner holds their Unit for use in a trade or business, it is our opinion that each Owner of a Unit will be entitled under present tax laws and regulations to deduct from the Unit Owner's gross income for Federal and New York State income tax purposes (a) real estate taxes assessed against the Unit Owner's Unit paid to the local taxing authorities; (b) interest paid by the Unit Owner on any

mortgage indebtedness covering the Unit Owner's Unit; and (c) the Common Charges paid by the Unit Owner to the Board of Managers as the Unit Owner's proportionate share of the cost of operating and maintaining the Property (exclusive of any amounts paid to acquire capital assets, make capital improvements, or amortize debts for such items); and (d) the Unit Owner's proportionate share of depreciation of the Unit and of any other capital assets.

We have considered the relevant cases and rulings on the tax status of the Condominium, including Revenue Rulings 74-17, 74-99, 75-370 and 75-371. These rulings, under certain circumstances, permit assessments for the capital replacements and new or replacement equipment to be excluded from the Condominium's income and be treated for tax purposes as additional capital contributions. In such case each Unit Owner's assessment for such purposes would add to the Unit Owner's tax basis. Although the Condominium described in the Plan may be deemed a taxable entity under such Rulings, assuming that assessments for capital purposes, including reserves, are properly designated and accounted for, and that certain other special purpose assessments are properly treated as trust funds, the Condominium should not realize any significant amount of taxable income, other than with respect to incidental investment income, such as interest earned on reserve funds deposited in bank accounts.

Mortgage Interest and Real Estate Tax Deductions – Federal

On December 22, 2017 President Trump signed into law legislation commonly known as the Tax Cuts and Jobs Act (the "2017 Act"). The 2017 Act made changes to the Code that are generally effective for individual taxpayers for the period January I, 2018 through December 31, 2025 at which point the relevant Code provisions in effect prior to 2018 again become effective. The 2017 Act makes significant changes to pre 2018 Code provisions relating to tax and interest deductions for home ownership. Because of the transitory nature of many of the tax law changes discussed in this opinion, we discuss both the current 2017 Act for the period January 1, 2018 through December 31, 2025 and the pre 2018 Code provisions for the period January 1, 2026 and thereafter.

January 1, 2018 through December 31. 2025

Pursuant to the Plan, the purchaser of a Residential Unit will receive legal title in fee simple to his or her Residential Unit, coupled with ownership of an undivided interest in the appurtenant Common Elements held in common with other Unit Owners. Such purchaser will have the right to place an individual mortgage on his or her separate Residential Unit and will be liable to the local tax authority for the real estate tax assessment with respect to his or her interest in the Property. Under these circumstances, the Internal Revenue Service (the "IRS") has ruled that the owner of a residential condominium unit may deduct interest paid on his or her mortgage indebtedness and the

real estate taxes assessed and paid on his or her interest in the property. Rev.Rul. 64-31, 1964-1 C.B. 300.

Accordingly, based on the foregoing, it is our opinion that for the taxable year beginning on or after January 1. 2018 and before January 1, 2026 an owner of a Residential Unit who itemizes his or her deductions will be entitled under current law to deduct from his or her gross income for Federal income tax purposes, real estate taxes assessed against his or her Residential Unit and paid to the local tax authority, subject to an overall limitation under the 2017 Act of $10,000 ($5,000 for a married individual filing a separate return) for the aggregate of state and local property taxes and state and local income taxes for such year. Since the deductions for state and local taxes are so restricted under the 2017 Act, Residential Unit Owners should consider whether to claim the standard deduction in lieu of electing to itemize deductions. In determining whether to itemize deductions, the 2017 Act increases the standard deduction to $24,000 for married individuals filing a joint return, $18,000 for head of household filers, and $12,000 for all other taxpayers but also eliminates the deduction for personal exemptions. Further, no deduction for real estate taxes is permitted for purposes of the Federal alternative minimum tax, however the 2017 Act increases the exemption amount for individuals to $109,400 for taxpayers filing joint returns and surviving spouses, $70,300 for single taxpayers, and $54,700 for married taxpayers filing separately, with a phase-out reduction of such exemption amounts for taxable income in excess of a prescribed amount. Owners of the Residential Units should consult their tax advisers regarding the applicability of the alternative minimum tax to the deductibility of real estate taxes and whether to claim the standard deduction instead.

Under the 2017 Act a taxpayer generally is entitled to a deduction for Federal income tax purposes for interest paid with respect to a principal and one secondary residence (a "qualified residence") to the extent that the interest is attributable to indebtedness which is secured by the qualified residence and which is incurred in acquiring, constructing or substantially improving the qualified residence (or which constitutes a refinancing thereof, to the extent that such indebtedness does not exceed the amount of the refinanced debt) ("acquisition indebtedness"), up to, for debt incurred on or after December 15, 2017, a maximum of $750,000 in indebtedness for any period ($375,000 in the case of a married individual filing a separate return). The deduction for interest allowable under the pre 2018 Code attributable to home equity indebtedness, not to exceed $100,000, is suspended through December 31, 2025 for calendar year taxpayers. Accordingly, an owner of a Residential Unit who itemizes deductions and uses his or her Residential Unit as a qualified residence wi11 be entitled, for the taxable year beginning on or after January 1, 2018 and before January 1, 2026, to deduct from his or her gross income for Federal income tax purposes, interest paid or accrued by him or her on acquisition indebtedness incurred with respect to his or her Residential Unit to the extent that such

indebtedness, when added to the amount of acquisition indebtedness incurred with respect to a second qualified residence (if any), does not exceed $750,000 ($375,000 in the case of a married individual filing a separate return) with respect to his or her Residential Unit. Such Unit Owners should also consider whether to take the increased standard deduction allowed under the 2017 Act and discussed in the tax deduction portion of this letter, in lieu of electing to itemize deductions. Since the 'rules and limitations regarding the deductibility of home mortgage interest are complex, purchasers are urged to consult their tax advisers regarding the application of such rules and limitations to them, as well as regarding the deductibility of interest with respect to their Residential Units for Federal alternative minimum tax purposes (which at present is subject to rules different than those described above for regular tax purposes). In addition, owners of Residential Units should consult their tax advisers regarding potential limitations on the deductibility of points and prepaid interest, if any, on their mortgage loans.

January 1, 2026 and Forward

Effective for taxable years beginning on or after January 1, 2026, the pre 2018 Code provisions will be applicable to the deductibility of mortgage interest and real estate taxes. The pre 2018 Code provisions and its effect on our opinions are described below.

It is our opinion that an owner of a Residential Unit who itemizes his or her deductions with respect to a taxable year beginning on or after January 1, 2026 will be entitled to deduct from his or her gross income for Federal income tax purposes, subject to an overall limitation on itemized deductions as set forth in Section 68 of the Code, suspended during the period January 1, 2018 through December 31, 2025, real estate taxes assessed against his or her Residential Unit and paid to the local tax authority. The $10,000 overall limit on the deduction of state and local property and income taxes under the 2017 Act will not apply. However, no deduction for real estate taxes is permitted for purposes of the Federal alternative minimum tax as in effect prior to January 1, 2018. Owners of the Residential Units should consult their tax advisers regarding the applicability of the overall limitation on itemized deductions to the deductibility of real estate taxes.

With respect to taxable years beginning on or after January 1, 2026 a taxpayer generally is entitled to a deduction for Federal income tax purposes for interest paid with respect to a principal and one secondary residence (a "qualified residence") to the extent that the interest is attributable to indebtedness which is secured by the qualified residence and which (i) is incurred in acquiring, constructing or substantially improving the qualified residence (or which constitutes a refinancing thereof, to the extent that such indebtedness does not exceed the amount of the refinanced debt) ("acquisition indebtedness"), up to a

maximum of $1,000,000 for any period ($500,000 in the case of a married individual filing a separate return), or (ii) is any indebtedness other than acquisition indebtedness, up to the excess of the fair market value of any one qualified residence over the amount of acquisition indebtedness with respect to such residence ("home equity indebtedness"), but not to exceed $100,000 ($50,000 in the case of a married individual filing a separate return) in the aggregate for all qualified residences of the taxpayer in any period. The restrictions under the 2017 Act for $750,000 and $375,000 in acquisition indebtedness and the disallowance for home equity indebtedness will not apply in this period. Accordingly, an owner of a Residential Unit who itemizes deductions and uses his or her Residential Unit as a qualified residence will be entitled, under law in effect in the taxable year beginning on or after January 1, 2026, to deduct from his or her gross income for Federal income tax purposes, subject to an overall limitation on itemized deductions as set forth in Section 68 of the Code, interest paid or accrued by him or her on (i) acquisition indebtedness incurred with respect to his or her Residential Unit to the extent that such indebtedness, when added to the amount of acquisition indebtedness incurred with respect to a second qualified residence (if any), does not exceed $1,000,000 ($500,000 in the case of a married individual filing a separate return) and (ii) home equity indebtedness with respect to his or her Residential Unit to the extent that such indebtedness, when added to the amount of home equity indebtedness incurred with respect to a second qualified residence (if any), does not exceed $100,000 ($50,000 in the case of a married individual filing a separate return). Since the rules and limitations regarding the deductibility of home mortgage interest are complex, purchasers are urged to consult their tax advisers regarding the application of such rules and limitations to them, as well as regarding the deductibility of interest with respect to their Residential Units for Federal alternative minimum tax purposes (which is subject to rules different than those described above for regular tax purposes). In addition, owners of Residential Units should consult their tax advisers regarding potential limitations on the deductibility of points and prepaid interest, if any, on their mortgage loans and on the overall limitation on the allowance of itemized deductions.

Mortgage. Interest and Real Estate Tax Deductions - New York State and City

Each owner of a Residential Unit who uses his or her Residential Unit as a residence will generally be entitled to the same deduction for mortgage interest and real estate taxes paid or accrued with respect to his or her Residential Unit for New York State and New York City income tax purposes as is allowed for Federal (regular) income tax purposes in the relevant periods. However, under New York State and New York City income tax law, itemized deductions, such as interest and real estate tax deductions, are subject to reduction by as much as 50% in the case of individuals having income exceeding certain prescribed levels. Moreover, if an individual's New York State and New York City adjusted gross income exceeds $1,000,000, then no New York State or New York City

itemized deductions are allowable for the mortgage interest and the real property tax payments. Furthermore, purchasers should consult their tax advisers to determine the application, if any, of the New York State and New York City minimum taxes to the deduction for mortgage interest and real estate taxes with respect to their Residential Units.

Because the 2017 Act limits deductions for property and state income taxes to a combined total of $10,000 a question arises during the period January 1, 2018 to January 1, 2026 whether all of the real property taxes paid, subject to a $10,000 limit, can be deducted for New York State and New York City purposes, or merely a proportionate amount of property taxes paid as results from the ratio of property taxes to total property and state income taxes multiplied by $10,000. We expect both the IRS and the New York State Department of Finance and Taxation will provide guidance, but in the absence of guidance we think the better view is that property taxes are deductible to the extent paid or accrued for New York State and New York City purposes subject to the $10,000 Federal limit in the applicable years and the limitations under New York law described above. (61)

Section 528 Homeowners Association

If the Condominium qualifies as a homeowners association within the meaning of Section 528 of the Code, it may elect not to be subject to Federal income tax on amounts received as membership dues, fees or assessments from Residential Unit Owners. However, even if the election is made, the Condominium will remain liable for Federal income tax on any taxable income it may have from other sources such as interest earned on any reserve funds (less expenses) directly connected with the production of such income).

To qualify as a homeowners association, the Condominium must meet all of the following conditions: (1) it must be organized and operated to provide for the acquisition, construction, management, maintenance and care of association property, (2) at least 60% of its gross income for each taxable year must consist solely of amounts received as membership dues, fees or assessments from Residential Unit Owners, (3) 90% or more of its expenditures for each taxable year must be made for the acquisition, construction, management, maintenance and care of association property, (4) no part of its net earnings can inure to the benefit of any private shareholder or individual (other than by acquiring, constructing, or providing management, maintenance, and care of association property, and other than by rebate of excess membership dues, fees, or assessments), (5) the Condominium must elect to be treated as a homeowners association, and (6) at least 85% of the total square footage of all Units within the Condominium must be used by individuals for residential purposes. See Treasury Regulation §1 .528-4(b). The qualification of an organization under the provisions of Section 528 is to be determined

annually at the close of each taxable year and it is possible, therefore, that if the Condominium does not qualify in one year, it may nevertheless qualify in one or more future years.

Based on the information contained in Schedule A to the Plan, which shows that 85.62% of the total square footage of all Units of the Condominium will be contained in the Residential Units, and assuming that the Residential Units are used by individuals for residential purposes under Treasury Regulation § 1.528-4, at least 85% of the total square footage of all Units of the Condominium will be used by individuals for residential purposes. In making that determination, we note that the Condominium has not been constructed and that either a small decrease in the square footage of the Residential Units from that shown in Schedule A to the Plan, or a small increase in the square footage of the Commercial Unit from that shown in Schedule A to the plan, or a combination of both, when constructed may cause the square footage of all Residential Units of the Condominium to be less than 85% of the total square footage of a11 Units. If that should be the case, the Condominium will not be eligible to elect to be treated as a homeowners association.

Based on the information contained in Schedule A to the Plan and assuming (i) the actual gross income and expenditures of the Condominium for its taxable year ending June 30, 2020 (the "2020 Taxable Year") are the same (or, are in the same proportions) as the estimated gross income and expenditures for the Condominium's first year of operations, as set forth in Schedule B to the Plan, (ii) the Condominium otherwise operates in accordance with the terms of the Plan and the Plan Documents, and (iii) there are no changes in the facts and/or the relevant provisions of current law, the Condominium should be eligible to elect to be treated as a homeowners association under Section 528 of the Code for the 2020 Taxable Year. In making that determination we also note that Schedule B to the Plan lists qualifying expenditures (the 90% test discussed in (3) above) for association property, essentially property attributable to Residential Units, at 91.9% of total expenditures in the 2020 Taxable Year. To the extent that actual expenses for association property decreases by a small amount in the 2020 Taxable Year, or the expenses for non-association property increases by a small amount in the 2020 Taxable Year, or a combination of both occurs, such increases or decreases may cause total expenditures for association property to be less than 90% of total expenditures in the 2020 Taxable Year. If such increases or decreases result in association property expenditures that are less than 90% of total Condominium expenditures, the Condominium will not be eligible to elect to be treated as a homeowners association for the 2020 Taxable Year.

Absent the application of Code Section 528, the present state of federal law is unclear as to the precise tax status of the Condominium. An entity classification regime was adopted

in regulations issued by the United States Treasury Department on December 17, 1996 and there is no authority addressing the application of those entity classification regulations to condominiums. Because the By-Laws of the Condominium provide that the Condominium Board (the "Board") will each act as the agent of the Unit Owners represented by each such Board, the Condominium Board may take the position that the Condominium is not a separate entity and accordingly is not subject to the classification regime. In such case, the Unit Owners would, in the aggregate, include in their gross income and be taxed on all income earned by the Condominium (which income may include interest or similar income earned from interim investments of the amounts assessed and collected from the Unit Owners), reduced by the expenses incurred in earning such income. For this purpose, the Common Charges should not be considered income earned by the Condominium through the Board collecting such charges. If, however, the Condominium is properly considered a separate entity and is not incorporated under New York State law, the Condominium may elect to classify itself as a corporation. If the Condominium is taxable as a corporation, it would be considered a separate taxpayer with respect to income and deductions and return filing requirements and would be subject to Federal corporate income tax. If the Condominium does not elect to be treated as a corporation and is treated as a partnership, the partnership would not be subject to an entity level tax, the items of income and deduction of the partnership would generally be passed through to the Unit Owners in accordance with the provisions of Subchapter K of the Code, and the partnership would be required to file information returns.

The precise tax status of the Condominium for New York State and New York City tax purposes is also unclear. The relevant New York State and New York City laws incorporate by reference federal entity classification provisions which, as discussed above, do not specifically address the treatment of condominiums. If the Condominium is properly treated as a separate entity that is an association taxable as a corporation for Federal income tax purposes, the Condominium would be subject to the New York State Corporation Franchise Tax and the New York City General Corporation Tax. If the Condominium does not constitute an association that is taxable as a corporation for Federal income tax purposes, it likely would be subject to the New York City Unincorporated Business Tax, unless the Condominium were eligible for and elected treatment under Code Section 528 as a homeowners association.

No warranty or representation can be made that the United States Treasury Department or the Department of Taxation and Finance of the State of New York will allow the income tax deductions referred to herein if the tax laws or the regulations issued thereunder or any judicial interpretation thereof change. Under no circumstances will the Sponsor or counsel to the Sponsor or any person be liable if the United States Treasury Department or Department of Taxation and Finance of the State of New York fail to allow the income

tax deductions by future changes of fact or law including status, regulations, rulings and judicial determinations.

Furthermore, the percentage of Common Interest for each Unit as contained therein has been determined 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 the exclusive or shared use, and the overall dimensions of the particular Unit. Said method of determining the percentage of Common Interest in a condominium complies with and is pursuant to Section 339-I (1) (iv) of the Real Property Law of the State of New York.

We hereby authorize the use of this opinion, or a reproduction thereof, in the Offering Plan for On Lok Bo Condominium.

Very truly yours,

By: _____
Oliver Zhou, Esq.

RESERVE FUND

1. Under the provisions of the By-Laws, the Board has the right to establish a Reserve Fund for the future replacement of or additions to the Common Elements.

2. The Board shall fix and determine the sums necessary to maintain the Reserve Fund. The amount to be reserved shall be computed by means of a formula which is based upon the estimated life and estimated replacement cost of each reserve item.

3. The current budget set forth in Section I, Schedule B includes a reserve fund of $10,000.00 as a line item, to be collected out of the maintenance charges paid by the unit owners. The Reserve Fund is to be used for future capital repairs, replacements or improvements.

4. The reserve fund may not be used to reduce projected common charges while the Sponsor is in control of the Board.

NEITHER THE DEPARTMENT OF LAW OF THE STATE OF NEW YORK NOR ANY OTHER GOVERNMENTAL AGENCY HAS MADE ANY JUDGMENT AS TO THE ADEQUACY OF THE RESERVE FUND.

WORKING CAPITAL FUND

At the time of the first closing of title to each Unit to a bona fide Purchaser, such Purchaser shall pay the sum of $500 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. The approximate amount of such adjustment is $1,000 or about one half of one month's common charges. The net adjustments for prepaid expenses, if in favor of the sponsor, are to be paid by deduction of the prepaid amount from the working capital fund. There will be a minimum working capital fund of $1,500 regardless of the amount of adjustments. If the full amount of the adjustment due to the Sponsor would decrease the working capital fund below $1,500, then to the extent the adjustment would reduce the working capital fund below $1,500, the adjustment is waived.

If the result of the Closing adjustment is a net credit in favor of the Condominium, such amounts in the Working Capital Fund may be held or used at any time for working capital, to make repairs or for such other appropriate purposes permitted under the Declaration and the By-Laws as will be determined by the Board of Managers in its sole discretion.

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 year at no compensation.

The Agreement obligation 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 amount of management fee budgeted is the prevailing fee for buildings of this size in this location.

Should the Sponsor remain in control of the Board after one year because the Sponsor has sold less than 50% of its units, it is unlikely that the Board will terminate Sponsor's management agreement. However, should Sponsor give up control of the Board of Managers prior to one year due to the sale of more than 50% of the units, it is likely that Sponsor will case management of the Condominium after one year.

All expenses incurred by the Managing Agent in performance of its duties will be reimbursed by the Board of Managers and charged to the Unit Owners as a Common Expense.

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 Board may cancel the agreement with Sponsor, with or without cause.

The Board of Managers under the terms of the management agreement must indemnify and hold the Managing Agent harmless against liability for acts properly performed by the Board under the Management Agreement.

IDENTITY OF PARTIES

1. Sponsor.

   On Lok Bo, LLC., the Sponsor, is a limited liability company (65) formed in 2014. The Principal office of Sponsor is 39 Monroe Street, New York, NY 10002. The members (35) of Sponsor are Yat Sun Poon and Kam Mui Leung both having an address at 31 Monroe Street, Apt 11C, New York, NY 10002. (66) Yat Sun Poon is the retired owner of a rice noodle company named, and did business under the name of Poon Kee Inc., and Kam Mui Leung is an executive president of the rice noodle company.

   Neither Mr. Poon nor Mrs. Leung has any prior felony convictions, bankruptcies, judgments, or injunctions against them (36) of any kind. Neither of them have taken part in any cooperative or condominium offerings, planned unit development or time sharing offering at any time. They do not have any prior experience in developing real estate other than built out an industrial building at Brooklyn for their rice noodle manufacturing facility.

   The Sponsor's principals have no relationship to the engineer or the attorney for the sponsor other than with respect to this offering.

2. Architect/Engineer.

   The architect/engineer is City Building NY Architect P.C. in which Mr. Ying Hao Li is a licensed professional architect in the State of New York. Mr. Li has many years of experience in the design and construction of multifamily residential buildings in Brooklyn and Queens. There is no other relationship between Mr. Li and the Sponsor. The followings are the list of projects Mr. Li designed in the recent years:
   (a) 42 Allen Street, New York, New York;
   (b) 162 Avenue O, Brooklyn, New York;
   (c) 357 49th Street, Brooklyn, New York;
   (d) 573 49th Street, Brooklyn, New York;
   (e) 161 Jefferson Street, Brooklyn, New York;
   (f) 1310 Avenue X, Brooklyn, New York;
   (g) 176 Wilson Avenue, Brooklyn, New York.

3. Managing Agent.

The Managing Agent is the Sponsor with offices at 39 Monroe Street, New York, NY 10002. The officers of Sponsor are Yat Sun Poon and Kam Mui Leung and they have involved in the management of a number of businesses in New York and they have some prior experience in managing real estate as managing agent. The following is the list of other properties managed by the managing agent: 90 Grattan Street, Brooklyn, NY 11237.

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

4. Counsel.

   Sponsor has retained the law firm of Oliver Zhou, Esq., with offices at 100 Bowery, Suite 300, New York, NY 10013, to represent it in connection with the Offering Plan. Mr. Zhou 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. Zhou's fee is being paid by Sponsor.

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

An annual report 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.

DOCUMENT ON FILE

Documents on file: The Sponsor shall keep copies of the plan, all documents referred to in the plan and all Exhibits submitted to the Department of Law in Connection with the filling of the plan, on file and available for inspection without charge and copying at a reasonable charge at the Sponsor's office located at 39 Monroe Street, New York, NY 10002 for six (6) years from the date of first closing. The Sponsor shall deliver to the Board of Managers a copy of all documents filed with the appropriate recording office at the time of the closing of the first unit.

SPONSOR'S STATEMENT

OF BUILDING CONDITION PURSUANT TO

ECTION 13 N.Y.C.R.R. PART 20.3 (gg)

October 28, 2020

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

RE: The On Lok Bo Condominium
39 Monroe Street
New York, NY 10013

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 Description of Property and Building condition.

The contemplated rehabilitation 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 basement facilities for storage are provided for in the Certificate of Occupancy.

Reference is made to 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 al such notice at or prior to the issuance of a new Certificate of Occupancy for the Property.

GENERAL

1. There are no lawsuits, administrative or other proceedings pending against the Sponsor which may materially affect the offering, the property, Sponsor's capacity to perform all of its obligations under this Plan, the Condominium or the operation of the Condominium.

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

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

4. This Plan contains a fair summary of the pertinent provisions of the various documents referred to herein and does not knowingly omit any material fact or contain any untrue statement of material fact relating to this offering. Any information or representation made, not contained in this Plan, must not be relied on. This Plan may not be modified orally.

   This plan may be amended at any time and from time to time provided that, if the amendment is a material and substantial modification of the Plan which materially adversely affects Purchasers, then anyone who has theretofore executed a Purchase Agreement shall be given not less than thirty (30) days after a copy of duly filed amendment is mailed or otherwise delivered to them by written notice to the Sponsor to cancel the Purchase Agreement and to obtain a refund in full, of the down payment made therewith.

5. No contracts or agreements have been entered into and no deposits or advances of funds accepted by the Sponsor as of the date the Plan is accepted for filing by the Department of Law.

6. All of the Units offered in the Plan are vacant and free of tenancies as of the date of submission of the Plan to the Department of Law.

SPONSOR'S STATEMENT OF BUILDING CONDITION

Sponsor adopts the "Description of Property and Building Condition" set forth in Part II of the Offering Plan and has no knowledge of any material defects or need for major repairs as set forth therein.

PART II

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PURCHASE AGREEMENT

RESIDENTIAL SECTION

ON LOK BO, LLC

TO

PURCHASER

UNIT NO.

THE ON LOK PO CONDOMINIUM

39 MONORE STREET, NEW YORK, NY 10002

(TO BE EXECUTED IN QUADRUPLICATE)

AGREEMENT, made as of_____, 20___, between The On Lok Bo LLC, a New York limited liability company, having an office at 39 Monroe Street, New York, NY 10002 ("Sponsor"), and _____, having an address at _____ ("Purchaser").

W I T N E S S E T H:

1. THE PLAN. Purchaser acknowledges having received and read a copy of the Offering Plan for the Residential Section of Atelier and all amendments thereto, if any, filed with the Department of Law of the State of New York (hereinafter, collectively, referred to as the "Plan") at least three (3) days prior to Purchaser's signing this Agreement. If Purchaser has not received the Plan and all amendments thereto at least three (3) full days prior to Purchaser's signing this Agreement, Purchaser shall have the right to rescind this Agreement within seven (7) days from the date of this Agreement. The Plan is incorporated herein. 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 provisions of the Plan will govern and be binding.

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

3. THE UNIT. Upon and subject to the terms and conditions set· forth herein, Sponsor agrees to sell and convey, and Purchaser agrees to purchase, the unit(s) ("Unit"), together with the percentage of undivided interest in the General Common Elements of the Condominium appurtenant thereto.

4. PURCHASE PRICE.

4.1. The purchase price for the Unit (the "Purchase Price") is $_____
The Purchase Price is payable as follows:

(a) $_____ [an amount that is at least 10% of the Purchase Price] (the "Down Payment"), due upon Purchaser's signing and submitting this Agreement, by check (subject to collection), receipt of which is hereby acknowledged;

(b) $_____, constituting the balance of the Purchase Price, by good certified check of Purchaser or official bank check, payable on the delivery of the deed as hereinafter provided.

4.2. All checks shall represent United States currency and shall be drawn on or issued by a New York bank or trust company which is a member of The New York Clearing House Association, unless otherwise agreed to by Sponsor. Checks for the First Installment and the Second Installment (referred to collectively as the "Down Payment") shall be made payable to "Oliver Zhou, Esq., as Escrow Account for On Lok Bo Condominium." His office is located at 100 Bowery, Suite 300, New York, NY 10013." There is a separate Escrow Agreement specifying the terms and conditions of the deposit of the First and Second Installment of the contract deposit and the Escrow Agreement must be signed by the Purchaser, Sponsor and the Escrow Agent. Checks for the balance of the Purchase Price shall be made payable to the direct order of "On Lok Bo LLC" or such other party as Sponsor may designate upon not less than two (2) days prior notice. If any check is returned for insufficient funds or any other reason, Sponsor at its option, may declare this Agreement void and null and of no further force and effect and may institute an action against Purchaser for the collection of the Down Payment as liquidated damages or may declare a default by Purchaser under this Agreement which shall entitle Sponsor to exercise any of the remedies set forth in Article 15 hereof.

5. AGREEMENT NOT CONTINGENT UPON FINANCING. The terms and provisions of this Agreement and Purchaser's obligations hereunder are not contingent upon Purchaser securing financing of the Purchase Price (or any portion thereof) stated in Section 4 of this Agreement, and Purchaser understands and agrees

that his failure to obtain such financing will not relieve him of his obligations hereunder. Purchaser further understands and agrees that if he chooses to finance his purchase of the Unit through a lending institution and obtain a commitment therefrom, neither a subsequent change in the terms of such commitment, the expiration or other termination of such commitment, nor any change in his financial status or condition shall release or relieve him of his obligations pursuant to this Agreement.

6. CLOSING OF TITLE.

6.1. The closing of title shall be held at such place in the City and State of New York and on such date and hour as Sponsor may designate to Purchaser on not less than thirty (30) days' prior written notice. In the event the Purchase Agreement is executed prior to the Plan being declared effective, the Closing shall not occur until at least thirty (30) days after the Plan is declared effective. If Sponsor consents to close at any other location as an accommodation to Purchaser, Purchaser shall pay to Sponsor's attorneys at closing an extra fee as set forth in the Plan. Sponsor, from time to time, may adjourn the date and hour for closing on written notice to Purchaser, which notice shall fix a new date, hour and place for the closing of title and will be given not less than two (2) business days prior to the new scheduled date and time for closing.

6.2. The closing of title shall occur only after or concurrently with the compliance with the prerequisites as set forth under "Terms of Sale" in Part I of the Plan.

6.3. The term "Closing Date" or "closing of title" or words of similar import, whenever used herein, shall mean the date designated by Sponsor on which the deed to the Unit is delivered to Purchaser, or any adjourned date fixed by Sponsor pursuant to subsection 6.1 hereof.

7. DELIVERY OF THE DEED AND RESIDENTIAL UNIT POWER OF ATTORNEY.

7.1. At the closing of title, Sponsor shall deliver to Purchaser a bargain and sale deed without covenant against grantor's acts conveying title to the Unit to Purchaser. The deed shall be prepared by Sponsor in substantially the form set forth in Part II of the Plan and shall be exec11ted and acknowledged by Sponsor in form for recording. Purchaser shall pay all New York State and New York City real property transfer taxes, and Sponsor and Purchaser shall duly execute a New York City Real Property Transfer Tax return and any other forms then required by law, all of which shall be prepared by Sponsor.

7.2. 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, the Residential Board and Sponsor substantially in the form set forth in Part II of the Plan.

7.3. The deed and power of attorney to the Condominium Board, Residential Board and Sponsor shall be delivered to the representative of the title company insuring Purchaser's title (or, if no such representative is present, then to Sponsor's attorney) for recording in the City Register's Office, which recording shall be at Purchaser's expense. After being recorded, the deed shall be returned to Purchaser and the power of attorney shall be sent to the Managing Agent.

7.4. Sponsor shall deliver to Purchaser a certification stating that Sponsor is not a foreign person in the form then required by the Code Withholding Section and each party shall execute, acknowledge and deliver to the other party such instruments, and take such other actions, as such other party may reasonably request in order to comply with IRS §6045(e), as amended, or any successor provision or any regulations promulgated pursuant thereto, insofar as the same requires reporting of information in respect of real estate transactions.

8. MARKETABLE TITLE. At the closing of title, Sponsor shall convey to Purchaser fee simple title to the Unit, free and clear of all encumbrances other than those expressly agreed to by Purchaser or set forth in Schedule A annexed hereto and made a part hereof. Any encumbrance to which title is not to be subject shall not be an objection to title if (a) the instrument required to remove it of record is delivered at or prior to the closing of title to the proper party or to Purchaser's title insurance company, together with the attendant recording or filing fee, if any, or (b) Kong Abstract Co, LLC, having an address at 100 Bowery, Suite 302, New York, NY 10013 Tel: (212) 226-6596; Fax: (212) 226-9471 (or such other title insurance company as Purchaser may utilize), is or would be willing, in a fee policy issued by it to the Purchaser, to 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.

9. CLOSING ADJUSTMENTS.

9.1. Subject to Paragraph 15 hereof, the following adjustments shall be made as of midnight of the day preceding the Closing Date with respect to the Unit:

(a) real estate taxes and assessments, if any (including water charges and sewer rents, if separately assessed), on the basis of the period for which assessed;

(b) Residential Common Charges for the month in which title closes;

and

(c) accrued rents and any other charges pursuant to an interim lease or use and occupancy agreement, if any, covering the Unit.

9.2. If a Unit has been separately assessed but the closing of title occurs before the tax rate is fixed, adjustment of taxes shall be based upon the latest tax rate applied to the most recent applicable assessed valuation. Installments for tax assessments due after the delivery of the deed, if any, shall be paid by Purchaser and shall not be considered a defect in title. If a Unit has not been separately assessed as of the Closing Date for the then current tax period, the adjustment under subsection 8.1 (a) hereof shall be based upon the assessment for the Property and the percentage interest in the General Common Elements appurtenant to the Unit.

9.3. Purchaser hereby agrees that, if Sponsor obtains a refund for real estate taxes paid (or a credit for such taxes to be paid) on Purchaser's Unit, Purchaser and Sponsor will apportion the refund (as well as the costs and/or fees for obtaining the refund or credit) based on the percentage of time for which the refund or credit is obtained during which each party hereto owned the Unit in question. The provisions of this subsection shall survive the closing of title.

9.4. The "Customs in Respect of Title Closings" recommended by The Real Estate Board of New York, Inc., as amended to date, shall apply to the adjustments and other matters therein mentioned except as otherwise provided herein.

10. MORTGAGE TAX CREDIT. In the event a mortgage recording tax credit becomes available pursuant to Section 339-ee (2) of the Condominium Act, it is specifically understood that such credit shall inure to the benefit of Sponsor. Accordingly, at closing, a Purchaser who elects mortgage financing will be responsible to pay the full amount (but not in excess thereof) of the mortgage recording tax chargeable on the entire amount being financed. Sponsor at closing will be reimbursed by Purchaser to the extent of any mortgage tax credit allowed.

11. CLOSING COSTS. In addition to those costs and adjustments described in Articles 9 and 10 herein, Purchaser shall be required to pay the other closing costs which are Purchaser's responsibility as more particularly described in Part I of the Plan entitled "Closing Costs and Adjustments."

12. DOWN PAYMENT. The Down Payment made pursuant to this Agreement is subject to the requirements of Section 71-a (3) of the State of New York Lien Law and Sections 352-e(2)(b) and 352-h of the General Business Law of the State of New York. Any Down Payment received from Purchaser will be held in accordance with the provisions of the Subsection entitled "Escrow and Trust Fund Requirements" under the Section entitled "Procedure to Purchase" set forth in Part I of the Plan. By signing this Agreement, Purchaser will not object and will be deemed to have agreed, without the need for a further written agreement, to the release of the Down Payment to Seller in the event Seller and Purchaser close title under this Agreement. Sponsor is required by law to submit a Form 1099 to the Internal Revenue Service reporting interest earned on Purchaser's Down Payment, if any. Purchaser will be taxed accordingly on such interest, whether or not Purchaser ultimately receives the interest in accordance with the terms of this paragraph.

13. 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.

14. AGREEMENT SUBJECT TO MORTGAGE. No encumbrance shall arise against the Property as a result of this Agreement or any monies deposited hereunder. In furtherance and not in limitation of the provisions of the preceding sentence, Purchaser agrees that the provisions of this Agreement are and shall be subject and subordinate to the lien of any mortgage, including, but not limited to, any construction or building loan mortgage, heretofore or hereafter made, any advances heretofore or hereafter made thereon and any payments or expenses made or incurred or which hereafter may be made or incurred, pursuant to the terms thereof, or incidental thereto, or to protect the security thereof, to the full extent thereof without the execution of any further legal documents by Purchaser. This subordination shall apply in all cases, regardless of the timing of, or cause for, the making of advances of money or the incurring of expenses. Sponsor shall, at its option, either satisfy such mortgages or obtain a release of each Unit and its undivided interest in the Common Elements from the lien of such mortgages on or prior to the Closing Date, unless Purchaser voluntarily assumes such mortgage or consents to the continuation of the lien thereof. The existence of any mortgage or mortgages encumbering the Property, or portions thereof, other than the Unit and its (their) 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 its other obligations hereunder or be the basis of any claim against, or liability of, Sponsor, provided that any such mortgage(s) is subordinated to the Declaration.

15. DEFAULT BY PURCHASER

15.1. TIME IS OF THE ESSENCE with regard to Purchaser's obligations to pay the balance of the Purchase Price and to perform Purchaser's other obligations under this Agreement. If Purchaser fails to make such payment when required as herein provided or fails to perform any of Purchaser's other obligations hereunder, Sponsor shall give written notice to Purchaser of such default. If such default shall not be cured within thirty (30) days thereafter, Sponsor may, at its option, cancel this Agreement by notice of cancellation to Purchaser. If Sponsor elects to cancel this Agreement, (a) Sponsor may retain all sums deposited by Purchaser hereunder (including any amounts paid by Purchaser for additional work in the Unit), together with interest earned thereon, as liquidated damages (Sponsor's actual damages being difficult or impossible to ascertain) and, upon retaining such sum, this Agreement shall be terminated and neither party hereto shall have any further rights, obligations or liability to or against the other under this Agreement or the Plan and (b) Sponsor may sell the Unit to any third party as though this Agreement had never been made (without any obligation to account to Purchaser for any part of the proceeds of such sale).

15.2. If Purchaser fails for any reason to close title to his Unit on the originally scheduled Closing Date (a) the closing apportionments described in Section 8.1 of this Agreement will be made as of midnight of the day preceding the originally scheduled Closing Date, regardless of when the actual closing of title occurs, and (b) Purchaser will be required to pay to Sponsor, as a reimbursement of Sponsor's higher carrying costs for the Unit by virtue of the delay, and in addition to the other payments to be made to Sponsor under this Agreement and the Plan, an amount equal to 0.0% of the Purchase Price for each day starting from (and including) the originally scheduled Closing Date to (and including) the day before the actual Closing Date. If, through no fault of Purchaser, Sponsor postpones the originally scheduled Closing Date, these provisions shall apply to the rescheduled Closing Date if Purchaser fails for any reason to close title to his Unit on the rescheduled Closing Date.

16. WITHDRAWAL OR ABANDONMENT OF PLAN. The Plan may be withdrawn or abandoned by Sponsor only under certain conditions and at certain times, as set forth in Part I of the Plan. Provided Purchaser is not then in default under this Agreement beyond any applicable grace period, if the Plan is withdrawn or abandoned, this Agreement shall be deemed canceled and, not later than ten (10) days thereafter, Sponsor shall return to Purchaser all sums deposited by Purchaser hereunder, together with interest earned thereon, if any, and, upon making such payment, neither party hereto shall have any further rights, obligations or liability to or against the other under this Agreement or the Plan.

17. SPONSOR'S INABILITY TO CONVEY THE UNITS. If Sponsor is unable to deliver title to the Unit to Purchaser in accordance with the provisions of this

Agreement and the Plan, Sponsor shall not be obligated to bring any action or proceeding or otherwise incur any cost or expense of any nature whatsoever in excess of its obligations set forth in the Plan in order to cure such inability, and, in such case, if Sponsor notifies Purchaser of its refusal to cure such inability and if Purchaser is not in default hereunder, Purchaser's sole remedy shall be to either (a)take title to the Unit subject to such inability (without any abatement in, or credit against, the Purchase Price, or any claim or right of action against Sponsor for damages or otherwise) or (b) terminate this Agreement. If Purchaser so elects to terminate this Agreement, Sponsor shall, within thirty (30) days after receipt of notice of termination from Purchaser, return to Purchaser all sums deposited by Purchaser hereunder, together with interest earned thereon, if any, and, upon making such payment, this Agreement shall be terminated and neither party hereto shall have any further rights, obligations or liability to or against the other under this Agreement or the Plan. The foregoing remedy must be exercised by notice of Purchaser in writing to Sponsor within fifteen (15) days after the giving of Sponsor's notice of refusal to cure such inability, failing which it shall be conclusively deemed that Purchaser elected the remedy described in clause (a) above (i.e., to acquire title subject to such inability).

18. FIXTURES, APPLIANCES AND PERSONAL PROPERTY. Only those fixtures, appliances and items of personal property which are described in the Description of the Property in Part II of the Plan as being part of the Unit are included in the sale of the Unit pursuant to the provisions of this Agreement. At the Closing, Sponsor shall transfer to Purchaser any assignable warranties and undertakings received by Sponsor which relate to appliances, equipment or fixtures located in the Unit.

19. ACCEPTANCE OF CONDITION OF PROPERTY. Purchaser shall accept title (without abatement in, or credit against, the Purchase Price or any provision for escrow deposits at the closing of title) notwithstanding the failure to complete construction of (a) minor details of the Unit or the Property, (b) other Units or (c) the Common Elements of the Property which do not prevent Purchaser's use of the Unit. Purchaser shall carefully inspect the Unit prior to the closing of title and shall execute at such time an inspection statement acknowledging Purchaser's acceptance of the Unit in good condition and in accordance with the terms of the Plan. However, if Purchaser finds that Sponsor's improvements have not been completed, although such improvements have been substantially completed, then Sponsor and Purchaser will agree to include on the inspection statement a list of incomplete work of a material nature to be completed in the Unit by Sponsor following the closing of title. Sponsor shall have no obligation to complete any work to the Unit which is not specifically designated on the inspection statement by Purchaser, except for work necessary to cure violations and to obtain a temporary or permanent certificate of occupancy covering the Unit. Purchaser will receive five (5) business days' notice that the Unit is available for inspection. If Purchaser fails to inspect the Unit within said five (5) day period, Purchaser shall be deemed to have accepted the Unit in good condition and in accordance

with the terms of the Plan. Except as expressly provided in this Agreement or the Plan, including but not limited to subparagraph (1) of the subsection entitled "Sponsor's Obligations with Respect to the Building" of the Section entitled "Rights and Obligations of Sponsor," Sponsor shall have no obligation to repair or improve the Unit, any portion of the Property, or the appliances, equipment or fixtures attached to or used in connection with the Unit or the Property.

Sponsor will not be obligated to correct, and will not be liable to any Board or Unit Owner as a result of any defects in construction, or in the installation or operation of any mechanical equipment, appliances, other equipment, finishes, materials or fixtures (including kitchen appliances and bathroom fixtures), as specifically set forth in the Section of the Plan entitled "Rights and Obligations of Sponsor".

Notwithstanding the foregoing, Sponsor will be obligated to repair abnormal scratches in plastic laminate, vitreous china, natural stone, wood, porcelain and metallic surfaces by filling or refinishing the same, but Sponsor will not be obligated to replace any such surfaces.

20. DAMAGE TO THE UNIT. If between the date of this Agreement and the closing of title the Unit is damaged by fire or other casualty, the following shall apply:

20.1. The risk of loss to the Unit by fire or other casualty is assumed by Sponsor until the earlier of closing of title or possession of the Unit by Purchaser, but without any obligation or liability by Sponsor to repair or restore the Unit. If Sponsor elects to repair or restore the Unit, this Agreement shall continue in full force and effect, Purchaser shall not have the right to reject title or receive a credit against, or abatement in, the Purchase Price and Sponsor shall be entitled to a reasonable period of time within which to complete the repair or restoration. Any proceeds received from insurance or in satisfaction of any claim or action in connection with such loss shall, subject to the rights of the respective Boards and other Unit Owners if the Declaration has theretofore been recorded, belong entirely to Sponsor and, if such proceeds are paid to Purchaser, Purchaser shall promptly upon receipt thereof return them over to Sponsor. The provisions of the preceding sentence shall survive the closing of title.

20.2. In the event Sponsor notifies Purchaser that it does not elect to repair or restore the Unit, or, if the Declaration has been recorded prior thereto, the Unit Owners do not resolve to make such repairs or restoration pursuant to the By-Laws, this Agreement shall be deemed canceled and of no further force and effect and Sponsor shall return to Purchaser all sums deposited by Purchaser hereunder, together with interest earned thereon, if any, and

neither party hereto shall have any further rights, obligations or liability to or against the other hereunder or under the Plan, except that if Purchaser is then in default hereunder (beyond any applicable grace period), Sponsor shall retain all such sums deposited by Purchaser hereunder, together with any interest earned thereon, as and for liquidated damages.

21. NO REPRESENTATIONS. Purchaser acknowledges that Purchaser has not relied upon any architect's plans, sales plans, selling brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, made by , Sponsor, Selling Agent or otherwise, including, but not limited to, any relating to the description or physical condition of the Property, the Building or the Unit, or the size or the dimensions of the Unit or the rooms therein contained or any other physical characteristics thereof, the services to be provided to Unit Owners, the estimated Residential Common Charges allocable to the Unit, the estimated real estate taxes on the Unit, the right to any income tax deduction for any real estate taxes or mortgage interest paid by Purchaser, the right to any income tax credit with respect to the purchase of the Unit, or any other data, except as herein or in the Plan specifically represented, Purchaser having relied solely on his own judgment and investigation in deciding to enter into this Agreement and purchase the Unit. No person has been authorized to make any representations on behalf of Sponsor except as herein or in the Plan specifically set forth. No oral representations or statements shall be considered a part of this Agreement. Sponsor makes no representation or warranty as to the work, materials, appliances, equipment or fixtures in the Unit, the Common Elements or any other part of the Property other than as set forth herein or in the Plan.

22. PROHIBITION AGAINST ADVERTISING. Prior to the closing of title, Purchaser agrees not to list the Unit for resale or rental with any broker or to advertise or otherwise offer, promote or publicize the availability of the Unit for sale or lease, without Sponsor's prior written consent.

23. BROKER. Purchaser represents to Sponsor that Sponsor, Sponsor's Selling Agent and _____ are the only brokers or sales agents with whom Purchaser has dealt in connection with this transaction and Sponsor agrees to pay the commission earned by said broker pursuant to a separate agreement. Purchaser agrees that should any claim be made against Sponsor for commissions by any broker, other than the aforementioned broker, on account of any acts of Purchaser or Purchaser's representatives, Purchaser will indemnify and hold Sponsor free and harmless from and against any and all liabilities and expenses in connection therewith, including reasonable legal fees. The provisions of this Article 23 shall survive the closing of title.

24. AGREEMENT MAY NOT BE ASSIGNED. Purchaser does not have the

right to assign this Agreement without the prior written consent of Sponsor. Any purported assignment by Purchaser in violation of this Agreement will be voidable at the option of Sponsor. Sponsor's refusal to consent to an assignment will not entitle Purchaser to cancel this Agreement or give rise to any claim for damages against Sponsor. If Sponsor, in its sole discretion, consents to a Purchaser's request for an assignment of this Agreement, or for the addition, deletion or substitution of names on this Agreement, then Purchaser shall be required to pay Sponsor's reasonable attorneys' fees of $500.00 in advance, for preparation of an assignment agreement.

25. BINDING EFFECT. This Agreement shall not be binding on Sponsor until a fully executed counterpart hereof has been delivered to Purchaser. If this Agreement is not accepted within thirty (30) days from the date hereof by the delivery to Purchaser of a fully executed counterpart, this Agreement shall be deemed to have been rejected and canceled and the deposit paid on the execution hereof shall be promptly returned to Purchaser. If Purchaser has not received the Plan and all amendments thereto at least three full (3) days prior to Purchaser's signing this Agreement, the Purchaser shall have the right to rescind this Agreement within seven (7) days from the date of this Agreement.

26. NOTICES. Any notice, request, letter, consent or other communication hereunder or under the Plan shall be in writing and hand delivered or sent, postage prepaid, by registered or certified mail, to Purchaser at the address given at the beginning of this Agreement, and to Sponsor at the address given at the beginning of this Agreement, with a copy to Oliver Zhou, Esq., having an office at 100 Bowery, Suite 300, New York, NY 10013 in the same manner as notice is given to Sponsor, or to such other address as either party may hereafter designate to the other in writing. Except as otherwise expressly provided herein, the date of hand delivery or mailing shall be deemed to be the date of the giving of notice, except that the date of actual receipt shall be deemed to be the date of the giving of any notice of change of address. Any notice either of the parties hereto receives from the other party's attorneys shall be deemed to be notice from such party itself.

27. JOINT PURCHASERS. The term "Purchaser" shall be read as "Purchasers" if more than one person are purchasers, in which case their obligations shall be joint and several.

28. PERFORMANCE BY AND LIABILITY OF SPONSOR. Purchaser's acceptance of the deed for the Unit shall be deemed to be a full performance and discharge of each and every agreement and obligation on the part of Sponsor to be performed pursuant to the provisions of this Agreement, the Plan, 13 NYCRR, Part 20 (the regulations of the Attorney General of the State of New York governing the acceptance for filing of the Plan) and General Business Law §352-e, except those (if any) herein or therein expressly stated to survive delivery of such

deed.

29. FURTHER ASSURANCES. Either party shall execute, acknowledge and deliver to the other party such instruments, and take such other actions, in addition to the instruments and actions specifically provided for herein, as such other party may reasonably request in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

30. COSTS OF ENFORCING AND DEFENDING AGREEMENT. Purchaser shall be obligated to reimburse Sponsor for any legal fees and disbursements incurred by Sponsor in defending Sponsor's rights under this Agreement or, in the event Purchaser defaults under this Agreement beyond any applicable grace period, in canceling this Agreement or otherwise enforcing Purchaser's obligations hereunder.

31. SEVERABILITY. If any provision of this Agreement or the Plan is invalid or unenforceable as against any person or under certain circumstances, the remainder of this Agreement or the Plan and the applicability of such provision to other persons or circumstances shall not be affected thereby. Each provision of this Agreement or the Plan, except as otherwise herein or therein provided, shall be valid and enforced to the fullest extent permitted by law.

32. STRICT COMPLIANCE. Any failure by Sponsor to insist upon the strict perforn1ance by Purchaser of any of the provisions of this Agreement shall not be deemed a waiver of any of the provisions hereof, and Sponsor, notwithstanding any such failure, shall have the right thereafter to insist upon the strict performance by Purchaser of any and all of the provisions of this Agreement to be performed by Purchaser.

33. GOVERNING LAW. The provisions of this Agreement shall be governed by and construed in accordance with the internal laws of the State of New York applicable to agreements made and to be performed wholly in the State of New York, without regard to principles of conflicts of law.

34. WAIVER OF JURY. Except as prohibited by law, the parties shall, and they hereby do, expressly waive trial by jury in any litigation arising out of, or connected with, or relating to, this Agreement or the relationship created hereby.

35. ENTIRE AGREEMENT. This Agreement supersedes any and all understandings and agreements between the parties with respect to the subject matter hereof.

36. CERTAIN REFERENCES. A reference in this Agreement to any one gender, masculine, feminine or neuter, includes the other two, and the singular

includes the plural, and vice versa, unless the context otherwise requires. The terms "herein," "hereof" or "hereunder" or similar tem1s used in this Agreement refer to this entire Agreement and not to the particular provision in which the term is used, unless the context otherwise requires. Unless otherwise stated, all references herein to Articles, Sections, subsections or other provisions are references to Articles, Sections, subsections or other provisions of this Agreement.

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

38. RULE OF CONSTRUCTION. There shall be no presumption against the draftsman of this Agreement.

39. SUCCESSORS AND ASSIGNS. The provisions of this Agreement shall bind and inure to the benefit of Purchaser and his heirs, legal representatives, successors and perri1itted assigns and shall bind and inure to the benefit of Sponsor and its successors and assigns.

40. 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 THE PARTIES HERETO OR BY AN AMENDMENT TO THE PLAN.

41. AMENDMENTS TO THE PLAN. Subject to any provision of the Plan to the contrary, if there is a substantial amendment to the Plan that materially and adversely affects Purchaser, Purchaser will have a period of fifteen (15) days from the date of presentation of said amendment within which to rescind this Agreement and, if Purchaser exercises such right of rescission, Sponsor shall return the Down Payment, together with any interest thereon, pursuant to this Agreement within thirty (30) days.

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

SPONSOR:

The On Lok Bo, LLC

By: _____

Name & Title

PURCHASER:

_____

_____

_____

(Social Security or Federal I.D. Number)

MORTGAGE ADDENDUM

The obligations of Purchaser hereunder are conditional 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, at Purchaser's sole cost and expense, of _ _____or such lesser sum as Purchaser shall be willing to accept, at the prevailing fixed rate of interest not to exceed of interest not to exceed _____or initial adjustable rate for a term of at least 15/30 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, saving 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 State 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 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 five (5) business days after the Commitment Date, in which case this contract shall be deemed cancelled and thereafter neither party shall have any further right 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 then 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:	PURCHASERS:
On Lok Bo LLC	_____
By: _____	_____

POWER OF ATTORNEY

The undersigned, _____, (residing) (having an office) at _____, the Owner of Unit No. _____ in the Condominium known as THE ON LOK BO CONDOMINIUM, located at 39 Monroe Street, New York, 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 _____, 20___ _____, and recorded in the Register's Office, Queens County on _____, 20___ _____, in CRFN _____, and shown on the Floor Plans on file in said offices as Map No. _____, do hereby nominate, constitute and appoint the persons who may from time to time constitute the Board of Managers of THE ON LOK BO 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 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 ON LOK BO 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 the 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 _____, 20_____.

_____

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 name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their/ capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____

Notary Public

UNIT DEED

THIS INDENTURE, made the _____, day of _____, 20_____, between ON LOK BO LLC. a limited partnership formed under the Laws of the State of New York, having an office at 39 Monroe Street, New York, NY 10002 (the Grantor), and _____, residing at _____ (the Grantee).

WITNESSETH:

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 ON LOK BO CONDOMINIUM and by the street address of 39 Monroe Street, New York 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, New York County, (the Register's Office) on _____, CRFN _____, and also designated as Tax Lot _____ in Block 1767 of the County of New York on the Tax Map of the Real Property Assessment Department and on the Floor Plans for said premises, certified by City Building NY Architect, P.C., 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 ON LOK BO 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 HOLD the same unto the Grantee and the heirs or successors and assigns of the Grantee forever.

If any provision of the Declaration or the By-Laws is invalid under, or would cause the Declaration or the By-Laws to be insufficient to submit the property to, the provisions of the 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 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.

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

On Lok Bo, LLC.

By:_____
Yat Sun Poon, Managing Member

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 Yat Sun Poon known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument an 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 COVEANT AGAINST GRANTOR'S ACT

Title No.:

An Lok BO, LLC	Section
To	Block:
	Lot:
	City/Town: New York, NY
	County: New York

CITY BUILDING NY ARCHITECT P.C.

802 64th Street, Suite 3, Brooklyn, NY 11220

Te; 718-836-1828 Fax: 718-836-1707

SECTION EE

DESCRIPTION OF PROPERTY AND SPECIFICATIONS (THE REPORT)

THE ON LOK BO CONDOMINIUM

39 MONROE STREET

NEW YORK, NY 10002

January 3, 2021

PREPARED BY

YING HAO LI, R.A.

IN ACCORDANCE WITH

THE PLANS AND SPECIFICATIONS

AND OTHER INFORMATION SUPPLIED BY THE SPONSOR

CONDOMINIUM DESCRIPTION OF PROPERTY AND SPECIFICATIONS

20.7(a.) Location and Use of Property:

(1). Address: 39 Monroe Street, New York, NY 10002

(2). Block and lot: Block #: 276, lot #: 20; New York County

(3). Zoning:

The site is situated in the lower Manhattan Mixed Use District, within an R7-2 Residential Zoning District. The zoning lot is is located within 100 feet from Market Street as shown on the NYC zoning map #12D. The building complies with all zoning and use requirements.

R7 Zoning is considered medium density residential. It is broken into two (2) basic zoning districts R7-1 and R7-2. R7 zoning has multifamily buildings that can be low rise to somewhat taller apartment buildings. In an R7 zone you have two options for zoning regulations, i.e., you can use either Height Factor Zoning or Quality Housing Program. For the most part, R7-1 and R7-2 are almost identical in their zoning characteristics. The only difference is that R7-2 (Common in Upper Manhattan) has less parking requirements. All requirements except parking will follow the R7 Zoning Regulations. The project is a Quality Housing Project that complies with all Zoning Requirements:

a. Refuse Storage: with nine or more dwelling units per vertical circulation core, residential storage and removal locations shall be provided at the rate of 2.9 cubic feet per dwelling unit (complies - 140 cubic feet > 23.2 cubic feet (2.9 x 8 units). Refuse disposal room shall not be less than 12 square feet. (Not applicable as it only has eight (8) units).

b. Laundry facilities: at least one washing machine per 20 dwelling units, at least one dryer per 40 dwelling units, (complies, each dwelling unit has one (1) washer and one (1) dryer).

c. Required recreation space for building with nine or more dwelling units. (Not applicable as it only has eight (8) units).

d. Density： maximum number of dwelling units is eleven (11) per story for R7 district. (Not applicable as it only has eight (8) units).

e. Parking: maximum number of accessory off-street parking spaces permitted shall not exceed one space per 4,000 S.F. of floor area or 100 spaces (whichever is less), (Not applicable).

(4). Permissible Uses:

Community Facility and Residential uses are permitted as-of-right under the NYC Zoning Resolution. The project was a vertical and horizontal enlargement from an existing four-story residential building. It is currently a six-story building plus bulkhead and cellar with part of the cellar used as utility room and meter room accessory to the residential use; First floor is occupied as a community facility unit with an accessory office, residential lobby with accessible entrance; Second floor is occupied with two "Class A" residential apartment units; Third floor is occupied with two "Class A" residential apartment units; Fourth floor is occupied with two "Class A" residential apartment unit; Fifth floor and Sixth floor are each occupied with one "Class A" residential apartment unit.; totaling one (1) community facility unit, and eight (8) residential apartment units.

20.7 (b) Status of construction:

(1). Year built:

The building extension project job was approved by The NYC Department of Buildings' Plan Examiner on September 23, 2014. Permit was issued on November 12, 2015. Construction started on or about December 3, 2015. The building was completed in July of 2019.

(2). Class of construction:

The building complies with non-combustible construction class 1-C as per the 1968 NYC Building Code. The major structural elements are constructed of incombustible materials with two-hour fire resistance ratings including bearing walls and exterior lot line walls, egress corridors and stair enclosure walls. The entire building is supported by new steel framing including beams, columns and walls throughout. The floors are constructed of 4" concrete slab on metal decking sitting on steel beams, and columns, and 6" concrete masonry block with 4" face-brick at the front façade and rear facade. Every structural element is new other than two existing masonry side walls on the property lot lines.

Unit Separation and Sound Insulation: The interior wall construction between elevator shafts and dwelling units provides 55 STC level of separation of airborne noise between wall and elevator.

(3). Certificate of Occupancy:

The Final Certificate of Occupancy with No. 121663645F was issued on August 29, 2019. This project was not filed under the professional certification program of the NYC Department of Buildings.

(4). Alteration Permit number and description of work done:

Alteration type 1 application 121663645 was filed for the purpose of gut-renovating an existing 4 story masonry residential building and enlarging it both horizontally and vertically to a six-story high mixed-use building with full cellar and an elevator. The prior building contained four stories which was demolished; however, two lot line exterior walls and part of the existing foundation were preserved. All structural elements in this building are new with more than fifty percent (50/%) of the former exterior walls were maintained.

Alteration permit numbers and description of work done:

NYC Department of Buildings associated job numbers are as follows:

Altered Building: 121663645

Structural: 121663645

Sprinkler: 121663645

Boiler: 123462270

Handicapped Access:

This project is designed within the requirements of all applicable federal, state and local codes and regulations governing accessibility for the disabled including the ADAAG standard and Local Law 58/87.

20.7 (c). Site:

(1). Size

Lot size is 100’ X 25.33’ or 2,516.5 Square Feet., located on north side of Monroe Street and 89 feet 3 inches west of Market Street. The nearest hydrant to the building is approximately 65' as per site survey prepared by Christopher M. Buckley, Professional Land Surveyor.

The legal description of the property is as follows:

BEGINNING at a point on the Northerly side of Monroe Street distant 89.25’ feet westerly from the corner formed by the intersection of the northerly side of Monroe Street.

RUNNING THENCE northerly and forming an interior angle of 90 degrees 21 minutes 15 seconds parallel with the northerly side of Monroe Street with the Westerly side of Market Street, 100 feet;

THENCE westerly and forming an interior angle 89 degrees 38 minutes 50 seconds with the preceding course, 25feet;
THENCE southerly and forming an interior angle of 90 degrees 32 minutes and 31 seconds with the preceding course, 100.01 feet to the northerly side of Monroe Street;

THENCE easterly along the northerly side of Monroe Street, 25.33 feet to the point or place of Beginning.

The area of the subject property is 2,516.5 square feet.

(2). Number of buildings:

The site is occupied by one (1) mixed use residential and community facility building which occupies the site. The building size is approximately 65’ in length, 24’-8’ in width and 60’-0” in height with a 35 foot rear yard.

(3). Streets owned or maintained by the project:

(i). Paving:

The building fronts a public street owned and maintained by the City of New York which is composed of Macadam asphalt paving which is in good condition.

The project does not own but maintains the public sidewalk fronting the building. This sidewalk is composed of 4" thick cast in place concrete sidewalk and is in good condition.

(ii). Curbing: The curb fronting this project is cast in place concrete in good condition.

(iii). Catch basins, drainage: Storm drainage is provided by the NYC Department of Environmental Protection Bureau of Sewers. Catch basins are located at each end of the intersecting streets of the project.

(iv). Street lighting: The NYC Department of Transportation provides street lighting and has installed new LED lighting as part of its Green Light initiative.

(v). All the above is in conformity with local fire district, town or municipal building codes.

(4) Drives, sidewalks and ramps; N/A

(i) Paving (material and condition); N/A

(ii) Curbing (material and condition); N/A

(iii) Catch basins, drainage (location and condition); N/A

(iv) Street lighting (material, type, location and condition); N/A

(v) State whether these items are in conformity with local fire district,

town or municipal building codes. N/A

20.7 (d). Utilities:

Water:

Water is furnished by the City of New York. Water Distribution System is installed to the condominium owners in common. The building contains one water meter for the entire building.

Gas:

Natural gas service is provided by Consolidated Edison Company of New York. Natural Gas service is metered to the individual condominium units for cooking purposes, domestic hot water and heating.

Electricity:

Electric service is provided by the Consolidated Edison Company of New York and is individually metered to each apartment unit and the community facility unit. The electrical service provided to each unit is adequate for a full complement of modern appliances. A separate electric meter is installed to the condominium owners in common, services public areas, the cellar, meter room, and all other non-occupied spaces.

Telephone and Cable:

Telephone and cable service are provided on an individual basis to each unit by local cable suppliers such as Verizon and/or Spectrum. Each unit will be billed directly by the individual supplier. Units will be pre-wired with CATV jacks in the living room and bedroom.

20.7 (e). Sub-soil conditions:

According to the Boring Test Report dated September 4, 2014 by JW Engineering Consulting, P.C., the sub soil condition is adequate for proposed building type. No underground water is found up to 17' in depth. No flooding, mudslide or erosion is expected. There is no evidence of settlement or moisture penetration or seepage in the foundation wall and floor in the cellar. There is no evidence of mold and subterranean insects' activity in the cellar, i. e. termites, carpenter ants, powder post beetles, etc. According to New York City Hurricane Evacuation Map, the property is located at Zone 4. FIRM maps indicate the project is located in an X zone which is not susceptible to flooding.

20.7 (f)**. Landscaping and enclosure.**

(1). Grass Cover: There will be no grass cover on the premises.

(2). Plantings: There will be no landscaped areas at the premises except street trees as required by the City of New York.

(3). Trees: There are no trees in front of the building.

(4). Fencing: Existing brick garden wall was preserved and it stands along the property line of the rear end of the yard, which is 35 feet long and 25 feet wide, and approximately 9 feet high.

(5). Gates: There are no gates.

(6). Garden walls: There will be no garden walls at the premises.

(7). Retaining walls: There is a CMU retaining wall located along the East side yard of the property at the rear yard.

(8). Display pools and fountains: There aree no display pools and fountains at the premises.

20.7 (g.) Building size:

(1). Total height: The total height of the building is approximately sixty (60) feet high, not including bulkhead and parapet. Bulkhead is twelve (12) feet high and it has an elevator machine room.

(2). Crawl Spaces: There are no crawl spaces at the premises.

(3). Number of sub-cellars and cellars: The cellar contains new sprinkler room, electric meter room, new gas meter room, new boiler room. It also contains laundry area with washer and dryers for residential units on floor 2, 3 and 4. There is also an elevator base room, aluminum exhaust system up to the roof as per MC 403, storage area, and toilet. There is no sub-cellar.

(4). Number of floors: The building has six (6) floors and cellar and all floors are newly constructed. The previous building did not have an elevator.

(5). Equipment rooms: The Cellar contains a sprinkler room, electric meter room, new gas meter room, new boiler room, laundry area and storage area.

(6). Parapet: The parapet is forty-two (42) inches high above the roof.

20.7 (h). Structural system:

(1). Exterior of buildings:

(i) Walls: Local Law 11/1998 is applicable to the subject building as the building is six stories or greater. Pursuant to Local Law 11/ 1998, Title 1 of the Rules of the City of New York, Section 32 – 32-03, the first critical examination conducted to review the exterior of the building and all parts thereof to determine

whether the exterior walls and the appurtenances thereto are safe, unsafe, or safe with a repair and maintenance program and whether, in the judgement of a Registered Architect or Professional Engineer, they require remedial work that will be conducted in the fifth year following completion of the building. As the building was completed in 2019, the first inspection shall be conducted in 2024.

The perimeter walls are composed of 4" face brick with minimum two hours fire resistance rating, 1" air space, DuPont Tyvek vapor barrier, 6" CMU horizontal reinforcement alternate course, 10 mil vapor barrier, 2-1/2" metal stud with R-19 barrier internally drained insulation, and inside finished 5/8" type "X" gypsum wall board. Any exterior metal material shall be corrosion resistant.

Foundation and structure:

The existing foundation of the old structure is a rubble foundation wall which has been pointed and parged with a cementitious troweled on finish reinforced with welded wire steel mesh. These walls are in good condition with no repairs required

The existing masonry walls of the old structure are no longer load bearing since they have been replaced by a new steel structure. These walls are in good condition and are tied into the new steel structure. No repairs required.

The new foundation walls and footings are all poured in place 4,000 psi concrete with new steel frame and steel bar reinforced construction. The existing side walls are bearing their own load connecting and stabilized with the new steel frame of the building. The new masonry walls of the addition are aligned to the pre-existing bearing wall on the east side. The proposed main structural system is completely new and consists of steel frame & concrete masonry block, with 4" concrete new slab on metal deck floor slab sitting on steel beams, steel beams and steel columns, enclosed with metal stud drywalls and 4" face-brick on exterior walls to the new horizontal extension in the rear yard and to the new vertical extension from the 5th to 6th floor.

All floor systems are new replacing all preexisting floors throughout the building from cellar to the roof over the sixth floor. The typical floor assembly is composed of 4" light weight concrete on metal decking sitting on steel, R19 batt insulation, black iron and pencil rods supporting 2 layers of 5/8" Type "X" gypsum board. This assembly has an STC rating of 55 and complies with BC 1207.3 and a IIC rating for impact attenuation.

The building has the drainage system connecting to a storm drain of the New York City water and sewer system. The yard drainage is also connected with the New York City water and sewer system.

There are two methods of waterproofing for the foundation walls and floor slabs:

a. Interior wall and floor sealers;

b. Exterior drainage combined with waterproofing coatings.

The existing foundation walls have been underpinned (see approved drawings).

(ii). Windows: All new double glazed (for thermal and sound insulation) and thermal break frames aluminum casement windows at building front wall, and double hung windows at building side and rear walls, are provided with steel lintel which is corrosion treated steel and bricks sills on exterior walls. Light and air requirements for all windows by the zoning and building code are verified and are in compliance. The air infiltration level will be kept to the minimum. The ability to stand the cold weather will be adequate in terms of ambient in the Borough of Manhattan, per minimum requirements of the New York State Energy Conservation Code. The balcony doors are manufactured by Gamco Corp. The windows are manufactured by Speedy Window Corp. The window and door sills are 2" thick granite stone and the lintels are of three 4" steel angle up to four feet wide openings. Any window opening wider than four feet will receive a W8 steel beam lintel with 4" angle seats. Window manufacturer provides a ten (10) year material warranty and Window installer provides a five (5) year labor warranty. There is no warranty provided by the sponsor. Thermal break is provided.

Windows have precast sloped sills at all windows in line with precast panels. Window heads are flashed out over steel loose lintels and detailed in face brick. Sills and heads are flashed out through wall and below sill components. The window lintels are constructed of steel and paint finish

Lot line windows are not used for air and light for any unit in this building. In the event the adjacent property is developed, it will be the responsibility of the Condominium Board to provide for the closure of these windows at the 2nd through 6th floor in an appropriate manner as per special risk #33.

Storefront windows and doors are provided by the same manufacturers with similar specification above.

The exterior finish at the Ground floor level front elevation is composed of a brown stone tile.

(iii). Landmark Status: None

(2). Parapets and copings: The parapet walls are of brick with concrete block back-up walls. The copings are precast concrete tied down with non-corrosive metal anchors into 2" thick granite stone. Any exterior metal material shall be corrosion treated, including lintel, fasteners. Parapets are strengthened by reinforced concrete unit and designed to exceed code requirements of 50 CAP PLF and wind load.

(3). Chimneys and caps: The boiler chimney, manufactured of ECCO Supplies, is a double lined flue, made of 22 gauge aluminum alloy with galvanized steel exterior, installed at 3'-0 above the highest structure on roof. There will be a steel anti-down draft cap installed at the top of the chimney. There is one flue for one chimney. There are no proposed fireplaces or resulting chimneys.

(4). Balconies & terraces:

(i). Deck finish: Balconies are cantilevered steel joist and concrete on metal deck similar to the roof construction. Balconies have continuous roofing turned up at building face and concrete finished decks. All balcony construction is enclosed in cementitious stucco on welded wire lathe over cement board to form a waterproof enclosure. Balcony edges are enclosed by 42" high steel rails at the rear balconies. The deck finish will have 2' x 2' concrete pavers on adjustable pedestal that shall be fabricated to resist freeze, thaw cycles.

(ii). Balustrade: There will be ½" thick square steel pickets at 4" maximum clear spacing and are 42" high for the rear balconies.

(iii). Railings: Front façade balconies have tubular stainless steel railings with tempered glass panel enclosures. All openings are 4" or less. Rear balconies have flat stock steel railings welded to vertical steel balusters. All railings shall be corrosion treated material for exterior application.

(iv). Copings: Stone coping is used only above the masonry walls.

(v). Soffits: Interior soffits are sheet-rocked continuously around service piping and ducts.

(vi). Door to balconies and terraces: Balcony and terrace doors are double glazed patio type or sliding aluminum as produced by Crystal Windows and Doors. Patio style doors have locking lever type handle as per Local Law 58/76. Sliding type glass doors have positive jamb locks with thumb turn activation and protective jamb return to prevent break-in. All balcony doors are plate glass only

to allow adjacent unit to break glass for egress in case of fire. All windows and doors are insulated glass as per minimum requirements of the New York State Energy Code.

(vii). Drainage: Perimeter Edge Grip Grooves are provided for balconies and area drains are provided for roof.

(5). Exterior Entrances:

(i). Exterior doors and frames: manufactured by Crystal Window & Door Systems, Ltd. Stainless steel frame with building glass front type entrance door with electrical strike lock set. Building entry is through a recessed steel storefront type system with double glazed lites. Doors are self-closing type with electrified hinge for connection to Intercom system. Door strike is electric release. Lever type knob lockset is keyed on the exterior of the building and passive from the interior. All doors carry one-year manufacturer warranty. Doors have a minimum of five square feet of glass area.

(ii). Vestibule doors and frames: There is no vestibule door.

(iii). Exterior stairs: There is an exterior painted metal stair and railing in the rear yard providing access to the cellar. Please see sub-section (9) Yards and Courts.

(iv) Railings: There are no exterior railings other than what has already been described in this report.

(v).Mailbox: Brushed aluminum mailbox manufactured by Florence and approved by the US Postal Service, or comparable mailbox is provided for each residential unit located inside the main lobby vestibule on the ground floor.

(vi). Lighting type:

There will be a total of fourteen (14) fixtures, which are LED type light fixtures with 100 watt equivalent per fixture. Exterior lighting will be provided at the building entrance rear yard, at each balcony and at roof bulkhead. Recessed halogen cans with one bulb halogen 40 watt pendant style fixtures are located at the underside of each balcony except for the top floor balconies.

(6). Service entrances: There are no services entrances from the exterior of the building.

(i). Doors and frames (material, type, lock); N/A

(ii). Gates (material, type, lock); N/A

(iii). Exterior stairs (material, location); N/A

(iv). Railings (materials, location). N/A

(7). Roof and Roof Structures

(i). Type roofs for all areas:

(a). Materials

The main roof of the building is a flat roof. The flat roof is constructed of a combination of steel beam and light gauge steel rafter framing with metal decking. The roof deck is composed of 4" poured concrete over metal decking with modified bitumen waterproofing membrane pitched to roof drains. The roofing material is made of modified bitumen roofing and is a 2 ply rubber roof composed of Firestone 180 torch down rubber roof.

The bulkhead roof is rubber roofing over metal decking and sloped foam insulation. Firestone will provide 10-year manufacturer material warranty to the roof.

There is no roof over the Cellar at the rear yard. The cellar ends at the building line and does not extend beyond said building line.

Storm water will drain without ponding. There is no warranty provided by the sponsor.

(b). Insulation: There is R-38 batt insulation installed in between the roof rafter cavities. There is not rigid insulation used at the roof level.

(c). Surface finish: Roof surface finishes are coated with reflective roof paint throughout the roof. There is no roof over the rear yard area.

(d). Bond or guarantee: No bond is provided, but the installer provides a ten (10) year warranty for materials. The commencement date of the roof warranty began on August 29, 2019.

(e). Flashing materials including counter flashing. All roof penetrations (e.g. vent stacks, vents, structural framing for ducts and fans) will be flashed with aluminum cap and base flashing where necessary including counter flashing will be provided at all exterior floor/roof and wall joint junctures.

(ii). Drains: The flat roof storm water run-off will be collected by two roof drains as delineated on the architectural plans and drain via internal cast iron risers to cast iron storm pipe which leads directly to the New York City sewer system. The bulkhead roofs will pitch to edges where storm water drains to aluminum gutters and lead to the roof below and drain further into the roof drains previously described. There is no secondary emergency roof drainage refer to special risk #34.

(iii). Skylights: There are no skylights. Stair bulkhead has a double hung window that is 2'-6" X 5'-0" which provides passive ventilation for the stairwell..

(iv). Bulkheads:

a). Stairs: The bulkhead at the roof is serviced by a steel stair and railing. There is a locked self-closing door with minimum ninety (90) minutes fire rating stair door. The walls are made of poured reinforced concrete masonry unit block walls around its perimeter. Surface finishes will be coated with cementitious waterproofing finishes. Aluminum flashing and counter flashing will be provided at all exterior floor/roof and wall joint junctures.

b). Elevator: There is an elevator bulkhead and elevator machine room in this bulkhead.

c). Other: There is a mechanical room in the bulkhead with two (2) layers of gypsum on interior face of the wall at the building's fire stair.

Storm water at the Roof over stair and elevator bulkheads are sloped to drain toward the lower roof area drains.
There is R-38 batt insulation installed in between the cavity of roof rafters.

(v). Metal work at roof levels:

a). Exterior, metal stairs: There is an external metal stair leading to the elevator machine room. The stairs are painted with corrosive resistance enamel paint.

b). Vertical ladders, including gooseneck: There is a steel ladder which provides access from the main roof to the roof of the bullhead.

c). Railings: There are no metal railings save for the stair handrail leading to the bulkhead.

d). Other: There are no antennae's or cell phone towers, satellite dishes or lightning protection equipment. There are galvanized sheet metal rain caps with bird screens for all bathroom exhaust ducts.

(vi). Rooftop facilities: There are no rooftop facilities. Rooftop access is designed in compliance with 2014 NYC Fire code, Section FC 504.4 and FC 504.4.2 (Rooftop Access) 6'-0" clearance pathway from front to back and side to side.

(8). Fire escapes: There are no fire escapes in this project.

(9). Yard and courts:

There is a rear yard which is a Common Element for all residential units and the community facility. The rear yard is handicapped accessible from the lobby and the community facility center on the first floor.

(i). Paving: The paving for the rear yard is regular stone tile pavers.

(ii). Drainage: There is one areaway cast iron drain located at the middle of the rear yard and one areaway drain is located at the bottom of the stairwell leading to the Cellar.

(iii). Railings: There is a steel railing surrounding the stair to the cellar.

(iv). Stairs: There is one exterior metal stair allowing access to the cellar from the rear yard.

(v). Fencing: None

(vi). Walls: There is a nine (9) feet reinforced concrete retaining wall along the lot line.

(10). Interior stairs:

(i). There is one interior stairs with steel pane and two-hour fire rated enclosure.

(ii). Enclosure: Public fire stair is in a continuous concrete block shaft. The entire enclosure of the interior stair will be painted with Benjamin Moore paint eggshell white latex paint.

(iii). Stair construction: Public stairs are constructed of steel pan stairs filled with concrete.

(iv). Stringers: Public stair has rolled steel channel stringers.

(v). Treads: Public stair has concrete filled steel pan tread with non-skid strips.

(vi). Riser: Metal pan risers.

(vii). Guard rails: There are no guard rails. 1 ¼" O.D. Stainless Steel handrails are bolted into the walls with returns. .

(viii). Balustrade: None.

(11). Interior doors and frames.

(i). Unit entrance and interior doors and frames: "Intertek" fire door with ninety (90) minutes rating. All fire proof doors must be labeled with New York City ID number and MEA number.

Each Unit door has a Unit number, interview peephole, chime, security chain, deadbolt and lever lock.

Knob lock is passive from inside apartment. Deadbolt has a thumb turn type release.

All hardware is installed as per Local Law 58/87 and the Multiple Dwelling Law.

Interior doors are solid core wood with knock-down type metal bucks.

Bathroom and bedroom doors have a knob lock with panic release from outside and button or thumb turn release inside.

Closet doors are passive from both sides.

The interior doors are manufactured from TBD; the interior door frames are metal for all doors inside of apartments and all other doors have wood trim framing.

The type of doors for closets is Sliding doors.

(ii). Corridor doors and frames: Doors are fire rated with self-closing door hinge including egress stair door frames are welded steel and conforms to door ID and MEA numbers.

Corridor doors, Trash room including sprinkler and boiler rooms doors and Mechanical Room doors are fireproof and self-closing hollow steel doors with New York City ID number for 1 ½ hour fire rating.

Frame is welded steel and conforms to door ID and MEA numbers.

Mechanical rooms are keyed from outside and passive from inside.

(iii). Stair hall doors and frames: Stair hall doors are fire-proof and self-closing hollow steel doors with New York City ID number and MEA number for 1 ½ hour fire rating. Frame is welded steel and conforms to door ID and MEA numbers. Knob latch set is passive from both sides.

(iv). Roof doors, basement doors and frames: Bulkhead doors are fireproof and self-closing hollow steel doors with New York City ID number and MEA number for 1½ hour fire rating.

Frame is welded steel and conforms to door ID and MEA numbers.

Knob latch-set is passive from both sides.

(12) Elevators

(i). Number of passenger and service elevator: One (1) passenger elevator. There is no elevator operator service provided.

(ii). Manufacturer: Innovative Elevator Inc. Up to fifteen (15) adult passengers with 2500 pounds capacity.

(iii). Type of operation for each elevator by elevator number or location in building: Duplex selective collective in the middle of the building.

(iv). Automatic (type of controls): VVVF-AC type landing control system and Fireman Service override. Brushed aluminum call station recessed into wall adjacent to each door frame, and direction indicator with audible and visual signal as per code.

(v). Floors served: All floors including cellar to sixth (6th) floors.

(vi). Type: Overhead traction type.

(vii). Doors: Automatic sliding door.

(viii). Location of machine rooms: Elevator machine room is located in the roof bulkhead.

(ix). DC motor (manufacturer):

None

(x). AC motor-generator set (manufacturer):

As manufactured by Variable frequency A.C. motor by elevator manufacturer with Micro-Computer based A.C./D.C. Integrated modular circuit board controller, or equal.

(xi). Other: None

(13) Elevator Cabs.

(i). Kind: USC Elevator Interiors

(ii). Floor: Porcelain tile.

(iii). Wall: Satin Finish stainless steel panels.

(iv). Ceiling Material: stainless steel panels.

(v). Lighting: LED recessed lighting.

(vi) Alarm, safety system: Car Safety: H-W #480 (Flexible Guide Clamp).

20.7(i) Auxiliary facilities:

(1). Laundry rooms: Laundry facility is located at cellar: stackable washer and dryer, manufactured by "GE" 3.0 CF washer and 5.5 CF gas dryer. Model #GFD45GSSMOWW, or comparable products. 3" vent from dryer to the outside of the building. Mechanical or natural ventilation is provided for each laundry room. The 5th and 6th floor has individual laundry closets for washer and dryer.

All washer and dryer are heavy duty, but not coin-operated and are individually keyed to each unit.

Each unit has a designated washer and dryer and the individual unit owner is responsible for its maintenance and/or replacement.

(i). Location and number of rooms: Cellar, 5th and 6th Floors

(ii) Clothes washers, number and type:

Six (6) stackable washers and dryers, manufactured by "GE" 3.0 CF washer and 5.5 CF gas dryer. Model #GFD45GSSMOWW, or comparable products located at Cellar. Two (2) Stackable units located at the 5th and 6th floor apartments.

(iii). Clothes dryers:

GE. Model #GFD45GSSMOWW six integral with washers located at the Cellar. Two additional units located at the 5th and 6th floor apartments.

(iv). Room ventilation:

Dryer units must be equipped with an integral lint trap. Mechanical ventilation is provided.

(v). Dryer ventilation:

Mechanical ventilation is provided. The type of ventilation for the clothes dryers is a 4” diameter metal duct.

(2). Refuse disposal:

(i). Incinerator: There is no incinerator at the premises.

(ii). Compactor: There is no compactor at the premises.

(ii). Approvals by authority having jurisdiction: Not applicable

(iii). Initial storage location:

Refuse will be taken from the rear yard garbage containers to the curb, located outside of the building for pick up by the City of New York, Department of Sanitation.

(iv). Pick-up schedule and whether public or private provider:

Refuse is removed by the New York City Department of Sanitation. Refuse will be collected as per Department of Sanitation requirements in accordance with their schedule.

The current pick up schedule for rubbish removal is four (4) days per week. There is no refuse storage room in the building. The pick-up schedule by the New York City Sanitation Department is as follows: Garbage collection, Monday, Wednesday, Friday and Saturday. Recycle: Friday.

20.7(j). Plumbing and drainage:

(1) Water supply:

Domestic water is supplied by a 2” pipe tapped from the city water main, with water meter located in the cellar area. Main shut-off valve is installed at cellar water room and backflow preventer is installed at cellar. Domestic hot and cool water piping is “L” copper tubing. Water distribution system piping will be hard temper type “K” copper tube below grade, hard temper type “L” copper tube above grade only.

The system is described as follows:

Water supplied by a 2” domestic water service from the NYC water main located on Monroe Street.

The water mains are NYC Water Mains

The water pressure for domestic water servicing the condominium is provided by street pressure from the New York City Sewer located in the street. Street pressure feeds the water to the condominium. There are no on-site storage tanks, and the condominium relies on street pressure.

Pumps: There is no domestic booster pump.

Vents:

Vents from the units are extended 3'-0" above roof level and is weather protected and flashed at each roof penetration.

Storage: There are no storage tanks or storage systems for the water supply.

(2). Fire protection system:

There is a fire sprinkler system in the subject premises as required by and pursuant to the New York City Building Code.

Wet sprinkler system is installed.

Water supplied by 4" fire sprinkler water service from NYC water main located on Monroe Street.

Required pressure is supported by sprinkler booster pump.

Sprinkler booster pump is 250 GPM, 40 PSIG pressure with Jockey pump.

Pumps are located in the cellar meter room.

Sprinkler riser and floor control valves are located in stair on each floor.

(i). Standpipes: There are no standpipes

(ii). Hose racks, hoses and nozzles (location): None

(iii). Sprinkler heads (type system, location):

Sprinkler heads are throughout the building. Sidewall, pendent and recessed sprinkler heads are installed.

Sprinklers are omitted in bathrooms and closets less than 75SF.

(iv). Siamese connection (type, connection): 3" X 3" X 3" Siamese connection is located in front of the building. One 4" sprinkler riser is located in stairs on each floor. 4" fire supply services from the city for sprinkler system with a Siamese connection are located on front façade wall. Sprinkler head is provided

throughout all the units. Sprinkler system inspection has been conducted and passed.

(3). Water Storage tank: There are no water storage tanks or enclosures.

(i). Number, type, location of each: Not Applicable

(ii). Material: Not Applicable

(iii). Access to tank: Not Applicable

(iv). Capacity: Not Applicable

(4). Water pressure and how maintained. NYC DEP hydrant flow test static pressure was fifty-six (56) pound per square inch and the residual pressure was fifty-five (55) pounds per square inch at 500 gallons of water per minute flowing. It is adequate for the highest level in the building. All domestic water piping including cold water, hot water, and hot water return shall be copper, insulated with 2" urethane insulation with an R value of 2 and sized as indicated based on NYC Plumbing Code.

(5). Sanitary sewage system: Sanitary sewage system is a gravity system, connected to street sewer main.

(i) Sewage piping (materials): Sewer piping material is cast iron extra heavy weight.

(ii) Sewage pumps: There are no sewage pumps

(iii) Sewage disposal: Provided by the NYC sewer system.

(6). Permit(s) required:

Before starting any work, builder obtained work permits from the Department of Buildings, City of New York. Permits were issued by the New York City Department of Buildings under application number # 121663645.

(7). Storm drainage system:

The storm system is by designed roof detention into a combined sewer system.

Water is disposed of by drains located in all paved areas to the NYC storm sewer.

(i). Catch Basins: None

(ii). Yard and roof drains: Cast iron yard and roof drains are connected with storm piping to detention at the roof provided by (2) JR Smith Raintrol controlled flow roof drains and one (1) pitched area drain

(iii). Piping: All storm piping and fittings are cast iron extra heavy weight.

(iv). Eject or sump pumps: There are no ejection or sump pumps as none are necessary. Storm drainage will be collected via front and rear roof and terrace drains and discharged to the combined sewer and into the street main. Yard: There is a yard storm drainage system and water is discharged to a combined sewer and storm service of the city main.

20.7(k). Heating:

(1). Heating and distribution of domestic hot water and whether capable of providing peak required services.

Heating for apartments is provided by a gas fired boiler hot water system via baseboard radiators. Heating system is designed based on energy performance required to maintain space temperature settings of 68 degrees. Each indoor unit will have a Honeywell digital wall-mounted custom programmable thermostat. The thermostat will maintain space temperatures based on time of day settings.

The hot water is provided for each individual unit through an individual 50-gallon gas fired hot water tank, manufactured by A.O. Smith model #XCG-50-400 located in the boiler room on the cellar floor. Manufacturer provides 6-year tank and parts limited warranty. Hot water pipes are copper insulated with foam pipe insulation. Energy efficiency is rated as 0.62 uniform energy factor. The water heaters will have a recovery capacity of 49 GPH at 100° F Rise. The system will have circulation pumps and hot water piping to maintain the temperature of the hot water circulated to fixtures as per NYC code. There are no instant hot water systems in the residential units.

(2). Number of boilers and description: A boiler is provided for each individual unit including the community facility. Each boiler has an output rating of 70,000 BTU.

(3). Manufacturer and age of boilers: Manufacturer is Weil McLain model #CGA-3-SPDN located in the boiler room on the cellar floor. Manufacturer provides 10-year tank and parts limited warranty. Energy efficiency rating is measured as 80% AFUE.

(4). Manufacturer and age of burners: N/A

(5). Type of controls: Honeywell digital wall-mounted thermostat for each unit.

(6). Radiators, piping, insulation, valves, pumps:

Heating for residential lobby, community facility and Cellar area will be provided by the boiler that belongs to the community facility.

All domestic cold and hot water piping shall be insulated with Manville Micro-lok fiberglass pipe insulation type AP-T Plus or approved equal, *V* thick for hot water piping and $^{1}/2^{/,}$ thick for cold water piping.

(7). Fuel: Natural Gas is supplied to each unit and connected to burners via shut-off valves. Gas supplied from Con Edison gas main at low pressure and metered individually for each apartment. Gas distribution piping is steel pipes with malleable iron fittings.

(8). Location: The gas lines enter into the building at the cellar.

(9). Capacity of oil tank: There is no oil tank at the premises.

20.7(l) Gas supply:

(1). Type: Natural gas metered service is supplied by Con Edison.

(2). Meters: All apartments and Community Facility Office are provided with their own individual gas meter located at the Cellar.

(3). Gas pipes to be Schedule 40 as per New York City Building Code. All gas service piping is 3" in size shall be Schedule 0 ASM, A53A black steel with screwed malleable iron fittings. All gas piping 4" in size or larger shall utilize welded fittings. Gas supply is connected to a 50-gallon hot water tank, manufactured by A.O. Smith model # XCG-50-400, and a 70,000 BTU boiler, manufactured by Weil McLain model #CGA-3-SPDN supplied for each unit located on cellar floor. An individual gas fired cooking range oven shall be provided for each unit. All gas pipes are black iron.

20.7 (m). Air conditioning:

(1). Type of System: A split cooling system manufactured by Fujitsu

with roof mounted condenser units for each apartment is utilized for cooling. Refrigerant pipes will be constructed of copper and insulated. Piping will consist of a 2-pipe system. The thermostat will have the ability to control the fan and mode of operation automatically based on room conditions. A limited warranty is provided by the Cooling & Heating Division of Fujitsu to the original owner for a period of one (1) year from the date of installation by a licensed contractor. Air conditioning cooling system for living and bedroom of each apartment unit is provided by individual split-system ductless air conditioner, manufactured by Fujitsu, model no. AOU18RLXFZ (NYCECC and ECCCNYS) rated at 19.2 SEER, AOU24RLXFZ rated at 18 SEER, AOU36RLXFZ1 rated at 18 SEER, which is located on top of the building bulkhead. The Sponsor is providing the Community Facility with its own air conditioning system which is described above as AOU36RLXFZ1.

(2). Central System (Manufacturer, model and capacity): None.

(3). Cooling towers, condensers (roof top, self-contained units, including number, location and description): There is no cooling tower in the building. It has eight (8) condensers sitting on steel dunnage on the bulkhead roof top and one condenser in the cellar areaway.

The exterior metals including fasteners are corrosion resistant. Rubber vibration pads is used to prevent and reduce vibration and noise from reverberating in the apartment below.

(4). Individual units covered by the offer: The air conditioning systems are designed to comply with 2014 NYCECC as they provide 75 degrees Fahrenheit minimum indoor temperature for cooling mode.

20.7(n). Ventilation:

All habitable rooms are provided with natural ventilation through windows. All

windowless area such as interior kitchens are provided with mechanical ventilation as per code requirements of 120 CFM. Ventilation for each bathroom is 50 CFM through ceiling mount individual vent connected to main duct through roof. Ventilation for each kitchen is through individual exhaust vent hood connected to main duct through roof. Ventilation for public corridor is through ceiling register ducted to ventilator on roof. Gas meter room has 6" fresh air intake pipes. Boiler room has fresh air intake and exhaust flue to the roof. All cellar ventilation requirements shall comply with Building Code 1968 Title 27 Subchapter 12 Table 12-2. Noise control mechanical equipment shall comply with Building Code 1968 Title 27 Subchapter 12 Table 12-3.

20.7 (o). Electrical system:

(1). Service from main service switchgear: 1,200Amp, 208 Volt, 3 Phase, 4 Wire with protective breakers. Wire material running from Con Edison box to the electrical meters are THHN (Thermoplastic High Heat-resistant Nylon coated) cables of varying sizes. Wire running from the meter in basement electrical room to electrical panel in apartments is EMT conduit with THHN (Thermoplastic High Heat-resistant Nylon coated}) cables. The general wiring running within the apartments is BX #12 cable.

(2). Services to individual units: 100 Amp, 110 Volt is allowed for each apartment unit as per NYC electrical Code and 100 Amp, 220 Volt for the community facility center in particular; all as per NYC Electrical application M399372.

(3). Compartment switch gear: No proposed transformer. Independent electrical meter for common area, community facility unit and each apartment unit is located at cellar with breaker panel on each floor within each unit.

(4). Unit services described on O.2 above are adequate to handle modern usage and appliances such as air conditioner, dishwashers and dryers, and common usage.

(5). Adequacy:

(i). Service: Capacity provided for each residential unit will be in accordance with code requirements depending on the area of the unit, number of bedrooms, etc. Each apartment has a circuit breaker panel containing on average 12 circuit breakers with spares. The larger apartments have 24 Circuit Breaker panels, each of 15Amp to 20Amp are provided for each apartment unit. Dedicated 30 Amp, 220 Volt circuit breaker for each split-system air conditioner is in place. Service will be adequate to meet normal apartment appliance, lighting and air conditioning loads.

(ii). Lighting and fixtures: Switched lighting fixtures will be provided in bathrooms, foyers, and kitchens. Fixtures will be LED or fluorescent type. One 15Amp circuit is provided up to 5 lighting circuits for each apartment unit.

(iii). Convenience outlets: will be provided in all rooms based on NYC electrical code. Each apartment unit is provided twelve (12) convenience outlets and 8 appliances outlets. The larger apartment units are provided with twelve (24) convenience outlets and 8 appliances outlets. All power receptacles in bedrooms will be protected with AFCI (Arc Fault Circuit Interrupting) type circuit breakers,

(iv). Dedicated appliance receptacles: will be provided for laundry equipment and individual loads such as cooking range and clothes washers, dryers. Ground fault receptacles will be provided in all bathrooms and kitchens in the residential units. Arc Fault Circuit Interrupters (AFCI) and Ground Fault Circuit Interrupters (GFCI) are provided as per latest applicable NEC requirements. Tamper-Resistant receptacles are used in play area for children. No three-way switches are provided in the building.

(v). There are no generators provided to provide electricity during power outages.

All electrical wiring will be installed in accordance with the requirements of the City of New York, Electrical Control Bureau and the New York Board of Fire Underwriters. The building will be provided a 1,200 amps, 120/208-volt, three-phase service connected to the main switch panel to be located in the cellar meter room. There will be total of ten (10) electrical meters for the building in which one for the common usage. Each individually sub-metered service for each residential unit will have a 100-amp capacity at nominal 120/208V three-phase four wires in circuit breaker panel. There will be an average of thirteen circuits per apartment. There is one extra panel for the public spaces and will have 200-amps capacity at nominal 120/208V three-phase four wires in circuit breaker

panel. Each panel will have separate fixtures and convenience outlets installed in accordance with the N.Y.C. Electrical Code including dedicated outlets for air conditioning equipment. The GFCI Receptacles is to be provided in bathrooms, kitchens, balconies, terraces and roof areas. The AFCI receptacles are to be provided in bedrooms per codes. There will be no Tamper Resistant Receptacles to be provided in this project.

20.7(p). Intercommunication and door signal system:

There will be a doorbell which controls the main entrance from each unit. The intercom system brand is "AMOCAM," model #VC0C-520-8. There are cameras installed surrounding the exterior of the building. The manufacturer of the CCTV is Night Owl, model number 271215-118378 with a manufacturer warranty of one year and there is no warranty provided by the sponsor. There is Spectrum cable TV wiring installed for each condominium unit located in the living rooms. The tenants will responsible for the service of the cable company.

The video or audio intercommunication system shall be provided for each unit. The electrical door strike system is provided on front doors at lobby. Cable television wall outlet is provided for each apartment unit.

20.7(q) Public area lighting:

Lighting fixture 6" recessed incandescent by "Lightolier" or the equivalent is provided at entrance hallway, corridor for each floor. They are adequate to provide enough illumination by "NYC Electrical Code". One 2'X2', 4 tubes fluorescent surface mount light or the equivalent at landing of each floor is installed in stairway. On cellar floor public area, 2'X2', 4 tubes fluorescent ceiling surface-mount light fixture or the equivalent is provided.

20.7(r) Garages and Parking areas:

No garage and parking spaces for the building are proposed.

(1). Location of Garages: Not Applicable.

(2). Location of Parking Areas: Not Applicable.

(3). Surfaces: Not Applicable.

(4). Parking: Not Applicable

(5).Garage ventilation: Not Applicable

(6) Garage fire protection: Not Applicable

(7) Drainage: Not Applicable.

20.7(s) Swimming pool(s): None

20.7(t) Tennis Courts: None

20.7(u) Permits and certificates:
The following permits or certificates shall be obtained and inspected by the Department of Buildings and/or by the Fire Department. The duration of all the permits below is one year once obtained and shall be renewed at their respective expiration dates.

1. Fence and sidewalk shed.
2. Alteration Type 1 Construction.
3. Mechanical.
4. Plumbing.
5. Sprinkler.
6. Electrical.
7. Cross Connection.

The sponsor has obtained final certificates of occupancy on August 29, 2019. The proposed building is in compliance with Local Law 58 (Handicapped Access Law).

20.7(v). Violations:

There are no pending violations against this project.

20.7(w). Unit information:

(1). Type and grade of finish material used in each type of unit and the number of coverings.

a. Stone tile flooring.

b. Stone kitchen countertop.

c. Tiles:

-Master bathroom: Stone Floor Tile and Wall Tile;
-Secondary bathroom: Stone Floor Tile and Wall Tile;

(2). Presence, type and condition of all bathroom fixtures;

All new fixtures.

a. Alcove 5' Bathtub (Manuf: Clarke; Finish: White)
b. ADA Toilet (Manuf; Icera; Finish: White)
c. Sink (Manuf: Signature Plumbing Specialties; Finish: Stainless Steel)
d. Faucet (Manuf: Signature Plumbing Specialties; Finish: silver chrome finish)
e. Pop Up Drain for Lavatory (Manuf: Signature Plumbing Specialties; Finish: silver chrome finish)
f. Rain Shower Head (Manuf: Signature Plumbing Specialties; Finish: silver chrome finish)
g. Shower Arm (Manuf: Signature Plumbing Specialties; Finish: silver chrome finish)
h. Hand Held Shower (Manuf: Signature Plumbing Specialties; Finish: silver chrome finish)
i. Shower Hose (Manuf: Signature Plumbing Specialties; Finish: silver chrome finish)
j. Shower Holder (Manuf: Signature Plumbing Specialties; Finish: silver chrome finish)
k. Towel Bar (Manuf: Kallistal; Finish: silver chrome finish)
l. Toilet Paper Holder (Manuf: Kallistal; Finish: silver chrome finish)
m. Bathtub Spout (Manuf: Kallistal; Finish: silver chrome finish)
n. Kerdi Line Linear Drain (Manuf: Easy D Finish: silver chrome finish)
o. Shower Niche (Manuf: Easy Drain; Finish; silver chrome finish)
p. Thermostatic Trim (Manuf: Signature Plumbing Specialties; Finish: silver chrome finish)

(3). Presence, type and condition of kitchen and laundry equipment.

Kitchen:

a. Gas range (Manuf: GE, Finish: Stainless Steel)
b. Fridge (Manuf: Whirlpool)
c. Microwave: None provided
d. Dishwasher (Manuf: Frigidaire)
e. Kitchen sink (Manuf: Signature Plumbing Specialties)
f. Kitchen faucet (Manuf: Signature Plumbing Specialties; Finish: silver chrome finish)

(4). Laundry:

a. Washing Machine (Manuf: GE; Finish: White)
b.. Dryer Machine (Manuf: GE; Finish: White)

20.7(x) Finish schedule of spaces other than units:

Location:	Sub-floor	Floor:	Walls:	Ceiling:
Public Areas	Concrete	ST	WGB/ST	GB/PNT
Laundry Rm	Mudset	PCN	WGB/PNT	GB/PNT
Storage Room	Concrete	ST	CMU/PNT	GB/PNT
Utility Rooms	Concrete	ST	CMU/PNT	GB/PNT
Community Facility	Concrete	ST	CMU/PNT	GB/PNT

Legend:
ST: Stone Tiles
PNT: (1) coat Primer/ (2) coats Flat Paint by Benjamin Moore (typical)
PCN: Porcelain Tile
GB: Gypsum board
WGB: Water/ mold resistant gypsum board
CMU: Concrete Masonry Units

The standard apartment finishes are painted on sheetrock walls and ceilings, three (3) inches wood base moldings on the living room. Bathrooms have granite floor and 6"X 8" stone tile walls. Kitchen has granite floor. Bedrooms are covered with ceramic tiles and wood baseboard molding. Lighting fixtures are LED ceiling mounted at bedroom, kitchens, dining, bathrooms, hallway and living rooms. There are wall mounted video/audio intercom phones near the entrance door. All painted surfaces have one primer and two finishes coats.

All kitchen cabinets are Formica with granite countertop. They are brand new and warranted by the manufacturer. Kitchen equipment includes Whirlpool refrigerator, GE stove, and GE range oven, or comparable products. All appliances are brand new and warranted by each manufacturer. They are installed by the contractor and guaranteed for a period of one year. Sink is Moen 24" stainless steel bottom-mount with polished chrome sink faucet, or comparable products.

All bathroom fixtures and accessories are brand new, manufactured by "KOHLER," or comparable products, toilets color white "infinity" model, sink color white "silhouette" 25" model set in Formica base vanity, bathtub color white "Salem" model, white medicine cabinet with mirror.

Apartment Layouts:

There is one (1) community facility unit on the first floor, two (2) apartments on the second floor, two (2) apartments on the third floor, two (2) apartments on the

fourth floor, one (1) apartment with three (3) bedrooms and two (2) full baths on the fifth floor, one (1) apartment with three (3) bedrooms and two (2) full baths on the sixth floor, total of eight (8) apartment units.

All floors' layout complies with Local Law 58, handicapped access law of the City of New York, since they are all handicapped accessible units.

#Cellar (for accessory use on cellar level)

On the cellar level, accessory use is proposed. There are one laundry area with six washers, six dryers, and one floor drain; one exit to residential common area is proposed via a fireproof self-closing door; one boiler room with boilers and hot water heaters is proposed. One toilet and closet are proposed. One elevator is proposed. Windows are proposed in cellar.

The Community Facility has a room of approximately of 534 square feet located at the rear of the Cellar which is used as Accessory Storage Only for the Community Facility and is labeled as such on the revised submittal plans.

#2A and #2B (second floor)

Second floor has two (1) one-bedroom apartments with one full handicapped bathroom. Apartments occupy the front and rear of the building. Entries are through common hall via fireproof self closing doors to the public hall. Each apartment has windows facing either Monroe Street or the rear yard. For the front apartment, kitchen is on the left side of the entry door. Living/dining area and (1) bedroom are at the front of the building, and have windows facing Monroe Street. For the rear apartment, kitchen is on the right side of the entry door. Living/dining area and (1) bedroom are at the rear of the building, and have windows facing rear yard. Rear apartment bedroom has closet space.

#3A, #3B. #4A, and #4B (third and fourth floor)

There are two (2) one-bedroom apartments on each floor. Each apartment has one full handicapped accessible bathroom. On each floor, Apartments occupy the front and rear of the building. Entries are through common hall via fireproof self closing doors to the public hall. Each apartment has windows facing either Monroe Street or the rear yard. For the front apartment, kitchen is on the left side of the entry door. Living/dining area and (1) bedroom are at the front of the building, and have windows facing Monroe Street. The living/dining area has

glass door leading to a balcony facing Monroe Street. The floor finishes are ceramic tile on concrete floor with no proposed drainage on balcony. Ceiling recessed light is installed on balcony. For the rear apartment, kitchen is on the right side of the entry door. Living/dining area and (1) bedroom are at the rear of the building, and have windows facing rear yard. Rear apartment bedroom has closet space. The living/dining area has glass door leading to a balcony facing the rear yard. The floor finishes is stone tile on concrete floor.

#5A and #6A (fifth and sixth floor)

There is one (1) three-bedroom apartment on each floor. Each apartment has two full handicapped accessible bathrooms. On each floor, the apartment occupies the entire floor, excluding the common area. Entry is through common hall via fireproof self closing doors to the public hall. Kitchen is on the left side of the entry door. Living/dining area and (1) bedroom are at the front of the building, and have windows facing Monroe Street. The other (2) bedrooms are at the rear of the building, and have windows facing the rear yard. All bedrooms have closet space. The apartment has its own laundry closet. The living/dining area has glass door leading to a balcony facing Monroe Street. The floor finishes are ceramic tile on concrete floor. One of the bedrooms at the rear of the building has glass door leading to a balcony facing the rear yard. The floor finishes is stone tile on concrete floor. Ceiling recessed mount light is installed on balcony except for the 6th floor.

#1A Community Facility Unit: (on the first floor)

The layout of the community facility unit complies with Local Law 58, handicapped access law of the City of New York, which is all handicapped accessible.

There is a public hallway on the first floor. Entry is through doors open to Monroe Street. There are building glass front windows proposed at front of the building. It has fire rated ceiling throughout the building. Walls are made of sheetrock on metal studs and the floor ceramic tile on concrete.

The cellar consists of the following: electrical meter room, gas and water meter and sprinkler room. The floor finishes of the cellar are concrete and ceiling is painted sheetrock. The walls are painted sheetrock. All rooms have fireproof self-closing doors, which lead to the public hallway. Lighting throughout the cellar is LED ceiling mounted fixtures.

20.7(y) Safety and warning devices:

Smoke detectors to be provided for each dwelling unit are to be hard wired and to be installed as per Local Law 62/81 and R.S. 17 of the New York City Building Code. All detectors are approved by the Board of Standards and Appeals. Hardwired smoke detectors and carbon monoxide detectors are installed in each apartment unit. Exit sign and lights are installed on all exit doors. Note that when more than one smoke alarm is required to be installed within an individual dwelling unit, the alarm device shall be interconnected in such a manner that the trigger of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise level with all intervening doors closed.

At time of filing Fire alarm filing was not required by code.

20.7(z) Additional information required:

Plans attached.

(1). Site Plan attached shows landscape features, street, the outside dimensions of the building and designated common areas.

(2). Floor plan for each line or type of unit drawn to scale, indicating room dimensions and unit boundaries.

Plans have been amended indicating the community facility portion of the Cellar has been labeled as "Community Facility Accessory Storage Only".

The main roof plan has been amended to show it labeled as "Roof – No Occupants". It is not to be used as a common roof terrace.

(3). Floor to ceiling heights of residential units are as follows:

2nd Floor - 8'- 6"
3rd Floor - 8'- 6"
4th Floor - 8'- 3"
5th Floor - 8'- 3"
6th Floor - 8'- 3"

(4). Approximate total area of each unit is set forth on the unit layout.

(5). A master floor plan showing units, boundaries and the relationship of units to each other.

(6). The sponsor does not intend to add additional units to the building.

All required additional information to be attached on separate sheet for references. To the best of my knowledge, belief and professional judgment, these plans and specifications are in compliance with 2014 Energy Conservation Code of New York City Chapter 4.

The sponsors retained the special inspection engineer to check the required items, and they sign off prior to issuance of Certificate of Occupancy. No further development will be anticipated within existing Zoning Regulation of NYC.

20.7 (aa). Additional Testing at direction of the Department of Law

20.7 (bb). Further Development: None.

20.7 (cc). Asbestos: This statement is to disclose that there is no asbestos containing materials present in this building as indicated by the attached Asbestos Report performed by People's Environmental Inc. dated September 10, 2020.

20.7 (dd). Lead Paint: This statement is to disclose that there is no lead paint present in this building as indicated by the attached Lead Report performed by Accredited Environmental Solutions dated August 14, 2020.

20.7 (ee). Other:

Offering plan updates with a full set of revised plans addressing comments have been submitted to the Attorney General's office.

The Special Risk regarding child safety window guards is done by others

There are no sleeping accommodations provided at the cellar

(a). Egress stair from stair at ground floor BC27-371(g) (c) Door swing:

Exception: Exterior street floor exit doors from lobbies in buildings classified in occupancy groups J-2 and J-3. (R2 and R3 new code designation).

Travel Distance:

BC 27-360(a):

The maximum travel distance from the most remote point in any room or space to the center of a door opening directly on an open exterior space, a vertical exit, an interior stair, an exit passageway or to a horizontal exit shall not be greater than the limit specified in table 6-1 for the occupancy group classification of the room or space.

The following documents are to be delivered to the condominium upon transfer of the title: **The Drawings; All Maintenance Manuals; All Warranties.**

In the event the Architect's report does not agree with the Building Department Plans, the Architect will amend the plans to agree to the Architect's Report. All plans submitted to the Attorney General's office conform to the NYC Department of Buildings approved plans with no deviation.

The Architect's Report is accurate. It should be noted that the sponsor will not close on any units until a Certificate of Occupancy is issued from the New York City Department of Building.

See unit plans provided by City Building NY Architect, P.C.

Respectfully submitted,

01/03/2021

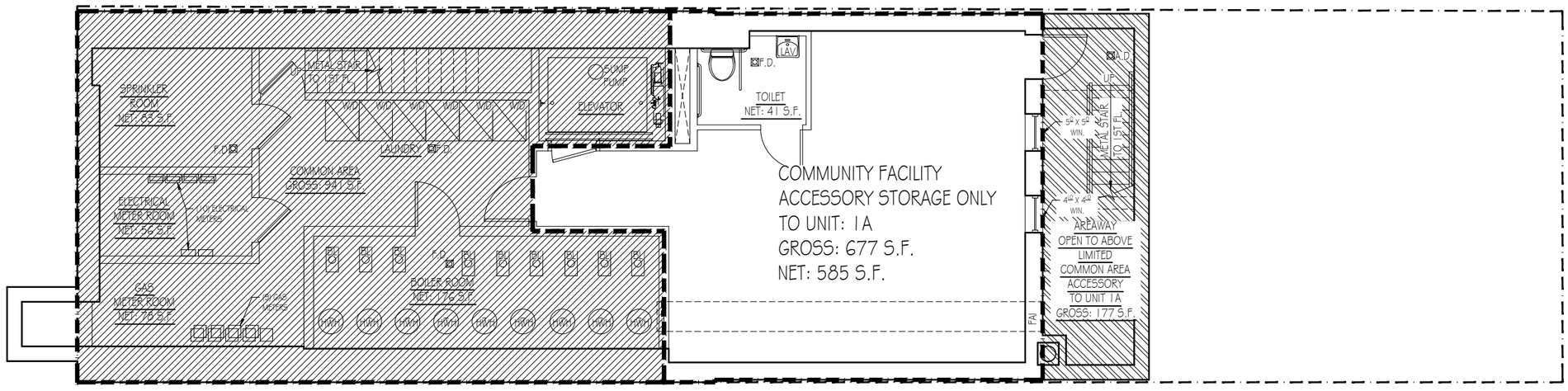
City Building NY Architect, P.C.
Ying Hao Li, R.A.

REGISTERED ARCHITECT
YING HAO LI
032042
STATE OF NEW YORK

Sworn to before me this
3rd day of January, 2021.

Notary Public

Oliver Chou
Notary Public State of New York
No. 02CH6271444
Qualified in New York County
Term Expires October 29, 2024



CELLAR FLOOR PLAN

SCALE: N.T.S.

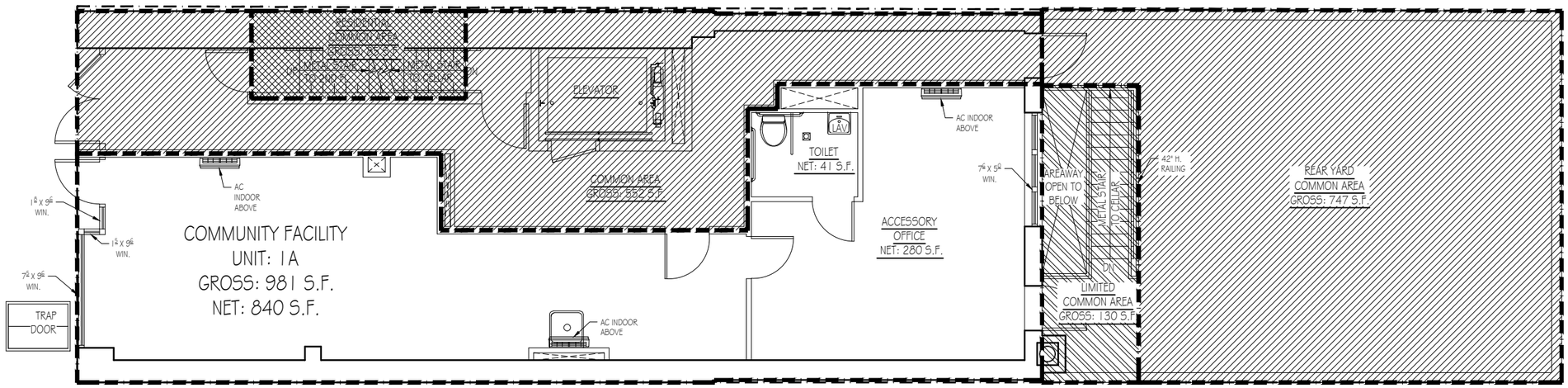
0 5 10 15 FEET

LEGEND

- COMMON ELEMENT
- RESIDENTIAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

ABBREVIATION INDEX

REF.	REFRIGERATOR	F.A.I.	FRESH AIR INTAKE	F.D.	FLOOR DRAIN
DW	DISHWASHER	CL	CLOSET	E.P.	ELECTRICAL PANEL
LAV.	LAVATORY	H.C.	HANDICAP	A.D.	AREA DRAIN
EM	EMERGENCY LIGHT	AC	AIR CONDITIONER	W.C.	WASH CLOSET
W/D	WASHER/ DRYER	BL	BOILER	R.D.	ROOF DRAIN



1ST FLOOR PLAN

SCALE: N.T.S.

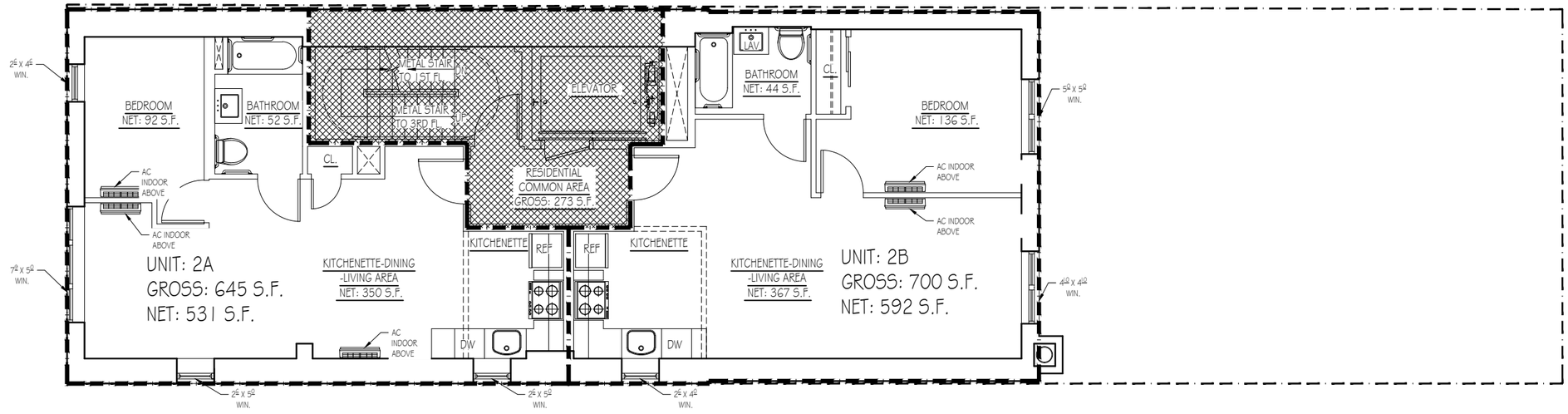
0 5 10 15 FEET

LEGEND

- COMMON ELEMENT
- RESIDENTIAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

ABBREVIATION INDEX

REF.	REFRIGERATOR	F.A.I.	FRESH AIR INTAKE	F.D.	FLOOR DRAIN
DW	DISHWASHER	CL	CLOSET	E.P.	ELECTRICAL PANEL
LAV.	LAVATORY	H.C.	HANDICAP	A.D.	AREA DRAIN
EM	EMERGENCY LIGHT	AC	AIR CONDITIONER	W.C.	WASH CLOSET
W/D	WASHER/ DRYER	BL	BOILER	R.D.	ROOF DRAIN



2ND FLOOR PLAN

SCALE: N.T.S.

0 5 10 15 FEET

LEGEND

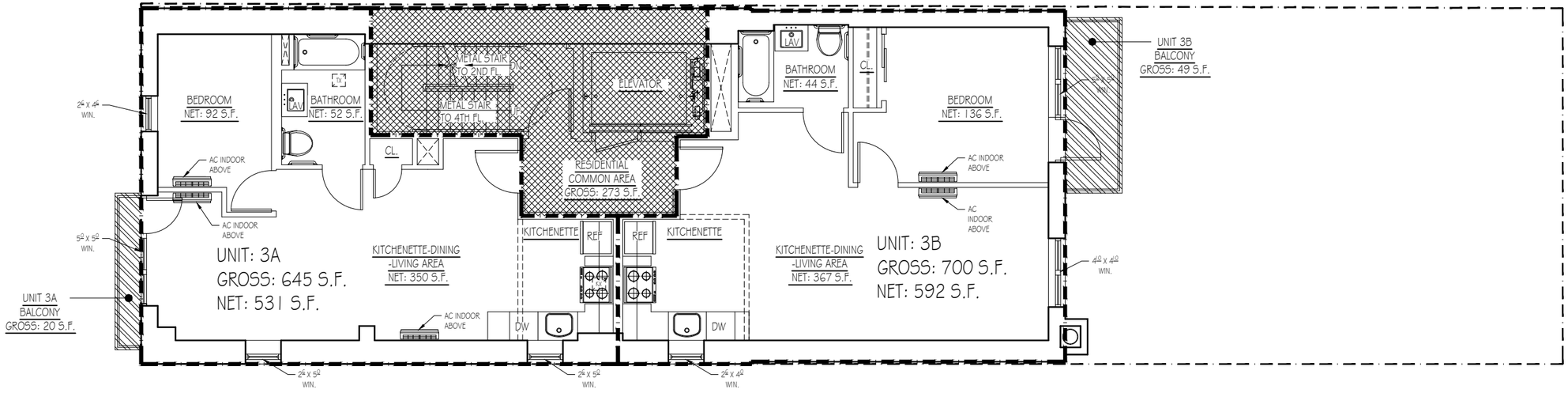
- COMMON ELEMENT
- RESIDENTIAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

ABBREVIATION INDEX

REF.	REFRIGERATOR	F.A.I.	FRESH AIR INTAKE	F.D.	FLOOR DRAIN
DW	DISHWASHER	CL	CLOSET	E.P.	ELECTRICAL PANEL
LAV.	LAVATORY	H.C.	HANDICAP	A.D.	AREA DRAIN
EM	EMERGENCY LIGHT	AC	AIR CONDITIONER	W.C.	WASH CLOSET
W/D	WASHER/ DRYER	BL	BOILER	R.D.	ROOF DRAIN

SCHEDULE A

UNIT	BEDROOM	BATHROOM
2A	1	1
2B	1	1



3RD FLOOR PLAN

SCALE: N.T.S.

0 5 10 15 FEET

LEGEND

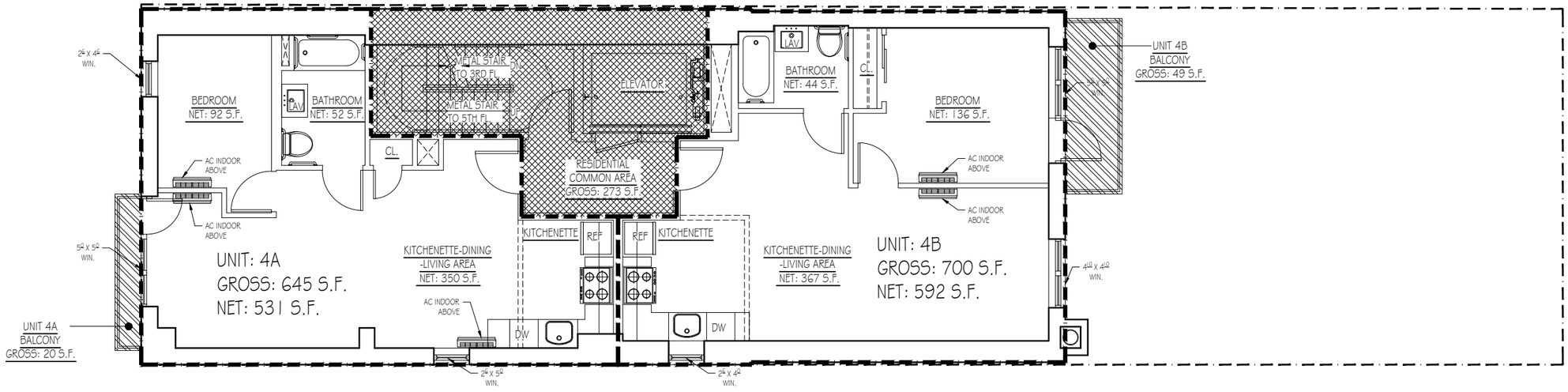
- COMMON ELEMENT
- RESIDENTIAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

ABBREVIATION INDEX

REF.	REFRIGERATOR	F.A.I.	FRESH AIR INTAKE	F.D.	FLOOR DRAIN
DW	DISHWASHER	CL	CLOSET	E.P.	ELECTRICAL PANEL
LAV.	LAVATORY	H.C.	HANDICAP	A.D.	AREA DRAIN
EM	EMERGENCY LIGHT	AC	AIR CONDITIONER	W.C.	WASH CLOSET
W/D	WASHER/ DRYER	BL	BOILER	R.D.	ROOF DRAIN

SCHEDULE A

UNIT	BEDROOM	BATHROOM
3A	1	1
3B	1	1



4TH FLOOR PLAN

SCALE: N.T.S.

0 5 10 15 FEET

LEGEND

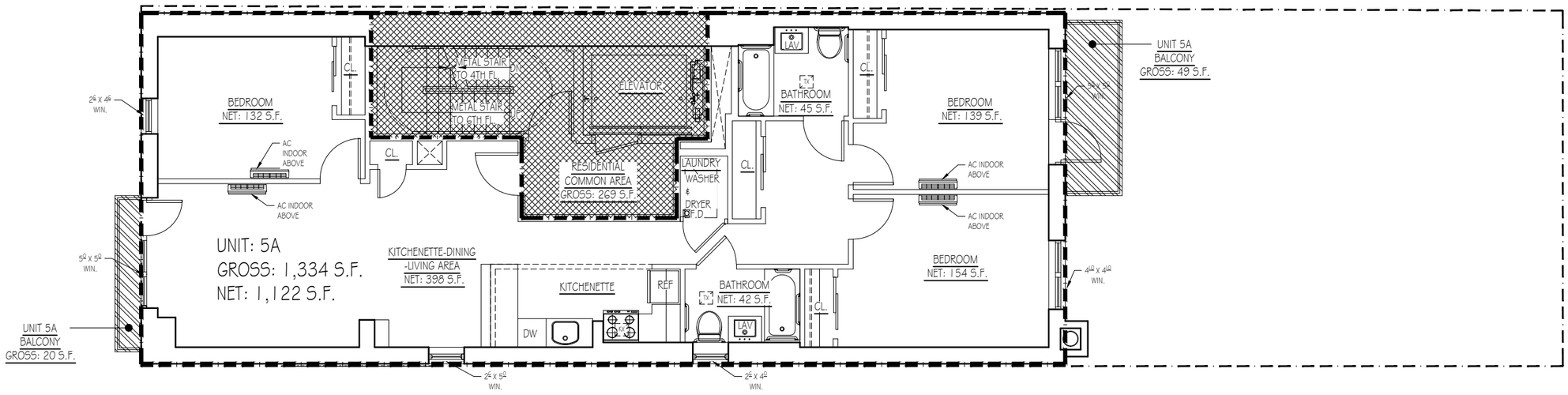
- COMMON ELEMENT
- RESIDENTIAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

ABBREVIATION INDEX

REF.	REFRIGERATOR	F.A.I.	FRESH AIR INTAKE	F.D.	FLOOR DRAIN
DW	DISHWASHER	CL	CLOSET	E.P.	ELECTRICAL PANEL
LAV.	LAVATORY	H.C.	HANDICAP	A.D.	AREA DRAIN
EM	EMERGENCY LIGHT	AC	AIR CONDITIONER	W.C.	WASH CLOSET
W/D	WASHER/ DRYER	BL	BOILER	R.D.	ROOF DRAIN

SCHEDULE A

UNIT	BEDROOM	BATHROOM
4A	1	1
4B	1	1



5TH FLOOR PLAN

SCALE: N.T.S.

0 5 10 15 FEET

LEGEND

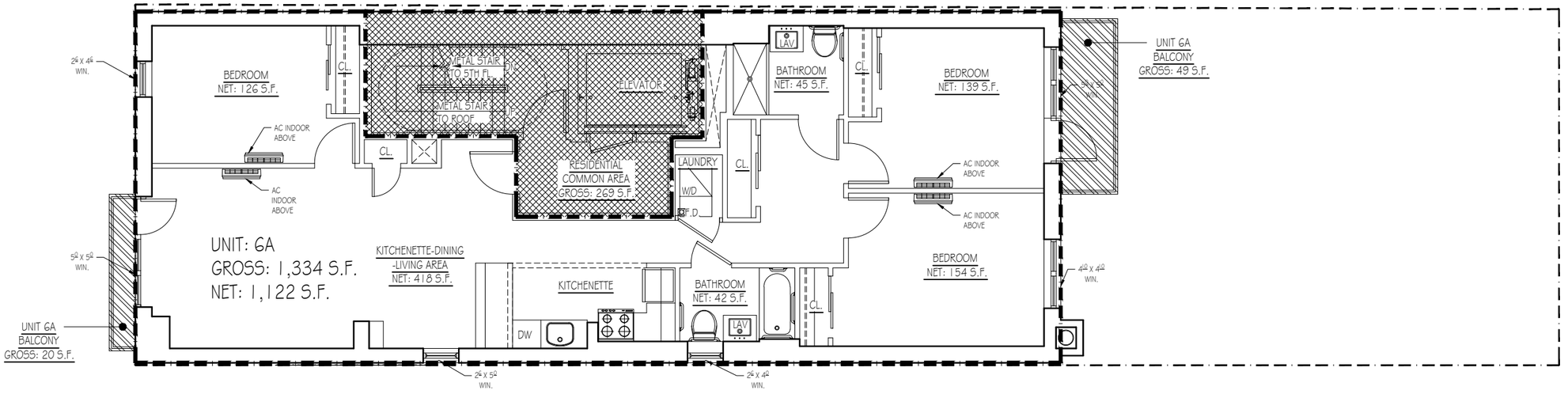
- COMMON ELEMENT
- RESIDENTIAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

ABBREVIATION INDEX

REF.	REFRIGERATOR	F.A.I.	FRESH AIR INTAKE	F.D.	FLOOR DRAIN
DW	DISHWASHER	CL	CLOSET	E.P.	ELECTRICAL PANEL
LAV.	LAVATORY	H.C.	HANDICAP	A.D.	AREA DRAIN
EM	EMERGENCY LIGHT	AC	AIR CONDITIONER	W.C.	WASH CLOSET
W/D	WASHER/ DRYER	BL	BOILER	R.D.	ROOF DRAIN

SCHEDULE A

UNIT	BEDROOM	BATHROOM
5A	3	2



6TH FLOOR PLAN

SCALE: N.T.S.

0 5 10 15 FEET

LEGEND

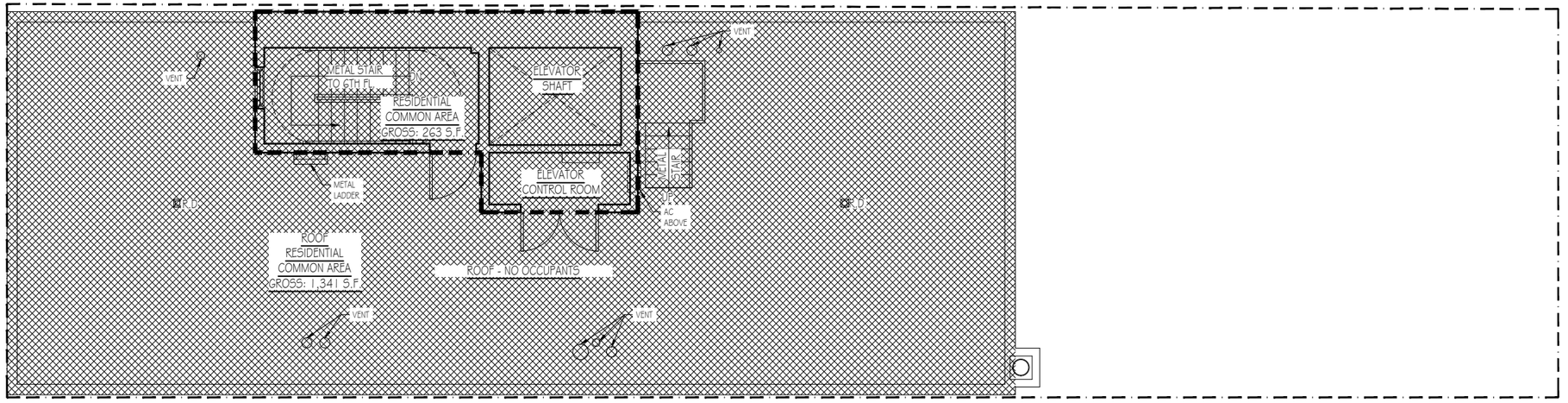
- COMMON ELEMENT
- RESIDENTIAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

ABBREVIATION INDEX

REF.	REFRIGERATOR	F.A.I.	FRESH AIR INTAKE	F.D.	FLOOR DRAIN
DW	DISHWASHER	CL	CLOSET	E.P.	ELECTRICAL PANEL
LAV.	LAVATORY	H.C.	HANDICAP	A.D.	AREA DRAIN
EM	EMERGENCY LIGHT	AC	AIR CONDITIONER	W.C.	WASH CLOSET
W/D	WASHER/ DRYER	BL	BOILER	R.D.	ROOF DRAIN

SCHEDULE A

UNIT	BEDROOM	BATHROOM
6A	3	2



ROOF PLAN

SCALE: N.T.S.

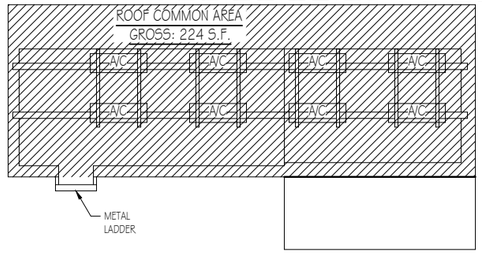
0 5 10 15 FEET

LEGEND

- COMMON ELEMENT
- RESIDENTIAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

ABBREVIATION INDEX

REF.	REFRIGERATOR	F.A.I.	FRESH AIR INTAKE	F.D.	FLOOR DRAIN
DW	DISHWASHER	CL	CLOSET	E.P.	ELECTRICAL PANEL
LAV.	LAVATORY	H.C.	HANDICAP	A.D.	AREA DRAIN
EM	EMERGENCY LIGHT	AC	AIR CONDITIONER	W.C.	WASH CLOSET
W/D	WASHER/ DRYER	BL	BOILER	R.D.	ROOF DRAIN



BULKHEAD ROOF PLAN

SCALE: N.T.S.

0 5 10 15 FEET

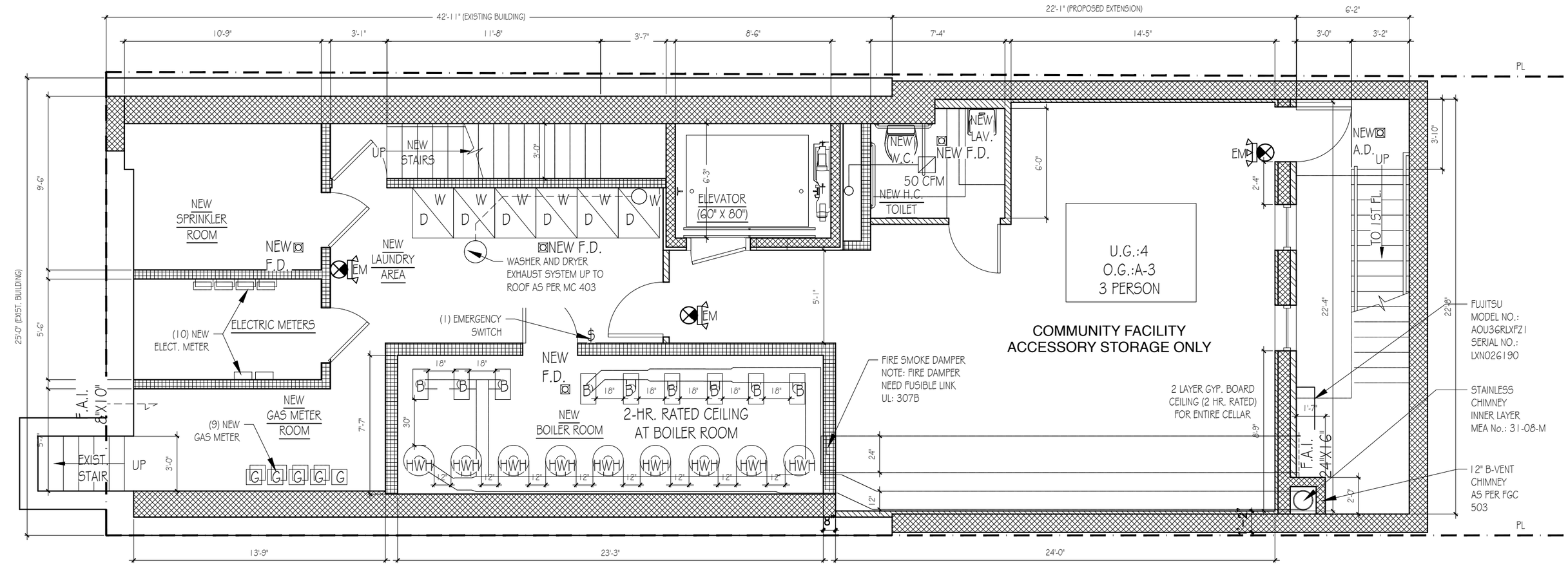
LEGEND

COMMON ELEMENT

LIMITED COMMON ELEMENT

ABBREVIATION INDEX

REF.	REFRIGERATOR	F.A.I.	FRESH AIR INTAKE	F.D.	FLOOR DRAIN
DW	DISHWASHER	CL	CLOSET	E.P.	ELECTRICAL PANEL
LAV.	LAVATORY	H.C.	HANDICAP	A.D.	AREA DRAIN
EM	EMERGENCY LIGHT	AC	AIR CONDITIONER	W.C.	WASH CLOSET
W/D	WASHER/ DRYER	BL	BOILER	R.D.	ROOF DRAIN



CELLAR FLOOR PLAN (ACCESSORY TO UNIT 1A)

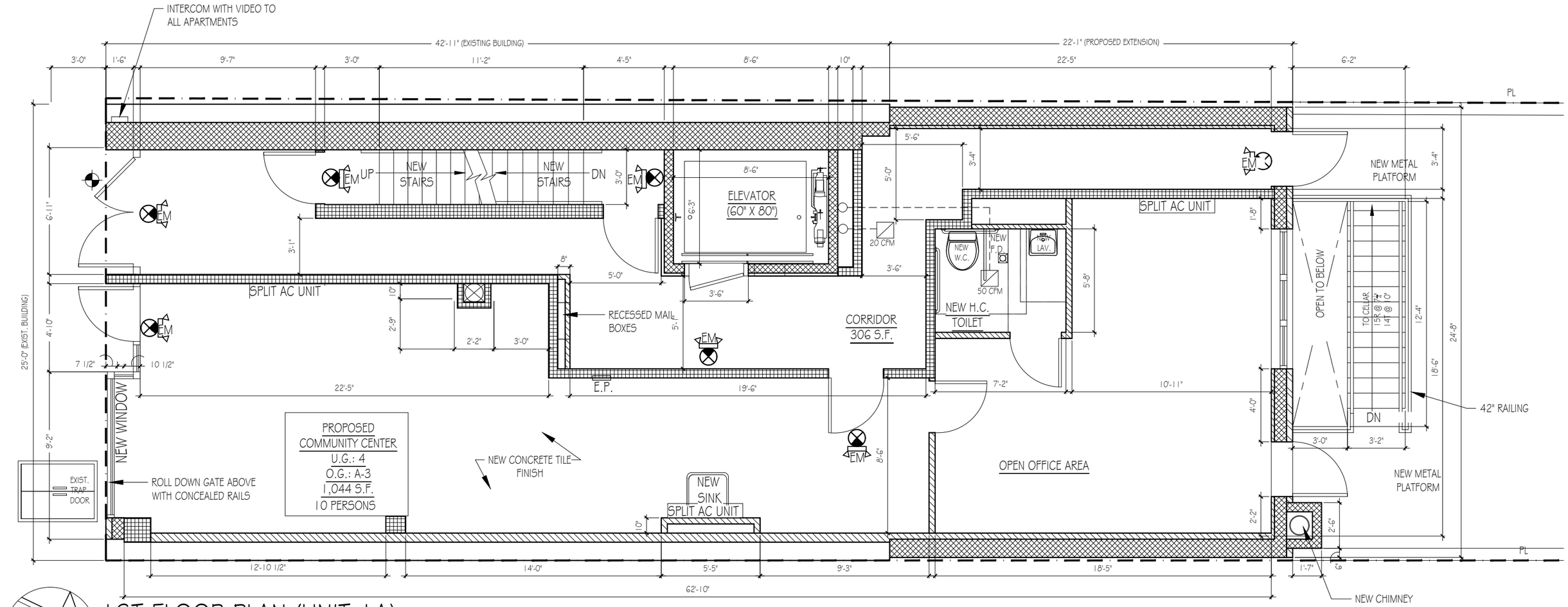
SCALE: 3/16" = 1'-0"

LEGEND

- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING WALL
- ## CFM — EXHAUST/ VENTILATION ## CFM INDICATES FAN SPEED

ABBREVIATION INDEX

REF.	REFRIGERATOR
DW	DISHWASHER
LAV.	LAVATORY
EM	EMERGENCY LIGHT
F.D.	FLOOR DRAIN
E.P.	ELECTRICAL PANEL
A.D.	AREA DRAIN
W.C.	WASH CLOSET
F.A.I.	FRESH AIR INTAKE
CL	CLOSET
H.C.	HANDICAP
AC	AIR CONDITIONER
KX	KITCHEN EXHAUST
TX	BATHROOM EXHAUST



1ST FLOOR PLAN (UNIT 1A)

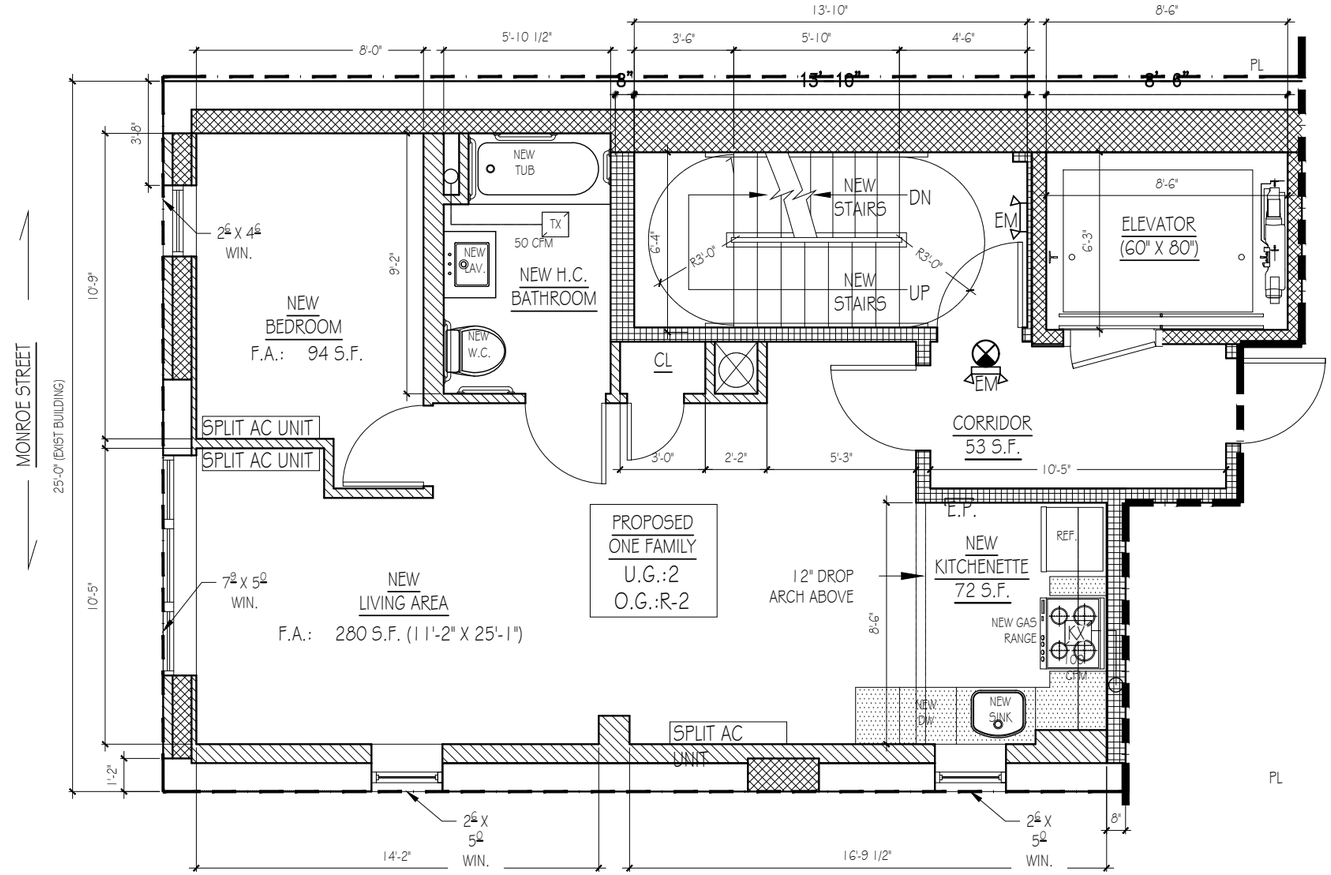
SCALE: 3/16" = 1'-0"

LEGEND

- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING WALL
- ## CFM — EXHAUST/ VENTILATION ## CFM INDICATES FAN SPEED

ABBREVIATION INDEX

REF.	REFRIGERATOR
DW	DISHWASHER
LAV.	LAVATORY
EM	EMERGENCY LIGHT
F.D.	FLOOR DRAIN
E.P.	ELECTRICAL PANEL
A.D.	AREA DRAIN
W.C.	WASH CLOSET
F.A.I.	FRESH AIR INTAKE
CL	CLOSET
H.C.	HANDICAP
AC	AIR CONDITIONER
KX	KITCHEN EXHAUST
TX	BATHROOM EXHAUST



2ND FLOOR PLAN (UNIT 2A)

SCALE: 3/16" = 1'-0"

LEGEND

NEW EXTERIOR WALL

NEW INTERIOR WALL

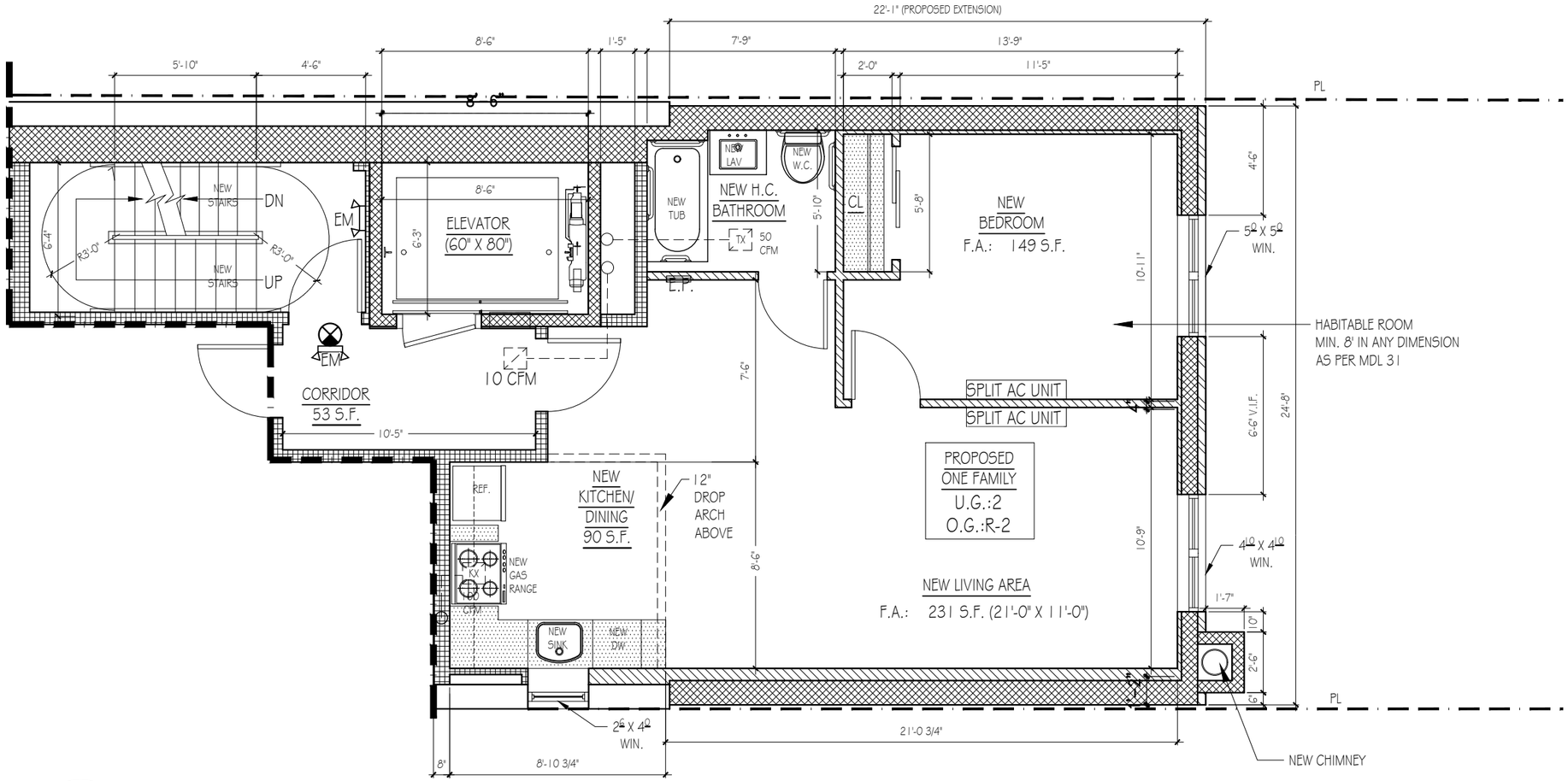
EXISTING WALL

CFM

EXHAUST/ VENTILATION
CFM INDICATES FAN SPEED

ABBREVIATION INDEX

REF.	REFRIGERATOR
DW	DISHWASHER
LAV.	LAVATORY
EM	EMERGENCY LIGHT
F.D.	FLOOR DRAIN
E.P.	ELECTRICAL PANEL
A.D.	AREA DRAIN
W.C.	WASH CLOSET
F.A.I.	FRESH AIR INTAKE
CL	CLOSET
H.C.	HANDICAP
AC	AIR CONDITIONER
KX	KITCHEN EXHAUST
TX	BATHROOM EXHAUST



2ND FLOOR PLAN (UNIT 2B)

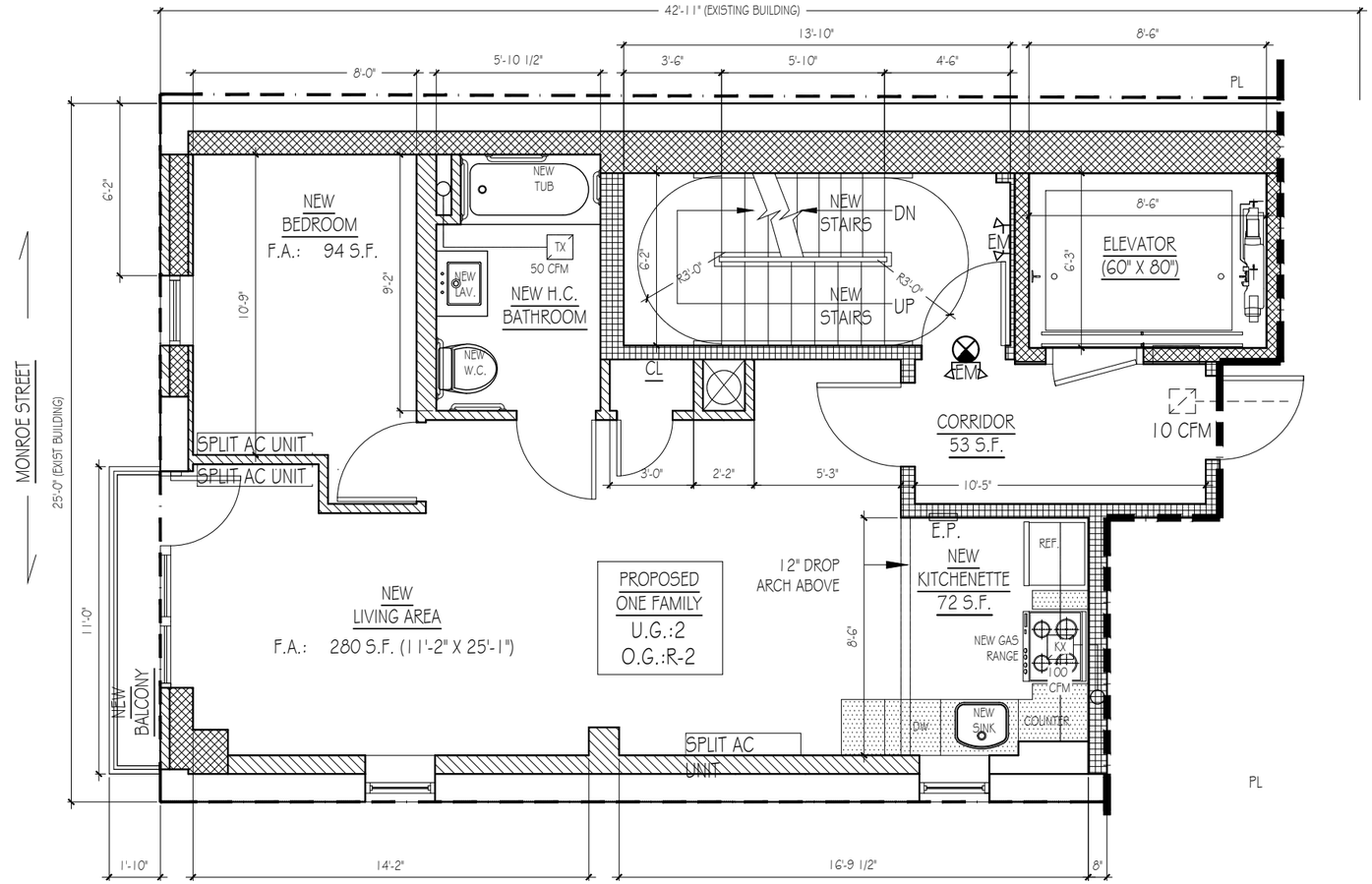
SCALE: 3/16" = 1'-0"

LEGEND

- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING WALL
- ## CFM — EXHAUST/ VENTILATION; ## CFM INDICATES FAN SPEED

ABBREVIATION INDEX

REF.	REFRIGERATOR
DW	DISHWASHER
LAV.	LAVATORY
EM	EMERGENCY LIGHT
F.D.	FLOOR DRAIN
E.P.	ELECTRICAL PANEL
A.D.	AREA DRAIN
W.C.	WASH CLOSET
F.A.I.	FRESH AIR INTAKE
CL	CLOSET
H.C.	HANDICAP
AC	AIR CONDITIONER
KX	KITCHEN EXHAUST
TX	BATHROOM EXHAUST



PL

3RD FLOOR PLAN (UNIT 3A)

SCALE: 3/16" = 1'-0"

LEGEND

NEW EXTERIOR WALL

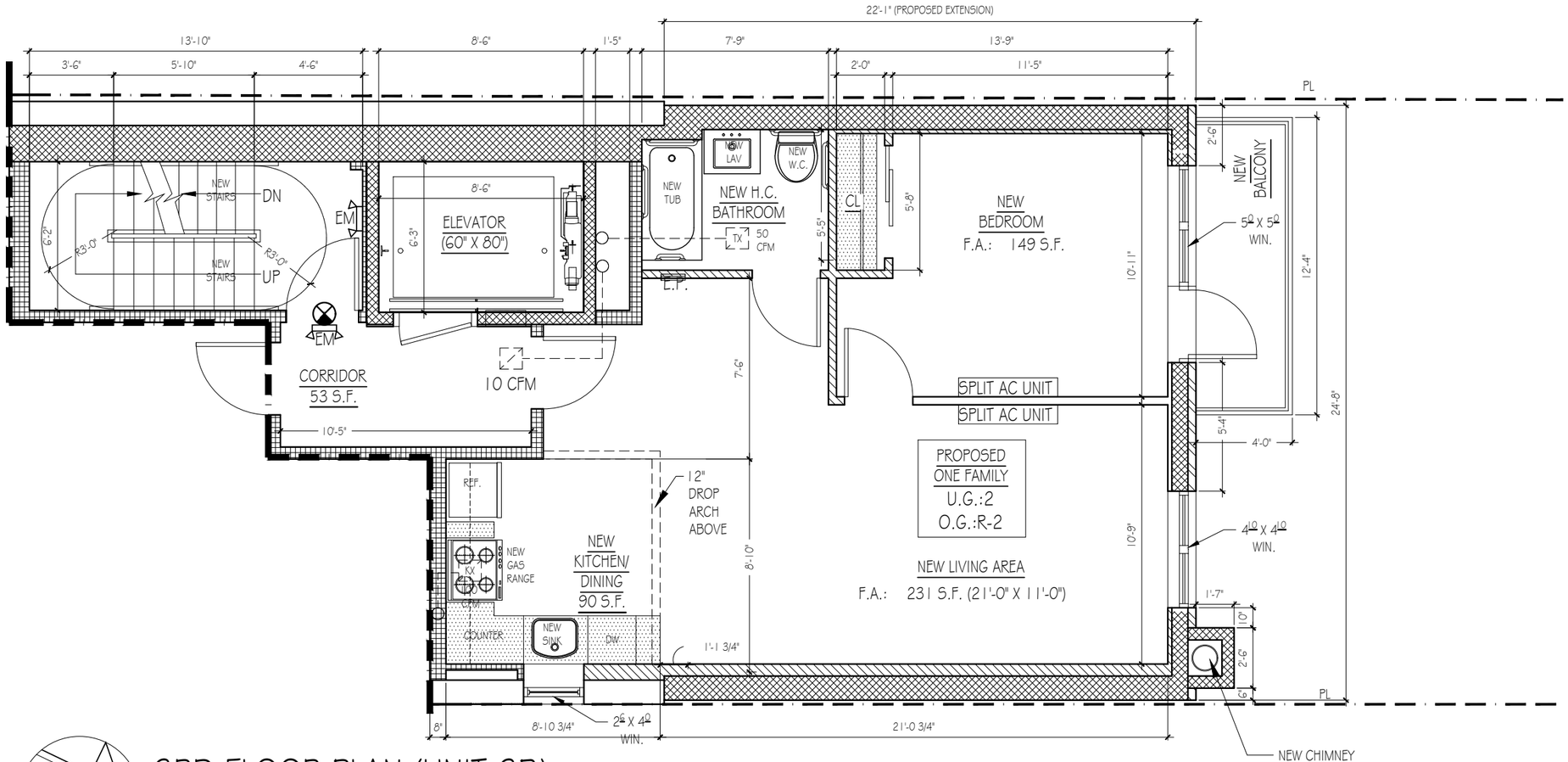
NEW INTERIOR WALL

EXISTING WALL

CFM — EXHAUST/ VENTILATION
CFM INDICATES FAN SPEED

ABBREVIATION INDEX

REF.	REFRIGERATOR
DW	DISHWASHER
LAV.	LAVATORY
EM	EMERGENCY LIGHT
F.D.	FLOOR DRAIN
E.P.	ELECTRICAL PANEL
A.D.	AREA DRAIN
W.C.	WASH CLOSET
F.A.I.	FRESH AIR INTAKE
CL	CLOSET
H.C.	HANDICAP
AC	AIR CONDITIONER
KX	KITCHEN EXHAUST
TX	BATHROOM EXHAUST



3RD FLOOR PLAN (UNIT 3B)

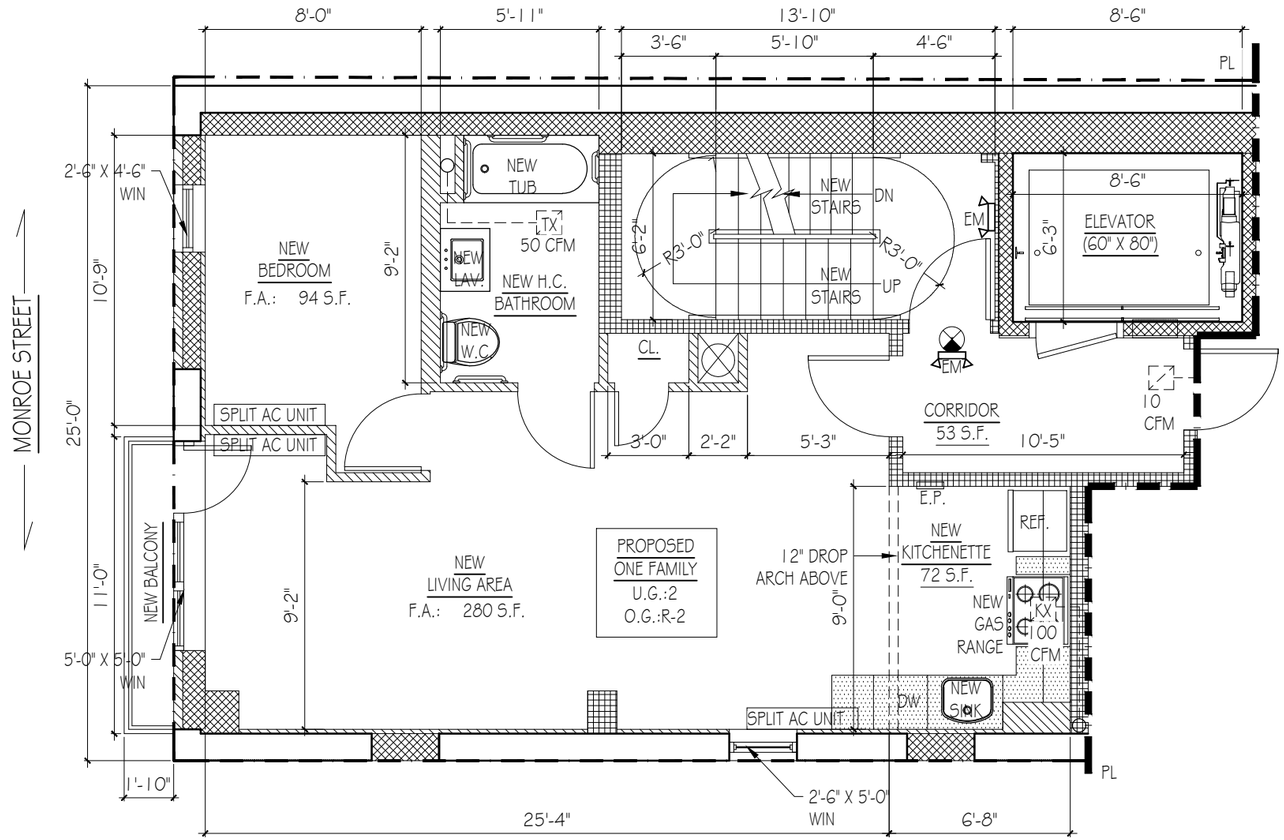
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LEGEND

- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING WALL
- ## CFM — EXHAUST/ VENTILATION ## CFM INDICATES FAN SPEED

ABBREVIATION INDEX

REF.	REFRIGERATOR
DW	DISHWASHER
LAV.	LAVATORY
EM	EMERGENCY LIGHT
F.D.	FLOOR DRAIN
E.P.	ELECTRICAL PANEL
A.D.	AREA DRAIN
W.C.	WASH CLOSET
F.A.I.	FRESH AIR INTAKE
CL	CLOSET
H.C.	HANDICAP
AC	AIR CONDITIONER
KX	KITCHEN EXHAUST
TX	BATHROOM EXHAUST



4TH FLOOR PLAN (UNIT 4A)

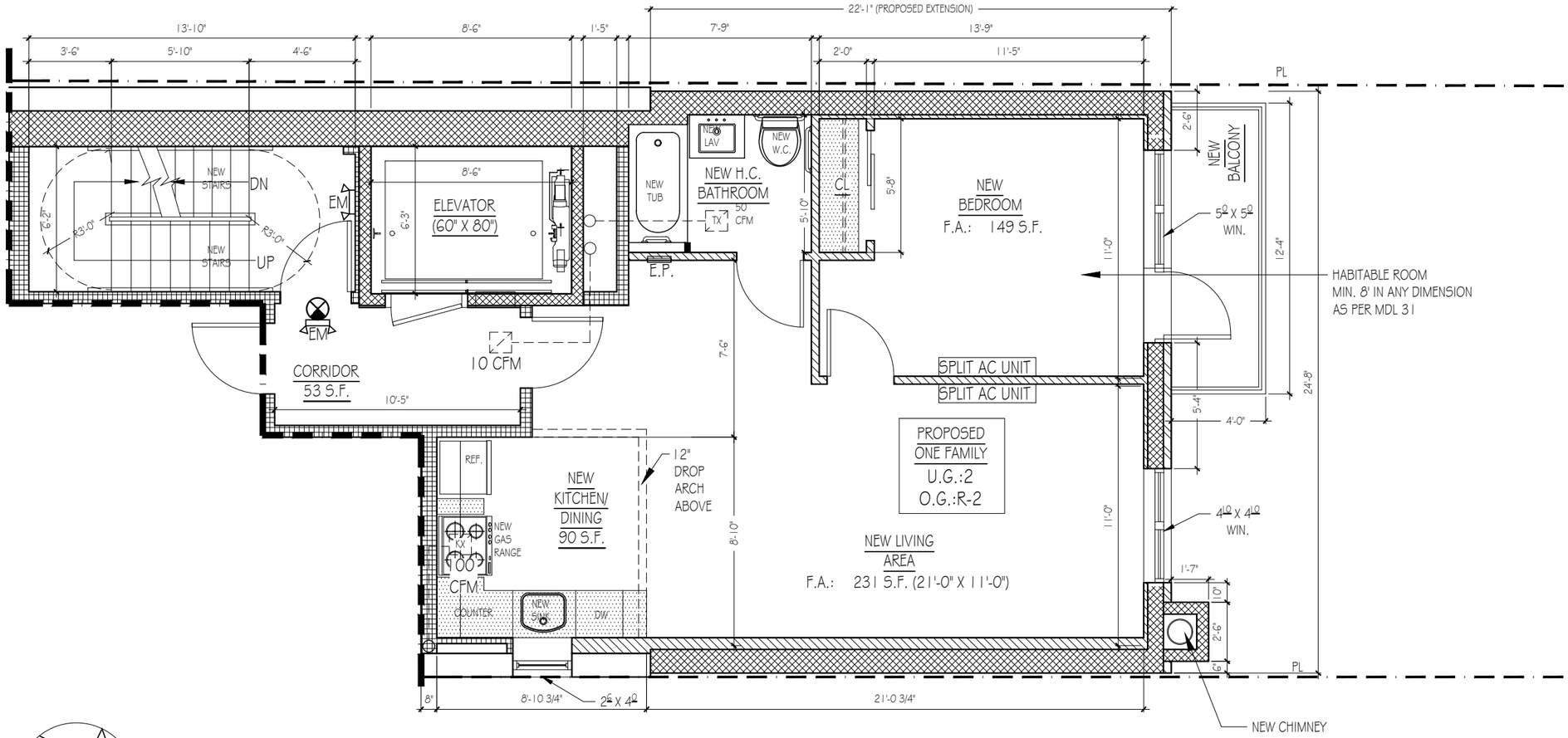
SCALE: 3/16" = 1'-0"

LEGEND

- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING WALL
- ## CFM — EXHAUST/ VENTILATION; ## CFM INDICATES FAN SPEED

ABBREVIATION INDEX

REF.	REFRIGERATOR
DW	DISHWASHER
LAV.	LAVATORY
EM	EMERGENCY LIGHT
F.D.	FLOOR DRAIN
E.P.	ELECTRICAL PANEL
A.D.	AREA DRAIN
W.C.	WASH CLOSET
F.A.I.	FRESH AIR INTAKE
CL	CLOSET
H.C.	HANDICAP
AC	AIR CONDITIONER
KX	KITCHEN EXHAUST
TX	BATHROOM EXHAUST



4TH FLOOR PLAN (UNIT 4B)

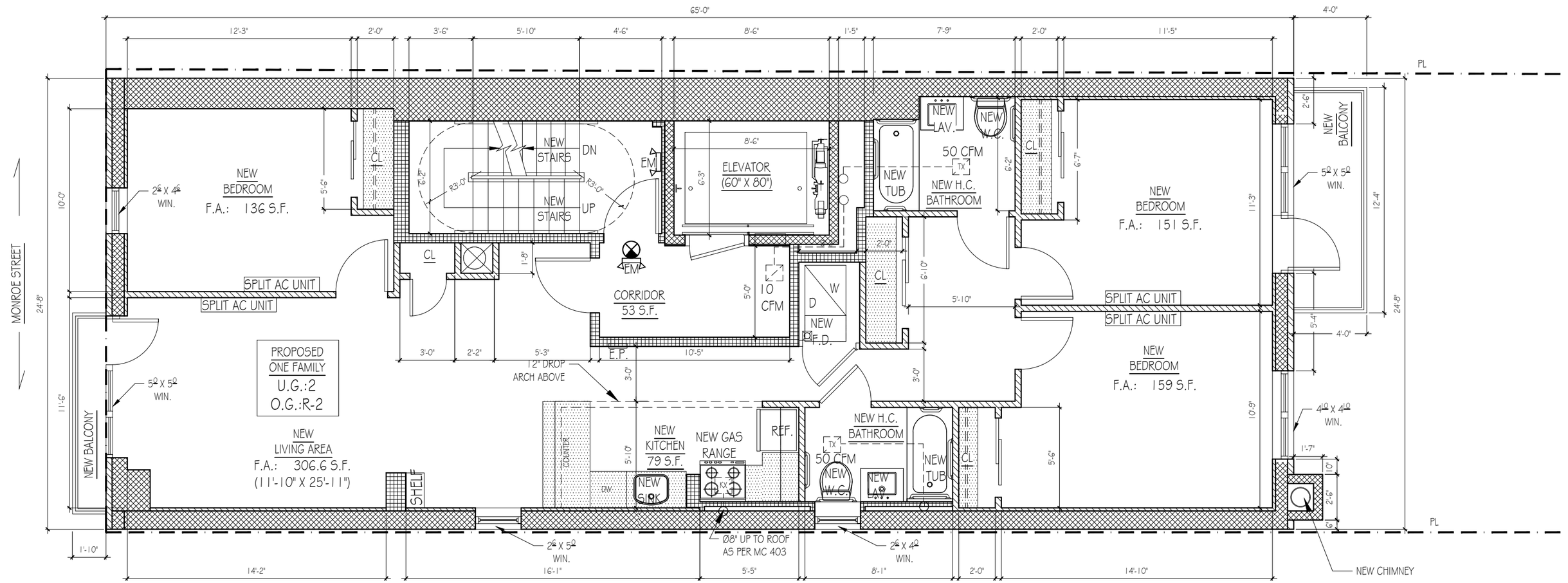
SCALE: 3/16" = 1'-0"

LEGEND

- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING WALL
- ## CFM — EXHAUST/ VENTILATION ## CFM INDICATES FAN SPEED

ABBREVIATION INDEX

REF.	REFRIGERATOR
DW	DISHWASHER
LAV.	LAVATORY
EM	EMERGENCY LIGHT
F.D.	FLOOR DRAIN
E.P.	ELECTRICAL PANEL
A.D.	AREA DRAIN
W.C.	WASH CLOSET
F.A.I.	FRESH AIR INTAKE
CL	CLOSET
H.C.	HANDICAP
AC	AIR CONDITIONER
KX	KITCHEN EXHAUST
TX	BATHROOM EXHAUST



5TH FLOOR PLAN (UNIT 5A)

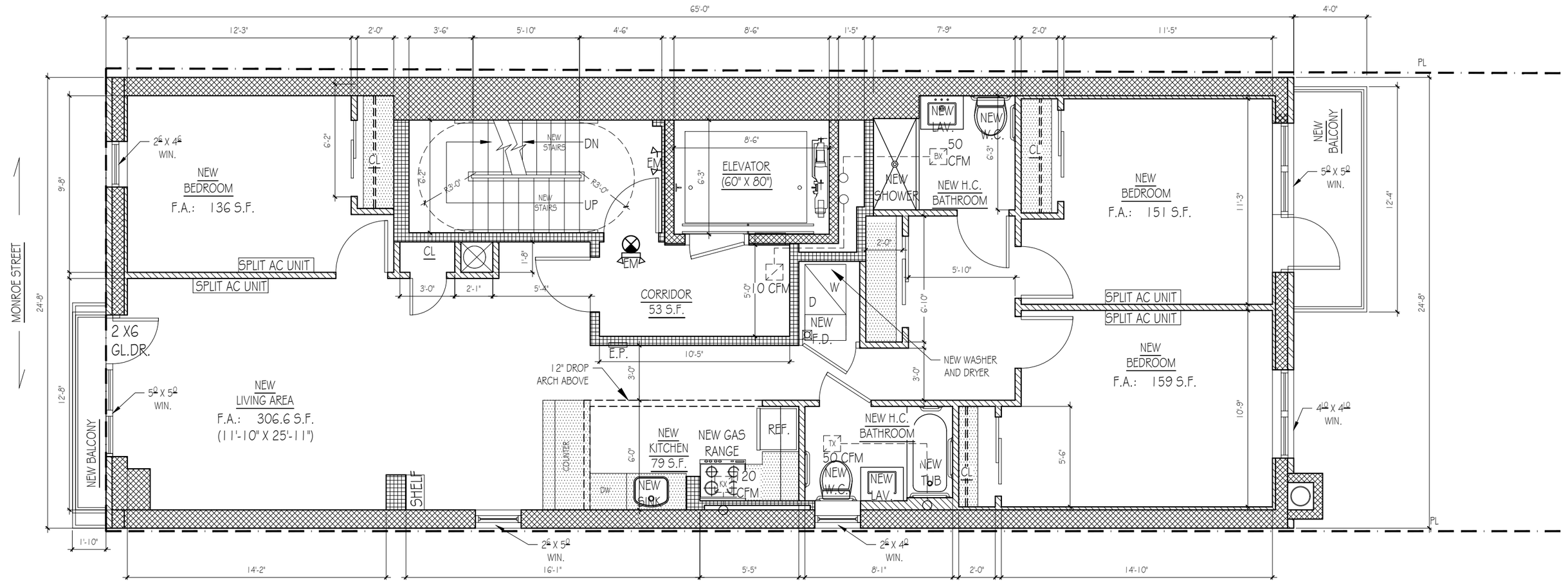
SCALE: 3/16" = 1'-0"

LEGEND

- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING WALL
- ## CFM — EXHAUST/ VENTILATION ## CFM INDICATES FAN SPEED

ABBREVIATION INDEX

REF.	REFRIGERATOR
DW	DISHWASHER
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A.D.	AREA DRAIN
W.C.	WASH CLOSET
F.A.I.	FRESH AIR INTAKE
CL	CLOSET
H.C.	HANDICAP
AC	AIR CONDITIONER
KX	KITCHEN EXHAUST
TX	BATHROOM EXHAUST



6TH FLOOR PLAN (UNIT 6A)

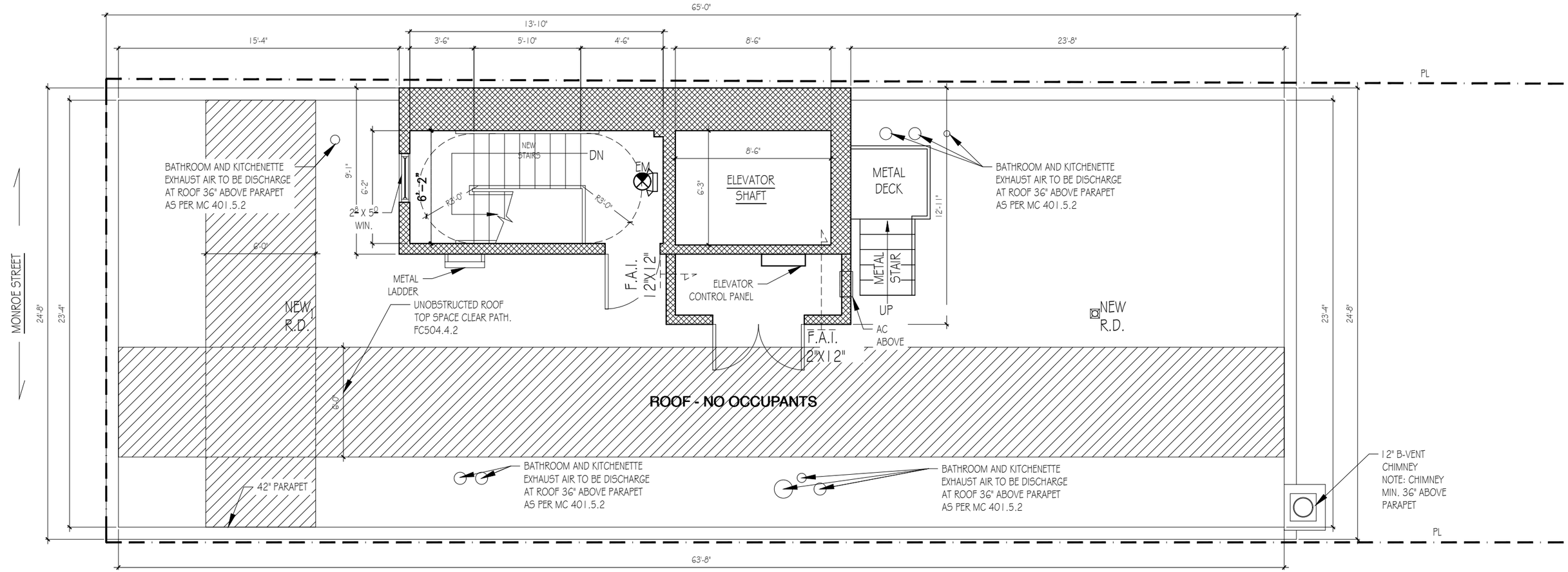
SCALE: 3/16" = 1'-0"

LEGEND

- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING WALL
- ## CFM — EXHAUST/ VENTILATION ## CFM INDICATES FAN SPEED

ABBREVIATION INDEX

REF.	REFRIGERATOR
DW	DISHWASHER
LAV.	LAVATORY
EM	EMERGENCY LIGHT
F.D.	FLOOR DRAIN
E.P.	ELECTRICAL PANEL
A.D.	AREA DRAIN
W.C.	WASH CLOSET
F.A.I.	FRESH AIR INTAKE
CL	CLOSET
H.C.	HANDICAP
AC	AIR CONDITIONER
KX	KITCHEN EXHAUST
TX	BATHROOM EXHAUST



ROOF PLAN

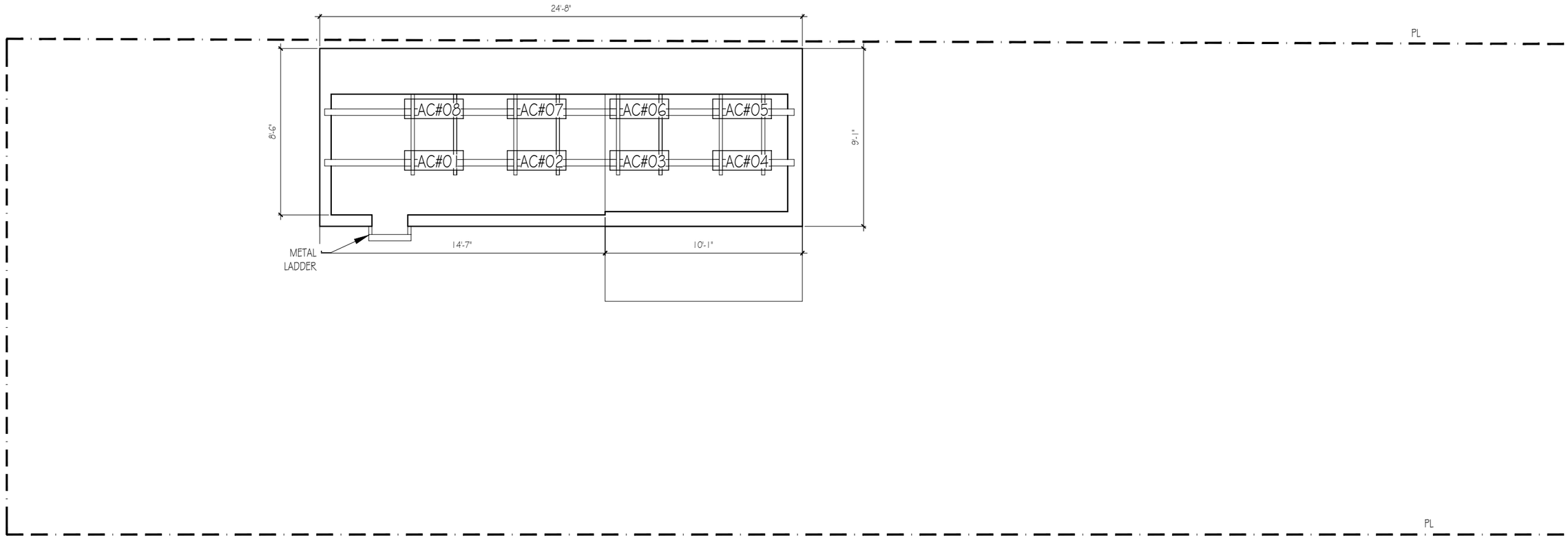
SCALE: 3/16" = 1'-0"

LEGEND

- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING WALL
- ## CFM — EXHAUST/ VENTILATION ## CFM INDICATES FAN SPEED

ABBREVIATION INDEX

REF.	REFRIGERATOR
DW	DISHWASHER
LAV.	LAVATORY
EM	EMERGENCY LIGHT
F.D.	FLOOR DRAIN
E.P.	ELECTRICAL PANEL
A.D.	AREA DRAIN
W.C.	WASH CLOSET
F.A.I.	FRESH AIR INTAKE
CL	CLOSET
H.C.	HANDICAP
AC	AIR CONDITIONER
KX	KITCHEN EXHAUST
TX	BATHROOM EXHAUST



BULKHEAD ROOF PLAN

SCALE: 3/16" = 1'-0"

LEGEND

NEW EXTERIOR WALL

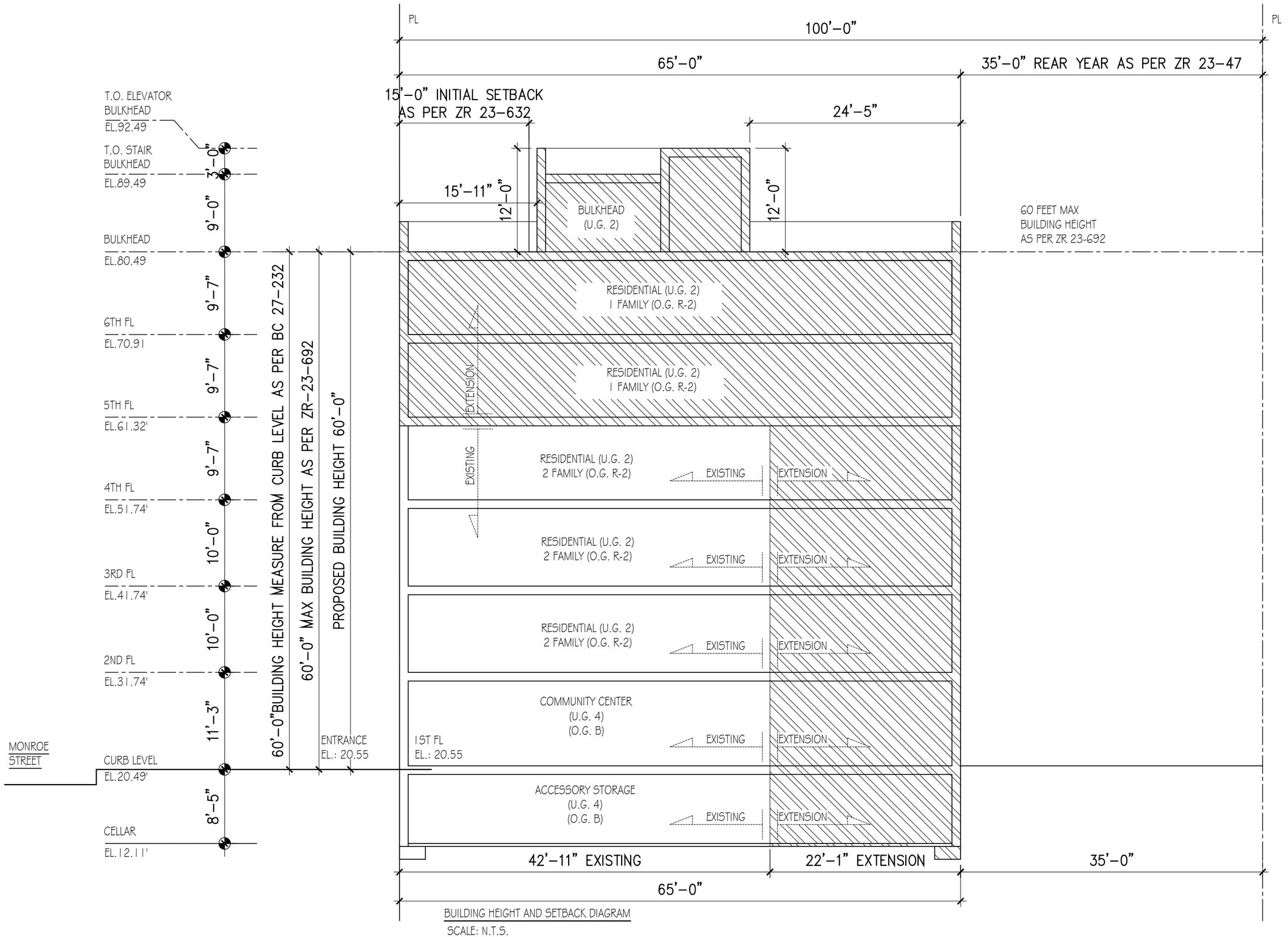
NEW INTERIOR WALL

EXISTING WALL

CFM — EXHAUST/ VENTILATION
CFM INDICATES FAN SPEED

ABBREVIATION INDEX

REF.	REFRIGERATOR
DW	DISHWASHER
LAV.	LAVATORY
EM	EMERGENCY LIGHT
F.D.	FLOOR DRAIN
E.P.	ELECTRICAL PANEL
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KX	KITCHEN EXHAUST
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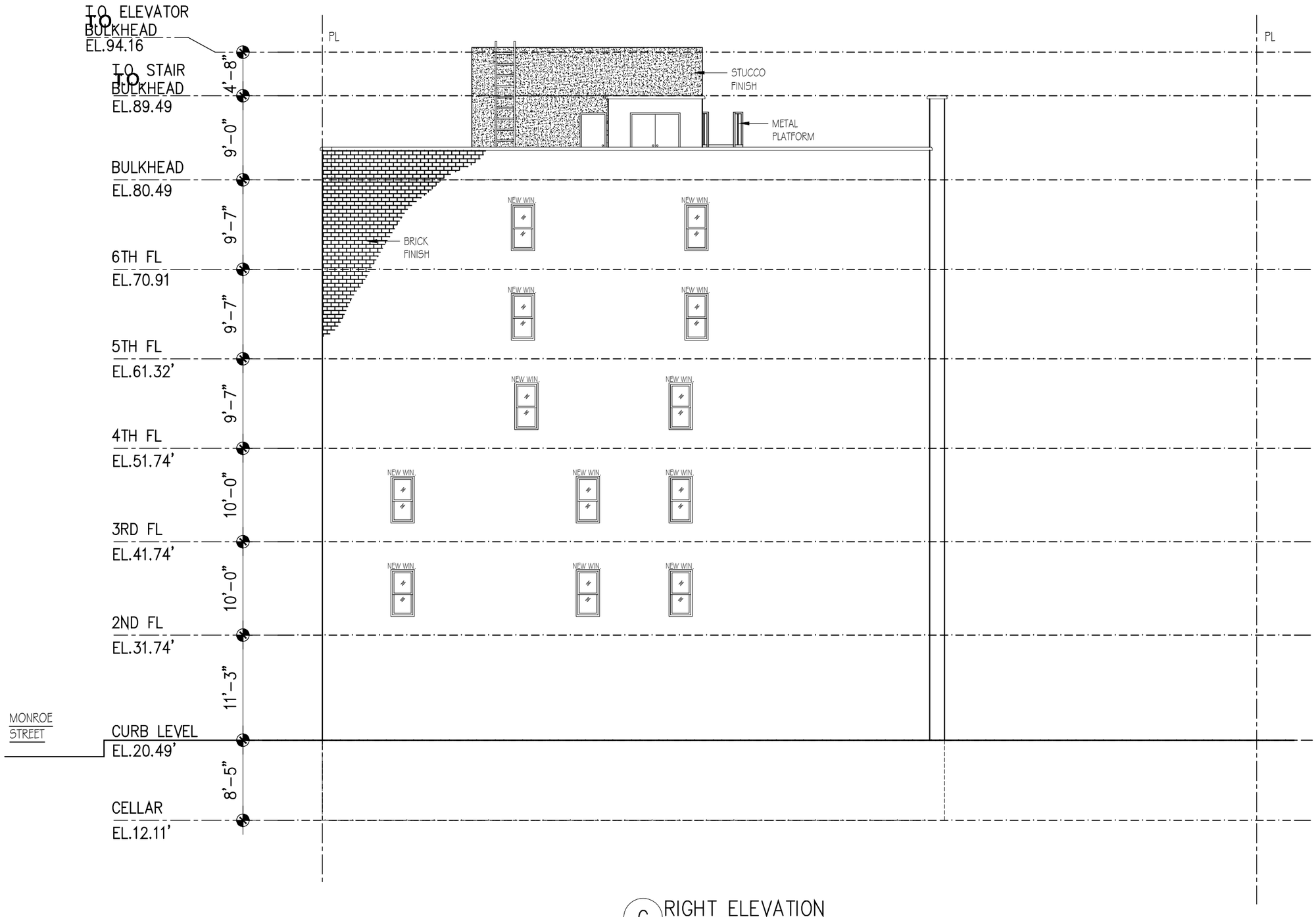
BUILDING HEIGHT AND SETBACK DIAGRAM

SCALE: N.T.S.

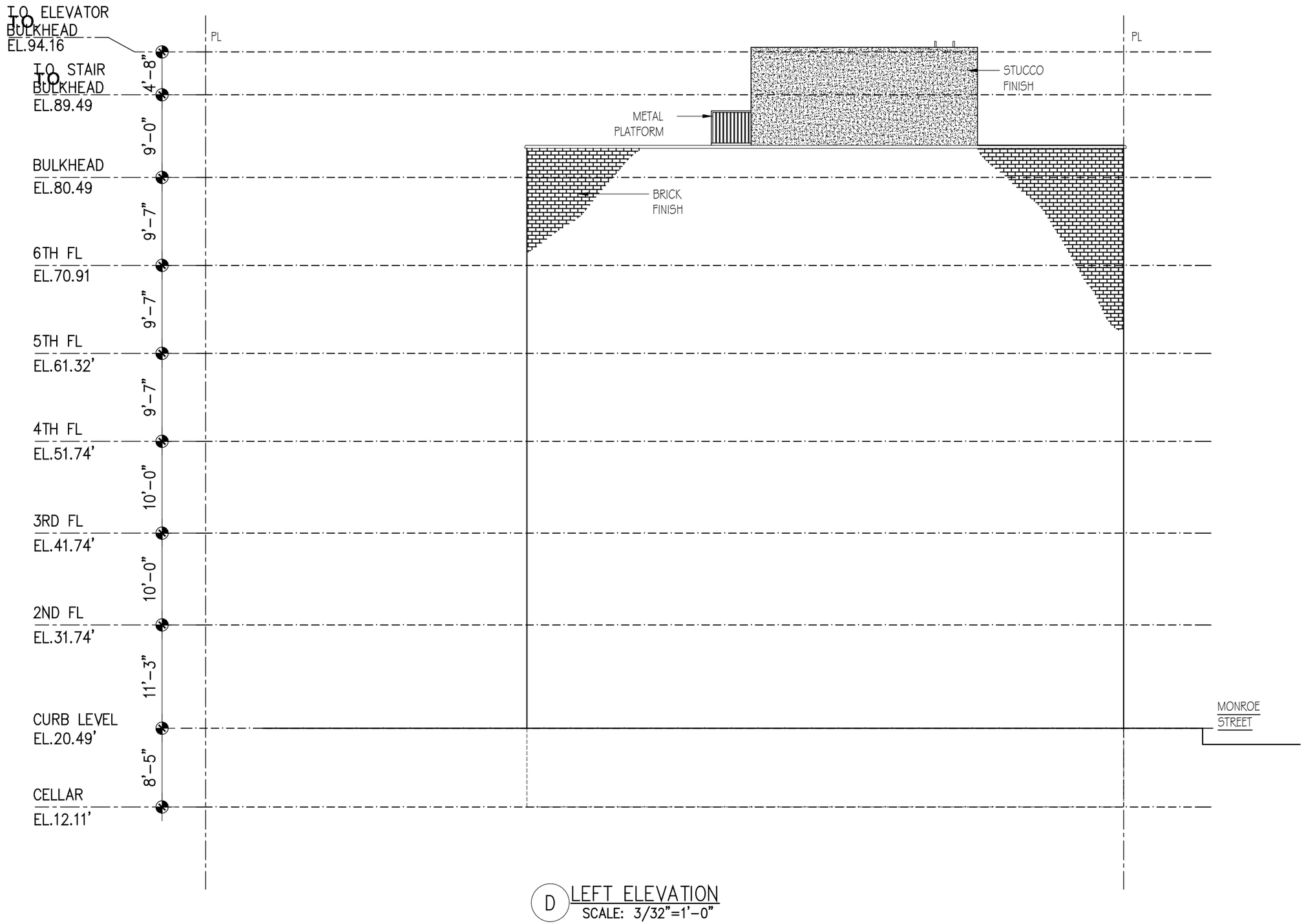


A FRONT ELEVATION
SCALE: 3/16"=1'-0"

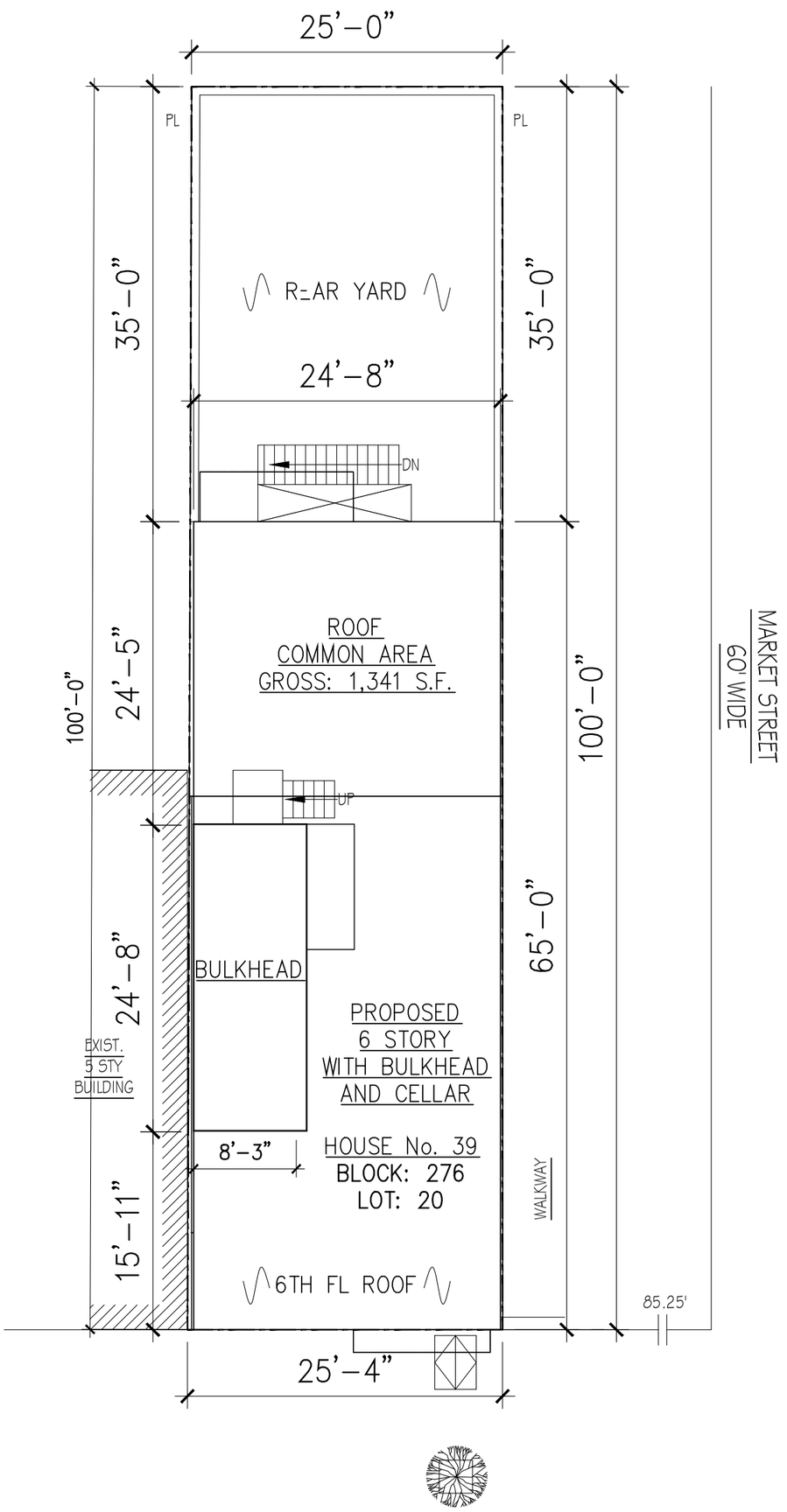
B REAR ELEVATION
SCALE: 3/16"=1'-0"



C RIGHT ELEVATION
SCALE: 3/32"=1'-0"



D LEFT ELEVATION
SCALE: 3/32"=1'-0"



PLOT PLAN
SCALE: N.T.S.

Certificate of Occupancy

CO Number: 121663645F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.

Borough: Manhattan **Address:** 39 MONROE STREET **Building Identification Number (BIN):** 1003298	**Block Number:** 00276 **Lot Number(s):** 20 **Building Type:** Altered	**Certificate Type:** Final **Effective Date:** 08/29/2019

This building is subject to this Building Code: 1968 Code

For zoning lot metes & bounds, please see BISWeb.

B.

Construction classification:	1-C	(1968 Code designation)
Building Occupancy Group classification:	R-2	(2014/2008 Code)
Multiple Dwelling Law Classification:	HAEA	

No. of stories: 6	**Height in feet:** 60	**No. of dwelling units:** 8

C.

Fire Protection Equipment:
Sprinkler system

D.

Type and number of open spaces:
None associated with this filing.

E.

This Certificate is issued with the following legal limitations:
None

Borough Comments: None

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 121663645F

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	3	OG	A-3 R-2		4, 2	ACCESSORY STORAGE, UTILITY ROOM, MECHANICAL ROOM, METER ROOM
001	10	100	A-3		4	COMMUNITY CENTER
002		40	R-2	2	2	TWO (2) CLASS "A" APARTMENTS
003		40	R-2	2	2	TWO (2) CLASS "A" APARTMENTS
004		40	R-2	2	2	TWO (2) CLASS "A" APARTMENTS
005		40	R-2	1	2	ONE (1) CLASS "A" APARTMENT
006		40	R-2	1	2	ONE (1) CLASS "A" APARTMENT

END OF SECTION

Borough Commissioner

Commissioner

END OF DOCUMENT

People's Environmental Inc.
Protecting our environment, safeguarding our future.
Twenty-Two Rutgers Street, Suite B1 • New York, NY 10002 • Telephone: (212)-693-4050 • Fax: (212)-693-4051
Email: info@peoplesenviro.com

September 10, 2020

Yat Son Poon
39 Monroe Street,
New York, NY 11238

RE: Asbestos Survey at 39 Monroe Street, Manhattan, NY.

As requested, People's Environmental, Inc., (PEI) conducted an inspection for asbestos containing material (ACM) of the mix-use buildings located at 39 East 69th, Manhattan, NY. The inspection involved bulk sampling and laboratory analysis of "suspect" building materials for the presence or absence of asbestos. The inspections and sampling was performed on August 6 & 24, 2020 and September 4, 2020 and a total of Eighty-three (83) bulk samples were collected.

SAMPLING and ANALYSIS

The samples were collected by a certified NYSDOL / NYCDEP asbestos inspector / investigator as per the requirements of the New York State Department of Labor ICR 56 and NYCDEP Title XV. The sampling was performed at the request of the building owner. The purpose of the inspection was to identify, sample and verify by laboratory analysis, the presence, if any, of Asbestos Containing Materials (ACM) in the building prior to the proposed work. ACM is defined as material containing greater than One percent (1%) asbestos.

During the sampling process, suspect ACM was separated into three USEPA categories. These categories are: Thermal System Insulation (TSI), Surfacing ACM and Miscellaneous ACM. Examples of TSI are pipe covering, boiler insulation, duct wrap and mudpack fitting cement. Surfacing ACM includes all ACM that is sprayed, troweled or otherwise applied to an existing surface. Miscellaneous materials include all ACM not listed as thermal or surfacing such as linoleum, vinyl floor tiles, roof membrane and ceiling tiles.

The samples were initially analyzed by the Polarized Light Microscopy (PLM) method and all inconclusive results were further analyzed by the Transmission Electron Microscopy (TEM) Method. The TEM analysis is the only currently reliable method that can be used to determine if Non-friable Organically Bound (NOB) materials can be considered non-asbestos containing
An independent New York State accredited laboratory, EMSL Analytical Inc, analyzed the samples. The laboratory results are attached.

FINDINGS

The required number of representative bulk samples of all "suspect" material as specified in the Environmental Protection Agency's "Guide for Controlling Asbestos Containing Material in Buildings" (EPA 560/5-85-024, June 1985) was collected in each homogenous area. Samples of roof membrane and flashing, wall sheetrock and joint compound were collected from all floors and funtional spaces in the building. In addition, PEI inspected interior perimeter wall cavities from the cellar thru the third floor. No "suspect" materials were observed.

All Eighty (80**)** samples tested negative for asbestos containing materials.

CONCLUSION

All work that is anticipated to disturb the materials may be performed without asbestos abatement. The site Inspections and bulk sampling were performed in accordance with the requirements of all Federal, State and Local criteria.

People's Environmental, Inc. appreciates the opportunity to be of service to you and should you have any questions, please don't hesitate to contact us.

Yours Truly,



Dipo H. Aka-Bashorun
People's Environmental, Inc.

032013733 11:00 → 12:30

PEOPLE'S ENVIRONMENTAL, INC.

ASBESTOS SURVEY DATA SHEET / CHAIN OF CUSTODY

PAGE 1 OF 6

PEI PROJECT NO.: 20-6860
CLIENT: Sing
CLIENT JOB NO.:
LOCATION(S) SURVEYED: Cellar 5th 6th floor
PROPOSED PROJECT:
DATE(S) OF INSPECTION: 08/6/2020
PROJECT SITE: 39 Monroe Street Manhattan, ny
Inspector(s) Joseph IKhaler
Project Manager: Dipo H. Aka-Bashorun

PEOPLE'S ENVIRONMENTAL, INC
TELEPHONE NO.: (212) 693-4050 FAX NO.: (212) 693-4051
ADDRESS: 22 Rutgers Street, Suite B1, New York, NY 10002

RESULTS TO: Dipo H. Aka-Bashorun
info@peoplesenviro.com

TURNAROUND TIME: ☐ 12hr ☐ 24hr ☑ 72hr ☐ Other

HA	SAMPLE NO.	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX. QUANTITY (LF/SF)	FIELD NOTES
	1	Sheetrock	6th floor Apt bedroom		
	2		Living room		
	3		bathroom		
	4		bedroom		
	5		5th floor Apt Living room		
	6		Kitchen area		
	7		bathroom		
	8		bedroom		
	9		4th floor Apt 4F Living room		
	10		bedroom		
	11		Apt 4R Kitchen area		
	12		bathroom		

EMSL MANHATTAN LAB RECEIVED 2020 AUG -9 PM 12:37

CHAIN OF CUSTODY

Relinquished by (print)	(Sign)	Date	Time	Received by (print)	(Sign)	Date	Time	Relinquished by (print)	(Sign)	Date	Time	Received by (print)	(Sign)	Date	Time
Joseph			AM/PM	Karen Auttonne		8-9-2020	12:37 PM				AM/PM				AM/PM

GENERAL NOTES: All inconclusive NOBs to be analyzed by TEM. Please stop at 1st positive in any homogeneous group.

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Page 1 OF 6

OrderID: 032013733

PEOPLE'S ENVIRONMENTAL, INC.

ASBESTOS SURVEY DATA SHEET / CHAIN OF CUSTODY

PEI PROJECT NO.: 20-6860

CLIENT: Sing

CLIENT JOB NO.:

LOCATION(S) SURVEYED: Cellar thru 6th floor

PROPOSED PROJECT:

DATE(S) OF INSPECTION: 08/6/20

PROJECT SITE: 39 Monroe Street NY, NY

Inspector(s): Joseph Ikhide

Project Manager: Dipo H. Aka-Bashorun

PEOPLE'S ENVIRONMENTAL, INC
TELEPHONE NO (212) 693-4050 FAX NO.: (212) 693-4051
ADDRESS. 22 Rutgers Street, Suite B1, New York, NY 10002

RESULTS TO: Dipo H. Aka-Bashorun
info@peoplesenviro.com

TURNAROUND TIME: ☐ 12hr ☐ 24hr ☑ 72hr ☐ Other

HA	SAMPLE NO.	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX. QUANTITY (LF/SF)	FIELD NOTES
	13	Sheetrock	3rd floor Apt 3F Living room		
	14		bedroom		
	15		bathroom		
	16		Apt 3R Living room		
	17		Kitchen area		
	18		bedroom		
	19		2nd floor Apt 2F Bedroom		
	20		Living area		
	21		bathroom		
	22		Apt 2R Kitchen		
	23		bathroom		
	24		bedroom		

CHAIN OF CUSTODY

Relinquished by: (print)	(Sign)	Date	Time	Received by: (print)	(Sign)	Date	Time
J Ikhide				Karen Antiffe		8-9-2020	12:37

Relinquished by (print)	(Sign)	Date	Time	Received by (print)	(Sign)	Date	Time

GENERAL NOTES: All inconclusive NOBs to be analyzed by TEM. Please stop at 1st positive in any homogeneous group.

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OrderID: 032013733

PEOPLE'S ENVIRONMENTAL, INC.

ASBESTOS SURVEY DATA SHEET / CHAIN OF CUSTODY

PAGE 3 OF 6

PEI PROJECT NO.: 20-6860

CLIENT: [illegible]

CLIENT JOB NO.:

LOCATION(S) SURVEYED: Cellar 1st floor 6th floor

PROPOSED PROJECT:

DATE(S) OF INSPECTION: 08/6/2020

PROJECT SITE: 39 Monroe Street NY, NY

Inspector(s) Joseph Ikhalea

Project Manager: Dipo H. Aka-Bashorun

PEOPLE'S ENVIRONMENTAL, INC.
TELEPHONE NO.: (212) 693-4050 FAX NO.: (212) 693-4051
ADDRESS: 22 Rutgers Street, Suite B1, New York, NY 10002

RESULTS TO Dipo H. Aka-Bashorun
info@peoplesenviro.com

TURNAROUND TIME: ☐ 12hr ☐ 24hr ☑ 72hr ☐ Other

HA	SAMPLE NO.	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX. QUANTITY (LF/SF)	FIELD NOTES
	25	Sheetrock	1st floor Dep Commercial Space		
	26				
	27				
	28		Rear office		
	29				
	30	Sheetrock	~~Basement~~ Cellar boiler room/HWH		
	31				
	32		electrical room		
	33				
	34		meter room		
	35				
	36	Compound	6th floor Apt Living room		

CHAIN OF CUSTODY

Relinquished by (print)	(Sign)	Date	Time	Received by (print)	(Sign)	Date	Time
Joseph		8/9/20	1237	Karen Hutman			

GENERAL NOTES: All inconclusive NOBs to be analyzed by TEM. Please stop at 1st positive in any homogeneous group.

EMSL MANHATTAN LAB
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Page 3 OF 6

OrderID: 032013733

PEOPLE'S ENVIRONMENTAL, INC.

ASBESTOS SURVEY DATA SHEET / CHAIN OF CUSTODY

PEI PROJECT NO.: 20-6860

CLIENT: Sing

CLIENT JOB NO.:

LOCATION(S) SURVEYED: Cellar thru 6th floor

PROPOSED PROJECT:

DATE(S) OF INSPECTION: 08/6/2020

PROJECT SITE: 39 Monroe Street NY, NY

Inspector(s) Joseph IKhale

Project Manager: Dipo H. Aka-Bashorun

PEOPLE'S ENVIRONMENTAL, INC.
TELEPHONE NO : (212) 693-4050 FAX NO.: (212) 693-4051
ADDRESS: 22 Rutgers Street, Suite B1, New York, NY 10002

RESULTS TO: Dipo H. Aka-Bashorun
info@peoplesenviro.com

TURNAROUND TIME
☐ 12hr ☐ 24hr ☑ 72hr ☐ Other___

HA	SAMPLE NO.	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX. QUANTITY (LF/SF)	FIELD NOTES
	37	Composite	6th floor Apt bedroom		
	38		bathroom		
	39		5th floor Apt Living room		
	40		Kitchen		
	41		bedroom		
	42		4th floor Apt 4F Living room		
	43		bedroom		
	44		bathroom		
	45		Apt 4R Kitchen		
	46		bathroom		
	47		bedroom		
	48		3rd floor Apt 3F Living room		

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CHAIN OF CUSTODY

Relinquished by (print)	(Sign)	Date	Time	Received by (print)	(Sign)	Date	Time
Joseph				Relinquished by (print)	(Sign)		
Karen Butts		8/9	1330	Received by (print)	(Sign)		

GENERAL NOTES: All inconclusive NOBs to be analyzed by TEM. Please stop at 1st positive in any homogeneous group.

OrderID: 032013733

PEOPLE'S ENVIRONMENTAL, INC.

ASBESTOS SURVEY DATA SHEET / CHAIN OF CUSTODY

PEI PROJECT NO.: 20-6860

CLIENT: Sing

CLIENT JOB NO.:

LOCATION(S) SURVEYED: Cella thru 6th floor

PROPOSED PROJECT:

DATE(S) OF INSPECTION: 08/06/2020

PROJECT SITE: 39 Monroe Street NY, NY

Inspector(s) Joseph Ukhaleg

Project Manager: Dipo H. Aka-Bashorun

PEOPLE'S ENVIRONMENTAL, INC.
TELEPHONE NO.: (212) 693-4050 FAX NO.: (212) 693-4051
ADDRESS: 22 Rutgers Street, Suite B1, New York, NY 10002

RESULTS TO: Dipo H. Aka-Bashorun
info@peoplesenviro.com

TURNAROUND TIME: ☐ 12hr ☐ 24hr ☑ 72hr ☐ Other

HA	SAMPLE NO.	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX. QUANTITY (LF/SF)	FIELD NOTES
	49	Compound	3rd floor Apt 3F bedroom		
	50		↓ bathroom		
	51		Apt 3R Living room		
	52		↓ Kitchen		
	53		↓ bedroom		
	54		2nd floor Apt 2F bedroom		
	55		↓ Living area		
	56		↓ bathroom		
	57		Apt 2R Kitchen		
	58		↓ bathroom		
	59		↓ bedroom		
	60		1st floor Commercial Space		

CHAIN OF CUSTODY

Relinquished by: (print)	(Sign)	Date	Time	Received by: (print)	(Sign)	Date	Time
Joseph Ukhaleg		8/9/2020	03:30 PM				
Hoffman							

GENERAL NOTES: All inconclusive NOBs to be analyzed by TEM. Please stop at 1st positive in any homogeneous group.

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OrderID: 032013733

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PEOPLE'S ENVIRONMENTAL, INC.

ASBESTOS SURVEY DATA SHEET / CHAIN OF CUSTODY

PEI PROJECT NO.: 20-8260

CLIENT: Sing

CLIENT JOB NO.:

LOCATION(S) SURVEYED: Cella 1st 6th floor

PROPOSED PROJECT:

DATE(S) OF INSPECTION: 08/6/2020

PROJECT SITE: 39 Mondel Street NY, NY

Inspector(s) Joseph J Khaler

Project Manager: Dipo H. Aka-Bashorun

PEOPLE'S ENVIRONMENTAL, INC.
TELEPHONE NO: (212) 693-4050 FAX NO.: (212) 693-4051
ADDRESS: 22 Rutgers Street, Suite B1, New York, NY 10002

RESULTS TO: Dipo H. Aka-Bashorun
info@peoplesenviro.com

TURNAROUND TIME: ☐ 12hr ☐ 24hr ☐ 72hr ☐ Other___

HA	SAMPLE NO.	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX. QUANTITY (LF/SF)	FIELD NOTES
	61	Compound	1st floor Commercial space		
	62				
	63			Roof	
	64				
	65		Cella boiler rm/HW H		
	66		electrical rm		
	67				
	68		meter rm acc		

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RECEIVED
2020 AUG -9 PM 12:38

CHAIN OF CUSTODY

Relinquished by (print)	(Sign)	Date	Time	AM/PM	Relinquished by (print)	(Sign)	Date	Time	AM/PM
Joseph									
Received by (print)	(Sign)	Date	Time	AM/PM	Received by (print)	(Sign)	Date	Time	AM/PM
Karen Bathma		8/9/2020	0830						

GENERAL NOTES: All inconclusive NOBs to be analyzed by TEM. Please stop at 1st positive in any homogeneous group.

OrderID: 032013733

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EMSL Analytical, Inc.

307 West 38th Street New York, NY 10018
Tel/Fax: (212) 290-0051 / (212) 290-0058
http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order: 032013733
Customer ID: PEI44
Customer PO:
Project ID:

Attention: Dipo Aka-Bashorun
People's Environmental, Inc.
22 Rutgers Street
New York, NY 10002

Phone: (212) 693-4050
Fax: (212) 693-4051
Received Date: 08/09/2020 12:37 PM
Analysis Date: 08/11/2020 - 08/12/2020
Collected Date: 08/06/2020

Project: 20-6860/ 39 MONROE STREET/ MANHATTAN, NY/ CELLAR THRU 6TH FLOOR

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos
Sample ID 1		**Description**	6TH FLOOR APT BEDROOM - SHEETROCK		
032013733-0001		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	Gray	8.00% Cellulose 3.00% Glass	55.00% Gypsum 5.00% Mica 29.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 2		**Description**	6TH FLOOR APT LIVING ROOM - SHEETROCK		
032013733-0002		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	Gray	8.00% Cellulose 3.00% Glass	10.00% Ca Carbonate 50.00% Gypsum 5.00% Mica 24.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 3		**Description**	6TH FLOOR APT BATHROOM - SHEETROCK		
032013733-0003		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	Brown/ Gray	12.00% Cellulose 3.00% Glass	55.00% Gypsum 6.00% Mica 24.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 4		**Description**	6TH FLOOR APT BEDROOM - SHEETROCK		
032013733-0004		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	Gray	2.00% Cellulose	45.00% Gypsum 5.00% Mica 48.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

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EMSL Order: 032013733
Customer ID: PEI44
Customer PO:
Project ID:

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos
Sample ID 5		**Description**	5TH FLOOR APT LIVING ROOM - SHEETROCK		
032013733-0005		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	Brown/ Gray	10.00% Cellulose 3.00% Glass	60.00% Gypsum 5.00% Mica 22.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 6		**Description**	5TH FLOOR APT KITCHEN AREA - SHEETROCK		
032013733-0006		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	Gray	7.00% Cellulose 4.00% Glass	60.00% Gypsum 6.00% Mica 23.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 7		**Description**	5TH FLOOR APT BATHROOM - SHEETROCK		
032013733-0007		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	Gray	6.00% Cellulose 4.00% Glass	65.00% Gypsum 5.00% Mica 20.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 8		**Description**	5TH FLOOR APT BEDROOM - SHEETROCK		
032013733-0008		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	Gray	2.00% Cellulose	15.00% Ca Carbonate 45.00% Gypsum 6.00% Mica 32.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 9		**Description**	4TH FLOOR APT 4F LIVING ROOM - SHEETROCK		
032013733-0009		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	Brown/ Gray	11.00% Cellulose 4.00% Glass	60.00% Gypsum 5.00% Mica 20.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

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Customer ID: PEI44
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Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos
Sample ID 10		**Description**	4TH FLOOR APT 4F BEDROOM - SHEETROCK		
032013733-0010		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	Gray	4.00% Cellulose	10.00% Ca Carbonate 50.00% Gypsum 6.00% Mica 30.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 11		**Description**	4TH FLOOR APT 4R KITCHEN AREA - SHEETROCK		
032013733-0011		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	Brown/ Gray	10.00% Cellulose 4.00% Glass	60.00% Gypsum 5.00% Mica 21.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 12		**Description**	4TH FLOOR APT 4R BATHROOM - SHEETROCK		
032013733-0012		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	Gray	4.00% Cellulose 4.00% Glass	15.00% Ca Carbonate 55.00% Gypsum 3.00% Mica 19.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 13		**Description**	3RD FLOOR APT 3F LIVING ROOM - SHEETROCK		
032013733-0013		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	Gray	6.00% Cellulose 4.00% Glass	65.00% Gypsum 5.00% Mica 20.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 14		**Description**	3RD FLOOR APT 3F BEDROOM - SHEETROCK		
032013733-0014		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	Gray	4.00% Cellulose 5.00% Glass	60.00% Gypsum 7.00% Mica 24.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

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Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos
Sample ID 15		**Description**	3RD FLOOR APT 3F BATHROOM - SHEETROCK		
032013733-0015		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	Gray	5.00% Cellulose 3.00% Glass	15.00% Ca Carbonate 55.00% Gypsum 4.00% Mica 18.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 16		**Description**	3RD FLOOR APT 3R LIVING ROOM - SHEETROCK		
032013733-0016		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	Gray	4.00% Cellulose 5.00% Glass	65.00% Gypsum 6.00% Mica 20.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 17		**Description**	3RD FLOOR APT 3R KITCHEN AREA - SHEETROCK		
032013733-0017		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	Gray	3.00% Cellulose 5.00% Glass	65.00% Gypsum 6.00% Mica 21.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 18		**Description**	3RD FLOOR APT 3R BEDROOM - SHEETROCK		
032013733-0018		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	Gray	5.00% Cellulose 2.00% Glass	15.00% Ca Carbonate 45.00% Gypsum 4.00% Mica 29.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 19		**Description**	2ND FLOOR APT 2F BEDROOM - SHEETROCK		
032013733-0019		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	Gray	2.00% Cellulose 5.00% Glass	65.00% Gypsum 6.00% Mica 22.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

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Customer ID: PEI44
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Project ID:

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos
Sample ID 20 *032013733-0020*		**Description** 2ND FLOOR APT 2F LIVING AREA - SHEETROCK **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/11/2020	Brown/ Gray	10.00% Cellulose 4.00% Glass	60.00% Gypsum 5.00% Mica 21.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 21 *032013733-0021*		**Description** 2ND FLOOR APT 2F BATHROOM - SHEETROCK **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/12/2020	Gray	5.00% Cellulose 3.00% Glass	15.00% Ca Carbonate 50.00% Gypsum 6.00% Mica 21.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 22 *032013733-0022*		**Description** 2ND FLOOR APT 2R KITCHEN - SHEETROCK **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/11/2020	Gray	3.00% Cellulose 5.00% Glass	60.00% Gypsum 7.00% Mica 25.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 23 *032013733-0023*		**Description** 2ND FLOOR APT 2R BATHROOM - SHEETROCK **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/11/2020	Gray	3.00% Cellulose 6.00% Glass	60.00% Gypsum 8.00% Mica 23.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 24 *032013733-0024*		**Description** 2ND FLOOR APT 2R BEDROOM - SHEETROCK **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/12/2020	Gray	5.00% Cellulose 4.00% Glass	12.00% Ca Carbonate 55.00% Gypsum 3.00% Mica 21.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

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Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos
Sample ID 25 *032013733-0025*		**Description** 1ST FLOOR APT OSP COMMERCIAL SPACE - SHEETROCK **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/11/2020	Gray	4.00% Cellulose 4.00% Glass	60.00% Gypsum 8.00% Mica 24.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 26 *032013733-0026*		**Description** 1ST FLOOR APT OSP COMMERCIAL SPACE - SHEETROCK **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/11/2020	Brown/ White	9.00% Cellulose	15.00% Ca Carbonate 55.00% Gypsum 21.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 27 *032013733-0027*		**Description** 1ST FLOOR APT OSP COMMERCIAL SPACE - SHEETROCK **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/12/2020	Gray	5.00% Cellulose	12.00% Ca Carbonate 65.00% Gypsum 3.00% Mica 15.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 28 *032013733-0028*		**Description** 1ST FLOOR APT OSP REAR OFFICE - SHEETROCK **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/11/2020	Brown/ White	12.00% Cellulose	10.00% Ca Carbonate 50.00% Gypsum 22.00% Non-fibrous (other) 6.00% Quartz	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 29 *032013733-0029*		**Description** 1ST FLOOR APT OSP REAR OFFICE - SHEETROCK **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/12/2020	Gray	6.00% Cellulose	10.00% Ca Carbonate 65.00% Gypsum 4.00% Mica 15.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

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Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos
Sample ID 30		**Description**	CELLAR BOILER ROOM/ HWH - SHEETROCK		
032013733-0030		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	Brown/ White	13.00% Cellulose	8.00% Ca Carbonate 50.00% Gypsum 23.00% Non-fibrous (other) 6.00% Quartz	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 31		**Description**	CELLAR BOILER ROOM/ HWH - SHEETROCK		
032013733-0031		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	Gray	5.00% Cellulose	12.00% Ca Carbonate 65.00% Gypsum 3.00% Mica 15.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 32		**Description**	CELLAR ELECTRICAL ROOM - SHEETROCK		
032013733-0032		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	Brown/ Gray	10.00% Cellulose 4.00% Glass	65.00% Gypsum 21.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 33		**Description**	CELLAR ELECTRICAL ROOM - SHEETROCK		
032013733-0033		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	Gray	5.00% Cellulose	15.00% Ca Carbonate 65.00% Gypsum 15.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 34		**Description**	CELLAR METER ROOM - SHEETROCK		
032013733-0034		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	Brown/ Gray	10.00% Cellulose 5.00% Glass	60.00% Gypsum 25.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

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Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos
Sample ID 35 *032013733-0035*		**Description** CELLAR METER ROOM - SHEETROCK **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/12/2020	Gray	6.00% Cellulose	60.00% Gypsum 34.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 36 *032013733-0036*		**Description** 6TH FLOOR APT LIVING ROOM - COMPOUND **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/11/2020	White		45.00% Ca Carbonate 55.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 37 *032013733-0037*		**Description** 6TH FLOOR APT BEDROOM - COMPOUND **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/11/2020	White		40.00% Ca Carbonate 60.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 38 *032013733-0038*		**Description** 6TH FLOOR APT BATHROOM - COMPOUND **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/12/2020	White	2.00% Cellulose	55.00% Ca Carbonate 6.00% Mica 37.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 39 *032013733-0039*		**Description** 5TH FLOOR APT LIVING ROOM - COMPOUND **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/11/2020	White		40.00% Ca Carbonate 50.00% Non-fibrous (other) 10.00% Quartz	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 40 *032013733-0040*		**Description** 5TH FLOOR APT KITCHEN - COMPOUND **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/11/2020	White		50.00% Ca Carbonate 5.00% Mica 45.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

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Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos
Sample ID 41		**Description**	5TH FLOOR APT BEDROOM - COMPOUND		
032013733-0041		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	White	2.00% Cellulose	65.00% Ca Carbonate 8.00% Mica 25.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 42		**Description**	4TH FLOOR APT 4F LIVING ROOM - COMPOUND		
032013733-0042		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	White		45.00% Ca Carbonate 6.00% Mica 49.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 43		**Description**	4TH FLOOR APT 4F BEDROOM - COMPOUND		
032013733-0043		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	White		50.00% Ca Carbonate 6.00% Mica 44.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 44		**Description**	4TH FLOOR APT 4F BATHROOM - COMPOUND		
032013733-0044		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	White	4.00% Cellulose	65.00% Ca Carbonate 9.00% Mica 22.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 45		**Description**	4TH FLOOR APT 4R KITCHEN - COMPOUND		
032013733-0045		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	White	2.00% Cellulose	40.00% Ca Carbonate 6.00% Mica 40.00% Non-fibrous (other) 12.00% Quartz	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

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Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos
Sample ID 46		**Description**	4TH FLOOR APT 4R BATHROOM - COMPOUND		
032013733-0046		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	White		45.00% Ca Carbonate 6.00% Mica 49.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 47		**Description**	4TH FLOOR APT 4R BEDROOM - COMPOUND		
032013733-0047		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	White	4.00% Cellulose	65.00% Ca Carbonate 9.00% Mica 22.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 48		**Description**	3RD FLOOR APT 3F LIVING ROOM - COMPOUND		
032013733-0048		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	White	2.00% Cellulose	40.00% Ca Carbonate 5.00% Mica 38.00% Non-fibrous (other) 15.00% Quartz	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 49		**Description**	3RD FLOOR APT 3F BEDROOM - COMPOUND		
032013733-0049		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	White		45.00% Ca Carbonate 6.00% Mica 34.00% Non-fibrous (other) 15.00% Quartz	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 50		**Description**	3RD FLOOR APT 3F BATHROOM - COMPOUND		
032013733-0050		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	White	4.00% Cellulose	65.00% Ca Carbonate 10.00% Mica 21.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

Initial report from: 08/12/2020 08:48:07

EMSL Analytical, Inc.
307 West 38th Street New York, NY 10018
Tel/Fax: (212) 290-0051 / (212) 290-0058
http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order: 032013733
Customer ID: PEI44
Customer PO:
Project ID:

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos
Sample ID 51		**Description**	3RD FLOOR APT 3R LIVING ROOM - COMPOUND		
032013733-0051		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	White		45.00% Ca Carbonate 7.00% Mica 48.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 52		**Description**	3RD FLOOR APT 3R KITCHEN - COMPOUND		
032013733-0052		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	White		45.00% Ca Carbonate 6.00% Mica 49.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 53		**Description**	3RD FLOOR APT 3R BEDROOM - COMPOUND		
032013733-0053		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	White	3.00% Cellulose	65.00% Ca Carbonate 9.00% Mica 23.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 54		**Description**	2ND FLOOR APT 2F BEDROOM - COMPOUND		
032013733-0054		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	White		45.00% Ca Carbonate 6.00% Mica 39.00% Non-fibrous (other) 10.00% Quartz	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 55		**Description**	2ND FLOOR APT 2F LIVING AREA - COMPOUND		
032013733-0055		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	White		40.00% Ca Carbonate 7.00% Mica 53.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

Initial report from: 08/12/2020 08:48:07

EMSL Analytical, Inc.
307 West 38th Street New York, NY 10018
Tel/Fax: (212) 290-0051 / (212) 290-0058
http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order: 032013733
Customer ID: PEI44
Customer PO:
Project ID:

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos
Sample ID 56		**Description**	2ND FLOOR APT 2F BATHROOM - COMPOUND		
032013733-0056		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	White	4.00% Cellulose	65.00% Ca Carbonate 6.00% Mica 25.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 57		**Description**	2ND FLOOR APT 2R KITCHEN - COMPOUND		
032013733-0057		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	White/ Rust		35.00% Ca Carbonate 7.00% Mica 43.00% Non-fibrous (other) 15.00% Quartz	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 58		**Description**	2ND FLOOR APT 2R BATHROOM - COMPOUND		
032013733-0058		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/11/2020	White/ Rust		40.00% Ca Carbonate 6.00% Mica 39.00% Non-fibrous (other) 15.00% Quartz	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 59		**Description**	2ND FLOOR APT 2R BEDROOM - COMPOUND		
032013733-0059		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	White	3.00% Cellulose	65.00% Ca Carbonate 9.00% Mica 23.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 60		**Description**	1ST FLOOR COMMERCIAL SPACE - COMPOUND		
032013733-0060		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	Brown/ White	2.00% Cellulose	55.00% Ca Carbonate 6.00% Mica 37.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

Initial report from: 08/12/2020 08:48:07

EMSL Analytical, Inc.
307 West 38th Street New York, NY 10018
Tel/Fax: (212) 290-0051 / (212) 290-0058
http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order: 032013733
Customer ID: PEI44
Customer PO:
Project ID:

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos
Sample ID 61		**Description**	1ST FLOOR COMMERCIAL SPACE - COMPOUND		
032013733-0061		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	White	2.00% Cellulose	65.00% Ca Carbonate 8.00% Mica 25.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 62		**Description**	1ST FLOOR COMMERCIAL SPACE - COMPOUND		
032013733-0062		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	White	2.00% Cellulose	65.00% Ca Carbonate 9.00% Mica 24.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 63		**Description**	1ST FLOOR COMMERCIAL SPACE- REAR OFFICE - COMPOUND		
032013733-0063		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	White	2.00% Cellulose	65.00% Ca Carbonate 9.00% Mica 24.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 64		**Description**	1ST FLOOR COMMERCIAL SPACE- REAR OFFICE - COMPOUND		
032013733-0064		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	White		55.00% Ca Carbonate 45.00% Non-fibrous (other)	**None Detected**
Inseparable paint / coating layer included in analysis					
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 65		**Description**	CELLAR BOILER RM/ HWH - COMPOUND		
032013733-0065		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	White	2.00% Cellulose	65.00% Ca Carbonate 8.00% Mica 25.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

Initial report from: 08/12/2020 08:48:07

EMSL Analytical, Inc.
307 West 38th Street New York, NY 10018
Tel/Fax: (212) 290-0051 / (212) 290-0058
http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order: 032013733
Customer ID: PEI44
Customer PO:
Project ID:

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos
Sample ID 66		**Description**	CELLAR ELECTRICAL ROOM - COMPOUND		
032013733-0066		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	White	2.00% Cellulose	65.00% Ca Carbonate 9.00% Mica 24.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 67		**Description**	CELLAR ELECTRICAL ROOM - COMPOUND		
032013733-0067		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	White	3.00% Cellulose	65.00% Ca Carbonate 9.00% Mica 23.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 68		**Description**	CELLAR METER ROOM AREA - COMPOUND		
032013733-0068		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/12/2020	White		65.00% Ca Carbonate 3.00% Mica 32.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

Initial report from: 08/12/2020 08:48:07

EMSL Analytical, Inc.
307 West 38th Street New York, NY 10018
Tel/Fax: (212) 290-0051 / (212) 290-0058
http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order:	032013733
Customer ID:	PEI44
Customer PO:	
Project ID:	

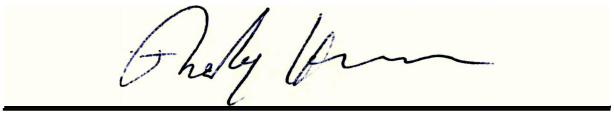
Test Report:Asbestos Analysis of Bulk Material

The samples in this report were submitted to EMSL for analysis by Asbestos Analysis of Bulk Materials via NYS ELAP Approved Methods. The reference number for these samples is the EMSL Order ID above. Please use this reference number when calling about these samples.

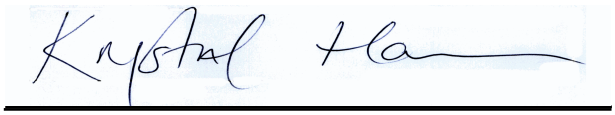
Report Comments:

Sample Receipt Date:	8/9/2020	Sample Receipt Time:	12:37 PM
Analysis Completed Date:	8/11/2020	Analysis Completed Time:	5:53 PM

Analyst(s):



Ghaly Hemaya PLM NYS 198.1 Friable (2)



Krystal Harris PLM NYS 198.1 Friable (28)



Kleyvin Vaquero PLM NYS 198.1 Friable (38)

Samples reviewed and approved by:



James Hall, Laboratory Manager
or Other Approved Signatory

NOB = Non Friable Organically Bound N/A = Not Applicable VCM = Vermiculite Containing Material

-In New York State, TEM is currently the only method that can be used to determine if NOB materials can be considered or treated as non-asbestos containing.
All samples examined for the presence of vermiculite when analyzed via NYS 198.1.
-NYS Guidelines for Vermiculite containing samples are available at http://www.wadsworth.org/labcert/elapcert/forms/VermiculiteInterimGuidance_Rev070913.pdf EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples were received in good condition unless otherwise noted.
This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. This report may contain data that is not covered by the NVLAP accreditation.

Samples analyzed by EMSL Analytical, Inc. New York, NY NYS ELAP 11506

Initial report from: 08/12/2020 08:48:07

1:15 → 2:00 032016223

ASBESTOS SURVEY DATA SHEET / CHAIN OF CUSTODY

PEOPLE'S ENVIRONMENTAL, INC.

PAGE 1 OF 1

PEI PROJECT NO.: 20-6860

CLIENT: Sing

CLIENT JOB NO.:

LOCATION(S) SURVEYED: Roof

PROPOSED PROJECT:

DATE(S) OF INSPECTION: 09/4/2020

PROJECT SITE: 39 Monroe Street NY, NY

Inspector(s) Joseph Ikhalea

Project Manager: Dipo H. Aka-Bashorun

PEOPLE'S ENVIRONMENTAL, INC.
TELEPHONE NO.: (212) 693-4050 FAX NO.: (212) 693-4051
ADDRESS: 22 Rutgers Street, Suite B1, New York, NY 10002

RESULTS TO: Dipo H. Aka-Bashorun
info@peoplesenviro.com

TURNAROUND TIME: ☐ 12hr ☐ 24hr ☑ 72hr ☐ Other

HA	SAMPLE NO.	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX. QUANTITY (LF/SF)	FIELD NOTES
	01	Membrane	Roof front		
	02		middle		
	03		rear		
	04	Base flashing (top)	Roof . Left wall		
	05		Front wall		
	06		Rear wall		
	07	Base flashing (bottom)	Left wall		
	08		Front wall		
	09		Rear wall		
	10	Tar	Roof parapet wall Left		
	11		Right		
	12		rear		

EMSL MANHATTAN LAB RECEIVED 2020 SEP -8 AM 9:25

CHAIN OF CUSTODY

Relinquished by: (print)	(Sign)	/ /	AM/PM	Relinquished by: (print)	(Sign)	/ /	AM/PM	Relinquished by: (print)	(Sign)	/ /	AM/PM
Joseph	JKB										
Received by: (print)	(Sign)	/ /	AM/PM	Received by: (print)	(Sign)	/ /	AM/PM	Received by: (print)	(Sign)	/ /	AM/PM
	Lucio	9/8/20	925 AM/PM								

GENERAL NOTES: All inconclusive NOBs to be analyzed by TEM. Please stop at 1st positive in any homogeneous group.

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Page 1 Of 1

OrderID: 032016223

New York State – Department of Labor
Division of Safety and Health
License and Certificate Unit
State Campus, Building 12
Albany, NY 12240

ASBESTOS HANDLING LICENSE

People's Environmental, Inc
Suite B1
22 Rutgers Street

New York, NY 10002

FILE NUMBER: 07-34052
LICENSE NUMBER: 34052
LICENSE CLASS: RESTRICTED
DATE OF ISSUE: 12/18/2019
EXPIRATION DATE: 12/31/2020

Duly Authorized Representative – Oladipo Aka-Bashorun:

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Eileen M. Franko, Director
For the Commissioner of Labor

SH 432 (8/12)

ACCREDITED LEAD INSPECTION, INC. dba

LEAD PAINT INSPECTION REPORT

PREPARED FOR: Yat Son Poon
39 Monroe Street
New York, NY 11238

PERFORMED AT: 39 Monroe Street
Apts. 2A, 2B, 3A, 3B, 4A, 4B, 5, 6, Community Center, Common Area
New York, NY

INSPECTION DATE: 8/14/20

INSTRUMENT TYPE: RMD MODEL LPA-1 | Serial number: 2771

ACTION LEVEL: 1.0mg/cm^2

OPERATOR LICENSE: LBP-R-128879-2

To the best of my knowledge the following report reflects the true lead content of the painted surfaces at the time of the inspection at the above address.

EPA lead testing protocol states that window and door casings and jambs are considered testing combinations and only one of the two components are required to be tested to determine lead content. (See Testing Procedures and Equipment on page 3.)

Signed

Date: 8/28/20

Mark Vascak
Accredited Lead Inspection, Inc.
156 Shore Road
Port Washington, NY 11050
516-944-LEAD Fax: 516-908-5323

Offering a full range of lead testing services

XRF PAINT ANALYSIS – DUST - SOIL - WATER

A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal law (24CFR part 35 and 40 CRF part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead based paint hazards.

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Introduction

Accredited Lead Inspection, Inc. performed on site lead-based paint inspection at the above referenced address. The inspection was performed in accordance with the sampling protocol detailed in the Environmental Protection Agency Regulations, and/or the sampling protocol detailed in the Department of Housing and Urban Development guidelines, Chapter 7: Lead-Based Paint Inspection, 2012 Revision. Measurements were taken in each area of at least one accessible painted wall, ceiling, window, door, baseboard molding, and other painted surface as determined by the prescribed guidelines.

Testing Procedures and Equipment

Painted surfaces were tested for lead-based paint utilizing X-Ray Fluorescence (XRF) methodology. The XRF analysis was conducted using a Radiation Monitoring Devices, Inc. (RMD) Lead Paint Analyzer (LPA-1) spectrum analyzer. The LPA-1 is a state-of-the art XRF spectrum analyzing system for the quantitative measurement of lead in paint. It provides an accurate measurement of lead content with a 95% confidence level.

All samples requiring laboratory analysis were analyzed by a participant in the United States Environmental Protection Agency's (EPA) National Lead Laboratory Accreditation Program (NLLAP).

The testing was accomplished by EPA certified Risk Assessor Mark Vascak (certification # LBP-R-128879-2).

The instrument was operated and calibrated in accordance with the manufactures instructions and the XRF Performance Characteristics Sheets (PCS) published by HUD and EPA. Calibration tests using the manufactures standard block of 1.0 mg/cm² are performed at the beginning and end of the inspection and after each four-hour interval of use. Three readings are taken on the manufactures standard block of 1.0 mg/cm² and three reading on an unpainted wooden block to ensure manufactures standards are meet.

Within each room equivalent, the wall in which the entrance door/opening to the room/area is located is the "A" wall, with each successive wall labeled consecutively in a clockwise direction as indicated in the attached inspection report.

Testing Combinations

Building components adjacent to each other and not likely to have different paint histories can be grouped together as a single testing combination:

- Window casings, stops, jambs and aprons are tested as a single testing combination.
- Door Jambs, stops, transoms, casings and other door frame parts are tested as a single testing combination.

Interpretation of Readings

An XRF reading of 1.0 mg/cm² or greater is classified as positive for the presence of lead-based paint, and an XRF reading of below 1.0 mg/cm² is classified as negative for the presence of lead-based paint in accordance to the standards set by HUD and EPA.

The *Detailed Report* lists **all** XRF readings taken. The *Summary Report* lists **only positive** reading.

Limits of the Investigation

Accredited Lead Inspection, Inc. lead testing results are applicable for the time that testing was conducted. No representation as to the absence or presence of lead-based paint was determined, except in the specific areas and components tested on the day of inspection. If questions arise regarding lead content on surfaces that were not tested, then additional testing services should be procured to test those surfaces for lead.

Some painted surfaces, which contain levels of lead below 1.0 mg/cm², could still create lead dust if enough of the paint is turned into dust by abrasion, scraping or sanding.

Results and Recommendations

No lead based paint was found at the time of inspection.

EPA Certification

United States Environmental Protection Agency

This is to certify that

Mark Joseph Vascak

has fulfilled the requirements of the Toxic Substances Control Act (TSCA), Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires January 30, 2023

John Gorman, Chief

Pesticides & Toxic Substances Branch

LBP-R-128879-2

Certification #

May 20, 2019

Issued On

EPA Company Certification

United States Environmental Protection Agency

This is to certify that

Accredited Lead Inspection Inc

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires April 07, 2021

LBP-77473-1
Certification #

November 13, 2017
Issued On

Michelle Price, Chief
Lead, Heavy Metals, and Inorganics Branch

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR:Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/24/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 13:03
Total Readings: 67
Job Started: 08/14/20 13:03
Job Finished: 08/14/20 13:27

39 Monroe St.
Apt 2A
New York, NY

Read No.	Rm	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
1		CALIBRATION								1.0	TC
2		CALIBRATION								1.1	TC
3		CALIBRATION								1.0	TC
4		CALIBRATION								0.0	TC
5		CALIBRATION								0.0	TC
6		CALIBRATION								0.0	TC
7	001	Living Rm	A	Wall	U Lft		I	Sheetrock	White	0.0	QM
8	001	Living Rm	A	Wall	U Rgt		I	Sheetrock	White	0.0	QM
9	001	Living Rm	B	Wall	U Lft		I	Sheetrock	White	0.0	QM
10	001	Living Rm	B	Wall	U Ctr		I	Sheetrock	White	0.0	QM
11	001	Living Rm	B	Wall	U Rgt		I	Sheetrock	White	0.0	QM
12	001	Living Rm	C	Wall	U Lft		I	Sheetrock	White	0.2	QM
13	001	Living Rm	C	Wall	U Ctr		I	Sheetrock	White	0.2	QM
14	001	Living Rm	C	Wall	U Rgt		I	Sheetrock	White	0.2	QM
15	001	Living Rm	D	Wall	U Lft		I	Sheetrock	White	0.0	QM
16	001	Living Rm	D	Wall	U Ctr		I	Sheetrock	White	0.0	QM
17	001	Living Rm	D	Wall	U Rgt		I	Sheetrock	White	0.0	QM
18	001	Living Rm	A	Ceiling			I	Sheetrock	White	0.2	QM
19	001	Living Rm	B	Baseboard	Lft		I	Wood	Brown	0.2	QM
20	001	Living Rm	B	Rad/Cov	Rgt		I	Metal	White	0.2	QM
21	001	Living Rm	B	Window	Rgt	Sill	I	Sheetrock	White	0.2	QM
22	001	Living Rm	B	Window	Rgt	Lft jamb	I	Sheetrock	White	0.0	QM
23	001	Living Rm	C	Window	Lft	Sill	I	Sheetrock	White	0.0	QM
24	001	Living Rm	C	Window	Lft	Lft jamb	I	Sheetrock	White	0.2	QM
25	001	Living Rm	A	Door	Lft	U Ctr	I	Metal	Brown	0.0	QM
26	001	Living Rm	A	Door	Lft	Lft jamb	I	Metal	Brown	0.0	QM
27	001	Living Rm	C	Door	Rgt	U Ctr	I	Wood	Brown	0.0	QM
28	001	Living Rm	C	Door	Rgt	Lft jamb	I	Wood	Brown	0.0	QM
29	001	Living Rm	C	Door	Rgt	Lft casing	I	Wood	Brown	0.2	QM
30	001	Living Rm	D	Door	Lft	U Ctr	I	Wood	Brown	0.0	QM
31	001	Living Rm	D	Door	Lft	Lft jamb	I	Wood	Brown	0.0	QM
32	001	Living Rm	D	Door	Lft	Lft casing	I	Wood	Brown	0.0	QM
33	001	Living Rm	D	Closet	Rgt	Door	I	Wood	Brown	0.0	QM
34	001	Living Rm	D	Closet	Rgt	Door Jamb	I	Wood	Brown	0.0	QM
35	001	Living Rm	D	Closet	Rgt	Door Casing	I	Wood	Brown	0.0	QM
36	001	Living Rm	D	Closet	Rgt	Shelf	I	Wood	Brown	0.0	QM
37	001	Living Rm	D	Closet	Rgt	Shelf Sup.	I	Wood	Brown	0.2	QM
38	001	Living Rm Closet	D	Baseboard	Rgt		I	Wood	Brown	0.0	QM
39	001	Living Rm	D	Closet	Rgt	Wall	I	Sheetrock	White	0.0	QM
40	002	Kitchen	A	Wall	U Ctr		I	Sheetrock	White	0.2	QM
41	002	Kitchen	B	Wall	U Ctr		I	Sheetrock	White	0.2	QM
42	002	Kitchen	C	Wall	U Ctr		I	Sheetrock	White	0.0	QM
43	002	Kitchen	D	Wall	U Ctr		I	Sheetrock	White	0.0	QM
44	002	Kitchen	D	Ceiling			I	Sheetrock	White	0.0	QM
45	002	Kitchen	B	Baseboard	Lft		I	Wood	Brown	0.0	QM
46	003	Bedroom	A	Wall	U Ctr		I	Sheetrock	White	0.0	QM
47	003	Bedroom	B	Wall	U Lft		I	Sheetrock	White	0.0	QM
48	003	Bedroom	B	Wall	U Rgt		I	Sheetrock	White	0.2	QM
49	003	Bedroom	C	Wall	U Lft		I	Sheetrock	White	0.0	QM
50	003	Bedroom	C	Wall	U Rgt		I	Sheetrock	White	0.0	QM
51	003	Bedroom	D	Wall	U Ctr		I	Sheetrock	White	0.2	QM
52	003	Bedroom	A	Ceiling			I	Sheetrock	White	0.0	QM
53	003	Bedroom	B	Baseboard	Ctr		I	Wood	Brown	0.0	QM
54	003	Bedroom	C	Rad/Cov	Rgt		I	Metal	White	0.0	QM
55	003	Bedroom	A	Door	Rgt	U Ctr	I	Wood	Brown	0.0	QM
56	003	Bedroom	A	Door	Rgt	Lft jamb	I	Wood	Brown	0.2	QM
57	003	Bedroom	A	Door	Rgt	Lft casing	I	Wood	Brown	0.0	QM
58	004	Bathroom	A	Ceiling			I	Sheetrock	White	0.0	QM
59	004	Bathroom	A	Door	Lft	U Ctr	I	Wood	Brown	0.0	QM

60	004	Bathroom	A	Door		Lft	Lft	jamb	I	Wood	Brown	0.0	QM
61	004	Bathroom	A	Door		Lft	Lft	casing	I	Wood	Brown	0.2	QM
62		CALIBRATION										1.0	TC
63		CALIBRATION										1.0	TC
64		CALIBRATION										1.0	TC
65		CALIBRATION										0.0	TC
66		CALIBRATION										0.0	TC
67		CALIBRATION										0.0	TC

---- End of Readings ----

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/24/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 13:03
Total Readings: 67 Actionable: 0
Job Started: 08/14/20 13:03
Job Finished: 08/14/20 13:27

39 Monroe St.
Apt 2A
New York, NY

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode

---- End of Readings ----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/24/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 13:03
Total Readings: 67
Job Started: 08/14/20 13:03
Job Finished: 08/14/20 13:27

39 Monroe St.
Apt 2A
New York, NY

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Interior Room 001 Living Rm									
007	A	Wall	U Lft		I	Sheetrock	White	0.0	QM
008	A	Wall	U Rgt		I	Sheetrock	White	0.0	QM
018	A	Ceiling			I	Sheetrock	White	0.2	QM
026	A	Door	Lft	Lft jamb	I	Metal	Brown	0.0	QM
025	A	Door	Lft	U Ctr	I	Metal	Brown	0.0	QM
009	B	Wall	U Lft		I	Sheetrock	White	0.0	QM
010	B	Wall	U Ctr		I	Sheetrock	White	0.0	QM
011	B	Wall	U Rgt		I	Sheetrock	White	0.0	QM
019	B	Baseboard	Lft		I	Wood	Brown	0.2	QM
021	B	Window	Rgt	Sill	I	Sheetrock	White	0.2	QM
022	B	Window	Rgt	Lft jamb	I	Sheetrock	White	0.0	QM
020	B	Rad/Cov	Rgt		I	Metal	White	0.2	QM
012	C	Wall	U Lft		I	Sheetrock	White	0.2	QM
013	C	Wall	U Ctr		I	Sheetrock	White	0.2	QM
014	C	Wall	U Rgt		I	Sheetrock	White	0.2	QM
023	C	Window	Lft	Sill	I	Sheetrock	White	0.0	QM
024	C	Window	Lft	Lft jamb	I	Sheetrock	White	0.2	QM
029	C	Door	Rgt	Lft casing	I	Wood	Brown	0.2	QM
028	C	Door	Rgt	Lft jamb	I	Wood	Brown	0.0	QM
027	C	Door	Rgt	U Ctr	I	Wood	Brown	0.0	QM
015	D	Wall	U Lft		I	Sheetrock	White	0.0	QM
016	D	Wall	U Ctr		I	Sheetrock	White	0.0	QM
017	D	Wall	U Rgt		I	Sheetrock	White	0.0	QM
038	D	Baseboard	Rgt		I	Wood	Brown	0.0	QM
	Closet								
032	D	Door	Lft	Lft casing	I	Wood	Brown	0.0	QM
031	D	Door	Lft	Lft jamb	I	Wood	Brown	0.0	QM
030	D	Door	Lft	U Ctr	I	Wood	Brown	0.0	QM
033	D	Closet	Rgt	Door	I	Wood	Brown	0.0	QM
035	D	Closet	Rgt	Door Casing	I	Wood	Brown	0.0	QM
034	D	Closet	Rgt	Door Jamb	I	Wood	Brown	0.0	QM
039	D	Closet	Rgt	Wall	I	Sheetrock	White	0.0	QM
037	D	Closet	Rgt	Shelf Sup.	I	Wood	Brown	0.2	QM
036	D	Closet	Rgt	Shelf	I	Wood	Brown	0.0	QM
Interior Room 002 Kitchen									
040	A	Wall	U Ctr		I	Sheetrock	White	0.2	QM
041	B	Wall	U Ctr		I	Sheetrock	White	0.2	QM
045	B	Baseboard	Lft		I	Wood	Brown	0.0	QM
042	C	Wall	U Ctr		I	Sheetrock	White	0.0	QM
043	D	Wall	U Ctr		I	Sheetrock	White	0.0	QM
044	D	Ceiling			I	Sheetrock	White	0.0	QM
Comment: Window components not painted ceramic tile, cabinets not painted, door, radiator, riser not present									
Interior Room 003 Bedroom									
046	A	Wall	U Ctr		I	Sheetrock	White	0.0	QM
052	A	Ceiling			I	Sheetrock	White	0.0	QM
057	A	Door	Rgt	Lft casing	I	Wood	Brown	0.0	QM
056	A	Door	Rgt	Lft jamb	I	Wood	Brown	0.2	QM
055	A	Door	Rgt	U Ctr	I	Wood	Brown	0.0	QM
047	B	Wall	U Lft		I	Sheetrock	White	0.0	QM
048	B	Wall	U Rgt		I	Sheetrock	White	0.2	QM
053	B	Baseboard	Ctr		I	Wood	Brown	0.0	QM
049	C	Wall	U Lft		I	Sheetrock	White	0.0	QM
050	C	Wall	U Rgt		I	Sheetrock	White	0.0	QM
054	C	Rad/Cov	Rgt		I	Metal	White	0.0	QM
051	D	Wall	U Ctr		I	Sheetrock	White	0.2	QM
Comment: Window components are not painted ceramic tile									

Interior Room 004 Bathroom

058	A	Ceiling			I	Sheetrock	White	0.0	QM
061	A	Door	Lft	Lft casing	I	Wood	Brown	0.2	QM
060	A	Door	Lft	Lft jamb	I	Wood	Brown	0.0	QM
059	A	Door	Lft	U Ctr	I	Wood	Brown	0.0	QM

Comment: All walls are ceramic tile not painted, vanity and medicine cabinets are not painted, radiator and riser not present

Calibration Readings

001	1.0	TC
002	1.1	TC
003	1.0	TC
004	0.0	TC
005	0.0	TC
006	0.0	TC
062	1.0	TC
063	1.0	TC
064	1.0	TC
065	0.0	TC
066	0.0	TC
067	0.0	TC

---- End of Readings ----

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR:Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/24/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 13:30
Total Readings: 84
Job Started: 08/14/20 13:30
Job Finished: 08/14/20 13:59

39 Monroe St.
Apt 2B
New York, NY

Read No.	Rm	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
1		CALIBRATION								0.9	TC
2		CALIBRATION								0.9	TC
3		CALIBRATION								1.0	TC
4		CALIBRATION								0.1	TC
5		CALIBRATION								-0.1	TC
6		CALIBRATION								-0.1	TC
7	001	Living Rm	A	Wall	U	Lft	I	Sheetrock	White	-0.1	QM
8	001	Living Rm	A	Wall	U	Ctr	I	Sheetrock	White	-0.3	QM
9	001	Living Rm	A	Wall	U	Rgt	I	Sheetrock	White	-0.1	QM
10	001	Living Rm	B	Wall	U	Lft	I	Sheetrock	White	-0.2	QM
11	001	Living Rm	B	Wall	U	Ctr	I	Sheetrock	White	-0.1	QM
12	001	Living Rm	B	Wall	U	Rgt	I	Sheetrock	White	-0.2	QM
13	001	Living Rm	C	Wall	U	Lft	I	Sheetrock	White	-0.2	QM
14	001	Living Rm	C	Wall	U	Ctr	I	Sheetrock	White	-0.1	QM
15	001	Living Rm	C	Wall	U	Rgt	I	Sheetrock	White	-0.1	QM
16	001	Living Rm	D	Wall	U	Lft	I	Sheetrock	White	-0.1	QM
17	001	Living Rm	D	Wall	U	Ctr	I	Sheetrock	White	-0.2	QM
18	001	Living Rm	D	Wall	U	Rgt	I	Sheetrock	White	0.0	QM
19	001	Living Rm	A	Ceiling			I	Sheetrock	White	-0.2	QM
20	001	Living Rm	C	Baseboard		Rgt	I	Wood	Brown	-0.2	QM
21	001	Living Rm	D	Rad/Cov		Lft	I	Metal	White	-0.2	QM
22	001	Living Rm	A	Door		Rgt U Ctr	I	Metal	Brown	0.0	QM
23	001	Living Rm	A	Door		Rgt Lft jamb	I	Metal	Brown	-0.1	QM
24	001	Living Rm	B	Door		Ctr U Ctr	I	Wood	Brown	-0.2	QM
25	001	Living Rm	B	Door		Ctr Lft jamb	I	Wood	Brown	0.0	QM
26	001	Living Rm	B	Door		Ctr Lft casing	I	Wood	Brown	-0.1	QM
27	001	Living Rm	B	Door		Rgt U Ctr	I	Wood	Brown	0.0	QM
28	001	Living Rm	B	Door		Rgt Lft jamb	I	Wood	Brown	0.0	QM
29	001	Living Rm	B	Door		Rgt Lft casing	I	Wood	Brown	0.0	QM
30	001	Living Rm	C	Door		Ctr U Ctr	I	Wood	Brown	-0.4	QM
31	001	Living Rm	C	Door		Ctr Lft jamb	I	Wood	Brown	-0.2	QM
32	001	Living Rm	C	Door		Ctr Lft casing	I	Wood	Brown	-0.2	QM
33	002	Bathroom	A	Door		Lft U Ctr	I	Wood	Brown	-0.1	QM
34	002	Bathroom	A	Door		Lft Lft jamb	I	Wood	Brown	-0.1	QM
35	002	Bathroom	A	Door		Lft Lft casing	I	Wood	Brown	-0.1	QM
36	002	Bathroom	A	Ceiling			I	Sheetrock	White	-0.1	QM
37	003	Bedroom 1	A	Wall	U	Ctr	I	Sheetrock	White	-0.1	QM
38	003	Bedroom 1	B	Wall	U	Lft	I	Sheetrock	White	-0.3	QM
39	003	Bedroom 1	B	Wall	U	Rgt	I	Sheetrock	White	-0.4	QM
40	003	Bedroom 1	C	Wall	U	Lft	I	Sheetrock	White	-0.4	QM
41	003	Bedroom 1	C	Wall	U	Rgt	I	Sheetrock	White	-0.3	QM
42	003	Bedroom 1	D	Wall	U	Ctr	I	Sheetrock	White	-0.1	QM
43	003	Bedroom 1	A	Ceiling			I	Sheetrock	White	-0.1	QM
44	003	Bedroom 1	A	Baseboard		Ctr	I	Wood	Brown	-0.1	QM
45	003	Bedroom 1	C	Rad/Cov		Lft	I	Metal	White	-0.4	QM
46	003	Bedroom 1	A	Door		Rgt U Ctr	I	Wood	Brown	-0.2	QM
47	003	Bedroom 1	A	Door		Rgt Lft jamb	I	Wood	Brown	0.0	QM
48	003	Bedroom 1	A	Door		Rgt Lft casing	I	Wood	Brown	-0.2	QM
49	003	Bedroom 1	B	Closet		Rgt Door	I	Wood	Brown	-0.2	QM
50	003	Bedroom 1	B	Closet		Rgt Door Jamb	I	Wood	Brown	-0.2	QM
51	003	Bedroom 1	B	Closet		Rgt Door Casing	I	Wood	Brown	0.0	QM
52	003	Bedroom 1	B	Closet		Rgt Shelf	I	Wood	Brown	-0.2	QM
53	003	Bedroom 1	B	Closet		Rgt Shelf Sup.	I	Wood	Brown	-0.2	QM
54	003	Bedroom 1 Closet	B	Baseboard		Rgt	I	Wood	Brown	-0.2	QM
55	004	Bedroom 2	A	Wall	U	Lft	I	Sheetrock	White	0.0	QM
56	004	Bedroom 2	A	Wall	U	Rgt	I	Sheetrock	White	-0.2	QM
57	004	Bedroom 2	B	Wall	U	Ctr	I	Sheetrock	White	0.0	QM
58	004	Bedroom 2	C	Wall	U	Ctr	I	Sheetrock	White	-0.1	QM
59	004	Bedroom 2	D	Wall	U	Lft	I	Sheetrock	White	-0.1	QM

60	004	Bedroom 2	D	Wall	U	Rgt		I	Sheetrock	White	0.0	QM
61	004	Bedroom 2	A	Ceiling				I	Sheetrock	White	0.0	QM
62	004	Bedroom 2	B	Baseboard		Ctr		I	Wood	Brown	-0.1	QM
63	004	Bedroom 2	C	Rad/Cov		Ctr		I	Metal	White	-0.4	QM
64	004	Bedroom 2	A	Door		Rgt	U Ctr	I	Wood	Brown	0.0	QM
65	004	Bedroom 2	A	Door		Rgt	Lft jamb	I	Wood	Brown	-0.2	QM
66	004	Bedroom 2	A	Door		Rgt	Lft casing	I	Wood	Brown	-0.2	QM
67	004	Bedroom 2	A	Closet		Lft	Door	I	Wood	Brown	-0.1	QM
68	004	Bedroom 2	A	Closet		Lft	Door Jamb	I	Wood	Brown	-0.2	QM
69	004	Bedroom 2	A	Closet		Lft	Door Casing	I	Wood	Brown	-0.2	QM
70	004	Bedroom 2	A	Closet		Lft	Shelf	I	Wood	Brown	-0.2	QM
71	004	Bedroom 2	A	Closet		Lft	Shelf Sup.	I	Wood	Brown	-0.2	QM
72	004	Bedroom 2 Closet	A	Baseboard		Lft		I	Wood	Brown	-0.2	QM
73	004	Bedroom 2	A	Closet		Lft	Wall	I	Sheetrock	White	-0.1	QM
74	005	Kitchen	A	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
75	005	Kitchen	B	Wall	U	Ctr		I	Sheetrock	White	0.0	QM
76	005	Kitchen	C	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
77	005	Kitchen	D	Wall	U	Ctr		I	Sheetrock	White	0.0	QM
78	005	Kitchen	A	Ceiling				I	Sheetrock	White	-0.2	QM
79		CALIBRATION									1.3	TC
80		CALIBRATION									1.2	TC
81		CALIBRATION									1.2	TC
82		CALIBRATION									-0.3	TC
83		CALIBRATION									-0.1	TC
84		CALIBRATION									-0.1	TC

---- End of Readings ----

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/24/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 13:30
Total Readings: 84 Actionable: 0
Job Started: 08/14/20 13:30
Job Finished: 08/14/20 13:59

39 Monroe St.
Apt 2B
New York, NY

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode

---- End of Readings ----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/24/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 13:30
Total Readings: 84
Job Started: 08/14/20 13:30
Job Finished: 08/14/20 13:59

39 Monroe St.
Apt 2B
New York, NY

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Interior Room 001 Living Rm									
007	A	Wall	U Lft		I	Sheetrock	White	-0.1	QM
008	A	Wall	U Ctr		I	Sheetrock	White	-0.3	QM
009	A	Wall	U Rgt		I	Sheetrock	White	-0.1	QM
019	A	Ceiling			I	Sheetrock	White	-0.2	QM
023	A	Door	Rgt	Lft jamb	I	Metal	Brown	-0.1	QM
022	A	Door	Rgt	U Ctr	I	Metal	Brown	0.0	QM
010	B	Wall	U Lft		I	Sheetrock	White	-0.2	QM
011	B	Wall	U Ctr		I	Sheetrock	White	-0.1	QM
012	B	Wall	U Rgt		I	Sheetrock	White	-0.2	QM
026	B	Door	Ctr	Lft casing	I	Wood	Brown	-0.1	QM
025	B	Door	Ctr	Lft jamb	I	Wood	Brown	0.0	QM
024	B	Door	Ctr	U Ctr	I	Wood	Brown	-0.2	QM
029	B	Door	Rgt	Lft casing	I	Wood	Brown	0.0	QM
028	B	Door	Rgt	Lft jamb	I	Wood	Brown	0.0	QM
027	B	Door	Rgt	U Ctr	I	Wood	Brown	0.0	QM
013	C	Wall	U Lft		I	Sheetrock	White	-0.2	QM
014	C	Wall	U Ctr		I	Sheetrock	White	-0.1	QM
015	C	Wall	U Rgt		I	Sheetrock	White	-0.1	QM
020	C	Baseboard	Rgt		I	Wood	Brown	-0.2	QM
032	C	Door	Ctr	Lft casing	I	Wood	Brown	-0.2	QM
031	C	Door	Ctr	Lft jamb	I	Wood	Brown	-0.2	QM
030	C	Door	Ctr	U Ctr	I	Wood	Brown	-0.4	QM
016	D	Wall	U Lft		I	Sheetrock	White	-0.1	QM
017	D	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
018	D	Wall	U Rgt		I	Sheetrock	White	0.0	QM
021	D	Rad/Cov	Lft		I	Metal	White	-0.2	QM
Comment: Window not present									
Interior Room 002 Bathroom									
036	A	Ceiling			I	Sheetrock	White	-0.1	QM
035	A	Door	Lft	Lft casing	I	Wood	Brown	-0.1	QM
034	A	Door	Lft	Lft jamb	I	Wood	Brown	-0.1	QM
033	A	Door	Lft	U Ctr	I	Wood	Brown	-0.1	QM
Comment: All walls are not painted ceramic tile radiator, riser, window not present, medicine and vanity cabinets are not painted									
Interior Room 003 Bedroom 1									
037	A	Wall	U Ctr		I	Sheetrock	White	-0.1	QM
044	A	Baseboard	Ctr		I	Wood	Brown	-0.1	QM
043	A	Ceiling			I	Sheetrock	White	-0.1	QM
048	A	Door	Rgt	Lft casing	I	Wood	Brown	-0.2	QM
047	A	Door	Rgt	Lft jamb	I	Wood	Brown	0.0	QM
046	A	Door	Rgt	U Ctr	I	Wood	Brown	-0.2	QM
038	B	Wall	U Lft		I	Sheetrock	White	-0.3	QM
039	B	Wall	U Rgt		I	Sheetrock	White	-0.4	QM
054	B	Baseboard	Rgt		I	Wood	Brown	-0.2	QM
	Closet								
049	B	Closet	Rgt	Door	I	Wood	Brown	-0.2	QM
051	B	Closet	Rgt	Door Casing	I	Wood	Brown	0.0	QM
050	B	Closet	Rgt	Door Jamb	I	Wood	Brown	-0.2	QM
053	B	Closet	Rgt	Shelf Sup.	I	Wood	Brown	-0.2	QM
052	B	Closet	Rgt	Shelf	I	Wood	Brown	-0.2	QM
040	C	Wall	U Lft		I	Sheetrock	White	-0.4	QM
041	C	Wall	U Rgt		I	Sheetrock	White	-0.3	QM
045	C	Rad/Cov	Lft		I	Metal	White	-0.4	QM
042	D	Wall	U Ctr		I	Sheetrock	White	-0.1	QM
Comment: Window components are not painted ceramic tile									

Interior Room 004 Bedroom 2

055	A	Wall	U	Lft		I	Sheetrock	White	0.0	QM
056	A	Wall	U	Rgt		I	Sheetrock	White	-0.2	QM
072	A	Baseboard		Lft		I	Wood	Brown	-0.2	QM
	Closet									
061	A	Ceiling				I	Sheetrock	White	0.0	QM
066	A	Door		Rgt	Lft casing	I	Wood	Brown	-0.2	QM
065	A	Door		Rgt	Lft jamb	I	Wood	Brown	-0.2	QM
064	A	Door		Rgt	U Ctr	I	Wood	Brown	0.0	QM
067	A	Closet		Lft	Door	I	Wood	Brown	-0.1	QM
069	A	Closet		Lft	Door Casing	I	Wood	Brown	-0.2	QM
068	A	Closet		Lft	Door Jamb	I	Wood	Brown	-0.2	QM
073	A	Closet		Lft	Wall	I	Sheetrock	White	-0.1	QM
071	A	Closet		Lft	Shelf Sup.	I	Wood	Brown	-0.2	QM
070	A	Closet		Lft	Shelf	I	Wood	Brown	-0.2	QM
057	B	Wall	U	Ctr		I	Sheetrock	White	0.0	QM
062	B	Baseboard		Ctr		I	Wood	Brown	-0.1	QM
058	C	Wall	U	Ctr		I	Sheetrock	White	-0.1	QM
063	C	Rad/Cov		Ctr		I	Metal	White	-0.4	QM
059	D	Wall	U	Lft		I	Sheetrock	White	-0.1	QM
060	D	Wall	U	Rgt		I	Sheetrock	White	0.0	QM

Comment: Window components are not painted ceramic tile

Interior Room 005 Kitchen

074	A	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
078	A	Ceiling				I	Sheetrock	White	-0.2	QM
075	B	Wall	U	Ctr		I	Sheetrock	White	0.0	QM
076	C	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
077	D	Wall	U	Ctr		I	Sheetrock	White	0.0	QM

Comment:
Radiator, riser, door not present, window components are not painted ceramic tile, cabinets not painted

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Calibration Readings

001	0.9	TC
002	0.9	TC
003	1.0	TC
004	0.1	TC
005	-0.1	TC
006	-0.1	TC
079	1.3	TC
080	1.2	TC
081	1.2	TC
082	-0.3	TC
083	-0.1	TC
084	-0.1	TC

---- End of Readings ----

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR:Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/24/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 12:42
Total Readings: 67
Job Started: 08/14/20 12:42
Job Finished: 08/14/20 13:01

39 Monroe St.
Apt 3A
New York, NY

Read No.	Rm	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
1		CALIBRATION								1.0	TC
2		CALIBRATION								1.0	TC
3		CALIBRATION								1.0	TC
4		CALIBRATION								0.1	TC
5		CALIBRATION								0.1	TC
6		CALIBRATION								0.2	TC
7	001	Living Rm	A	Wall	U Lft		I	Sheetrock	White	0.1	QM
8	001	Living Rm	A	Wall	U Rgt		I	Sheetrock	White	0.1	QM
9	001	Living Rm	B	Wall	U Lft		I	Sheetrock	White	0.1	QM
10	001	Living Rm	B	Wall	U Ctr		I	Sheetrock	White	0.1	QM
11	001	Living Rm	B	Wall	U Rgt		I	Sheetrock	White	0.1	QM
12	001	Living Rm	C	Wall	U Lft		I	Sheetrock	White	0.2	QM
13	001	Living Rm	C	Wall	U Ctr		I	Sheetrock	White	0.2	QM
14	001	Living Rm	C	Wall	U Rgt		I	Sheetrock	White	0.2	QM
15	001	Living Rm	D	Wall	U Lft		I	Sheetrock	White	0.1	QM
16	001	Living Rm	D	Wall	U Ctr		I	Sheetrock	White	0.1	QM
17	001	Living Rm	D	Wall	U Rgt		I	Sheetrock	White	0.1	QM
18	001	Living Rm	A	Ceiling			I	Sheetrock	White	0.2	QM
19	001	Living Rm	B	Baseboard	Lft		I	Wood	Brown	0.2	QM
20	001	Living Rm	B	Rad/Cov	Rgt		I	Metal	White	0.2	QM
21	001	Living Rm	B	Window	Rgt	Sill	I	Sheetrock	White	0.2	QM
22	001	Living Rm	B	Window	Rgt	Lft jamb	I	Sheetrock	White	0.1	QM
23	001	Living Rm	C	Window	Lft	Sill	I	Sheetrock	White	0.1	QM
24	001	Living Rm	C	Window	Lft	Lft jamb	I	Sheetrock	White	0.2	QM
25	001	Living Rm	A	Door	Lft	U Ctr	I	Metal	Brown	0.1	QM
26	001	Living Rm	A	Door	Lft	Lft jamb	I	Metal	Brown	0.1	QM
27	001	Living Rm	C	Door	Rgt	U Ctr	I	Wood	Brown	0.1	QM
28	001	Living Rm	C	Door	Rgt	Lft jamb	I	Wood	Brown	0.1	QM
29	001	Living Rm	C	Door	Rgt	Lft casing	I	Wood	Brown	0.2	QM
30	001	Living Rm	D	Door	Lft	U Ctr	I	Wood	Brown	0.1	QM
31	001	Living Rm	D	Door	Lft	Lft jamb	I	Wood	Brown	0.1	QM
32	001	Living Rm	D	Door	Lft	Lft casing	I	Wood	Brown	0.1	QM
33	001	Living Rm	D	Closet	Rgt	Door	I	Wood	Brown	0.1	QM
34	001	Living Rm	D	Closet	Rgt	Door Jamb	I	Wood	Brown	0.1	QM
35	001	Living Rm	D	Closet	Rgt	Door Casing	I	Wood	Brown	0.1	QM
36	001	Living Rm	D	Closet	Rgt	Shelf	I	Wood	Brown	0.1	QM
37	001	Living Rm	D	Closet	Rgt	Shelf Sup.	I	Wood	Brown	0.2	QM
38	001	Living Rm Closet	D	Baseboard	Rgt		I	Wood	Brown	0.1	QM
39	001	Living Rm	D	Closet	Rgt	Wall	I	Sheetrock	White	0.1	QM
40	002	Kitchen	A	Wall	U Ctr		I	Sheetrock	White	0.2	QM
41	002	Kitchen	B	Wall	U Ctr		I	Sheetrock	White	0.2	QM
42	002	Kitchen	C	Wall	U Ctr		I	Sheetrock	White	0.1	QM
43	002	Kitchen	D	Wall	U Ctr		I	Sheetrock	White	0.1	QM
44	002	Kitchen	D	Ceiling			I	Sheetrock	White	0.1	QM
45	002	Kitchen	B	Baseboard	Lft		I	Wood	Brown	0.1	QM
46	003	Bedroom	A	Wall	U Ctr		I	Sheetrock	White	0.1	QM
47	003	Bedroom	B	Wall	U Lft		I	Sheetrock	White	0.1	QM
48	003	Bedroom	B	Wall	U Rgt		I	Sheetrock	White	0.2	QM
49	003	Bedroom	C	Wall	U Lft		I	Sheetrock	White	0.1	QM
50	003	Bedroom	C	Wall	U Rgt		I	Sheetrock	White	0.1	QM
51	003	Bedroom	D	Wall	U Ctr		I	Sheetrock	White	0.2	QM
52	003	Bedroom	A	Ceiling			I	Sheetrock	White	0.1	QM
53	003	Bedroom	B	Baseboard	Ctr		I	Wood	Brown	0.1	QM
54	003	Bedroom	C	Rad/Cov	Rgt		I	Metal	White	0.1	QM
55	003	Bedroom	A	Door	Rgt	U Ctr	I	Wood	Brown	0.1	QM
56	003	Bedroom	A	Door	Rgt	Lft jamb	I	Wood	Brown	0.2	QM
57	003	Bedroom	A	Door	Rgt	Lft casing	I	Wood	Brown	0.1	QM
58	004	Bathroom	A	Ceiling			I	Sheetrock	White	0.1	QM
59	004	Bathroom	A	Door	Lft	U Ctr	I	Wood	Brown	0.1	QM

60	004	Bathroom	A	Door		Lft	Lft	jamb	I	Wood	Brown	0.1	QM
61	004	Bathroom	A	Door		Lft	Lft	casing	I	Wood	Brown	0.2	QM
62		CALIBRATION										1.0	TC
63		CALIBRATION										1.0	TC
64		CALIBRATION										1.2	TC
65		CALIBRATION										0.2	TC
66		CALIBRATION										0.2	TC
67		CALIBRATION										0.1	TC

---- End of Readings ----

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date:	08/14/20	39 Monroe St.
Report Date:	8/24/2020	Apt 3A
Abatement Level:	1.0	New York, NY
Report No.	S#02771 - 08/14/20 12:42	
Total Readings:	67 Actionable: 0	
Job Started:	08/14/20 12:42	
Job Finished:	08/14/20 13:01	

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode

---- End of Readings ----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/24/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 12:42
Total Readings: 67
Job Started: 08/14/20 12:42
Job Finished: 08/14/20 13:01

39 Monroe St.
Apt 3A
New York, NY

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Interior Room 001 Living Rm									
007	A	Wall	U Lft		I	Sheetrock	White	0.1	QM
008	A	Wall	U Rgt		I	Sheetrock	White	0.1	QM
018	A	Ceiling			I	Sheetrock	White	0.2	QM
026	A	Door	Lft	Lft jamb	I	Metal	Brown	0.1	QM
025	A	Door	Lft	U Ctr	I	Metal	Brown	0.1	QM
009	B	Wall	U Lft		I	Sheetrock	White	0.1	QM
010	B	Wall	U Ctr		I	Sheetrock	White	0.1	QM
011	B	Wall	U Rgt		I	Sheetrock	White	0.1	QM
019	B	Baseboard	Lft		I	Wood	Brown	0.2	QM
021	B	Window	Rgt	Sill	I	Sheetrock	White	0.2	QM
022	B	Window	Rgt	Lft jamb	I	Sheetrock	White	0.1	QM
020	B	Rad/Cov	Rgt		I	Metal	White	0.2	QM
012	C	Wall	U Lft		I	Sheetrock	White	0.2	QM
013	C	Wall	U Ctr		I	Sheetrock	White	0.2	QM
014	C	Wall	U Rgt		I	Sheetrock	White	0.2	QM
023	C	Window	Lft	Sill	I	Sheetrock	White	0.1	QM
024	C	Window	Lft	Lft jamb	I	Sheetrock	White	0.2	QM
029	C	Door	Rgt	Lft casing	I	Wood	Brown	0.2	QM
028	C	Door	Rgt	Lft jamb	I	Wood	Brown	0.1	QM
027	C	Door	Rgt	U Ctr	I	Wood	Brown	0.1	QM
015	D	Wall	U Lft		I	Sheetrock	White	0.1	QM
016	D	Wall	U Ctr		I	Sheetrock	White	0.1	QM
017	D	Wall	U Rgt		I	Sheetrock	White	0.1	QM
038	D	Baseboard	Rgt		I	Wood	Brown	0.1	QM
		Closet							
032	D	Door	Lft	Lft casing	I	Wood	Brown	0.1	QM
031	D	Door	Lft	Lft jamb	I	Wood	Brown	0.1	QM
030	D	Door	Lft	U Ctr	I	Wood	Brown	0.1	QM
033	D	Closet	Rgt	Door	I	Wood	Brown	0.1	QM
035	D	Closet	Rgt	Door Casing	I	Wood	Brown	0.1	QM
034	D	Closet	Rgt	Door Jamb	I	Wood	Brown	0.1	QM
039	D	Closet	Rgt	Wall	I	Sheetrock	White	0.1	QM
037	D	Closet	Rgt	Shelf Sup.	I	Wood	Brown	0.2	QM
036	D	Closet	Rgt	Shelf	I	Wood	Brown	0.1	QM
Comment: C wall Door not painted									
Interior Room 002 Kitchen									
040	A	Wall	U Ctr		I	Sheetrock	White	0.2	QM
041	B	Wall	U Ctr		I	Sheetrock	White	0.2	QM
045	B	Baseboard	Lft		I	Wood	Brown	0.1	QM
042	C	Wall	U Ctr		I	Sheetrock	White	0.1	QM
043	D	Wall	U Ctr		I	Sheetrock	White	0.1	QM
044	D	Ceiling			I	Sheetrock	White	0.1	QM
Comment: Window components not painted ceramic tile, cabinets not painted, door, radiator, riser not present									
Interior Room 003 Bedroom									
046	A	Wall	U Ctr		I	Sheetrock	White	0.1	QM
052	A	Ceiling			I	Sheetrock	White	0.1	QM
057	A	Door	Rgt	Lft casing	I	Wood	Brown	0.1	QM
056	A	Door	Rgt	Lft jamb	I	Wood	Brown	0.2	QM
055	A	Door	Rgt	U Ctr	I	Wood	Brown	0.1	QM
047	B	Wall	U Lft		I	Sheetrock	White	0.1	QM
048	B	Wall	U Rgt		I	Sheetrock	White	0.2	QM
053	B	Baseboard	Ctr		I	Wood	Brown	0.1	QM
049	C	Wall	U Lft		I	Sheetrock	White	0.1	QM
050	C	Wall	U Rgt		I	Sheetrock	White	0.1	QM
054	C	Rad/Cov	Rgt		I	Metal	White	0.1	QM
051	D	Wall	U Ctr		I	Sheetrock	White	0.2	QM

Comment: Window components are not painted ceramic tile

Interior Room 004 Bathroom

058	A	Ceiling			I	Sheetrock	White	0.1	QM
061	A	Door	Lft	Lft casing	I	Wood	Brown	0.2	QM
060	A	Door	Lft	Lft jamb	I	Wood	Brown	0.1	QM
059	A	Door	Lft	U Ctr	I	Wood	Brown	0.1	QM

Comment: All walls are ceramic tile not painted, vanity and medicine cabinets are not painted, radiator and riser not present

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Calibration Readings

001	1.0	TC
002	1.0	TC
003	1.0	TC
004	0.1	TC
005	0.1	TC
006	0.2	TC
062	1.0	TC
063	1.0	TC
064	1.2	TC
065	0.2	TC
066	0.2	TC
067	0.1	TC

---- End of Readings ----

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR:Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/24/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 14:02
Total Readings: 84
Job Started: 08/14/20 14:02
Job Finished: 08/14/20 14:23

39 Monroe St.
Apt 3B
New York, NY

Read No.	Rm	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
1		CALIBRATION								1.1	TC
2		CALIBRATION								1.1	TC
3		CALIBRATION								1.0	TC
4		CALIBRATION								0.0	TC
5		CALIBRATION								-0.1	TC
6		CALIBRATION								-0.1	TC
7	001	Living Rm	A	Wall	U Lft		I	Sheetrock	White	-0.1	QM
8	001	Living Rm	A	Wall	U Ctr		I	Sheetrock	White	0.0	QM
9	001	Living Rm	A	Wall	U Rgt		I	Sheetrock	White	-0.1	QM
10	001	Living Rm	B	Wall	U Lft		I	Sheetrock	White	0.1	QM
11	001	Living Rm	B	Wall	U Ctr		I	Sheetrock	White	-0.1	QM
12	001	Living Rm	B	Wall	U Rgt		I	Sheetrock	White	0.1	QM
13	001	Living Rm	C	Wall	U Lft		I	Sheetrock	White	0.1	QM
14	001	Living Rm	C	Wall	U Ctr		I	Sheetrock	White	-0.1	QM
15	001	Living Rm	C	Wall	U Rgt		I	Sheetrock	White	-0.1	QM
16	001	Living Rm	D	Wall	U Lft		I	Sheetrock	White	-0.1	QM
17	001	Living Rm	D	Wall	U Ctr		I	Sheetrock	White	0.1	QM
18	001	Living Rm	D	Wall	U Rgt		I	Sheetrock	White	0.0	QM
19	001	Living Rm	A	Ceiling			I	Sheetrock	White	0.1	QM
20	001	Living Rm	C	Baseboard	Rgt		I	Wood	Brown	0.1	QM
21	001	Living Rm	D	Rad/Cov	Lft		I	Metal	White	0.1	QM
22	001	Living Rm	A	Door	Rgt	U Ctr	I	Metal	Brown	0.0	QM
23	001	Living Rm	A	Door	Rgt	Lft jamb	I	Metal	Brown	-0.1	QM
24	001	Living Rm	B	Door	Ctr	U Ctr	I	Wood	Brown	0.1	QM
25	001	Living Rm	B	Door	Ctr	Lft jamb	I	Wood	Brown	0.0	QM
26	001	Living Rm	B	Door	Ctr	Lft casing	I	Wood	Brown	-0.1	QM
27	001	Living Rm	B	Door	Rgt	U Ctr	I	Wood	Brown	0.0	QM
28	001	Living Rm	B	Door	Rgt	Lft jamb	I	Wood	Brown	0.0	QM
29	001	Living Rm	B	Door	Rgt	Lft casing	I	Wood	Brown	0.0	QM
30	001	Living Rm	C	Door	Ctr	U Ctr	I	Wood	Brown	0.0	QM
31	001	Living Rm	C	Door	Ctr	Lft jamb	I	Wood	Brown	0.1	QM
32	001	Living Rm	C	Door	Ctr	Lft casing	I	Wood	Brown	0.1	QM
33	002	Bathroom	A	Door	Lft	U Ctr	I	Wood	Brown	-0.1	QM
34	002	Bathroom	A	Door	Lft	Lft jamb	I	Wood	Brown	-0.1	QM
35	002	Bathroom	A	Door	Lft	Lft casing	I	Wood	Brown	-0.1	QM
36	002	Bathroom	A	Ceiling			I	Sheetrock	White	-0.1	QM
37	003	Bedroom 1	A	Wall	U Ctr		I	Sheetrock	White	-0.1	QM
38	003	Bedroom 1	B	Wall	U Lft		I	Sheetrock	White	0.0	QM
39	003	Bedroom 1	B	Wall	U Rgt		I	Sheetrock	White	0.0	QM
40	003	Bedroom 1	C	Wall	U Lft		I	Sheetrock	White	0.0	QM
41	003	Bedroom 1	C	Wall	U Rgt		I	Sheetrock	White	0.0	QM
42	003	Bedroom 1	D	Wall	U Ctr		I	Sheetrock	White	-0.1	QM
43	003	Bedroom 1	A	Ceiling			I	Sheetrock	White	-0.1	QM
44	003	Bedroom 1	A	Baseboard	Ctr		I	Wood	Brown	-0.1	QM
45	003	Bedroom 1	C	Rad/Cov	Lft		I	Metal	White	0.0	QM
46	003	Bedroom 1	A	Door	Rgt	U Ctr	I	Wood	Brown	0.1	QM
47	003	Bedroom 1	A	Door	Rgt	Lft jamb	I	Wood	Brown	0.0	QM
48	003	Bedroom 1	A	Door	Rgt	Lft casing	I	Wood	Brown	0.1	QM
49	003	Bedroom 1	B	Closet	Rgt	Door	I	Wood	Brown	0.1	QM
50	003	Bedroom 1	B	Closet	Rgt	Door Jamb	I	Wood	Brown	0.1	QM
51	003	Bedroom 1	B	Closet	Rgt	Door Casing	I	Wood	Brown	0.0	QM
52	003	Bedroom 1	B	Closet	Rgt	Shelf	I	Wood	Brown	0.1	QM
53	003	Bedroom 1	B	Closet	Rgt	Shelf Sup.	I	Wood	Brown	0.1	QM
54	003	Bedroom 1 Closet	B	Baseboard	Rgt		I	Wood	Brown	0.1	QM
55	004	Bedroom 2	A	Wall	U Lft		I	Sheetrock	White	0.0	QM
56	004	Bedroom 2	A	Wall	U Rgt		I	Sheetrock	White	0.1	QM
57	004	Bedroom 2	B	Wall	U Ctr		I	Sheetrock	White	0.0	QM
58	004	Bedroom 2	C	Wall	U Ctr		I	Sheetrock	White	-0.1	QM
59	004	Bedroom 2	D	Wall	U Lft		I	Sheetrock	White	-0.1	QM

60	004	Bedroom 2	D	Wall	U	Rgt		I	Sheetrock	White	0.0	QM
61	004	Bedroom 2	A	Ceiling				I	Sheetrock	White	0.0	QM
62	004	Bedroom 2	B	Baseboard		Ctr		I	Wood	Brown	-0.1	QM
63	004	Bedroom 2	C	Rad/Cov		Ctr		I	Metal	White	0.0	QM
64	004	Bedroom 2	A	Door		Rgt	U Ctr	I	Wood	Brown	0.0	QM
65	004	Bedroom 2	A	Door		Rgt	Lft jamb	I	Wood	Brown	0.1	QM
66	004	Bedroom 2	A	Door		Rgt	Lft casing	I	Wood	Brown	0.1	QM
67	004	Bedroom 2	A	Closet		Lft	Door	I	Wood	Brown	-0.1	QM
68	004	Bedroom 2	A	Closet		Lft	Door Jamb	I	Wood	Brown	0.1	QM
69	004	Bedroom 2	A	Closet		Lft	Door Casing	I	Wood	Brown	0.1	QM
70	004	Bedroom 2	A	Closet		Lft	Shelf	I	Wood	Brown	0.1	QM
71	004	Bedroom 2	A	Closet		Lft	Shelf Sup.	I	Wood	Brown	0.1	QM
72	004	Bedroom 2 Closet	A	Baseboard		Lft		I	Wood	Brown	0.1	QM
73	004	Bedroom 2	A	Closet		Lft	Wall	I	Sheetrock	White	-0.1	QM
74	005	Kitchen	A	Wall	U	Ctr		I	Sheetrock	White	0.1	QM
75	005	Kitchen	B	Wall	U	Ctr		I	Sheetrock	White	0.0	QM
76	005	Kitchen	C	Wall	U	Ctr		I	Sheetrock	White	0.1	QM
77	005	Kitchen	D	Wall	U	Ctr		I	Sheetrock	White	0.0	QM
78	005	Kitchen	A	Ceiling				I	Sheetrock	White	0.1	QM
79		CALIBRATION									1.3	TC
80		CALIBRATION									1.2	TC
81		CALIBRATION									1.2	TC
82		CALIBRATION									0.0	TC
83		CALIBRATION									-0.1	TC
84		CALIBRATION									-0.1	TC

---- End of Readings ----

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/24/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 14:02
Total Readings: 84 Actionable: 0
Job Started: 08/14/20 14:02
Job Finished: 08/14/20 14:23

39 Monroe St.
Apt 3B
New York, NY

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode

---- End of Readings ----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/24/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 14:02
Total Readings: 84
Job Started: 08/14/20 14:02
Job Finished: 08/14/20 14:23

39 Monroe St.
Apt 3B
New York, NY

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Interior Room 001 Living Rm									
007	A	Wall	U Lft		I	Sheetrock	White	-0.1	QM
008	A	Wall	U Ctr		I	Sheetrock	White	0.0	QM
009	A	Wall	U Rgt		I	Sheetrock	White	-0.1	QM
019	A	Ceiling			I	Sheetrock	White	0.1	QM
023	A	Door	Rgt	Lft jamb	I	Metal	Brown	-0.1	QM
022	A	Door	Rgt	U Ctr	I	Metal	Brown	0.0	QM
010	B	Wall	U Lft		I	Sheetrock	White	0.1	QM
011	B	Wall	U Ctr		I	Sheetrock	White	-0.1	QM
012	B	Wall	U Rgt		I	Sheetrock	White	0.1	QM
026	B	Door	Ctr	Lft casing	I	Wood	Brown	-0.1	QM
025	B	Door	Ctr	Lft jamb	I	Wood	Brown	0.0	QM
024	B	Door	Ctr	U Ctr	I	Wood	Brown	0.1	QM
029	B	Door	Rgt	Lft casing	I	Wood	Brown	0.0	QM
028	B	Door	Rgt	Lft jamb	I	Wood	Brown	0.0	QM
027	B	Door	Rgt	U Ctr	I	Wood	Brown	0.0	QM
013	C	Wall	U Lft		I	Sheetrock	White	0.1	QM
014	C	Wall	U Ctr		I	Sheetrock	White	-0.1	QM
015	C	Wall	U Rgt		I	Sheetrock	White	-0.1	QM
020	C	Baseboard	Rgt		I	Wood	Brown	0.1	QM
032	C	Door	Ctr	Lft casing	I	Wood	Brown	0.1	QM
031	C	Door	Ctr	Lft jamb	I	Wood	Brown	0.1	QM
030	C	Door	Ctr	U Ctr	I	Wood	Brown	0.0	QM
016	D	Wall	U Lft		I	Sheetrock	White	-0.1	QM
017	D	Wall	U Ctr		I	Sheetrock	White	0.1	QM
018	D	Wall	U Rgt		I	Sheetrock	White	0.0	QM
021	D	Rad/Cov	Lft		I	Metal	White	0.1	QM
Comment: Window not present									
Interior Room 002 Bathroom									
036	A	Ceiling			I	Sheetrock	White	-0.1	QM
035	A	Door	Lft	Lft casing	I	Wood	Brown	-0.1	QM
034	A	Door	Lft	Lft jamb	I	Wood	Brown	-0.1	QM
033	A	Door	Lft	U Ctr	I	Wood	Brown	-0.1	QM
Comment: All walls are not painted ceramic tile radiator, riser, window not present, medicine and vanity cabinets are not painted									
Interior Room 003 Bedroom 1									
037	A	Wall	U Ctr		I	Sheetrock	White	-0.1	QM
044	A	Baseboard	Ctr		I	Wood	Brown	-0.1	QM
043	A	Ceiling			I	Sheetrock	White	-0.1	QM
048	A	Door	Rgt	Lft casing	I	Wood	Brown	0.1	QM
047	A	Door	Rgt	Lft jamb	I	Wood	Brown	0.0	QM
046	A	Door	Rgt	U Ctr	I	Wood	Brown	0.1	QM
038	B	Wall	U Lft		I	Sheetrock	White	0.0	QM
039	B	Wall	U Rgt		I	Sheetrock	White	0.0	QM
054	B	Baseboard	Rgt		I	Wood	Brown	0.1	QM
	Closet								
049	B	Closet	Rgt	Door	I	Wood	Brown	0.1	QM
051	B	Closet	Rgt	Door Casing	I	Wood	Brown	0.0	QM
050	B	Closet	Rgt	Door Jamb	I	Wood	Brown	0.1	QM
053	B	Closet	Rgt	Shelf Sup.	I	Wood	Brown	0.1	QM
052	B	Closet	Rgt	Shelf	I	Wood	Brown	0.1	QM
040	C	Wall	U Lft		I	Sheetrock	White	0.0	QM
041	C	Wall	U Rgt		I	Sheetrock	White	0.0	QM
045	C	Rad/Cov	Lft		I	Metal	White	0.0	QM
042	D	Wall	U Ctr		I	Sheetrock	White	-0.1	QM
Comment: Window components are not painted ceramic tile, D wall door not painted									

Interior Room 004 Bedroom 2

055	A	Wall	U	Lft		I	Sheetrock	White	0.0	QM
056	A	Wall	U	Rgt		I	Sheetrock	White	0.1	QM
072	A	Baseboard		Lft		I	Wood	Brown	0.1	QM
	Closet									
061	A	Ceiling				I	Sheetrock	White	0.0	QM
066	A	Door		Rgt	Lft casing	I	Wood	Brown	0.1	QM
065	A	Door		Rgt	Lft jamb	I	Wood	Brown	0.1	QM
064	A	Door		Rgt	U Ctr	I	Wood	Brown	0.0	QM
067	A	Closet		Lft	Door	I	Wood	Brown	-0.1	QM
069	A	Closet		Lft	Door Casing	I	Wood	Brown	0.1	QM
068	A	Closet		Lft	Door Jamb	I	Wood	Brown	0.1	QM
073	A	Closet		Lft	Wall	I	Sheetrock	White	-0.1	QM
071	A	Closet		Lft	Shelf Sup.	I	Wood	Brown	0.1	QM
070	A	Closet		Lft	Shelf	I	Wood	Brown	0.1	QM
057	B	Wall	U	Ctr		I	Sheetrock	White	0.0	QM
062	B	Baseboard		Ctr		I	Wood	Brown	-0.1	QM
058	C	Wall	U	Ctr		I	Sheetrock	White	-0.1	QM
063	C	Rad/Cov		Ctr		I	Metal	White	0.0	QM
059	D	Wall	U	Lft		I	Sheetrock	White	-0.1	QM
060	D	Wall	U	Rgt		I	Sheetrock	White	0.0	QM

Comment: Window components are not painted ceramic tile

Interior Room 005 Kitchen

074	A	Wall	U	Ctr		I	Sheetrock	White	0.1	QM
078	A	Ceiling				I	Sheetrock	White	0.1	QM
075	B	Wall	U	Ctr		I	Sheetrock	White	0.0	QM
076	C	Wall	U	Ctr		I	Sheetrock	White	0.1	QM
077	D	Wall	U	Ctr		I	Sheetrock	White	0.0	QM

Comment:
Radiator, riser, door not present, window components are not painted ceramic tile, cabinets not painted

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Calibration Readings

001	1.1	TC
002	1.1	TC
003	1.0	TC
004	0.0	TC
005	-0.1	TC
006	-0.1	TC
079	1.3	TC
080	1.2	TC
081	1.2	TC
082	0.0	TC
083	-0.1	TC
084	-0.1	TC

---- End of Readings ----

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR:Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/24/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 12:10
Total Readings: 67
Job Started: 08/14/20 12:10
Job Finished: 08/14/20 12:39

39 Monroe St.
Apt 4A
New York, NY

Read No.	Rm	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
1		CALIBRATION								1.1	TC
2		CALIBRATION								1.1	TC
3		CALIBRATION								1.1	TC
4		CALIBRATION								0.2	TC
5		CALIBRATION								0.2	TC
6		CALIBRATION								-0.2	TC
7	001	Living Rm	A	Wall	U Lft		I	Sheetrock	White	-0.0	QM
8	001	Living Rm	A	Wall	U Rgt		I	Sheetrock	White	0.1	QM
9	001	Living Rm	B	Wall	U Lft		I	Sheetrock	White	-0.0	QM
10	001	Living Rm	B	Wall	U Ctr		I	Sheetrock	White	-0.0	QM
11	001	Living Rm	B	Wall	U Rgt		I	Sheetrock	White	0.2	QM
12	001	Living Rm	C	Wall	U Lft		I	Sheetrock	White	-0.2	QM
13	001	Living Rm	C	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
14	001	Living Rm	C	Wall	U Rgt		I	Sheetrock	White	-0.3	QM
15	001	Living Rm	D	Wall	U Lft		I	Sheetrock	White	-0.0	QM
16	001	Living Rm	D	Wall	U Ctr		I	Sheetrock	White	-0.0	QM
17	001	Living Rm	D	Wall	U Rgt		I	Sheetrock	White	-0.0	QM
18	001	Living Rm	A	Ceiling			I	Sheetrock	White	-0.2	QM
19	001	Living Rm	B	Baseboard	Lft		I	Wood	Brown	-0.2	QM
20	001	Living Rm	B	Rad/Cov	Rgt		I	Metal	White	-0.2	QM
21	001	Living Rm	B	Window	Rgt	Sill	I	Sheetrock	White	-0.3	QM
22	001	Living Rm	B	Window	Rgt	Lft jamb	I	Sheetrock	White	-0.0	QM
23	001	Living Rm	C	Window	Lft	Sill	I	Sheetrock	White	-0.0	QM
24	001	Living Rm	C	Window	Lft	Lft jamb	I	Sheetrock	White	-0.2	QM
25	001	Living Rm	A	Door	Lft	U Ctr	I	Metal	Brown	-0.0	QM
26	001	Living Rm	A	Door	Lft	Lft jamb	I	Metal	Brown	0.2	QM
27	001	Living Rm	C	Door	Rgt	U Ctr	I	Wood	Brown	0.2	QM
28	001	Living Rm	C	Door	Rgt	Lft jamb	I	Wood	Brown	-0.0	QM
29	001	Living Rm	C	Door	Rgt	Lft casing	I	Wood	Brown	-0.2	QM
30	001	Living Rm	D	Door	Lft	U Ctr	I	Wood	Brown	0.2	QM
31	001	Living Rm	D	Door	Lft	Lft jamb	I	Wood	Brown	0.2	QM
32	001	Living Rm	D	Door	Lft	Lft casing	I	Wood	Brown	-0.0	QM
33	001	Living Rm	D	Closet	Rgt	Door	I	Wood	Brown	-0.0	QM
34	001	Living Rm	D	Closet	Rgt	Door Jamb	I	Wood	Brown	-0.0	QM
35	001	Living Rm	D	Closet	Rgt	Door Casing	I	Wood	Brown	-0.0	QM
36	001	Living Rm	D	Closet	Rgt	Shelf	I	Wood	Brown	-0.0	QM
37	001	Living Rm	D	Closet	Rgt	Shelf Sup.	I	Wood	Brown	-0.2	QM
38	001	Living Rm Closet	D	Baseboard	Rgt		I	Wood	Brown	0.2	QM
39	001	Living Rm	D	Closet	Rgt	Wall	I	Sheetrock	White	0.2	QM
40	002	Kitchen	A	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
41	002	Kitchen	B	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
42	002	Kitchen	C	Wall	U Ctr		I	Sheetrock	White	0.2	QM
43	002	Kitchen	D	Wall	U Ctr		I	Sheetrock	White	0.1	QM
44	002	Kitchen	D	Ceiling			I	Sheetrock	White	-0.0	QM
45	002	Kitchen	B	Baseboard	Lft		I	Wood	Brown	-0.0	QM
46	003	Bedroom	A	Wall	U Ctr		I	Sheetrock	White	-0.0	QM
47	003	Bedroom	B	Wall	U Lft		I	Sheetrock	White	-0.0	QM
48	003	Bedroom	B	Wall	U Rgt		I	Sheetrock	White	-0.2	QM
49	003	Bedroom	C	Wall	U Lft		I	Sheetrock	White	-0.0	QM
50	003	Bedroom	C	Wall	U Rgt		I	Sheetrock	White	-0.0	QM
51	003	Bedroom	D	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
52	003	Bedroom	A	Ceiling			I	Sheetrock	White	-0.0	QM
53	003	Bedroom	B	Baseboard	Ctr		I	Wood	Brown	0.2	QM
54	003	Bedroom	C	Rad/Cov	Rgt		I	Metal	White	-0.0	QM
55	003	Bedroom	A	Door	Rgt	U Ctr	I	Wood	Brown	-0.0	QM
56	003	Bedroom	A	Door	Rgt	Lft jamb	I	Wood	Brown	-0.2	QM
57	003	Bedroom	A	Door	Rgt	Lft casing	I	Wood	Brown	-0.0	QM
58	004	Bathroom	A	Ceiling			I	Sheetrock	White	-0.0	QM
59	004	Bathroom	A	Door	Lft	U Ctr	I	Wood	Brown	-0.0	QM

60	004	Bathroom	A	Door		Lft	Lft	jamb	I	Wood	Brown	-0.0	QM
61	004	Bathroom	A	Door		Lft	Lft	casing	I	Wood	Brown	-0.2	QM
62		CALIBRATION										1.0	TC
63		CALIBRATION										1.1	TC
64		CALIBRATION										1.2	TC
65		CALIBRATION										-0.2	TC
66		CALIBRATION										-0.2	TC
67		CALIBRATION										-0.0	TC

---- End of Readings ----

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/24/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 12:10
Total Readings: 67 Actionable: 0
Job Started: 08/14/20 12:10
Job Finished: 08/14/20 12:39

39 Monroe St.
Apt 4A
New York, NY

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode

---- End of Readings ----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/24/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 12:10
Total Readings: 67
Job Started: 08/14/20 12:10
Job Finished: 08/14/20 12:39

39 Monroe St.
Apt 4A
New York, NY

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Interior Room 001 Living Rm									
007	A	Wall	U Lft		I	Sheetrock	White	-0.0	QM
008	A	Wall	U Rgt		I	Sheetrock	White	0.1	QM
018	A	Ceiling			I	Sheetrock	White	-0.2	QM
026	A	Door	Lft	Lft jamb	I	Metal	Brown	0.2	QM
025	A	Door	Lft	U Ctr	I	Metal	Brown	-0.0	QM
009	B	Wall	U Lft		I	Sheetrock	White	-0.0	QM
010	B	Wall	U Ctr		I	Sheetrock	White	-0.0	QM
011	B	Wall	U Rgt		I	Sheetrock	White	0.2	QM
019	B	Baseboard	Lft		I	Wood	Brown	-0.2	QM
021	B	Window	Rgt	Sill	I	Sheetrock	White	-0.3	QM
022	B	Window	Rgt	Lft jamb	I	Sheetrock	White	-0.0	QM
020	B	Rad/Cov	Rgt		I	Metal	White	-0.2	QM
012	C	Wall	U Lft		I	Sheetrock	White	-0.2	QM
013	C	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
014	C	Wall	U Rgt		I	Sheetrock	White	-0.3	QM
023	C	Window	Lft	Sill	I	Sheetrock	White	-0.0	QM
024	C	Window	Lft	Lft jamb	I	Sheetrock	White	-0.2	QM
029	C	Door	Rgt	Lft casing	I	Wood	Brown	-0.2	QM
028	C	Door	Rgt	Lft jamb	I	Wood	Brown	-0.0	QM
027	C	Door	Rgt	U Ctr	I	Wood	Brown	0.2	QM
015	D	Wall	U Lft		I	Sheetrock	White	-0.0	QM
016	D	Wall	U Ctr		I	Sheetrock	White	-0.0	QM
017	D	Wall	U Rgt		I	Sheetrock	White	-0.0	QM
038	D	Baseboard	Rgt		I	Wood	Brown	0.2	QM
		Closet							
032	D	Door	Lft	Lft casing	I	Wood	Brown	-0.0	QM
031	D	Door	Lft	Lft jamb	I	Wood	Brown	0.2	QM
030	D	Door	Lft	U Ctr	I	Wood	Brown	0.2	QM
033	D	Closet	Rgt	Door	I	Wood	Brown	-0.0	QM
035	D	Closet	Rgt	Door Casing	I	Wood	Brown	-0.0	QM
034	D	Closet	Rgt	Door Jamb	I	Wood	Brown	-0.0	QM
039	D	Closet	Rgt	Wall	I	Sheetrock	White	0.2	QM
037	D	Closet	Rgt	Shelf Sup.	I	Wood	Brown	-0.2	QM
036	D	Closet	Rgt	Shelf	I	Wood	Brown	-0.0	QM
Comment: C wall Door not painted									
Interior Room 002 Kitchen									
040	A	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
041	B	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
045	B	Baseboard	Lft		I	Wood	Brown	-0.0	QM
042	C	Wall	U Ctr		I	Sheetrock	White	0.2	QM
043	D	Wall	U Ctr		I	Sheetrock	White	0.1	QM
044	D	Ceiling			I	Sheetrock	White	-0.0	QM
Comment: Window components not painted ceramic tile, cabinets not painted, door, radiator, riser not present									
Interior Room 003 Bedroom									
046	A	Wall	U Ctr		I	Sheetrock	White	-0.0	QM
052	A	Ceiling			I	Sheetrock	White	-0.0	QM
057	A	Door	Rgt	Lft casing	I	Wood	Brown	-0.0	QM
056	A	Door	Rgt	Lft jamb	I	Wood	Brown	-0.2	QM
055	A	Door	Rgt	U Ctr	I	Wood	Brown	-0.0	QM
047	B	Wall	U Lft		I	Sheetrock	White	-0.0	QM
048	B	Wall	U Rgt		I	Sheetrock	White	-0.2	QM
053	B	Baseboard	Ctr		I	Wood	Brown	0.2	QM
049	C	Wall	U Lft		I	Sheetrock	White	-0.0	QM
050	C	Wall	U Rgt		I	Sheetrock	White	-0.0	QM
054	C	Rad/Cov	Rgt		I	Metal	White	-0.0	QM
051	D	Wall	U Ctr		I	Sheetrock	White	-0.2	QM

Comment: Window components are not painted ceramic tile

Interior Room 004 Bathroom

058	A	Ceiling			I	Sheetrock	White	-0.0	QM
061	A	Door	Lft	Lft casing	I	Wood	Brown	-0.2	QM
060	A	Door	Lft	Lft jamb	I	Wood	Brown	-0.0	QM
059	A	Door	Lft	U Ctr	I	Wood	Brown	-0.0	QM

Comment: All walls are ceramic tile not painted, vanity and medicine cabinets are not painted, radiator and riser not present

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Calibration Readings

001	1.1	TC
002	1.1	TC
003	1.1	TC
004	0.2	TC
005	0.2	TC
006	-0.2	TC
062	1.0	TC
063	1.1	TC
064	1.2	TC
065	-0.2	TC
066	-0.2	TC
067	-0.0	TC

---- End of Readings ----

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR:Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/24/2020
Abatement Level: 0.9
Report No. S#02771 - 08/14/20 14:25
Total Readings: 84
Job Started: 08/14/20 14:25
Job Finished: 08/14/20 14:52

39 Monroe St.
Apt 4B
New York, NY

Read No.	Rm	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
1		CALIBRATION								0.8	TC
2		CALIBRATION								0.8	TC
3		CALIBRATION								0.9	TC
4		CALIBRATION								0.0	TC
5		CALIBRATION								0.2	TC
6		CALIBRATION								0.2	TC
7	001	Living Rm	A	Wall	U	Lft	I	Sheetrock	White	0.2	QM
8	001	Living Rm	A	Wall	U	Ctr	I	Sheetrock	White	0.0	QM
9	001	Living Rm	A	Wall	U	Rgt	I	Sheetrock	White	0.2	QM
10	001	Living Rm	B	Wall	U	Lft	I	Sheetrock	White	0.0	QM
11	001	Living Rm	B	Wall	U	Ctr	I	Sheetrock	White	0.2	QM
12	001	Living Rm	B	Wall	U	Rgt	I	Sheetrock	White	0.0	QM
13	001	Living Rm	C	Wall	U	Lft	I	Sheetrock	White	0.0	QM
14	001	Living Rm	C	Wall	U	Ctr	I	Sheetrock	White	0.2	QM
15	001	Living Rm	C	Wall	U	Rgt	I	Sheetrock	White	0.2	QM
16	001	Living Rm	D	Wall	U	Lft	I	Sheetrock	White	0.2	QM
17	001	Living Rm	D	Wall	U	Ctr	I	Sheetrock	White	0.0	QM
18	001	Living Rm	D	Wall	U	Rgt	I	Sheetrock	White	0.0	QM
19	001	Living Rm	A	Ceiling			I	Sheetrock	White	0.0	QM
20	001	Living Rm	C	Baseboard		Rgt	I	Wood	Brown	0.0	QM
21	001	Living Rm	D	Rad/Cov		Lft	I	Metal	White	0.0	QM
22	001	Living Rm	A	Door		Rgt U Ctr	I	Metal	Brown	0.0	QM
23	001	Living Rm	A	Door		Rgt Lft jamb	I	Metal	Brown	0.2	QM
24	001	Living Rm	B	Door		Ctr U Ctr	I	Wood	Brown	0.0	QM
25	001	Living Rm	B	Door		Ctr Lft jamb	I	Wood	Brown	0.0	QM
26	001	Living Rm	B	Door		Ctr Lft casing	I	Wood	Brown	0.2	QM
27	001	Living Rm	B	Door		Rgt U Ctr	I	Wood	Brown	0.0	QM
28	001	Living Rm	B	Door		Rgt Lft jamb	I	Wood	Brown	0.0	QM
29	001	Living Rm	B	Door		Rgt Lft casing	I	Wood	Brown	0.0	QM
30	001	Living Rm	C	Door		Ctr U Ctr	I	Wood	Brown	0.0	QM
31	001	Living Rm	C	Door		Ctr Lft jamb	I	Wood	Brown	0.0	QM
32	001	Living Rm	C	Door		Ctr Lft casing	I	Wood	Brown	0.0	QM
33	002	Bathroom	A	Door		Lft U Ctr	I	Wood	Brown	0.2	QM
34	002	Bathroom	A	Door		Lft Lft jamb	I	Wood	Brown	0.2	QM
35	002	Bathroom	A	Door		Lft Lft casing	I	Wood	Brown	0.2	QM
36	002	Bathroom	A	Ceiling			I	Sheetrock	White	0.2	QM
37	003	Bedroom 1	A	Wall	U	Ctr	I	Sheetrock	White	0.2	QM
38	003	Bedroom 1	B	Wall	U	Lft	I	Sheetrock	White	0.0	QM
39	003	Bedroom 1	B	Wall	U	Rgt	I	Sheetrock	White	0.0	QM
40	003	Bedroom 1	C	Wall	U	Lft	I	Sheetrock	White	0.0	QM
41	003	Bedroom 1	C	Wall	U	Rgt	I	Sheetrock	White	0.0	QM
42	003	Bedroom 1	D	Wall	U	Ctr	I	Sheetrock	White	0.2	QM
43	003	Bedroom 1	A	Ceiling			I	Sheetrock	White	0.2	QM
44	003	Bedroom 1	A	Baseboard		Ctr	I	Wood	Brown	0.2	QM
45	003	Bedroom 1	C	Rad/Cov		Lft	I	Metal	White	0.0	QM
46	003	Bedroom 1	A	Door		Rgt U Ctr	I	Wood	Brown	0.0	QM
47	003	Bedroom 1	A	Door		Rgt Lft jamb	I	Wood	Brown	0.0	QM
48	003	Bedroom 1	A	Door		Rgt Lft casing	I	Wood	Brown	0.0	QM
49	003	Bedroom 1	B	Closet		Rgt Door	I	Wood	Brown	0.0	QM
50	003	Bedroom 1	B	Closet		Rgt Door Jamb	I	Wood	Brown	0.0	QM
51	003	Bedroom 1	B	Closet		Rgt Door Casing	I	Wood	Brown	0.0	QM
52	003	Bedroom 1	B	Closet		Rgt Shelf	I	Wood	Brown	0.0	QM
53	003	Bedroom 1	B	Closet		Rgt Shelf Sup.	I	Wood	Brown	0.0	QM
54	003	Bedroom 1 Closet	B	Baseboard		Rgt	I	Wood	Brown	0.0	QM
55	004	Bedroom 2	A	Wall	U	Lft	I	Sheetrock	White	0.0	QM
56	004	Bedroom 2	A	Wall	U	Rgt	I	Sheetrock	White	0.0	QM
57	004	Bedroom 2	B	Wall	U	Ctr	I	Sheetrock	White	0.0	QM
58	004	Bedroom 2	C	Wall	U	Ctr	I	Sheetrock	White	0.2	QM
59	004	Bedroom 2	D	Wall	U	Lft	I	Sheetrock	White	0.2	QM

60	004	Bedroom 2	D	Wall	U	Rgt		I	Sheetrock	White	0.0	QM
61	004	Bedroom 2	A	Ceiling				I	Sheetrock	White	0.0	QM
62	004	Bedroom 2	B	Baseboard		Ctr		I	Wood	Brown	0.2	QM
63	004	Bedroom 2	C	Rad/Cov		Ctr		I	Metal	White	0.0	QM
64	004	Bedroom 2	A	Door		Rgt	U Ctr	I	Wood	Brown	0.0	QM
65	004	Bedroom 2	A	Door		Rgt	Lft jamb	I	Wood	Brown	0.0	QM
66	004	Bedroom 2	A	Door		Rgt	Lft casing	I	Wood	Brown	0.0	QM
67	004	Bedroom 2	A	Closet		Lft	Door	I	Wood	Brown	0.2	QM
68	004	Bedroom 2	A	Closet		Lft	Door Jamb	I	Wood	Brown	0.0	QM
69	004	Bedroom 2	A	Closet		Lft	Door Casing	I	Wood	Brown	0.0	QM
70	004	Bedroom 2	A	Closet		Lft	Shelf	I	Wood	Brown	0.0	QM
71	004	Bedroom 2	A	Closet		Lft	Shelf Sup.	I	Wood	Brown	0.0	QM
72	004	Bedroom 2 Closet	A	Baseboard		Lft		I	Wood	Brown	0.0	QM
73	004	Bedroom 2	A	Closet		Lft	Wall	I	Sheetrock	White	0.2	QM
74	005	Kitchen	A	Wall	U	Ctr		I	Sheetrock	White	0.0	QM
75	005	Kitchen	B	Wall	U	Ctr		I	Sheetrock	White	0.0	QM
76	005	Kitchen	C	Wall	U	Ctr		I	Sheetrock	White	0.0	QM
77	005	Kitchen	D	Wall	U	Ctr		I	Sheetrock	White	0.0	QM
78	005	Kitchen	A	Ceiling				I	Sheetrock	White	0.0	QM
79		CALIBRATION									1.0	TC
80		CALIBRATION									1.0	TC
81		CALIBRATION									1.0	TC
82		CALIBRATION									0.0	TC
83		CALIBRATION									0.2	TC
84		CALIBRATION									0.2	TC

---- End of Readings ----

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date:	08/14/20	39 Monroe St.
Report Date:	8/24/2020	Apt 4B
Abatement Level:	0.9	New York, NY
Report No.	S#02771 - 08/14/20 14:25	
Total Readings:	84 Actionable: 0	
Job Started:	08/14/20 14:25	
Job Finished:	08/14/20 14:52	

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode

---- End of Readings ----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/24/2020
Abatement Level: 0.9
Report No. S#02771 - 08/14/20 14:25
Total Readings: 84
Job Started: 08/14/20 14:25
Job Finished: 08/14/20 14:52

39 Monroe St.
Apt 4B
New York, NY

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Interior Room 001 Living Rm									
007	A	Wall	U Lft		I	Sheetrock	White	0.2	QM
008	A	Wall	U Ctr		I	Sheetrock	White	0.0	QM
009	A	Wall	U Rgt		I	Sheetrock	White	0.2	QM
019	A	Ceiling			I	Sheetrock	White	0.0	QM
023	A	Door	Rgt	Lft jamb	I	Metal	Brown	0.2	QM
022	A	Door	Rgt	U Ctr	I	Metal	Brown	0.0	QM
010	B	Wall	U Lft		I	Sheetrock	White	0.0	QM
011	B	Wall	U Ctr		I	Sheetrock	White	0.2	QM
012	B	Wall	U Rgt		I	Sheetrock	White	0.0	QM
026	B	Door	Ctr	Lft casing	I	Wood	Brown	0.2	QM
025	B	Door	Ctr	Lft jamb	I	Wood	Brown	0.0	QM
024	B	Door	Ctr	U Ctr	I	Wood	Brown	0.0	QM
029	B	Door	Rgt	Lft casing	I	Wood	Brown	0.0	QM
028	B	Door	Rgt	Lft jamb	I	Wood	Brown	0.0	QM
027	B	Door	Rgt	U Ctr	I	Wood	Brown	0.0	QM
013	C	Wall	U Lft		I	Sheetrock	White	0.0	QM
014	C	Wall	U Ctr		I	Sheetrock	White	0.2	QM
015	C	Wall	U Rgt		I	Sheetrock	White	0.2	QM
020	C	Baseboard	Rgt		I	Wood	Brown	0.0	QM
032	C	Door	Ctr	Lft casing	I	Wood	Brown	0.0	QM
031	C	Door	Ctr	Lft jamb	I	Wood	Brown	0.0	QM
030	C	Door	Ctr	U Ctr	I	Wood	Brown	0.0	QM
016	D	Wall	U Lft		I	Sheetrock	White	0.2	QM
017	D	Wall	U Ctr		I	Sheetrock	White	0.0	QM
018	D	Wall	U Rgt		I	Sheetrock	White	0.0	QM
021	D	Rad/Cov	Lft		I	Metal	White	0.0	QM
Comment: Window not present									
Interior Room 002 Bathroom									
036	A	Ceiling			I	Sheetrock	White	0.2	QM
035	A	Door	Lft	Lft casing	I	Wood	Brown	0.2	QM
034	A	Door	Lft	Lft jamb	I	Wood	Brown	0.2	QM
033	A	Door	Lft	U Ctr	I	Wood	Brown	0.2	QM
Comment: All walls are not painted ceramic tile radiator, riser, window not present, medicine and vanity cabinets are not painted									
Interior Room 003 Bedroom 1									
037	A	Wall	U Ctr		I	Sheetrock	White	0.2	QM
044	A	Baseboard	Ctr		I	Wood	Brown	0.2	QM
043	A	Ceiling			I	Sheetrock	White	0.2	QM
048	A	Door	Rgt	Lft casing	I	Wood	Brown	0.0	QM
047	A	Door	Rgt	Lft jamb	I	Wood	Brown	0.0	QM
046	A	Door	Rgt	U Ctr	I	Wood	Brown	0.0	QM
038	B	Wall	U Lft		I	Sheetrock	White	0.0	QM
039	B	Wall	U Rgt		I	Sheetrock	White	0.0	QM
054	B	Baseboard	Rgt		I	Wood	Brown	0.0	QM
	Closet								
049	B	Closet	Rgt	Door	I	Wood	Brown	0.0	QM
051	B	Closet	Rgt	Door Casing	I	Wood	Brown	0.0	QM
050	B	Closet	Rgt	Door Jamb	I	Wood	Brown	0.0	QM
053	B	Closet	Rgt	Shelf Sup.	I	Wood	Brown	0.0	QM
052	B	Closet	Rgt	Shelf	I	Wood	Brown	0.0	QM
040	C	Wall	U Lft		I	Sheetrock	White	0.0	QM
041	C	Wall	U Rgt		I	Sheetrock	White	0.0	QM
045	C	Rad/Cov	Lft		I	Metal	White	0.0	QM
042	D	Wall	U Ctr		I	Sheetrock	White	0.2	QM
Comment: Window components are not painted ceramic tile, D wall door not painted									

Interior Room 004 Bedroom 2

055	A	Wall	U	Lft		I	Sheetrock	White	0.0	QM
056	A	Wall	U	Rgt		I	Sheetrock	White	0.0	QM
072	A	Baseboard		Lft		I	Wood	Brown	0.0	QM
	Closet									
061	A	Ceiling				I	Sheetrock	White	0.0	QM
066	A	Door		Rgt	Lft casing	I	Wood	Brown	0.0	QM
065	A	Door		Rgt	Lft jamb	I	Wood	Brown	0.0	QM
064	A	Door		Rgt	U Ctr	I	Wood	Brown	0.0	QM
067	A	Closet		Lft	Door	I	Wood	Brown	0.2	QM
069	A	Closet		Lft	Door Casing	I	Wood	Brown	0.0	QM
068	A	Closet		Lft	Door Jamb	I	Wood	Brown	0.0	QM
073	A	Closet		Lft	Wall	I	Sheetrock	White	0.2	QM
071	A	Closet		Lft	Shelf Sup.	I	Wood	Brown	0.0	QM
070	A	Closet		Lft	Shelf	I	Wood	Brown	0.0	QM
057	B	Wall	U	Ctr		I	Sheetrock	White	0.0	QM
062	B	Baseboard		Ctr		I	Wood	Brown	0.2	QM
058	C	Wall	U	Ctr		I	Sheetrock	White	0.2	QM
063	C	Rad/Cov		Ctr		I	Metal	White	0.0	QM
059	D	Wall	U	Lft		I	Sheetrock	White	0.2	QM
060	D	Wall	U	Rgt		I	Sheetrock	White	0.0	QM

Comment: Window components are not painted ceramic tile

Interior Room 005 Kitchen

074	A	Wall	U	Ctr		I	Sheetrock	White	0.0	QM
078	A	Ceiling				I	Sheetrock	White	0.0	QM
075	B	Wall	U	Ctr		I	Sheetrock	White	0.0	QM
076	C	Wall	U	Ctr		I	Sheetrock	White	0.0	QM
077	D	Wall	U	Ctr		I	Sheetrock	White	0.0	QM

Comment:
Radiator, riser, door not present, window components are not painted ceramic tile, cabinets not painted

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Calibration Readings

001	0.8	TC
002	0.8	TC
003	0.9	TC
004	0.0	TC
005	0.2	TC
006	0.2	TC
079	1.0	TC
080	1.0	TC
081	1.0	TC
082	0.0	TC
083	0.2	TC
084	0.2	TC

---- End of Readings ----

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR:Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/17/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 11:28
Total Readings: 164
Job Started: 08/14/20 11:28
Job Finished: 08/14/20 12:08

39 Monroe St.
Apt. 5
New York, NY

Read No.	Rm	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
1		CALIBRATION								1.2	TC
2		CALIBRATION								0.9	TC
3		CALIBRATION								0.9	TC
4		CALIBRATION								0.1	TC
5		CALIBRATION								0.1	TC
6		CALIBRATION								0.1	TC
7	001	Living Rm	A	Wall	U Lft		I	Sheetrock	White	-0.0	QM
8	001	Living Rm	A	Wall	U Rgt		I	Sheetrock	White	0.1	QM
9	001	Living Rm	B	Wall	U Lft		I	Sheetrock	White	-0.0	QM
10	001	Living Rm	B	Wall	U Ctr		I	Sheetrock	White	-0.0	QM
11	001	Living Rm	B	Wall	U Rgt		I	Sheetrock	White	0.1	QM
12	001	Living Rm	C	Wall	U Lft		I	Sheetrock	White	-0.0	QM
13	001	Living Rm	C	Wall	U Rgt		I	Sheetrock	White	-0.0	QM
14	001	Living Rm	D	Wall	U Lft		I	Sheetrock	White	0.1	QM
15	001	Living Rm	D	Wall	U Rgt		I	Sheetrock	White	-0.0	QM
16	001	Living Rm	A	Ceiling			I	Sheetrock	White	-0.0	QM
17	001	Living Rm	C	Baseboard	Lft		I	Wood	Brown	-0.0	QM
18	001	Living Rm	C	Rad/Cov	Lft		I	Metal	White	-0.0	QM
19	001	Living Rm	C	Window	Lft	Sill	I	Sheetrock	White	-0.0	QM
20	001	Living Rm	C	Window	Lft	Lft jamb	I	Sheetrock	White	-0.0	QM
21	001	Living Rm	B	Window	Lft	Sill	I	Sheetrock	White	0.1	QM
22	001	Living Rm	B	Window	Lft	Lft jamb	I	Sheetrock	White	-0.0	QM
23	001	Living Rm	A	Door	Lft	U Lft	I	Metal	Brown	-0.0	QM
24	001	Living Rm	A	Door	Lft	Rgt jamb	I	Metal	Brown	-0.0	QM
25	001	Living Rm	C	Door	Rgt	U Ctr	I	Metal	Brown	-0.0	QM
26	001	Living Rm	C	Door	Rgt	Lft jamb	I	Metal	Brown	0.1	QM
27	001	Living Rm	D	Door	Lft	U Ctr	I	Wood	Brown	0.1	QM
28	001	Living Rm	D	Door	Lft	Lft jamb	I	Wood	Brown	-0.0	QM
29	001	Living Rm	D	Door	Lft	Lft casing	I	Wood	Brown	-0.0	QM
30	001	Living Rm	D	Closet	Ctr	Door	I	Wood	Brown	0.1	QM
31	001	Living Rm	D	Closet	Ctr	Door Jamb	I	Wood	Brown	0.1	QM
32	001	Living Rm	D	Closet	Ctr	Door Casing	I	Wood	Brown	-0.0	QM
33	001	Living Rm	D	Closet	Ctr	Shelf	I	Wood	Brown	-0.0	QM
34	001	Living Rm	D	Closet	Ctr	Shelf Sup.	I	Wood	Brown	-0.0	QM
35	001	Living Rm	D	Baseboard	Ctr		I	Wood	Brown	-0.0	QM
36	001	Living Rm	D	Closet	Ctr	Wall	I	Sheetrock	White	-0.0	QM
37	002	Bedroom 1	A	Wall	U Ctr		I	Sheetrock	White	-0.0	QM
38	002	Bedroom 1	B	Wall	U Ctr		I	Sheetrock	White	0.1	QM
39	002	Bedroom 1	C	Wall	U Lft		I	Sheetrock	White	0.1	QM
40	002	Bedroom 1	C	Wall	U Rgt		I	Sheetrock	White	-0.0	QM
41	002	Bedroom 1	D	Wall	U Lft		I	Sheetrock	White	-0.0	QM
42	002	Bedroom 1	D	Wall	U Rgt		I	Sheetrock	White	0.1	QM
43	002	Bedroom 1	A	Ceiling			I	Sheetrock	White	0.1	QM
44	002	Bedroom 1	A	Baseboard	Ctr		I	Wood	Brown	-0.0	QM
45	002	Bedroom 1	C	Rad/Cov	Ctr		I	Metal	White	-0.0	QM
46	002	Bedroom 1	B	Window	Ctr	Sill	I	Sheetrock	White	-0.0	QM
47	002	Bedroom 1	B	Window	Ctr	Lft jamb	I	Sheetrock	White	-0.0	QM
48	002	Bedroom 1	A	Door	Lft	U Ctr	I	Wood	Brown	-0.0	QM
49	002	Bedroom 1	A	Door	Lft	Rgt jamb	I	Wood	Brown	-0.0	QM
50	002	Bedroom 1	A	Door	Lft	Rgt casing	I	Wood	Brown	-0.0	QM
51	002	Bedroom 1	D	Closet	Lft	Door	I	Wood	Brown	-0.0	QM
52	002	Bedroom 1	D	Closet	Lft	Door Jamb	I	Wood	Brown	-0.0	QM
53	002	Bedroom 1	D	Closet	Lft	Door Casing	I	Wood	Brown	0.1	QM
54	002	Bedroom 1	D	Closet	Lft	Shelf	I	Wood	Brown	-0.0	QM
55	002	Bedroom 1	D	Closet	Lft	Shelf Sup.	I	Wood	Brown	-0.0	QM
56	002	Bedroom 1 Closet	D	Baseboard	Lft		I	Wood	Brown	-0.0	QM
57	002	Bedroom 1	D	Closet	Lft	Wall	I	Sheetrock	White	-0.0	QM
58	003	Kitchen	A	Wall	U Ctr		I	Sheetrock	White	-0.0	QM
59	003	Kitchen	B	Wall	U Ctr		I	Sheetrock	White	-0.0	QM

60	003	Kitchen	C	Wall	U	Ctr		I	Sheetrock	White	-0.0 QM
61	003	Kitchen	D	Wall	U	Ctr		I	Sheetrock	White	-0.0 QM
62	003	Kitchen	A	Ceiling				I	Sheetrock	White	-0.0 QM
63	003	Kitchen	A	Baseboard		Lft		I	Wood	Brown	0.1 QM
64	004	Hallway	A	Wall	U	Rgt		I	Sheetrock	White	0.1 QM
65	004	Hallway	B	Wall	U	Lft		I	Sheetrock	White	-0.0 QM
66	004	Hallway	B	Wall	U	Rgt		I	Sheetrock	White	-0.0 QM
67	004	Hallway	C	Wall	U	Ctr		I	Sheetrock	White	-0.0 QM
68	004	Hallway	D	Wall	U	Ctr		I	Sheetrock	White	-0.0 QM
69	004	Hallway	A	Ceiling				I	Sheetrock	White	-0.0 QM
70	004	Hallway	D	Baseboard		Ctr		I	Wood	Brown	0.1 QM
71	004	Hallway	B	Door		Rgt	U Ctr	I	Wood	Brown	0.1 QM
72	004	Hallway	B	Door		Rgt	Lft jamb	I	Wood	Brown	-0.0 QM
73	004	Hallway	B	Door		Rgt	Lft casing	I	Wood	Brown	-0.0 QM
74	004	Hallway	C	Door		Lft	U Ctr	I	Wood	Brown	0.1 QM
75	004	Hallway	C	Door		Lft	Lft jamb	I	Wood	Brown	-0.0 QM
76	004	Hallway	C	Door		Lft	Lft casing	I	Wood	Brown	-0.0 QM
77	004	Hallway	C	Door		Rgt	U Ctr	I	Wood	Brown	-0.0 QM
78	004	Hallway	C	Door		Rgt	Lft jamb	I	Wood	Brown	-0.0 QM
79	004	Hallway	C	Door		Rgt	Lft casing	I	Wood	Brown	0.1 QM
80	004	Hallway	D	Door		Ctr	U Ctr	I	Wood	Brown	-0.0 QM
81	004	Hallway	D	Door		Ctr	Lft jamb	I	Wood	Brown	-0.0 QM
82	004	Hallway	D	Door		Ctr	Lft casing	I	Wood	Brown	0.1 QM
83	004	Hallway	B	Closet		Ctr	Door	I	Wood	Brown	0.1 QM
84	004	Hallway	B	Closet		Ctr	Door Jamb	I	Wood	Brown	0.1 QM
85	004	Hallway	B	Closet		Ctr	Door Casing	I	Wood	Brown	0.1 QM
86	004	Hallway	B	Closet		Ctr	Shelf	I	Wood	Brown	-0.0 QM
87	004	Hallway	B	Closet		Ctr	Wall	I	Wood	Brown	0.1 QM
88	004	Hallway Closet	B	Baseboard		Ctr		I	Wood	Brown	0.1 QM
89	004	Hallway	B	Closet		Ctr	Wall	I	Sheetrock	White	-0.0 QM
90	004	Hallway	A	Closet		Rgt	Door	I	Wood	Brown	0.1 QM
91	004	Hallway	A	Closet		Rgt	Door Jamb	I	Wood	Brown	0.1 QM
92	004	Hallway	A	Closet		Rgt	Door Casing	I	Wood	Brown	-0.0 QM
93	004	Hallway	A	Closet		Rgt	Shelf	I	Wood	Brown	0.1 QM
94	004	Hallway	A	Closet		Rgt	Shelf Sup.	I	Wood	Brown	-0.0 QM
95	004	Hallway Closet	A	Baseboard		Rgt		I	Wood	Brown	-0.0 QM
96	004	Hallway	A	Closet		Rgt	Wall	I	Sheetrock	White	0.1 QM
97	005	Bath 1	A	Wall	U	Ctr		I	Sheetrock	White	0.1 QM
98	005	Bath 1	B	Wall	U	Ctr		I	Sheetrock	White	0.1 QM
99	005	Bath 1	C	Wall	U	Ctr		I	Sheetrock	White	-0.0 QM
100	005	Bath 1	D	Wall	U	Ctr		I	Sheetrock	White	-0.0 QM
101	005	Bath 1	A	Ceiling				I	Sheetrock	White	-0.0 QM
102	005	Bath 1	A	Door		Lft	U Ctr	I	Wood	Brown	0.1 QM
103	005	Bath 1	A	Door		Lft	Lft jamb	I	Wood	Brown	-0.0 QM
104	005	Bath 1	A	Door		Lft	Lft casing	I	Wood	Brown	-0.0 QM
105	006	Bedroom 2	A	Wall	U	Lft		I	Sheetrock	White	-0.0 QM
106	006	Bedroom 2	A	Wall	U	Rgt		I	Sheetrock	White	0.1 QM
107	006	Bedroom 2	B	Wall	U	Lft		I	Sheetrock	White	0.1 QM
108	006	Bedroom 2	B	Wall	U	Rgt		I	Sheetrock	White	-0.0 QM
109	006	Bedroom 2	C	Wall	U	Ctr		I	Sheetrock	White	-0.0 QM
110	006	Bedroom 2	D	Wall	U	Ctr		I	Sheetrock	White	-0.0 QM
111	006	Bedroom 2	A	Ceiling				I	Sheetrock	White	0.1 QM
112	006	Bedroom 2	B	Baseboard		Ctr		I	Wood	Brown	0.1 QM
113	006	Bedroom 2	C	Rad/Cov		Lft		I	Metal	White	-0.0 QM
114	006	Bedroom 2	C	Window		Lft	Sill	I	Sheetrock	White	-0.0 QM
115	006	Bedroom 2	C	Window		Lft	Lft jamb	I	Sheetrock	White	-0.0 QM
116	006	Bedroom 2	A	Door		Lft	U Ctr	I	Wood	Brown	-0.0 QM
117	006	Bedroom 2	A	Door		Lft	Rgt jamb	I	Wood	Brown	-0.0 QM
118	006	Bedroom 2	A	Door		Lft	Rgt casing	I	Wood	Brown	0.1 QM
119	006	Bedroom 2	C	Door		Rgt	U Ctr	I	Metal	Brown	0.1 QM
120	006	Bedroom 2	C	Door		Rgt	Lft jamb	I	Metal	Brown	0.1 QM
121	006	Bedroom 2	A	Closet		Rgt	Door	I	Wood	Brown	0.1 QM
122	006	Bedroom 2	A	Closet		Rgt	Door Jamb	I	Wood	Brown	-0.0 QM
123	006	Bedroom 2	A	Closet		Rgt	Door Casing	I	Wood	Brown	-0.0 QM
124	006	Bedroom 2	A	Closet		Rgt	Shelf	I	Wood	Brown	0.1 QM
125	006	Bedroom 2	A	Closet		Rgt	Shelf Sup.	I	Wood	Brown	0.1 QM
126	006	Bedroom 2 Closet	A	Baseboard		Rgt		I	Wood	Brown	-0.0 QM
127	006	Bedroom 2	A	Closet		Rgt	Wall	I	Sheetrock	White	0.1 QM
128	007	Bedroom 3	A	Wall	U	Lft		I	Sheetrock	White	-0.0 QM
129	007	Bedroom 3	A	Wall	U	Rgt		I	Sheetrock	White	-0.0 QM
130	007	Bedroom 3	B	Wall	U	Lft		I	Sheetrock	White	-0.0 QM

131	007	Bedroom 3	B	Wall	U	Rgt		I	Sheetrock	White	0.1	QM
132	007	Bedroom 3	C	Wall	U	Ctr		I	Sheetrock	White	0.1	QM
133	007	Bedroom 3	D	Wall	U	Ctr		I	Sheetrock	White	-0.0	QM
134	007	Bedroom 3	A	Ceiling				I	Sheetrock	White	-0.0	QM
135	007	Bedroom 3	C	Baseboard		Ctr		I	Wood	Brown	-0.0	QM
136	007	Bedroom 3	B	Rad/Cov		Ctr		I	Metal	White	-0.0	QM
137	007	Bedroom 3	C	Window		Ctr	Sill	I	Sheetrock	White	-0.0	QM
138	007	Bedroom 3	C	Window		Ctr	Lft jamb	I	Sheetrock	White	-0.0	QM
139	007	Bedroom 3	A	Door		Rgt	U Ctr	I	Wood	Brown	-0.0	QM
140	007	Bedroom 3	A	Door		Rgt	Lft jamb	I	Wood	Brown	0.1	QM
141	007	Bedroom 3	A	Door		Rgt	Lft casing	I	Wood	Brown	-0.0	QM
142	007	Bedroom 3	A	Closet		Lft	Door	I	Wood	Brown	0.1	QM
143	007	Bedroom 3	A	Closet		Lft	Door Jamb	I	Wood	Brown	-0.0	QM
144	007	Bedroom 3	A	Closet		Lft	Door Casing	I	Wood	Brown	-0.0	QM
145	007	Bedroom 3	A	Closet		Lft	Shelf	I	Wood	Brown	-0.0	QM
146	007	Bedroom 3	A	Closet		Lft	Shelf Sup.	I	Wood	Brown	-0.0	QM
147	007	Bedroom 3 Closet	A	Baseboard		Lft		I	Wood	Brown	-0.0	QM
148	007	Bedroom 3	A	Closet		Lft	Wall	I	Sheetrock	White	-0.0	QM
149	008	Bath 2	A	Wall	U	Ctr		I	Sheetrock	White	0.1	QM
150	008	Bath 2	B	Wall	U	Ctr		I	Sheetrock	White	-0.0	QM
151	008	Bath 2	C	Wall	U	Ctr		I	Sheetrock	White	0.1	QM
152	008	Bath 2	D	Wall	U	Ctr		I	Sheetrock	White	-0.0	QM
153	008	Bath 2	D	Ceiling				I	Sheetrock	White	0.1	QM
154	008	Bath 2	C	Window		Rgt	Sill	I	Sheetrock	White	0.1	QM
155	008	Bath 2	C	Window		Rgt	Lft jamb	I	Sheetrock	White	-0.0	QM
156	008	Bath 2	A	Door		Lft	U Lft	I	Wood	Brown	-0.0	QM
157	008	Bath 2	A	Door		Lft	Lft jamb	I	Wood	Brown	-0.0	QM
158	008	Bath 2	A	Door		Lft	Lft casing	I	Wood	Brown	-0.0	QM
159		CALIBRATION									0.9	TC
160		CALIBRATION									1.0	TC
161		CALIBRATION									1.1	TC
162		CALIBRATION									0.1	TC
163		CALIBRATION									0.1	TC
164		CALIBRATION									-0.0	TC

---- End of Readings ----

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date:	08/14/20	39 Monroe St.
Report Date:	8/17/2020	Apt. 5
Abatement Level:	1.0	New York, NY
Report No.	S#02771 - 08/14/20 11:28	
Total Readings:	164 Actionable: 0	
Job Started:	08/14/20 11:28	
Job Finished:	08/14/20 12:08	

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode

---- End of Readings ----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/17/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 11:28
Total Readings: 164
Job Started: 08/14/20 11:28
Job Finished: 08/14/20 12:08

39 Monroe St.
Apt. 5
New York, NY

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Interior Room 001 Living Rm									
007	A	Wall	U Lft		I	Sheetrock	White	-0.0	QM
008	A	Wall	U Rgt		I	Sheetrock	White	0.1	QM
016	A	Ceiling			I	Sheetrock	White	-0.0	QM
024	A	Door	Lft	Rgt jamb	I	Metal	Brown	-0.0	QM
023	A	Door	Lft	U Lft	I	Metal	Brown	-0.0	QM
009	B	Wall	U Lft		I	Sheetrock	White	-0.0	QM
010	B	Wall	U Ctr		I	Sheetrock	White	-0.0	QM
011	B	Wall	U Rgt		I	Sheetrock	White	0.1	QM
021	B	Window	Lft	Sill	I	Sheetrock	White	0.1	QM
022	B	Window	Lft	Lft jamb	I	Sheetrock	White	-0.0	QM
012	C	Wall	U Lft		I	Sheetrock	White	-0.0	QM
013	C	Wall	U Rgt		I	Sheetrock	White	-0.0	QM
017	C	Baseboard	Lft		I	Wood	Brown	-0.0	QM
019	C	Window	Lft	Sill	I	Sheetrock	White	-0.0	QM
020	C	Window	Lft	Lft jamb	I	Sheetrock	White	-0.0	QM
026	C	Door	Rgt	Lft jamb	I	Metal	Brown	0.1	QM
025	C	Door	Rgt	U Ctr	I	Metal	Brown	-0.0	QM
018	C	Rad/Cov	Lft		I	Metal	White	-0.0	QM
014	D	Wall	U Lft		I	Sheetrock	White	0.1	QM
015	D	Wall	U Rgt		I	Sheetrock	White	-0.0	QM
035	D	Baseboard	Ctr		I	Wood	Brown	-0.0	QM
029	D	Door	Lft	Lft casing	I	Wood	Brown	-0.0	QM
028	D	Door	Lft	Lft jamb	I	Wood	Brown	-0.0	QM
027	D	Door	Lft	U Ctr	I	Wood	Brown	0.1	QM
030	D	Closet	Ctr	Door	I	Wood	Brown	0.1	QM
032	D	Closet	Ctr	Door Casing	I	Wood	Brown	-0.0	QM
031	D	Closet	Ctr	Door Jamb	I	Wood	Brown	0.1	QM
036	D	Closet	Ctr	Wall	I	Sheetrock	White	-0.0	QM
034	D	Closet	Ctr	Shelf Sup.	I	Wood	Brown	-0.0	QM
033	D	Closet	Ctr	Shelf	I	Wood	Brown	-0.0	QM
Interior Room 002 Bedroom 1									
037	A	Wall	U Ctr		I	Sheetrock	White	-0.0	QM
044	A	Baseboard	Ctr		I	Wood	Brown	-0.0	QM
043	A	Ceiling			I	Sheetrock	White	0.1	QM
049	A	Door	Lft	Rgt jamb	I	Wood	Brown	-0.0	QM
050	A	Door	Lft	Rgt casing	I	Wood	Brown	-0.0	QM
048	A	Door	Lft	U Ctr	I	Wood	Brown	-0.0	QM
038	B	Wall	U Ctr		I	Sheetrock	White	0.1	QM
046	B	Window	Ctr	Sill	I	Sheetrock	White	-0.0	QM
047	B	Window	Ctr	Lft jamb	I	Sheetrock	White	-0.0	QM
039	C	Wall	U Lft		I	Sheetrock	White	0.1	QM
040	C	Wall	U Rgt		I	Sheetrock	White	-0.0	QM
045	C	Rad/Cov	Ctr		I	Metal	White	-0.0	QM
041	D	Wall	U Lft		I	Sheetrock	White	-0.0	QM
042	D	Wall	U Rgt		I	Sheetrock	White	0.1	QM
056	D	Baseboard	Lft		I	Wood	Brown	-0.0	QM
Closet									
051	D	Closet	Lft	Door	I	Wood	Brown	-0.0	QM
053	D	Closet	Lft	Door Casing	I	Wood	Brown	0.1	QM
052	D	Closet	Lft	Door Jamb	I	Wood	Brown	-0.0	QM
057	D	Closet	Lft	Wall	I	Sheetrock	White	-0.0	QM
055	D	Closet	Lft	Shelf Sup.	I	Wood	Brown	-0.0	QM
054	D	Closet	Lft	Shelf	I	Wood	Brown	-0.0	QM
Interior Room 003 Kitchen									
058	A	Wall	U Ctr		I	Sheetrock	White	-0.0	QM
063	A	Baseboard	Lft		I	Wood	Brown	0.1	QM

062	A	Ceiling			I	Sheetrock	White	-0.0	QM
059	B	Wall	U Ctr		I	Sheetrock	White	-0.0	QM
060	C	Wall	U Ctr		I	Sheetrock	White	-0.0	QM
061	D	Wall	U Ctr		I	Sheetrock	White	-0.0	QM

Comment:
Door, window, riser, radiator not present, cabinets not painted

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Interior Room 004 Hallway

064	A	Wall	U Rgt		I	Sheetrock	White	0.1	QM
095	A	Baseboard	Rgt		I	Wood	Brown	-0.0	QM
	Closet								
069	A	Ceiling			I	Sheetrock	White	-0.0	QM
090	A	Closet	Rgt	Door	I	Wood	Brown	0.1	QM
092	A	Closet	Rgt	Door Casing	I	Wood	Brown	-0.0	QM
091	A	Closet	Rgt	Door Jamb	I	Wood	Brown	0.1	QM
096	A	Closet	Rgt	Wall	I	Sheetrock	White	0.1	QM
094	A	Closet	Rgt	Shelf Sup.	I	Wood	Brown	-0.0	QM
093	A	Closet	Rgt	Shelf	I	Wood	Brown	0.1	QM
065	B	Wall	U Lft		I	Sheetrock	White	-0.0	QM
066	B	Wall	U Rgt		I	Sheetrock	White	-0.0	QM
088	B	Baseboard	Ctr		I	Wood	Brown	0.1	QM
	Closet								
073	B	Door	Rgt	Lft casing	I	Wood	Brown	-0.0	QM
072	B	Door	Rgt	Lft jamb	I	Wood	Brown	-0.0	QM
071	B	Door	Rgt	U Ctr	I	Wood	Brown	0.1	QM
083	B	Closet	Ctr	Door	I	Wood	Brown	0.1	QM
085	B	Closet	Ctr	Door Casing	I	Wood	Brown	0.1	QM
084	B	Closet	Ctr	Door Jamb	I	Wood	Brown	0.1	QM
087	B	Closet	Ctr	Wall	I	Wood	Brown	0.1	QM
089	B	Closet	Ctr	Wall	I	Sheetrock	White	-0.0	QM
086	B	Closet	Ctr	Shelf	I	Wood	Brown	-0.0	QM
067	C	Wall	U Ctr		I	Sheetrock	White	-0.0	QM
076	C	Door	Lft	Lft casing	I	Wood	Brown	-0.0	QM
075	C	Door	Lft	Lft jamb	I	Wood	Brown	-0.0	QM
074	C	Door	Lft	U Ctr	I	Wood	Brown	0.1	QM
079	C	Door	Rgt	Lft casing	I	Wood	Brown	0.1	QM
078	C	Door	Rgt	Lft jamb	I	Wood	Brown	-0.0	QM
077	C	Door	Rgt	U Ctr	I	Wood	Brown	-0.0	QM
068	D	Wall	U Ctr		I	Sheetrock	White	-0.0	QM
070	D	Baseboard	Ctr		I	Wood	Brown	0.1	QM
082	D	Door	Ctr	Lft casing	I	Wood	Brown	0.1	QM
081	D	Door	Ctr	Lft jamb	I	Wood	Brown	-0.0	QM
080	D	Door	Ctr	U Ctr	I	Wood	Brown	-0.0	QM

Interior Room 005 Bath 1

097	A	Wall	U Ctr		I	Sheetrock	White	0.1	QM
101	A	Ceiling			I	Sheetrock	White	-0.0	QM
104	A	Door	Lft	Lft casing	I	Wood	Brown	-0.0	QM
103	A	Door	Lft	Lft jamb	I	Wood	Brown	-0.0	QM
102	A	Door	Lft	U Ctr	I	Wood	Brown	0.1	QM
098	B	Wall	U Ctr		I	Sheetrock	White	0.1	QM
099	C	Wall	U Ctr		I	Sheetrock	White	-0.0	QM
100	D	Wall	U Ctr		I	Sheetrock	White	-0.0	QM

Comment:
Window, radiator, riser not present vanity and medicine cabinets not painted

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Interior Room 006 Bedroom 2

105	A	Wall	U Lft		I	Sheetrock	White	-0.0	QM
106	A	Wall	U Rgt		I	Sheetrock	White	0.1	QM
126	A	Baseboard	Rgt		I	Wood	Brown	-0.0	QM
	Closet								
111	A	Ceiling			I	Sheetrock	White	0.1	QM
117	A	Door	Lft	Rgt jamb	I	Wood	Brown	-0.0	QM
118	A	Door	Lft	Rgt casing	I	Wood	Brown	0.1	QM
116	A	Door	Lft	U Ctr	I	Wood	Brown	-0.0	QM
121	A	Closet	Rgt	Door	I	Wood	Brown	0.1	QM
123	A	Closet	Rgt	Door Casing	I	Wood	Brown	-0.0	QM
122	A	Closet	Rgt	Door Jamb	I	Wood	Brown	-0.0	QM
127	A	Closet	Rgt	Wall	I	Sheetrock	White	0.1	QM
125	A	Closet	Rgt	Shelf Sup.	I	Wood	Brown	0.1	QM
124	A	Closet	Rgt	Shelf	I	Wood	Brown	0.1	QM
107	B	Wall	U Lft		I	Sheetrock	White	0.1	QM
108	B	Wall	U Rgt		I	Sheetrock	White	-0.0	QM
112	B	Baseboard	Ctr		I	Wood	Brown	0.1	QM

109	C	Wall	U	Ctr		I	Sheetrock	White	-0.0	QM
114	C	Window		Lft	Sill	I	Sheetrock	White	-0.0	QM
115	C	Window		Lft	Lft jamb	I	Sheetrock	White	-0.0	QM
120	C	Door		Rgt	Lft jamb	I	Metal	Brown	0.1	QM
119	C	Door		Rgt	U Ctr	I	Metal	Brown	0.1	QM
113	C	Rad/Cov		Lft		I	Metal	White	-0.0	QM
110	D	Wall	U	Ctr		I	Sheetrock	White	-0.0	QM

Interior Room 007 Bedroom 3

128	A	Wall	U	Lft		I	Sheetrock	White	-0.0	QM
129	A	Wall	U	Rgt		I	Sheetrock	White	-0.0	QM
147	A	Baseboard		Lft		I	Wood	Brown	-0.0	QM
	Closet									
134	A	Ceiling				I	Sheetrock	White	-0.0	QM
141	A	Door		Rgt	Lft casing	I	Wood	Brown	-0.0	QM
140	A	Door		Rgt	Lft jamb	I	Wood	Brown	0.1	QM
139	A	Door		Rgt	U Ctr	I	Wood	Brown	-0.0	QM
142	A	Closet		Lft	Door	I	Wood	Brown	0.1	QM
144	A	Closet		Lft	Door Casing	I	Wood	Brown	-0.0	QM
143	A	Closet		Lft	Door Jamb	I	Wood	Brown	-0.0	QM
148	A	Closet		Lft	Wall	I	Sheetrock	White	-0.0	QM
146	A	Closet		Lft	Shelf Sup.	I	Wood	Brown	-0.0	QM
145	A	Closet		Lft	Shelf	I	Wood	Brown	-0.0	QM
130	B	Wall	U	Lft		I	Sheetrock	White	-0.0	QM
131	B	Wall	U	Rgt		I	Sheetrock	White	0.1	QM
136	B	Rad/Cov		Ctr		I	Metal	White	-0.0	QM
132	C	Wall	U	Ctr		I	Sheetrock	White	0.1	QM
135	C	Baseboard		Ctr		I	Wood	Brown	-0.0	QM
137	C	Window		Ctr	Sill	I	Sheetrock	White	-0.0	QM
138	C	Window		Ctr	Lft jamb	I	Sheetrock	White	-0.0	QM
133	D	Wall	U	Ctr		I	Sheetrock	White	-0.0	QM

Interior Room 008 Bath 2

149	A	Wall	U	Ctr		I	Sheetrock	White	0.1	QM
158	A	Door		Lft	Lft casing	I	Wood	Brown	-0.0	QM
157	A	Door		Lft	Lft jamb	I	Wood	Brown	-0.0	QM
156	A	Door		Lft	U Lft	I	Wood	Brown	-0.0	QM
150	B	Wall	U	Ctr		I	Sheetrock	White	-0.0	QM
151	C	Wall	U	Ctr		I	Sheetrock	White	0.1	QM
154	C	Window		Rgt	Sill	I	Sheetrock	White	0.1	QM
155	C	Window		Rgt	Lft jamb	I	Sheetrock	White	-0.0	QM
152	D	Wall	U	Ctr		I	Sheetrock	White	-0.0	QM
153	D	Ceiling				I	Sheetrock	White	0.1	QM

Comment:
Radiator, riser not present vanity and medicine cabinets not painted

Calibration Readings

001	1.2	TC
002	0.9	TC
003	0.9	TC
004	0.1	TC
005	0.1	TC
006	0.1	TC
159	0.9	TC
160	1.0	TC
161	1.1	TC
162	0.1	TC
163	0.1	TC
164	-0.0	TC

---- End of Readings ----

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR:Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/17/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 10:37
Total Readings: 164
Job Started: 08/14/20 10:37
Job Finished: 08/14/20 11:25

39 Monroe St.
Apt 6
New York, NY

Read No.	Rm	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
1		CALIBRATION								0.7	TC
2		CALIBRATION								0.8	TC
3		CALIBRATION								0.8	TC
4		CALIBRATION								0.2	TC
5		CALIBRATION								0.1	TC
6		CALIBRATION								0.1	TC
7	001	Living Rm	A	Wall	U Lft		I	Sheetrock	White	-0.2	QM
8	001	Living Rm	A	Wall	U Rgt		I	Sheetrock	White	0.1	QM
9	001	Living Rm	B	Wall	U Lft		I	Sheetrock	White	-0.2	QM
10	001	Living Rm	B	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
11	001	Living Rm	B	Wall	U Rgt		I	Sheetrock	White	0.1	QM
12	001	Living Rm	C	Wall	U Lft		I	Sheetrock	White	-0.2	QM
13	001	Living Rm	C	Wall	U Rgt		I	Sheetrock	White	-0.2	QM
14	001	Living Rm	D	Wall	U Lft		I	Sheetrock	White	0.1	QM
15	001	Living Rm	D	Wall	U Rgt		I	Sheetrock	White	-0.2	QM
16	001	Living Rm	A	Ceiling			I	Sheetrock	White	-0.2	QM
17	001	Living Rm	C	Baseboard	Lft		I	Wood	Brown	-0.2	QM
18	001	Living Rm	C	Rad/Cov	Lft		I	Metal	White	-0.2	QM
19	001	Living Rm	C	Window	Lft	Sill	I	Sheetrock	White	-0.2	QM
20	001	Living Rm	C	Window	Lft	Lft jamb	I	Sheetrock	White	-0.2	QM
21	001	Living Rm	B	Window	Lft	Sill	I	Sheetrock	White	0.1	QM
22	001	Living Rm	B	Window	Lft	Lft jamb	I	Sheetrock	White	-0.2	QM
23	001	Living Rm	A	Door	Lft	U Lft	I	Metal	Brown	-0.2	QM
24	001	Living Rm	A	Door	Lft	Rgt jamb	I	Metal	Brown	-0.2	QM
25	001	Living Rm	C	Door	Rgt	U Ctr	I	Metal	Brown	-0.2	QM
26	001	Living Rm	C	Door	Rgt	Lft jamb	I	Metal	Brown	0.1	QM
27	001	Living Rm	D	Door	Lft	U Ctr	I	Wood	Brown	0.1	QM
28	001	Living Rm	D	Door	Lft	Lft jamb	I	Wood	Brown	-0.2	QM
29	001	Living Rm	D	Door	Lft	Lft casing	I	Wood	Brown	-0.2	QM
30	001	Living Rm	D	Closet	Ctr	Door	I	Wood	Brown	0.1	QM
31	001	Living Rm	D	Closet	Ctr	Door Jamb	I	Wood	Brown	0.1	QM
32	001	Living Rm	D	Closet	Ctr	Door Casing	I	Wood	Brown	-0.2	QM
33	001	Living Rm	D	Closet	Ctr	Shelf	I	Wood	Brown	-0.2	QM
34	001	Living Rm	D	Closet	Ctr	Shelf Sup.	I	Wood	Brown	-0.2	QM
35	001	Living Rm	D	Baseboard	Ctr		I	Wood	Brown	-0.2	QM
36	001	Living Rm	D	Closet	Ctr	Wall	I	Sheetrock	White	-0.2	QM
37	002	Bedroom 1	A	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
38	002	Bedroom 1	B	Wall	U Ctr		I	Sheetrock	White	0.1	QM
39	002	Bedroom 1	C	Wall	U Lft		I	Sheetrock	White	0.1	QM
40	002	Bedroom 1	C	Wall	U Rgt		I	Sheetrock	White	-0.2	QM
41	002	Bedroom 1	D	Wall	U Lft		I	Sheetrock	White	-0.2	QM
42	002	Bedroom 1	D	Wall	U Rgt		I	Sheetrock	White	0.1	QM
43	002	Bedroom 1	A	Ceiling			I	Sheetrock	White	0.1	QM
44	002	Bedroom 1	A	Baseboard	Ctr		I	Wood	Brown	-0.2	QM
45	002	Bedroom 1	C	Rad/Cov	Ctr		I	Metal	White	-0.2	QM
46	002	Bedroom 1	B	Window	Ctr	Sill	I	Sheetrock	White	-0.2	QM
47	002	Bedroom 1	B	Window	Ctr	Lft jamb	I	Sheetrock	White	-0.2	QM
48	002	Bedroom 1	A	Door	Lft	U Ctr	I	Wood	Brown	-0.2	QM
49	002	Bedroom 1	A	Door	Lft	Rgt jamb	I	Wood	Brown	-0.2	QM
50	002	Bedroom 1	A	Door	Lft	Rgt casing	I	Wood	Brown	-0.2	QM
51	002	Bedroom 1	D	Closet	Lft	Door	I	Wood	Brown	-0.2	QM
52	002	Bedroom 1	D	Closet	Lft	Door Jamb	I	Wood	Brown	-0.2	QM
53	002	Bedroom 1	D	Closet	Lft	Door Casing	I	Wood	Brown	0.1	QM
54	002	Bedroom 1	D	Closet	Lft	Shelf	I	Wood	Brown	-0.2	QM
55	002	Bedroom 1	D	Closet	Lft	Shelf Sup.	I	Wood	Brown	-0.2	QM
56	002	Bedroom 1 Closet	D	Baseboard	Lft		I	Wood	Brown	-0.2	QM
57	002	Bedroom 1	D	Closet	Lft	Wall	I	Sheetrock	White	-0.2	QM
58	003	Kitchen	A	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
59	003	Kitchen	B	Wall	U Ctr		I	Sheetrock	White	-0.2	QM

60	003	Kitchen	C	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
61	003	Kitchen	D	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
62	003	Kitchen	A	Ceiling				I	Sheetrock	White	-0.2	QM
63	003	Kitchen	A	Baseboard		Lft		I	Wood	Brown	0.1	QM
64	004	Hallway	A	Wall	U	Rgt		I	Sheetrock	White	0.1	QM
65	004	Hallway	B	Wall	U	Lft		I	Sheetrock	White	-0.2	QM
66	004	Hallway	B	Wall	U	Rgt		I	Sheetrock	White	-0.2	QM
67	004	Hallway	C	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
68	004	Hallway	D	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
69	004	Hallway	A	Ceiling				I	Sheetrock	White	-0.2	QM
70	004	Hallway	D	Baseboard		Ctr		I	Wood	Brown	0.1	QM
71	004	Hallway	B	Door		Rgt	U Ctr	I	Wood	Brown	0.2	QM
72	004	Hallway	B	Door		Rgt	Lft jamb	I	Wood	Brown	-0.2	QM
73	004	Hallway	B	Door		Rgt	Lft casing	I	Wood	Brown	-0.2	QM
74	004	Hallway	C	Door		Lft	U Ctr	I	Wood	Brown	0.1	QM
75	004	Hallway	C	Door		Lft	Lft jamb	I	Wood	Brown	-0.2	QM
76	004	Hallway	C	Door		Lft	Lft casing	I	Wood	Brown	-0.2	QM
77	004	Hallway	C	Door		Rgt	U Ctr	I	Wood	Brown	-0.2	QM
78	004	Hallway	C	Door		Rgt	Lft jamb	I	Wood	Brown	-0.2	QM
79	004	Hallway	C	Door		Rgt	Lft casing	I	Wood	Brown	0.1	QM
80	004	Hallway	D	Door		Ctr	U Ctr	I	Wood	Brown	-0.2	QM
81	004	Hallway	D	Door		Ctr	Lft jamb	I	Wood	Brown	-0.2	QM
82	004	Hallway	D	Door		Ctr	Lft casing	I	Wood	Brown	0.1	QM
83	004	Hallway	B	Closet		Ctr	Door	I	Wood	Brown	0.1	QM
84	004	Hallway	B	Closet		Ctr	Door Jamb	I	Wood	Brown	0.1	QM
85	004	Hallway	B	Closet		Ctr	Door Casing	I	Wood	Brown	0.1	QM
86	004	Hallway	B	Closet		Ctr	Shelf	I	Wood	Brown	-0.2	QM
87	004	Hallway	B	Closet		Ctr	Wall	I	Wood	Brown	0.1	QM
88	004	Hallway Closet	B	Baseboard		Ctr		I	Wood	Brown	0.1	QM
89	004	Hallway	B	Closet		Ctr	Wall	I	Sheetrock	White	-0.2	QM
90	004	Hallway	A	Closet		Rgt	Door	I	Wood	Brown	0.1	QM
91	004	Hallway	A	Closet		Rgt	Door Jamb	I	Wood	Brown	0.2	QM
92	004	Hallway	A	Closet		Rgt	Door Casing	I	Wood	Brown	-0.2	QM
93	004	Hallway	A	Closet		Rgt	Shelf	I	Wood	Brown	0.1	QM
94	004	Hallway	A	Closet		Rgt	Shelf Sup.	I	Wood	Brown	-0.2	QM
95	004	Hallway Closet	A	Baseboard		Rgt		I	Wood	Brown	-0.2	QM
96	004	Hallway	A	Closet		Rgt	Wall	I	Sheetrock	White	0.1	QM
97	005	Bath 1	A	Wall	U	Ctr		I	Sheetrock	White	0.1	QM
98	005	Bath 1	B	Wall	U	Ctr		I	Sheetrock	White	0.1	QM
99	005	Bath 1	C	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
100	005	Bath 1	D	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
101	005	Bath 1	A	Ceiling				I	Sheetrock	White	-0.2	QM
102	005	Bath 1	A	Door		Lft	U Ctr	I	Wood	Brown	0.1	QM
103	005	Bath 1	A	Door		Lft	Lft jamb	I	Wood	Brown	-0.2	QM
104	005	Bath 1	A	Door		Lft	Lft casing	I	Wood	Brown	-0.2	QM
105	006	Bedroom 2	A	Wall	U	Lft		I	Sheetrock	White	-0.2	QM
106	006	Bedroom 2	A	Wall	U	Rgt		I	Sheetrock	White	0.1	QM
107	006	Bedroom 2	B	Wall	U	Lft		I	Sheetrock	White	0.1	QM
108	006	Bedroom 2	B	Wall	U	Rgt		I	Sheetrock	White	-0.2	QM
109	006	Bedroom 2	C	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
110	006	Bedroom 2	D	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
111	006	Bedroom 2	A	Ceiling				I	Sheetrock	White	0.1	QM
112	006	Bedroom 2	B	Baseboard		Ctr		I	Wood	Brown	0.1	QM
113	006	Bedroom 2	C	Rad/Cov		Lft		I	Metal	White	-0.2	QM
114	006	Bedroom 2	C	Window		Lft	Sill	I	Sheetrock	White	-0.2	QM
115	006	Bedroom 2	C	Window		Lft	Lft jamb	I	Sheetrock	White	-0.2	QM
116	006	Bedroom 2	A	Door		Lft	U Ctr	I	Wood	Brown	-0.2	QM
117	006	Bedroom 2	A	Door		Lft	Rgt jamb	I	Wood	Brown	-0.2	QM
118	006	Bedroom 2	A	Door		Lft	Rgt casing	I	Wood	Brown	0.1	QM
119	006	Bedroom 2	C	Door		Rgt	U Ctr	I	Metal	Brown	0.1	QM
120	006	Bedroom 2	C	Door		Rgt	Lft jamb	I	Metal	Brown	0.1	QM
121	006	Bedroom 2	A	Closet		Rgt	Door	I	Wood	Brown	0.1	QM
122	006	Bedroom 2	A	Closet		Rgt	Door Jamb	I	Wood	Brown	-0.2	QM
123	006	Bedroom 2	A	Closet		Rgt	Door Casing	I	Wood	Brown	-0.2	QM
124	006	Bedroom 2	A	Closet		Rgt	Shelf	I	Wood	Brown	0.1	QM
125	006	Bedroom 2	A	Closet		Rgt	Shelf Sup.	I	Wood	Brown	0.1	QM
126	006	Bedroom 2 Closet	A	Baseboard		Rgt		I	Wood	Brown	-0.2	QM
127	006	Bedroom 2	A	Closet		Rgt	Wall	I	Sheetrock	White	0.1	QM
128	007	Bedroom 3	A	Wall	U	Lft		I	Sheetrock	White	-0.2	QM
129	007	Bedroom 3	A	Wall	U	Rgt		I	Sheetrock	White	-0.2	QM
130	007	Bedroom 3	B	Wall	U	Lft		I	Sheetrock	White	-0.2	QM

131	007	Bedroom 3	B	Wall	U	Rgt		I	Sheetrock	White	0.1	QM
132	007	Bedroom 3	C	Wall	U	Ctr		I	Sheetrock	White	0.1	QM
133	007	Bedroom 3	D	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
134	007	Bedroom 3	A	Ceiling				I	Sheetrock	White	-0.2	QM
135	007	Bedroom 3	C	Baseboard		Ctr		I	Wood	Brown	-0.2	QM
136	007	Bedroom 3	B	Rad/Cov		Ctr		I	Metal	White	-0.2	QM
137	007	Bedroom 3	C	Window		Ctr	Sill	I	Sheetrock	White	-0.2	QM
138	007	Bedroom 3	C	Window		Ctr	Lft jamb	I	Sheetrock	White	-0.2	QM
139	007	Bedroom 3	A	Door		Rgt	U Ctr	I	Wood	Brown	-0.2	QM
140	007	Bedroom 3	A	Door		Rgt	Lft jamb	I	Wood	Brown	0.1	QM
141	007	Bedroom 3	A	Door		Rgt	Lft casing	I	Wood	Brown	-0.2	QM
142	007	Bedroom 3	A	Closet		Lft	Door	I	Wood	Brown	0.1	QM
143	007	Bedroom 3	A	Closet		Lft	Door Jamb	I	Wood	Brown	-0.2	QM
144	007	Bedroom 3	A	Closet		Lft	Door Casing	I	Wood	Brown	-0.2	QM
145	007	Bedroom 3	A	Closet		Lft	Shelf	I	Wood	Brown	-0.2	QM
146	007	Bedroom 3	A	Closet		Lft	Shelf Sup.	I	Wood	Brown	-0.2	QM
147	007	Bedroom 3 Closet	A	Baseboard		Lft		I	Wood	Brown	-0.2	QM
148	007	Bedroom 3	A	Closet		Lft	Wall	I	Sheetrock	White	-0.2	QM
149	008	Bath 2	A	Wall	U	Ctr		I	Sheetrock	White	0.1	QM
150	008	Bath 2	B	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
151	008	Bath 2	C	Wall	U	Ctr		I	Sheetrock	White	0.1	QM
152	008	Bath 2	D	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
153	008	Bath 2	D	Ceiling				I	Sheetrock	White	0.1	QM
154	008	Bath 2	C	Window		Rgt	Sill	I	Sheetrock	White	0.1	QM
155	008	Bath 2	C	Window		Rgt	Lft jamb	I	Sheetrock	White	-0.2	QM
156	008	Bath 2	A	Door		Lft	U Lft	I	Wood	Brown	-0.2	QM
157	008	Bath 2	A	Door		Lft	Lft jamb	I	Wood	Brown	-0.2	QM
158	008	Bath 2	A	Door		Lft	Lft casing	I	Wood	Brown	-0.2	QM
159		CALIBRATION									0.9	TC
160		CALIBRATION									1.0	TC
161		CALIBRATION									1.1	TC
162		CALIBRATION									0.1	TC
163		CALIBRATION									0.1	TC
164		CALIBRATION									-0.2	TC

---- End of Readings ----

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date:	08/14/20	39 Monroe St.
Report Date:	8/17/2020	Apt 6
Abatement Level:	1.0	New York, NY
Report No.	S#02771 - 08/14/20 10:37	
Total Readings:	164 Actionable: 0	
Job Started:	08/14/20 10:37	
Job Finished:	08/14/20 11:25	

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode

---- End of Readings ----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/17/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 10:37
Total Readings: 164
Job Started: 08/14/20 10:37
Job Finished: 08/14/20 11:25

39 Monroe St.
Apt 6
New York, NY

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Interior Room 001 Living Rm									
007	A	Wall	U Lft		I	Sheetrock	White	-0.2	QM
008	A	Wall	U Rgt		I	Sheetrock	White	0.1	QM
016	A	Ceiling			I	Sheetrock	White	-0.2	QM
024	A	Door	Lft	Rgt jamb	I	Metal	Brown	-0.2	QM
023	A	Door	Lft	U Lft	I	Metal	Brown	-0.2	QM
009	B	Wall	U Lft		I	Sheetrock	White	-0.2	QM
010	B	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
011	B	Wall	U Rgt		I	Sheetrock	White	0.1	QM
021	B	Window	Lft	Sill	I	Sheetrock	White	0.1	QM
022	B	Window	Lft	Lft jamb	I	Sheetrock	White	-0.2	QM
012	C	Wall	U Lft		I	Sheetrock	White	-0.2	QM
013	C	Wall	U Rgt		I	Sheetrock	White	-0.2	QM
017	C	Baseboard	Lft		I	Wood	Brown	-0.2	QM
019	C	Window	Lft	Sill	I	Sheetrock	White	-0.2	QM
020	C	Window	Lft	Lft jamb	I	Sheetrock	White	-0.2	QM
026	C	Door	Rgt	Lft jamb	I	Metal	Brown	0.1	QM
025	C	Door	Rgt	U Ctr	I	Metal	Brown	-0.2	QM
018	C	Rad/Cov	Lft		I	Metal	White	-0.2	QM
014	D	Wall	U Lft		I	Sheetrock	White	0.1	QM
015	D	Wall	U Rgt		I	Sheetrock	White	-0.2	QM
035	D	Baseboard	Ctr		I	Wood	Brown	-0.2	QM
029	D	Door	Lft	Lft casing	I	Wood	Brown	-0.2	QM
028	D	Door	Lft	Lft jamb	I	Wood	Brown	-0.2	QM
027	D	Door	Lft	U Ctr	I	Wood	Brown	0.1	QM
030	D	Closet	Ctr	Door	I	Wood	Brown	0.1	QM
032	D	Closet	Ctr	Door Casing	I	Wood	Brown	-0.2	QM
031	D	Closet	Ctr	Door Jamb	I	Wood	Brown	0.1	QM
036	D	Closet	Ctr	Wall	I	Sheetrock	White	-0.2	QM
034	D	Closet	Ctr	Shelf Sup.	I	Wood	Brown	-0.2	QM
033	D	Closet	Ctr	Shelf	I	Wood	Brown	-0.2	QM
Interior Room 002 Bedroom 1									
037	A	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
044	A	Baseboard	Ctr		I	Wood	Brown	-0.2	QM
043	A	Ceiling			I	Sheetrock	White	0.1	QM
049	A	Door	Lft	Rgt jamb	I	Wood	Brown	-0.2	QM
050	A	Door	Lft	Rgt casing	I	Wood	Brown	-0.2	QM
048	A	Door	Lft	U Ctr	I	Wood	Brown	-0.2	QM
038	B	Wall	U Ctr		I	Sheetrock	White	0.1	QM
046	B	Window	Ctr	Sill	I	Sheetrock	White	-0.2	QM
047	B	Window	Ctr	Lft jamb	I	Sheetrock	White	-0.2	QM
039	C	Wall	U Lft		I	Sheetrock	White	0.1	QM
040	C	Wall	U Rgt		I	Sheetrock	White	-0.2	QM
045	C	Rad/Cov	Ctr		I	Metal	White	-0.2	QM
041	D	Wall	U Lft		I	Sheetrock	White	-0.2	QM
042	D	Wall	U Rgt		I	Sheetrock	White	0.1	QM
056	D	Baseboard	Lft		I	Wood	Brown	-0.2	QM
	Closet								
051	D	Closet	Lft	Door	I	Wood	Brown	-0.2	QM
053	D	Closet	Lft	Door Casing	I	Wood	Brown	0.1	QM
052	D	Closet	Lft	Door Jamb	I	Wood	Brown	-0.2	QM
057	D	Closet	Lft	Wall	I	Sheetrock	White	-0.2	QM
055	D	Closet	Lft	Shelf Sup.	I	Wood	Brown	-0.2	QM
054	D	Closet	Lft	Shelf	I	Wood	Brown	-0.2	QM
Interior Room 003 Kitchen									
058	A	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
063	A	Baseboard	Lft		I	Wood	Brown	0.1	QM

062	A	Ceiling			I	Sheetrock	White	-0.2	QM
059	B	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
060	C	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
061	D	Wall	U Ctr		I	Sheetrock	White	-0.2	QM

Comment:
Door, window, riser, radiator not present, cabinets not painted

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Interior Room 004 Hallway

064	A	Wall	U Rgt		I	Sheetrock	White	0.1	QM
095	A	Baseboard	Rgt		I	Wood	Brown	-0.2	QM
	Closet								
069	A	Ceiling			I	Sheetrock	White	-0.2	QM
090	A	Closet	Rgt	Door	I	Wood	Brown	0.1	QM
092	A	Closet	Rgt	Door Casing	I	Wood	Brown	-0.2	QM
091	A	Closet	Rgt	Door Jamb	I	Wood	Brown	0.2	QM
096	A	Closet	Rgt	Wall	I	Sheetrock	White	0.1	QM
094	A	Closet	Rgt	Shelf Sup.	I	Wood	Brown	-0.2	QM
093	A	Closet	Rgt	Shelf	I	Wood	Brown	0.1	QM
065	B	Wall	U Lft		I	Sheetrock	White	-0.2	QM
066	B	Wall	U Rgt		I	Sheetrock	White	-0.2	QM
088	B	Baseboard	Ctr		I	Wood	Brown	0.1	QM
	Closet								
073	B	Door	Rgt	Lft casing	I	Wood	Brown	-0.2	QM
072	B	Door	Rgt	Lft jamb	I	Wood	Brown	-0.2	QM
071	B	Door	Rgt	U Ctr	I	Wood	Brown	0.2	QM
083	B	Closet	Ctr	Door	I	Wood	Brown	0.1	QM
085	B	Closet	Ctr	Door Casing	I	Wood	Brown	0.1	QM
084	B	Closet	Ctr	Door Jamb	I	Wood	Brown	0.1	QM
087	B	Closet	Ctr	Wall	I	Wood	Brown	0.1	QM
089	B	Closet	Ctr	Wall	I	Sheetrock	White	-0.2	QM
086	B	Closet	Ctr	Shelf	I	Wood	Brown	-0.2	QM
067	C	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
076	C	Door	Lft	Lft casing	I	Wood	Brown	-0.2	QM
075	C	Door	Lft	Lft jamb	I	Wood	Brown	-0.2	QM
074	C	Door	Lft	U Ctr	I	Wood	Brown	0.1	QM
079	C	Door	Rgt	Lft casing	I	Wood	Brown	0.1	QM
078	C	Door	Rgt	Lft jamb	I	Wood	Brown	-0.2	QM
077	C	Door	Rgt	U Ctr	I	Wood	Brown	-0.2	QM
068	D	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
070	D	Baseboard	Ctr		I	Wood	Brown	0.1	QM
082	D	Door	Ctr	Lft casing	I	Wood	Brown	0.1	QM
081	D	Door	Ctr	Lft jamb	I	Wood	Brown	-0.2	QM
080	D	Door	Ctr	U Ctr	I	Wood	Brown	-0.2	QM

Interior Room 005 Bath 1

097	A	Wall	U Ctr		I	Sheetrock	White	0.1	QM
101	A	Ceiling			I	Sheetrock	White	-0.2	QM
104	A	Door	Lft	Lft casing	I	Wood	Brown	-0.2	QM
103	A	Door	Lft	Lft jamb	I	Wood	Brown	-0.2	QM
102	A	Door	Lft	U Ctr	I	Wood	Brown	0.1	QM
098	B	Wall	U Ctr		I	Sheetrock	White	0.1	QM
099	C	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
100	D	Wall	U Ctr		I	Sheetrock	White	-0.2	QM

Comment:
Window, radiator, riser not present vanity and medicine cabinets not painted

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Interior Room 006 Bedroom 2

105	A	Wall	U Lft		I	Sheetrock	White	-0.2	QM
106	A	Wall	U Rgt		I	Sheetrock	White	0.1	QM
126	A	Baseboard	Rgt		I	Wood	Brown	-0.2	QM
	Closet								
111	A	Ceiling			I	Sheetrock	White	0.1	QM
117	A	Door	Lft	Rgt jamb	I	Wood	Brown	-0.2	QM
118	A	Door	Lft	Rgt casing	I	Wood	Brown	0.1	QM
116	A	Door	Lft	U Ctr	I	Wood	Brown	-0.2	QM
121	A	Closet	Rgt	Door	I	Wood	Brown	0.1	QM
123	A	Closet	Rgt	Door Casing	I	Wood	Brown	-0.2	QM
122	A	Closet	Rgt	Door Jamb	I	Wood	Brown	-0.2	QM
127	A	Closet	Rgt	Wall	I	Sheetrock	White	0.1	QM
125	A	Closet	Rgt	Shelf Sup.	I	Wood	Brown	0.1	QM
124	A	Closet	Rgt	Shelf	I	Wood	Brown	0.1	QM
107	B	Wall	U Lft		I	Sheetrock	White	0.1	QM
108	B	Wall	U Rgt		I	Sheetrock	White	-0.2	QM
112	B	Baseboard	Ctr		I	Wood	Brown	0.1	QM

109	C	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
114	C	Window		Lft	Sill	I	Sheetrock	White	-0.2	QM
115	C	Window		Lft	Lft jamb	I	Sheetrock	White	-0.2	QM
120	C	Door		Rgt	Lft jamb	I	Metal	Brown	0.1	QM
119	C	Door		Rgt	U Ctr	I	Metal	Brown	0.1	QM
113	C	Rad/Cov		Lft		I	Metal	White	-0.2	QM
110	D	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM

Interior Room 007 Bedroom 3

128	A	Wall	U	Lft		I	Sheetrock	White	-0.2	QM
129	A	Wall	U	Rgt		I	Sheetrock	White	-0.2	QM
147	A	Baseboard		Lft		I	Wood	Brown	-0.2	QM
	Closet									
134	A	Ceiling				I	Sheetrock	White	-0.2	QM
141	A	Door		Rgt	Lft casing	I	Wood	Brown	-0.2	QM
140	A	Door		Rgt	Lft jamb	I	Wood	Brown	0.1	QM
139	A	Door		Rgt	U Ctr	I	Wood	Brown	-0.2	QM
142	A	Closet		Lft	Door	I	Wood	Brown	0.1	QM
144	A	Closet		Lft	Door Casing	I	Wood	Brown	-0.2	QM
143	A	Closet		Lft	Door Jamb	I	Wood	Brown	-0.2	QM
148	A	Closet		Lft	Wall	I	Sheetrock	White	-0.2	QM
146	A	Closet		Lft	Shelf Sup.	I	Wood	Brown	-0.2	QM
145	A	Closet		Lft	Shelf	I	Wood	Brown	-0.2	QM
130	B	Wall	U	Lft		I	Sheetrock	White	-0.2	QM
131	B	Wall	U	Rgt		I	Sheetrock	White	0.1	QM
136	B	Rad/Cov		Ctr		I	Metal	White	-0.2	QM
132	C	Wall	U	Ctr		I	Sheetrock	White	0.1	QM
135	C	Baseboard		Ctr		I	Wood	Brown	-0.2	QM
137	C	Window		Ctr	Sill	I	Sheetrock	White	-0.2	QM
138	C	Window		Ctr	Lft jamb	I	Sheetrock	White	-0.2	QM
133	D	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM

Interior Room 008 Bath 2

149	A	Wall	U	Ctr		I	Sheetrock	White	0.1	QM
158	A	Door		Lft	Lft casing	I	Wood	Brown	-0.2	QM
157	A	Door		Lft	Lft jamb	I	Wood	Brown	-0.2	QM
156	A	Door		Lft	U Lft	I	Wood	Brown	-0.2	QM
150	B	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
151	C	Wall	U	Ctr		I	Sheetrock	White	0.1	QM
154	C	Window		Rgt	Sill	I	Sheetrock	White	0.1	QM
155	C	Window		Rgt	Lft jamb	I	Sheetrock	White	-0.2	QM
152	D	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
153	D	Ceiling				I	Sheetrock	White	0.1	QM

Comment:
Radiator, riser not present vanity and medicine cabinets not painted

Calibration Readings

001	0.7	TC
002	0.8	TC
003	0.8	TC
004	0.2	TC
005	0.1	TC
006	0.1	TC
159	0.9	TC
160	1.0	TC
161	1.1	TC
162	0.1	TC
163	0.1	TC
164	-0.2	TC

---- End of Readings ----

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR:Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/17/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 10:14
Total Readings: 30
Job Started: 08/14/20 10:14
Job Finished: 08/14/20 10:33

39 Monroe St.
Commercial Space
New York, NY

Read No.	Rm	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
1		CALIBRATION								1.1	TC
2		CALIBRATION								1.1	TC
3		CALIBRATION								1.1	TC
4		CALIBRATION								0.1	TC
5		CALIBRATION								0.1	TC
6		CALIBRATION								-0.1	TC
7	001	CmrcialSpce	A	Ceiling			I	Sheetrock	White	-0.1	QM
8	001	CmrcialSpce	D	Rad/Cov	Ctr		I	Metal	White	0.1	QM
9	001	CmrcialSpce	B	Door	Rgt	U Ctr	I	Metal	Brown	-0.1	QM
10	001	CmrcialSpce	B	Door	Rgt	Lft jamb	I	Metal	Brown	-0.1	QM
11	001	CmrcialSpce	C	Door	Lft	U Ctr	I	Metal	Brown	0.0	QM
12	001	CmrcialSpce	C	Door	Lft	Lft jamb	I	Metal	Brown	-0.2	QM
13	002	RearOffice	A	Door	Ctr	U Rgt	I	Metal	Brown	-0.2	QM
14	002	RearOffice	A	Door	Ctr	Lft jamb	I	Metal	Brown	-0.3	QM
15	002	RearOffice	C	Door	Rgt	U Ctr	I	Metal	Brown	-0.1	QM
16	002	RearOffice	C	Door	Rgt	Lft jamb	I	Metal	Brown	-0.1	QM
17	002	RearOffice	B	Door	Lft	U Ctr	I	Wood	Brown	-0.1	QM
18	002	RearOffice	B	Door	Lft	Lft jamb	I	Wood	Brown	-0.2	QM
19	002	RearOffice	B	Door	Lft	Lft casing	I	Wood	Brown	-0.2	QM
20	002	RearOffice	D	Baseboard	Ctr		I	Wood	Brown	-0.2	QM
21	003	Bathroom	A	Door	Rgt	U Ctr	I	Wood	Brown	-0.3	QM
22	003	Bathroom	A	Door	Rgt	Lft jamb	I	Wood	Brown	-0.1	QM
23	003	Bathroom	A	Door	Rgt	Lft casing	I	Wood	Brown	-0.1	QM
24	003	Bathroom	D	Ceiling			I	Sheetrock	White	-0.2	QM
25		CALIBRATION								1.1	TC
26		CALIBRATION								1.0	TC
27		CALIBRATION								0.9	TC
28		CALIBRATION								-0.1	TC
29		CALIBRATION								-0.2	TC
30		CALIBRATION								0.0	TC

---- End of Readings ----

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date:	08/14/20	39 Monroe St.
Report Date:	8/17/2020	Commercial Space
Abatement Level:	1.0	New York, NY
Report No.	S#02771 - 08/14/20 10:14	
Total Readings:	30 Actionable: 0	
Job Started:	08/14/20 10:14	
Job Finished:	08/14/20 10:33	

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm^2)	Mode

---- End of Readings ----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date: 08/14/20
Report Date: 8/17/2020
Abatement Level: 1.0
Report No. S#02771 - 08/14/20 10:14
Total Readings: 30
Job Started: 08/14/20 10:14
Job Finished: 08/14/20 10:33

39 Monroe St.
Commercial Space
New York, NY

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Interior Room 001 CmrcialSpce									
007	A	Ceiling			I	Sheetrock	White	-0.1	QM
010	B	Door	Rgt	Lft jamb	I	Metal	Brown	-0.1	QM
009	B	Door	Rgt	U Ctr	I	Metal	Brown	-0.1	QM
012	C	Door	Lft	Lft jamb	I	Metal	Brown	-0.2	QM
011	C	Door	Lft	U Ctr	I	Metal	Brown	0.0	QM
008	D	Rad/Cov	Ctr		I	Metal	White	0.1	QM
Comment: All walls and window components are ceramic tile not painted									
Interior Room 002 RearOffice									
014	A	Door	Ctr	Lft jamb	I	Metal	Brown	-0.3	QM
013	A	Door	Ctr	U Rgt	I	Metal	Brown	-0.2	QM
019	B	Door	Lft	Lft casing	I	Wood	Brown	-0.2	QM
018	B	Door	Lft	Lft jamb	I	Wood	Brown	-0.2	QM
017	B	Door	Lft	U Ctr	I	Wood	Brown	-0.1	QM
016	C	Door	Rgt	Lft jamb	I	Metal	Brown	-0.1	QM
015	C	Door	Rgt	U Ctr	I	Metal	Brown	-0.1	QM
020	D	Baseboard	Ctr		I	Wood	Brown	-0.2	QM
Comment: All walls and window components are ceramic tile not painted riser radiator not present									
Interior Room 003 Bathroom									
023	A	Door	Rgt	Lft casing	I	Wood	Brown	-0.1	QM
022	A	Door	Rgt	Lft jamb	I	Wood	Brown	-0.1	QM
021	A	Door	Rgt	U Ctr	I	Wood	Brown	-0.3	QM
024	D	Ceiling			I	Sheetrock	White	-0.2	QM
Comment: All walls and window components are ceramic tile not painted window, riser radiator, medicine and vanity cabinets not present									
Calibration Readings									
001								1.1	TC
002								1.1	TC
003								1.1	TC
004								0.1	TC
005								0.1	TC
006								-0.1	TC
025								1.1	TC
026								1.0	TC
027								0.9	TC
028								-0.1	TC
029								-0.2	TC
030								0.0	TC

---- End of Readings ----

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR:Peoples Environmental

Inspection Date: 08/14/20 39 Monroe St
Report Date: 8/17/2020 Common Areas
Abatement Level: 1.0 New York, NY
Report No. S#02771 - 08/14/20 08:55
Total Readings: 159
Job Started: 08/14/20 08:55
Job Finished: 08/14/20 10:11

Read No.	Rm	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
1		CALIBRATION								0.9	TC
2		CALIBRATION								0.9	TC
3		CALIBRATION								1.0	TC
4		CALIBRATION								0.1	TC
5		CALIBRATION								-0.1	TC
6		CALIBRATION								-0.1	TC
7	001	6fl-RfStair	D	Door	Lft	Rgt jamb	I	Metal	Brown	-0.1	QM
8	001	6fl-RfStair	D	Door	Lft	Lft jamb	I	Metal	Brown	-0.3	QM
9	001	6fl-RfStair	D	Ceiling			I	Sheetrock	White	-0.1	QM
10	001	6fl-RfStair	B	Pipe	Rgt		I	Metal	Brown	-0.2	QM
11	001	6fl-RfStair	D	StrUndrsd	Ctr		I	Metal	Brown	-0.1	QM
12	002	6flComHall	A	Door	Ctr	U Ctr	I	Metal	Brown	-0.2	QM
13	002	6flComHall	A	Door	Ctr	Rgt jamb	I	Metal	Brown	-0.2	QM
14	002	6flComHall	B	Door	Lft	U Rgt	I	Metal	Brown	-0.1	QM
15	002	6flComHall	B	Door	Lft	Lft jamb	I	Metal	Brown	-0.1	QM
16	002	6flComHall	D	Ceiling			I	Sheetrock	Brown	-0.1	QM
17	003	5flComHall	B	Ceiling			I	Sheetrock	White	-0.2	QM
18	003	5flComHall	A	Door	Ctr	U Ctr	I	Metal	Brown	0.0	QM
19	003	5flComHall	A	Door	Ctr	Lft jamb	I	Metal	Brown	-0.2	QM
20	003	5flComHall	B	Door	Lft	U Ctr	I	Metal	Brown	-0.2	QM
21	003	5flComHall	B	Door	Lft	Lft jamb	I	Metal	Brown	-0.2	QM
22	004	5fl-6flStai	D	Door	Lft	U Ctr	I	Metal	Brown	0.0	QM
23	004	5fl-6flStai	D	Door	Lft	Lft jamb	I	Metal	Brown	-0.1	QM
24	004	5fl-6flStai	D	Ceiling			I	Sheetrock	White	-0.2	QM
25	004	5fl-6flStai	D	Stairs	Ctr	Risers	I	Metal	Brown	0.0	QM
26	004	5fl-6flStai	D	Stairs	Ctr	Stringer	I	Metal	Brown	-0.1	QM
27	004	5fl-6flStai	D	Railing	Ctr	Railing	I	Metal	Brown	0.0	QM
28	004	5fl-6flStai	D	StrUndrsd	Ctr		I	Metal	Brown	0.0	QM
29	005	4fl-5flStai	D	Stairs	Ctr	Risers	I	Metal	Brown	0.0	QM
30	005	4fl-5flStai	D	Stairs	Ctr	Stringer	I	Metal	Brown	-0.4	QM
31	005	4fl-5flStai	D	Railing	Ctr	Railing	I	Metal	Brown	-0.2	QM
32	005	4fl-5flStai	D	StrUndrsd	Ctr		I	Metal	Brown	-0.2	QM
33	005	4fl-5flStai	D	Door	Lft	U Lft	I	Metal	Brown	-0.1	QM
34	005	4fl-5flStai	D	Door	Lft	Lft jamb	I	Metal	Brown	-0.1	QM
35	005	4fl-5flStai	D	Ceiling			I	Sheetrock	White	-0.1	QM
36	006	4flComHall	D	Ceiling			I	Sheetrock	White	-0.1	QM
37	006	4flComHall	A	Door	Ctr	U Ctr	I	Metal	Brown	-0.1	QM
38	006	4flComHall	A	Door	Ctr	Lft jamb	I	Metal	Brown	-0.3	QM
39	006	4flComHall	B	Door	Lft	U Ctr	I	Metal	Brown	-0.4	QM
40	006	4flComHall	B	Door	Lft	Lft jamb	I	Metal	Brown	-0.4	QM
41	006	4flComHall	C	Door	Ctr	U Ctr	I	Metal	Brown	-0.3	QM
42	006	4flComHall	C	Door	Ctr	Lft jamb	I	Metal	Brown	-0.1	QM
43	007	3flComHall	C	Door	Ctr	U Ctr	I	Metal	Brown	-0.1	QM
44	007	3flComHall	C	Door	Ctr	Lft jamb	I	Metal	Brown	-0.1	QM
45	007	3flComHall	B	Door	Ctr	U Ctr	I	Metal	Brown	-0.4	QM
46	007	3flComHall	B	Door	Ctr	Lft jamb	I	Metal	Brown	-0.2	QM
47	007	3flComHall	A	Door	Ctr	U Lft	I	Metal	Brown	0.0	QM
48	007	3flComHall	A	Door	Ctr	Lft jamb	I	Metal	Brown	-0.2	QM
49	007	3flComHall	A	Ceiling			I	Sheetrock	White	-0.2	QM
50	008	3fl-4flStai	A	Ceiling			I	Sheetrock	White	-0.2	QM
51	008	3fl-4flStai	D	Door	Lft	U Ctr	I	Metal	Brown	0.0	QM
52	008	3fl-4flStai	D	Door	Lft	Lft jamb	I	Metal	Brown	-0.2	QM
53	008	3fl-4flStai	D	Railing	Ctr	Railing	I	Metal	Brown	-0.2	QM
54	008	3fl-4flStai	D	Stairs	Ctr	Risers	I	Metal	Brown	-0.2	QM
55	008	3fl-4flStai	D	Stairs	Ctr	Stringer	I	Metal	Brown	0.0	QM
56	008	3fl-4flStai	D	StrUndrsd	Ctr		I	Metal	Brown	-0.2	QM
57	009	2fl-3flStai	D	Door	Lft	U Lft	I	Metal	Brown	0.0	QM
58	009	2fl-3flStai	D	Door	Lft	Lft jamb	I	Metal	Brown	-0.1	QM
59	009	2fl-3flStai	D	Stairs	Ctr	Risers	I	Metal	Brown	-0.1	QM
60	009	2fl-3flStai	D	Stairs	Ctr	Stringer	I	Metal	Brown	0.0	QM

61	009	2fl-3flStai	D	Railing		Ctr	Railing	I	Metal	Brown	0.0	QM
62	009	2fl-3flStai	D	StrUndrsd		Ctr		I	Metal	Brown	-0.1	QM
63	010	3flComHal	A	Door		Ctr	U Lft	I	Metal	Brown	-0.4	QM
64	010	3flComHal	A	Door		Ctr	Lft jamb	I	Metal	Brown	0.0	QM
65	010	3flComHal	C	Door		Ctr	U Lft	I	Metal	Brown	-0.2	QM
66	010	3flComHal	C	Door		Ctr	Lft jamb	I	Metal	Brown	-0.2	QM
67	010	3flComHal	B	Door		Lft	U Lft	I	Metal	Brown	-0.1	QM
68	010	3flComHal	B	Door		Lft	Lft jamb	I	Metal	Brown	-0.2	QM
69	011	2flComHal	A	Door		Lft	U Ctr	I	Metal	Brown	-0.2	QM
70	011	2flComHal	A	Door		Lft	Lft jamb	I	Metal	Brown	-0.2	QM
71	011	2flComHal	B	Door		Lft	U Lft	I	Metal	Brown	-0.2	QM
72	011	2flComHal	B	Door		Lft	Lft jamb	I	Metal	Brown	-0.2	QM
73	011	2flComHal	C	Door		Ctr	U Lft	I	Metal	Brown	-0.1	QM
74	011	2flComHal	C	Door		Ctr	Lft jamb	I	Metal	Brown	-0.2	QM
75	011	2flComHal	D	Ceiling				I	Sheetrock	White	0.0	QM
76	012	1fl-2flStai	A	Ceiling				I	Sheetrock	White	-0.2	QM
77	012	1fl-2flStai	D	Door		Lft	U Lft	I	Metal	Brown	0.0	QM
78	012	1fl-2flStai	D	Door		Lft	Rgt jamb	I	Metal	Brown	-0.2	QM
79	012	1fl-2flStai	D	Stairs		Ctr	Risers	I	Metal	Brown	-0.3	QM
80	012	1fl-2flStai	D	Stairs		Ctr	Stringer	I	Metal	Brown	-0.2	QM
81	012	1fl-2flStai	D	Railing		Ctr	Railing	I	Metal	Brown	-0.2	QM
82	012	1fl-2flStai	D	StrUndrsd		Ctr		I	Metal	Brown	-0.3	QM
83	013	Bst1FlStai	D	Door		Lft	U Lft	I	Metal	Brown	-0.1	QM
84	013	Bst1FlStai	D	Door		Lft	Lft jamb	I	Metal	Brown	-0.1	QM
85	013	Bst1FlStai	D	Door		Rgt	U Ctr	I	Metal	Brown	-0.2	QM
86	013	Bst1FlStai	D	Door		Rgt	Lft jamb	I	Metal	Brown	-0.1	QM
87	013	Bst1FlStai	D	Stairs		Ctr	Risers	I	Metal	Brown	-0.2	QM
88	013	Bst1FlStai	D	Stairs		Ctr	Stringer	I	Metal	Brown	-0.1	QM
89	013	Bst1FlStai	D	StrUndrsd		Ctr		I	Metal	Brown	-0.1	QM
90	013	Bst1FlStai	D	Railing		Ctr	Railing	I	Metal	Brown	-0.1	QM
91	013	Bst1FlStai	D	Ceiling				I	Sheetrock	White	-0.1	QM
92	014	1flComHal	D	Ceiling				I	Sheetrock	White	-0.2	QM
93	014	1flComHal	A	Door		Ctr	U Lft	I	Metal	Brown	0.0	QM
94	014	1flComHal	A	Door		Ctr	Lft jamb	I	Metal	Brown	-0.1	QM
95	014	1flComHal	C	Door		Lft	U Rgt	I	Metal	Brown	-0.2	QM
96	014	1flComHal	C	Door		Lft	Lft jamb	I	Metal	Brown	-0.2	QM
97	014	1flComHal	D	Door		Ctr	U Ctr	I	Metal	Brown	-0.1	QM
98	014	1flComHal	D	Door		Ctr	Lft jamb	I	Metal	Brown	-0.3	QM
99	014	1flComHal	C	Door		Lft	U Lft	I	Metal	Brown	-0.1	QM
100	014	1flComHal	C	Door		Lft	Lft jamb	I	Metal	Brown	-0.2	QM
101	014	1flComHal	D	Door		Ctr	U Lft	I	Metal	Brown	-0.2	QM
102	014	1flComHal	D	Door		Ctr	Lft jamb	I	Metal	Brown	-0.2	QM
103	014	1flComHal	A	Ceiling				I	Sheetrock	White	-0.2	QM
104	015	BsmntHal	A	Ceiling				I	Sheetrock	White	-0.2	QM
105	015	BsmntHal	B	Baseboard		Lft		I	Wood	White	-0.2	QM
106	015	BsmntHal	B	Door		Ctr	U Lft	I	Metal	Brown	-0.2	QM
107	015	BsmntHal	B	Door		Ctr	Lft jamb	I	Metal	Brown	-0.2	QM
108	015	BsmntHal	D	Door		Ctr	U Ctr	I	Metal	Brown	-0.1	QM
109	015	BsmntHal	D	Door		Ctr	Lft jamb	I	Metal	Brown	-0.3	QM
110	016	Laundry	A	Door		Rgt	U Lft	I	Metal	Brown	-0.2	QM
111	016	Laundry	A	Door		Rgt	Lft jamb	I	Metal	Brown	0.0	QM
112	016	Laundry	B	Door		Lft	U Lft	I	Metal	Brown	-0.2	QM
113	016	Laundry	B	Door		Lft	Lft jamb	I	Metal	Brown	-0.4	QM
114	016	Laundry	C	Door		Lft	U Ctr	I	Metal	Brown	-0.1	QM
115	016	Laundry	C	Door		Lft	Lft jamb	I	Metal	Brown	-0.1	QM
116	016	Laundry	D	Door		Lft	U Ctr	I	Metal	Brown	-0.4	QM
117	016	Laundry	D	Door		Lft	Lft jamb	I	Metal	Brown	-0.4	QM
118	016	Laundry	A	Wall	U	Ctr		I	Sheetrock	White	0.0	QM
119	016	Laundry	D	Ceiling				I	Sheetrock	White	0.1	QM
120	017	BoilerRm	A	Wall	U	Ctr		I	Sheetrock	White	-0.4	QM
121	017	BoilerRm	B	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM
122	017	BoilerRm	C	Wall	U	Ctr		I	Sheetrock	White	0.0	QM
123	017	BoilerRm	D	Wall	U	Ctr		I	Sheetrock	White	-0.1	QM
124	017	BoilerRm	D	Ceiling				I	Sheetrock	White	-0.2	QM
125	017	BoilerRm	A	Door		Lft	U Lft	I	Metal	Brown	-0.4	QM
126	017	BoilerRm	A	Door		Lft	Lft jamb	I	Metal	Brown	0.1	QM
127	018	ElectricRm	D	Ceiling				I	Sheetrock	White	0.0	QM
128	018	ElectricRm	A	Door		Ctr	U Lft	I	Metal	Brown	-0.1	QM
129	018	ElectricRm	A	Door		Ctr	Lft jamb	I	Metal	Brown	-0.1	QM
130	019	SprinkrRm	A	Door		Ctr	U Ctr	I	Metal	Brown	-0.1	QM
131	019	SprinkrRm	A	Door		Ctr	Lft jamb	I	Metal	Brown	-0.1	QM
132	019	SprinkrRm	D	Ceiling				I	Sheetrock	White	-0.3	QM
133	020	BsnbtBath	A	Wall	U	Lft		I	Sheetrock	White	-0.2	QM
134	020	BsnbtBath	A	Wall	U	Ctr		I	Sheetrock	White	-0.2	QM

135	020	BsnbtBath	B	Wall	U	Lft		I	Sheetrock	White	-0.1	QM
136	020	BsnbtBath	B	Wall	U	Rgt		I	Sheetrock	White	-0.1	QM
137	020	BsnbtBath	C	Wall	U	Rgt		I	Sheetrock	White	-0.1	QM
138	020	BsnbtBath	D	Wall	U	Ctr		I	Sheetrock	White	-0.1	QM
139	020	BsnbtBath	D	Ceiling				I	Sheetrock	White	-0.1	QM
140	020	BsnbtBath	C	Window		Lft	Sill	I	Sheetrock	White	-0.1	QM
141	020	BsnbtBath	C	Window		Lft	Lft jamb	I	Sheetrock	White	-0.2	QM
142	020	BsnbtBath	C	Window		Rgt	Sill	I	Sheetrock	White	-0.1	QM
143	020	BsnbtBath	C	Window		Rgt	Lft jamb	I	Sheetrock	White	-0.3	QM
144	020	BsnbtBath	A	Door		Ctr	U Rgt	I	Metal	Brown	-0.1	QM
145	020	BsnbtBath	A	Door		Ctr	Lft jamb	I	Metal	Brown	-0.2	QM
146	020	BsnbtBath	B	Door		Lft	U Lft	I	Metal	Brown	-0.2	QM
147	020	BsnbtBath	B	Door		Lft	Lft jamb	I	Metal	Brown	-0.2	QM
148	020	BsnbtBath	C	Door		Lft	U Lft	I	Metal	Brown	-0.1	QM
149	020	BsnbtBath	C	Door		Lft	Lft jamb	I	Metal	Brown	0.0	QM
150	020	BsnbtBath	B	Rad/Cov		Ctr		I	Metal	Brown	-0.3	QM
151	020	BsnbtBath	A	Door		Lft	U Ctr	I	Metal	Brown	-0.1	QM
152	020	BsnbtBath	A	Door		Lft	Lft jamb	I	Metal	Brown	-0.2	QM
153	020	BsnbtBath	A	Ceiling				I	Sheetrock	White	-0.2	QM
154		CALIBRATION									1.2	TC
155		CALIBRATION									1.1	TC
156		CALIBRATION									1.0	TC
157		CALIBRATION									-0.2	TC
158		CALIBRATION									-0.1	TC
159		CALIBRATION									0.0	TC

---- End of Readings ----

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date:	08/14/20	39 Monroe St
Report Date:	8/17/2020	Common Areas
Abatement Level:	1.0	New York, NY
Report No.	S#02771 - 08/14/20 08:55	
Total Readings:	159 Actionable: 0	
Job Started:	08/14/20 08:55	
Job Finished:	08/14/20 10:11	

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode

---- End of Readings ----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Peoples Environmental

Inspection Date: 08/14/20 39 Monroe St
Report Date: 8/17/2020 Common Areas
Abatement Level: 1.0 New York, NY
Report No. S#02771 - 08/14/20 08:55
Total Readings: 159
Job Started: 08/14/20 08:55
Job Finished: 08/14/20 10:11

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Interior Room 001 6fl-RfStair									
010	B	Pipe	Rgt		I	Metal	Brown	-0.2	QM
009	D	Ceiling			I	Sheetrock	White	-0.1	QM
007	D	Door	Lft	Rgt jamb	I	Metal	Brown	-0.1	QM
008	D	Door	Lft	Lft jamb	I	Metal	Brown	-0.3	QM
011	D	StrUndrsd	Ctr		I	Metal	Brown	-0.1	QM
Comment:									
All walls and window components are not painted ceramic tile									
Interior Room 002 6flComHall									
013	A	Door	Ctr	Rgt jamb	I	Metal	Brown	-0.2	QM
012	A	Door	Ctr	U Ctr	I	Metal	Brown	-0.2	QM
015	B	Door	Lft	Lft jamb	I	Metal	Brown	-0.1	QM
014	B	Door	Lft	U Rgt	I	Metal	Brown	-0.1	QM
016	D	Ceiling			I	Sheetrock	Brown	-0.1	QM
Comment:									
All walls not painted ceramic tile									
Interior Room 003 5flComHall									
019	A	Door	Ctr	Lft jamb	I	Metal	Brown	-0.2	QM
018	A	Door	Ctr	U Ctr	I	Metal	Brown	0.0	QM
017	B	Ceiling			I	Sheetrock	White	-0.2	QM
021	B	Door	Lft	Lft jamb	I	Metal	Brown	-0.2	QM
020	B	Door	Lft	U Ctr	I	Metal	Brown	-0.2	QM
Comment:									
All walls not painted ceramic tile									
Interior Room 004 5fl-6flStai									
024	D	Ceiling			I	Sheetrock	White	-0.2	QM
023	D	Door	Lft	Lft jamb	I	Metal	Brown	-0.1	QM
022	D	Door	Lft	U Ctr	I	Metal	Brown	0.0	QM
025	D	Stairs	Ctr	Risers	I	Metal	Brown	0.0	QM
026	D	Stairs	Ctr	Stringer	I	Metal	Brown	-0.1	QM
027	D	Railing	Ctr	Railing	I	Metal	Brown	0.0	QM
028	D	StrUndrsd	Ctr		I	Metal	Brown	0.0	QM
Comment:									
All walls not painted ceramic tile									
Interior Room 005 4fl-5flStai									
035	D	Ceiling			I	Sheetrock	White	-0.1	QM
034	D	Door	Lft	Lft jamb	I	Metal	Brown	-0.1	QM
033	D	Door	Lft	U Lft	I	Metal	Brown	-0.1	QM
029	D	Stairs	Ctr	Risers	I	Metal	Brown	0.0	QM
030	D	Stairs	Ctr	Stringer	I	Metal	Brown	-0.4	QM
031	D	Railing	Ctr	Railing	I	Metal	Brown	-0.2	QM
032	D	StrUndrsd	Ctr		I	Metal	Brown	-0.2	QM
Comment:									
All walls not painted ceramic tile									
Interior Room 006 4flComHall									
038	A	Door	Ctr	Lft jamb	I	Metal	Brown	-0.3	QM
037	A	Door	Ctr	U Ctr	I	Metal	Brown	-0.1	QM
040	B	Door	Lft	Lft jamb	I	Metal	Brown	-0.4	QM
039	B	Door	Lft	U Ctr	I	Metal	Brown	-0.4	QM
042	C	Door	Ctr	Lft jamb	I	Metal	Brown	-0.1	QM
041	C	Door	Ctr	U Ctr	I	Metal	Brown	-0.3	QM
036	D	Ceiling			I	Sheetrock	White	-0.1	QM
Comment:									
All walls not painted ceramic tile									

Interior Room 007 3flComHall

049	A	Ceiling			I	Sheetrock	White	-0.2	QM
048	A	Door	Ctr	Lft jamb	I	Metal	Brown	-0.2	QM
047	A	Door	Ctr	U Lft	I	Metal	Brown	0.0	QM
046	B	Door	Ctr	Lft jamb	I	Metal	Brown	-0.2	QM
045	B	Door	Ctr	U Ctr	I	Metal	Brown	-0.4	QM
044	C	Door	Ctr	Lft jamb	I	Metal	Brown	-0.1	QM
043	C	Door	Ctr	U Ctr	I	Metal	Brown	-0.1	QM

Comment:
All walls not painted ceramic tile

Interior Room 008 3fl-4flStai

050	A	Ceiling			I	Sheetrock	White	-0.2	QM
052	D	Door	Lft	Lft jamb	I	Metal	Brown	-0.2	QM
051	D	Door	Lft	U Ctr	I	Metal	Brown	0.0	QM
054	D	Stairs	Ctr	Risers	I	Metal	Brown	-0.2	QM
055	D	Stairs	Ctr	Stringer	I	Metal	Brown	0.0	QM
053	D	Railing	Ctr	Railing	I	Metal	Brown	-0.2	QM
056	D	ShelfSuprt	Ctr		I	Metal	Brown	-0.2	QM

Comment:
All walls not painted ceramic tile

Interior Room 009 2fl-3flStai

058	D	Door	Lft	Lft jamb	I	Metal	Brown	-0.1	QM
057	D	Door	Lft	U Lft	I	Metal	Brown	0.0	QM
059	D	Stairs	Ctr	Risers	I	Metal	Brown	-0.1	QM
060	D	Stairs	Ctr	Stringer	I	Metal	Brown	0.0	QM
061	D	Railing	Ctr	Railing	I	Metal	Brown	0.0	QM
062	D	StrUndrsd	Ctr		I	Metal	Brown	-0.1	QM

Comment:
All walls not painted ceramic tile

Interior Room 010 3flComHal

064	A	Door	Ctr	Lft jamb	I	Metal	Brown	0.0	QM
063	A	Door	Ctr	U Lft	I	Metal	Brown	-0.4	QM
068	B	Door	Lft	Lft jamb	I	Metal	Brown	-0.2	QM
067	B	Door	Lft	U Lft	I	Metal	Brown	-0.1	QM
066	C	Door	Ctr	Lft jamb	I	Metal	Brown	-0.2	QM
065	C	Door	Ctr	U Lft	I	Metal	Brown	-0.2	QM

Comment:
All walls not painted ceramic tile

Interior Room 011 2flComHal

070	A	Door	Lft	Lft jamb	I	Metal	Brown	-0.2	QM
069	A	Door	Lft	U Ctr	I	Metal	Brown	-0.2	QM
072	B	Door	Lft	Lft jamb	I	Metal	Brown	-0.2	QM
071	B	Door	Lft	U Lft	I	Metal	Brown	-0.2	QM
074	C	Door	Ctr	Lft jamb	I	Metal	Brown	-0.2	QM
073	C	Door	Ctr	U Lft	I	Metal	Brown	-0.1	QM
075	D	Ceiling			I	Sheetrock	White	0.0	QM

Comment:
All walls not painted ceramic tile

Interior Room 012 1fl-2flStai

076	A	Ceiling			I	Sheetrock	White	-0.2	QM
078	D	Door	Lft	Rgt jamb	I	Metal	Brown	-0.2	QM
077	D	Door	Lft	U Lft	I	Metal	Brown	0.0	QM
079	D	Stairs	Ctr	Risers	I	Metal	Brown	-0.3	QM
080	D	Stairs	Ctr	Stringer	I	Metal	Brown	-0.2	QM
081	D	Railing	Ctr	Railing	I	Metal	Brown	-0.2	QM
082	D	StrUndrsd	Ctr		I	Metal	Brown	-0.3	QM

Interior Room 013 Bst1FlStai

091	D	Ceiling			I	Sheetrock	White	-0.1	QM
084	D	Door	Lft	Lft jamb	I	Metal	Brown	-0.1	QM
083	D	Door	Lft	U Lft	I	Metal	Brown	-0.1	QM
086	D	Door	Rgt	Lft jamb	I	Metal	Brown	-0.1	QM
085	D	Door	Rgt	U Ctr	I	Metal	Brown	-0.2	QM
087	D	Stairs	Ctr	Risers	I	Metal	Brown	-0.2	QM
088	D	Stairs	Ctr	Stringer	I	Metal	Brown	-0.1	QM
090	D	Railing	Ctr	Railing	I	Metal	Brown	-0.1	QM
089	D	StrUndrsd	Ctr		I	Metal	Brown	-0.1	QM

Comment:
All walls not painted ceramic tile

Interior Room 014 1flComHal

103	A	Ceiling			I	Sheetrock	White	-0.2	QM
094	A	Door	Ctr	Lft jamb	I	Metal	Brown	-0.1	QM
093	A	Door	Ctr	U Lft	I	Metal	Brown	0.0	QM
096	C	Door	Lft	Lft jamb	I	Metal	Brown	-0.2	QM
100	C	Door	Lft	Lft jamb	I	Metal	Brown	-0.2	QM
095	C	Door	Lft	U Rgt	I	Metal	Brown	-0.2	QM
099	C	Door	Lft	U Lft	I	Metal	Brown	-0.1	QM
092	D	Ceiling			I	Sheetrock	White	-0.2	QM
098	D	Door	Ctr	Lft jamb	I	Metal	Brown	-0.3	QM
102	D	Door	Ctr	Lft jamb	I	Metal	Brown	-0.2	QM
101	D	Door	Ctr	U Lft	I	Metal	Brown	-0.2	QM
097	D	Door	Ctr	U Ctr	I	Metal	Brown	-0.1	QM

Comment:
All walls not painted ceramic tile

Interior Room 015 BsmntHal

104	A	Ceiling			I	Sheetrock	White	-0.2	QM
105	B	Baseboard	Lft		I	Wood	White	-0.2	QM
107	B	Door	Ctr	Lft jamb	I	Metal	Brown	-0.2	QM
106	B	Door	Ctr	U Lft	I	Metal	Brown	-0.2	QM
109	D	Door	Ctr	Lft jamb	I	Metal	Brown	-0.3	QM
108	D	Door	Ctr	U Ctr	I	Metal	Brown	-0.1	QM

Comment:
All walls not painted ceramic tile

Interior Room 016 Laundry

118	A	Wall	U Ctr		I	Sheetrock	White	0.0	QM
111	A	Door	Rgt	Lft jamb	I	Metal	Brown	0.0	QM
110	A	Door	Rgt	U Lft	I	Metal	Brown	-0.2	QM
113	B	Door	Lft	Lft jamb	I	Metal	Brown	-0.4	QM
112	B	Door	Lft	U Lft	I	Metal	Brown	-0.2	QM
115	C	Door	Lft	Lft jamb	I	Metal	Brown	-0.1	QM
114	C	Door	Lft	U Ctr	I	Metal	Brown	-0.1	QM
119	D	Ceiling			I	Sheetrock	White	0.1	QM
117	D	Door	Lft	Lft jamb	I	Metal	Brown	-0.4	QM
116	D	Door	Lft	U Ctr	I	Metal	Brown	-0.4	QM

Comment:
All walls not painted ceramic tile

Interior Room 017 BoilerRm

120	A	Wall	U Ctr		I	Sheetrock	White	-0.4	QM
126	A	Door	Lft	Lft jamb	I	Metal	Brown	0.1	QM
125	A	Door	Lft	U Lft	I	Metal	Brown	-0.4	QM
121	B	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
122	C	Wall	U Ctr		I	Sheetrock	White	0.0	QM
123	D	Wall	U Ctr		I	Sheetrock	White	-0.1	QM
124	D	Ceiling			I	Sheetrock	White	-0.2	QM

Interior Room 018 ElectricRm

129	A	Door	Ctr	Lft jamb	I	Metal	Brown	-0.1	QM
128	A	Door	Ctr	U Lft	I	Metal	Brown	-0.1	QM
127	D	Ceiling			I	Sheetrock	White	0.0	QM

Comment:
All walls not painted ceramic tile

Interior Room 019 SprinkrRm

131	A	Door	Ctr	Lft jamb	I	Metal	Brown	-0.1	QM
130	A	Door	Ctr	U Ctr	I	Metal	Brown	-0.1	QM
132	D	Ceiling			I	Sheetrock	White	-0.3	QM

Comment:
All walls not painted ceramic tile

Interior Room 020 BsnbtBath

133	A	Wall	U Lft		I	Sheetrock	White	-0.2	QM
134	A	Wall	U Ctr		I	Sheetrock	White	-0.2	QM
153	A	Ceiling			I	Sheetrock	White	-0.2	QM
152	A	Door	Lft	Lft jamb	I	Metal	Brown	-0.2	QM
151	A	Door	Lft	U Ctr	I	Metal	Brown	-0.1	QM
145	A	Door	Ctr	Lft jamb	I	Metal	Brown	-0.2	QM
144	A	Door	Ctr	U Rgt	I	Metal	Brown	-0.1	QM
135	B	Wall	U Lft		I	Sheetrock	White	-0.1	QM
136	B	Wall	U Rgt		I	Sheetrock	White	-0.1	QM

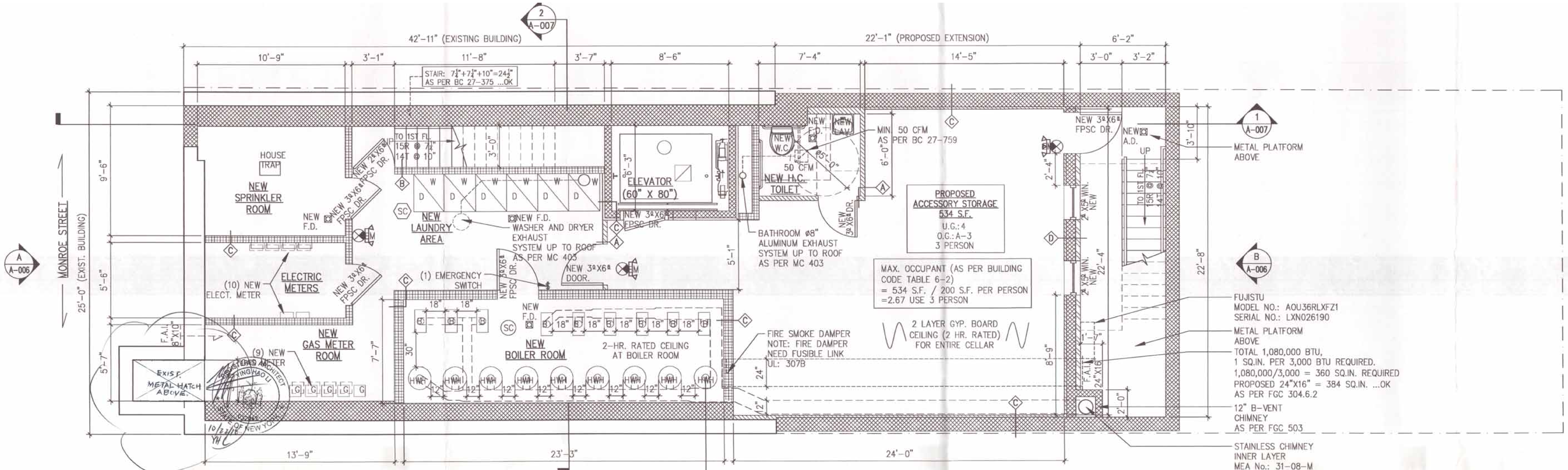
147	B	Door	Lft	Lft jamb	I	Metal	Brown	-0.2	QM
146	B	Door	Lft	U Lft	I	Metal	Brown	-0.2	QM
150	B	Rad/Cov	Ctr		I	Metal	Brown	-0.3	QM
137	C	Wall	U Rgt		I	Sheetrock	White	-0.1	QM
140	C	Window	Lft	Sill	I	Sheetrock	White	-0.1	QM
141	C	Window	Lft	Lft jamb	I	Sheetrock	White	-0.2	QM
142	C	Window	Rgt	Sill	I	Sheetrock	White	-0.1	QM
143	C	Window	Rgt	Lft jamb	I	Sheetrock	White	-0.3	QM
149	C	Door	Lft	Lft jamb	I	Metal	Brown	0.0	QM
148	C	Door	Lft	U Lft	I	Metal	Brown	-0.1	QM
138	D	Wall	U Ctr		I	Sheetrock	White	-0.1	QM
139	D	Ceiling			I	Sheetrock	White	-0.1	QM

Comment:
All walls not painted ceramic tile

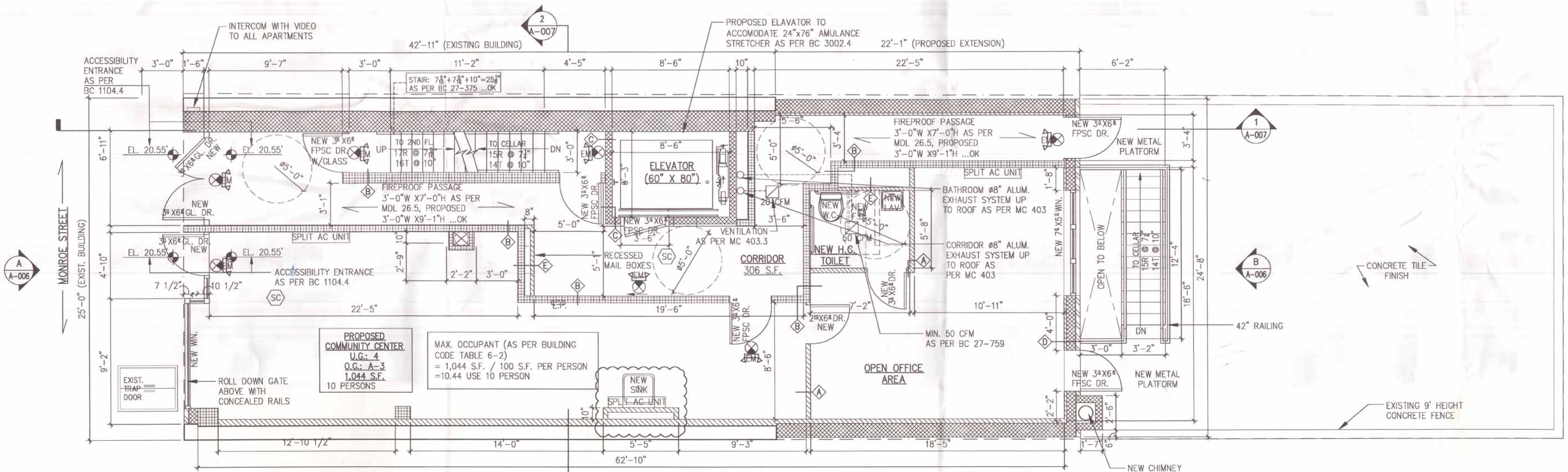
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002	0.9	TC
003	1.0	TC
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154	1.2	TC
155	1.1	TC
156	1.0	TC
157	-0.2	TC
158	-0.1	TC
159	0.0	TC

---- End of Readings ----



PROPOSED CELLAR FLOOR PLAN
SCALE: 1/4"=1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND

NEW 1-HR PARTITION WALL (TYPE A)	EXIT SIGN
NEW 2-HR PARTITION WALL (TYPE B)	WALL PARTITION TYPE
CONCRETE MASONRY WALL (TYPE C)	GAS METER
NEW YORK CITY APPROVED TYPE SMOKE / CO DETECTOR	VENTILATION
EMERGENCY LIGHT	

FIRE ALARM NOTE:

AUTOMATIC FIRE ALARM SYSTEM WILL BE INSTALLED THRU-OUT THE BUILDING AS PER SEC 28-101.4.3, BC 907.2 AND BC 908.7
FIRE ALARM WILL BE FILED UNDER SEPARATED APPLICATION.

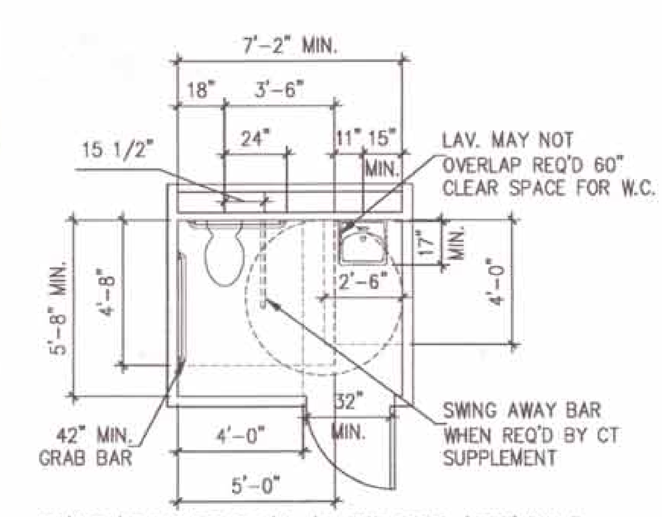
NOTE:

THIS BUILDING WILL NOT HAVE ANY TENANTS AND WILL BE FULLY VACATED DURING THE CONSTRUCTION WORK, THEREFORE NO TENANT SAFETY PLAN REQUIRED

BOILER ROOM

A.O. SMITH
WATER HEATER
MODEL NO. XCG-50-400
ANSI Z21.10.1-CSA 4.1-2014
50 GALLON
40,000 BTU

WEIL MCLAIN (GAS)
BOILER
MODEL NO. CGA-3-PIDN
INPUT: 70,000BTU
OUTPUT: 59,000BTU
MEA NO. 155-00-M



HANDICAP TOILET DETAIL AS PER 2008 APPENDIX P
SCALE: N.T.S.

GE APPLIANCES
DRYER
MODEL: GFD45GSSMOWW
SERIAL: GL889932C
INPUT: 22.000 BTU

REGISTERED ARCHITECT YING HAO LI STATE OF NEW YORK 032042

ARCHITECT

CITY BUILDING NY
ARCHITECT P.C.
802 64th Street, #3
Brooklyn, NY 11220
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Fax.: (718) 836-1707
8361828@gmail.com

STRUCTURAL ENGINEER

PROJECT

MIX USE BUILDING EXTENSION

39 MONROE STREET
NEW YORK, NY 10002

DRAWING TITLE

PROPOSED CEL AND 1ST FL. PLAN

REVISIONS

NO.	DATE	DESCRIPTION

NO.	DATE	ISSUED TO

ISSUED

The reproduction of this drawing or the use of ideas and arrangements indicated on this drawing without the written approval of this office is prohibited. Written dimensions take precedence over scaled dimensions. The contractor shall verify dimensions and conditions at the job and report discrepancies to the Architect prior to the start of the work.

Proj. No. 13-39
Date 08-21-14
Scale AS NOTED
Drawn

SEAL

DRAWING NUMBER

A-001.03

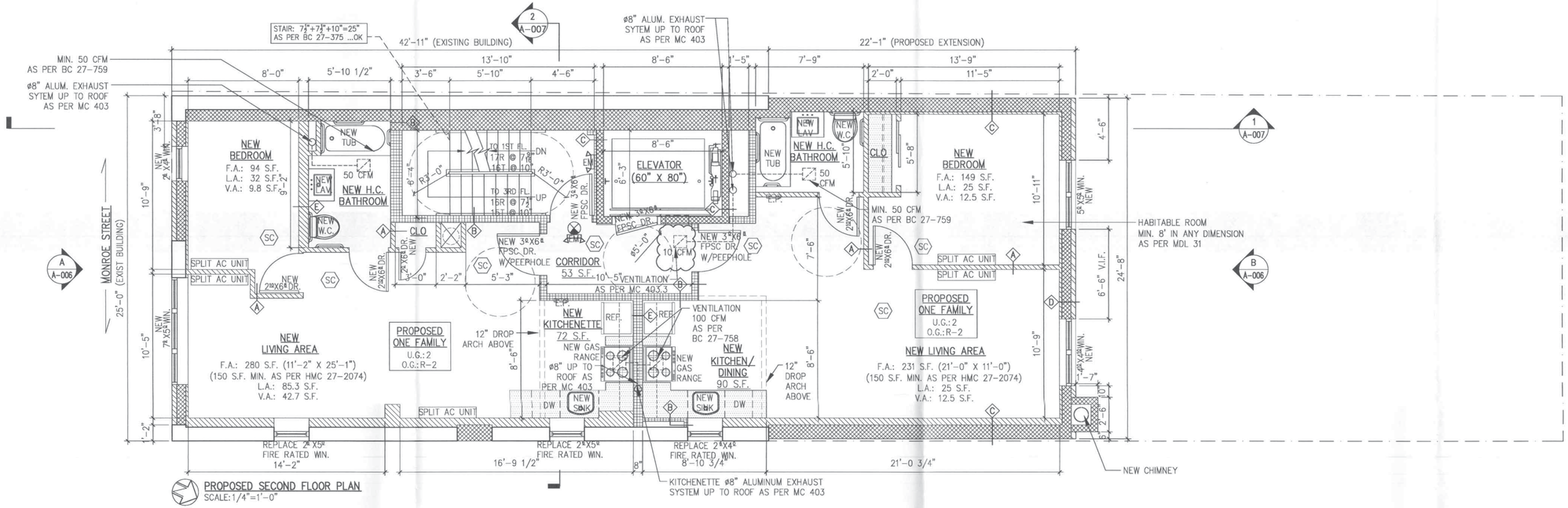
SHEET 8 OF 45

DEPT BLDGS 121663645 Job Number
ESHS1667459 Scan Code

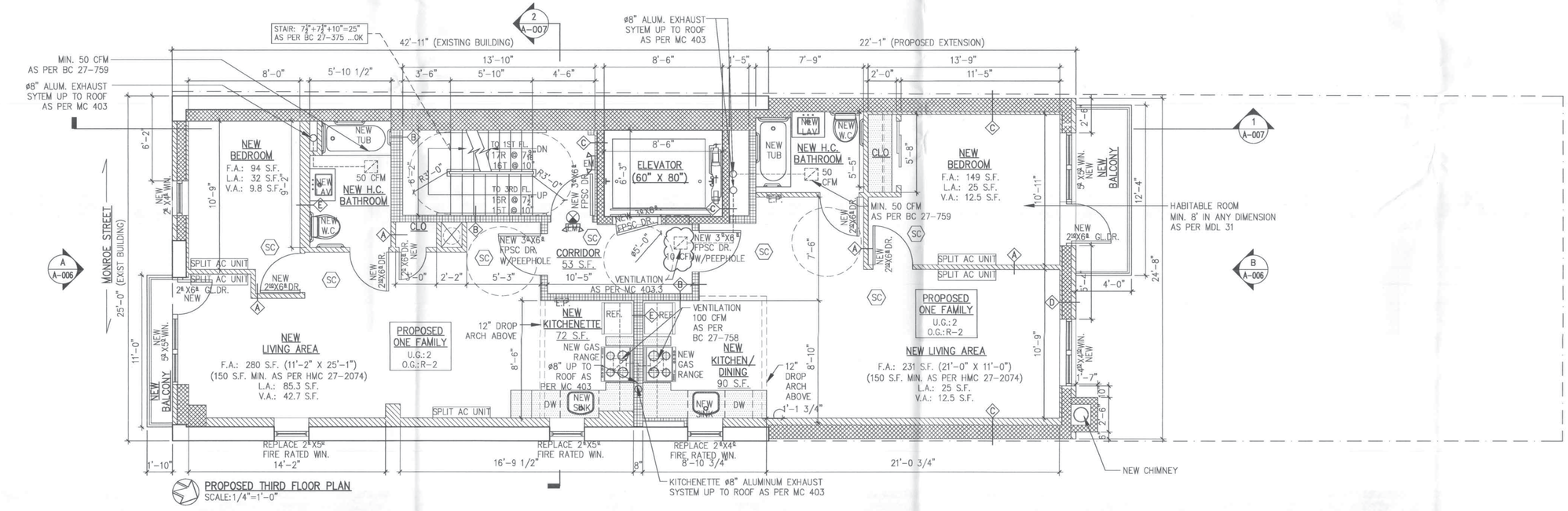
DOB STAMP

EXAMINED FOR ZONING, EGRESS AND FIRE PREVENTION ONLY, AS PER DIR. NO. 2 OF 1975
OCT 22 2018
WENYU

AMENDED PLAN



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



PROPOSED THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND

- NEW 1-HR PARTITION WALL (TYPE A)
- NEW 2-HR PARTITION WALL (TYPE B)
- CONCRETE MASONRY WALL (TYPE C)
- EXIT SIGN
- WALL PARTITION TYPE
- GAS METER
- NEW YORK CITY APPROVED TYPE SMOKE / CO DETECTOR
- VENTILATION
- EMERGENCY LIGHT

FIRE ALARM NOTE:

AUTOMATIC FIRE ALARM SYSTEM WILL BE INSTALLED THRU-OUT THE BUILDING AS PER SEC 28-101.4.3, BC 907.2 AND BC 908.7
FIRE ALARM WILL BE FILED UNDER SEPARATED APPLICATION.

NOTE:

THIS BUILDING WILL NOT HAVE ANY TENANTS AND WILL BE FULLY VACATED DURING THE CONSTRUCTION WORK, THEREFORE NO TENANT SAFETY PLAN REQUIRED

ARCHITECT

CITY BUILDING NY ARCHITECT P.C.
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Brooklyn, NY 11220
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Fax.: (718) 836-1707
8361828@gmail.com

STRUCTURAL ENGINEER

PROJECT

MIX USE BUILDING EXTENSION

39 MONROE STREET
NEW YORK, NY 10002

DRAWING TITLE

PROPOSED 2ND AND 3RD FLOOR PLAN

REVISIONS

NO.	DATE	DESCRIPTION
2	06/14/2017	PAA
1	04/03/2015	PAA
NO.	DATE	ISSUED TO

ISSUED

The reproduction of this drawing or the use of ideas and arrangements indicated on this drawing without the written approval of this office is prohibited. Written dimensions take precedence over scaled dimensions. The contractor shall verify dimensions and conditions at the job and report discrepancies to the Architect prior to the start of the work.

Proj. No. 13-39
Date 08-21-14
Scale AS NOTED
Drawn
SEAL

DRAWING NUMBER
A-002.03

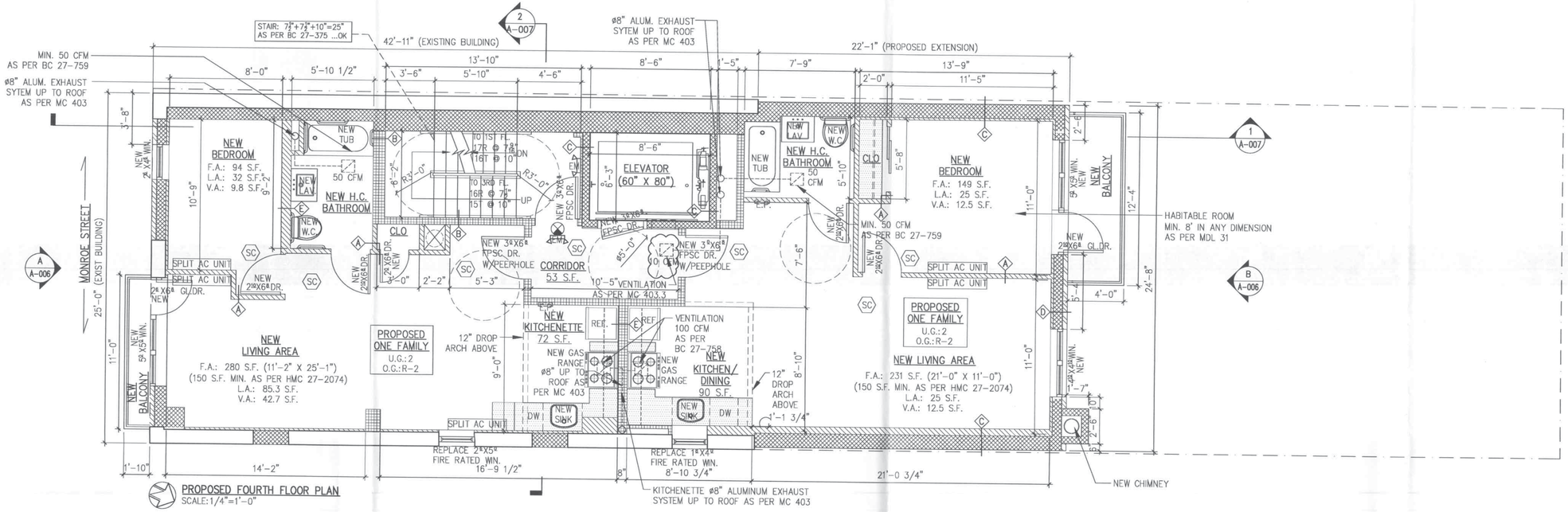
SHEET 9 OF 45

DEPT BLDGS 121623645 Job Number
E2H0150041 Scan Code

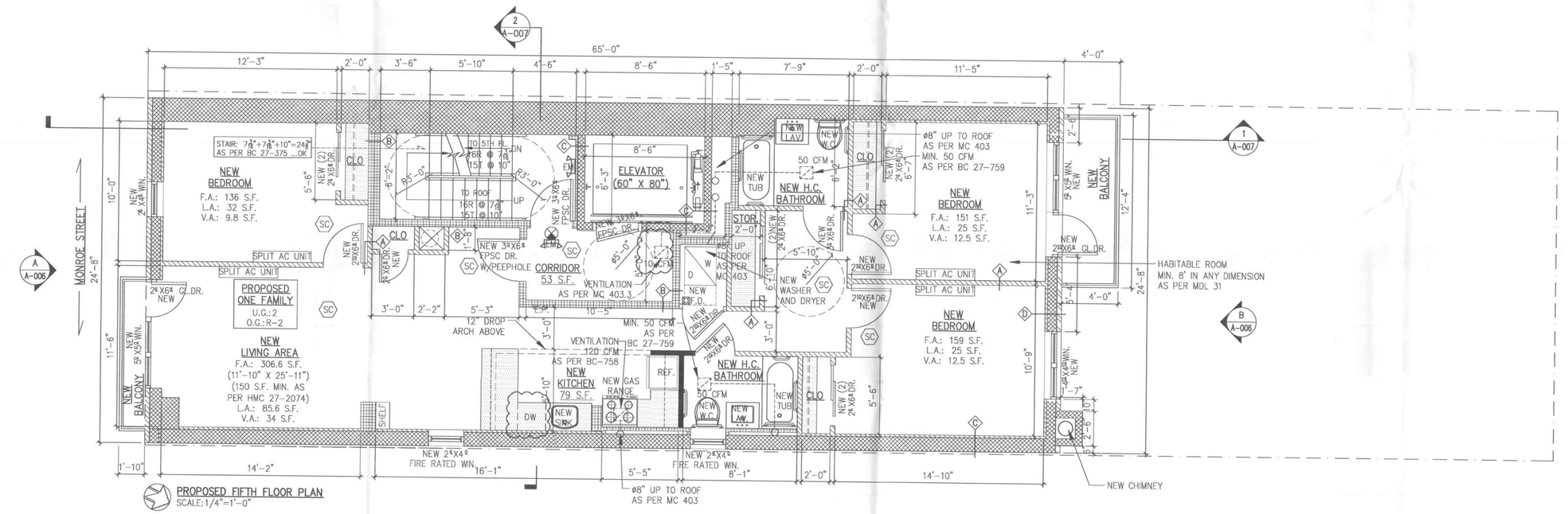
DOB STAMP

EXAMINED FOR COMPLIANCE WITH FIRE PREVENTION AND BUILDING CODE NO. 2 OF 1979
OCT 22 2018
AYMEN YU

AMENDED PLAN



PROPOSED FOURTH FLOOR PLAN
SCALE:1/4"=1'-0"



PROPOSED FIFTH FLOOR PLAN
SCALE:1/4"=1'-0"

LEGEND

- NEW 1-HR PARTITION WALL (TYPE A)
- NEW 2-HR PARTITION WALL (TYPE B)
- CONCRETE MASONRY WALL (TYPE C)
- EXIT SIGN
- WALL PARTITION TYPE
- GAS METER
- NEW YORK CITY APPROVED TYPE SMOKE / CO DETECTOR
- VENTILATION
- EMERGENCY LIGHT

FIRE ALARM NOTE:

AUTOMATIC FIRE ALARM SYSTEM WILL BE INSTALLED THRU-OUT THE BUILDING AS PER SEC 28-101.4.3, BC 907.2 AND BC 908.7

ARCHITECT

CITY BUILDING NY ARCHITECT P.C.
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Brooklyn, NY 11220
Tel.: (718) 836-1828
Fax.: (718) 836-1707
8361828@gmail.com

STRUCTURAL ENGINEER

PROJECT

MIX USE BUILDING EXTENSION

39 MONROE STREET
NEW YORK, NY 10002

DRAWING TITLE

PROPOSED 4TH AND 5TH FLOOR PLAN

REVISIONS

NO.	DATE	DESCRIPTION

NO.	DATE	ISSUED TO

ISSUED

The reproduction of this drawing or the use of ideas and arrangements indicated on this drawing without the written approval of this office is prohibited. Written dimensions take precedence over scaled dimensions. The contractor shall verify dimensions and conditions at the job and report discrepancies to the Architect prior to the start of the work.

Proj. No. 13-39
Date 08-21-14
Scale AS NOTED
Drawn

SEAL

DRAWING NUMBER

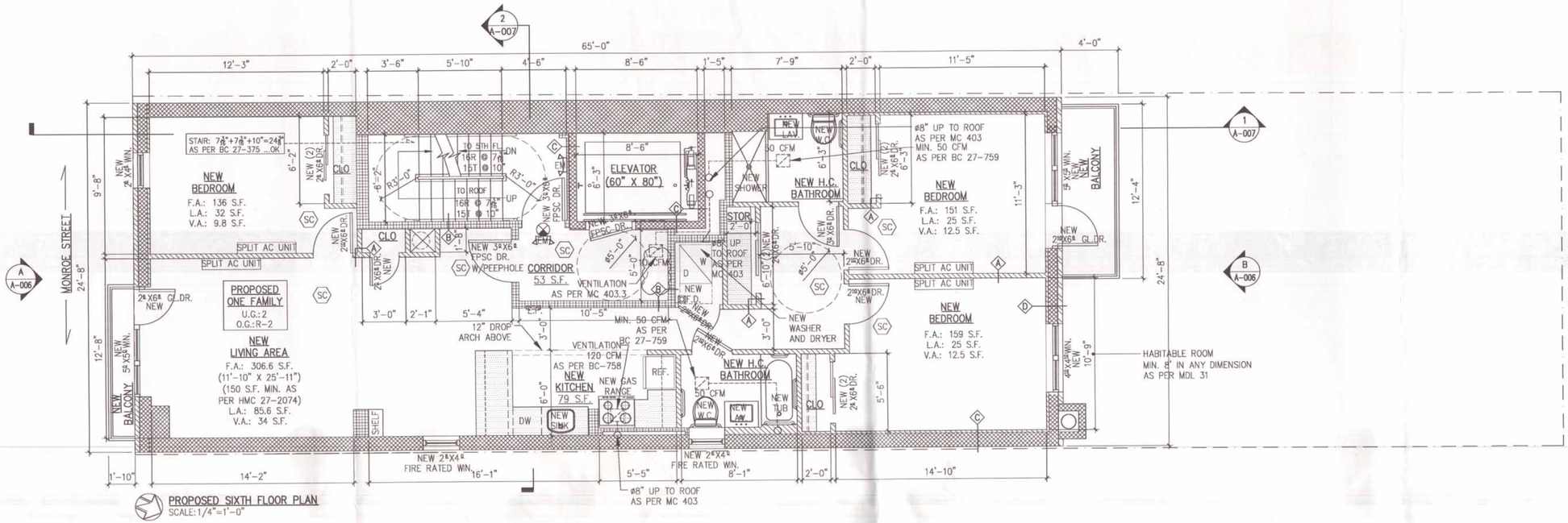
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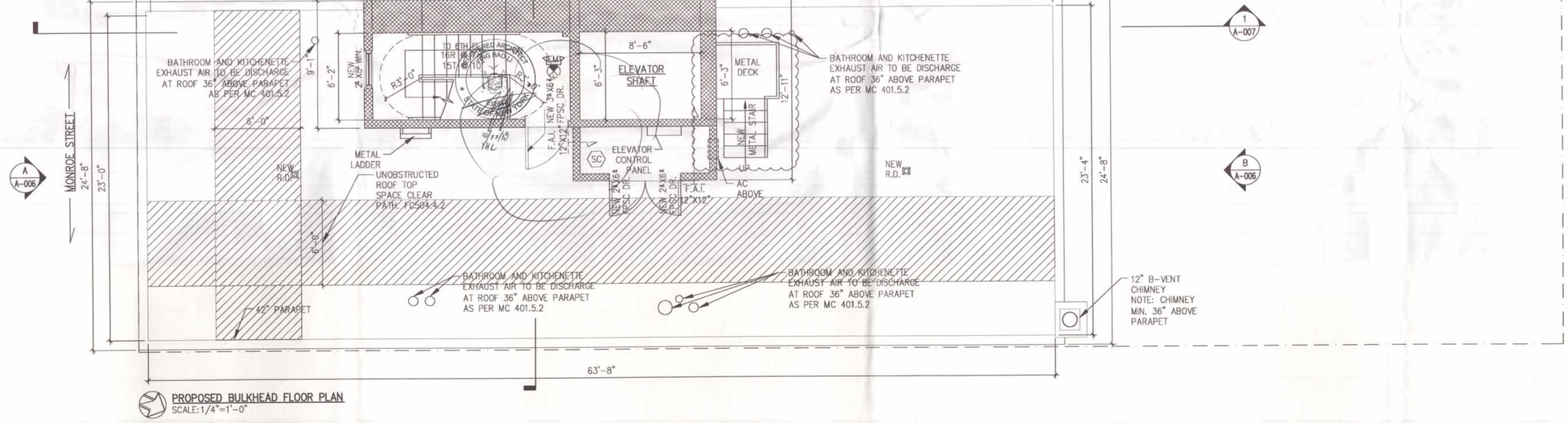
SHEET 10 OF 45

DOB STAMP

EXAMINED FOR ZONING, EGRESS AND FIRE PREVENTION ONLY AS PER ART. 7 OF 1975
OCT 22 2018
WYMEN YU

AMENDED PLAN





LEGEND

- NEW 1-HR PARTITION WALL (TYPE A)
- NEW 2-HR PARTITION WALL (TYPE B)
- CONCRETE MASONRY WALL (TYPE C)
- EXIT SIGN
- WALL PARTITION TYPE
- G — GAS METER
- SC — NEW YORK CITY APPROVED TYPE SMOKE / CO DETECTOR
- VENTILATION
- TEMP — EMERGENCY LIGHT

FIRE ALARM NOTE:

AUTOMATIC FIRE ALARM SYSTEM WILL BE INSTALLED THRU-OUT THE BUILDING AS PER SEC 28-101.4.3, BC 907.2 AND BC 908.7
FIRE ALARM WILL BE FILED UNDER SEPARATED APPLICATION.

ARCHITECT

CITY BUILDING NY ARCHITECT P.C.
802 64th Street, #3
Brooklyn, NY 11220
Tel.: (718) 836-1828
Fax.: (718) 836-1707
8361828@gmail.com

STRUCTURAL ENGINEER

PROJECT

MIX USE BUILDING EXTENSION

39 MONROE STREET
NEW YORK, NY 10002

DRAWING TITLE

PROPOSED 6TH AND BULKHEAD FLOOR PLAN

REVISIONS

NO.	DATE	DESCRIPTION

NO.	DATE	ISSUED TO

ISSUED

The reproduction of this drawing or the use of ideas and arrangements indicated on this drawing without the written approval of this office is prohibited. Written dimensions take precedence over scaled dimensions. The contractor shall verify dimensions and conditions of the job and report discrepancies to the Architect prior to the start of the work.

Proj. No.	13-39
Date	08-21-14
Scale	AS NOTED
Drawn	

SEAL

DRAWING NUMBER

A-004.03

SHEET 11 OF 45

DOB STAMP

EXAMINED FOR ZONING, EGRESS AND FIRE PREVENTION ONLY AS PER BC 28-102.2 OF 2015

OCT 08 2014

WYMEN YU

AMENDED PLAN

ESCROW AGREEMENT

AGREEMENT made this _____ day of _____, 20___, by and among _____ ("PURCHASER"), On Lok Bo, LLC ("SPONSOR"), as sponsor of the _____offering plan ("Plan") and Law Offices of Oliver Zhou ("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 39 Monroe Street, New York, NY 10002, 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 [shall/has] establish[ed] 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 [shares/unit/membership interest/fractional interest] [__] (the "Purchase Agreement") at [NAME OF BANK] located at _____, in the State of New York ("Bank"), a bank authorized to do business in the State of New York. The escrow account is entitled _____("Escrow Account"). [The account number is _____.]

1.2 ESCROW AGENT has designated the following attorneys to serve as signatories: Oliver Zhou. 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 100 Bowery, Suite 300, New York, NY 10013, and a telephone number of 212-226-9442.

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 Oliver Zhou, Esq, 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.

(A) 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:

Law Office of Oliver Zhou

By: _____
Name: Oliver Zhou
Title: Attorney at Law

SPONSOR

On Lok Bo LLC

By: _____
Name: Yat Sun Poon
Title: Managing Member

PURCHASER

[INSERT NAME]

By: _____
Name: _____
Title: _____

DECLARATION OF CONDOMINIUM

DECLARATION

ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP FOR PREMISES LOCATED AT 39 Monroe Street, New York, NY 10002

Borough of Manhattan, New York County, City of New York

THE LAND AFFECTED BY THE WITHIN INSTRUMENT LIES IN BLOCK: 276 LOT: 20 N/K//A Lots _____

ON THE TAX MAP OF BOROUGH OF MANHATTAN, COUNTY OF NEW YORK, CITY AND STATE OF NEW YORK

PURSUANT TO ARTICLE 9-E OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK

NAME: THE ON LOK BO CONDOMINIUM

SPONSOR: ON LOK BO, LLC
39 Monroe Street, New York, NY 10002

DATE OF DECLARATION: Day of , 2021.

RECORD AND RETURN TO:

OLIVER ZHOU, ESQ.
100 Bowery, Suite 300
New York, NY 10013

EXHIBIT F

PLAN OF CONDOMINIUM UNIT OWNERSHIP

DECLARATION OF THE ON LOK BO 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 _____, 20_____, ON LOK BO, LLC, whose principle offices and domicile is situated at 39 Monroe Street, New York, NY 10002, hereinafter referred to as Sponsor represented in this Declaration by one of its officers and shareholders, who is fully empowered and qualified to execute this Declaration on behalf of the Sponsor, does 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 3,191.5 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 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 ON LOK BO CONDOMINIUM at 39 Monroe Street, New York, NY 10002.
D. Condominium as hereinafter referred to shall mean THE ON LOK BO CONDOMINIUM which is composed of the Unit Owners.
E. Sponsor shall mean ON LOK BO, 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 one (1) community center, one (1) accessory office unit and eight (8) one-family residential units. The Building has a total height of s)ixty (60 feet. The average height of the floor to the ceiling of the four floors and cellar is approximately ten (10) 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 the 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 proteins 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. 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)(ii) of the Real Property Law.

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, cable, 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 subjects, support and necessity in a 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 Elements 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, Oliver Zhou, Esq., 100 Bowery, Suite 300, New York, NY 10013, 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 39 Monroe Street, New York, NY 10002.

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 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 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 Section339-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 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 _____, 2021.

ON LOK BO, LLC.

_____
Yat Sun Poon
Managing Member

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 Yat Sun Poon known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their/ capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public

EXHIBIT A

DESCRIPTION OF LAND

EXHIBIT B

DESCRIPTION OF THE UNIT

EXHIBIT C

DEFINITIONS

BY-LAWS

OF
THE CONDOMINIUM
OF THE PREMISES KNOWN AS

THE ON LOK BO CONDOMINIUM
39 Monroe Street,
New York, NY 10002

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 276, Lot 20 as shown on the Tax Map of the Borough of Manhattan, County of New York, 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 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 subleases and occupant 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 for 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 Manhattan 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 Section 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 Manhattan 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 personal;

(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 ensuring 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 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 therefore;

(viii) To use the Common Charges and Special Assessments collected from Unit Owners, as well as 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 fund 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;

(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 Units 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 of 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 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 not of violation; or (iii) to remedy any work order by an insurer. 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, whichever 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 Sections 4.1 hereof, the Board of Managers shall consist of three individuals to be designated form 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; (ii) individual Permitted Mortgagees (iii) officers, directors,

shareholders, partners, principals, employees, or beneficiaries of corporations, partnerships, fiduciaries or any other either 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 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 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 Vacancy.

(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 filing 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 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 Organization 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 (10) days of such annual meeting, at such time and place in County of New York 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 Meeting of the Board of Managers. Regular meetings of the Board of Managers may be held at such time and place in County of New York 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 named for such meeting.

Section 2.13 Special Meeting 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 County of New York) and purpose of the meeting.

Sections 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 means shall constitute a waiver by his or her of notice of the time and place thereof, no notice of such meeting shall be required and any business may be transacted at such meeting.

Section 2.15 Quorum of 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 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 presides 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 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 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.

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 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 Vacancy. 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 Section 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 and, 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 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 Queens 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. 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 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 the 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 designer 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 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 number(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 Section 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 he 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 nonstructural, 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 of 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 surface 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 Market 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 thirty (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 workmen's 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 change 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 alternation, 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 fixture, fixtures and appliances installed therein by Sponsor but not including appliances or any fixture, 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, On Lok Po, LLC, as the named insured, as their interest 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 Section5.5 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 with proof of payment of premiums, shall be sent to named insured and additional insured at least ten (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 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 and 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, and 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 fine insurance company, a qualified insurance broker, or another qualified source; and
(i) 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-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.

(A) 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 provided in Section 6.1 of these By-Laws.
(B) 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 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 condominium or by eminent domain (whether or not all or 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 lien or (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 net proceeds of the resulting sale, together with any Trust Funds, shall be paid to all unit Owners in proportion to their respective Common Interests, except that no payment shall be made to a Unit Owner until the 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 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 executed by the owner of such Unit together with 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 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) sixty (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) ninety (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 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 (c) 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 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 (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 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 with 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 replacement 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 Elements 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 end 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 100 day 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 fifty percent (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 of determine the amount of the 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 Mortgage 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 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 attorney's fees and disbursements and court costs. The late charge shall be imposed for each month that Common Charges shall remain unpaid for any portion of the month. 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. 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 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 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 attorney's fees and disbursements and court costs.

Section 7.2 Right of First Refusal.

(A) Subject to the terms of Section 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, OR THE BOARD OF MANAGERS OR THE CONDOMINIUM WITH RESPECT TO THE TRANSACTION EMBODIED HEREIN PURSUANT TO THE TERMS OF SECTION 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 excepted, 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 apportioning 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 Offer 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 Offer 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 Elements, 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 Elements, 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 Offer 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 Offers 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 orbits 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 Manager 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 herein above 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 fail to consummate the transaction embodied in the Sale or Lease Agreement with 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 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 he 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 waive 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 Section 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 Manager;

(iv) Any proper officer conducting the sale of a Unit in connection with the foreclose 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 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.

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 Mortgagers.

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 affiliate 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 e 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 present 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 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 Mortgage 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 preformed 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 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 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 designed pursuant to the terms hereof and written not 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 Representations made by the Mortgage Representative 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 or cure such violation or breach.

Section 9.2 Abatement and Enjoyment.

(A) In the event that any Unit Owner shall violate 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, shall be in addition to all other remedies obtainable at law or in equity and may be exercised at one time or at different times, concurrently or in any order, in the sole discretion of the 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 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 County of New York. 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 Section 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 Oliver Zhou, Esq., 100 Bowery, Suite 300, New York, NY 10013; 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 require to be given by Law or pursuant to the terms of the Condominium Documents, a waiter 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

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, excepts 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

(C) 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 sublease 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 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 the 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 take pursuant to the 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 name 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 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 assessment against each Unit may 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 On Lok Bo Condominium

39 Monroe Street, New York, NY 10002

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 invites 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.

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 move 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 nay 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 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. All 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 Owner's 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, naphtha, benzene, 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 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 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.

THE HOUSING IMPLIED WARRANTY IS HEREBY INTENTIONALLY DELETED

EXHIBIT A-1

CERTIFICATION OF SPONSOR AND SPONSOR'S PRINCIPALS

January 18, 2019

New York State
Department of Law
Real Estate Financing Bureau
120 Broadway
New York, New York 10271

Re: ON LOK BO CONDOMINIUM
39 Monroe Street, New York, NY 10002

Dear Sir(s):

We are the sponsor and sponsor's principals of the Condominium Offering Plan for the captioned property.

We understand that we have primary responsibility for compliance with the provisions of Article 23-A of the General Business Law, the regulations promulgated by the Attorney General in Part 20 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 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 of sale;
vi. Not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;
vii. Not contain any representation or statement which is false where I/ we:
    a) Knew the truth;
    b) With reasonable effort could have known the truth;
    c) Made no reasonable effort to ascertain the truth; or

d) Did not have knowledge concerning the representations or statement made.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. We understand that the violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

Very truly yours,

SPONSOR:

ON LOK BO, LLC

By: _____
Yat Sun Poon
Managing Member

SPONSOR'S PRINCIPALS

_____
Yat Sun Poon

Sworn to before me this
18th day of January, 2019.

_____
Notary Public

Oliver Chou
Notary Public, State of New York
No. 02CH6271444
Qualified in New York County
Term Expires October 29, 20__

EXHIBIT A-2

CERTIFICATION OF SPONSOR'S ARCHITECT

January 3, 2021

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

Re: On Lok Bo Condominium
39 Monroe Street, New York, NY 10002

Dear Sir/Madam:

The undersigned, an architect licensed to practice as a registered architect in New York State, certify as follows:

The sponsor of the Offering Plan to convert the captioned property to condominium ownership retained me to prepare a report describing the construction of the property "(The Report)". I examined the building plans and specifications dated January 18, 2019 that were prepared by my firm which were submitted to the Department of Buildings. I prepared the Report dated January 3, 2021, a copy of which is intended to be incorporated into the offering plan so that a prospective purchaser may rely on it.

I am a registered architect in the state in which the property is located.

I understand that I am responsible for complying with article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to this Report.

I have read the entire Report and investigated the facts set forth in the Report and the facts underlying it with due diligence in order to form a basis for this certification. This certification is made for the benefit of all persons to whom this offer is made.

I certify that the Report does:

i. Set forth in narrative form the description and/ or physical condition of the entire property, as it will exist upon completion of construction,

provided that construction is in accordance with plan and specifications that we examined;

ii. In my professional opinion afford potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the physical condition of the property; as it will exist upon completion of construction, provided that construction is in accordance with the plans and specifications that I examined;

iii. Not omit any material fact;

iv. Not contain any untrue statement of material fact;

v. Not contain any fraud, deception, concealment or suppression;

vi. Not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;

vii. Not contain any representation or statement which is false, where I: a) knew the truth; b) with reasonable effort could have known the truth; c) made no reasonable effort to ascertain the truth; or d) did not have knowledge concerning the representations or statement made.

I further certify that I am not owned or controlled by and have not beneficial interest in the sponsor and that my compensation for preparing this Report is not contingent on the conversion of the property to a condominium or on the profitability or price of the offering. This statement is not intended as a guarantee or warranty of the physical condition of the property.

01/03/2021

Ying Hao Li
Registered Architect
City Building NY Architect, P.C.
802 64th Street, Suite 3H
Brooklyn, NY 11220

REGISTERED ARCHITECT YING HAO LI 032042 STATE OF NEW YORK

Sworn to before me this
28th day of October, 2020.

Notary Public

Oliver Chou
Notary Public State of New York
No. 02CH6271444
Qualified in New York County
Term Expires October 29, 2024

EXHIBIT A-3

CERTIFICATION OF SPONSOR'S EXPERT CONC ERNING ADEQUACY OF BUDGET

January 28, 2019

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

Re: On Lok Bo Condominium
39 Monroe Street, New York, NY 10002

Dear Sir/Madam:

The undersigned, a certified public accountant, certifies as follows:

The sponsor of the condominium offering plan for the captioned property has retained me to review the Schedule B and B-1, containing projections of income and expenses for the first year of condominium operation. I have extensive experience in the field since 2012.

I understand that I am responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to Schedules B and B-1.

I have reviewed the Schedules and investigated the facts set forth in the Schedules and the facts underlying it with due diligence in order to form a basis for this certification. I have also relied on my experience in managing residential and commercial buildings.

I certify that the projections in Schedules B and B – 1, appear reasonable and adequate under existing circumstances, and the projected income appears to be sufficient to meet the anticipated operating expenses for the projected first year of condominium operation.

I certify that the Schedules:

I. Set forth in detail the projected income and expenses for the first year of condominium operation;

II. Afford potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the first year of condominium operation;
III. Do not omit any material fact;
IV. Do not contain any untrue statement of a material fact;
V. Do not contain any fraud, deception, concealment, or suppression;
VI. Do not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;
VII. Do not contain any representation or statement which is false where I:
    a) Knew the truth;
    b) With reasonable effort could have known the truth;
    c) Made no reasonable effort to ascertain the truth; or
    d) Did not have knowledge concerning the representation or statement made.

I further certify that I am not owned or controlled by the sponsor. I understand that a copy of this certification is intended to be incorporated into the offering plan. This statement is not intended as a guarantee or warranty of the income and expenses for the first year of condominium operation. This Certification is made under penalty of perjury for the benefit of all persons to whom this offer is made.

I understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

Very truly yours,

By: _____
Terry Gu, CPA

Sworn to before me on this
28th day of January, 2019.

_____
Notary Public

HAO YU
Notary Public - State of New York
No. 01HA6367251
Qualified in Kings County
My Comm. Expires Nov. 13, 2021

EXHIBIT A-4

CERTIFICATION OF EXPERT CONCERNING COMMON CHARGES PAYABLE BY THE UNIT OWNERS

January 28, 2019

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

Re: On Lok Bo Condominium
39 Monroe Street, New York, NY 10002

Dear Sir or Madam:

The undersigned, a certified public accountant, certifies as follows:

The sponsor of the condominium offering plan for the captioned property retained my firm to review Schedule B which includes projections of common charges payable by the owners of the commercial units. I have extensive experience in the field since 2012.

I understand that I am responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Attorney General in Part 20 insofar as they are applicable to the commercial units listed in Schedule B.

I have reviewed the Schedule B 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. I also have relied on my experience in managing residential buildings.

I 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 fairy attributable to such commercial units for the projected first year of condominium operation, and that the allocation of common charges attributable to the commercial units also reflects special or exclusive use or availability or exclusive control of particular common areas.

I 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 unit;
III. Do not omit any material fact;
IV. Do not contain any untrue statement of a material fact;
V. Do not contain any fraud, deception, concealment, or suppression;
VI. Do not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;
VII. Do not contain any representation or statement which is false where we:
    a) Knew the truth;
    b) With reasonable effort could have known the truth;
    c) Made no reasonable effort to ascertain the truth; or
    d) Did not have knowledge concerning the representation or statement made.

I further certify that my brokerage is not owned or controlled by the sponsor. I understand that a copy of this certification is intended to be incorporated into the offering plan. This statement is not intended as a guarantee or warranty of the common charges fairly attributable to the commercial units for the first year of condominium operation.

This Certification is made under penalty of perjury for the benefit of all persons to whom this Offer is made. I understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal law.

Very truly yours,

By: _____
Terry Gu, CPA

Sworn to before me on this
28th day of January, 2019.

_____
Notary Public

HAO YU
Notary Public - State of New York
No. 01HA6367251
Qualified in Kings County
My Comm. Expires Nov. 13, 2021

EXHIBIT A-5

ESCROW AGREEMENT ON THE SPONSOR'S FUND FOR PAYMENT OF COMMON CHARGES

AGREEMENT made this _____ day of _____, 2019, between On Lok Bo, LLC, having an office at 39 Monroe Street, New York, NY 10002 ("Sponsor") and Law Offices of Oliver Zhou, Attorney at Law, having an office at 100 Bowery, Suite 300, New York, NY 10013, ("Escrow Agent").

The Sponsor hereby agrees to deposit the sum of $_____ which is equivalent to two (2) months of the Escrow Account of Escrow Agent to be opened and maintained at Citibank located at 168 Canal Street, New York, NY 10013, for the purpose of securing the payment of common charges to be paid by the Sponsor for the unsold units.

Following the closing of the 1st Unit of On Lok Bo Condominium, the Escrow Agent shall release the sum equal to the common charge payable by the Sponsor on the 1st day of each and every month payable to On Lok Bo Condominium for the payment of Sponsor's common charges, until the escrow fund is exhausted.

Sponsor:

On Lok Bo LLC

By:_____
Managing Member

Escrow Agent:

Law Offices of Oliver Zhou

By:_____
Oliver Zhou, Esq.