CONDOMINIUM OFFERING PLAN

THE ERA CONDOMINIUM

Property Located at:
2461 Broadway
New York, NY 10025
New York County

THE OFFERING PRICE OF:

THE FIFTY-SEVEN (57) RESIDENTIAL UNITS IS	$263,750,000.00
THE TWO (2) NON-RESIDENTIAL UNITS IS	$10,763,429.00
THE EIGHTEEN (18) LICENSED STORAGE SPACES IS	$381,000.00
THE TWENTY-NINE (29) LICENSED BICYCLE SPACES IS	$0.00
FOR A TOTAL INITIAL OFFERING PRICE OF	$274,894,429.00

The Condominium will consist of Fifty-seven (57) Residential Units, Two (2) Non-Residential Units, Eighteen (18) Licensed Storage Spaces, and Twenty-Nine (29) Licensed Bicycle Spaces which are being offered for sale pursuant to this offering.

SPONSOR
UWS AA BSD LLC AND
2461 BROADWAY LLC
850 THIRD AVENUE, SUITE 13D
NEW YORK, NY 10022

SELLING AGENT
REUVENI REAL ESTATE
853 BROADWAY
NEW YORK, NY 10003

The Date of Acceptance for Filing is _____. This Offering Plan may not be used after _____, unless extended by amendment.

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

BECAUSE SPONSOR IS RETAINING THE UNCONDITIONAL RIGHT TO RENT RATHER THAN SELL UNITS AFTER THE OFFERING PLAN HAS BEEN CONSUMMATED, THIS OFFERING PLAN MAY NOT RESULT IN THE CREATION OF A CONDOMINIUM IN WHICH A MAJORITY OF THE UNITS ARE OWNED BY OWNER-OCCUPANTS OR INVESTORS UNRELATED TO THE SPONSOR.

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

THIS OFFERING PLAN CONTAINS SPECIAL RISKS TO PURCHASERS. SEE PAGE i.

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PART I
SPECIAL RISKS

THE PURCHASE OF A CONDOMINIUM UNIT HAS MANY SIGNIFICANT LEGAL AND FINANCIAL CONSEQUENCES. THE ATTORNEY GENERAL STRONGLY URGES YOU TO READ THESE OFFERING MATERIALS CAREFULLY AND TO CONSULT WITH AN ATTORNEY BEFORE SIGNING A PURCHASE AGREEMENT. THE FOLLOWING IS A SUMMARY OF CERTAIN SPECIAL RISK CONSIDERATIONS IN CONNECTION WITH THE OFFERING PLAN BUT IS NOT INTENDED TO SUMMARIZE ALL MAJOR FEATURES OF THE OFFERING PLAN. PROSPECTIVE PURCHASERS ARE URGED TO READ THE FOLLOWING SPECIAL RISK FACTORS IN CONJUNCTION WITH THE OFFERING PLAN FOR A DISCUSSION OF THESE AND OTHER IMPORTANT ASPECTS OF THIS CONDOMINIUM OFFERING.

1. Sponsor reserves the right to control the Board of Managers for a period of time until the earlier to occur of (a) thirty (30) days after the date by which one hundred percent (100%) of the Units have been conveyed to Purchasers; or (b) five (5) years after the First Closing (the "Sponsor Control Period"). Sponsor reserves the right to relinquish control of the Board of Managers prior to the expiration of the Sponsor Control Period. A meeting will be held to elect new board members unrelated to the Sponsor within thirty 30 days of the expiration of the Sponsor Control Period. However, as long as Sponsor owns a Unit, Sponsor will be entitled to appoint one (1) Residential member of the Board of Managers and shall be entitled to cast one vote for each .0001% of Common Interest attributable to their Unit(s), but in no event can Sponsor use its voting power to elect more than 50% of the Board of Managers after the expiration of the Sponsor Control Period. In the event that there is a Successor Sponsor and Sponsor still owns a Unit, only Sponsor may appoint one (1) Residential member of the Board of Managers. See the section "Control by The Sponsor" set forth in Part I of the Offering Plan.

2. Sponsor is retaining the unconditional right to rent Units in the Building after consummation of the Offering Plan that are being offered herein. Unless this Offering Plan is abandoned, Sponsor will endeavor in good faith to sell Units rather than rent after the Offering Plan has been consummated but makes no representation that it will execute Purchase Agreements to sell more than fifteen percent (15%) of the Units. Nine (9) Residential Units satisfy the fifteen percent (15%) threshold. As Sponsor's right to rent Units is unconditional, this Offering Plan may not result in the creation of a condominium in which a majority of the Units are owned by occupants or investors unrelated to Sponsor; Sponsor could effectively control the Condominium indefinitely. Rental tenants of Units owned by Sponsor or any other Unit Owner will receive the same Building services and will have the same use of the facilities as Unit Owners, however they will have no investment in their Units and therefore do not share the same economic interests as a Unit Owner that occupies their Unit in the maintenance and care of the Building's facilities. In the event Sponsor has rented a Unit after consummation of the Offering Plan, and subsequently sells the Unit pursuant to this Offering Plan, such sale of the Unit will provide that it will be sold in "as is" condition, except for any applicable warranties expressly provided in this Offering Plan.

   The By-Laws do not require that a majority of the Board of Managers be owner-occupants who are unrelated to Sponsor after Sponsor relinquishes control of the Board of Managers,

Purchasers for their own occupancy may never gain control of the Board of Managers. Unit Owners that occupy their Unit and Unit Owners that do not occupy their Unit, such as Sponsor or Unit Owners that rent their Units, may have inherent conflicts on management of the Condominium. See the sections "Rights and Obligations of the Sponsor" and "Control by The Sponsor" set forth in Part I of the Offering Plan.

3. Sponsor has obtained financing from MSD PCOF PARTNERS X, LLC, located at 645 Fifth Avenue, 21st Floor, New York, NY 10012. Each Unit being conveyed at a Closing and such Unit's appurtenant Common Interest will be released from the Lender's mortgage upon tender of the relevant payment as agreed to between Sponsor and Lender. Without the prior written consent of the lender, Sponsor may not lease Units and may not exercise the right to relinquish control of the Board of Managers prior to the expiration of the Sponsor Control Period until at least seventy-five percent (75%) of the Residential Units has been conveyed. See the section "Terms of Sale" set forth in Part I of the Offering Plan.

4. Limited Common Elements are Common Elements existing for the sole use and enjoyment of certain Unit Owners to the exclusion of all other Unit Owners. Limited Common Elements include but are not limited to any facilities (pipes, shut-off valves, wires, lines, conduits) that exclusively serve a Unit that are located behind its boundary walls or within its boundary walls but not readily accessible without damage to such boundary walls, balconies, terraces, or yards that are allocated for the exclusive use of an appurtenant Unit, as set forth in the Floor Plans.

   Each Unit Owner of a Unit to which a Limited Common Element is appurtenant shall be responsible for the cost and performance of all painting, decorating and non-structural ordinary maintenance, repairs, cleaning and replacements to such Limited Common Element, including pipes, wires, and conduits exclusively servicing the Unit. However, any structural or non-ordinary repairs or replacements to a Limited Common Element shall be made by the Board of Managers, and the cost and expense thereof shall be charged to all Unit Owners as a Common Expense unless the need for such repair or replacement was caused by the wrongful or negligent act or omission of a Unit Owner or their tenants, guests, or invitees whereby the cost shall be charged to such Unit Owner. The Board of Managers shall have the right of access to, in, and through these areas for the purpose of doing building maintenance inspections. No structures of any kind may be erected on Limited Common Elements without the express written permission of the Board of Managers, except for temporary structures. Notwithstanding anything herein to the contrary, a Unit Owner who wishes to paint, decorate or make any other changes to a Limited Common Element appurtenant to their Unit, and which change deviates from the Limited Common Element as it was originally delivered by Sponsor, must first obtain express written permission from the Board of Managers; for as long as Sponsor owns at least one Unit, a Unit Owner must also obtain express written permission from the Sponsor.

   Limited Common Elements and any cellar spaces are considered uninhabitable space and may not be legally used as a bedroom or living room and to do so may result in a building code violation being issued for the Building. Any cellar space has less light and air than ordinary living space and is more susceptible to dampness. Refer to Schedule A for the amount of Limited Common Elements available to each Unit Owner.

   See the sections "Description of Property and Improvements" and "Schedule A" set forth in Part I of the Offering Plan and see the "Description of Property and Building Condition,"

"Floor Plans," and "Declaration" set forth in Part II of the Offering Plan.

5. New York City's Façade Inspection Safety Program ("FISP"), also known as Local Law 11/98 applies to this Building. FISP requires that owners of buildings, with greater than six stories above grade, have their exterior walls and appurtenances inspected periodically. FISP reports are due once in five-year cycles. Once a new building is issued the first temporary Certificate of Occupancy, the five-year "grace period" begins. After this five-year period is over, the building must file during the next applicable cycle. Unless Sponsor still controls the Board at such time, the obligation to comply with FISP shall be solely on the Unit Owner-controlled Board. Sponsor shall have no responsibility or obligation to organize such inspections after the termination of the Sponsor Control Period. The cost of retaining a Qualified Exterior Wall Inspector to perform the inspection and file the report, as well as making any necessary repairs, will be a Common Expense in the future. The cost of retaining a Qualified Exterior Wall Inspector is currently approximately $5,000; Sponsor makes no warranty or representation that the law will not change or what the actual cost of compliance will be. In the same fashion, the Condominium Board will be responsible for maintaining the sidewalk(s) in accordance with the requirements of the Department of Transportation. See the section "Description of Property and Improvements" set forth in Part I of the Offering Plan.

6. There are lot line windows in the Building facing west in Units 3C, 4C, 5C, 6C, 7C, 8D, 9D, 10D, 11D, 12D, 14D, 15C, 16C, 17C, 18C, 19C, and both north and west facing windows in Unit PHA. All lot line windows were built in full compliance with all applicable building codes and other regulations, and all Units meet light and ventilation requirements without taking these windows into account. Lot Line windows overlooking 2465 Broadway provide legal light and air and will not be required to be blocked at any time in the future. See the "Description of Property and Building Condition," set forth in Part II of the Offering Plan for a list of all lot line windows. Characterization of a window as a lot line window generally means that depending on the proximity and height of improvements on the adjacent property, the lot line window is required by law to be protected against fire occurring in the improvements on adjacent lots in a manner satisfactory to the Department of Buildings. Such fire protection can include sealing the window completely, sprinklering it, using glass block instead of ordinary window glass, or using windows made of steel with wire mesh. Consequently, prospective Purchasers should be aware that in the event that the adjacent property is renovated, reconstructed or enlarged at any time in the future, the lot line windows on these facades of the Building may be required to be in-filled with fire-rated construction, the costs of which would be borne by all of the Residential Unit Owners as a Residential Common Expense. If certain of these windows remain open, they may be required to have sprinkler heads installed and their surrounding walls in-filled with fire-rated construction. The current estimated costs of such work is approximately $5,000 for each lot line window. It will be the responsibility of any affected Residential Unit Owners to refinish the interiors of their Units. In the event an adjacent parcel is developed and requires lot line windows to be sealed, Sponsor shall promptly amend the Offering Plan and shall inform affected Purchasers; Sponsor shall have no liability for the inability to include unsealed lot line windows in the Unit or a Common Element and Purchasers shall not have the right to rescind any Purchase Agreement based on the failure of Sponsor to include an unsealed lot line window in the Unit or a Common Element. See the section "Description of Property and Improvements" set forth in Part I of the Offering Plan and see the "Description of Property and Building Condition," set forth in Part II of the Offering Plan.

7. The Property is subject to a "Zoning Lot Development and Easement Agreement" dated December 31, 2019 and recorded as CRFN 2020000013227; the agreement transfers 68,965 square feet of development rights to the Property and allows the Building to cantilever (extend horizontally and is supported at only one end) over the neighboring property. See the section "Description of Property and Improvements" set forth in Part I of the Offering Plan and see the "Description of Property and Building Condition," set forth in Part II of the Offering Plan.

8. No representation is made that future construction in the neighborhood surrounding the Property will not result in obstruction of the views from any window, portion of the façade or curtain wall, and/or terrace in the Building. The Sponsor has no other projects within the immediate vicinity of the Building and has no development projects approved by the NYC Department of Buildings that will be adjacent to or directly across the street from the Building; principals of Sponsor have a condominium project at 2505 Broadway that is not related or affiliated with, and will have no material impact on, this Condominium. If any material change in the vicinity occurs that affects the use or enjoyment of the property while sales are ongoing, an amendment will be filed within 30 days after the information becomes known to the Sponsor disclosing the material change. See the section "Location and Area Information" set forth in Part I of the Offering Plan.

9. Floor Plans depicting layouts of Units in this Schedule A appear in Part II of the Offering Plan. Purchasers should note that the square footage of each Unit, as reflected in Schedule A, the Floor Plans set forth in Part II of the Offering Plan, and in Exhibit B to the Declaration set forth in Part II of this Offering Plan are approximate and are within reasonable tolerances. Each Residential Unit is measured horizontally from the exterior side of exterior walls (perimeter columns and mechanical pipes, ducts and shafts are not deducted) to the midpoint of the interior walls and partitions separating one Unit from another Unit, or separating a Unit from public corridors, and other mechanical equipment spaces or any Common Elements or Limited Common Elements. Notwithstanding the foregoing, any Common Elements located within this described form of measurement shall not be considered part of such Unit. Each Unit will be measured vertically from the top of the floor slab below (located under the finished flooring and sub-floor materials) to the underside of the floor slab above. Dimensions listed on Schedule A are based on this method of measurement; since the area calculations are not based upon measurements from interior surfaces of interior walls, the usable floor area of each Unit is significantly less than the area listed in Schedule A. Floor area may include columns, mechanical pipes shafts, shaftways chases, chaseways and conduits which may be incorporated behind protruding walls or may be separately enclosed as freestanding columns thereby reducing the available floor area. Each Unit also includes the interior doors and walls and all plumbing, gas and electrical fixtures, lines, conduits and equipment such as refrigerators, dishwashers, panel boxes, ranges and other appliances, as may be affixed, attached or appurtenant to said Unit, not including the Building heating equipment and system, plumbing, gas and electrical fixtures and equipment as used in the preceding sentence include exposed and unexposed (to the extent solely serving or benefiting the Unit) gas and water pipes attached to the fixtures, appliances and equipment fixtures, appliances and equipment, and appliances and any special equipment, fixtures or facilities affixed, attached, or appurtenant to the Unit. See the section "Schedule A" set forth in Part I of the Offering Plan.

10. The Condominium will purchase on behalf of the Residential Unit Owners Unit 2A for the use by the Resident Manager at the price of $1,875,000. The Sponsor will provide a mortgage for

the entire price for a term of five years at an annual interest rate of 4.5% fixed. The monthly payment will be interest-only in the amount of $7,310.25 per month, $84,375 per year. At the end of the five-year period, the full principal balance of $1,875,000 will come due. If the mortgage cannot be refinanced, it will require a full assessment to be proportionally borne solely by from the Residential Unit Owners. See the section "Schedule B" set forth in Part I of the Offering Plan.

11. A Non-Residential Unit Owner has certain special rights under the Declaration; it is not anticipated that such differences in rights and obligations will have a materially adverse impact upon the Condominium. Except to the extent inconsistent with the By-Laws or prohibited by law, and unless there shall be a material adverse effect on the Residential Unit Owners, a Non-Residential Unit Owner shall have the right, without the vote or consent of the Board of Managers to: (1) make alterations, additions or improvements, whether structural or non-structural, interior or exterior, ordinary or extraordinary, in, to and upon their Non-Residential Unit; (2) change the layout or number of rooms in the Non-Residential Unit from time to time; (3) change the Non-Residential Unit, by subdividing the same, into any desired number of Units, combining any Units resulting from a subdivision, altering the boundary walls between the Non-Residential Unit, or otherwise; (4) designate all or part of a Non-Residential Unit as a newly created Non-Residential Common Element; (5) reapportion among the newly created Non-Residential Units resulting from any subdivision, combination or otherwise their percentage interests in the Common Elements which shall 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; provided that in no case may such reapportionment result in a greater percentage of Common Interest for the total of the new Non-Residential Unit(s) than existed for the original Non-Residential Unit; and (6) amend the Certificate of Occupancy with respect to the Non-Residential Unit (any such amendment to be at the sole cost and expense of the Non-Residential Unit Owner) to provide that such Non-Residential Unit may be used for any purpose which is lawful at the time that such amendment is made.

    Article 6 of the Declaration contains the impermissible uses of Units. The following uses are prohibited for any Unit; any use that in the reasonable judgment of the Board of Managers would impair or threaten the structural integrity of the Building or the life, health, safety, protection, or security of Unit Owners, tenants, or occupants of Units; any use that violates applicable laws; any use that results in, or in the reasonable judgment of the Board of Managers would result in, the cancellation or notice of cancellation of insurance maintained by the Board of Managers; any use that increases, or in the reasonable judgment of the Board of Managers would increase, the rate of insurance for the Property above the rate in effect at the date of recording the Declaration, unless the Unit Owner reasonable for such increase pays the additional premium therefor as a specially allocated expense; any use inconsistent with or in violation of its permitted use or in the reasonable judgment of the Board of Managers is an unreasonable and substantial annoyance or nuisance to a Unit Owner or tenant of a Unit or an unreasonable, substantial, and repeated interference with the peaceful possession or proper use and enjoyment of another Unit or the Common Elements for their intended or permitted purposes as stated in the Declaration and By-Laws; any use of the Common Elements causing or comprising waste; any use involving the storage, purchase, sale, disposal, or release or other disposition of any hazardous, toxic, or radioactive material, matter, substance, or waste that is

or becomes regulated under applicable law (unless the products are properly used and stored in accordance with applicable law); any use of a Unit or any portion thereof by any international organization, unless such international organization waives its sovereign or diplomatic immunity in conformity with the terms of the Declaration; any change in use that would require a new or amended Certificate of Occupancy that would affect the permitted use of another Unit; or any of the following uses:

- an establishment of any type or nature which uses any portion of a Unit (i) to sell, afford, or permit on premises sexual stimulation or sexual liaisons; (ii) to permit or present obscene, nude, or semi-nude performances, modeling, or sexual services, (iii) to sell or display "rubber goods" or other sexual or erotic products not commonly found in national chain pharmacies; or (iv) to sell, display, rent, or permit the viewing of "X" rated videos, photographs, books, products, or other material
- a facility for the sale of paraphernalia for the use of illicit drugs or controlled substances not commonly found in national chain pharmacies
- an office, clinic, or other facility for drug rehabilitation or treatment center
- a military recruitment office
- a homeless shelter, soup kitchen, or similar use
- any form of spiritualist services, such as a gypsy, fortune teller, palm reader, or card reader
- a funeral parlor, chapel, or facility for the sale or display of tombstones or monuments or other death-related business, including cremation or euthanasia
- a labor union
- a messenger service
- a dating or escort service
- an office or other facility for any local, state, or federal governmental agency
- any use of "barkers" or other similar outdoor solicitation
- a pawn shop
- an off-track betting parlor
- the sale or grooming of pets
- the use or storage of flammable liquids, chemicals, or other incendiary or explosive items, unless incidental to a permitted use and commonly used for cleaning, operating or the like

The Board of Managers and the Residential Unit Owners will not have any right to restrict or limit any lawful use of a Non-Residential Unit beyond restrictions currently permitted or provided in the Declaration and By-Laws. No representation or warranty is made as to who the owner or tenants of the Unit may be at any time, or as to the uses to which such Unit may be put at any time. See the By-Laws for restrictions of use of the Non-Residential Units. The Sponsor-Controlled Board shall not be permitted to amend the By-Laws to permit any of the currently impermissible uses of the Non-Residential Units.

In addition, a Non-Residential Unit Owner will have an easement through and along all of the General Common Elements and Residential Common Elements to install, maintain, operate, repair and replace any and all cables, conduits, wires, apparatus and equipment as may be required in connection with telecommunications and the general operation of a Non-Residential Unit and similar equipment. Any utility, cable TV or similar company that is

entitled by law to install equipment in such portion of the Common Elements shall have an easement through a Non-Residential Unit in such manner as shall be reasonably determined by the Board of Managers. Each of the foregoing easements shall be exercised in such manner as to not unreasonably disrupt the use by other Unit Owners of their respective Units. However, it is Sponsor's opinion that the foregoing rights in favor of a Non-Residential Unit Owner will not have a material adverse impact upon the Condominium.

See the section "Non-Residential Units" set forth in Part I of the Offering Plan.

12. In the event a Purchaser takes possession of a Unit prior to Closing pursuant to an Interim Lease, upon an uncured default by Purchaser under the terms of the Interim Lease which is not cured within 30 days after written notice thereof, or immediately after Purchaser exercises any right of rescission with respect to the Purchase Agreement, Purchaser's right to occupy the apartment will terminate, and Purchaser must vacate the Apartment. Purchaser shall pay to Sponsor $500.00 per day for each day Purchaser remains in possession following the periods set forth above; this amount will be due in addition to any liquidated damages due pursuant to the Purchase Agreement and will not be released from escrowed funds. Nothing contained herein shall be construed so as to limit Sponsor's ability to have Purchaser evicted from the premises and to pursue any other legal remedy available to Sponsor, nor shall anything herein be construed as a waiver by the Sponsor of their right to retain, as liquidated damages, the Deposit deposited upon execution of the Purchase Agreement. Sponsor may utilize a default under the Interim Lease to declare a default under the Purchase Agreement, however, Sponsor must first either obtain an order of eviction or other judgment or order from a court or agency of competent jurisdiction against the Purchaser, unless the Purchaser has vacated the unit. Nevertheless, Sponsor may utilize a default under the Purchase Agreement to declare a default under the Interim Lease without a judgment or order from a court or agency of competent jurisdiction against the Purchaser and then commence eviction proceedings. See the section "Interim Leases" set forth in Part I of the Offering Plan.

13. Purchaser acknowledges that Purchaser has not relied upon any 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 Common Charges allocable to the Unit, the estimated real estate taxes of the Unit, the ability to rent the Unit and/or the rental income therefore, the right to any income tax deduction for any real estate taxes or mortgage interest paid by Purchaser, or any other data, except as herein or in the Offering Plan specifically represented; as such, Purchasers are urged to ensure material representations are incorporated into the negotiated Purchase Agreement. Purchaser acknowledges it has relied solely on their own judgment and investigation in deciding to enter into the Purchase Agreement and purchase the Unit. No person has been authorized to make any representations on behalf of Sponsor. No oral representations or statements shall be considered a part of the Purchase Agreement. Purchaser shall not be relieved of any of Purchaser's obligations under the Purchase Agreement, and Purchaser agrees to purchase the Unit, without offset or any claim against, or liability of, Sponsor, by reason of any immaterial inaccuracy or error, including but not limited to immaterial inaccuracy or error in the layout or dimension of the Unit or any part thereof, or of the Common Elements, except as provided

under applicable law or as set forth in this Offering Plan. A decrease in a unit's area of 5% or less may not trigger Purchaser's right to rescind unless such decrease is determined to be a material change. There is a rebuttable presumption that an area that is diminished by 5% or less is not material. Notwithstanding the foregoing, representations that are inconsistent with this Offering Plan or the Purchase Agreement will not affect Sponsor's liability under the Martin Act. The provisions of this paragraph shall survive the closing of title or the termination of the Purchase Agreement. See the section "Procedure to Purchase" set forth in Part I of the Offering Plan.

14. Except as prohibited by law, Purchasers expressly waive trial by jury in any litigation arising out of, connected with, or relating to the Purchase Agreement or the relationship created in the Offering Plan. With respect to any matter for which a jury trial cannot be waived, the parties agree not to assert any such claim as a counterclaim in, nor move to consolidate such claim with, any action or proceeding in which a jury trial is waived. Any lawsuit arising out of the Purchase Agreement shall be governed by the laws of the State of New York and shall be brought in the county in which the Building is located. The provisions of this paragraph shall survive closing of title or the termination of the Purchase Agreement. See the section "Procedure to Purchase" set forth in Part I of the Offering Plan.

15. If Sponsor prevails, Purchaser shall be obligated to reimburse Sponsor for any reasonable legal fees and disbursements incurred by Sponsor, as determined by a court of law, in successfully defending Sponsor's rights under the Purchase Agreement or, in the event Purchaser defaults under the Purchase Agreement, in canceling the Purchase Agreement or otherwise enforcing Purchaser's obligations thereunder. **If Purchaser prevails, Purchaser will not be reimbursed for any legal fees or disbursements incurred by Purchaser in successfully defending Purchaser's rights under the Purchase Agreement or otherwise enforcing Sponsor's obligations thereunder. Purchaser is contractually waiving recovery of legal fees and disbursements.** These provisions shall survive closing of title or the termination of the Purchase Agreement. Purchasers should consult with their own counsel. See the section "Procedure to Purchase" set forth in Part I of the Offering Plan.

16. A person desiring to purchase a Unit will be required to execute in duplicate a Purchase Agreement, substantially in the form set forth in Part II of this Offering Plan, and deliver the Purchase Agreement to Sponsor together with a check equal to the sum of ten percent (10%) of the purchase price. Said check shall be drawn to the order of "Marans Newman Tsolis & Nazinitsky LLC, as Escrow Agent." All funds received from Purchasers, whether in the form of checks, drafts, money orders, wire transfers, or other instruments which identify the payor, shall be made payable to or endorsed by Purchaser to the order of Marans Newman Tsolis & Nazinitsky LLC as Escrow Agent. An additional sum of five percent (5%) of the purchase price will be due and payable in the same manner upon the earlier of (i) six (6) months after the date of execution of the Purchase Agreement, or (ii) fifteen (15) days after Sponsor serves Purchaser with written notice of an amendment declaring the Offering Plan effective, but in no event later than the closing of title, subject to collection, provided however, that if the Purchase Agreement is entered into after the Offering Plan has been declared effective, Sponsor reserves the right to require both the initial Deposit and additional Deposit due and payable upon execution of the Purchase Agreement. See the section "Procedure to Purchase" set forth in Part I of the Offering Plan.

17. Purchasers are advised that all Deposits will be held in the escrow account maintained by Marans Newman Tsolis & Nazinitsky LLC, as escrow agent at Capital One Bank, N.A., 299 Park Avenue, New York, NY 10171 (the "Escrow Account"). The Escrow Account is federally insured by the FDIC at the maximum amount of $250,000 per deposit. Purchasers making Deposits in excess of $250,000 are advised that FDIC deposit insurance does not cover deposited monies in excess of this amount. Purchasers are also advised that if Purchasers have an account at the escrow bank, then the Purchaser's account balance factors into the $250,000 FDIC insurance limit. Additionally, until such time as Purchaser delivers either an executed W-9 Form or W-8 Form to Sponsor, the Deposit shall remain in a non-interest-bearing account and may not be federally insured even if the Deposit does not exceed $250,000. No representation is made with respect to any further changes in law concerning such accounts. Purchasers should consult with their accountants or financial advisors for further information. See the section "Procedure to Purchase" set forth in Part I of the Offering Plan.

18. Sponsor anticipates that the first closing of a Unit will occur by July 1, 2022. Purchasers will be offered a right of rescission if: (i) the actual date of closing of title to the first Unit; or (ii) the projected date of closing of title to the first Unit occurs later than June 30, 2023, twelve (12) months after the projected date for the First Closing. If the Offering Plan is amended to provide for a later projected date for the First Closing, Purchasers who sign after the presentation date of such an amendment will be entitled to an offer of rescission due to a delay in the occurrence of the First Closing only if the First Closing occurs more than twelve (12) months beyond that amended, later date. If a Purchaser is offered rescission due to the First Closing not occurring twelve (12) months after the projected date in the Plan, and such Purchaser does not exercise its right to rescind pursuant to the terms of the Plan, then the Purchaser shall similarly be entitled to an offer of rescission due to a delay in the occurrence of the First Closing only if the First Closing occurs more than twelve (12) months beyond that amended, later date.

    However, if the First Closing occurs before July 1, 2022 (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, Sponsor may schedule the closing of title to other Units significantly later than such date. Unless a Purchase Agreement contains an outside closing date, Sponsor is not obligated to schedule a Closing within any specified time frame or to ensure that closing of title to a Unit will occur by any date certain. Provided that Sponsor is otherwise in compliance with its obligations under the Offering Plan, Purchaser will not be entitled to a right of rescission or to make claims against Sponsor for damages or losses as a result of delays and will not be excused from paying the full purchase price for the Unit. PROSPECTIVE PURCHASERS SHOULD THEREFORE CAREFULLY CONSIDER SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT. See the section "Procedure to Purchase" set forth in Part I of the Offering Plan.

19. The First Year of Operations is estimated to commence July 1, 2022. It is difficult to predict with precision the date Sponsor will first be able to close title to the Residential Units. Accordingly, it is a special risk of this Offering Plan that the First Closing may occur sooner or later than the projected First Year of Operations, and closing to certain Residential Units may occur substantially before or after closing for other Residential Units. In the event the actual or anticipated commencement date of the First Year of Condominium Operation is to be delayed by six (6) months or more, Sponsor will amend the Plan to include a revised budget

with current projections. If the amended budget exceeds this projected budget by twenty-five percent (25%) or more, Sponsor will offer all Purchasers (other than Purchasers who are then in default beyond any applicable grace period, if the Plan has been declared effective) the right to rescind their Purchase Agreements within not less than fifteen (15) days after the presentation date of the amendment containing such revised budget, and any Purchasers electing rescission pursuant to such offer will have their Deposits returned, together with interest earned thereon. See the section "Procedure to Purchase" set forth in Part I of the Offering Plan.

20. There are numerous time constraints imposed in the Purchase Agreement set forth in Part II of this Offering Plan. TIME IS OF THE ESSENCE with respect to Purchaser's obligations to pay the balance of the purchase price and to pay, perform or observe Purchaser's other obligations under the Purchase Agreement. Upon the occurrence of an Event of Default as defined in the Purchase Agreement, Purchaser shall have thirty (30) days from the giving of written notice of such default to cure the specified default. If the default is not cured within such thirty (30) days, TIME BEING OF THE ESSENCE, then Sponsor, in its sole discretion, may thereupon terminate the Purchase Agreement or bring an action against Purchaser for specific performance, in which event Purchaser could be compelled to complete the transaction. If Sponsor so elects to terminate, the Purchase Agreement shall be deemed terminated, and Sponsor shall have the right to retain, as and for liquidated damages, the Deposit (and any interest earned of the Deposit, if any) plus the costs incurred by Sponsor for any special work, if any, in the Unit ordered by the Purchaser. Upon the termination of the Purchase Agreement, Purchaser and Sponsor will be released and discharged of all further liability and obligations under the Offering Plan and the Agreement, and the Unit may be sold to another as though the Purchase Agreement had never been made, and without accounting to Purchaser for any of the proceeds for such sale.

    NEITHER SPONSOR NOR PURCHASER SHALL CHALLENGE THE VALIDITY OF THE LIQUIDATED DAMAGES PROVISIONS OF THE PURCHASE AGREEMENT OR THE OFFERING PLAN WITH RESPECT TO LIQUIDATED DAMAGES OR ANY RIGHT OF SPONSOR SET FORTH HEREIN OR THEREIN TO RETAIN THE DEPOSIT AS LIQUIDATED DAMAGES AS A REMEDY IN THE EVENT OF A PURCHASER DEFAULT. SUCH LIQUIDATED DAMAGES PROVISIONS HAVE BEEN AGREED TO VOLUNTARILY, AFTER NEGOTIATION, WITHOUT DURESS OR COERCION BY ANY PARTY UPON ANY OTHER PARTY, AND WITH EACH PARTY HAVING BEEN (OR HAVING HAD FULL AND ADEQUATE OPPORTUNITY TO BE) REPRESENTED AND ADVISED BY COUNSEL, ACCOUNTANTS, BROKERS, APPRAISERS AND OTHER EXPERTS AND ADVISORS OF ITS OWN CHOOSING. NOTHING IN THE FOREGOING SHALL ABROGATE A PURCHASER'S RIGHT UNDER APPLICABLE LAW TO CONTEST WHETHER PURCHASER WAS IN DEFAULT.

    See the section "Procedure to Purchase" set forth in Part I of the Offering Plan and "Form of Purchase Agreement" set forth in Part II for a statement of all applicable time limitations.

21. The terms and provisions of the Purchase Agreement and Purchaser's obligations thereunder are not contingent upon Purchaser securing financing of the Purchase Price (or any portion thereof). Purchaser's failure to obtain such financing will not relieve Purchaser of Purchaser's obligations under the Purchase Agreement. A Purchaser who does not obtain financing may

lose the Deposit if they are unable to otherwise raise the monies for the balance of the purchase price. A Purchaser who requires financing is advised to consult with a lending institution before execution of this Purchase Agreement. Sponsor makes no representation whatsoever as to the terms, cost, or availability of any mortgage or other financing. Purchaser further understands and agrees that if Purchaser chooses to finance Purchaser's 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 Purchaser's financial status or condition shall release or relieve Purchaser of Purchaser's obligations pursuant to this Agreement.

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

See the section "Procedure to Purchase" set forth in Part I of the Offering Plan.

22. The risk of loss to the Unit by fire or other casualty, until the earlier of closing of title or the taking of possession of the Unit by Purchaser, is assumed by Sponsor; provided that Sponsor shall have no obligation or liability to repair or restore the Unit. The risk of loss is assumed by a Purchaser who has taken possession of the Unit prior to closing, e.g. via an Interim Lease, to the extent that such loss is not covered by the Condominium's or Sponsor's insurance. A person in possession, who is not an owner, cannot insure the Unit since they have no ownership interest and the Unit cannot be doubly insured. Purchasers who take possession prior to Closing are encouraged to obtain insurance for their personal property.

    In the event of damage or destruction of the Unit, due to fire or other casualty, prior to the closing of title, and the election by Sponsor to repair or restore the Unit to its original condition immediately prior to the fire or other casualty, the Purchase Agreement shall continue in full force and effect, Purchaser shall not have the right to reject title or receive a credit against, or abatement in, the Purchase Price, and Sponsor shall be entitled to a reasonable period of time within which to complete the repair or restoration. Any proceeds received from insurance or in satisfaction of any claim or action in connection with such loss shall, subject to the rights of the Board of Managers and other Unit Owners if the Declaration has theretofore been recorded and any mortgagee of Sponsor, belong entirely to Sponsor and if such proceeds are paid to Purchaser, Purchaser shall promptly upon receipt thereof turn them over to Sponsor. As Sponsor has a reasonable period of time to restore a Unit after the occurrence of a casualty if it elects to do so, and the time period that would be considered reasonable will depend on the nature of the casualty, the financing commitment of a Purchaser who is dependent on financing to pay the balance of the purchase price may expire prior to the restoration of the Unit, and such Purchaser could lose their Deposit if the Purchaser is not able to extend the term of the

commitment to accommodate the restoration period. See the section "Procedure to Purchase" set forth in Part I of the Offering Plan.

23. Pursuant to the Geographic Targeting Order issued by the Director of the Financial Crimes Enforcement Network, title companies are now required to collect and report information regarding purchasers in transactions where: (1) the purchaser is a legal entity as defined in the Geographic Targeting Order; (2) the purchaser purchases residential real property located in the Boroughs of Brooklyn, Queens, Bronx, Manhattan and Staten Island; (3) the total purchase price is in excess of Three Hundred Thousand Dollars ($300,000.00); (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, a funds transfer, or virtual currency. This affects all residential real property closings meeting the above criteria and occurring on or after November 6, 2020 for so long as the Geographic Targeting Order remains in effect. The Geographic Targeting Order expires on May 4, 2021 and is expected to be renewed on similar terms upon expiration. A copy of the Order is available here:

    https://www.fincen.gov/sites/default/files/shared/Real%20Estate%20GTO%20GENERIC_111518_FINAL.pdf

    See the section "Procedure to Purchase" set forth in Part I of the Offering Plan.

24. Purchaser may not assign the Purchase Agreement without first obtaining the prior written consent of Sponsor, which consent may be granted or withheld in Sponsor's sole and absolute discretion. Sponsor and its agents will not discriminate against any person on the basis of race, creed, color, national origin, sex, age, disability, marital status or other grounds prohibited by law. Purchaser will be required to pay to Sponsor's attorneys a fee in the amount of $1,000.00 for each assignment or change permitted by Sponsor. See the section "Assignment of Purchase Agreements" set forth in Part I of the Offering Plan.

25. The Offering Plan will not be declared effective until bona fide Purchasers, including investors, have signed Purchase Agreements for at least fifteen percent (15%) of the Residential Units offered under the Offering Plan. Nine (9) Residential Units satisfy the fifteen percent (15%) threshold. It is still possible for Sponsor to convert the Property with fewer than the minimum number of Residential Units if Purchasers counted toward effectiveness do not ultimately purchase their Units; Sponsor will re-declare the Offering Plan effective if *all* Purchasers rescind or otherwise terminated their Purchase Agreements prior to the date of the First Closing, regardless of whether the Declaration has been recorded. See the section "Effective Date" set forth in Part I of the Offering Plan.

26. The Purchase Agreement is contingent upon the Offering Plan being declared effective. If the Offering Plan is abandoned, Purchase Agreements will be terminated, and all monies held by Sponsor, including advances made for upgrades, extras, or custom work, shall be returned to Purchasers and neither party shall have any further rights or obligations arising thereunder or relating thereto.

    The Offering Plan may be abandoned by Sponsor, at its sole option, at any time before it is declared effective. If the Offering Plan is to be abandoned after filing and the Sponsor has

accepted Purchase Agreements, the Sponsor shall promptly submit an amendment to the Department of Law together with form RS-3 as promulgated by the Department of Law. If payments under Purchase Agreements have been received, the amount of such funds shall be returned to the Purchasers by the Escrow Agent within five (5) business days after the amendment abandoning the Offering Plan has been accepted for filing. If there are no outstanding Purchase Agreements, the Sponsor need not submit an amendment but shall submit a form RS-3 to the Department of Law.

See the section "Effective Date" set forth in Part I of the Offering Plan.

27. Each Purchaser will be required to pay certain fees to Sponsor's attorneys including, but not limited to, a fee of $3,250.00 and ACRIS preparation fee of $250.00 for the Purchaser's Unit which will cover the legal and other fees and expenses of processing the sale of the Unit. In the event the Closing does not take place on the Closing Date, through no fault of Sponsor and provided further that Sponsor is ready, willing and able to close on the Closing Date, (i) the apportionment of those items set forth in the Purchase Agreement shall be made as of the originally established Closing Date rather than as of the date the Closing actually occurs, (ii) Purchaser shall pay Sponsor, at Closing, interest on the unpaid balance 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, where interest shall be equal to the highest legal rate, and in no event exceed the maximum interest rate established by applicable law, as of the Closing Date (the current rate is 16% per annum). The following additional charges may apply:

    i. $500.00 to Sponsor's attorney if the Closing is not held at Sponsor's attorneys' offices at the request of Purchaser or Purchaser's lender.
    ii. $500.00 to Sponsor for each adjournment of the Closing requested or caused by Purchaser or Purchaser's lender.
    iii. $500.00 to Sponsor's attorney if the Closing is held outside New York City at the request of Purchaser or Purchaser's lender.
    iv. $1,000.00 to Sponsor's attorney for the preparation of a letter of default.
    v. $400.00 to Sponsor's attorney if a Purchaser shall obtain mortgage financing through a lender to defray the additional costs associated therewith.
    vi. $1,000.00 to Sponsor's attorney for an assignment agreement, if requested by Purchaser and provided Sponsor has consented thereto.
    vii. $1,000.00 to Sponsor's attorney for preparation of Interim Lease Agreement.
    viii. $1,000.00 to Sponsor's attorney for preparation of Licensed Space Agreement.

    Nothing herein shall be construed to mean that the Sponsor must grant an adjournment of the Closing when requested to do so. If at a Purchaser's request Sponsor grants an adjournment or adjournments of their closing of title in excess of five (5) days in the aggregate, the Sponsor has the option of collecting an additional five percent (5%) of the purchase price of the Unit as an additional Deposit. See the section "Unit Closing Costs and Adjustments" set forth in Part I of the Offering Plan.

28. Sponsor is transferring its statutory obligation, to pay New York City Real Property Transfer Taxes and New York State Real Estate Transfer Taxes, to Purchaser. Purchasers will be required to pay all transfer taxes due at Closing and comply with the requirements of the New

York State Department of Taxation and Finance. Purchaser shall pay the Real Estate Transfer Tax due to the State of New York (the so-called "deed stamps" and, if applicable, the so-called "mansion tax"), the Real Property Transfer Tax due to the City of New York and any other real property transfer tax due to the City or State of New York. Purchaser agrees to indemnify and hold Sponsor harmless from and against any and all liabilities and expenses (including, without limitation, reasonable legal fees and disbursements) incurred by Sponsor by reason of the non-payment by Purchaser of any of the taxes Purchaser is obligated to pay hereunder in connection with the purchase of the Unit. Purchaser's obligations to pay the taxes and to indemnify Sponsor as shall survive the closing of title.

Purchasers shall be responsible for the payment at closing of all New York City Real Property Transfer Tax and New York State Real Estate Transfer Tax. Transfer taxes are computed using the purchase price for units purchased and any taxes or fees paid by Purchaser for Sponsor, including fees for Sponsor's attorney (the "Consideration"). The New York City Real Property Transfer Tax (the "RPT") for the purchase of a single residential unit is currently one percent (1%) of the Consideration if such Consideration is $500,000.00 or less, and 1.425% if such Consideration is over $500,000.00. The New York State Real Estate Transfer Tax (the "NYS Tax") for the purchase of a single residential unit under $3,000,000 is currently $2.00 for every $500.00 or part thereof (.4%) of the Consideration. The New York State Real Estate Transfer Tax (the "NYS Tax") for the purchase of a single residential unit over $3,000,000 is currently $3.25 for every $500.00 or part thereof (.65%) of the Consideration. For purposes of calculating the taxes payable, the amounts of such taxes will be included in the Consideration subject to such tax. In order to compute the transfer taxes payable:

(i) Add the rates for RPT and NYS Tax. The result will be "Total Tax Rate"
(ii) Divide Consideration by 1 minus Total Tax Rate. The result will be "Total Consideration"
(iii) To compute RPT due, multiply Total Consideration by the RPT rate
(iv) To compute NYS Tax due, multiply Total Consideration by NYS Tax rate

Purchasers are advised that New York State imposes an additional transfer tax upon Purchasers where the consideration for the Unit is $1,000,000 or more (the "Mansion Tax"). Purchasers of Units where the consideration (including the purchase price itself plus the aggregate Transfer Taxes payable by Purchaser) is $1,000,000 or more thus will be obligated to pay the Mansion Tax at closing. Sponsor makes no representation regarding the calculation of the Mansion Tax or of the "consideration" upon which the New York State taxing authorities may base the Mansion Tax and shall have no liability with respect thereto. Purchasers should consult with their own counsel and/or tax advisors. The rates for the Mansion Tax are as follows:

$1,000,000 - $1,999,999	1.00%
$2,000,000 - $2,999,999	1.25%
$3,000,000 - $4,999,999	1.50%
$5,000,000 - $9,999,999	2.25%
$10,000,000 - $14,999,999	3.25%
$15,000,000 - $19,999,999	3.50%
$20,000,000 - $24,999,999	3.75%
$25,000,000 or more	3.90%

See the section "Unit Closing Costs and Adjustments" set forth in Part I of the Offering Plan.

29. Purchasers shall make a contribution at Closing to the Working Capital Fund and Reserve Fund of the Condominium, payable to the Board of Managers, each in the sum of one months' common charges then in effect for the Unit, as the same may be amended from time to time. Except for the initial contribution by Purchasers, the Reserve Fund is funded through Common Charges. See the section "Unit Closing Costs and Adjustments" set forth in Part I of the Offering Plan.

30. To the extent that the Purchaser is entitled to any credit against the mortgage recording tax by reason of any prior mortgage against the Unit or the Property, the Purchaser shall pay to Sponsor at the Closing for such Unit the amount of any such credit, if applicable. If the Purchaser obtains a mortgage loan, the Purchaser will pay Sponsor an amount equal to the partial mortgage tax credit which may be available pursuant to §339-ee(2) of the New York State Condominium Act.

    In the event the credit under §339-ee(2) is not available, an exemption is available if Purchaser's lender assumes or consents to the assignment of a mortgage lien encumbering such Purchaser's Unit. At the request of Sponsor, Purchaser shall fully cooperate with Sponsor in all respects in connection with the severance and assignment of a portion of the mortgage indebtedness encumbering the Property in an amount not to exceed such Purchaser's loan amount, and the assignment of the severed portion to Purchaser's lender and the consolidation of such severed portion of the mortgage indebtedness encumbering the Property with Purchaser's mortgage. To the extent that the Purchaser is entitled to an exemption from the mortgage recording tax by reason of any prior mortgage against the Unit or the Property, including but not limited to Sponsor's mortgage, the Purchaser shall pay to Sponsor at the Closing for such Unit the amount of any such exemption. The severance and assignment of a portion of the mortgage on the Property, as contemplated herein would not result in any additional risk or cost to the Purchaser; under no circumstance will this be the cause of Purchaser losing financing. Any severance/assignment transaction will be initiated only after financing has been procured by Purchaser. After Purchaser has obtained a commitment letter, Sponsor's counsel will notify Purchaser to contact their lender and request the lender to participate in the assignment; if the lender does not agree to assume or consent to the assignment of a mortgage, then the closing will proceed conventionally. If Purchaser's lender agrees to participate, Purchaser's lender will coordinate with Sponsor's counsel to prepare the necessary documents for closing; Purchaser shall not be liable for an adjournment due solely from the additional coordination required for the severance and assignment; Sponsor shall not cause Purchaser to lose financing.

    For properties in New York City, the mortgage tax is currently 2.05% less $30.00 of any mortgage obtained by the Purchaser of less than $500,000.00 and 2.175% less $30.00 for mortgages of $500,000.00 or more. Of this amount the lender pays a portion of the mortgage tax equal to 0.25% of the mortgage amount. In no event will the amount payable by Purchaser to Sponsor exceed the amount of mortgage tax which would have been payable by the Purchaser if such mortgage tax credit or exemption had not been available to Purchaser.
    See the section "Unit Closing Costs and Adjustments" set forth in Part I of the Offering Plan.

31. No bond or other security has been furnished to secure Sponsor's obligations under the Offering Plan, including, but not limited to, Sponsor's obligations to obtain a final Certificate of Occupancy. See the section "Rights and Obligations of the Sponsor" set forth in Part I of the Offering Plan.

32. Sponsor is reserving the right to delay the collection of Common Charges. During any such period of delay, the Sponsor will timely pay all expenses of the Condominium, including, but not limited to, insurance premiums and any reserve fund payments. Such expenses shall not include individual Unit Owner expenses such as real estate taxes, utility charges, etc. Upon commencement of collection of Common Charges, there will not be an assessment for any item in the approved budget for the Condominium. Regardless of the delay in collection of Common Charges, Sponsor shall remain obligated to update the budget for the Condominium as required by Department of Law governing regulations. In the event Sponsor elects to delay the collection of Common Charges, Sponsor shall disclose such fact in the closing notice or statement to Purchasers. Thereafter, Sponsor shall also disclose such fact in the post-closing amendment to the Offering Plan as a benefit to subsequent purchasers. Such amendment shall also disclose the anticipated period of delay. Prior to commencing the collection of Common Charges, Sponsor will notify all unit owners by written notice of the expiration of the delay period. Notice shall be given to owners in writing at least fifteen (15) days prior to the commencement of collection of Common Charges. Thereafter, Sponsor will disclose such fact in the next substantive amendment to the Offering Plan as a benefit to subsequent purchasers. See the section "Rights and Obligations of the Sponsor" set forth in Part I of the Offering Plan.

33. Prior to the closing of title to the first Residential Unit, Sponsor shall have obtained a temporary or final Certificate of Occupancy for the Unit. Sponsor anticipates on being able to obtain a final Certificate of Occupancy ("FCO") and all necessary permits for all elements of the Condominium within two (2) years of closing of title to the first Unit and, prior to the issuance of a FCO will cause any expiring temporary Certificate of Occupancy ("TCO") to be extended. Purchasers are advised that in New York City, newly constructed and newly renovated buildings are sometimes offered as condominium projects without a final Certificate of Occupancy covering the entire building but with only a TCO, and sometimes with several successive TCOs. Certificates of occupancy are generally governed by Section 301 of the New York State 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 the expiration thereof, and ultimately for obtaining a FCO covering the entire Building within two (2) years from the date of the issuance of the first TCO. However, Sponsor and its principals make no representation or guarantee that DOB will issue the FCO within such two (2) year period. 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. Buyers are advised to visit the DOB website for further recommendations when purchasing a unit in a building that does not have a FCO. A Factsheet on Certificates of Occupancy is available on the DOB website at:

http://www.nyc.gov/html/dob/downloads/pdf/co_factsheet.pdf.

See the section "Rights and Obligations of the Sponsor" set forth in Part I of the Offering Plan.

34. Purchasers are advised that all of the Common Elements in the Building may not be available for use at the time of the First Closing. While Sponsor will attempt to provide all Common Elements within a reasonable time, Sponsor will complete all Common Elements within twenty-four (24) months of the First Closing. Purchasers will not be entitled to any credit or abatement against the Purchase Price or the Common Charges if any of the Common Elements are not available for use on or after a Purchaser's Closing. Notwithstanding the foregoing, the Board of Managers shall have the right, but not the obligation, in its sole and absolute discretion, to adjust the budget for the First Year of Operations which is based on a fully operational building. The Board of Managers allocate surplus funds to a special purpose fund, retain surplus funds as the Working Capital Fund, or refund Common Charges.

    Sponsor reserves the right to use its majority vote on the Board of Managers to cause a refund to be issued to Unit Owners. If the actual expenses of operating the Condominium are less than the projected expenses set forth in the budget for the First Year of Operations then, to the extent such excess was paid by such Unit Owner, the difference between the actual expenses and the full common charges will be refunded to all Unit Owners (including the Sponsor) on a pro-rated basis in the form of either a credit against future common charges or as a cash reimbursement to the extent that the Unit Owner (including the Sponsor) has sold the Unit prior to the receipt of the full credit. Sponsor makes no warranty or representation that the operating expenses during this period will be less than the actual common charges or as to the amount of any credit that may be available as a result of such computation. Sponsor will promptly disclose any refund or credit in an amendment to the Offering Plan.

    Notwithstanding the foregoing, if a refund is contemplated for the First Year of Operations or any subsequent year of condominium operation, such refund may only be effectuated if an independent certified public accountant, as part of its preparation of the yearly annual statement for the condominium has determined that a refund is warranted based on an excess payment of common charges by unit owners over actual expenses for the condominium and has determined the amount of such refund as part of its annual review. For purposes of this Offering Plan, an "excess payment of common charges" shall mean the actual expenses of the condominium were less than the projected expenses set forth in the Budget of the condominium. No refund may be given unless all expenses of the condominium are paid, including but not limited to, insurance premiums and reserve funds. During the budget year following a year for which a refund was effectuated, no special assessment or increase in common charges shall be instituted to pay for any item which was set forth in the previous year's budget and which was refunded to unit owners as per the foregoing. Sponsor shall remain obligated to update the budget for the Condominium as required by

Department of Law governing regulations. See the section "Rights and Obligations of the Sponsor" set forth in Part I of the Offering Plan.

35. The Housing Merchant Implied Warranty (General Business Law Article 36-B) does not apply to this offering because that statue applies only to new single family homes or new for sale units in a multi-unit residential structure which is five (5) stories or less in which title is transferred to Purchasers under a cooperative or condominium regime.

    As the Building is greater than five (5) stories, this statute is not applicable. Where the Housing Merchant Implied Warranty does not apply, a common law implied warranty does not exist; therefore, unless a warranty is expressly provided by Sponsor, none such exists. See Fumarelli v Marsam Dev., 92 NY2d 298, 301 [1998]; Bd. of Managers of Beacon Tower Condominium v 85 Adams St., LLC, 136 AD3d 680 [2d Dept 2016]; Pine St. Homeowners Ass'n v 20 Pine St. LLC, 109 AD3d 733 [1st Dept 2013].

    Sponsor does not warrant the materials or workmanship of construction in Units, Limited Common Elements, or Common Elements. Sponsor does not warrant the materials, workmanship, installation or operation of any appliances, equipment or fixtures. Nevertheless, Sponsor has the absolute obligation to design and build the Building in accordance with applicable law, codes, regulations, filed plans and specifications, and locally accepted building practices for items which are not covered by codes.

    Sponsor's obligations, regardless of any limitations in any warranty or in the Offering Plan, cannot go below the duty to construct the Building in accordance with all applicable laws and the Plans and Specifications, and any conflict between any such disclosures and Sponsor's obligation to construct the Building in accordance with all applicable Laws and the Plans and Specifications shall be resolved in favor of the latter. NO DISCLAIMER OR LIMITATION OF LIABILITY ON SPONSOR'S PART SHALL APPLY TO SPONSOR'S OBLIGATIONS UNDER ALL APPLICABLE STATUTES, LAWS AND REGULATIONS.

    Purchasers may have a claim under a breach of contract theory in the event Sponsor does not fulfill their obligation to have the building designed and built in accordance with applicable law, codes, regulations, filed plans and specifications, and locally accepted building practices for items which are not covered by codes or otherwise fails to fulfill its obligations under the Offering Plan or Purchase Agreement. In addition, Purchasers may utilize any applicable warranties provided by a manufacturer or contractor for the defective materials or workmanship; Sponsor is obligated to assign any warranties provided by manufacturers and contractors. Notwithstanding the foregoing, in the event that Purchaser or Unit Owner, as the case may be, makes any alterations to the Unit after taking possession, then the warranties provided in accordance with the terms of the Offering Plan or any repairs Sponsor has agreed to make in accordance with the terms of a signed inspection statement shall be void and of no further force or effect if the alteration directly or indirectly affected or damaged the subject matter of the warranty or repair.
    See the section "Rights and Obligations of the Sponsor" set forth in Part I of the Offering Plan.

36. In the event of a patent or latent defect, Sponsor must be notified of the defect in writing (i) by the Unit Owner to whom Sponsor sold a Unit, within six (6) months following the closing of the sale of the Unit to the Unit Owner if a patent defect concerns that Unit (or if Sponsor

permits occupancy of the Unit by a Purchaser under an interim lease, then within six (6) months after the commencement date of the interim lease), within twelve (12) months following the closing of the sale of the Unit to the Unit Owner if a latent defect concerns that Unit (or if Sponsor permits occupancy of the Unit by a Purchaser under an interim lease, then within twelve (12) months after the commencement date of the interim lease), or (ii) by the Board of Managers, within the later of twelve (12) months from (a) the issuance of a FCO covering the entire Building, or (b) the first Unit Closing if the defect concerns the Common Elements. If Sponsor is not notified within these time periods, Sponsor shall not have any obligation to consider causing remediation of the problem. In no event, however, shall Sponsor be obligated to compel, or to take action to compel, the general contractor (or any contractor or subcontractor) to perform under any guarantee or warranty given by it in connection with work performed at the Property. If properly notified, Sponsor shall cause the defect to be remediated in accordance with all applicable laws and the Plans and Specifications. See the section "Rights and Obligations of the Sponsor" set forth in Part I of the Offering Plan.

37. Neither Sponsor nor its principals, managers, members, agents, designees, employees or affiliates assumes any responsibility and will not be liable to repair or replace any of the following immaterial conditions: any condition resulting from normal wear and tear or natural deterioration from the normal movement, settlement and shrinkage or expansion of the Residential Units or the Building generally and/or building materials; partial or total death of any trees, shrubs, bushes or other landscape improvements, protruding dry wall fastenings, ridging on gypsum board, lumber or minor floor shrinkage or gapping, door or window sticking due to weather, door warpage including, without limitation, warpage of any doors, minor scratches or chips in plastic, glass, metal, wood, vitreous china, stainless steel, tile porcelain or stone surfaces, bathroom finish, cracked grouting, adjustment or bi-fold door, walls not square, electrical plates or signs not straight, slight discoloration, expansion or shrinkage, slight separation between base and floor or differing coloration of any and all concrete, ceramic or stone tiles in gardens or kitchens; normal settlement and deflection or any minor consequential damage resulting therefrom including, without limitation, cracks in roof ballast or concrete cracks which do not reduce the structural integrity of the building generally; non-material deviations in the level of ceilings and non-material imperfections in ceiling finishes; non-material imperfections in painting finishes including, but not limited to, variances in color or texture; non-material deviations in the floors' levelness, buckling, gapping or sinking due to expansion and/ or shrinkage and/ or movement; slight misalignment of bathroom finishes and minor variation in grouting or tile thickness; minor noise, vibrations or odors from normal plumbing, heating, ventilation, air-conditioning and elevator operation, including boilers, condensing units, exhaust fans, elevator machine rooms and equipment; potential bathroom vents and ducts on the mechanical terraces, regardless of height, and any noise emanating from such vents and ducts shall be in accordance with permissible decibel levels pursuant to any rules and/or regulations governing noise levels in New York City; negligible floor noises and creaking; minor carpet or floor discoloring or stretching; non-material variations in width, length, thickness, finish, gaps or color range of wood flooring; minor chips, scratches, mars, breaks, dents, cracks, imperfections, or other immaterial conditions in each of the following: windows, window glass, frames and hardware; sliding glass doors, frames, door glass and hardware; louvers; shower doors; lighting fixtures, lenses, baffles and globes; all painted surfaces; all sinks, tubs, basins, water closets; kitchen cabinets, backsplashes and countertops; vanity tops and cabinets; all tile, stone or marble floors; saddles, all appliances; woodwork, millwork and doors; mirrors; all hardware; appliance cabinets; ceilings and flooring; after the

closing of title to a unit, paint touch ups, repair dented appliances or replace light bulbs; non-material variations in tone or color of marble or stone or slight floors; saddles, all appliances; woodwork, millwork and doors; mirrors; all hardware appliance; appliance cabinets; ceilings and flooring; leaching or minor color variation in exterior color mortar and colored stone or brick, slight dimensional variations in brick joints, and mortar dropping on bricks and window surfaces; minor ponding and/or controlled drainage on terraces or balcony surfaces; television, radio or other telecommunications reception; slight discoloration to hardware or plumbing finishes; minor stains, runs, lumps, shags or imperfections in weave and fabric panels; terrace tile or pavers not laid flat, or slight color variation in tiles, pavers or mortar, or stained tiles or pavers; non-material scratches on window frames or glass; any other minor imperfection or immaterial condition, except as expressly warranted pursuant to this Offering Plan, provided it is indicated on written inspection statement and delivered to and acknowledge by Sponsor. See the section "Rights and Obligations of the Sponsor" set forth in Part I of the Offering Plan.

38. The Sponsor shall have an easement, to the extent permitted by law, to erect, maintain, repair and replace, from time to time, one or more signs on the Building for the purpose of advertising the sale or lease of any Unit in the Condominium, provided such signage does not unreasonably obstruct any Unit (other than an Unsold Unit). See the section "Rights and Obligations of the Sponsor" set forth in Part I of the Offering Plan.

39. Sponsor may not exercise veto power over expenses described in Schedule B of Part I of the Offering Plan or expenses required:

    i. to comply with applicable laws or regulations; or
    ii. to remedy any notice of violation; or
    iii. to remedy any work ordered by an insurer; or
    iv. any matter affecting the health or safety of the occupants of the Building.

    Sponsor may exercise veto power over expenses other than those described above for a period ending not more than five (5) years after the closing of the first Unit or whenever the Unsold Units constitute less than twenty-five percent (25%) of the common interest, whichever is sooner. See the section "Control by The Sponsor" set forth in Part I of the Offering Plan.

40. For a maximum of two (2) years from the date of the recording of the Declaration in the City Register's Office, as long as the Sponsor continues to hold fifty-one percent (51%) or more in number of the Units, the Sponsor's prior written consent shall be required in order to amend either the Declaration or the By-Laws. Furthermore, so long as Sponsor or Successor Sponsor shall own Unsold Units constituting twenty-five percent (25%) or more of the Common Interest, or for a period of five (5) years after closing of title to the first Unit, whichever is sooner, the Board of Managers may not, without the prior written consent of the Sponsor, (i) make any addition, alteration or improvement to the Common Elements or to any Unsold Unit, or (ii) borrow money on behalf of the Condominium (except where necessary to perform work required by law to the extent that existing reserves are insufficient), or (iii) provide for new or additional services other than those provided for in Schedule B hereof. Sponsor shall have the right to withhold its consent to any of the foregoing actions except where otherwise noted. Notwithstanding the above, Sponsor's consent shall not be withheld for expenses required to comply with applicable law, to remedy any notice of violation, to comply with any work order of an insurer, or for any matter affecting the health or safety of the occupants of the Building.

While Sponsor has voting control of the Board of Managers, Sponsor will not reduce or eliminate the services to be provided to the Condominium as set forth in this Offering Plan. See the section "Control by The Sponsor" set forth in Part I of the Offering Plan.

41. Other than a sale or lease by Sponsor, a successor of Sponsor, a Permitted Mortgagee or their assignee, a sale or lease from a Unit Owner to an immediate family member, or a sale or lease from an ownership entity to an affiliate of said ownership entity, any lease or sale of a Residential Unit shall be subject to the Board of Managers' right of first refusal. Any contract to sell a Residential Unit, together with the Appurtenant Interests, and any lease of any Residential Unit ("Sale Agreement" or "Lease Agreement") shall contain the following language: "This agreement and the rights and obligations of the parties hereunder are hereby made expressly subject to the rights if any, of the Board of Managers of the Condominium with respect to the transaction embodied herein pursuant to the terms of the by-laws of the Condominium, as the same may have been amended." This right of first refusal does not apply to any Sponsor-held Units. See the section "Rights and Obligations of Unit Owners and the Board of Managers" set forth in Part I of the Offering Plan.

42. Unit Owners must obtain supplemental or additional insurance at the time of Closing for their personal effects and the interior of the Unit itself for fire and liability. Such insurance commonly referred to as an "HO-6 Policy," will be paid for by the Purchaser. 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. See the section "Rights and Obligations of Unit Owners and the Board of Managers" set forth in Part I of the Offering Plan.

43. The Board of Managers and/or any agent of the Board of Managers shall have the right of access (which right shall be an easement) to inspect any Unit for the purpose of making any repairs or replacements to any of the Common Elements contained in such Unit or appurtenant to such Unit, or elsewhere in the Building, or to remedy any condition which would result in damage to any other Unit or to the Common Elements, or which would violate the provisions of any mortgage covering another Unit, or for the purpose of removing violations or curing defaults by Unit Owners, or for the purpose of complying with any laws, orders, rules or regulations of any governmental body having jurisdiction thereof. Such right of access shall be exercised in such manner as will not unreasonably interfere with the use for which the Unit was intended. Such entry shall be permitted on not less than two (2) days' notice, except that no notice will be necessary in the case of an emergency. See the section "Rights and Obligations of Unit Owners and the Board of Managers" set forth in Part I of the Offering Plan.

44. No Unit Owner shall make any addition, alteration, repair or improvement in their Unit, Limited Common Elements, or to the Common Elements appurtenant to their Unit, without the prior written approval of the Board of Managers, which approval will not be unreasonably withheld, provided that the addition, alteration, repair or improvement may be made while retaining the structural integrity of the Building. See the section "Rights and Obligations of Unit Owners and the Board of Managers" set forth in Part I of the Offering Plan.

45. The public areas of the Condominium and those residential areas exposed to public view or other Unit Owners shall be kept in good appearance, in conformity with the dignity and

character of the Building, as determined by the Board of Managers in its sole discretion, by (i) the Board of Managers, with respect to such parts of the Building required to be maintained by the Board of Managers, and (ii) each Unit Owner with respect to interior surfaces of windows and shades, venetian or other blinds, drapes, curtains, or other window decorations in or appurtenant to such Unit Owner's Unit. To promote a consistent appearance of the Building from the outside, no Residential Unit Owner shall be permitted to enclose, erect a greenhouse, and/or alter a terrace or balcony appurtenant to a Unit in such a way that will alter the conformity of the Building, without the prior written approval of the Board of Managers. The Board of Managers may issue regulations concerning the size, type, and color of window treatments to be installed on the windows of Units in other to provide a visually harmonious appearance. The Board of Managers may limit the types of personal items, furnishings, and plantings that may be placed on terraces or balconies appurtenant to a Unit. See the section "Rights and Obligations of Unit Owners and the Board of Managers" set forth in Part I of the Offering Plan.

46. Purchasers are advised that the prevention of the growth of mold in a Unit is the responsibility of each Unit Owner. Construction is not, and cannot be, designed to exclude mold spores. Whether a Unit Owner experiences mold growth depends largely on how such Unit Owner manages and maintains their Unit. Unit Owners will need to take actions to prevent conditions which cause the mold or mildew, and it is the responsibility of each Unit Owner to ensure that they take the necessary precautions to prevent mold from becoming a problem in such Unit Owner's Unit. Unless the existence of mold occurs within one (1) month or earlier of Closing (unless there is a latent defect due to faulty construction by Sponsor so that mold could not be discovered within one (1) month of Closing), and is caused by faulty construction by Sponsor, Sponsor will not be liable to Purchaser with respect to the presence and/or existence of molds, mildew and/or microscopic spores. This provision shall survive closing of title. See the section "Rights and Obligations of Unit Owners and the Board of Managers" set forth in Part I of the Offering Plan.

47. Purchaser covenants and agrees that it shall not list the Unit for sale, resale or lease with any broker or otherwise advertise, promote, or publicize the availability of the Unit for sale, resale or lease prior to the closing of title and for one (1) year thereafter. Any such listing of the Unit or form of advertising, promotion or publicizing of the Unit by Purchaser or its agents or representatives prior to the closing of title shall be an Event of Default under the Purchase Agreement, entitling Sponsor to the remedies set forth in Article 12 of the Purchase Agreement. These provisions shall survive the closing of title. A default within one (1) year after closing of title would subject Purchaser to legal liability for damages. See the section "Rights and Obligations of Unit Owners and the Board of Managers" set forth in Part I of the Offering Plan.

48. No birds, animals or reptiles, except dogs or cats, shall be permitted in any Unit unless the same shall have been expressly permitted in writing by the Board of Managers or the Managing Agent, and such permission shall be revocable at any time by the Board of Managers or Managing Agent in their sole discretion. In no event shall more than two (2) animals be permitted in any Unit. No pet shall be permitted in the Common Elements, including dogs and cats, unless carried or on a leash. See the section "Rights and Obligations of Unit Owners and the Board of Managers" set forth in Part I of the Offering Plan.

49. Smoking and using electronic cigarettes is prohibited at all times in all enclosed common areas of the Building, as required by law. Enclosed common areas of the Building include, but is not limited to, indoor Common Elements such as a lobby, hallway, and stairway. Smoking and using electronic cigarettes is permitted at all times in all dwelling units and outdoor areas, unless otherwise restricted by law. This policy applies to any person on the premises. Complaints about violations shall be made promptly to the Board of Managers. Complaints should be made in writing and should be as specific as possible, including the date, approximate time, location where smoke was observed, description of incident, and apparent source of smoke. Unit Owners shall provide to prospective buyers or renters of their Units a copy of this Smoking Policy including by annexing it to any contract of sale or lease of their Unit. See the section "Rights and Obligations of Unit Owners and the Board of Managers" set forth in Part I of the Offering Plan.

50. Any statements regarding property taxes as it relates to this Building has been ascertained from the Property Tax Projection Letter set forth subsequently in Part I of this Offering Plan supplied by Tuchman, Korngold, Weiss, Liebman & Lindemann, LLP., 6 East 45th Street, Seventh Floor, New York, NY 10017 ("Property Tax Professional"). Post-construction real estate tax estimates were made by Property Tax Professional. Sponsor and Sponsor's counsel have relied wholly on the Property Tax Projection Letter by Property Tax Professional to provide prospective purchasers the information related to the property taxes for the Building set forth herein; Sponsor and Sponsor's counsel are not property tax experts, have not independently verified the Property Tax Projection Letter, and make no judgment as to its accuracy. Therefore, Purchasers are strongly urged to review the Property Tax Projection Letter provided by Property Tax Professional thoroughly and to consult with their own tax counsel or expert regarding same. See the Property Tax Projection Letter dated December 9, 2020, set forth at the end of the section "Real Estate Taxes". The projected real estate taxes for the First Year of Operation contained on Schedule A are based on an assessment of the Building before construction is complete. Purchasers are advised that real estate taxes may increase materially when the Building is reassessed after construction is complete. If Sponsor completes construction earlier than anticipated, or if the Department of Finance assesses the Building as complete earlier than anticipated by the Property Tax Professional, then projections for post-construction assessments may be in effect sooner than projected. See the section "Real Estate Taxes" set forth in Part I of the Offering Plan.

51. If separate tax assessments have not been made for individual Units prior to the closing of title to a Unit, Sponsor will collect from each Purchaser at closing, and will place in escrow in a separate account established by the Sponsor for that purpose, an amount equal to the Unit's estimated proportionate share of the real estate taxes projected to be due for the entire Property for the half of the tax year next commencing after the closing of said Unit (i.e., for either the first half or second half, depending on when the Unit closes). If the tax assessor indicates that more than one half of a tax year may elapse before the Units are individually assessed, Sponsor shall collect at closing Purchaser's proportionate share of taxes for the upcoming half and shall deposit the same in the account described above. Until separate tax assessments have been made for individual Units, a Purchaser that obtained financing may have to maintain a second tax escrow account with their lender. With respect to the balance of the estimated taxes due for the next applicable tax period, the Board of Managers is authorized by Article 2.6. of the By-Laws, and shall be obligated to collect monthly escrows from Unit Owners with their Common Charges based upon the estimated tax bill for the entire Property and the then current tax rate

deposit the same in the tax escrow account. At the time taxes are due and payable, Sponsor shall pay out of Sponsor's own funds, Sponsor's proportionate share of the Property tax bill allocable to the Unit(s) Sponsor then owns, based on the allocation method described above, and the Board of Managers shall be obligated to cause the release to Sponsor of the appropriate amount of escrowed tax funds in the tax escrow account for Sponsor's use in paying the share of taxes attributable to Units that have been sold and closed to other Unit Owners.

If the actual taxes due for any period for which Sponsor collected escrows are higher than the amount collected and held in escrow, the Board of Managers shall pay the difference and shall bill Unit Owners for their proportionate share of any necessary reimbursement, as a special assessment. Sponsor will remain liable for all real estate taxes attributable to Sponsor's Units until Sponsor sells and conveys those Units. If any Unit Owner fails to pay a Unit's pro rata share of real estate taxes when due, by Common Charge billing, special assessment billing, or both, the Board of Managers will have a lien on such Unit for non-payment thereof, as if such charges were Common Charges.

If the actual taxes due are lower than the amount collected and held in escrow, then (i) the Board of Managers shall pay the Unit Owners their proportionate share of any excess if the Board of Managers collected the escrow, and/or (ii) Sponsor shall pay the Unit Owners their proportionate share of any excess if Sponsor collected the escrow.
See the section "Real Estate Taxes" set forth in Part I of the Offering Plan.

52. On January 1, 2018, the Tax Cuts and Jobs Act of 2017 went into effect. This federal law significantly changed the previously existing Internal Revenue Code, including the taxes and deductions related to homeownership. Purchasers are advised to consult with a tax expert regarding whether the new law will affect the purchaser's taxes.

A non-corporate Residential Unit Owner who itemizes their deductions will be entitled to a deduction in computing their taxable income for Federal income tax purposes for bona fide mortgage interest incurred with respect to their Unit in the year paid provided that (a) the indebtedness is incurred in acquiring, constructing or improving the Unit, (b) the indebtedness is secured by the Unit, (c) the indebtedness does not exceed $750,000.00, or $375,000 in the case of a married individual filing a separate return, and (d) the Unit is a "qualified residence." The Federal limitation on the deduction for real estate taxes applies in the aggregate to, and is inclusive of, state and local income taxes paid as well. Thus, the maximum amount a Residential Unit Owner may deduct for real estate taxes and state and local taxes combined is $10,000 ($5,000 in the case of a married individual filing a separate return). The amount of any available deductions may vary due to changes in the interest rate, the allocation of constant debt service payments to interest, and state and local taxes. For some taxpayers, the foregoing deductions may also be impacted by the alternative minimum tax. No opinion is expressed as to the taxation of Unit Owners who are not New York State residents or not individuals. Purchasers are strongly encouraged to consult with their own tax professionals to ascertain the tax costs and benefits, if any, of ownership of a Unit. See the section "Income Tax Deductions to Unit Owners" set forth in Part I of the Offering Plan.

53. Schedule B, the First Year's Budget, includes a line item for a reserve fund for the sole purpose of meeting costs and expenses related to capital repairs, replacements and improvements to the Common Elements ("Reserve Fund"). Fannie Mae and Freddie Mac

guidelines require a Reserve Fund in the amount of 10% of the First Year's Budget, unless a lesser amount is determined to be required. Based on a study performed by Strategic Inspections, LLC, 45 West 34th Street. New York, New York 10001, dated May 11, 2020 (the "Reserve Study"), Sponsor anticipates that:

i. In the First Year of Condominium Operation, a reserve contribution of $49,000.00 will be required, of which $5,000.00 will be collected through the payment of Common Charges, and approximately $44,000.00 will be collected from the closing of title to 28 Residential Units within the First Year of Condominium Operation, through each Purchaser's non-refundable contribution to the Reserve Fund of the Condominium, in an amount equal to 1 month of Common Charges with respect to the Unit based on the Condominium budget in effect as of the Closing Date ("Reserve Closing Contribution"). If the Reserve Closing Contribution is insufficient, Sponsor shall cause the Sponsor controlled Board of Managers to make contributions to the Reserve Fund from any surplus Working Capital Funds. If the Reserve Closing Contribution is insufficient, and there is no Working Capital Fund surplus, Sponsor will deposit (the "Sponsor Funded Replacement Reserves") to the Reserve Fund an amount sufficient for the required Reserve Fund of $49,000.00. By way of example only, if there were $42,000.00 in the Reserve Fund collected solely via Reserve Closing Contributions, and no Working Capital Fund surplus, the shortfall would be $2,000.00 that Sponsor would deposit to the Reserve Fund out of its own funds (calculated by taking the full amount, $49,000.00, and subtracting the $5,000.00 collected through the First Year Budget and subtracting the $42,000.00 collected via Reserve Closing Contributions). Although Sponsor has not posted any security for the funding the remaining balance of the Reserve Fund, Sponsor represents that it currently has sufficient resources to fund its obligation.

ii. In the second year of Condominium operation, a reserve contribution of $53,900.00 will be required. Depending on how much was actually collected from Reserve Closing Contributions within the First Year of Condominium Operation, the Sponsor controlled Board of Managers will determine whether to increase the Reserve Fund line item in the annual budget, allocate surplus Working Capital funds to the Reserve Fund, or issue a special assessment to meet the minimum required annual Reserve Fund contributions.

iii. In the third year of Condominium operation, a reserve contribution of $59,290.00 will be required.

iv. For a period of 27 years after the end of the third year of Condominium operation, the annual reserve contributions will increase by 10.0% per year.

In the event that the number of Unit closings is lower than projected after the first year, in any given year, Sponsor will not make any additional contributions. In such instance, the Board of Managers, both during and after the Sponsor Control Period, shall have the right to increase Common Charges and/or impose a Special Assessment to replenish the Reserve Fund, and/or the Working Capital Fund. In future years, the Board of Managers may have to increase the Reserve Fund line item in the annual budget, allocate surplus Working Capital funds to the

Reserve Fund, or issue a special assessment to meet the minimum required annual reserve fund contributions; Sponsor will not make any special contributions to the Reserve Fund in future years, Sponsor will have the same obligations as all other Unit Owners. If Purchaser contributions to the Reserve Fund due at Closing, in conjunction with the amount funded through Common Charges, exceed the reserve requirements for the First Year of Operations set out in the reserve study, the reserve study can be updated to include the funds deposited into the Reserve Fund to lower the minimum required annual reserve fund contributions for the second year of operations; updating the Reserve Study is projected to cost approximately $1,000. Sponsor shall file an amendment to the Offering Plan one year after the post-closing amendment to disclose the method used to fund the Reserve Fund for the first and second years of operations. See Reserve Fund Study set forth in Part II of the Offering Plan.

The Reserve Closing Contributions will be deposited into the Reserve Fund held by the Board of Managers, or the Managing Agent, and applied toward meeting Fannie Mae reserve fund requirements for the First Year of Condominium Operation and/or applied toward meeting the Fannie Mae reserve contributions for Condominium operation in future years.

Sponsor makes no guarantee that the Reserve Fund will be sufficient for all capital repairs and replacements within the first 5 years of Condominium operation or beyond.

Certain lending institutions, in order to fund a loan for a Purchaser, require that the Sponsor Funded Replacement Reserves be reflected within the First Year Budget as an income to the Condominium, as well as an expense. **Purchasers should note that this line item will not actually be a Common Expense and will not be part of the Common Charges allocated to the Units.** It will only be funded by Sponsor if necessary pursuant to the terms herein, or may not be funded at all.

See the section “Reserve Fund” set forth in Part I of the Offering Plan.

54. Principals of Sponsor have executed the Certification of Sponsor and Principals set forth in Part II of the Offering Plan solely for Martin Act purposes. Consistent with a First Department decision in Board of Managers of 184 Thompson Street Condominium v. 184 Thompson Street Owner LLC, *et.al.*, 2013 N.Y. Slip Op 03574 (1st Dept. May 16, 2013), the principals of Sponsor expressly disclaim the existence of any private right of action for contract claims by individual Unit Owners (or a board on their behalf) in connection with or arising solely from their execution of the Certification of Sponsor and Principals, absent liability under another statute or under an alter-ego or other veil-piercing theory. See the section “General” set forth in Part I of the Offering Plan.

55. Any portion of the unused floor area development rights that are now owned, subsequently acquired, or that may become available under the Zoning Resolution of the City of New York (the "Development Rights") shall be owned by the Sponsor, but may be utilized by Sponsor or any party acquiring the same from the Sponsor and merged into a zoning lot pursuant to the terms of a zoning lot development agreement or similar agreement or instrument (a "ZLDA"). If a ZLDA is a condition precedent to increasing Development Rights, Sponsor (including Sponsor’s successors, assignees, or designees) may enter into a ZLDA without the consent of

the Board of Managers or Unit Owners to increase Development Rights.

Sponsor or any entity to whom Sponsor conveys Development Rights shall have the right to amend the Declaration and any ZLDA that exists pertaining to the Building, in order to convey Development Rights. Sponsor or any entity to whom Sponsor conveys the Development Rights shall have the right to complete, file, and record all documents without the consent of the Unit Owners or the Board of Managers or any parties in interest to the Common Elements. The Unit Owners, the Board of Managers and/or any parties in interest to the Common Elements shall be deemed to have consented to the transfer of Development Rights and shall execute any documents evidencing said consent as are reasonably requested by Sponsor or any entity to whom Sponsor conveys the Development Rights.

In the event Development Rights are transferred to an adjoining premises, the light, air and views from the Building may be negatively impacted. Notwithstanding the foregoing, neither Sponsor nor any entity to whom Sponsor conveys the Development Rights to may utilize the Development Rights to increase the size, height, bulk or density of any portion of the Property. Sponsor does not anticipate any Development Rights to be available upon completion of construction.

See the section "Reservation of Air and Development Rights" set forth in Part I of the Offering Plan.

INTRODUCTION

Sponsor and Offer of Sale

UWS AA BSD LLC and 2461 BROADWAY LLC (collectively, the "Sponsor"), limited liability companies organized under the laws of the state of Delaware, presents this offering plan (the "Offering Plan") for the establishment of condominium ownership of the land (the "Land") consisting of approximately 5,369 square feet in the City and State of New York, located at 2461 Broadway, New York, NY 10025 and upon presentation of this Offering Plan known as Block 1239, Lot 110, as shown in the New York County Tax Map, and a building (the "Building") existing on the Land to be called The ERA Condominium (the "Condominium"). Sponsor, along with investor entities, acquired the Property as tenants in common on May 10, 2016 by deed recorded in the City Register's Office on May 25, 2016 as CRFN 2016000178756. Per the operating agreement between Sponsor and the four other tenants in common, Sponsor is managing all aspects of designing, constructing, forming, marketing, and selling the Condominium; the operating agreement between the parties gives all other entities status akin to a passive investor in the offering of this Condominium.

This Offering Plan sets forth all the material terms of the offer to sell Units in the Condominium. The Condominium is subject to and will comply with the New York Condominium Act. The Offering Plan may be amended from time to time by amendment duly filed with the New York State Department of Law and served pursuant to 13 NYCRR § 20.1(d). The Offering Plan, including Part II, constitutes the entire offer of the Sponsor. Copies of the Offering Plan and all exhibits submitted to the Department of Law in connection with the filing of this Offering Plan will be available for inspection without charge by prospective Purchasers or their attorneys and copying at a reasonable charge at the Building after the on-site sales office is open and at the office of the selling agent or Sponsor. Copies of the Offering Plan will be available to prospective purchasers for a $200.00 deposit, made payable to Sponsor, in the form of a check; Sponsor shall hold the $200.00 check without depositing it, and shall return the check upon the earlier of (a) the return of the Offering Plan in good condition, such good condition to be determined at the sole discretion of Sponsor; or (b) the Closing of Purchaser's Unit. If such prospective purchaser does not close on a Unit, or Sponsor determined the Offering Plan was not returned in good condition, then the $200.00 check will be deposited by Sponsor and shall not be returned. Copies of the Offering Plan and all exhibits submitted to the Department of Law are also available for inspection, without charge, and copying, at a reasonable fee, at the New York State Department of Law, 28 Liberty Street, 21st Floor, New York, NY 10005.

The Building is under construction and vacant at the time of presentation of this Offering Plan. Sponsor is constructing a new Building pursuant to New York City Department of Building NB approved permits. A Certificate of Occupancy will be issued for the Building reflecting the planned construction. The Building will be constructed by Sponsor in accordance with all applicable law. The Sponsor expects that construction will be complete on or about July 1, 2022. On completion of construction, the Building will consist of nineteen (19) floors. The Building will be divided into Fifty-seven (57) Residential Units, Two (2) Non-Residential Units, Eighteen (18) Licensed Storage Spaces, and Twenty-Nine (29) Licensed Bicycle Spaces.

Sponsor will be offering for sale, pursuant to this Offering Plan, the Fifty-seven (57) Residential Units, Two (2) Non-Residential Units, Eighteen (18) Licensed Storage Spaces, and

Twenty-Nine (29) Licensed Bicycle Spaces in accordance with the schedule of sales prices (Schedule A) set forth in Part I. Licensed Bicycle Spaces will only be offered in Sponsor's sole discretion to a Purchaser of a Residential Unit. These prices have been set by Sponsor and are not subject to approval by the Department of Law or any other governmental agency.

Each Unit will have a refrigerator/freezer, dishwasher, washer and dryer, and range with oven and hood. Sponsor anticipates providing appliances in each of the Units manufactured by the manufacturers set forth in the Description of Property and Specifications and Building Condition. The Sponsor reserves the right to provide fixtures and appliances from a variety of manufacturers of Equal or Better Quality than those set forth in the Description of Property and Specifications and Building Condition. All fixtures and equipment described in this Offering Plan are included in the offering prices listed in Schedule A.

Sponsor has obtained financing from MSD PCOF PARTNERS X, LLC, located at 645 Fifth Avenue, 21st Floor, New York, NY 10012. Each Unit being conveyed at a Closing and such Unit's appurtenant Common Interest will be released from the Lender's mortgage upon tender of the relevant payment as agreed to between Sponsor and Lender. Without the prior written consent of the lender, Sponsor may not lease Units and may not exercise the right to relinquish control of the Board of Managers prior to the expiration of the Sponsor Control Period until at least seventy-five percent (75%) of the Residential Units has been conveyed.

Sponsor is retaining the unconditional right to rent Units in the Building after consummation of the Offering Plan that are being offered herein. Unless this Offering Plan is abandoned, Sponsor will endeavor in good faith to sell Units rather than rent after the Offering Plan has been consummated but makes no representation that it will execute Purchase Agreements to sell more than fifteen percent (15%) of the Units. Nine (9) Residential Units satisfy the fifteen percent (15%) threshold. As Sponsor's right to rent Units is unconditional, this Offering Plan may not result in the creation of a condominium in which a majority of the Units are owned by occupants or investors unrelated to Sponsor; Sponsor could effectively control the Condominium indefinitely. Rental tenants of Units owned by Sponsor or any other Unit Owner will receive the same Building services and will have the same use of the facilities as Unit Owners, however they will have no investment in their Units and therefore do not share the same economic interests as a Unit Owner that occupies their Unit in the maintenance and care of the Building's facilities. In the event Sponsor has rented a Unit after consummation of the Offering Plan, and subsequently sells the Unit pursuant to this Offering Plan, such sale of the Unit will provide that it will be sold in "as is" condition, except for any applicable warranties expressly provided in this Offering Plan.

The By-Laws do not require that a majority of the Board of Managers be owner-occupants who are unrelated to Sponsor after Sponsor relinquishes control of the Board of Managers, Purchasers for their own occupancy may never gain control of the Board of Managers. Unit Owners that occupy their Unit and Unit Owners that do not occupy their Unit, such as Sponsor or Unit Owners that rent their Units, may have inherent conflicts on management of the Condominium.

If Sponsor sells 10 units or 20 percent of the total number of units in the condominium, whichever is less, which are not purchased for occupancy by the owner or one or more members of their immediate family, such purchaser will be deemed a Successor Sponsor pursuant to 13

NYCRR Section 20.1 (c)(1). Affiliates of Sponsor, a designee of Sponsor, or assignee of Sponsor may also qualify as a Successor Sponsor under applicable regulations. A Successor Sponsor has the same rights and obligations of a Sponsor, but only in relationship to the Units' appurtenant Common Interest which such Successor Sponsor owns. Successor Sponsors have the same right to assign or designate a person or entity, whether related or unrelated to Sponsor, to succeed to their rights and obligations and any such assignee or designee shall also be deemed a Successor Sponsor.

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

After this Offering Plan has been declared effective, Sponsor will, by the Declaration of Condominium to be recorded in the Office of the City Register of the City of New York, submit the Property to Article 9-B of the Real Property Law of the State of New York (as amended, the "Condominium Act"). The proposed Declaration is set forth in Part II of this Offering Plan. The Declaration, together with the By-Laws of the Condominium, will be recorded by Sponsor at its sole cost and expense prior to its conveyance of title to the first Unit.

Features of Condominium Ownership

The ownership of a Unit in the Condominium is similar in many respects to the ownership of a private one-family home. Each Unit Owner owns their Unit outright (in fee simple absolute) and is generally entitled to its exclusive possession and to its use for any legal purpose, subject to the provisions of the Declaration, By-Laws of the Condominium, and any Rules and Regulations promulgated by the Board of Managers; each Unit Owner is obligated to comply with Declaration, By-Laws of the Condominium, and any Rules and Regulations promulgated by the Board of Managers. A Unit Owner is also the owner, in common with all other Unit Owners, of all remaining parts of the Property, except for the Units themselves (collectively, called "Common Elements"). Common Elements are those areas intended to be devoted to the common use and enjoyment of all Unit Owners, including the land; the foundations, columns, girders, beams, supports, exterior walls of the Building, and all joists; the central and appurtenant installations and equipment for services such as power, light, telephone, hot and cold water, sewer and fire safety, the meter rooms, the stairwell from the cellar to the roof and the roof deck; roof and the bulkhead roof. Each Unit Owner's proportionate share ("Common Interest") of the Common Elements has been determined pursuant to Condominium Act §339-i. Elements which are for the use of a specified Unit (or Units) to the exclusion of all others are known as "Limited Common Elements." Limited Common Elements are those Common Elements that a Unit Owner or Unit Owners will have the exclusive right to use. See the section "Schedule A" set forth in Part I of the Offering Plan.

A Unit Owner may sell or lease their Unit subject to the terms and restrictions set forth in

the Declaration and By-Laws, including, but not limited to, the Board of Managers' right of first refusal.

Each Unit may be separately mortgaged and the Unit Owner will be responsible for interest and amortization payments on the mortgage, if any encumbering such Unit Owner's Unit. A Unit is not subject to the lien of any mortgage placed by other Unit Owners on their Units.

Each Unit Owner will be assessed and taxed separately for real estate tax purposes and, therefore, no Unit Owner will be liable for the payment of real estate taxes on any other Unit. In the opinion of counsel for Sponsor, payments of real estate taxes and interest on any mortgage affecting the Owners Unit, will be deductible for federal, state, and local income tax purposes (see Counsel's Tax Opinion set forth in Part I) subject to the conditions contained in such opinion.

Each Unit Owner, at the Unit Owner's sole cost, may decorate and alter the interior of the Unit Owner's Unit in any way that the Unit Owner desires, subject to the provisions of the By-Laws and the Rules and Regulations promulgated by the Condominium and all applicable Laws. Each Unit Owner will be solely responsible for the cost, ordinary and extraordinary, of maintenance of and repairs to the Unit Owner's Unit and all plumbing, heating, telecommunications, sanitary, and electrical systems, fixtures and equipment located within the Unit and connections to common lines which exclusively serve such Unit Owner's Unit, and for the cost of all utilities that are individually metered to a Unit Owner's Unit.

Sponsor reserves the right to control the Board of Managers for a period of time until the earlier to occur of (a) thirty (30) days after the date by which one hundred percent (100%) of the Units have been conveyed to Purchasers; or (b) five (5) years after the First Closing (the "Sponsor Control Period"). Sponsor reserves the right to relinquish control of the Board of Managers prior to the expiration of the Sponsor Control Period. A meeting will be held to elect new board members unrelated to the Sponsor within thirty 30 days of the expiration of the Sponsor Control Period. However, as long as Sponsor owns a Unit, Sponsor will be entitled to appoint one (1) Residential member of the Board of Managers and shall be entitled to cast one vote for each .0001% of Common Interest attributable to their Unit(s), but in no event can Sponsor use its voting power to elect more than 50% of the Board of Managers after the expiration of the Sponsor Control Period. In the event that there is a Successor Sponsor and Sponsor still owns a Unit, only Sponsor may appoint one (1) Residential member of the Board of Managers.

The Board of Managers will be elected by the Unit Owners after the Sponsor Control Period, and will be charged with the primary obligation for operating the Property. The By-Laws do not provide that after the Sponsor relinquishes control of the Board of Managers that Board of Managers members be owner-occupants. Each Unit Owner's vote will be weighed in accordance with the Owner's percentage interest in the Common Elements. A description of the Unit Owner's right to vote for and to serve as a member of the Board of Managers, and a description of the rights and obligations of the Board of Managers is contained in the Section "Rights and Obligations of the Board of Managers" in Part I of the Offering Plan and in the Condominium's By-Laws.

The Board of Managers will make most decisions concerning the manner in which the Condominium will be maintained. This will include making decisions regarding hiring of a management company to manage the day-to-day operations of the Condominium, preparing budgets, entering into service contracts, and the making of repairs and improvements, all of which

may impact the amount of the Common Charges. The Board of Managers has a fiduciary duty to act in the best interest of the Condominium.

The Board of Managers will be responsible for paying, among other things, the cost of utilities consumed in the Common Elements of the Building, repairing, maintaining, and making necessary replacements to the Common Elements and insurance against casualties causing damage to the Building and Common Elements and certain other potential liabilities. See the Schedule B and the notes thereto which more fully discuss the Common Expenses which will be paid by the Board of Managers, and see Schedule B-1 regarding estimated energy and utility costs to be paid by each separate Unit Owner.

Unit Owners must obtain, at the time of Closing, supplemental or additional insurance for their personal effects and the interior of the Unit itself for fire and liability. Such insurance commonly referred to as an "HO-6 Policy," will be paid for by the Purchaser. 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. See the section "Rights and Obligations of Unit Owners and the Board of Managers" set forth in Part I of the Offering Plan.

Each Unit Owner must pay monthly Common Charges in accordance with the Declaration, the By-Laws, and the applicable provisions of the Condominium Act, in order to fund payment of the Common Expenses incurred in the operation of the Property and the maintenance of the Common Elements. The Board of Managers will assess Common Charges against each Unit in accordance with its Common Interest based on the Board of Managers' estimate of Common Expenses which is based on the projected budget for each twelve (12) month period. The estimated Common Charges for each Unit for the First Year of Operations; see the section "Schedule A" set forth in Part I of the Offering Plan.

This offering is made only to individuals aged 18 years or older, and entities qualified to do business in the State of New York who are competent to own real estate in the State of New York.

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

DEFINITIONS

The following terms used in this Offering Plan and in Article 9-B of the Real Property Law, have the following meanings:

- Bicycle Space: Any space designated as a Bicycle Space in the Floor Plans.
- Bicycle Space Licensee: The licensee of a Bicycle Space.
- Board of Managers: The governing body of the Condominium.
- Building: The structure containing the Units and the Common Elements of the Condominium (other than the land under the Building).
- By-Laws: One of the documents governing the operation of the Condominium, the form of which is set forth in Part II of the Offering Plan.
- Cause: (i) conviction of a felony, (ii) conviction of any lesser crime or offense involving the property of the Condominium, or (iii) willful misconduct or gross negligence in the performance of their duties as a member of the Board of Managers.
- City Register's Office: The Office of the City Register of The City of New York.
- Closing: Including words of similar import are used synonymously and mean the payment of the purchase price, and the transfer of legal ownership of a Unit pursuant to this Offering Plan and the Purchase Agreement.
- Closing Date: The date scheduled for the closing of title to a Unit by Sponsor as same may be adjourned in accordance with the terms of the Purchase Agreement.
- Common Charges: Assessments payable to the Board of Managers by each Unit Owner for the purpose of meeting Common Expenses.
- Common Elements: Those areas intended to be devoted to the common use and enjoyment of all Unit Owners as set forth in the Declaration.
- Common Expenses: The costs and expenses in connection with the repair, maintenance, replacement, restoration and operation of, and any alteration, addition or improvement to, the Common Elements, including any reserve established in anticipation of the aforesaid costs and expenses.
- Common Interest: The proportionate, undivided interest in fee simple absolute in the Common Elements pertaining to each Unit set forth in the Declaration. Such interest is expressed as a numerical percentage. The total of all Common Interest percentages pertaining to all Units equals 100%. The Common Interest of the Unit is the basis for determining, among other things, a Unit Owner's (a) proportionate share of the Common Expenses and (b) proportionate share of any distributions upon termination of the Condominium.

- Condominium: The condominium which will be established pursuant to the Declaration and governed by the By-Laws.

- Condominium Act: Article 9-B of the New York State Real Property Law.

- Declaration: The recorded instrument by which the Property is submitted to the provisions of the Condominium Act, as such instrument may be amended from time to time, consistent with law and the By-Laws. The By-Laws, which govern the operation of the Condominium, are part of the Declaration.

- Department of Building: The Department of Buildings of the City of New York.

- Department of Law: The New York State Department of Law of the New York State Office of the Attorney General, Real Estate Finance Bureau.

- Deposit: The payment or payments required to be paid by Purchaser at the time a Purchase Agreement is tendered to Sponsor or at the time or times prior to Closing as provided in the Purchase Agreement.

- Development Rights: The unused floor area development rights that are now owned, subsequently acquired or that may become available under the New York City Zoning Resolution.

- Escrow Account: The escrow account maintained by Marans Newman Tsolis & Nazinitsky LLC, as escrow agent at Capital One Bank, N.A., 299 Park Avenue, New York, NY 10171.

- Escrow Agent: Marans Newman Tsolis & Nazinitsky LLC

- Equal or Better Quality: Comparable or better quality as recognized by industry standards for performance, efficiency, longevity, and/or classifications, as applicable.

- First Closing: First closing of title to a Residential Unit in the Condominium to a Purchaser under the Offering Plan.

- First Year Budget: The projected budget for the First Year of Operations located in Schedule B.

- First Year of Operations: The projected date range for the first year of operations for the Condominium, as set forth in the Offering Plan.

- Floor Plans: Floor plans prepared by Sponsor's architect showing the division of the Property into the Units and Common Elements and to be filed with the Declaration.

- Insurance Trustee: A bank or trust company in the State of New York from time to time appointed to serve as such by the Board of Managers. Sponsor's Mortgagee shall serve as the Insurance Trustee for such time as Sponsor has a mortgage loan encumbering any Unsold Units. The Lender shall be the initial Insurance Trustee, and shall remain the

Insurance Trustee until such time that the Lender's mortgage lien is satisfied.

- Land: The parcel of land on which the Building will be situated, as more particularly described in the Declaration.

- Lender: MSD PCOF PARTNERS X, LLC, located at 645 Fifth Avenue, 21st Floor, New York, NY 10012, together with their successors and/or assigns.

- Licensee: A holder of a license to Licensed Space.

- License Fee: Fees payable to the Board of Managers by each Licensee of Licensed Space.

- Licensed Space: Any portion of Common Elements restricted in use and subject to exclusive license agreements such as (but not limited to) Bicycle Spaces and Storage Spaces.

- Limited Common Elements: Those Common Elements for which a Unit Owner will have the exclusive right to use. Some examples of Limited Common Elements are rear yards, terraces and balconies accessed through particular Units.

- Managing Agent: The managing agent or manager of the Building at the time in question.

- Mansion Tax: An additional New York State real estate transfer tax that applies to residences where consideration is $1 million or more.

- Non-Residential Unit: Any Unit not designated for residential use in the Floor Plans such as (but not limited to) Community Facility Units or Commercial Units.

- Non-Residential Unit Owner: An owner of a Non-Residential Unit.

- Offering Plan: The offering plan submitted by the Sponsor to the Department of Law required in order to be able to sell Units in the Condominium.

- Permitted Exceptions: Encumbrances to the title to a Unit that a Purchaser agrees to take title subject to.

- Permitted Mortgage: A mortgage of a Unit or Units permitted to be placed thereon pursuant to the provisions of the By-Laws.

- Permitted Mortgagee: The holder of a Permitted Mortgage and shall include, without limitation, banks, financial institutions, and/or other lenders such as the Construction Lender, its successors, assigns and/or affiliates, as well as Sponsor's Mortgagee.

- Plans and Specifications: The plans and specifications for the Building which (to the extent required by law) are filed with, and approved by, the Department of Buildings and which plans and specifications may, from time to time, have been amended or changed, or may hereafter be amended or changed in accordance with the provisions of this Offering Plan.

- Property: The Land, the Building and other improvements thereon, and all easements, rights and appurtenances belonging thereto.

- Property Tax Professional: The real estate broker, appraiser, attorney or other professional familiar with the tax assessment practices in the locality in which the property is located that Sponsor retained to prepare the Property Tax Projection Letter.

- Property Tax Projection Letter: An estimate of the assessed valuation after completion of construction or rehabilitation from a real estate broker, appraiser, attorney or other professional familiar with the tax assessment practices in the locality in which the property is located.

- Purchase Agreement: The agreement to purchase a Unit pursuant to the Offering Plan, the form of which is set forth in Part II of the Offering Plan.

- Purchaser: A purchaser of a Unit pursuant to a Purchase Agreement.

- Reserve Fund: A fund established for the Condominium for major capital expenditures such as the renewal or replacement of building components or systems or the remedy of major building defects.

- Residential Unit: A Unit for residential use.

- Residential Unit Owner: A Unit Owner who has purchased a Residential Unit.

- Rules and Regulations: The rules and regulations of the Condominium made in accordance with the By-Laws. The rules and regulations, which will apply unless and until amended by the Board of Managers, are set forth as an addendum to the By-Laws in Part II.

- Schedule A: The section of Part I of the Offering Plan "Schedule of Purchase Prices and Other Financial Details For The First Full Year of Operation".

- Schedule B: The section of Part I of the Offering Plan "Schedule of Estimated Income and Expenses For The First Full Year of Operation".

- Schedule B-1: The section of Part I of the Offering Plan "Schedule of Estimated Utility Expenses for Individual Units".

- Selling Agent: The selling agent disclosed in the Identity of Parties section of Part I of the Offering Plan, or at any given time in question.

- Sponsor: The person, partnership, joint venture, corporation, company, trust, association or other entity which is offering the Units in this Condominium to the public at the given time in question.

- Sponsor Control Period: A period of time until the earlier to occur of (a) thirty (30) days after the date by which one hundred percent (100%) of the Units have been conveyed to Purchasers; or (b) five (5) years after the First Closing.

- Sponsor's Mortgagee: Any Permitted Mortgagee holding a Permitted Mortgage encumbering Units owned by Sponsor and/or any other lender that has provided mezzanine financing or preferred equity financing to the Sponsor and/or Declarant. For the avoidance of doubt, the construction lender shall be deemed to be Sponsor's Mortgagee.

- Storage Space: Any space designated as a Storage Space in the Floor Plans.

- Storage Space Licensee: The licensee of a Storage Space.

- Successor Sponsor: An affiliate of Sponsor, a designee or assignee of Sponsor, or a Purchaser of 10 units or 20 percent of the total number of Units in the Condominium, whichever is less, which are not purchased for occupancy by the owner or one or more members of their immediate family. A Successor Sponsor has the same rights and obligations of a Sponsor, but only in relationship to the Units' appurtenant Common Interest which such Successor Sponsor owns. Successor Sponsors have the same right to assign or designate a person or entity, whether related or unrelated to Sponsor, to succeed to their rights and obligations and any such assignee or designee shall also be deemed a Successor Sponsor. Any Successor Sponsor shall be promptly disclosed in an amendment to the Offering Plan and shall be subject to all obligations and disclosure requirements pertaining to its role as a Sponsor pursuant to applicable law.

- Unit: a part of the Property intended for any type of use or uses, and with an exit to a public street or highway or to Common Elements leading to a public street or highway, and may include such appurtenances as garage and other parking space, storage room, balcony, terrace and patio. Each Unit is designated by number, letter or combination thereof or other official designations conforming to the tax lot number designating the Unit in the Declaration and on the Floor Plans.

- Unit Deed: A bargain and sale deed with covenant against grantor's acts, from Sponsor to a Purchaser, conveying title to the Unit and its appurtenant Common Interest.

- Unit Owner: An owner of any Unit. Two or more of such owners are collectively referred to as "Unit Owners."

- Unsold Units: Any Units owned by Sponsor or Successor Sponsor, other than any Unit purchased by and for the use of Sponsor or Successor Sponsor, until such time as the same have been sold.

- Working Capital Fund: A fund held and used for working capital, closing costs and adjustments, unanticipated increases in budgeted or additional Common Expenses, capital repairs or replacement or for such other appropriate purposes as will be determined by the Board of Managers.

- ZLDA: A zoning lot development agreement.

DESCRIPTION OF PROPERTY AND IMPROVEMENTS

The Property has a land area of approximately 5,369 square feet. The site will contain one building (the "Building") when construction is completed. The street address of the Property is 2461 Broadway in the Borough of Manhattan, NY. The Building is located on the corner of Broadway and West 91st Street.

The Condominium shall consist of Fifty-seven (57) Residential Units, Two (2) Non-Residential Units, Eighteen (18) Licensed Storage Spaces, and Twenty-Nine (29) Licensed Bicycle Spaces. The Building is a new building which will contain nineteen (19) floors. The Building will be constructed in accordance with all applicable zoning and building laws which include the Zoning Resolution of the City of New York and New York City Construction Codes. A schedule of approved New York City Department of Building (DOB) plans for the work, including DOB applications, is specified in the Description of Property and Specifications and Building Condition set forth in Part II of this Offering Plan.

A new Certificate of Occupancy will be issued reflecting the planned construction. The property is currently vacant and will remain unoccupied throughout construction, which is expected to be substantially completed on or about July 1, 2022. A Closing will take place only after the issuance of a temporary or final Certificate of Occupancy for the entire project or, issuance of a partial, temporary or final Certificate of Occupancy for the Unit closed or the building in which the Unit is located.

The Eighteen (18) Licensed Storage Spaces and Twenty-Nine (29) Licensed Bicycle Spaces are Common Elements located in the cellar, licensed by the Board of Managers. Sponsor will be the initial Licensee of each Licensed Space and remain so until the licenses are sold or abandoned. Licensees shall owe a monthly license fee to the Condominium. The Licensed Spaces are considered uninhabitable space and may not be legally used as a bedroom or living room and to do so may result in a building code violation being issued for the Building.

Each Unit will have a refrigerator/freezer, dishwasher, washer and dryer, and range with oven and hood. Sponsor anticipates providing appliances in each of the Units manufactured by the manufacturers set forth in the Description of Property and Specifications and Building Condition. The Sponsor reserves the right to provide fixtures and appliances from a variety of manufacturers of Equal or Better Quality than those set forth in the Description of Property and Specifications and Building Condition. All fixtures and equipment described in this Offering Plan are included in the offering prices listed in Schedule A.

Electricity is provided by Consolidated Edison, Inc. The electricity to each Unit will be separately metered by Consolidated Edison, Inc and will be paid for by the owner of such Unit. The electricity consumed in the Common Elements will be borne by the Unit Owners as a Common Charge and be allocated to each Residential Unit in proportion to their Common Interest.

Gas is provided by Consolidated Edison, Inc. The gas to each Unit will be commonly metered by Consolidated Edison, Inc. The cost of gas consumed in the Residential Units and Common Elements will be borne by the Residential Unit Owners as a Common Charge and be allocated to each Residential Unit in proportion to their Common Interest. Space is provided for two additional meters for the Non-Residential Unit Owners.

Water is provided by the City of New York. The water to each Residential Unit will be commonly metered by the City of New York. The cost of water consumed in the Common Elements and Residential Units will be borne by the Residential Unit Owners as a Common Charge and be allocated to each Residential Unit in proportion to their Common Interest. Water shall be sub-metered for the Non-Residential Unit Owners.

All Residential Units will be pre-wired for telephone, television, and internet service. Each Unit Owner will be responsible to contact a service provider to establish service to the pre-wired Unit. Every Unit Owner will be required to pay their associated service charges and any initial charges for activating services for the Unit.

Purchasers are advised that all of the Common Elements in the Building may not be available for use at the time of the First Closing. While Sponsor will attempt to provide all Common Elements within a reasonable time, Sponsor will complete all Common Elements within twenty-four (24) months of the First Closing. Purchasers will not be entitled to any credit or abatement against the Purchase Price or the Common Charges if any of the Common Elements are not available for use on or after a Purchaser's Closing. Notwithstanding the foregoing, the Board of Managers shall have the right, but not the obligation, in its sole and absolute discretion, to adjust the budget for the First Year of Operations which is based on a fully operational building. The Board of Managers may allocate surplus funds to a special purpose fund, retain surplus funds as the Working Capital Fund, or refund Common Charges.

Limited Common Elements are Common Elements existing for the sole use and enjoyment of certain Unit Owners to the exclusion of all other Unit Owners. Limited Common Elements include but are not limited to any facilities (pipes, shut-off valves, wires, lines, conduits) that exclusively serve a Unit that are located behind its boundary walls or within its boundary walls but not readily accessible without damage to such boundary walls, balconies, terraces, or yards that are allocated for the exclusive use of an appurtenant Unit, as set forth in the Floor Plans.

Each Unit Owner of a Unit to which a Limited Common Element is appurtenant shall be responsible for the cost and performance of all painting, decorating and non-structural ordinary maintenance, repairs, cleaning and replacements to such Limited Common Element, including pipes, wires, and conduits exclusively servicing the Unit. However, any structural or non-ordinary repairs or replacements to a Limited Common Element shall be made by the Board of Managers, and the cost and expense thereof shall be charged to all Unit Owners as a Common Expense unless the need for such repair or replacement was caused by the wrongful or negligent act or omission of a Unit Owner or their tenants, guests, or invitees whereby the cost shall be charged to such Unit Owner. The Board of Managers shall have the right of access to, in, and through these areas for the purpose of doing building maintenance inspections. No structures of any kind may be erected on Limited Common Elements without the express written permission of the Board of Managers, except for temporary structures. Notwithstanding anything herein to the contrary, a Unit Owner who wishes to paint, decorate or make any other changes to a Limited Common Element appurtenant to their Unit, and which change deviates from the Limited Common Element as it was originally delivered by Sponsor, must first obtain express written permission from the Board of Managers; for as long as Sponsor owns at least one Unit, a Unit Owner must also obtain express written permission from the Sponsor.

Limited Common Elements and any cellar spaces are considered uninhabitable space and may not be legally used as a bedroom or living room and to do so may result in a building code violation being issued for the Building. Any cellar space has less light and air than ordinary living space and is more susceptible to dampness. Refer to Schedule A for the amount of Limited Common Elements available to each Unit Owner.

New York City's Façade Inspection Safety Program ("FISP"), also known as Local Law 11/98 applies to this Building. FISP requires that owners of buildings, with greater than six stories above grade, have their exterior walls and appurtenances inspected periodically. FISP reports are due once in five-year cycles. Once a new building is issued the first temporary Certificate of Occupancy, the five-year "grace period" begins. After this five-year period is over, the building must file during the next applicable cycle. Unless Sponsor still controls the Board at such time, the obligation to comply with FISP shall be solely on the Unit Owner-controlled Board. Sponsor shall have no responsibility or obligation to organize such inspections after the termination of the Sponsor Control Period. The cost of retaining a Qualified Exterior Wall Inspector to perform the inspection and file the report, as well as making any necessary repairs, will be a Common Expense in the future. The cost of retaining a Qualified Exterior Wall Inspector is currently approximately $5,000; Sponsor makes no warranty or representation that the law will not change or what the actual cost of compliance will be. In the same fashion, the Condominium Board will be responsible for maintaining the sidewalk(s) in accordance with the requirements of the Department of Transportation.

There are lot line windows in the Building facing west in Units 3C, 4C, 5C, 6C, 7C, 8D, 9D, 10D, 11D, 12D, 14D, 15C, 16C, 17C, 18C, 19C, and both north and west facing windows in Unit PHA. All lot line windows were built in full compliance with all applicable building codes and other regulations, and all Units meet light and ventilation requirements without taking these windows into account. Lot Line windows overlooking 2465 Broadway provide legal light and air and will not be required to be blocked at any time in the future. See the "Description of Property and Building Condition," set forth in Part II of the Offering Plan for a list of all lot line windows. Characterization of a window as a lot line window generally means that depending on the proximity and height of improvements on the adjacent property, the lot line window is required by law to be protected against fire occurring in the improvements on adjacent lots in a manner satisfactory to the Department of Buildings. Such fire protection can include sealing the window completely, sprinklering it, using glass block instead of ordinary window glass, or using windows made of steel with wire mesh. Consequently, prospective Purchasers should be aware that in the event that the adjacent property is renovated, reconstructed or enlarged at any time in the future, the lot line windows on these facades of the Building may be required to be in-filled with fire-rated construction, the costs of which would be borne by all of the Residential Unit Owners as a Residential Common Expense. If certain of these windows remain open, they may be required to have sprinkler heads installed and their surrounding walls in-filled with fire-rated construction. The current estimated costs of such work is approximately $5,000 for each lot line window. It will be the responsibility of any affected Residential Unit Owners to refinish the interiors of their Units. In the event an adjacent parcel is developed and requires lot line windows to be sealed, Sponsor shall promptly amend the Offering Plan and shall inform affected Purchasers; Sponsor shall have no liability for the inability to include unsealed lot line windows in the Unit or a Common Element and Purchasers shall not have the right to rescind any Purchase Agreement based on the failure of Sponsor to include an unsealed lot line window in the Unit or a Common Element.

The Building is not a designated landmark nor is it in a landmark district.

The Property is subject to a "Zoning Lot Development and Easement Agreement" dated December 31, 2019 and recorded as CRFN 2020000013227; the agreement transfers 68,965 square feet of development rights to the Property and allows the Building to cantilever (extend horizontally and is supported at only one end) over the neighboring property. See the section "Description of Property and Building Condition," set forth in Part II of the Offering Plan.

Sponsor has taken precautions to minimize Unit-to-Unit odor and noise transmission, however, the transmission of a certain amount of odor or noise is common in multi-family dwellings and such transmission is not, and shall not be construed as, a construction defect. Purchasers are advised that all multiple dwellings may be subject to noise, fumes, odors, and vibration from normal plumbing, heating, air-conditioning, ventilating, and other equipment and floor noises, creaking, and/or the transmission of sound from one Unit to another Unit in the Building, as it is generally recognized by the courts (a) that "apartment-house living in a metropolitan area is attended with certain well-known inconveniences and discomforts and one cannot expect a noise-free environment," [Mariani v. Rogers, 25 Misc.3d 1206A 901 NYS2d 907 (City Ct. 2009) (Quoting Smalkowski v. Vernon, 2001 WL 914248 (NY Civil Ct., Kings Cty.., 2001)] and (b) that "if one lives in the city one must expect to suffer the dirt, smoke, noise, odors and confusion incident to city life." [Nussbaum v. Lacopo, 27 NY2d 311, 315 (1970)](Quoting Campbell v. Seaman, 63 NY 568 (1876)]

Changes or substitutions in materials, appliances, fixtures and equipment may be made by the Sponsor provided that such substitutions are of Equal or Better Quality. See the section "Changes in Prices and Units" set forth in Part I of the Offering Plan. The Sponsor shall amend the Plans and Specifications to make changes in the materials, appliances, equipment, and fixtures where substitutions are not of Equal or Better Quality and (a) required and approved or accepted by governmental authorities having jurisdiction over the Property; or (b) required by job conditions, local shortages or unavailability of materials. Sponsor has the absolute obligation to design and build the Building in accordance with applicable law, codes, regulations, filed plans and specifications, and locally accepted building practices for items which are not covered by codes.

LOCATION AND AREA INFORMATION

Location

The property is located on the corner of Broadway and West 91st Street in the Borough of Manhattan in the neighborhood known as the Upper West Side. The Upper West Side is bordered on the south by 59th Street, on the east by Central Park, on the north by 110th Street, and on the west by the Hudson River. The neighborhood is part of Manhattan Community Board District 7.

No representation is made that future construction in the neighborhood surrounding the Property will not result in obstruction of the views from any window, portion of the façade or curtain wall, and/or terrace in the Building. The Sponsor has no other projects within the immediate vicinity of the Building and has no development projects approved by the NYC Department of Buildings that will be adjacent to or directly across the street from the Building; principals of Sponsor have a condominium project at 2505 Broadway that is not related or affiliated with, and will have no material impact on, this Condominium. If any material change in the vicinity occurs that affects the use or enjoyment of the property while sales are ongoing, an amendment will be filed within 30 days after the information becomes known to the Sponsor disclosing the material change.

Surrounding Area, Shopping, Culture, and Recreation

Located in close proximity to the Condominium are museums, art galleries, hotels, parks, and commercial establishments including supermarkets, drugstores, dry cleaners, and banks.

Educational Institutions

Grade Schools:

- P.S. 084 Lillian Weber — 32 West 92nd Street
- P.S. 333 Manhattan School for Children — 154 West 93rd Street
- P.S. 166 The Richard Rodgers School of The Arts and Technology — 132 West 89th Street

Intermediate/Junior High Schools:

- M.S. 258 Community Action School — 154 West 93rd Street
- Lafayette Academy — 154 West 93rd Street

High Schools:

- The Urban Assembly School for Green Careers — 145 West 84th Street

Sponsor, however, makes no guarantee or representation as to which school a child residing at the Building may be able to actually attend.

Zoning and Use

The Building is located in Zoning District C4-6A. C4-6A Zoning is a General Commercial Contextual Zoning district in NYC. In C4-6A you can build a variety of commercial building uses, community facilities, and residential buildings. C4-6A has a residential equivalent of R10A a Contextual Zone.

Municipal Services

Transportation:

The 1/2/3 lines run underneath Broadway adjacent to the Building. The nearest subway stop is at 91st Street. There are many bus routes in the vicinity of the Building. The following are a few of the bus routes:

M104: Broadway and 91st Street

M7: 6th Avenue and 91st Street

M11: 6th Avenue and 91st Street

Police, Fire, Water, Sanitation, Snow Removal and Road Maintenance:

These services are provided by the City of New York and all charges (except water) are incorporated into City taxes. The property is located within the 24th Police Precinct located at 151 West 100th Street, New York, NY 10025. The nearest Firehouse for Engine 74 is located at 120 West 83rd Street, New York, NY 10024.

Public Library:

The Public Library branch serving the area is the Bloomingdale Branch located at 150 West 100th Street, New York, NY 10025.

Mailing Address and Postal Services:

The mailing address of the Property will be "2461 Broadway, New York, NY 10025." The post office servicing the Property is the Park West Finance Station located at 700 Columbus Avenue, New York, NY 10025.

Medical Facilities

- Mount Sinai Hospital 1190 5th Avenue

- St. Luke's Roosevelt Hospital Center — 1111 6th Avenue
- Lenox Hill Hospital — 100 East 77th Street

Religious Institutions

There are houses of worship of most major denominations in the vicinity of the Property.

After the date of acceptance of this Offering Plan to the Department of Law, Sponsor makes no guarantee or representation as to the continued operation of any of the services or amenities disclosed in this section of the Offering Plan.

SCHEDULE A

THE 2461 BROADWAY CONDOMINIUM

SCHEDULE OF PURCHASE PRICES AND OTHER FINANCIAL DETAILS

FOR FIRST FULL YEAR OF OPERATION

JULY 1, 2022 - JUNE 30, 2023

Unit	Unit Square Footage (1)	Limited Common Element (1)	Limited Common Element Square Footage (1)	BR	Bath	Offering Price (2)	Percentage of Common Interest (3)	Percentage of Residential Common Interest (3)	Estimated Common Charges Monthly (4)	Estimated Common Charges Annually (4)	Estimated Real Estate Taxes Monthly (5)	Estimated Real Estate Taxes Annually (5)	Total of Estimated Common Charges and Real Estate Taxes Monthly (6)	Total of Estimated Common Charges and Real Estate Taxes Annually (6)
2A	1,052		0	1	2	$1,875,000	0.9161%	0.9415%	$1,144.10	$13,729.22	$1,164.95	$13,979.39	$2,309.05	$27,708.61
3A	2,029		0	3	2.5	$4,275,000	1.7668%	1.8159%	$2,206.66	$26,479.96	$2,246.87	$26,962.48	$4,453.53	$53,442.45
3B	887		0	1	1.5	$1,625,000	0.7724%	0.7938%	$964.62	$11,575.41	$982.20	$11,786.34	$1,946.82	$23,361.76
3C	1,447	Terrace	87	2	2.5	$2,950,000	1.3358%	1.3729%	$1,668.33	$20,020.01	$1,698.73	$20,384.82	$3,367.06	$40,404.83
4A	2,029		0	3	2.5	$4,350,000	1.7668%	1.8159%	$2,206.66	$26,479.96	$2,246.87	$26,962.48	$4,453.53	$53,442.45
4B	887		0	1	1.5	$1,640,000	0.7724%	0.7938%	$964.62	$11,575.41	$982.20	$11,786.34	$1,946.82	$23,361.76
4C	1,447		0	2	2.5	$2,900,000	1.2600%	1.2950%	$1,573.67	$18,884.05	$1,602.35	$19,228.16	$3,176.02	$38,112.21
5A	2,029		0	3	2.5	$4,425,000	1.7668%	1.8159%	$2,206.66	$26,479.96	$2,246.87	$26,962.48	$4,453.53	$53,442.45
5B	887		0	1	1.5	$1,655,000	0.7724%	0.7938%	$964.62	$11,575.41	$982.20	$11,786.34	$1,946.82	$23,361.76
5C	1,447		0	2	2.5	$2,925,000	1.2600%	1.2950%	$1,573.67	$18,884.05	$1,602.35	$19,228.16	$3,176.02	$38,112.21
6A	2,029		0	3	2.5	$4,500,000	1.7668%	1.8159%	$2,206.66	$26,479.96	$2,246.87	$26,962.48	$4,453.53	$53,442.45
6B	887		0	1	1.5	$1,670,000	0.7724%	0.7938%	$964.62	$11,575.41	$982.20	$11,786.34	$1,946.82	$23,361.76
6C	1,447		0	2	2.5	$2,950,000	1.2600%	1.2950%	$1,573.67	$18,884.05	$1,602.35	$19,228.16	$3,176.02	$38,112.21
7A	2,029		0	3	2.5	$4,575,000	1.7668%	1.8159%	$2,206.66	$26,479.96	$2,246.87	$26,962.48	$4,453.53	$53,442.45
7B	887		0	1	1.5	$1,685,000	0.7724%	0.7938%	$964.62	$11,575.41	$982.20	$11,786.34	$1,946.82	$23,361.76
7C	1,447		0	2	2.5	$2,975,000	1.2600%	1.2950%	$1,573.67	$18,884.05	$1,602.35	$19,228.16	$3,176.02	$38,112.21
8A	1,997		0	3	2.5	$4,675,000	1.7390%	1.7872%	$2,171.79	$26,061.45	$2,211.36	$26,536.35	$4,383.15	$52,597.80
8B	1,868		0	3	2.5	$4,325,000	1.6266%	1.6718%	$2,031.55	$24,378.66	$2,068.57	$24,822.89	$4,100.12	$49,201.54
8C	1,252		0	2	2	$2,625,000	1.0902%	1.1205%	$1,361.62	$16,339.44	$1,386.43	$16,637.18	$2,748.05	$32,976.63
8D	1,411		0	2	2.5	$2,925,000	1.2287%	1.2628%	$1,534.54	$18,414.50	$1,562.50	$18,750.05	$3,097.04	$37,164.56
9A	1,997		0	3	2.5	$4,750,000	1.7390%	1.7872%	$2,171.79	$26,061.45	$2,211.36	$26,536.35	$4,383.15	$52,597.80
9B	1,868		0	3	2.5	$4,400,000	1.6266%	1.6718%	$2,031.55	$24,378.66	$2,068.57	$24,822.89	$4,100.12	$49,201.54
9C	1,252		0	2	2	$2,650,000	1.0902%	1.1205%	$1,361.62	$16,339.44	$1,386.43	$16,637.18	$2,748.05	$32,976.63
9D	1,411		0	2	2.5	$2,950,000	1.2287%	1.2628%	$1,534.54	$18,414.50	$1,562.50	$18,750.05	$3,097.04	$37,164.56
10A	1,997		0	3	2.5	$4,825,000	1.7390%	1.7872%	$2,171.79	$26,061.45	$2,211.36	$26,536.35	$4,383.15	$52,597.80
10B	1,868		0	3	2.5	$4,475,000	1.6266%	1.6718%	$2,031.55	$24,378.66	$2,068.57	$24,822.89	$4,100.12	$49,201.54
10C	1,252		0	2	2	$2,675,000	1.0902%	1.1205%	$1,361.62	$16,339.44	$1,386.43	$16,637.18	$2,748.05	$32,976.63
10D	1,411		0	2	2.5	$2,975,000	1.2287%	1.2628%	$1,534.54	$18,414.50	$1,562.50	$18,750.05	$3,097.04	$37,164.56
11A	2,292		0	4	3.5	$5,725,000	1.9958%	2.0512%	$2,492.60	$29,911.17	$2,538.02	$30,456.22	$5,030.62	$60,367.39
11B	2,122		0	3	2.5	$5,025,000	1.8478%	1.8991%	$2,307.77	$27,693.21	$2,349.82	$28,197.84	$4,657.59	$55,891.05
11C	1,597		0	2	2.5	$3,175,000	1.3906%	1.4292%	$1,736.75	$20,840.99	$1,768.40	$21,220.76	$3,505.15	$42,061.76
11D	1,837		0	3	3.5	$4,475,000	1.5996%	1.6440%	$1,997.77	$23,973.27	$2,034.18	$24,410.11	$4,031.95	$48,383.38
12A	2,292		0	4	3.5	$5,825,000	1.9958%	2.0512%	$2,492.60	$29,911.17	$2,538.02	$30,456.22	$5,030.62	$60,367.39
12B	2,122		0	3	2.5	$5,100,000	1.8478%	1.8991%	$2,307.77	$27,693.21	$2,349.82	$28,197.84	$4,657.59	$55,891.05
12C	1,597		0	2	2.5	$3,200,000	1.3906%	1.4292%	$1,736.75	$20,840.99	$1,768.40	$21,220.76	$3,505.15	$42,061.76
12D	1,837		0	3	3.5	$4,550,000	1.5996%	1.6440%	$1,997.77	$23,973.27	$2,034.18	$24,410.11	$4,031.95	$48,383.38
14A	2,292		0	4	3.5	$5,925,000	1.9958%	2.0512%	$2,492.60	$29,911.17	$2,538.02	$30,456.22	$5,030.62	$60,367.39
14B	2,122		0	3	2.5	$5,175,000	1.8478%	1.8991%	$2,307.77	$27,693.21	$2,349.82	$28,197.84	$4,657.59	$55,891.05
14C	1,597		0	2	2.5	$3,225,000	1.3906%	1.4292%	$1,736.75	$20,840.99	$1,768.40	$21,220.76	$3,505.15	$42,061.76
14D	1,837		0	3	3.5	$4,625,000	1.5996%	1.6440%	$1,997.77	$23,973.27	$2,034.18	$24,410.11	$4,031.95	$48,383.38
15A	3,444	Terraces	992	5	4.5	$11,250,000	3.8628%	3.9700%	$4,824.30	$57,891.65	$4,912.21	$58,946.56	$9,736.51	$116,838.21
15B	1,477		0	2	2.5	$3,150,000	1.2861%	1.3218%	$1,606.24	$19,274.86	$1,635.51	$19,626.09	$3,241.75	$38,900.94
15C	2,364	Terrace	459	3	2.5	$6,850,000	2.4582%	2.5264%	$3,070.06	$36,840.67	$3,126.00	$37,511.99	$6,196.06	$74,352.66
16A	2,752		0	4	3.5	$7,250,000	2.3964%	2.4629%	$2,992.89	$35,914.70	$3,047.43	$36,569.14	$6,040.32	$72,483.84
16B	2,065		0	3	2.5	$5,150,000	1.7982%	1.8481%	$2,245.79	$26,949.51	$2,286.72	$27,440.59	$4,532.51	$54,390.10

SCHEDULE A

THE 2461 BROADWAY CONDOMINIUM

SCHEDULE OF PURCHASE PRICES AND OTHER FINANCIAL DETAILS

FOR FIRST FULL YEAR OF OPERATION

JULY 1, 2022 - JUNE 30, 2023

Unit	Unit Square Footage (1)	Limited Common Element (1)	Limited Common Element Square Footage (1)	BR	Bath	Offering Price (2)	Percentage of Common Interest (3)	Percentage of Residential Common Interest (3)	Estimated Common Charges Monthly (4)	Estimated Common Charges Annually (4)	Estimated Real Estate Taxes Monthly (5)	Estimated Real Estate Taxes Annually (5)	Total of Estimated Common Charges and Real Estate Taxes Monthly (6)	Total of Estimated Common Charges and Real Estate Taxes Annually (6)
16C	2,467		0	3	3.5	$6,375,000	2.1482%	2.2078%	$2,682.90	$32,194.76	$2,731.78	$32,781.41	$5,414.68	$64,976.17
17A	2,752		0	4	3.5	$7,350,000	2.3964%	2.4629%	$2,992.89	$35,914.70	$3,047.43	$36,569.14	$6,040.32	$72,483.84
17B	2,065		0	3	2.5	$5,225,000	1.7982%	1.8481%	$2,245.79	$26,949.51	$2,286.72	$27,440.59	$4,532.51	$54,390.10
17C	2,467		0	3	3.5	$6,500,000	2.1482%	2.2078%	$2,682.90	$32,194.76	$2,731.78	$32,781.41	$5,414.68	$64,976.17
18A	2,762	Terraces	458	4	3.5	$8,050,000	2.8039%	2.8817%	$3,501.81	$42,021.76	$3,565.62	$42,787.48	$7,067.43	$84,809.24
18B	1,477		0	2	2.5	$3,275,000	1.2861%	1.3218%	$1,606.24	$19,274.86	$1,635.51	$19,626.09	$3,241.75	$38,900.94
18C	2,377		0	3	2.5	$6,525,000	2.0699%	2.1273%	$2,585.07	$31,020.88	$2,632.18	$31,586.15	$5,217.25	$62,607.04
19A	2,762		0	4	3.5	$7,650,000	2.4051%	2.4719%	$3,003.83	$36,045.94	$3,058.56	$36,702.77	$6,062.39	$72,748.71
19B	1,477		0	2	2.5	$3,300,000	1.2861%	1.3218%	$1,606.24	$19,274.86	$1,635.51	$19,626.09	$3,241.75	$38,900.94
19C	2,377		0	3	2.5	$6,600,000	2.0699%	2.1273%	$2,585.07	$31,020.88	$2,632.18	$31,586.15	$5,217.25	$62,607.04
PHA	3,524	Terrace	1,000	5	4.5	$11,550,000	3.9397%	4.0488%	$4,920.06	$59,040.74	$5,009.72	$60,116.58	$9,929.78	$119,157.32
PHB	3,059	Terrace	1,079	4	3.5	$10,450,000	3.6035%	3.7033%	$4,500.21	$54,002.56	$4,582.22	$54,986.60	$9,082.43	$108,989.16
Residential Units Subtotal	**107,663**		**4,075**			**$263,750,000**	**97.2997%**	**100.0000%**	**$121,518.97**	**$1,458,228.02**	**$123,733.35**	**$1,484,800.00**	**$245,252.32**	**$2,943,028.02**
Commercial Unit A	2,730		0			$9,331,429	2.3772%	88.0361%	$404.01	$4,848.13	$3,756.21	$45,074.48	$4,160.22	$49,922.61
Commercial Unit B	371					$1,432,000	0.3231%	11.9639%	$54.90	$658.85	$510.46	$6,125.52	$565.36	$6,784.37
Non-Residential Unit Subtotal	**3,101**		**0**			**$10,763,429**	**2.7003%**	**100.0000%**	**$458.91**	**$5,506.98**	**$4,266.67**	**$51,200.00**	**$4,725.58**	**$56,706.98**
TOTAL	**110,764**		**4,075**			**$274,513,429**	**100.0000%**		**$121,977.88**	**$1,463,735.00**	**$128,000.02**	**$1,536,000.00**	**$249,977.90**	**$2,999,735.00**

Limited Common Elements and cellar space are considered uninhabitable space and may not be legally used as a bedroom or living room and to do so may result in a building code violation being issued for the Building. No structures of any kind may be erected on these Limited Common Elements without the express written permission of the Board of Managers, except for temporary structures.

The projected real estate taxes for the First Year of Operation contained on Schedule A are based on an assessment of the Building before construction is complete. Purchasers are advised that real estate taxes may increase materially when the Building is reassessed after construction is complete. See Footnote 5 to Schedule A and the section "Real Estate Taxes" for more information regarding the projected assessed valuation after completion of construction.

SCHEDULE A-1

THE 2461 BROADWAY CONDOMINIUM

SCHEDULE OF PURCHASE PRICES AND OTHER FINANCIAL DETAILS

FOR FIRST FULL YEAR OF OPERATION

JULY 1, 2022 - JUNE 30, 2023

Licensed Space	Square Footage (1)	Offering Price (2)	Estimated Common Charges Monthly (4)	Estimated Common Charges Annually (4)
S1	16	$16,500	$0.00	$0.00
S2	16	$16,500	$0.00	$0.00
S3	16	$16,500	$0.00	$0.00
S4	24	$24,500	$0.00	$0.00
S5	24	$24,500	$0.00	$0.00
S6	24	$24,500	$0.00	$0.00
S7	24	$24,500	$0.00	$0.00
S8	9	$9,500	$0.00	$0.00
S9	9	$9,500	$0.00	$0.00
S10	9	$9,500	$0.00	$0.00
S11	9	$9,500	$0.00	$0.00
S12	36	$36,500	$0.00	$0.00
S13	24	$24,500	$0.00	$0.00
S14	24	$24,500	$0.00	$0.00
S15	24	$24,500	$0.00	$0.00
S16	24	$24,500	$0.00	$0.00
S17	24	$24,500	$0.00	$0.00
S18	36	$36,500	$0.00	$0.00
B1	5	$0	$5.00	$60.00
B2	5	$0	$5.00	$60.00
B3	5	$0	$5.00	$60.00
B4	5	$0	$5.00	$60.00
B5	5	$0	$5.00	$60.00
B6	5	$0	$5.00	$60.00
B7	5	$0	$5.00	$60.00
B8	5	$0	$5.00	$60.00
B9	5	$0	$5.00	$60.00
B10	5	$0	$5.00	$60.00
B11	5	$0	$5.00	$60.00
B12	5	$0	$5.00	$60.00
B13	5	$0	$5.00	$60.00
B14	5	$0	$5.00	$60.00
B15	5	$0	$5.00	$60.00
B16	5	$0	$5.00	$60.00
B17	5	$0	$5.00	$60.00
B18	5	$0	$5.00	$60.00

SCHEDULE A-1

THE 2461 BROADWAY CONDOMINIUM

SCHEDULE OF PURCHASE PRICES AND OTHER FINANCIAL DETAILS

FOR FIRST FULL YEAR OF OPERATION

JULY 1, 2022 - JUNE 30, 2023

Licensed Space	Square Footage (1)	Offering Price (2)	Estimated Common Charges Monthly (4)	Estimated Common Charges Annually (4)
B19	5	$0	$5.00	$60.00
B20	5	$0	$5.00	$60.00
B21	5	$0	$5.00	$60.00
B22	5	$0	$5.00	$60.00
B23	5	$0	$5.00	$60.00
B24	5	$0	$5.00	$60.00
B25	5	$0	$5.00	$60.00
B26	5	$0	$5.00	$60.00
B27	5	$0	$5.00	$60.00
B28	5	$0	$5.00	$60.00
B29	5	$0	$5.00	$60.00
TOTAL	**517**	**$381,000**	**$145.00**	**$1,740.00**

The Eighteen (18) Licensed Storage Spaces and Twenty-Nine (29) Licensed Bicycle Spaces are Common Elements located in the cellar, licensed by the Board of Managers. Sponsor will be the initial Licensee of each Licensed Space and remain so until the licenses are sold or abandoned. Licensees shall owe a monthly license fee to the Condominium. The Licensed Spaces are considered uninhabitable space and may not be legally used as a bedroom or living room and to do so may result in a building code violation being issued for the Building.

NOTES TO SCHEDULE A

1. Floor Plans depicting layouts of Units in this Schedule A appear in Part II of the Offering Plan. Purchasers should note that the square footage of each Unit, as reflected in Schedule A, the Floor Plans set forth in Part II of the Offering Plan, and in Exhibit B to the Declaration set forth in Part II of this Offering Plan are approximate and are within reasonable tolerances. Each Residential Unit is measured horizontally from the exterior side of exterior walls (perimeter columns and mechanical pipes, ducts and shafts are not deducted) to the midpoint of the interior walls and partitions separating one Unit from another Unit, or separating a Unit from public corridors, and other mechanical equipment spaces or any Common Elements or Limited Common Elements. Notwithstanding the foregoing, any Common Elements located within this described form of measurement shall not be considered part of such Unit. Each Unit will be measured vertically from the top of the floor slab below (located under the finished flooring and sub-floor materials) to the underside of the floor slab above. Dimensions listed on Schedule A are based on this method of measurement; since the area calculations are not based upon measurements from interior surfaces of interior walls, the usable floor area of each Unit is significantly less than the area listed in Schedule A. Floor area may include columns, mechanical pipes shafts, shaftways chases, chaseways and conduits which may be incorporated behind protruding walls or may be separately enclosed as freestanding columns thereby reducing the available floor area. Each Unit also includes the interior doors and walls and all plumbing, gas and electrical fixtures, lines, conduits and equipment such as refrigerators, dishwashers, panel boxes, ranges and other appliances, as may be affixed, attached or appurtenant to said Unit, not including the Building heating equipment and system, plumbing, gas and electrical fixtures and equipment as used in the preceding sentence include exposed and unexposed (to the extent solely serving or benefiting the Unit) gas and water pipes attached to the fixtures, appliances and equipment fixtures, appliances and equipment, and appliances and any special equipment, fixtures or facilities affixed, attached, or appurtenant to the Unit.

Limited Common Elements are Common Elements existing for the sole use and enjoyment of certain Unit Owners to the exclusion of all other Unit Owners. Limited Common Elements include but are not limited to any facilities (pipes, shut-off valves, wires, lines, conduits) that exclusively serve a Unit that are located behind its boundary walls or within its boundary walls but not readily accessible without damage to such boundary walls, balconies, terraces, or yards that are allocated for the exclusive use of an appurtenant Unit, as set forth in the Floor Plans.

Each Unit Owner of a Unit to which a Limited Common Element is appurtenant shall be responsible for the cost and performance of all painting, decorating and non-structural ordinary maintenance, repairs, cleaning and replacements to such Limited Common Element, including pipes, wires, and conduits exclusively servicing the Unit. However, any structural or non-ordinary repairs or replacements to a Limited Common Element shall be made by the Board of Managers, and the cost and expense thereof shall be charged to all Unit Owners as a Common Expense unless the need for such repair or replacement was caused by the wrongful or negligent act or omission of a Unit Owner or their tenants, guests, or invitees whereby the cost shall be charged to such Unit Owner. The Board of Managers shall have the right of access to, in, and through these areas for the purpose of doing building maintenance inspections. No structures of any kind may be erected

on Limited Common Elements without the express written permission of the Board of Managers, except for temporary structures. Notwithstanding anything herein to the contrary, a Unit Owner who wishes to paint, decorate or make any other changes to a Limited Common Element appurtenant to their Unit, and which change deviates from the Limited Common Element as it was originally delivered by Sponsor, must first obtain express written permission from the Board of Managers; for as long as Sponsor owns at least one Unit, a Unit Owner must also obtain express written permission from the Sponsor.

Limited Common Elements and any cellar spaces are considered uninhabitable space and may not be legally used as a bedroom or living room and to do so may result in a building code violation being issued for the Building. Any cellar space has less light and air than ordinary living space and is more susceptible to dampness. Refer to Schedule A for the amount of Limited Common Elements available to each Unit Owner.

2. The Purchase Prices of Units may be negotiated by Sponsor and therefore, may be changed. No such change will be made other than pursuant to a duly filed amendment to the Offering Plan filed in advance of any such change, except that Sponsor reserves the right to decrease Purchase Prices, without filing an amendment to the Offering Plan at any time during the offering period, if such a decrease in the Purchase Price does not constitute a general offering or an advertised price, but is rather the result of an individually negotiated transaction. See "Changes in Prices and Units" and "Unit Closing Costs and Adjustments" in Part I of the Offering Plan, for a more detailed description of purchase prices and closing costs.

Sponsor is transferring its statutory obligation, to pay New York City Real Property Transfer Taxes and New York State Real Estate Transfer Taxes, to Purchaser. Purchasers will be required to pay all transfer taxes due at Closing and comply with the requirements of the New York State Department of Taxation and Finance. Purchaser shall pay the Real Estate Transfer Tax due to the State of New York (the so-called "deed stamps" and, if applicable, the so-called "mansion tax"), the Real Property Transfer Tax due to the City of New York and any other real property transfer tax due to the City or State of New York. Purchaser agrees to indemnify and hold Sponsor harmless from and against any and all liabilities and expenses (including, without limitation, reasonable legal fees and disbursements) incurred by Sponsor by reason of the non-payment by Purchaser of any of the taxes Purchaser is obligated to pay hereunder in connection with the purchase of the Unit. Purchaser's obligations to pay the taxes and to indemnify Sponsor as shall survive the closing of title.

Purchasers shall be responsible for the payment at closing of all New York City Real Property Transfer Tax and New York State Real Estate Transfer Tax. Transfer taxes are computed using the purchase price for units purchased and any taxes or fees paid by Purchaser for Sponsor, including fees for Sponsor's attorney (the "Consideration"). The New York City Real Property Transfer Tax (the "RPT") for the purchase of a single residential unit is currently one percent (1%) of the Consideration if such Consideration is $500,000.00 or less, and 1.425% if such Consideration is over $500,000.00. The New York State Real Estate Transfer Tax (the "NYS Tax") for the purchase of a single residential unit under $3,000,000 is currently $2.00 for every $500.00 or part thereof (.4%) of the Consideration. The New York State Real Estate Transfer Tax (the "NYS Tax") for the purchase of a single residential unit over $3,000,000 is currently $3.25 for every $500.00 or part thereof (.65%) of the Consideration. For purposes of calculating the taxes

payable, the amounts of such taxes will be included in the Consideration subject to such tax. In order to compute the transfer taxes payable:

(i) Add the rates for RPT and NYS Tax. The result will be "Total Tax Rate"
(ii) Divide Consideration by 1 minus Total Tax Rate. The result will be "Total Consideration"
(iii) To compute RPT due, multiply Total Consideration by the RPT rate
(iv) To compute NYS Tax due, multiply Total Consideration by NYS Tax rate

3. The respective Common Interest of each Unit in the Common Elements, in accordance with the provisions of §339-i(1)(iv) of the Condominium Act, is based upon floor space, subject to the location of such space and additional factors of relative value to other space in the Condominium, as well as, the uniqueness of the Unit. The Common Interest is the proportionate undivided interest, expressed as a numerical percentage, in the Common Elements appertaining to each Unit.

4. The projected Common Charges provide for the maintenance of the Property outlined in Schedule B. The actual first year of operation may be earlier or later than the projected annual period. In addition to these estimated charges, each Unit Owner will be responsible for paying the following charges pertaining to their Unit:

(i) mortgage debt payments under any loan or loans obtained to finance the acquisition of a Unit;
(ii) each Unit Owner shall be responsible for paying for the costs of separately metered or sub-metered utilities for their Unit. Commonly metered utilities will be paid by the Board of Managers as a Common Expense, and the costs allocated among the Unit Owners as Common Charges; See "Schedule B-1" in Part I of the Offering Plan for a more detailed description of the utilities each Unit Owner shall be responsible for paying for their Unit.
(iii) the cost of interior repairs to, and the maintenance, painting and decoration of, the Unit (including, without limitation, the equipment and appliances contained therein); and
(iv) the cost of insurance that the Unit Owner covering (a) furniture, belongings, equipment and other personal property and (b) The Unit Owner's liability to others for personal injury or property damage as a result of occurrences in the Unit. Common Expenses are allocated only among the Unit Owners in accordance with their Common Interest.

5. Upon substantial completion of construction, the Residential Units will be classified by the New York City Department of Finance as a Tax Class 2 (more than three units or three floors) property. The policy of the New York City Department of Finance is to apportion each Unit's real estate taxes based on its Common Interest, in relation to the assessed value of the entire property. However, Sponsor makes no representation that the New York City Department of Finance will actually apportion the real estate taxes for each Unit based on Common Interest.

Any statements regarding property taxes as it relates to this Building has been ascertained from the Property Tax Projection Letter set forth subsequently in Part I of this Offering Plan supplied by Tuchman, Korngold, Weiss, Liebman & Lindemann, LLP., 6 East 45th Street, Seventh Floor, New York, NY 10017 ("Property Tax Professional"). Post-construction real estate tax estimates were made by Property Tax Professional. Sponsor and Sponsor's counsel have relied wholly on the Property Tax Projection Letter by Property Tax Professional to provide prospective purchasers the information related to the property taxes for the Building set forth herein; Sponsor and Sponsor's counsel are not property tax experts, have not independently verified the Property Tax Projection Letter, and make no judgment as to its accuracy. Therefore, Purchasers are strongly urged to review the Property Tax Projection Letter provided by Property Tax Professional thoroughly and to consult with their own tax counsel or expert regarding same. See the Property Tax Projection Letter dated December 9, 2020, set forth at the end of the section "Real Estate Taxes". The projected real estate taxes for the First Year of Operation contained on Schedule A are based on an assessment of the Building before construction is complete. Purchasers are advised that real estate taxes may increase materially when the Building is reassessed after construction is complete. If Sponsor completes construction earlier than anticipated, or if the Department of Finance assesses the Building as complete earlier than anticipated by the Property Tax Professional, then projections for post-construction assessments may be in effect sooner than projected.

The Property Tax Projection Letter provides, in part, that upon conversion to a condominium, the Residential Units will be designated Tax Class 2, the Non-Residential Units will be designated Tax Class 4 when separately assessed, and the 2022/2023 final assessment roll may only reflect a land assessment when it is published in May 2022. Property Tax Professional assumed a Tax Class 2 tax rate of 12.8% and Tax Class 4 tax rate of 10.8%.

Estimated Residential Assessed Value 2022/2023 tax year:	$11,600,000
Estimated Residential Tax Liability 2022/2023 tax year:	$1,484,800
Estimated Residential Assessed Value 2023/2024 tax year:	$17,200,000
Estimated Residential Tax Liability 2023/2024 tax year:	$2,201,600
Estimated Non-Residential Assessed Value 2022/2023 tax year:	$400,000
Estimated Non-Residential Tax Liability 2022/2023 tax year:	$51,200
Estimated Non-Residential Assessed Value 2023/2024 tax year:	$800,000
Estimated Non-Residential Tax Liability 2023/2024 tax year:	$86,400

The Schedule A set forth in Part I of the Offering Plan allocates the estimated real estate taxes for the First Year of Operations to all Residential Units based on each Residential Unit's Common Interest. However, Sponsor makes no representation that the New York City Department of Finance will actually apportion the real estate taxes for each Unit based on Common Interest. Purchasers are urged to review the Property Tax Projection Letter with their own counsel to understand the tax implications on their Unit. After the Condominium is divided into individual tax lots by the Department of Finance, each Unit will be taxed as a separate tax lot for real estate tax purposes, and individual Unit Owners will not be responsible for, nor will the Unit be subject to, any lien arising from the nonpayment of taxes on other Units. Every January, the New York City Department of Finance mails property owners a Notice of Property Value. Every May, the

New York City Department of Finance issues a final assessment. After the Declaration and Tax Maps are filed, until the New York City Department of Finance issues the next Notice of Property Value or final assessment, an assessment of each Unit may not be shown on the New York City Department of Finance website even if the New York City Department of Finance has apportioned the real estate taxes for each Unit.

No warranty, guarantee or assurance is given that:

(i) any projected or estimated amount set forth above including, without limitation, the estimates of the Property's assessed valuation during the First Year of Operations; the estimates of the portions of such assessed valuations that will be allocable to the Units; the tax rate that will be in effect during the first year; will approximate the actual amount; or

(ii) the New York City Department of Finance will allocate the Property's aggregate assessed valuation between the Units in accordance with the appraised values used by Property Tax Professional for such purpose, or that the New York City Department of Finance will allocate the aggregate assessed valuation attributable to the Units among the different Units as described above.

6. The total monthly carrying charges do not reflect the after tax cost of the carrying charges. A non-corporate Residential Unit Owner who itemizes their deductions will be entitled to a deduction in computing their taxable income for Federal income tax purposes for bona fide mortgage interest incurred with respect to their Unit in the year paid provided that (a) the indebtedness is incurred in acquiring, constructing or improving the Unit, (b) the indebtedness is secured by the Unit, (c) the indebtedness does not exceed $750,000.00, or $375,000 in the case of a married individual filing a separate return, and (d) the Unit is a "qualified residence." The Federal limitation on the deduction for real estate taxes applies in the aggregate to, and is inclusive of, state and local income taxes paid as well. Thus, the maximum amount a Residential Unit Owner may deduct for real estate taxes and state and local taxes combined is $10,000 ($5,000 in the case of a married individual filing a separate return). The amount of any available deductions may vary due to changes in the interest rate, the allocation of constant debt service payments to interest, and state and local taxes. For some taxpayers, the foregoing deductions may also be impacted by the alternative minimum tax. No opinion is expressed as to the taxation of Unit Owners who are not New York State residents or not individuals. Please consult Counsel's Income Tax Opinion in Part I of this Offering Plan for all conditions of deductibility. Purchasers are strongly encouraged to consult with their own tax professionals to ascertain the tax costs and benefits, if any, of ownership of a Unit.

PURCHASERS ARE ADVISED THAT THE FOREGOING INFORMATION IS NOT INTENDED AND SHOULD NOT BE TAKEN AS A GUARANTEE BY ANYONE THAT THE ANNUAL CARRYING CHARGES OR EXPENSES FOR THE FIRST OR ANY SUBSEQUENT YEAR OF OPERATION OF THE CONDOMINIUM WILL BE AS STATED, OR THAT SUCH CARRYING CHARGES OR EXPENSES WILL NOT VARY FROM THE AMOUNTS SHOWN IN SCHEDULE A.

SCHEDULE B

THE 2461 BROADWAY CONDOMINIUM
SCHEDULE OF ESTIMATED INCOME AND EXPENSES
FOR FIRST FULL YEAR OF OPERATION
JULY 1, 2022 - JUNE 30, 2023

INCOME

COMMON CHARGES - RESIDENTIAL UNITS	(1)	1,458,228.02
COMMON CHARGES - NON-RESIDENTIAL UNITS	(1)	5,506.98
LAUNDRY INCOME	(2)	6,000.00
LICENSE FEES	(2)	1,740.00
SPONSOR FUNDED REPLACEDMENT RESERVES	(14)	44,000.00
		1,515,475.00

EXPENSES

		Total	Residential	Commercial
LABOR	(3)	$ 645,000.00	$ 645,000.00	$ -
GAS	(4)	$ 37,730.00	$ 37,730.00	$ -
ELECTRICITY	(5)	$ 139,865.00	$ 139,865.00	$ -
WATER CHARGES & SEWER RENTS	(6)	$ 99,880.00	$ 99,880.00	$ -
REPAIRS, MAINTENANCE & SUPPLIES	(7)	$ 75,000.00	$ 75,000.00	$ -
SERVICE CONTRACTS	(8)	$ 145,500.00	$ 145,067.95	$ 432.05
INSURANCE	(9)	$ 88,500.00	$ 86,110.23	$ 2,389.77
MANAGEMENT FEE	(10)	$ 60,000.00	$ 58,800.00	$ 1,200.00
LEGAL AND AUDIT FEES	(11)	$ 25,000.00	$ 24,324.93	$ 675.08
CONDOMINIUM OWNED UNIT	(12)	$ 125,000.00	$ 125,000.00	$ -
MISCELLANEOUS	(13)	$ 25,000.00	$ 24,324.93	$ 675.08
RESERVE FUND	(14)	$ 5,000.00	$ 4,864.99	$ 135.02
SPONSOR FUNDED REPLACEDMENT RESERVES	(14)	$ 44,000.00		
TOTAL OPERATING EXPENSES		$ 1,515,475.00	$ 1,465,968.02	$ 5,506.98

Amounts are projected on the assumption that the First Year of Condominium Operation will be the year from July 1, 2022 to June 30, 2023. The actual First Year of Condominium Operation may begin earlier or later than that year. In the event the actual or anticipated commencement date of the First Year of Condominium Operation is to be delayed by six (6) months or more, Sponsor will amend the Plan to include a revised budget with current projections. If the amended budget exceeds this projected budget by twenty-five percent (25%) or more, Sponsor will offer all Purchasers the right to rescind their Purchase Agreements within not less than fifteen (15) days after the presentation date of the amendment containing such revised budget, and any Purchasers electing rescission pursuant to such offer will have their Deposits returned, together with interest earned thereon, within a reasonable period of time. Sponsor may not declare a plan effective where there are any material changes to the budget if these changes have not been disclosed by a duly filed amendment to the offering plan.

The Notes to Schedule B below are an integral part of this Schedule and should be read in conjunction herewith.

FOOTNOTES TO SCHEDULE B

Each Unit Owner must pay Common Charges to cover the cost of the operation and maintenance of the Condominium and Building in accordance with the New York Condominium Act (Real Property Law §339-(i)-(iv) and §339-m). These costs, including those directly attributable to the Units and an allocated share of expenses attributable to the Condominium as a whole, will generally be borne by the Unit Owners in proportion to their respective Common Interests. However, certain budgeted items are allocated between the Units on a special basis, which reflects actual benefit and/or use associated with that particular item of expense or exclusive control of particular Common Elements, which may not be modified without the consent of the affected Non-Residential Unit Owner. In the opinion of Sponsor's Budget Expert, as set forth in the Certifications of Budget Expert set forth in Part II of the Plan, the allocated Common Charges payable by the Commercial Unit Owners is sufficient to cover the expenses attributable to the Commercial Unit. See "Notes to Schedule B".

1) Common Charges ($1,463,735)

Unless otherwise stated, the Condominium's projected expenses for the first year of operation were allocated among the Unit Owners as a percentage interest in the common elements. The Common Charges projected herein are based upon estimated expenses for the twelve- (12) month period anticipated to commence July 1, 2022.

The budgeted items represent the total annual Common Charges to be levied against all of the Unit Owners during the first year of Condominium operation. These Common Charges will be utilized by the Condominium Board to defray that portion of the General Common Expenses that is allocated to all of the Unit Owners. The Unit Owners shall pay their share of the General Common Expenses in accordance with the allocations set forth in this Schedule B.

Where indicated, certain budgeted items are allocated between the Residential Units, the Non-Residential Unit, and the Storage Units based on their estimated actual benefit and/or the approximate use associated with that particular item of expense or exclusive control of particular Common Elements.

2) Laundry, Storage, and Bicycle Rack Income ($7,740)

The Condominium will have on premises, a laundry facility, Licensed Storage Space, and Licensed Bicycle Spaces. It is estimated that in the First Year of Condominium Operation, revenue of $7,740 will be earned. This income is allocated against Residential Unit Expenses.

3) Wages and benefits ($645,000)

The building will have a full time superintendent, three full time porters and 24-hour per day doorman service. The annual cost in the First Year of Condominium Operation is estimated at $645,000 computed as follows:

Wages	
Superintendent	$110,000

Doorman and porters	$326,000
Total	$436,000
Taxes and other costs	
Payroll taxes & workers compensation Insurance	$63,000
Benefits	$133,000
Payroll processing	$3,000
Uniform maintenance	$10,000
Total	$209,000
Total	$645,000

The current plan provides for the employees to be non-union members

The level of staffing described in this Schedule B complies with all applicable housing and labor laws, including minimum wage laws.

Payroll expenses for the Condominium's employees have been allocated to the Residential Units.

4) Domestic Hot Water, Cooking, Dryers and Pool Heater ($37,730)

Natural gas will be provided to the Condominium, to provide each unit with gas for, domestic hot water, cooking and dryers. In addition, gas will be consumed with respect to the gas fired pool heater. The budget amount for gas is based upon a letter dated January 16, 2020 from Ventrop Engineering Consulting Group PLLC, 365 West 34th Street, New York, NY, 10001. The estimate presumes a cost at $1.22 per therm for 28,115 therms could amount to $34,300 for the gas. Adding a 10% adjustment factor, the estimated cost for the First Year of Condominium Operation is $37,730. The cost for gas will be borne by the Residential Units only. The gas consumed for heating the Non-Residential Unit will be billed and paid directly by the Non-Residential Unit Owner.

It is impossible to predict how closely the budgeted figure will reflect the actual cost of gas heat and hot water during the First Year of Condominium Operation because such costs will vary with the level of consumption and price of gas. Consumption will be affected by the severity of the weather and by any conservation measures adopted by the Condominium Board or Individual Unit Owners.

No warranty is made that the projection for gas will be in accordance with the actual gas costs during the First Year of Condominium Operation.

5) Electricity ($139,865)

With respect to the common area electric to be consumed by the Condominium (does not include the cost of electric to individual Residential and Non-Residential Units that will be directly metered or sub-metered). All separately sub-metered billed unit owners will be responsible to pay the electric bills for their units. Common area electric will include the costs for the building's mechanical systems, elevator, lighting, and common area heating and cooling. The budget amount for the Residential Unit's common area electricity is based upon a letter dated January 16, 2020

from Ventrop Engineering Consulting Group PLLC, 365 West 34th Street, New York, NY, 10001. At a cost of 20.2 cents per KWH, on a usage of 629,455 KWHs the estimated cost is $127,150. Adding a 10% adjustment factor, the estimated cost for the First Year of Condominium Operation is $139,865. The estimated cost for common area electric to be borne by the Residential Unit Owners based on their respective Common Interests. The Commercial Units, electrical usage will be billed directly or sub metered to the Commercial Unit Owners

It is impossible to predict how closely the budgeted figure will reflect the actual cost of electricity during the First Year of Condominium Operation because such costs will vary with the level of consumption and price of electric.

No warranty is made that the projection for electricity will be in accordance with the actual electric costs during the first year of Condominium operation.

6) Water and Sewer ($99,880)

The budget amount for water and sewer costs is based upon a letter dated January 16, 2020, from Ventrop Engineering Consulting Group PLLC, 365 West 34th Street, New York, NY, 10001. At a cost of $10.33 per 100 CCF (the NYC rate in effect for the year July 1, 2019 to June 30, 2020), on a usage of 87,900 CCF the estimated cost is $90,800. NYC over the past few years has increased the rate significantly for water and sewer. Therefore, presuming a 10% increase by 2022, the rate for the First Year of Condominium Operation estimated rate would increase to $11.36 and the estimated cost would increase to $99,880. The water and sewer cost to be borne by the Residential Units It is expected that the Commercial Units will be supplied and billed directly for their use of water and sewer or sub metered and pay the condominium for its actual usage times the average cost per CCF [including sewer charges].

It is impossible to predict how closely the budgeted figure will reflect the actual cost of water and sewer during the First Year of Condominium Operation because such costs will vary with the level of consumption.

No warranty is made that the projection for water and sewer will be in accordance with the actual costs during the First Year of Condominium Operation.

7) Repairs, Maintenance & Supplies ($75,000)

The Budget figure for Building repairs, maintenance and supplies is based on the normal maintenance and repairs of common areas of the Building, the painting of public halls and Common Elements, and the purchase of normal items, such as cleaning supplies and materials, lubricants, bulbs, public area fixtures, general and hardware supplies and rubbish compactor bags. Unit Owners will be responsible for the cost of the interior repairs in, and decoration and painting of, their respective Units, including appliances. The amount budgeted is calculated based on the consultant's previous management experience in managing newly constructed Buildings of comparable size, quality and amenities. Building repairs and maintenance expenses will be the responsibility of the Residential Unit Owners.

No amount is included for items covered by construction warranties or for the cost of any major capital expenditure in the Building. If such expenditure is required, each Unit Owner (including

the Commercial Unit Owners if the item in question is a Common Element) will be obligated to pay his pro-rata share of such expenditure. It is expected that if minor operating equipment is required to be purchased, the funds for the acquisition will be provided from the Working Capital Fund. The Budgeted number does not include repairs, painting, maintenance or supplies for individual Units, which are the responsibility of the individual Unit Owners.

8) Service Contracts ($145,500)

Amounts indicated below are estimates; no contracts have been entered into for the services described in this footnote.

Elevator Maintenance Contract (including sales tax)	$24,000
HVAC Maintenance Contract (including sales tax)	$22,500
Fire Alarm System Maintenance (including sales tax)	$2,000
Spa, Fitness & Amenities Service (including sales tax)	$75,000
Sprinkler Maintenance Contract (including sales tax)	$5,000
BuildingLink Contract (including sales tax)	$3,000
Pest Control (including sales tax)	$4,000
Sub-metering Contract (including sales tax)	$3,000
Landscaping Contract (including sales tax)	$5,000
Emergency Generator Service Contract (including sales tax)	$2,000
Total	$145,500

Building wide pest control, fire alarm, sprinkler alarm and landscaping contract costs are allocable to each of the Residential, and Commercial Unit Owners by Common Interest. Otherwise, all service contracts are allocable to the Residential Unit Owners

9) Insurance ($88,500)

The budget number is projected based on an estimate of insurance costs provided by SterlingRisk Insurance, 135 Crossways Park Drive, PO Box 9017, Woodbury, New York, 11797 in a letter dated December 28, 2019.

Coverage	Limit	Deductible
Property	$68,000,000	$25,000
Including Boiler and Machinery		
Including terrorism		
Agreed amount/ replacement cost		
Flood	$1,000,000	$25,000
Earthquake	$1,000,000	$25,000
Building ordinance		
Undamaged portion	Building limit	
Demolition	$1,000,000	
Increase cost of construction	$1,000,000	
Business Income/Extra Expense	$1,000,000	
Elevator collision	Included	

Commercial general liability			
Each occurrence		$1,000,000	
General aggregate		$2,000,000	
Non-owned / hired auto		$1,000,000	
Directors & Officers liability		$1,000,000	$2,500
Umbrella/ Excess liability		$50,000,000	
Estimated premium	$88,500		

By insuring to a $68,000,000 property limit, the insurer will agree to a provision known as "agreed amount coverage" and offer coverage on a replacement cost basis. This clause has the effect of waiving any "coinsurance" provisions in the policy, and will pay the actual cost to repair or replace the Building, up to the policy limit.

The insurance figures provided are adequate and acceptable to the insurance carrier in order to provide the Agreed Amount Clause, which meets the co-insurance requirement. In order to safeguard the investment of its Unit Owners in the event of a substantial or total destruction of the Building, the Condominium should periodically review the amount of casualty insurance for the Building to insure that the amount of coverage equals it's then estimated replacement cost.

In addition, the policy will provide:
That each unit owner is an additional insured party,
That there will be no cancellation without notice to the Board of Managers,
A waiver of subrogation,
A waiver of invalidity because of the acts of the insured and unit owners,
A waiver of pro-rata reduction if unit owners obtain additional coverage.

The insurance coverage stated herein meets the requirements of Sponsor's Construction Lender.

Unit Owners are required pursuant to the By-Laws, to obtain at their own cost liability coverage for occurrences within their Unit.

The insurance costs will be allocated among the Residential and Commercial Units based on their respective Common Interests.

10) Management Fee ($60,000)

Based on an agreement with Douglas Elliman Property Management (not affiliated with the Sponsor). The services of the managing agent shall commence upon the conveyance of title by the Sponsor of the first Unit in the Condominium. The fee will be $60,000 per annum in the First Year of Condominium Operation.

This management fee reflects the prevailing cost for similar services. It is based on the size of the building, number of units, and the level of service.

The management fee will be allocated 2% to the Non-Residential Units and 98% to the Residential Units.

11) Legal and Accounting ($25,000)

All Condominium Unit Owners are entitled to receive annually from the Condominium at the Condominium's expense an annual audited statement prepared by an independent certified public accountant. Wilkin Guttenplan, CPAs, 499 Seventh Avenue, New York, NY 10018, in a letter dated January 16, 2020, estimated that the annual cost will be $13,000, for the First Year of Condominium Operation.

The balance of $12,000 is intended to provide for miscellaneous legal services that the condominium board may wish to employ.

The legal and accounting costs will be allocated between the Residential and Commercial Units based on their respective Common Interests.

12) Condominium Owned Unit ($125,000)

The Condominium will purchase on behalf of the Residential Unit Owners Unit 2A for the use by the Resident Manager at the price of $1,875,000. The Sponsor will provide a mortgage for the entire price for a term of five years at an annual interest rate of 4.5% fixed. The monthly payment will be interest-only in the amount of $7,310.25 per month, $84,375 per year. At the end of the five-year period, the full principal balance of $1,875,000 will come due. If the mortgage cannot be refinanced, it will require a full assessment to be proportionally borne solely by from the Residential Unit Owners.

In addition to the monthly mortgage payments, the budgeted amount includes charges of $14,600 per year for real estate taxes, $7,000 for electricity an estimated annual cost of $3,000 cost for phone and other items and annually $16,200 for common charges.

All closing costs and other expenses related to the purchase of the Superintendent's Unit, including but not limited to the transfer taxes, mortgage recording tax, loan origination fee and title insurance will be paid by the Condominium. These sums can be paid from the working capital fund or financed and paid at closing or by note to the Sponsor, due in one year at 4.5% interest.

The annual costs of owning and operating the Superintendent's Unit are estimated as follows:

Interest	$84,375
Real Estate Taxes	$14,595
Common Charges	$15,469
Electricity	$7,000
Phone, Parking and Other	$3,561
Total	$125,000

The superintendent's unit costs will be allocated to the Residential Unit Owners based on their respective Common Interests.

13) Miscellaneous Expenses ($25,000)

$25,000 to cover telephone expense, city permits and filing fees, miscellaneous expenses, holiday decorations and other items, as dictated by the Condominium's Board of Managers. The miscellaneous expenses will be allocated between the Residential and Commercial Units based on their respective Common Interests.

14) Reserve Fund ($5,000)

A reserve fund is being established for the Condominium for major capital expenditures such as the renewal or replacement of building components or systems or the remedy of major building defects (the "Reserve Fund"). Purchasers shall make a contribution at Closing to the Working Capital Fund and Reserve Fund of the Condominium, payable to the Board of Managers, each in the sum of one months' common charges then in effect for the Unit, as the same may be amended from time to time. Except for the initial contribution by Purchasers, the Reserve Fund is funded through Common Charges. The budgeted figure does not include these initial contributions. The Board of Managers, in its discretion, and subject to certain restrictions contained in Section 2.6 of the By-Laws, may, in its discretion, decide in future years to increase or decrease the Reserve Fund line item in the Condominium's annual budget. Sponsor reserves the right to control the Board of Managers for a period of time until the earlier to occur of (a) thirty (30) days after the date by which one hundred percent (100%) of the Units have been conveyed to Purchasers; or (b) five (5) years after the First Closing. Sponsor reserves the right to relinquish control of the Board of Managers prior to the expiration of the Sponsor Control Period.

It is anticipated that the reserve fund as it accumulates will be sufficient to pay for the replacement of any capital items likely to be needed within the first five (5) years of Condominium operation. No representation or warranty is made that the Reserve Fund will be, or is intended to be, adequate to cover current or future expenses, for the first or any subsequent year of Condominium Operation.

Schedule B, the First Year's Budget, includes a line item for a reserve fund for the sole purpose of meeting costs and expenses related to capital repairs, replacements and improvements to the Common Elements ("Reserve Fund"). Fannie Mae and Freddie Mac guidelines require a Reserve Fund in the amount of 10% of the First Year's Budget, unless a lesser amount is determined to be required. Based on a study performed by Strategic Inspections, LLC, 45 West 34th Street. New York, New York 10001, dated May 11, 2020 (the "Reserve Study"), Sponsor anticipates that:

i. In the First Year of Condominium Operation, a reserve contribution of $49,000.00 will be required, of which $5,000.00 will be collected through the payment of Common Charges, and approximately $44,000.00 will be collected from the closing of title to 28 Residential Units within the First Year of Condominium Operation, through each Purchaser's non-refundable contribution to the Reserve Fund of the Condominium, in an amount equal to 1 month of Common Charges with respect to the Unit based on the Condominium budget in effect as of the Closing Date ("Reserve Closing Contribution"). If the Reserve Closing Contribution is insufficient, Sponsor shall cause the Sponsor controlled Board of Managers to make contributions to the Reserve Fund from any surplus Working Capital Funds. If the Reserve Closing Contribution is insufficient, and there is no

Working Capital Fund surplus, Sponsor will deposit (the "Sponsor Funded Replacement Reserves") to the Reserve Fund an amount sufficient for the required Reserve Fund of $49,000.00. By way of example only, if there were $42,000.00 in the Reserve Fund collected solely via Reserve Closing Contributions, and no Working Capital Fund surplus, the shortfall would be $2,000.00 that Sponsor would deposit to the Reserve Fund out of its own funds (calculated by taking the full amount, $49,000.00, and subtracting the $5,000.00 collected through the First Year Budget and subtracting the $42,000.00 collected via Reserve Closing Contributions). Although Sponsor has not posted any security for the funding the remaining balance of the Reserve Fund, Sponsor represents that it currently has sufficient resources to fund its obligation.

ii. In the second year of Condominium operation, a reserve contribution of $53,900.00 will be required. Depending on how much was actually collected from Reserve Closing Contributions within the First Year of Condominium Operation, the Sponsor controlled Board of Managers will determine whether to increase the Reserve Fund line item in the annual budget, allocate surplus Working Capital funds to the Reserve Fund, or issue a special assessment to meet the minimum required annual Reserve Fund contributions.

iii. In the third year of Condominium operation, a reserve contribution of $59,290.00 will be required.

iv. For a period of 27 years after the end of the third year of Condominium operation, the annual reserve contributions will increase by 10.0% per year.

In the event that the number of Unit closings is lower than projected after the first year, in any given year, Sponsor will not make any additional contributions. In such instance, the Board of Managers, both during and after the Sponsor Control Period, shall have the right to increase Common Charges and/or impose a Special Assessment to replenish the Reserve Fund, and/or the Working Capital Fund. In future years, the Board of Managers may have to increase the Reserve Fund line item in the annual budget, allocate surplus Working Capital funds to the Reserve Fund, or issue a special assessment to meet the minimum required annual reserve fund contributions; Sponsor will not make any special contributions to the Reserve Fund in future years, Sponsor will have the same obligations as all other Unit Owners. If Purchaser contributions to the Reserve Fund due at Closing, in conjunction with the amount funded through Common Charges, exceed the reserve requirements for the First Year of Operations set out in the reserve study, the reserve study can be updated to include the funds deposited into the Reserve Fund to lower the minimum required annual reserve fund contributions for the second year of operations; updating the Reserve Study is projected to cost approximately $1,000. Sponsor shall file an amendment to the Offering Plan one year after the post-closing amendment to disclose the method used to fund the Reserve Fund for the first and second years of operations. See Reserve Fund Study set forth in Part II of the Offering Plan.

The Reserve Closing Contributions will be deposited into the Reserve Fund held by the Board of Managers, or the Managing Agent, and applied toward meeting Fannie Mae reserve fund

requirements for the First Year of Condominium Operation and/or applied toward meeting the Fannie Mae reserve contributions for Condominium operation in future years.

Sponsor makes no guarantee that the Reserve Fund will be sufficient for all capital repairs and replacements within the first 5 years of Condominium operation or beyond.

Certain lending institutions, in order to fund a loan for a Purchaser, require that the Sponsor Funded Replacement Reserves be reflected within the First Year Budget as an income to the Condominium, as well as an expense. **Purchasers should note that this line item will not actually be a Common Expense and will not be part of the Common Charges allocated to the Units.** It will only be funded by Sponsor if necessary pursuant to the terms herein, or may not be funded at all.

IN THE OPINION OF DOUGLAS ELLIMAN PROPERTY MANAGEMENT, SET FORTH IN "CERTIFICATION OF SPONSOR'S EXPERT CONCERNING ADEQUACY OF BUDGET", THE PROJECTED RECEIPTS APPEAR REASONABLE AND ADEQUATE BASED ON PRESENT PRICES (ADJUSTED TO REFLECT CONTINUED INFLATION AND PRESENT LEVELS OF CONSUMPTION FOR COMPARABLE UNITS SIMILARLY SITUATED) TO MEET THE ESTIMATED EXPENSES OF CONDOMINIUM OPERATION, FOR THE YEAR COMMENCING JULY 1, 2022. THE FOREGOING BUDGET, HOWEVER, IS NOT INTENDED AND SHOULD NOT BE TAKEN AS A GUARANTEE BY ANYONE THAT THE ANNUAL COMMON CHARGES OR COMMON EXPENSES FOR ANY YEAR OF OPERATION OF THE PROPERTY BY THE BOARD OF MANAGERS WILL BE AS SET FORTH IN THE SAID PROJECTED BUDGET.

IF DATE OF COMMENCEMENT AS PLANNED OF CONDOMINIUM OPERATIONS IS TO BE DELAYED BY MORE THAN SIX (6) MONTHS FROM THE PROJECTED BUDGET YEAR IN THE OFFERING PLAN, THE PLAN WILL BE AMENDED TO INCLUDE A REVISED BUDGET DISCLOSING THE CURRENT PROJECTIONS. IF SUCH AMENDED PROJECTIONS EXCEED THE ORIGINAL PROJECTIONS BY TWENTY-FIVE (25%) PERCENT OR MORE, THE SPONSOR WILL OFFER ALL PURCHASERS THE RIGHT, WITHIN A REASONABLY DEFINED PERIOD OF TIME OF NOT LESS THAN FIFTEEN (15) DAYS, TO RESCIND THEIR PURCHASE AGREEMENTS AND HAVE THEIR DEPOSITS REFUNDED.

IT IS LIKELY THAT THE ACTUAL COMMON EXPENSES FOR CONDOMINIUM OPERATION WILL VARY FROM THE AMOUNTS SHOWN ON THE PROJECTED BUDGET. THE BOARD OF MANAGERS HAS THE RIGHT TO ENTER INTO THE SERVICE, MAINTENANCE, EMPLOYMENT, CONCESSIONAIRE AND OTHER AGREEMENTS THAT WILL BE BINDING ON CURRENT AND FUTURE CONDOMINIUM OPERATION.

SCHEDULE B-1

THE ERA CONDOMINIUM
ESTIMATED UTILITY EXPENSES FOR INDIVIDUAL UNITS
FOR FIRST FULL YEAR OF OPERATION
JULY 1, 2022– JUNE 30, 2023

The following chart sets forth the estimated annual electric costs for lighting and operating typical electrical appliances in each Unit, and the estimated annual gas costs for the range, hot water heater, oven, and dryer.

Units Type	Estimated Annual Electric Consumption (kWh)	Estimated Electric Cost	Estimated Annual Gas Consumption (therms)	Estimated Gas Cost
1 Bedroom	4,472	$1,154/year or $96/month	258	$628/year or $53/month
2 Bedroom	5,507	$1,421/year or $118/month	258	$628/year or $53/month
3 Bedroom	6,950	$1,793/year or $149/month	258	$628/year or $53/month

The electric estimate for individual Unit Owners is based on a rate of $0.22 per KWH. The foregoing estimate is based upon the opinion letter dated December 2018, from TSF Engineering, P.C. whose address is 200 Park Avenue South, Suite 916, New York, NY 10003; their opinion is based on their professional expertise and industry standards.

The projected rates are not guaranteed and it must be expected that these rates will increase with the passage of time and may be affected by many factors which are beyond the control of the Sponsor. Purchasers are advised that the projections are only estimates and actual consumption will be metered and will vary based on the personal needs of occupants. The cost of electricity for air conditioning use is not included in this analysis due to the wide range of usage fluctuation based on occupant preference.

In view of the varying costs of energy, it is not possible to predict with certainty whether the estimated figures will reflect the actual cost to be incurred during the First Year of Operations, although it is believed that reasonable provisions for increased costs have been made. The actual cost for electricity will vary depending upon various factors, including the amount of consumption, the rates of the utility company (which fluctuate periodically), and the possibility of changes in the methods of calculating charges by the utility company.

MARANS NEWMAN TSOLIS & NAZINITSKY LLC
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JONATHAN PIVOVAROV, ESQ.
STEPHANIE MCPEAKE, LAW CLERK

COMPLIANCE WITH REAL PROPERTY LAW §339-i

April 1, 2020

New York State Department of Law
Real Estate Finance Bureau
28 Liberty Street, 21st Floor
New York, NY 10005

Re: The ERA Condominium
2461 Broadway, New York, NY 10025

To Whom It May Concern:

All capitalized items not otherwise defined herein shall have the same meanings ascribed to them in the Offering Plan for the captioned Condominium.

This firm has over twenty years' experience in the practice of real estate law and has no beneficial interest in Sponsor or the profitability of the above referenced Condominium project.

The Sponsor has requested our opinion on whether the method used to determine the undivided percentage of common interest of each Unit in the Common Elements in the above referenced Condominium complies with Real Property Law §339-i ("§339-i").

In connection with this opinion, we have reviewed Schedule A, the Declaration and the Floor Plans and have assumed the statements and information contained therein are correct and accurate. We have not reviewed or verified the calculations of floor areas used in determining the sizes of the Units.

We have been advised that the Common Interests of each Unit have been allocated based upon floor space, subject to the location of such space and the additional factors of relative value to other space in the Condominium, the uniqueness of the Unit, the availability of Common Elements for exclusive or shared use and the overall dimensions of the particular Unit. This method of allocation is in accordance with §339-i(1)(iv) of the New York State Real Property Law. The aggregate Common Interests of all Units equal one hundred percent (100%). We have evaluated the allocation of Common Interests between the Units made by the Sponsor based on the foregoing

factors and it is our opinion that the allocation of Common Interests is consistent with §339-i(1)(iv).

This opinion is confined to the matters addressed herein with respect to §339-i and is not intended, nor should it be construed, as an opinion on any other aspects of the Condominium. Further, we assume no obligation to update or supplement this opinion to reflect any changes in statutory law or judicial precedent, or any changes in fact or circumstances that may hereafter come to our attention pertaining to the subject matter hereof. This opinion, while based upon existing rules of law applied to the facts and documents referred to above, is not a guarantee to Purchasers. In no event will Sponsor, Marans Newman Tsolis & Nazinitsky LLC, Selling Agent, Managing Agent or the Board of Managers be liable if there are changes in the facts on which we have relied in issuing this opinion or if there are changes in §339-i or other applicable Law

We consent to the submission of this opinion to the New York State Department of Law in connection with the Offering Plan for the subject condominium conversion and to the reference to our name therein in connection with this opinion.

MARANS NEWMAN TSOLIS & NAZINITSKY LLC



By: _____
Richard Marans, Member

NON-RESIDENTIAL UNITS

The Building contains two Non-Residential Units. Subject to compliance with all laws, including, without limitation, the Certificate of Occupancy for such Unit and any applicable zoning regulations, and except as otherwise provided herein and in the By-Laws, both Non-Residential Units may be used for any purpose consistent with the Certificate of Occupancy, or for any lawful purposes such as commercial or community facility uses. Examples of commercial uses include, but are not limited to, a retail store, pharmacy, school, laundromat, and bank. Examples of community facility uses include, but are not limited to, a school, religious institution, library, medical center, day care, non-commercial recreation centers, non-commercial art gallery, and a museum.

Article 6 of the Declaration contains the impermissible uses of Units. The following uses are prohibited for any Unit; any use that in the reasonable judgment of the Board of Managers would impair or threaten the structural integrity of the Building or the life, health, safety, protection, or security of Unit Owners, tenants, or occupants of Units; any use that violates applicable laws; any use that results in, or in the reasonable judgment of the Board of Managers would result in, the cancellation or notice of cancellation of insurance maintained by the Board of Managers; any use that increases, or in the reasonable judgment of the Board of Managers would increase, the rate of insurance for the Property above the rate in effect at the date of recording the Declaration, unless the Unit Owner reasonable for such increase pays the additional premium therefor as a specially allocated expense; any use inconsistent with or in violation of its permitted use or in the reasonable judgment of the Board of Managers is an unreasonable and substantial annoyance or nuisance to a Unit Owner or tenant of a Unit or an unreasonable, substantial, and repeated interference with the peaceful possession or proper use and enjoyment of another Unit or the Common Elements for their intended or permitted purposes as stated in the Declaration and By-Laws; any use of the Common Elements causing or comprising waste; any use involving the storage, purchase, sale, disposal, or release or other disposition of any hazardous, toxic, or radioactive material, matter, substance, or waste that is or becomes regulated under applicable law (unless the products are properly used and stored in accordance with applicable law); any use of a Unit or any portion thereof by any international organization, unless such international organization waives its sovereign or diplomatic immunity in conformity with the terms of the Declaration; any change in use that would require a new or amended Certificate of Occupancy that would affect the permitted use of another Unit; or any of the following uses:

- an establishment of any type or nature which uses any portion of a Unit (i) to sell, afford, or permit on premises sexual stimulation or sexual liaisons; (ii) to permit or present obscene, nude, or semi-nude performances, modeling, or sexual services, (iii) to sell or display "rubber goods" or other sexual or erotic products not commonly found in national chain pharmacies; or (iv) to sell, display, rent, or permit the viewing of "X" rated videos, photographs, books, products, or other material
- a facility for the sale of paraphernalia for the use of illicit drugs or controlled substances not commonly found in national chain pharmacies
- an office, clinic, or other facility for drug rehabilitation or treatment center
- a military recruitment office
- a homeless shelter, soup kitchen, or similar use
- any form of spiritualist services, such as a gypsy, fortune teller, palm reader, or card

reader
- a funeral parlor, chapel, or facility for the sale or display of tombstones or monuments or other death-related business, including cremation or euthanasia
- a labor union
- a messenger service
- a dating or escort service
- an office or other facility for any local, state, or federal governmental agency
- any use of "barkers" or other similar outdoor solicitation
- a pawn shop
- an off-track betting parlor
- the sale or grooming of pets
- the use or storage of flammable liquids, chemicals, or other incendiary or explosive items, unless incidental to a permitted use and commonly used for cleaning, operating or the like

The Board of Managers and the Residential Unit Owners will not have any right to restrict or limit any lawful use of a Non-Residential Unit beyond restrictions currently permitted or provided in the Declaration and By-Laws. No representation or warranty is made as to who the owner or tenants of the Unit may be at any time, or as to the uses to which such Unit may be put at any time. The Sponsor-Controlled Board shall not be permitted to amend the Declaration or By-Laws to permit any of the currently impermissible uses of the Non-Residential Units; see section 6.3 of the Declaration.

The Common Charges payable by Non-Residential Unit Owners shall be sufficient to cover the expenses attributable to said Units. Expenses will be allocated in compliance with §339-m of the Real Property Law based on special or exclusive use or availability or exclusive control of particular units or common areas by particular unit owners. §339-m of the Real Property Law permits the Board of Managers of a Condominium to specially allocate and apportion common expenses among Residential and Non-Residential Units "based on special or exclusive use or availability or exclusive control of particular units or common areas by particular unit owners", if so authorized by the Declaration and By-Laws. Article 14 of the Condominium Declaration and Article 9 of the By-Laws, set forth in Part II of this Plan, authorizes the Board of Managers to allocate the costs of operating the Condominium among the Residential and Non-Residential Unit Owners pursuant to the allocations set forth in the Budget for the Condominium's First Year of Operation. If any category of Unit Owner contends that any method of allocation determined by the Board of Managers is inequitable, the dispute may be submitted to arbitration as provided in Article 16 of the By-Laws. Since a Non-Residential Unit Owner is responsible for all internal repairs and maintenance, heavier wear and tear attributable to commercial use of a Non-Residential Unit shall not impact the budget for the Condominium. Any increase in expenses for services provided to the Residential Units, but which are not utilized by a Non-Residential Unit, or services which are provided to a Non-Residential Unit, but which are not utilized by the Residential Units, shall not impact the Common Charges payable by a Non-Residential Unit Owner or by the Residential Unit Owners, nor shall such increases be passed along as an assessment or surcharge to either party. If the Board of Managers incurs any increase in insurance premiums as a direct result of an increase in insurance risk resulting from any special use of the Non-Residential Unit, such Unit Owner shall bear the cost of any such increase in insurance premiums over the premiums that would be charged but for the extra insurance risk due to the use of such Unit.

A Non-Residential Unit Owner has certain special rights under the Declaration; it is not anticipated that such differences in rights and obligations will have a materially adverse impact upon the Condominium. Except to the extent inconsistent with the By-Laws or prohibited by law, and unless there shall be a material adverse effect on the Residential Unit Owners, a Non-Residential Unit Owner shall have the right, without the vote or consent of the Board of Managers to: (1) make alterations, additions or improvements, whether structural or non-structural, interior or exterior, ordinary or extraordinary, in, to and upon their Non-Residential Unit; (2) change the layout or number of rooms in the Non-Residential Unit from time to time; (3) change the Non-Residential Unit, by subdividing the same, into any desired number of Units, combining any Units resulting from a subdivision, altering the boundary walls between the Non-Residential Unit, or otherwise; (4) designate all or part of a Non-Residential Unit as a newly created Non-Residential Common Element; (5) reapportion among the newly created Non-Residential Units resulting from any subdivision, combination or otherwise their percentage interests in the Common Elements which shall 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; provided that in no case may such reapportionment result in a greater percentage of Common Interest for the total of the new Non-Residential Unit(s) than existed for the original Non-Residential Unit; and (6) amend the Certificate of Occupancy with respect to the Non-Residential Unit (any such amendment to be at the sole cost and expense of the Non-Residential Unit Owner) to provide that such Non-Residential Unit may be used for any purpose which is lawful at the time that such amendment is made.

In addition, a Non-Residential Unit Owner will have an easement through and along all of the General Common Elements and Residential Common Elements to install, maintain, operate, repair and replace any and all cables, conduits, wires, apparatus and equipment as may be required in connection with telecommunications and the general operation of a Non-Residential Unit and similar equipment. Any utility, cable TV or similar company that is entitled by law to install equipment in such portion of the Common Elements shall have an easement through a Non-Residential Unit in such manner as shall be reasonably determined by the Board of Managers. Each of the foregoing easements shall be exercised in such manner as to not unreasonably disrupt the use by other Unit Owners of their respective Units. However, it is Sponsor's opinion that the foregoing rights in favor of a Non-Residential Unit Owner will not have a material adverse impact upon the Condominium.

CHANGES IN PRICES AND UNITS

Changes in Prices

The Units will be offered at the prices set forth in Schedule A. Offering prices may be changed by a duly filed amendment to the 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. However, prices and specified terms of sale may be negotiated on an individual basis and Sponsor may enter into an agreement with a Purchaser to sell one or more Units at lower prices than those set forth in Schedule A, provided that in the case of a price increase to an individual Purchaser an amendment containing the new price will be submitted to the Department of Law prior to a contract being entered into at a higher price. In the case of an individual price decrease, no amendment shall be necessary for the price to be effective. If an amendment whose sole purpose is to effect a change in price is submitted to the Department of Law for filing, and no prior amendment has been submitted to but not yet filed by the Department of Law, the amendment shall be deemed filed when submitted.

Changes in Units

Site conditions may cause variations in walls, ceilings, heights and other dimensions from those included in the Floor Plans or otherwise described in this Offering Plan. If the layout and dimensions of a Unit does not materially deviate from the Plans and Specifications, subject to Sponsor's right to make immaterial changes necessitated by site conditions, a Purchaser will not be excused from purchasing the Unit for such reason and will not have any claim against Sponsor as a result of such non-material deviation. A decrease in a unit’s area of 5% or less may not trigger Purchaser’s right to rescind unless such decrease is determined to be a material change. There is a rebuttable presumption that an area that is diminished by 5% or less is not material. Sponsor will have no liability to any Purchaser nor will any Purchaser be entitled to a credit, offset or reduction in the Purchase Price for Purchaser's Unit or otherwise be relieved from any obligations under the Purchase Agreement, by virtue of an immaterial inaccuracy or error in the Floor Plans.

In order to meet the possible varying demand for number and type of Units, or to meet the particular requirements of prospective purchasers, or for any other reason, Sponsor reserves the right at any time, both before and after recording the Declaration and without the consent of Purchasers, Unit Owners or the Board of Managers, with respect to Unsold Units, to (i) change or reverse the layout of any Unsold Unit and make adjustments in interior dimensions of Unsold Units, (ii) change the number of rooms in any Unsold Unit, (iii) change the size and/or number of Unsold Units by subdividing one or more such Unsold Units into two or more separate Unsold Units, combining separate Unsold Units into one or more Unsold Units, altering boundary walls of Unsold Units, or otherwise, including, without limitation, incorporating any wall, hallway or portion thereof, space, or other area abutting Unsold Units into one or more Unsold Units or otherwise, and (iv) if appropriate, reapportion the Common Interest among the Unsold Units affected by such change. Sponsor reserves the right to market proposed alternative layouts alongside the approved Floor Plans; if a Purchaser wishes to purchase a Unit based on a proposed alternative layout, such work can be requested in an individually negotiated Purchase Agreement; Sponsor shall obtain approval of any governmental authority having jurisdiction for such work and any deviation from the Plans and Specifications will be disclosed in an amendment to the Offering Plan.

In the event Sponsor changes the size and/or number of Units, Sponsor shall increase or decrease the Common Interests appurtenant to such affected Units accordingly; the aggregate amount of the Common Interests of all of the Units shall remain at 100%. As a result of such a reapportionment of Common Interests of affected Units, the amount of the Common Charges and the real estate taxes and assessments payable by the Owners of such affected Units will be increased or decreased in direct proportion to changes made to Common Interests. However, the amount of the Common Charges and real estate taxes and assessments payable by the Owners of Units unaffected by these changes and for whom there has been no change in Common Interest will not be varied. Common Interest need not be reapportioned if a portion of the public hallway is incorporated into a Unit or Units as described above.

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 Offering 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 Common Elements.

Notwithstanding anything in this Offering Plan to the contrary, if Sponsor must make material changes to size, dimension, Common Interest, floor space or layout of Units or to size, dimension, layout, quantity or quality of Common Elements, due to site conditions, governmental requirements or other unforeseen circumstances beyond Sponsor's control, and after Sponsor has exhausted all reasonable alternatives to avoid any such material changes and it has been reasonably determined that there are no reasonable options to maintain such size, dimension, common interests, floor space or layout of Units or the size, dimension, layout, quantity or quality of Common Elements disclosed in the Offering Plan, Sponsor will amend the Offering Plan accordingly to disclose the changes. Any Purchaser under contract to purchase a Unit whose purchase would be materially and adversely affected by such changes, will be given the right to rescind the Purchase Agreement and at least fifteen (15) days within which to exercise this right, and if rescission is exercised, will receive back the Deposit made thereunder together with any interest earned thereon.

The provisions of the Declaration concerning combination and/or partitioning of any Unit by the Sponsor or Successor Sponsor may not be modified or deleted by amendment without the written consent of the same. Sponsor shall have the power to execute any documents on behalf of the Condominium required in connection with any amendment to the Declaration or By-Laws permitted or required above or to any application or other documents required in connection with any such amendment by any administrative agencies asserting jurisdiction there over, including, without limitation, any application or documents required by the Building Department and/or the Real Estate Assessment Bureau in connection with designations of separate tax lots for the affected Units or otherwise. Nonetheless, the Unit Owners not involved in any such change and the Board of Managers shall execute promptly and without charge any documents or applications necessary or convenient in connection with the effectuation of the provisions hereof, and by accepting the deed for their Unit a Unit Owner grants to the Board of Managers an irrevocable power of attorney coupled with an interest to execute, deliver and/or record any amendment to the Declaration and

the By-Laws and any and all documents and applications necessary or convenient to effectuate the foregoing. The form of said Power of Attorney is contained in Part II of the Offering Plan. Sponsor and Successor Sponsors may have the rights described herein so long as Sponsor or Successor Sponsor continues to own an Unsold Unit.

INTERIM LEASES

Unsold Units may be leased to Purchasers who have executed a Purchase Agreement for such Unit at any time, both before and after the First Closing. Once a Purchase Agreement is accepted for a vacant Unit, however, and for so long as such Purchase Agreement is in effect, such Unit may only be leased to the Purchaser thereof pursuant to a lease (an "Interim Lease") on the terms set forth in this Section. The form of the Interim Lease is located in Part II of the Offering Plan. Purchasers may be responsible for a $1,000.00 fee (subject to increase) for preparation of Interim Lease Agreement.

Interim leases will not be subject to the New York City Rent Law (rent control), the Emergency Tenant Protection Act of 1974, the New York City Rent Stabilization Law, or the New York City Rent Stabilization Code, as such laws are presently in effect. The term of each such Interim Lease shall expire on the earliest to occur of (i) the date of closing of title to the Unit covered by such Interim Lease, (ii) the date fixed in the Interim Lease for the expiration of the term, (iii) the date upon which the Interim Lease is terminated at the option of Sponsor by reason of a default by the Purchaser-tenant under the Interim Lease or a casualty or condemnation affecting the Unit or (iv) the date upon which the Interim Lease is terminated by the Purchaser-tenant or Sponsor as provided below. The rent payable under the Interim Lease shall be negotiated by the parties but shall in no event exceed the maximum legal rent, if any, permitted under Applicable Laws.

In the event a Purchaser takes possession of a Unit prior to Closing pursuant to an Interim Lease, upon an uncured default by Purchaser under the terms of the Interim Lease which is not cured within 30 days after written notice thereof, or immediately after Purchaser exercises any right of rescission with respect to the Purchase Agreement, Purchaser's right to occupy the apartment will terminate, and Purchaser must vacate the Apartment. Purchaser shall pay to Sponsor $500.00 per day for each day Purchaser remains in possession following the periods set forth above; this amount will be due in addition to any liquidated damages due pursuant to the Purchase Agreement and will not be released from escrowed funds. Nothing contained herein shall be construed so as to limit Sponsor's ability to have Purchaser evicted from the premises and to pursue any other legal remedy available to Sponsor, nor shall anything herein be construed as a waiver by the Sponsor of their right to retain, as liquidated damages, the Deposit deposited upon execution of the Purchase Agreement. Sponsor may utilize a default under the Interim Lease to declare a default under the Purchase Agreement, however, Sponsor must first either obtain an order of eviction or other judgment or order from a court or agency of competent jurisdiction against the Purchaser, unless the Purchaser has vacated the unit. Nevertheless, Sponsor may utilize a default under the Purchase Agreement to declare a default under the Interim Lease without a judgment or order from a court or agency of competent jurisdiction against the Purchaser and then commence eviction proceedings. See the "Form of Interim Lease Agreement" set forth in Part II of the Offering Plan.

In the event that the Purchaser-tenant should exercise any right to terminate or rescind the Purchase Agreement or Interim Lease, such termination or rescission will be contingent upon surrendering possession of their Unit and leaving the same vacant, in good condition and broom clean within thirty (30) days after they elect to terminate or rescind. Purchaser must also pay any rent due and payable under their Interim Lease. Nothing contained herein shall relieve any Purchaser of liability for damage to their Unit or of any other liability under the Purchase

Agreement or Interim Lease.

In no event will any portion of the rental paid under an Interim Lease be credited towards the Purchase Price of the Unit subject to the Interim Lease unless such term is negotiated by Sponsor and Purchaser.

If the Offering Plan is abandoned, a Unit occupied pursuant to an Interim Lease shall be subject to the provisions of any Applicable Rent Laws that may be in effect with respect to such Unit at the time of such abandonment.

The risk of loss to the Unit by fire or other casualty, until the earlier of closing of title or the taking of possession of the Unit by Purchaser, is assumed by Sponsor; provided that Sponsor shall have no obligation or liability to repair or restore the Unit. The risk of loss is assumed by a Purchaser who has taken possession of the Unit prior to closing, e.g. via an Interim Lease, to the extent that such loss is not covered by the Condominium's or Sponsor's insurance. A person in possession, who is not an owner, cannot insure the Unit since they have no ownership interest and the Unit cannot be doubly insured. Purchasers who take possession prior to Closing are encouraged to obtain insurance for their personal property. Purchasers are advised to consult with an insurance broker prior to executing an Interim Lease.

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

Any Interim Lease shall be subordinate to the mortgage held by the Lender.

Smoking and using electronic cigarettes is prohibited at all times in all enclosed common areas of the Building, as required by law. Enclosed common areas of the Building include, but is not limited to, indoor Common Elements such as a lobby, hallway, and stairway. Smoking and using electronic cigarettes is permitted at all times in all dwelling units and outdoor areas, unless otherwise restricted by law. This policy applies to any person on the premises. Complaints about violations shall be made promptly to the Board of Managers. Complaints should be made in writing and should be as specific as possible, including the date, approximate time, location where smoke was observed, description of incident, and apparent source of smoke. Unit Owners shall provide to prospective buyers or renters of their Units a copy of this Smoking Policy including by annexing it to any contract of sale or lease of their Unit.

If there are any inconsistencies between the Interim Lease and the Offering Plan, the terms of the Offering Plan shall govern.

PROCEDURE TO PURCHASE

Offering Plan

This Offering Plan sets forth all the material terms of the offer to sell Units in the Condominium. The Condominium is subject to and will comply with the New York Condominium Act. The Offering Plan may be amended from time to time by amendment duly filed with the New York State Department of Law and served pursuant to 13 NYCRR § 20.1(d). The Offering Plan, including Part II, constitutes the entire offer of the Sponsor. Copies of the Offering Plan and all exhibits submitted to the Department of Law in connection with the filing of this Offering Plan will be available for inspection without charge by prospective Purchasers or their attorneys and copying at a reasonable charge at the Building after the on-site sales office is open and at the office of the selling agent or Sponsor. Copies of the Offering Plan will be available to prospective purchasers for a $200.00 deposit, made payable to Sponsor, in the form of a check; Sponsor shall hold the $200.00 check without depositing it, and shall return the check upon the earlier of (a) the return of the Offering Plan in good condition, such good condition to be determined at the sole discretion of Sponsor; or (b) the Closing of Purchaser's Unit. If such prospective purchaser does not close on a Unit, or Sponsor determined the Offering Plan was not returned in good condition, then the $200.00 check will be deposited by Sponsor and shall not be returned. Copies of the Offering Plan and all exhibits submitted to the Department of Law are also available for inspection, without charge, and copying, at a reasonable fee, at the New York State Department of Law, 28 Liberty Street, 21st Floor, New York, NY 10005.

Purchase Agreement

A person desiring to purchase a Unit will be required to execute in duplicate a Purchase Agreement, substantially in the form set forth in Part II of this Offering Plan, and deliver the Purchase Agreement to Sponsor together with a check equal to the sum of ten percent (10%) of the purchase price. Said check shall be drawn to the order of "Marans Newman Tsolis & Nazinitsky LLC, as Escrow Agent." All funds received from Purchasers, whether in the form of checks, drafts, money orders, wire transfers, or other instruments which identify the payor, shall be made payable to or endorsed by Purchaser to the order of Marans Newman Tsolis & Nazinitsky LLC as Escrow Agent. An additional sum of five percent (5%) of the purchase price will be due and payable in the same manner upon the earlier of (i) six (6) months after the date of execution of the Purchase Agreement, or (ii) fifteen (15) days after Sponsor serves Purchaser with written notice of an amendment declaring the Offering Plan effective, but in no event later than the closing of title, subject to collection, provided however, that if the Purchase Agreement is entered into after the Offering Plan has been declared effective, Sponsor reserves the right to require both the initial Deposit and additional Deposit due and payable upon execution of the Purchase Agreement.

Purchasers will be afforded at least three (3) business days to review the Offering Plan and all filed amendments thereto prior to executing a Purchase Agreement. In the event a Purchaser has not had at least three (3) business days to review the Offering Plan and all filed amendments prior to signing and delivering a Purchase Agreement, the Purchaser may rescind within seven (7) days of delivery of an executed Purchase Agreement together with the required Deposit by giving the Sponsor written notice of such rescission by personal delivery (or if sent by mail such notice must be postmarked within the seven-day period).

If the Sponsor elects to accept the Purchase Agreement, one counterpart thereof signed by the Sponsor or a pdf version of the Purchase Agreement signed by Sponsor if the Agreement allows for same, will be returned to the Purchaser or Purchaser's counsel within thirty (30) days of delivery of the same to the Sponsor. If the Purchase Agreement is not accepted by Sponsor by the end of such period it will be deemed rejected. Sponsor may reject any Purchase Agreement, without cause or explanation, so long as such rejection is not based upon race, creed, color, sex, national origin, ancestry, or any other ground proscribed by law. In the event of such rejection, the Purchaser's Deposit will be promptly refunded. The Purchase Agreement will not be binding upon Sponsor until a copy executed by or on behalf of the Sponsor is delivered to the Purchaser or Purchaser's counsel.

The Purchase Agreement is contingent upon the Offering Plan being declared effective. If the Offering Plan is abandoned, Purchase Agreements will be terminated, and all monies held by Sponsor, including advances made for upgrades, extras, or custom work, shall be returned to Purchasers within five (5) business days after the amendment abandoning the Offering Plan has been accepted for filing and neither party shall have any further rights or obligations arising thereunder or relating thereto. The relevant escrow trust fund provisions are included in Paragraph 4 of the Purchase Agreement. The Escrow Agent shall execute the Purchase Agreement, solely as to Paragraph 4 of the Purchase Agreement, prior to delivering the Purchase Agreement, fully executed, to Purchaser.

A complete copy of the form of Purchase Agreement is included in Part II of the Offering Plan.

Purchase Agreement is Not a Lien

Neither the Purchase Agreement nor the Deposit or any payment given for special work is a lien against the Property or the Unit. Purchaser may not record the Purchase Agreement and will be in default if Purchaser attempts to record it.

Conflicts between Plan and Purchase Agreement

Any conflict between the Offering Plan and the Purchase Agreement will be resolved in favor of the Offering Plan. However, this shall only be applicable to initial Purchasers who purchase their Unit from Sponsor.

The Purchase Agreement and Plan may not contain, or be modified to contain, a provision waiving Purchaser's rights or abrogating Sponsor's obligations under Article 23-A of the General Business Law.

Purchaser Financing

The terms and provisions of the Purchase Agreement and Purchaser's obligations thereunder are not contingent upon Purchaser securing financing of the Purchase Price (or any portion thereof). Purchaser's failure to obtain such financing will not relieve Purchaser of Purchaser's obligations under the Purchase Agreement. A Purchaser who does not obtain financing may lose the Deposit if they are unable to otherwise raise the monies for the balance of the purchase price. A Purchaser who requires financing is advised to consult with a lending institution before

execution of this Purchase Agreement. Sponsor makes no representation whatsoever as to the terms, cost, or availability of any mortgage or other financing. Purchaser further understands and agrees that if Purchaser chooses to finance Purchaser's 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 Purchaser's financial status or condition shall release or relieve Purchaser of Purchaser's obligations pursuant to this Agreement.

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

Balance of Purchase Price and Closing Documents

After the Offering Plan has been declared effective, Sponsor will fix dates for closing title to all Units for which Purchase Agreements have been executed by serving notice on each Purchaser that the Offering Plan was declared effective on a certain date and setting such Purchaser's Closing Date. Such notice will be served in compliance with the regulations promulgated by the New York State Department of Law no less than thirty (30) days before the date set for the Closing of the Units. Purchasers may waive this thirty (30) day notice provision in a writing addressed to Sponsor.

TIME IS OF THE ESSENCE with respect to Purchaser's obligations to pay the balance of the purchase price and to pay, perform or observe Purchaser's other obligations under the Purchase Agreement. Upon the occurrence of an Event of Default as defined in the Purchase Agreement, Purchaser shall have thirty (30) days from the giving of written notice of such default to cure the specified default. If the default is not cured within such thirty (30) days, TIME BEING OF THE ESSENCE, then Sponsor, in its sole discretion, may thereupon terminate the Purchase Agreement or bring an action against Purchaser for specific performance, in which event Purchaser could be compelled to complete the transaction. If Sponsor so elects to terminate, the Purchase Agreement shall be deemed terminated, and Sponsor shall have the right to retain, as and for liquidated damages, the Deposit (and any interest earned of the Deposit) plus the costs incurred by Sponsor for any special work, if any, in the Unit ordered by the Purchaser. Upon the termination of the Purchase Agreement, Purchaser and Sponsor will be released and discharged of all further liability and obligations under the Offering Plan and the Agreement, and the Unit may be sold to another as though the Purchase Agreement had never been made, and without accounting to Purchaser for any of the proceeds for such sale.

NEITHER SPONSOR NOR PURCHASER SHALL CHALLENGE THE VALIDITY OF THE LIQUIDATED DAMAGES PROVISIONS OF THE PURCHASE AGREEMENT OR THE OFFERING PLAN OR ANY RIGHT OF SPONSOR SET FORTH HEREIN OR THEREIN TO

RETAIN THE DEPOSIT AS LIQUIDATED DAMAGES AS A REMEDY IN THE EVENT OF A PURCHASER DEFAULT. SUCH LIQUIDATED DAMAGES PROVISIONS HAVE BEEN AGREED TO VOLUNTARILY, AFTER NEGOTIATION, WITHOUT DURESS OR COERCION BY ANY PARTY UPON ANY OTHER PARTY, AND WITH EACH PARTY HAVING BEEN (OR HAVING HAD FULL AND ADEQUATE OPPORTUNITY TO BE) REPRESENTED AND ADVISED BY COUNSEL, ACCOUNTANTS, BROKERS, APPRAISERS AND OTHER EXPERTS AND ADVISORS OF ITS OWN CHOOSING. NOTHING IN THE FOREGOING SHALL ABROGATE A PURCHASER'S RIGHT UNDER APPLICABLE LAW TO CONTEST WHETHER PURCHASER WAS IN DEFAULT.

Each Purchaser will be required to pay certain fees to Sponsor's attorneys including, but not limited to, a fee of $3,250.00 and ACRIS preparation fee of $250.00 for the Purchaser's Unit which will cover the legal and other fees and expenses of processing the sale of the Unit. In the event the Closing does not take place on the Closing Date, through no fault of Sponsor and provided further that Sponsor is ready, willing and able to close on the Closing Date, (i) the apportionment of those items set forth in the Purchase Agreement shall be made as of the originally established Closing Date rather than as of the date the Closing actually occurs, (ii) Purchaser shall pay Sponsor, at Closing, interest on the unpaid balance 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, where interest shall be equal to the highest legal rate, and in no event exceed the maximum interest rate established by applicable law, as of the Closing Date (the current rate is 16% per annum). The following additional charges may apply:

i. $500.00 to Sponsor's attorney if the Closing is not held at Sponsor's attorneys' offices at the request of Purchaser or Purchaser's lender.
ii. $500.00 to Sponsor for each adjournment of the Closing requested or caused by Purchaser or Purchaser's lender.
iii. $500.00 to Sponsor's attorney if the Closing is held outside New York City at the request of Purchaser or Purchaser's lender.
iv. $1,000.00 to Sponsor's attorney for the preparation of a letter of default.
v. $400.00 to Sponsor's attorney if a Purchaser shall obtain mortgage financing through a lender to defray the additional costs associated therewith.
vi. $1,000.00 to Sponsor's attorney for an assignment agreement, if requested by Purchaser and provided Sponsor has consented thereto.
vii. $1,000.00 to Sponsor's attorney for preparation of Interim Lease Agreement.
viii. $1,000.00 to Sponsor's attorney for preparation of Licensed Space Agreement.

Nothing herein shall be construed to mean that the Sponsor must grant an adjournment of the Closing when requested to do so. If at a Purchaser's request Sponsor grants an adjournment or adjournments of their closing of title in excess of five (5) days in the aggregate, the Sponsor has the option of collecting an additional five percent (5%) of the purchase price of the Unit as an additional Deposit.

Sponsor must make a written demand for payment after default at least 30 days before forfeiture of the Deposit may be declared.

At the Closing, Purchaser shall be required to sign and deliver a Power of Attorney to the Board of Managers of the Condominium covering the Unit in the form contained in Part II of the

Offering Plan and pay certain closing fees, costs and adjustments (see the section "Unit Closing Costs and Adjustments"). Failure to sign and deliver a Power of Attorney will be a default by Purchaser. The Purchaser will also be required to pay the New York State and New York City real property transfer tax returns, mortgage recording taxes and Sponsor's and Purchaser's attorney fees covering the sale of their Unit, any real estate reporting return and statement required by the Internal Revenue Code or the regulations thereunder, all other documents required by law, and all other documents reasonably required by Sponsor or required under Purchaser's Purchase Agreement. The balance of the purchase price is also payable at Closing. This amount shall be paid by wire transfer or a bank, cashier's, or certified check, drawn on or issued by a New York bank, trust company of other New York lending institution which is a member of the New York Clearing House Association, payable to Sponsor (or to any one Sponsor designates or directs in writing).

Default by Purchaser

If a Purchaser defaults in making any payments due under the Purchase Agreement or fails to execute and deliver documents, make the payments described above, or perform any of their other obligations under the Purchase Agreement, then Sponsor may at its option give written notice of default under the Purchase Agreement to Purchaser. If the default is not cured within thirty (30) days after written notice thereof, then the Purchase Agreement shall be deemed terminated and Sponsor shall be entitled to the payment due under the Purchase Agreement and any payments made thereunder including any costs for any special work ordered by Purchaser together with interest earned thereon, if any, as and for liquidated damages. Termination of a Purchase Agreement will permit Sponsor to sell the Unit to others as though the Purchase Agreement had never been made and the Purchaser shall not have any further rights against or obligations to Sponsor, the Condominium or others purchasing such Unit.

In the event the Sponsor cannot convey title to the Unit by reason other than the default of the Purchaser, all monies deposited by the Purchaser shall be returned to the Purchaser. However, Sponsor may attempt to cure its inability to convey title and if it does so, Sponsor shall be entitled to an adjournment of the Closing Date for six months subject to the rights afforded to Purchasers under applicable law and the provisions of the Offering Plan.

The Purchase Agreement contains the terms and conditions upon which the Unit will be sold and should be read carefully by the prospective Purchaser and their legal or financial representative before being executed. Purchasers should be aware that if any conflict exists between the Offering Plan and the Purchase Agreement, the provisions of the Offering Plan shall in all events control; however, this shall only apply to initial Purchasers who purchase a Unit from Sponsor. The terms of sale and other provisions of an actual Purchase Agreement entered into between Sponsor and any Purchaser may vary from the provisions contained in the form of Purchase Agreement contained in Part II of the Offering Plan due to individual negotiations. However, such variations shall have no effect on the provisions of any other Purchase Agreement theretofore or thereafter entered into between Sponsor and any other Purchaser nor shall such variations contain, or be modified to contain, a provision waiving Purchaser's rights or abrogating Sponsor's obligations under article 23-A of the General Business Law.

No Representations

Purchaser acknowledges that Purchaser has not relied upon any 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 Common Charges allocable to the Unit, the estimated real estate taxes of the Unit, the ability to rent the Unit and/or the rental income therefore, the right to any income tax deduction for any real estate taxes or mortgage interest paid by Purchaser, or any other data, except as herein or in the Offering Plan specifically represented; as such, Purchasers are urged to ensure material representations are incorporated into the negotiated Purchase Agreement. Purchaser acknowledges it has relied solely on their own judgment and investigation in deciding to enter into the Purchase Agreement and purchase the Unit. No person has been authorized to make any representations on behalf of Sponsor. No oral representations or statements shall be considered a part of the Purchase Agreement. Purchaser shall not be relieved of any of Purchaser's obligations under the Purchase Agreement, and Purchaser agrees to purchase the Unit, without offset or any claim against, or liability of, Sponsor, by reason of any immaterial inaccuracy or error, including but not limited to immaterial inaccuracy or error in the layout or dimension of the Unit or any part thereof, or of the Common Elements, except as provided under applicable law or as set forth in this Offering Plan. A decrease in a unit's area of 5% or less will not affect a Purchaser's obligations unless such decrease is determined to be a material change. There is a rebuttable presumption that an area that is diminished by 5% or less is not material. Notwithstanding the foregoing, representations that are inconsistent with this Offering Plan or the Purchase Agreement will not affect Sponsor's liability under the Martin Act. The provisions of this paragraph shall survive the closing of title or the termination of the Purchase Agreement.

Costs of Enforcing and Defending Agreement.

If Sponsor prevails, Purchaser shall be obligated to reimburse Sponsor for any reasonable legal fees and disbursements incurred by Sponsor, as determined by a court of law, in successfully defending Sponsor's rights under the Purchase Agreement or, in the event Purchaser defaults under the Purchase Agreement, in canceling the Purchase Agreement or otherwise enforcing Purchaser's obligations thereunder. **If Purchaser prevails, Purchaser will not be reimbursed for any legal fees or disbursements incurred by Purchaser in successfully defending Purchaser's rights under the Purchase Agreement or otherwise enforcing Sponsor's obligations thereunder. Purchaser is contractually waiving recovery of legal fees and disbursements.** These provisions shall survive closing of title or the termination of the Purchase Agreement. Purchasers should consult with their own counsel.

Waiver of Jury Trial

Except as prohibited by law, Purchasers expressly waive trial by jury in any litigation arising out of, connected with, or relating to the Purchase Agreement or the relationship created in the Offering Plan. With respect to any matter for which a jury trial cannot be waived, the parties agree not to assert any such claim as a counterclaim in, nor move to consolidate such claim with, any action or proceeding in which a jury trial is waived. Any lawsuit arising out of the Purchase Agreement shall be governed by the laws of the State of New York and shall be brought in the county in which the Building is located. The provisions of this paragraph shall survive closing of

title or the termination of the Purchase Agreement.

Waiver of Diplomatic or Sovereign Immunity.

Purchaser waives any and all immunity from suit or other actions or proceedings and agrees that, should Sponsor or any of its successors or assigns bring any suit, action or proceeding in New York or any other jurisdiction to enforce any obligation or liability of Purchaser arising, directly or indirectly, out of or relating to the Purchase Agreement, no immunity from such suit, action or proceeding will be claimed by or on behalf of Purchaser.

The Escrow Agent

The law firm of Marans Newman Tsolis & Nazinitsky LLC, with an address at 29 Broadway, Suite 2400, New York, New York 10006, telephone number 212-968-0244, shall serve as escrow agent ("Escrow Agent") for Sponsor and Purchaser. Escrow Agent has designated the following attorneys to serve as signatories: Richard Marans, Richard Newman, Stavroula Tsolis, and Jason Nazinitsky. All designated signatories are admitted to practice law in the State of New York. Neither the Escrow Agent nor any authorized signatories on the account are the Sponsor, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing.

The Escrow Account

The Escrow Agent has established the escrow account at Capital One Bank, N.A., 299 Park Avenue, New York, NY 10171, in the State of New York, a bank authorized to do business in the State of New York. The escrow account is The ERA Condominium Escrow Account ("Escrow Account"). The Escrow Account is federally insured by the FDIC at the maximum amount of $250,000 per deposit. Purchasers making Deposits in excess of $250,000 are advised that FDIC deposit insurance does not cover deposited monies in excess of this amount. Purchasers are also advised that if Purchasers have an account at the escrow bank, then the Purchaser's account balance factors into the $250,000 FDIC insurance limit. Additionally, until such time as Purchaser delivers either an executed W-9 Form or W-8 Form to Sponsor, the Deposit shall remain in a non-interest-bearing account and may not be federally insured even if the Deposit does not exceed $250,000. No representation is made with respect to any further changes in law concerning such accounts. Purchasers should consult with their accountants or financial advisors for further information.

Before funds are transferred to any new escrow account, or if the escrow agent is replaced, the Offering Plan must be amended to provide the same full disclosure with respect to any new account, the escrow agent and the escrow agreement as was originally provided. A bond, letter of credit or other security may be substituted for any escrow account only after the Department of Law approves in writing the use of such alternate form of security.

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 Marans Newman Tsolis & Nazinitsky LLC, as Escrow Agent.

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

made for upgrades, extras, or custom work remains the Purchaser's money until used in commission of the requested work. If the Offering Plan is abandoned, all Purchase Agreements will be cancelled and all Deposits, including advances made for upgrades, extras, or custom work received in connection with the Purchase Agreement, together with any interest earned, will be refunded within five (5) business days after the amendment abandoning the Offering Plan has been accepted for filing.

The interest rate for all Deposits made into the Escrow Account shall be the prevailing rate for such accounts. 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.

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.

Sponsor agrees to defend, indemnify, and hold Escrow Agent harmless from and against all costs, claims, expenses and damages incurred in connection with or arising out of Escrow Agent's responsibilities arising in connection with this Purchase Agreement or the performance or non-performance of Escrow Agent's duties under this Purchase Agreement, except with respect to actions or omissions taken or suffered by Escrow Agent in bad faith or in willful disregard of the obligations set forth in this Purchase Agreement or involving gross negligence of Escrow Agent. This indemnity includes, without limitation, disbursements and attorneys' fees either paid to retain attorneys or representing the hourly billing rates with respect to legal services rendered by Escrow Agent to itself.

A complete copy of the Purchase Agreement is located in Part II of the Offering Plan. The relevant escrow trust fund provisions are included in Section 4 of the Purchase Agreement, which must be executed by the Escrow Agent.

Notification to Purchaser

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

The Escrow Agent is obligated to send notice to the Purchaser once the Deposit is placed in the Escrow Account. If the Purchaser does not receive notice of such deposit within fifteen (15) business days after tender of the Deposit, Purchaser may cancel the Purchase Agreement within ninety (90) days after tender of the Purchase Agreement and Deposit to Escrow Agent. Complaints concerning the failure to honor such cancellation requests may be referred to the New York State Department of Law, Real Estate Finance Bureau, 28 Liberty Street, 21st Floor, 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 Deposits and requisite notice was timely mailed to the Purchaser.

Before funds are transferred to any new escrow account, or if the escrow agent is replaced, the Offering Plan must be amended to provide the same full disclosure with respect to any new account, the escrow agent and the escrow agreement as was originally provided. A bond, letter of credit or other security may be substituted for any escrow account only after the Department of Law approves in writing the use of such alternate form of security.

Release of Funds

All Deposits, except for advances made for upgrades, extras, or custom work received in connection with the Purchase Agreement, are and shall continue to be the Purchaser's money, and may not be comingled with any other money or pledged or hypothecated by Sponsor, as per GBL § 352-h. Advances made for upgrades, extras, or custom work remains the Purchaser's money until used to execute the requested work. In the event a rescission right is exercised, all Deposits and advances not used to execute the requested work will be released in accordance with the terms below. In the event the Offering Plan is abandoned, all Deposits and advances will be released in accordance with the terms below.

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

The Escrow Agent shall release the Deposit if so directed:

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

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

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

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

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

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

(b) all Purchasers after an Amendment abandoning the Offering 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. The Escrow Agent shall maintain all records concerning any escrow account for seven years after release of the funds. 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.

Waiver Void

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

Trust Obligation of Sponsor

Nothing contained herein shall diminish or impair the Sponsor's statutory obligation to each Purchaser pursuant to GBL §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 Offering Plan does not relieve Sponsor of its obligations pursuant to GBL §352-h. Funds from any 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.

Lawsuits

Any lawsuit arising out of the Purchase Agreement shall be governed by the internal laws of the State of New York, shall be brought in county where the Building is located and shall be determined by the judge presiding at the trial without a jury (which the parties waive).

Risk of Loss and Restoration after Casualty

The risk of loss to the Unit by fire or other casualty, until the earlier of closing of title or the taking of possession of the Unit by Purchaser, is assumed by Sponsor; provided that Sponsor shall have no obligation or liability to repair or restore the Unit. The risk of loss is assumed by a Purchaser who has taken possession of the Unit prior to closing, e.g. via an Interim Lease, to the extent that such loss is not covered by the Condominium’s or Sponsor’s insurance. A person in

possession, who is not an owner, cannot insure the Unit since they have no ownership interest and the Unit cannot be doubly insured. Purchasers who take possession prior to Closing are encouraged to obtain insurance for their personal property.

In the event of damage or destruction of the Unit, due to fire or other casualty, prior to the closing of title, and the election by Sponsor to repair or restore the Unit to its original condition immediately prior to the fire or other casualty, the Purchase Agreement shall continue in full force and effect, Purchaser shall not have the right to reject title or receive a credit against, or abatement in, the Purchase Price, and Sponsor shall be entitled to a reasonable period of time within which to complete the repair or restoration. Any proceeds received from insurance or in satisfaction of any claim or action in connection with such loss shall, subject to the rights of the Board of Managers and other Unit Owners if the Declaration has theretofore been recorded and any mortgagee of Sponsor, belong entirely to Sponsor and if such proceeds are paid to Purchaser, Purchaser shall promptly upon receipt thereof turn them over to Sponsor. As Sponsor has a reasonable period of time to restore a Unit after the occurrence of a casualty if it elects to do so, and the time period that would be considered reasonable will depend on the nature of the casualty, the financing commitment of a Purchaser who is dependent on financing to pay the balance of the purchase price may expire prior to the restoration of the Unit, and such Purchaser could lose their Deposit if the Purchaser is not able to extend the term of the commitment to accommodate the restoration period.

In the event of damage to or destruction of the Unit by fire or other casualty prior to the closing of title and the election by Sponsor not to repair or restore the Unit, or, if the Declaration has been recorded prior thereto, then if the Unit Owners do not resolve to make such repairs or restoration pursuant to the By-Laws, the Purchase Agreement shall be deemed cancelled and of no further force or effect and Sponsor shall return to Purchaser all sums deposited by Purchaser hereunder within thirty (30) days of making the election, together with interest, if any, earned thereon, and neither party shall have any further rights, obligations or liability to or against the other and the parties shall be released and discharged from all obligations and liability hereunder and under the Offering Plan, except that if Purchaser is then in default hereunder (beyond the applicable grace period, if any), Sponsor shall retain all such sums deposited by Purchaser hereunder and any interest earned thereon, as and for liquidated damages. Sponsor shall provide written notice to the Purchaser within sixty (60) days of the damage to the Unit whether or not Sponsor shall elect to repair or restore the Unit.

Lien Law

Section 71-a(3) of the Lien Law provides protections for Purchasers where the contract of sale by its terms provides for or is incidental to a contract providing for the construction of the subject building, or where a Deposit pursuant to a contract of sale is not deposited or kept in an escrow account as mandated by law. Sponsor will not use any Deposit towards the construction of the Building and will deposit and maintain all Deposits in the Escrow Account as described above in this Procedure to Purchase section, and therefore be in compliance with Section 71a(3) of the Lien Law and any other provision of law applicable to Purchasers' Deposits.

Delay in First Closing

Sponsor anticipates that the first closing of a Unit will occur by July 1, 2022. Purchasers

will be offered a right of rescission if: (i) the actual date of closing of title to the first Unit; or (ii) the projected date of closing of title to the first Unit occurs later than June 30, 2023, twelve (12) months after the projected date for the First Closing. If the Offering Plan is amended to provide for a later projected date for the First Closing, Purchasers who sign after the presentation date of such an amendment will be entitled to an offer of rescission due to a delay in the occurrence of the First Closing only if the First Closing occurs more than twelve (12) months beyond that amended, later date. If a Purchaser is offered rescission due to the First Closing not occurring twelve (12) months after the projected date in the Offering Plan, and such Purchaser does not exercise its right to rescind pursuant to the terms of the Offering Plan, then the Purchaser shall similarly be entitled to an offer of rescission due to a delay in the occurrence of the First Closing only if the First Closing occurs more than twelve (12) months beyond that amended, later date.

However, if the First Closing occurs before July 1, 2022 (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, Sponsor may schedule the closing of title to other Units significantly later than such date. Unless a Purchase Agreement contains an outside closing date, Sponsor is not obligated to schedule a Closing within any specified time frame or to ensure that closing of title to a Unit will occur by any date certain. Provided that Sponsor is otherwise in compliance with its obligations under the Offering Plan, Purchaser will not be entitled to a right of rescission or to make claims against Sponsor for damages or losses as a result of delays and will not be excused from paying the full purchase price for the Unit. PROSPECTIVE PURCHASERS SHOULD THEREFORE CAREFULLY CONSIDER SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT.

The First Year of Operations is estimated to be July 1, 2022 through June 30, 2023. It is difficult to predict with precision the date Sponsor will first be able to close title to the Residential Units. Accordingly, it is a special risk of this Offering Plan that the First Closing may occur sooner or later than the projected First Year of Operations and closings to certain Residential Units may occur substantially before or after closing for other Residential Units. In the event the actual or anticipated commencement date of the First Year of Condominium Operation is to be delayed by six (6) months or more, Sponsor will amend the Offering Plan to include a revised budget with current projections. If the amended budget exceeds this projected budget by twenty-five percent (25%) or more, Sponsor will offer all Purchasers (other than Purchasers who are then in default beyond any applicable grace period, if the Offering Plan has been declared effective) the right to rescind their Purchase Agreements within not less than fifteen (15) days after the presentation date of the amendment containing such revised budget, and any Purchasers electing rescission pursuant to such offer will have their Deposits returned, together with interest earned thereon.

FinCEN Geographic Targeting Order

Pursuant to the Geographic Targeting Order issued by the Director of the Financial Crimes Enforcement Network, title companies are now required to collect and report information regarding purchasers in transactions where: (1) the purchaser is a legal entity as defined in the Geographic Targeting Order; (2) the purchaser purchases residential real property located in the Boroughs of Brooklyn, Queens, Bronx, Manhattan and Staten Island; (3) the total purchase price is in excess of Three Hundred Thousand Dollars ($300,000.00); (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, a funds transfer, or virtual currency. This affects all

residential real property closings meeting the above criteria and occurring on or after November 6, 2020 for so long as the Geographic Targeting Order remains in effect. The Geographic Targeting Order expires on May 4, 2021 and is expected to be renewed on similar terms upon expiration. A copy of the Order is available here:

https://www.fincen.gov/sites/default/files/shared/Real%20Estate%20GTO%20GENERIC_111518_FINAL.pdf

Any conflict between the Offering Plan and the Purchase Agreement will be resolved according to the terms of the Offering Plan. However, this shall only apply to initial Purchasers who purchase their Unit from Sponsor.

ASSIGNMENT OF PURCHASE AGREEMENTS

Purchaser may not assign the Purchase Agreement without first obtaining the prior written consent of Sponsor, which consent may be granted or withheld in Sponsor's sole and absolute discretion. If a Purchaser desires to assign its rights under the Agreement or to take title in the name of an affiliate of, or entity related to, or controlled by Purchaser that differs from that reflected in the Agreement, or to add, delete or substitute the name of a member of the Purchaser's family, then, if such assignment, alteration, addition, deletion or substitution is permitted by Sponsor (in Sponsor's sole discretion), Purchaser shall deliver to Selling Agent or Sponsor's counsel, four (4) signed forms of assignment of this Agreement (to be prepared by Sponsor's counsel at Purchaser's expense and in form and content acceptable to Sponsor, in its sole discretion), as well as three (3) completed and signed copies of either Form W-9 (Request for Taxpayer Identification Number and Certification) or Form W-8BEN (Certificate of Foreign Status of Beneficial Owner for United States Tax Withholding), as applicable, in the form required by law. Upon each assignment or other change permitted by Sponsor (it its sole discretion), the assignments and Form W-8 or Form W-9, as applicable, must be delivered to Selling Agent or Sponsor's counsel, together with a personal certified check, or an official bank or cashier's check, in the amount of $1,000.00 made payable to Marans Newman Tsolis & Nazinitsky LLC (for services rendered in connection with the assignment), not less than twenty (20) days prior to the date scheduled for the Purchaser's Closing. In no event shall Purchaser or its assignee (or any added or substituted party) have any right to adjourn or postpone the Closing as a result of any such change or assignment. Sponsor is not obligated to consent to any such change or assignment and, Sponsor's refusal to consent to an assignment or change in name will not entitle Purchaser to terminate the Purchase Agreement or excuse Purchaser from any of its obligations under the Purchase Agreement or give rise to any claim for damages against Sponsor. Any purported assignment by Purchaser in violation of this Section shall be a default by Purchaser; entitling Sponsor to the default remedies set forth in the section of the Offering Plan "Procedure to Purchase," and shall be voidable at the option of Sponsor.

Notwithstanding the provision above, Sponsor will not unreasonably withhold its consent to the assignment by Purchaser, on one (1) occasion only, of all of Purchaser's rights under the Purchase Agreement to a "Purchaser Affiliate" or to member(s) of Purchaser's "Immediate Family Members", provided that any such assignment is made without consideration and otherwise in accordance with the provisions and procedures set forth in herein. For purposes of this provision: (i) "Purchaser Affiliate" means an entity, as of the date of the assignment and at all times thereafter through and including the Closing is controlled by or under common control with Purchaser; (ii) "Immediate Family Members" means Purchaser's spouse, domestic partner, children, grandchildren, parent, grandparent, brothers or sisters, stepchildren and/or stepparent; and (iii) "control" means the ownership of fifty-one percent (51%) or more of the interests in such entity and possession of the power to direct the management and policies of such entity and the distribution of its profits.

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

EFFECTIVE DATE

Sponsor's offer to sell the Units is contingent upon the Offering Plan being declared effective and compliance with the relevant conditions and time periods set forth in the Offering Plan.

The Offering Plan may be declared effective by (i) an amendment to the Offering Plan or (ii) by personal service of notice on every Purchaser or by commencement of service by mail in the manner required by 13 NYCRR Section 20.1 (d) stating that the Offering Plan is declared effective and submitting an amendment conforming to Section 20.5 (e) to the Department of Law within five (5) days confirming that the Offering Plan was declared effective on a specified date. Closing of the first Unit shall not occur until the Offering Plan is declared effective and the amendment declaring the Offering Plan effective is accepted for filing by the Department of Law.

The Offering Plan will not be declared effective until bona fide Purchasers, including investors, have signed Purchase Agreements for at least fifteen percent (15%) of the Residential Units offered under the Offering Plan. Nine (9) Residential Units satisfy the fifteen percent (15%) threshold. It is still possible for Sponsor to convert the Property with fewer than the minimum number of Residential Units if Purchasers counted toward effectiveness do not ultimately purchase their Units; Sponsor will re-declare the Offering Plan effective if *all* Purchasers rescind or otherwise terminated their Purchase Agreements prior to the date of the First Closing, regardless of whether the Declaration has been recorded.

The Offering Plan will not be declared effective based on (i) Purchase Agreements signed by Purchasers who have been granted a right of rescission that has not yet expired or been waived; or (ii) Purchase Agreements where the Purchaser was not afforded the seven (7) days period to rescind the Purchase Agreement or the three (3) business day period to review the Offering Plan and all filed amendments in accordance with the provisions set forth above in the section of the Offering Plan "Procedure to Purchase"; or (iii) Purchase Agreements with any Purchaser who is the Sponsor, the selling agent, the managing agent or is a principal of the Sponsor, the selling agent, the managing agent or is related to the Sponsor, the selling agent, the managing agent or to any principal of the Sponsor or the managing agent by blood, marriage or adoption or as a business associate, an employee, a member, a shareholder or a limited partner; except that such a Purchaser other than the Sponsor or a principal of the Sponsor may be included if the Sponsor has submitted proof satisfactory to the Department of Law establishing that the Purchaser is bona fide.

The Offering Plan must be declared effective when Purchase Agreements are executed and accepted by Sponsor for eighty percent (80%) or more of the Units offered under the Offering Plan. Forty-six (46) Residential Units meets or exceeds the eighty percent (80%) threshold.

The Purchase Agreement is contingent upon the Offering Plan being declared effective. If the Offering Plan is abandoned, Purchase Agreements will be terminated, and all monies held by Sponsor, including advances made for upgrades, extras, or custom work, shall be returned to Purchasers and neither party shall have any further rights or obligations arising thereunder or relating thereto.

The Offering Plan may be abandoned by Sponsor, at its sole option, at any time before it is declared effective. If the Offering Plan is to be abandoned after filing and the Sponsor has

accepted Purchase Agreements, the Sponsor shall promptly submit an amendment to the Department of Law together with form RS-3 as promulgated by the Department of Law. If payments under Purchase Agreements have been received, the amount of such funds shall be returned to the Purchasers by the Escrow Agent within five (5) business days after the amendment abandoning the Offering Plan has been accepted for filing. If there are no outstanding Purchase Agreements, the Sponsor need not submit an amendment but shall submit a form RS-3 to the Department of Law.

Once the Offering Plan has been declared effective or executed Purchase Agreements for eighty percent (80%) of the Units have been executed and accepted by Sponsor, the Offering Plan may not be abandoned unless one of the following events occur:

(i) There is a title defect which cannot be cured without litigation or cannot be cured for less than a stated amount which shall not be less than one-half (1/2) of one percent (1%) of the total offering amount;

(ii) Substantial damage or destruction of the Building by fire or other casualty which cannot be cured for less than a stated amount which shall not be less than one-half (1/2) of one percent (1%) of the total offering amount; or

(iii) The taking of any material portion of the Property by condemnation or eminent domain. In calculating such amount Sponsor shall not include attorney's fees or title defects or determinations of any authority or regulatory association existing on the date of presentation of the Offering Plan and are either known to the Sponsor or are a matter of public record.

TERMS OF SALE

The terms "Closing of Title" or "Closing" as used herein means the transfer of ownership of a Condominium Unit from Sponsor to the Purchaser(s) thereof.

The Purchase Agreement is contingent upon the Offering Plan being declared effective. If the Offering Plan is abandoned, Purchase Agreements will be terminated, and all monies held by Sponsor, including advances made for upgrades, extras, or custom work, shall be returned to Purchasers and neither party shall have any further rights or obligations arising thereunder or relating thereto.

Once the Offering Plan has been declared effective, the Sponsor will fix the dates for closing title to all Units for which Purchase Agreements have been executed by serving notice on each Purchaser stating the date of the First Closing and setting such Purchaser's Closing Date. Such notice will be served no less than thirty (30) days before the date set for the Closing of each Unit.

At Closing, Sponsor will execute and deliver to each Purchaser a bargain and sale deed with covenant against grantor's acts substantially in the form set forth in Part II of the Offering Plan and in proper form for recording. Each Unit and its appurtenant Common Interest will be conveyed free and clear of all liens, encumbrances and title exceptions other than those described below and the proposed Unit Deed contained in Part II of the Offering Plan.

Permitted Exceptions

Title to each Unit will be subject to the following exceptions (the "Permitted Exceptions"):

1. Rights of tenants or persons in possession, if any;

2. Standard exceptions contained in the title report;

3. Taxes, tax liens, tax sales, water rates, sewer rents and assessments set forth herein.

4. The following form title exceptions:

   AS TO THE BUILDING: Any statement of facts which a subsequent survey of would disclose provided that such additional statement of facts do not render title unmarketable;

   AS TO THE UNIT: With respect to Condominium Unit ___ the title to which is to be insured herein, policy excepts any state of facts which an accurate survey would disclose. Policy insures, however, that any encroachment of the Unit onto other Units or onto any part of the common elements may remain undisturbed as long as the Unit insured hereunder exists.

5. Covenants, conditions, easements, leases, agreements of record, etc., more fully set forth herein:

A. None.

6. Each Unit will be split and released from any mortgages that encumber the Property.

7. Each Unit will be split and released from any assignments of leases and rents that encumber the Property.

8. Each Unit will be split and released from any UCC-1 Financing Statements that encumber the Property.

Purchasers are urged to review the title report they receive prior to Closing with their attorney to properly understand all exceptions to title that may be included in such report.

A Closing will take place only after the issuance of a temporary or final Certificate of Occupancy for the entire project or, issuance of a partial, temporary or final Certificate of Occupancy for the Unit closed or the building in which the Unit is located.

At least one week (but not more than one month) prior to the Closing, Purchasers shall be given an opportunity to inspect the Unit prior to Closing. Punchlist items to be completed in the Unit pursuant to the Offering Plan and/or the Purchase Agreement shall be itemized on an "Inspection Statement," a form of which is contained in Part II of the Offering Plan, signed by both Sponsor and Purchaser. The Inspection Statement merely serves to identify and memorialize any conditions the Purchaser believes to be material. Sponsor's refusal to sign the Inspection Statement due to a disagreement with the items on the Inspection Statement shall not be grounds to cancel or postpone the Closing, unless otherwise entitled under applicable law. Nevertheless, Sponsor has the absolute obligation to design and build in accordance with applicable law, codes, regulations, filed plans and specifications, and locally accepted building practices for items which are not covered by codes, and otherwise fulfill its obligations under the Offering Plan or Purchase Agreement; Purchasers may have a claim under a breach of contract theory in the event Sponsor does not fulfill their obligations under the Offering Plan or Purchase Agreement.

Sponsor shall be obligated to complete the items agreed to on the Inspection Statement within a reasonable time after Closing. However, if Sponsor agrees in writing to complete any items on the Inspection Statement prior to Closing, Purchaser must re-inspect the Unit on the day prior to Closing to inspect and sign off on all items Sponsor agreed to complete. No open items of work will be discussed at the Closing itself. With the exception of items Sponsor agrees in writing to complete prior to the Closing, Sponsor's failure to complete any of the items listed on the Inspection Statement shall not be grounds to cancel or postpone the Closing, unless otherwise entitled under applicable law.

Notwithstanding anything to the contrary set forth above, neither Sponsor nor its principals, managers, members, agents, designees, employees or affiliates assumes any responsibility and will not be liable to repair or replace any of the following immaterial conditions:

- any condition resulting from normal wear and tear or natural deterioration from the normal movement, settlement and shrinkage or expansion of the Residential Units or the Building generally and/or building materials;
- partial or total death of any trees, shrubs, bushes or other landscape improvements, protruding dry wall fastenings, ridging on gypsum board, lumber or minor floor shrinkage or gapping, door or window sticking due to weather, door warpage including, without limitation, warpage of any doors, minor scratches or chips in plastic, glass, metal, wood, vitreous china, stainless steel, tile porcelain or stone surfaces, bathroom finish, cracked grouting, adjustment or bi-fold door, walls not square, electrical plates or signs not straight, slight discoloration, expansion or shrinkage, slight separation between base and floor or differing coloration of any and all concrete, ceramic or stone tiles in gardens or kitchens;
- normal settlement and deflection or any minor consequential damage resulting therefrom including, without limitation, cracks in roof ballast or concrete cracks which do not reduce the structural integrity of the building generally;
- non-material deviations in the level of ceilings and non-material imperfections in ceiling finishes;
- non-material imperfections in painting finishes including, but not limited to, variances in color or texture;
- non-material deviations in the floors' levelness, buckling, gapping or sinking due to expansion and/ or shrinkage and/ or movement;
- slight misalignment of bathroom finishes and minor variation in grouting or tile thickness;
- minor noise, vibrations or odors from normal plumbing, heating, ventilation, air-conditioning and elevator operation, including boilers, condensing units, exhaust fans, elevator machine rooms and equipment;
- potential bathroom vents and ducts on the mechanical terraces, regardless of height, and any noise emanating from such vents and ducts shall be in accordance with permissible decibel levels pursuant to any rules and/or regulations governing noise levels in New York City;
- negligible floor noises and creaking;
- minor carpet or floor discoloring or stretching;
- non-material variations in width, length, thickness, finish, gaps or color range of wood flooring;
- minor chips, scratches, mars, breaks, dents, cracks, imperfections, or other immaterial conditions in each of the following: windows, window glass, frames and hardware; sliding glass doors, frames, door glass and hardware; louvers; shower doors; lighting fixtures, lenses, baffles and globes; all painted surfaces; all sinks, tubs, basins, water closets; kitchen cabinets, backsplashes and countertops; vanity tops and cabinets; all tile, stone or marble floors; saddles, all appliances; woodwork,

millwork and doors; mirrors; all hardware; appliance cabinets; ceilings and flooring;

- after the closing of title to a unit, paint touch ups, repair dented appliances or replace light bulbs;
- non-material variations in tone or color of marble or stone or slight floors; saddles, all appliances; woodwork, millwork and doors; mirrors; all hardware appliance; appliance cabinets; ceilings and flooring;
- leaching or minor color variation in exterior color mortar and colored stone or brick, slight dimensional variations in brick joints, and mortar dropping on bricks and window surfaces;
- minor ponding and/or controlled drainage on terraces or balcony surfaces;
- television, radio or other telecommunications reception;
- slight discoloration to hardware or plumbing finishes;
- minor stains, runs, lumps, shags or imperfections in weave and fabric panels;
- terrace tile or pavers not laid flat, or slight color variation in tiles, pavers or mortar, or stained tiles or pavers;
- non-material scratches on window frames or glass;
- any other minor imperfection or immaterial condition, except as expressly warranted pursuant to this Offering Plan, provided it is indicated on written inspection statement and delivered to and acknowledge by Sponsor.

Notwithstanding the foregoing, in the event that Purchaser or Unit Owner, as the case may be, makes any alterations to the Unit after taking possession, then the warranties Sponsor has provided in accordance with the terms of the Offering Plan or any repairs Sponsor has agreed to make in accordance with the terms of a signed inspection statement shall be void and of no further force or effect.

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 is included in the conveyance unless specifically excepted in the Offering Plan.

The Declaration, By-Laws and Floor Plans for the Condominium and such other documents, as required by law, will be recorded or filed (as the case may be) in the New York City Register prior to the first conveyance of title to a Unit in accordance with the New York Condominium Act and any other applicable State and local law.

In the event the Closing does not take place on the Closing Date, through no fault of Sponsor and provided further that Sponsor is ready, willing and able to close on the Closing Date, (i) the apportionment of those items set forth in the Purchase Agreement shall be made as of the originally established Closing Date rather than as of the date the Closing actually occurs, (ii) Purchaser shall pay Sponsor, at Closing, interest on the unpaid balance 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, where interest shall be equal to the highest legal rate, and in no event exceed the maximum interest rate established by applicable law, as of the Closing Date (the current rate is 16% per annum); and (iii) Purchaser shall pay Sponsor's counsel $500.00 for each adjournment requested or caused by Purchaser or Purchaser's lender. Nothing herein shall be construed to mean that the Sponsor must grant an adjournment of the Closing when requested to do so. If at a Purchaser's request Sponsor grants an adjournment or adjournments of their closing of title in excess of five (5) days in the aggregate, the Sponsor has the option of collecting an additional five percent (5%) of the purchase price of the Unit as an additional Deposit.

In the event of a default by Purchaser in Purchaser's obligations under the Purchase Agreement, not cured within any applicable grace period, the Deposit and any interest thereon may be retained by Sponsor as liquidated damages, subject to the rights afforded to Purchasers under applicable law and the provisions of the Offering Plan. Sponsor must make a written demand for payment after default at least 30 days before forfeiture of the deposit may be declared.

Sponsor is transferring its statutory obligation, to pay New York City Real Property Transfer Taxes and New York State Real Estate Transfer Taxes, to Purchaser. Purchasers will be required to pay all transfer taxes due at Closing and comply with the requirements of the New York State Department of Taxation and Finance. Purchaser shall pay the Real Estate Transfer Tax due to the State of New York (the so-called "deed stamps" and, if applicable, the so-called "mansion tax"), the Real Property Transfer Tax due to the City of New York and any other real property transfer tax due to the City or State of New York. Purchaser agrees to indemnify and hold Sponsor harmless from and against any and all liabilities and expenses (including, without limitation, reasonable legal fees and disbursements) incurred by Sponsor by reason of the non-payment by Purchaser of any of the taxes Purchaser is obligated to pay hereunder in connection with the purchase of the Unit. Purchaser's obligations to pay the taxes and to indemnify Sponsor as shall survive the closing of title.

Purchasers shall be responsible for the payment at closing of all New York City Real Property Transfer Tax and New York State Real Estate Transfer Tax. Transfer taxes are computed using the purchase price for units purchased and any taxes or fees paid by Purchaser for Sponsor, including fees for Sponsor's attorney (the "Consideration"). The New York City Real Property Transfer Tax (the "RPT") for the purchase of a single residential unit is currently one percent (1%) of the Consideration if such Consideration is $500,000.00 or less, and 1.425% if such Consideration is over $500,000.00. The New York State Real Estate Transfer Tax (the "NYS Tax") for the purchase of a single residential unit under $3,000,000 is currently $2.00 for every $500.00 or part thereof (.4%) of the Consideration. The New York State Real Estate Transfer Tax (the "NYS Tax") for the purchase of a single residential unit over $3,000,000 is currently $3.25 for every $500.00 or part thereof (.65%) of the Consideration. For purposes of calculating the taxes payable, the amounts of such taxes will be included in the Consideration subject to such tax. In order to compute the transfer taxes payable:

(i) Add the rates for RPT and NYS Tax. The result will be "Total Tax Rate"
(ii) Divide Consideration by 1 minus Total Tax Rate. The result will be "Total Consideration"
(iii) To compute RPT due, multiply Total Consideration by the RPT rate
(iv) To compute NYS Tax due, multiply Total Consideration by NYS Tax rate

At Closing, each Purchaser will execute a Power of Attorney in the form provided in Part II of the Offering Plan (and deliver said instrument to the Sponsor or Purchaser's title company for recording), designating the Board of Managers as their Attorney in fact, coupled with an interest for, but not limited to, the purpose of managing, selling, mortgaging, leasing, voting or otherwise dealing with any Unit acquired by the Board of Managers in accordance with any of the provisions of the By-Laws and for purposes consistent with the implementation of the Offering Plan. The execution of a Power of Attorney is required to effectuate the Closing. The failure of Purchaser to execute a Power of Attorney at Closing shall constitute a default under the Purchase Agreement.

Sponsor has obtained financing from MSD PCOF PARTNERS X, LLC, located at 645 Fifth Avenue, 21st Floor, New York, NY 10012. Each Unit being conveyed at a Closing and such Unit's appurtenant Common Interest will be released from the Lender's mortgage upon tender of the relevant payment as agreed to between Sponsor and Lender. Without the prior written consent of the lender, Sponsor may not lease Units and may not exercise the right to relinquish control of the Board of Managers prior to the expiration of the Sponsor Control Period until at least seventy-five percent (75%) of the Residential Units has been conveyed.

If ordered by Purchaser, the issuance at Closing of a commitment by a title insurance company licensed to do business in the State of New York, will insure that the Condominium was validly formed pursuant to the Condominium Act and that the Purchaser has good and insurable fee title in the Unit, free and clear of all liens and encumbrances, except as set forth herein and except for any mortgage that a Purchaser obtains to purchase the Unit, and subject to the provisions of the Declaration and By-Laws. See the next section of this Offering Plan for the estimated cost of such title insurance.

Risk of Loss and Restoration after Casualty

The risk of loss to the Unit by fire or other casualty, until the earlier of closing of title or the taking of possession of the Unit by Purchaser, is assumed by Sponsor; provided that Sponsor shall have no obligation or liability to repair or restore the Unit. The risk of loss is assumed by a Purchaser who has taken possession of the Unit prior to closing, e.g. via an Interim Lease, to the extent that such loss is not covered by the Condominium's or Sponsor's insurance. A person in possession, who is not an owner, cannot insure the Unit since they have no ownership interest and the Unit cannot be doubly insured. Purchasers who take possession prior to Closing are encouraged to obtain insurance for their personal property.

In the event of damage or destruction of the Unit, due to fire or other casualty, prior to the closing of title, and the election by Sponsor to repair or restore the Unit to its original condition immediately prior to the fire or other casualty, the Purchase Agreement shall continue in full force and effect, Purchaser shall not have the right to reject title or receive a credit against, or abatement in, the Purchase Price, and Sponsor shall be entitled to a reasonable period of time within which to complete the repair or restoration. Any proceeds received from insurance or in satisfaction of any claim or action in connection with such loss shall, subject to the rights of the Board of Managers and other Unit Owners if the Declaration has theretofore been recorded and any mortgagee of Sponsor, belong entirely to Sponsor and if such proceeds are paid to Purchaser, Purchaser shall promptly upon receipt thereof turn them over to Sponsor. As Sponsor has a

reasonable period of time to restore a Unit after the occurrence of a casualty if it elects to do so, and the time period that would be considered reasonable will depend on the nature of the casualty, the financing commitment of a Purchaser who is dependent on financing to pay the balance of the purchase price may expire prior to the restoration of the Unit, and such Purchaser could lose their Deposit if the Purchaser is not able to extend the term of the commitment to accommodate the restoration period.

In the event of damage to or destruction of the Unit by fire or other casualty prior to the closing of title and the election by Sponsor not to repair or restore the Unit, or, if the Declaration has been recorded prior thereto, then if the Unit Owners do not resolve to make such repairs or restoration pursuant to the By-Laws, the Purchase Agreement shall be deemed cancelled and of no further force or effect and Sponsor shall return to Purchaser all sums deposited by Purchaser hereunder within thirty (30) days of making the election, together with interest, if any, earned thereon, and neither party shall have any further rights, obligations or liability to or against the other and the parties shall be released and discharged from all obligations and liability hereunder and under the Offering Plan, except that if Purchaser is then in default hereunder (beyond the applicable grace period, if any), Sponsor shall retain all such sums deposited by Purchaser hereunder and any interest earned thereon, as and for liquidated damages. Sponsor shall provide written notice to the Purchaser within sixty (60) days of the damage to the Unit whether or not Sponsor shall elect to repair or restore the Unit.

UNIT CLOSING COSTS AND ADJUSTMENTS

At Closing, each Purchaser shall be required to pay certain costs and expenses. The following is a list of the types and amounts of costs and expenses Purchasers should expect to pay.

Title Insurance

If a Purchaser elects to obtain fee title insurance, the Purchaser will pay the premium therefor which will vary depending upon the purchase price and whether or not a mortgage title policy is obtained simultaneously with the fee title policy. Title insurance rates are set by the New York Board of Title Underwriters and filed with the New York State Insurance Department. The Purchaser is free to obtain title insurance from any company of their choice without incurring a penalty.

The current rate for fee title insurance alone for a Unit (i.e., no mortgage title insurance) is pursuant to the rate schedule applicable to new condominium projects filed with the New York State Department of Insurance, which is the Zone 2 Basic Rate for Owner's Policies:

The Owner's Policy Basic Rate is $402.00 for the first $35,000.00 of fee insurance and $344 for the first $35,000.00 of the loan policy. Premiums then increase as follows:

Fee Amount	Owners Premium	Loan Premium
$35,001 – $50,000	$6.67/$1,000	$5.55/$1,000
$50,001 – $100,000	$5.43/$1,000	$4.54/$1,000
$100,001 – $500,000	$4.36/$1,000	$3.64/$1,000
$500,001 – $1,000,000	$3.98/$1,000	$3.31/$1,000
$1,000,001 – $5,000,000	$3.66/$1,000	$3.05/$1,000
$5,000,001 – $10,000,001	$3.25/$1,000	$2.71/$1,000
$10,000,001 – $15,000,000	$3.07/$1,000	$2.55/$1,000
$15,000,001 – up	$2.76/$1,000	$2.31/$1,000

If a Purchaser elects to obtain mortgage title insurance simultaneously with a policy for fee title insurance, the premium for the mortgage policy will be at "Simultaneous Rate". The premium on the amount of the loan policy that does not exceed the fee policy is calculated at 30 percent (30%).

Purchasers are free to use the title company of their choice at no additional cost. Cornerstone Land Abstract, LLC at 248-52 Jericho turnpike, Bellerose Village, NY 11001, has updated the title search and submitted the title report to the Attorney General of the State of New York with respect to this Offering Plan. There is no relation between the principals of Cornerstone Land Abstract, LLC and the Sponsor or Attorney for the Sponsor.

Transfer Taxes and Recording Fees

Fees for recording the Unit Deed, the Power of Attorney in favor of the Board of Managers and any mortgage the Purchaser obtains to finance the purchase of their Unit are stated in this section. The current recording fees of $42.00 for each instrument including the first page, plus $5.00 per each additional page including cover sheets, a filing fee of $125.00 for the accompanying

RP5217NYC form, and any service fees charged by Purchaser's title insurance company in connection with such recordings and filings shall be payable by Purchaser.

Sponsor is transferring its statutory obligation, to pay New York City Real Property Transfer Taxes and New York State Real Estate Transfer Taxes, to Purchaser. Purchasers will be required to pay all transfer taxes due at Closing and comply with the requirements of the New York State Department of Taxation and Finance. Purchaser shall pay the Real Estate Transfer Tax due to the State of New York (the so-called "deed stamps" and, if applicable, the so-called "mansion tax", the Real Property Transfer Tax due to the City of New York and any other real property transfer tax due to the City or State of New York. Purchaser agrees to indemnify and hold Sponsor harmless from and against any and all liabilities and expenses (including, without limitation, reasonable legal fees and disbursements) incurred by Sponsor by reason of the non-payment by Purchaser of any of the taxes Purchaser is obligated to pay hereunder in connection with the purchase of the Unit. Purchaser's obligations to pay the taxes and to indemnify Sponsor as shall survive the closing of title.

Purchasers shall be responsible for the payment at closing of all New York City Real Property Transfer Tax and New York State Real Estate Transfer Tax. Transfer taxes are computed using the purchase price for units purchased and any taxes or fees paid by Purchaser for Sponsor, including fees for Sponsor's attorney (the "Consideration"). The New York City Real Property Transfer Tax (the "RPT") for the purchase of a single residential unit is currently one percent (1%) of the Consideration if such Consideration is $500,000.00 or less, and 1.425% if such Consideration is over $500,000.00. The New York State Real Estate Transfer Tax (the "NYS Tax") for the purchase of a single residential unit under $3,000,000 is currently $2.00 for every $500.00 or part thereof (.4%) of the Consideration. The New York State Real Estate Transfer Tax (the "NYS Tax") for the purchase of a single residential unit over $3,000,000 is currently $3.25 for every $500.00 or part thereof (.65%) of the Consideration. For purposes of calculating the taxes payable, the amounts of such taxes will be included in the Consideration subject to such tax. In order to compute the transfer taxes payable:

(i) Add the rates for RPT and NYS Tax. The result will be "Total Tax Rate"
(ii) Divide Consideration by 1 minus Total Tax Rate. The result will be "Total Consideration"
(iii) To compute RPT due, multiply Total Consideration by the RPT rate
(iv) To compute NYS Tax due, multiply Total Consideration by NYS Tax rate

Mansion Tax

Purchasers are advised that New York State imposes an additional transfer tax upon Purchasers where the consideration for the Unit is $1,000,000 or more (the "Mansion Tax"). Purchasers of Units where the consideration (including the purchase price itself plus the aggregate Transfer Taxes payable by Purchaser) is $1,000,000 or more thus will be obligated to pay the Mansion Tax at closing. Sponsor makes no representation regarding the calculation of the Mansion Tax or of the "consideration" upon which the New York State taxing authorities may base the Mansion Tax and shall have no liability with respect thereto. Purchasers should consult with their own counsel and/or tax advisors. The rates for the Mansion Tax are as follows:

$1,000,000 - $1,999,999	1.00%

$2,000,000 - $2,999,999	1.25%
$3,000,000 - $4,999,999	1.50%
$5,000,000 - $9,999,999	2.25%
$10,000,000 - $14,999,999	3.25%
$15,000,000 - $19,999,999	3.50%
$20,000,000 - $24,999,999	3.75%
$25,000,000 or more	3.90%

Mortgage Related Costs

Purchasers obtaining mortgage loans are also advised that they will be responsible for the payment of all closing costs and expenses in connection therewith in amounts determined by the lender. These costs customarily include origination fees (or "points"), commitment fees, fees for credit checks, mortgage title insurance, lender's attorneys' fees and appraisal fees. Also a Purchaser obtaining a mortgage may be required by the lending institution to deposit monthly with the lending institution, commencing with the Closing Date, an escrow for the payment of annual real estate taxes and insurance premiums. The amount of such escrow deposit to be made at Closing will depend on the number of months remaining between the closing of title and the date these amounts are next due to be paid and the estimated amounts then payable, as well as the custom and practice of the particular lender involved.

To the extent that the Purchaser is entitled to any credit against the mortgage recording tax by reason of any prior mortgage against the Unit or the Property, the Purchaser shall pay to Sponsor at the Closing for such Unit the amount of any such credit, if applicable. If the Purchaser obtains a mortgage loan, the Purchaser will pay Sponsor an amount equal to the partial mortgage tax credit which may be available pursuant to §339-ee(2) of the New York State Condominium Act.

In the event the credit under §339-ee(2) is not available, an exemption is available if Purchaser's lender assumes or consents to the assignment of a mortgage lien encumbering such Purchaser's Unit. At the request of Sponsor, Purchaser shall fully cooperate with Sponsor in all respects in connection with the severance and assignment of a portion of the mortgage indebtedness encumbering the Property in an amount not to exceed such Purchaser's loan amount, and the assignment of the severed portion to Purchaser's lender and the consolidation of such severed portion of the mortgage indebtedness encumbering the Property with Purchaser's mortgage. To the extent that the Purchaser is entitled to an exemption from the mortgage recording tax by reason of any prior mortgage against the Unit or the Property, including but not limited to Sponsor's mortgage, the Purchaser shall pay to Sponsor at the Closing for such Unit the amount of any such exemption. The severance and assignment of a portion of the mortgage on the Property, as contemplated herein would not result in any additional risk or cost to the Purchaser; under no circumstance will this be the cause of Purchaser losing financing. Any severance/assignment transaction will be initiated only after financing has been procured by Purchaser. After Purchaser has obtained a commitment letter, Sponsor's counsel will notify Purchaser to contact their lender and request the lender to participate in the assignment; if the lender does not agree to assume or consent to the assignment of a mortgage, then the closing will proceed conventionally. If Purchaser's lender agrees to participate, Purchaser's lender will coordinate with Sponsor's counsel to prepare the necessary documents for closing; Purchaser shall not be liable for an adjournment due solely from the additional coordination required for the severance and assignment; Sponsor shall not cause Purchaser to lose financing.

For properties in New York City, the mortgage tax is currently 2.05% less $30.00 of any mortgage obtained by the Purchaser of less than $500,000.00 and 2.175% less $30.00 for mortgages of $500,000.00 or more. Of this amount the lender pays a portion of the mortgage tax equal to 0.25% of the mortgage amount. In no event will the amount payable by Purchaser to Sponsor exceed the amount of mortgage tax which would have been payable by the Purchaser if such mortgage tax credit or exemption had not been available to Purchaser.

Common Charge and Real Estate Tax Adjustments

All real estate taxes and Common Charges attributable to a Unit paid by Sponsor for any period of time during which the Unit Owner will own the Unit, shall be adjusted between Sponsor and Purchaser as of the Closing Date. At closing, Purchasers shall pay to the Board of Managers the Common Charges for the Unit for the first full month following the month in which title closes.

If a Unit closes during the 2019/2020 tax year (i.e., the tax year running from July 1, 2019 to June 30, 2020), it is possible the Unit will not be separately assessed for real estate taxes for that tax year by that Unit's closing date. In such event, the adjustment for real estate taxes will be based on the Unit's proportionate share of the real estate taxes for the Property, which shall be obtained by multiplying the taxes payable on account of the Property for that year by the Common Interest attributable to the Unit.

If separate tax assessments have not been made for individual Units prior to the closing of title to a Unit, Sponsor will collect from each Purchaser at closing, and will place in escrow in a separate account established by the Sponsor for that purpose, an amount equal to the Unit's estimated proportionate share of the real estate taxes projected to be due for the entire Property for the half of the tax year next commencing after the closing of said Unit (i.e., for either the first half or second half, depending on when the Unit closes). If the tax assessor indicates that more than one half of a tax year may elapse before the Units are individually assessed, Sponsor shall collect at closing Purchaser's proportionate share of taxes for the upcoming half and shall deposit the same in the account described above. Until separate tax assessments have been made for individual Units, a Purchaser that obtained financing may have to maintain a second tax escrow account with their lender. With respect to the balance of the estimated taxes due for the next applicable tax period, the Board of Managers is authorized by Article 2.6. of the By-Laws, and shall be obligated to collect monthly escrows from Unit Owners with their Common Charges based upon the estimated tax bill for the entire Property and the then current tax rate deposit the same in the tax escrow account. At the time taxes are due and payable, Sponsor shall pay out of Sponsor's own funds, Sponsor's proportionate share of the Property tax bill allocable to the Unit(s) Sponsor then owns, based on the allocation method described above, and the Board of Managers shall be obligated to cause the release to Sponsor of the appropriate amount of escrowed tax funds in the tax escrow account for Sponsor's use in paying the share of taxes attributable to Units that have been sold and closed to other Unit Owners.

If the actual taxes due for any period for which Sponsor collected escrows are higher than the amount collected and held in escrow, the Board of Managers shall pay the difference and shall bill Unit Owners for their proportionate share of any necessary reimbursement, as a special assessment. Sponsor will remain liable for all real estate taxes attributable to Sponsor's Units until Sponsor sells and conveys those Units. If any Unit Owner fails to pay a Unit's pro rata share of

real estate taxes when due, by Common Charge billing, special assessment billing, or both, the Board of Managers will have a lien on such Unit for non-payment thereof, as if such charges were Common Charges.

If the actual taxes due are lower than the amount collected and held in escrow, then (i) the Board of Managers shall pay the Unit Owners their proportionate share of any excess if the Board of Managers collected the escrow, and/or (ii) Sponsor shall pay the Unit Owners their proportionate share of any excess if Sponsor collected the escrow.

Until the Units have been separately assessed, all post-closing amendments shall disclose the amount of the funds deposited in escrow for the payment of real estate taxes for the unsold Units.

Closing Counsel Fees

Each Purchaser will be required to pay certain fees to Sponsor's attorneys including, but not limited to, a fee of $3,250.00 and ACRIS preparation fee of $250.00 for the Purchaser's Unit which will cover the legal and other fees and expenses of processing the sale of the Unit. In the event the Closing does not take place on the Closing Date, through no fault of Sponsor and provided further that Sponsor is ready, willing and able to close on the Closing Date, (i) the apportionment of those items set forth in the Purchase Agreement shall be made as of the originally established Closing Date rather than as of the date the Closing actually occurs, (ii) Purchaser shall pay Sponsor, at Closing, interest on the unpaid balance 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, where interest shall be equal to the highest legal rate, and in no event exceed the maximum interest rate established by applicable law, as of the Closing Date (the current rate is 16% per annum). The following additional charges may apply:

i. $500.00 to Sponsor's attorney if the Closing is not held at Sponsor's attorneys' offices at the request of Purchaser or Purchaser's lender.
ii. $500.00 to Sponsor for each adjournment of the Closing requested or caused by Purchaser or Purchaser's lender.
iii. $500.00 to Sponsor's attorney if the Closing is held outside New York City at the request of Purchaser or Purchaser's lender.
iv. $1,000.00 to Sponsor's attorney for the preparation of a letter of default.
v. $400.00 to Sponsor's attorney if a Purchaser shall obtain mortgage financing through a lender to defray the additional costs associated therewith.
vi. $1,000.00 to Sponsor's attorney for an assignment agreement, if requested by Purchaser and provided Sponsor has consented thereto.
vii. $1,000.00 to Sponsor's attorney for preparation of Interim Lease Agreement.
viii. $1,000.00 to Sponsor's attorney for preparation of Licensed Space Agreement.

Nothing herein shall be construed to mean that the Sponsor must grant an adjournment of the Closing when requested to do so. If at a Purchaser's request Sponsor grants an adjournment or adjournments of their closing of title in excess of five (5) days in the aggregate, the Sponsor has the option of collecting an additional five percent (5%) of the purchase price of the Unit as an additional Deposit.

Professional Fees

Purchasers shall have sole responsibility for payment of all professionals, including attorney(s), employed or retained by Purchaser.

Working Capital and Reserve Fund Contribution

Purchasers shall make a contribution at Closing to the Working Capital Fund and Reserve Fund of the Condominium, payable to the Board of Managers, each in the sum of one months' common charges then in effect for the Unit, as the same may be amended from time to time. Except for the initial contribution by Purchasers, the Reserve Fund is funded through Common Charges.

Example of Typical Closing Costs

The following is a numerical example of all closing costs based on the presumptions set forth below and assuming current rates and charges:

Assuming that a Purchaser closes timely and incurs no penalties under the Purchase Agreement, the closing costs for a Unit with a purchase price of $4,500,000.00 and assuming a mortgage of $4,050,000.00 will be approximately:

Title Insurance Fee:	$	16,461.00
Loan Premium:	$	3,726.00
Endorsements	$	200.00
Transfer Taxes - New York State:	$	29,857.75
Transfer Taxes - New York City:	$	65,455.59
Mansion Tax:	$	68,900.63
Mortgage Recording Tax:	$	77,932.50
Recording Fees:	$	625.00
Search Fees:	$	595.00
Subtotal	$	263,753.47
Working Capital Fund	$	2,315.98
Reserve Fund	$	2,315.98
First Month's Common Charges:	$	2,315.98
Sponsor's Attorney's Closing Fee:	$	3,250.00
Sponsor's Attorney's Purchaser Financing Fee:	$	400.00
ACRIS Preparation Fee:	$	250.00
Total Estimated Closing Costs:	$	274,601.41

The entire contents of this section "Unit Closing Costs and Adjustments" as the same may be revised or amended shall be deemed incorporated in the Purchase Agreement for each Unit.

RIGHTS AND OBLIGATIONS OF THE SPONSOR

Sponsor is retaining the unconditional right to rent Units in the Building after consummation of the Offering Plan that are being offered herein. Unless this Offering Plan is abandoned, Sponsor will endeavor in good faith to sell Units rather than rent after the Offering Plan has been consummated but makes no representation that it will execute Purchase Agreements to sell more than fifteen percent (15%) of the Units. Nine (9) Residential Units satisfy the fifteen percent (15%) threshold. As Sponsor's right to rent Units is unconditional, this Offering Plan may not result in the creation of a condominium in which a majority of the Units are owned by occupants or investors unrelated to Sponsor; Sponsor could effectively control the Condominium indefinitely. Rental tenants of Units owned by Sponsor or any other Unit Owner will receive the same Building services and will have the same use of the facilities as Unit Owners, however they will have no investment in their Units and therefore do not share the same economic interests as a Unit Owner that occupies their Unit in the maintenance and care of the Building's facilities. In the event Sponsor has rented a Unit after consummation of the Offering Plan, and subsequently sells the Unit pursuant to this Offering Plan, such sale of the Unit will provide that it will be sold in "as is" condition, except for any applicable warranties expressly provided in this Offering Plan.

The By-Laws do not require that a majority of the Board of Managers be owner-occupants who are unrelated to Sponsor after Sponsor relinquishes control of the Board of Managers, Purchasers for their own occupancy may never gain control of the Board of Managers. Unit Owners that occupy their Unit and Unit Owners that do not occupy their Unit, such as Sponsor or Unit Owners that rent their Units, may have inherent conflicts on management of the Condominium.

Indemnification

Sponsor is obligated to defend any suits or proceedings arising out of Sponsor's acts or omissions under the Offering Plan and applicable law with respect to the Offering. Sponsor will indemnify and hold the Board of Managers and the Unit Owners harmless from any such suits or proceedings.

The Condominium shall assume the performance of all obligations under the labor, service, and maintenance agreements as described in the "Notes to Schedule B" section of the offering plan (including payment obligations) of the Sponsor, if any, accruing on or after the date of closing of title to the first Unit pursuant to the Offering Plan, in effect on such date which have been assigned to the Condominium pursuant to the Offering Plan, and shall indemnify and hold Sponsor harmless from and against any and all claims, liabilities, costs and expenses arising of or with respect to such agreements or with respect to the Property accruing on or after such date, provided Sponsor has timely paid all Common Charges and other sums due to the Condominium and was not the cause of any breach of the agreements assumed by the Condominium.

Sponsor's Obligations Survive

All representations under the Offering Plan, all obligations pursuant to the General Business Law, and such additional obligations under the Offering Plan that are to be performed subsequent to the Closing Date will survive delivery of the deed.

The obligations set forth in the Offering Plan contain all the obligations of Sponsor under the Offering Plan and none other shall be implied, except that nothing contained herein shall be deemed to limit the rights of Purchasers relative to their Units under their respective Purchase Agreements or under applicable law. Sponsor makes no warranties other than as set forth in the Offering Plan. The obligations of Sponsor under this section shall survive the delivery of the Unit Deeds to the respective Unit Owners for the respective time periods indicated herein. Sponsor shall not be liable for, nor obligated to defend, any suits or claims with respect to any Unit, arising out of any occurrence taking place on or after the date of the closing of title to such Unit, or the leasing thereof to any Purchaser or, with respect to the Common Elements or Limited Common Elements, Sponsor shall not be liable for, nor obligated to defend, any action arising out of any occurrence taking place on or after the date of the First Closing, except for suits or claims arising out of the acts or omissions of Sponsor or the representations made by Sponsor in the Offering Plan. Sponsor will indemnify and hold the Board of Managers and the Unit Owners harmless from any such suits or proceedings arising out of the acts or omissions of Sponsor or the representations made by Sponsor in the Offering Plan.

The obligations of Sponsor under this section with respect to the Condominium, the Common Elements or the Limited Common Elements shall be enforceable only by the Board of Managers on behalf of all Unit Owners. In no event shall any obligations of Sponsor be enforceable by individual Unit Owners unless the Board of Managers fails to give written notice to enforce such obligations within ninety (90) days following the giving of written notice of such claim by any Unit Owner to the Board of Managers. The Board of Managers has a fiduciary duty to act in the best interest of the Condominium, even during the Sponsor Control Period. Nothing herein shall prevent an individual Unit Owner from bringing an action in the nature of a derivative action against the Board of Managers. Sponsor agrees that during the Sponsor Control Period it will in its capacity as the Board of Managers enforce such obligation when required to do so by a resolution duly passed by a majority of the Unit Owners, excluding Sponsor, at a special meeting of the Unit Owners called for such purpose. Furthermore, any provisions that give Sponsor control of the enforcement of Sponsor's obligations are not lawful. In addition, if there are non-Sponsor members of the Board of Managers, and there is a vote on whether to sue Sponsor, Sponsor's board representatives cannot lawfully vote on that issue. See Park River Owners Corp. v. Bangser Klein Rocca & Blum, 269 A.D.2d 313, 703 N.Y.S.2d 465 (1st Dept. 2000); McKinney's Consolidated Laws of the State of New York, General Business Law, Volume 19, pocket part, page 193; and BCL § 713(a)(1). Also of interest is Board of Managers of Fairways at North Hills v. Fairways at North Hills, 193 A.D.2d 322, 603 N.Y.S.2d 867 (2d Dept. 1993), discussed in McKinney's Consolidated Laws of the State of New York, General Business Law, Volume 19, page 160.

Operating Expenses

Sponsor agrees to pay all Common Charges, special assessments and real estate taxes with respect to all Unsold Units imposed by Board of Managers in accordance with this Offering Plan. Sponsor represents that it has the financial resources to meet its obligations with respect to Unsold Units. Sponsor expects to fund its financial obligations to the Condominium from the income from projected sales and if necessary, from the personal financial assets of Sponsor's principal. Except as specifically set forth herein, no bond or other security has been furnished to secure Sponsor's obligations hereunder, including, but not limited to, Sponsor's obligations to obtain a final Certificate of Occupancy.

Sponsor is reserving the right to delay the collection of Common Charges. During any such period of delay, the Sponsor will timely pay all expenses of the Condominium, including, but not limited to, insurance premiums and any reserve fund payments. Such expenses shall not include individual Unit Owner expenses such as real estate taxes, utility charges, etc. Upon commencement of collection of Common Charges, there will not be an assessment for any item in the approved budget for the Condominium. Regardless of the delay in collection of Common Charges, Sponsor shall remain obligated to update the budget for the Condominium as required by Department of Law governing regulations. In the event Sponsor elects to delay the collection of Common Charges, Sponsor shall disclose such fact in the closing notice or statement to Purchasers. Thereafter, Sponsor shall also disclose such fact in the post-closing amendment to the Offering Plan as a benefit to subsequent purchasers. Such amendment shall also disclose the anticipated period of delay. Prior to commencing the collection of Common Charges, Sponsor will notify all unit owners by written notice of the expiration of the delay period. Notice shall be given to owners in writing at least fifteen (15) days prior to the commencement of collection of Common Charges. Thereafter, Sponsor will disclose such fact in the next substantive amendment to the Offering Plan as a benefit to subsequent purchasers.

Purchasers are advised that all of the Common Elements in the Building may not be available for use at the time of the First Closing. While Sponsor will attempt to provide all Common Elements within a reasonable time, Sponsor will complete all Common Elements within twenty-four (24) months of the First Closing. Purchasers will not be entitled to any credit or abatement against the Purchase Price or the Common Charges if any of the Common Elements are not available for use on or after a Purchaser's Closing. Notwithstanding the foregoing, the Board of Managers shall have the right, but not the obligation, in its sole and absolute discretion, to adjust the budget for the First Year of Operations which is based on a fully operational building. The Board of Managers may allocate surplus funds to a special purpose fund, retain surplus funds as the Working Capital Fund, or refund Common Charges.

Sponsor reserves the right to use its majority vote on the Board of Managers to cause a refund to be issued to Unit Owners. If the actual expenses of operating the Condominium are less than the projected expenses set forth in the budget for the First Year of Operations then, to the extent such excess was paid by such Unit Owner, the difference between the actual expenses and the full common charges will be refunded to all Unit Owners (including the Sponsor) on a pro-rated basis in the form of either a credit against future common charges or as a cash reimbursement to the extent that the Unit Owner (including the Sponsor) has sold the Unit prior to the receipt of the full credit. Sponsor makes no warranty or representation that the operating expenses during this period will be less than the actual common charges or as to the amount of any credit that may be available as a result of such computation. Sponsor will promptly disclose any refund or credit in an amendment to the Offering Plan.

Notwithstanding the foregoing, if a refund is contemplated for the First Year of Operations or any subsequent year of condominium operation, such refund may only be effectuated if an independent certified public accountant, as part of its preparation of the yearly annual statement for the condominium has determined that a refund is warranted based on an excess payment of common charges by unit owners over actual expenses for the condominium and has determined the amount of such refund as part of its annual review. For purposes of this Offering Plan, an "excess payment of common charges" shall mean the actual expenses of the condominium were

less than the projected expenses set forth in the Budget of the condominium. No refund may be given unless all expenses of the condominium are paid, including but not limited to, insurance premiums and reserve funds. During the budget year following a year for which a refund was effectuated, no special assessment or increase in common charges shall be instituted to pay for any item which was set forth in the previous year's budget and which was refunded to unit owners as per the foregoing. Sponsor shall remain obligated to update the budget for the Condominium as required by Department of Law governing regulations.

Casualty Insurance

Sponsor shall procure fire and casualty insurance, as set forth in Schedule B, pursuant to an agreed amount replacement value policy or in an amount sufficient to avoid co-insurance, as reflected in Schedule B. Such insurance will provide that each Unit Owner is an additional insured and that there will be no cancellation without thirty (30) days' notice to the Board of Managers and Unit Owners. The insurance policies will also contain waivers of subrogation, waivers of invalidity due to acts of insured and Unit Owners and waivers of pro rata reduction of liability of the insurer due to other insurance carried by individual Unit Owners. Prior to the First Closing, the Building will be insured by the Sponsor; after the First Closing the Building will be insured by the Condominium. Sponsor shall be reimbursed for the cost of such insurance premium(s) by the Condominium.

Risk of Loss and Restoration after Casualty

The risk of loss to the Unit by fire or other casualty, until the earlier of closing of title or the taking of possession of the Unit by Purchaser, is assumed by Sponsor; provided that Sponsor shall have no obligation or liability to repair or restore the Unit. The risk of loss is assumed by a Purchaser who has taken possession of the Unit prior to closing, e.g. via an Interim Lease, to the extent that such loss is not covered by the Condominium's or Sponsor's insurance. A person in possession, who is not an owner, cannot insure the Unit since they have no ownership interest and the Unit cannot be doubly insured. Purchasers who take possession prior to Closing are encouraged to obtain insurance for their personal property.

In the event of damage or destruction of the Unit, due to fire or other casualty, prior to the closing of title, and the election by Sponsor to repair or restore the Unit to its original condition immediately prior to the fire or other casualty, the Purchase Agreement shall continue in full force and effect, Purchaser shall not have the right to reject title or receive a credit against, or abatement in, the Purchase Price, and Sponsor shall be entitled to a reasonable period of time within which to complete the repair or restoration. Any proceeds received from insurance or in satisfaction of any claim or action in connection with such loss shall, subject to the rights of the Board of Managers and other Unit Owners if the Declaration has theretofore been recorded and any mortgagee of Sponsor, belong entirely to Sponsor and if such proceeds are paid to Purchaser, Purchaser shall promptly upon receipt thereof turn them over to Sponsor. As Sponsor has a reasonable period of time to restore a Unit after the occurrence of a casualty if it elects to do so, and the time period that would be considered reasonable will depend on the nature of the casualty, the financing commitment of a Purchaser who is dependent on financing to pay the balance of the purchase price may expire prior to the restoration of the Unit, and such Purchaser could lose their Deposit if the Purchaser is not able to extend the term of the commitment to accommodate the restoration period.

In the event of damage to or destruction of the Unit by fire or other casualty prior to the closing of title and the election by Sponsor not to repair or restore the Unit, or, if the Declaration has been recorded prior thereto, then if the Unit Owners do not resolve to make such repairs or restoration pursuant to the By-Laws, the Purchase Agreement shall be deemed cancelled and of no further force or effect and Sponsor shall return to Purchaser all sums deposited by Purchaser hereunder within thirty (30) days of making the election, together with interest, if any, earned thereon, and neither party shall have any further rights, obligations or liability to or against the other and the parties shall be released and discharged from all obligations and liability hereunder and under the Offering Plan, except that if Purchaser is then in default hereunder (beyond the applicable grace period, if any), Sponsor shall retain all such sums deposited by Purchaser hereunder and any interest earned thereon, as and for liquidated damages. Sponsor shall provide written notice to the Purchaser within sixty (60) days of the damage to the Unit whether or not Sponsor shall elect to repair or restore the Unit.

Dissolution of Sponsor

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

Construction Financing

Sponsor has obtained financing from MSD PCOF PARTNERS X, LLC, located at 645 Fifth Avenue, 21st Floor, New York, NY 10012. Each Unit being conveyed at a Closing and such Unit's appurtenant Common Interest will be released from the Lender's mortgage upon tender of the relevant payment as agreed to between Sponsor and Lender. Without the prior written consent of the lender, Sponsor may not lease Units and may not exercise the right to relinquish control of the Board of Managers prior to the expiration of the Sponsor Control Period until at least seventy-five percent (75%) of the Residential Units has been conveyed.

Completion of Construction

Sponsor is obligated to build and complete the Condominium in accordance with the Building Plans and Specifications identified in the Offering Plan, subject to Sponsor's right to substitute equipment or materials of Equal or Better Quality for construction and design and make modifications in 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.

Sponsor will install carbon monoxide detectors as required in all New York City multiple dwellings.

Certificate of Occupancy

Prior to the closing of title to the first Residential Unit, Sponsor shall have obtained a temporary or final Certificate of Occupancy for the Unit. Sponsor anticipates on being able to obtain a final Certificate of Occupancy ("FCO") and all necessary permits for all elements of the Condominium within two (2) years of closing of title to the first Unit and, prior to the issuance of a FCO will cause any expiring temporary Certificate of Occupancy ("TCO") to be extended. Purchasers are advised that in New York City, newly constructed and newly renovated buildings are sometimes offered as condominium projects without a final Certificate of Occupancy covering the entire building but with only a TCO, and sometimes with several successive TCOs. Certificates of occupancy are generally governed by Section 301 of the New York State 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 the expiration thereof, and ultimately for obtaining a FCO covering the entire Building within two (2) years from the date of the issuance of the first TCO. However, Sponsor and its principals make no representation or guarantee that DOB will issue the FCO within such two (2) year period. 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. Buyers are advised to visit the DOB website for further recommendations when purchasing a unit in a building that does not have a FCO. A Factsheet on Certificates of Occupancy is available on the DOB website at http://www.nyc.gov/html/dob/downloads/pdf/co_factsheet.pdf.

In the event any closing of title occurs before the issuance of a final Certificate of Occupancy covering the Unit, Sponsor shall maintain all Deposits and funds received from the Purchasers of Units in a special escrow account as required by Section 352-e(2-b) of the General Business Law, unless Sponsor's engineer or architect certifies that a lesser amount will be necessary to complete the work needed to obtain a final Certificate of Occupancy, in which case the sum exceeding the amount so certified by such engineer or architect may be released to Sponsor from the special escrow account. Alternatively, Sponsor may deposit with an Escrow Agent any one or a combination of the following: cash or an unconditional, irrevocable letter of credit or Sponsor may post a surety bond and/or maintain unfunded, a portion of the construction loan available to Sponsor for construction purposes aggregating amount certified by Sponsor's engineer or architect. In certain circumstances, funds held by Sponsor's Construction Lender may be

acceptable as an alternative form of collateral, so long as the Construction Lender is obligated to advance or escrow funds needed to procure a FCO, notwithstanding that Sponsor may have defaulted on the terms of its loan agreement(s). The acceptability and use of this form of collateral will be determined by the Department of Law upon application by Sponsor. The Department of Law must be furnished with appropriate documentation establishing a lender's agreement and obligation to advance or escrow such funds to satisfy 13 NYCRR § 20.3(t)(13). In such case, Sponsor shall have the right to draw down remaining portions of said letter of credit, cash, construction loan available to Sponsor for construction purposes, provided the unfunded portion of such construction loan and/or, remaining cash and/or letter of credit in the aggregate is, at all times no less than the amount that Sponsor's architect, engineer or construction manager certified is adequate to complete the work necessary to obtain a final Certificate of Occupancy. In the event Sponsor desires to post a bond pursuant to this paragraph, prior to posting such bond Sponsor will file an amendment to the Offering Plan disclosing same.

The amount retained in escrow pending the delivery of a final Certificate of Occupancy and the architect's certification certifying such amounts will be included in the initial post-closing amendment and all subsequent amendments to the Offering Plan until the FCO is obtained. The use of any alternative security will be previously disclosed in an amendment to the Offering Plan.

Warranties of Construction

The Housing Merchant Implied Warranty (General Business Law Article 36-B) does not apply to this offering because that statue applies only to new single family homes or new for sale units in a multi-unit residential structure which is five (5) stories or less in which title is transferred to Purchasers under a cooperative or condominium regime.

As the Building is greater than five (5) stories, this statute is not applicable. Where the Housing Merchant Implied Warranty does not apply, a common law implied warranty does not exist; therefore, unless a warranty is expressly provided by Sponsor, none such exists. See Fumarelli v Marsam Dev., 92 NY2d 298, 301 [1998]; Bd. of Managers of Beacon Tower Condominium v 85 Adams St., LLC, 136 AD3d 680 [2d Dept 2016]; Pine St. Homeowners Ass'n v 20 Pine St. LLC, 109 AD3d 733 [1st Dept 2013].

Sponsor does not warrant the materials or workmanship of construction in Units, Limited Common Elements, or Common Elements. Sponsor does not warrant the materials, workmanship, installation or operation of any appliances, equipment or fixtures. Nevertheless, Sponsor has the absolute obligation to design and build the Building in accordance with applicable law, codes, regulations, filed plans and specifications, and locally accepted building practices for items which are not covered by codes.

Sponsor's obligations, regardless of any limitations in any warranty or in the Offering Plan, cannot go below the duty to construct the Building in accordance with all applicable laws and the Plans and Specifications, and any conflict between any such disclosures and Sponsor's obligation to construct the Building in accordance with all applicable Laws and the Plans and Specifications shall be resolved in favor of the latter. NO DISCLAIMER OR LIMITATION OF LIABILITY ON SPONSOR'S PART SHALL APPLY TO SPONSOR'S OBLIGATIONS UNDER ALL APPLICABLE STATUTES, LAWS AND REGULATIONS.

Purchasers may have a claim under a breach of contract theory in the event Sponsor does not fulfill their obligation to have the building designed and built in accordance with applicable law, codes, regulations, filed plans and specifications, and locally accepted building practices for items which are not covered by codes or otherwise fails to fulfill its obligations under the Offering Plan or Purchase Agreement. In addition, Purchasers may utilize any applicable warranties provided by a manufacturer or contractor for the defective materials or workmanship; Sponsor is obligated to assign any warranties provided by manufacturers and contractors. Notwithstanding the foregoing, in the event that Purchaser or Unit Owner, as the case may be, makes any alterations to the Unit after taking possession, then the warranties provided in accordance with the terms of the Offering Plan or any repairs Sponsor has agreed to make in accordance with the terms of a signed inspection statement shall be void and of no further force or effect if the alteration directly or indirectly affected or damaged the subject matter of the warranty or repair.

In the event of a patent or latent defect, Sponsor must be notified of the defect in writing (i) by the Unit Owner to whom Sponsor sold a Unit, within six (6) months following the closing of the sale of the Unit to the Unit Owner if a patent defect concerns that Unit (or if Sponsor permits occupancy of the Unit by a Purchaser under an interim lease, then within six (6) months after the commencement date of the interim lease), within twelve (12) months following the closing of the sale of the Unit to the Unit Owner if a latent defect concerns that Unit (or if Sponsor permits occupancy of the Unit by a Purchaser under an interim lease, then within twelve (12) months after the commencement date of the interim lease), or (ii) by the Board of Managers, within the later of twelve (12) months from (a) the issuance of a FCO covering the entire Building, or (b) the first Unit Closing if the defect concerns the Common Elements. If Sponsor is not notified within these time periods, Sponsor shall not have any obligation to consider causing remediation of the problem. In no event, however, shall Sponsor be obligated to compel, or to take action to compel, the general contractor (or any contractor or subcontractor) to perform under any guarantee or warranty given by it in connection with work performed at the Property. If properly notified, Sponsor shall cause the defect to be remediated in accordance with all applicable laws and the Plans and Specifications.

In addition, in no event shall Sponsor be responsible for any immaterial condition resulting from normal wear and tear or natural deterioration of from the normal shifting or settling of the Building, or for any defects of immaterial nature, including but not limited to partial or total death of any landscape improvements, nail pops, ridging on sheet rock walls, lumber shrinkage, door sticking due to weather, door warpage, tile, marble and granite grouting, separation in joints of tile, marble, granite or wood flooring, floor levels, ceiling imperfections, painting defects, alignment of bathroom finishes, air filtration from windows, and consequential damage resulting from settlement or normal plumbing, heating and air conditioning, noises, or carpet discoloration and stretching. In addition, Sponsor shall not be responsible for paint touch-ups, or for repair of chips, mars, breaks or other defects in window sashes, electric fixtures, interior painted surfaces, sinks, tubs, bowls, bidets (if any), cabinets, countertops, vanity tops and bases, doors, mirrors, hardware, flooring or appliance cabinets, unless notified of any such defect therein prior to closing of title to the Unit in question or the leasing of the Unit to the Purchaser thereof and Sponsor agreed to repair such items. Sponsor has no obligation to make any repair to the Units or the Common Elements, except as expressly set forth in this Offering Plan. Nothing contained herein shall be construed to render Sponsor liable for consequential damages, whether based on negligence, breach of contract, warranty or otherwise (except as Sponsor may be liable for by law).

Notwithstanding anything to the contrary in the foregoing discussion, both Unit Owners and the Board of Managers shall be obligated to permit Sponsor and its contractors and agent's access to Units and the Common Elements at the request of Sponsor and/or its contractors and agents, in order for Sponsor to complete construction in accordance with this Offering Plan.

References in this section or elsewhere this Offering Plan to excluded repairs or excluded conditions with respect various items listed shall not be construed to imply an obligation on the part of Sponsor to do any work, renovation or rehabilitation or to install any equipment, fixtures or appliances or other items except, in each case, as expressly provided in "Description of Property and Specifications or Building Conditions."

Changes or substitutions in materials, appliances, fixtures and equipment may be made by the Sponsor provided that such substitutions are of Equal or Better Quality. See the section "Changes in Prices and Units" set forth in Part I of the Offering Plan. The Sponsor shall amend the Plans and Specifications to make changes in the materials, appliances, equipment, and fixtures where substitutions are not of Equal or Better Quality and (a) required and approved or accepted by governmental authorities having jurisdiction over the Property; or (b) required by job conditions, local shortages or unavailability of materials. Sponsor has the absolute obligation to design and build the Building in accordance with applicable law, codes, regulations, filed plans and specifications, and locally accepted building practices for items which are not covered by codes.

Sponsor will not be obligated to correct and will not be liable to any Purchaser as a result of immaterial variations in the dimensions or arrangement of rooms, walls or other areas within Units, or in the Plans and Specifications, or in the description of the Building or a Unit set forth in the Offering Plan.

Except as otherwise provided in this Offering Plan, where alternatives are specified or where a particular practice, method, or design of construction, equipment, material or supply is not specified, the choice and decision of the Sponsor shall be determinative.

Purchasers are advised that the prevention of the growth of mold in a Unit is the responsibility of each Unit Owner. Construction is not, and cannot be, designed to exclude mold spores. Whether a Unit Owner experiences mold growth depends largely on how such Unit Owner manages and maintains their Unit. Unit Owners will need to take actions to prevent conditions which cause the mold or mildew, and it is the responsibility of each Unit Owner to ensure that they take the necessary precautions to prevent mold from becoming a problem in such Unit Owner's Unit. Unless the existence of mold occurs within one (1) month or earlier of Closing (unless there is a latent defect due to faulty construction by Sponsor so that mold could not be discovered within one (1) month of Closing), and is caused by faulty construction by Sponsor, Sponsor will not be liable to Purchaser with respect to the presence and/or existence of molds, mildew and/or microscopic spores. This provision shall survive closing of title.

Inspection Statements

At least one week (but not more than one month) prior to the Closing, Purchasers shall be given an opportunity to inspect the Unit prior to Closing. Punchlist items to be completed in the Unit pursuant to the Offering Plan and/or the Purchase Agreement shall be itemized on an

"Inspection Statement," a form of which is contained in Part II of the Offering Plan, signed by both Sponsor and Purchaser. The Inspection Statement merely serves to identify and memorialize any conditions the Purchaser believes to be material. Sponsor's refusal to sign the Inspection Statement due to a disagreement with the items on the Inspection Statement shall not be grounds to cancel or postpone the Closing, unless otherwise entitled under applicable law. Nevertheless, Sponsor has the absolute obligation to design and build in accordance with applicable law, codes, regulations, filed plans and specifications, and locally accepted building practices for items which are not covered by codes, and otherwise fulfill its obligations under the Offering Plan or Purchase Agreement; Purchasers may have a claim under a breach of contract theory in the event Sponsor does not fulfill their obligations under the Offering Plan or Purchase Agreement.

Sponsor shall be obligated to complete the items agreed to on the Inspection Statement within a reasonable time after Closing. However, if Sponsor agrees in writing to complete any items on the Inspection Statement prior to Closing, Purchaser must re-inspect the Unit on the day prior to Closing to inspect and sign off on all items Sponsor agreed to complete. No open items of work will be discussed at the Closing itself. With the exception of items Sponsor agrees in writing to complete prior to the Closing, Sponsor's failure to complete any of the items listed on the Inspection Statement shall not be grounds to cancel or postpone the Closing, unless otherwise entitled under applicable law.

Purchasers may not add any additional work items to the Inspection Statement after the final inspection of the Unit has occurred, and neither Sponsor nor its contractors, subcontractors, principals, managers or members shall have any obligation to perform any such additional work items. Notwithstanding anything to the contrary set forth above, neither Sponsor nor its principals, managers, members, agents, designees, employees or affiliates assumes any responsibility and will not be liable to repair or replace any of the following immaterial conditions:

- any condition resulting from normal wear and tear or natural deterioration from the normal movement, settlement and shrinkage or expansion of the Residential Units or the Building generally and/or building materials;
- partial or total death of any trees, shrubs, bushes or other landscape improvements, protruding dry wall fastenings, ridging on gypsum board, lumber or minor floor shrinkage or gapping, door or window sticking due to weather, door warpage including, without limitation, warpage of any doors, minor scratches or chips in plastic, glass, metal, wood, vitreous china, stainless steel, tile porcelain or stone surfaces, bathroom finish, cracked grouting, adjustment or bi-fold door, walls not square, electrical plates or signs not straight, slight discoloration, expansion or shrinkage, slight separation between base and floor or differing coloration of any and all concrete, ceramic or stone tiles in gardens or kitchens;
- normal settlement and deflection or any minor consequential damage resulting therefrom including, without limitation, cracks in roof ballast or concrete cracks which do not reduce the structural integrity of the building generally;
- non-material deviations in the level of ceilings and non-material imperfections in ceiling finishes;
- non-material imperfections in painting finishes including, but not limited to, variances in color or texture;

- non-material deviations in the floors' levelness, buckling, gapping or sinking due to expansion and/ or shrinkage and/ or movement;
- slight misalignment of bathroom finishes and minor variation in grouting or tile thickness;
- minor noise, vibrations or odors from normal plumbing, heating, ventilation, air-conditioning and elevator operation, including boilers, condensing units, exhaust fans, elevator machine rooms and equipment;
- potential bathroom vents and ducts on the mechanical terraces, regardless of height, and any noise emanating from such vents and ducts shall be in accordance with permissible decibel levels pursuant to any rules and/or regulations governing noise levels in New York City;
- negligible floor noises and creaking;
- minor carpet or floor discoloring or stretching;
- non-material variations in width, length, thickness, finish, gaps or color range of wood flooring;
- minor chips, scratches, mars, breaks, dents, cracks, imperfections, or other immaterial conditions in each of the following: windows, window glass, frames and hardware; sliding glass doors, frames, door glass and hardware; louvers; shower doors; lighting fixtures, lenses, baffles and globes; all painted surfaces; all sinks, tubs, basins, water closets; kitchen cabinets, backsplashes and countertops; vanity tops and cabinets; all tile, stone or marble floors; saddles, all appliances; woodwork, millwork and doors; mirrors; all hardware; appliance cabinets; ceilings and flooring;
- after the closing of title to a unit, paint touch ups, repair dented appliances or replace light bulbs;
- non-material variations in tone or color of marble or stone or slight floors; saddles, all appliances; woodwork, millwork and doors; mirrors; all hardware appliance; appliance cabinets; ceilings and flooring;
- leaching or minor color variation in exterior color mortar and colored stone or brick, slight dimensional variations in brick joints, and mortar dropping on bricks and window surfaces;
- minor ponding and/or controlled drainage on terraces or balcony surfaces;
- television, radio or other telecommunications reception;
- slight discoloration to hardware or plumbing finishes;
- minor stains, runs, lumps, shags or imperfections in weave and fabric panels;
- terrace tile or pavers not laid flat, or slight color variation in tiles, pavers or mortar, or stained tiles or pavers;
- non-material scratches on window frames or glass;
- any other minor imperfection or immaterial condition, except as expressly warranted pursuant to this Offering Plan, provided it is indicated on written inspection statement and delivered to and acknowledge by Sponsor.

Completion Free of Liens

Sponsor will pay or cause payment to all contractors, subcontractors, materialmen, and all others involved in the construction, establishment, and sale of the Units for all authorized and proper work performed and fixtures, material, and equipment supplied or installed in the construction of the Building, and will cause all mechanics liens arising out of the construction of the Building or the furnishing or installation of fixtures or equipment to be discharged or bonded promptly after any lien is filed.

Sponsor Documents to be delivered to the Board of Managers:

Sponsor shall provide each to the Board of Managers as of the earlier of First Closing or the date of availability:

- Final as-built drawings;
- Operations and maintenance manuals for mechanical equipment;
- Electronic system manual;
- Re-commissioning manual;
- Equipment warranties;
- Manufacturer's roof warranty;
- Major equipment start-up sheets and control system as-built;
- Original test and balance report for HVAC system; and
- Post-construction indoor air quality report.

At Closing, Sponsor will deliver and assign to Purchaser any manufacturers' warranties (to the extent available and assignable) with respect to any equipment and appliances installed by Sponsor in the Unit and the receipt by Purchaser of any subcontractors' warranty certificates for heating and plumbing relating solely to the Unit, if any, to the extent made by such subcontractors and to the extent such warranties are available. Sponsor will also assign to the Board of Managers any warranties available and assignable with respect to all equipment and appliances and heating, plumbing and roofing installed in the Common Elements.

Plan, Exhibits, Documents

Sponsor agrees to keep copies of the Offering Plan, exhibits and documents referred to in the Offering Plan on file at its office or at another designated place for a period of six (6) years from the date the Declaration is recorded.

Sponsor's Rights of Access; Alterations

Sponsor reserves to itself, its successors, assigns, designees, invitees, contractors, agents, employees and tenants, any and all easements and rights of access, in and to Units and Common Elements, to complete construction in a manner consistent with the purposes of this Offering Plan and to ensure Sponsor's rights and obligations hereunder. Sponsor shall provide three days' notice except under exigent circumstances where Sponsor shall provide reasonable notice. Sponsor is obligated to repair any damages caused as the result of the foregoing work. Sponsor will not interfere with a Unit Owner's reasonable use of their Unit during any work period. However, there may be a temporary limitation as to use of the public areas. Sponsor's reservation and rights shall

include, but not be limited to:

(i) The right to maintain general, sales and leasing office(s) and personnel on the Premises, to post signs, and to conduct other activities connected with promotion, sales or leasing, such as inspection and display of vacant or licensed Units, as well as all Common Elements, to prospective Purchasers or lessees for so long as Sponsor owns a Unit; and

(ii) Right of access in and to Units and Common Elements for purposes of construction, repair, refurbishment, correction, alterations, finishing, servicing and similar work.

The quality of construction shall be comparable to construction standards customary in the particular trade and in accordance with the Plans and Specifications. Notwithstanding the foregoing, Sponsor will not be responsible for correcting any defects in the operation of any appliances, equipment or fixtures with respect to which assignable warranties or other undertakings are assigned to the Board of Managers or Unit Owners. In addition, in no event shall Sponsor be responsible for any immaterial condition resulting from normal wear and tear or natural shifting or settling of the Building, or for any defects of immaterial nature, including but not limited to nail pops, ridging on sheet rock walls, lumber shrinkage, any consequential damage resulting from settlement or normal plumbing and heating noises. Subsequent to the conveyance of title to a Unit, other than those items listed in the Inspection Statement which Sponsor will be obligated to repair in a reasonable amount of time after closing, Sponsor shall not be responsible for paint touch-ups, repair of dented appliances, porcelain or Formica chips and scratches in tubs, vanities or countertops. Sponsor has no obligation to make any repair to the Units or the Common Elements, except as expressly set forth in this Offering Plan. Sponsor has the obligation nevertheless, to construct the Building in accordance with applicable Law, codes, regulations, filed plans and specifications, and locally accepted building practices for items which are not covered by codes.

Condominium and Sales Costs and Expenses

Sponsor will pay all expenses incurred prior to the establishment of the Condominium in connection with establishment of the Condominium, and will bear and pay all costs and expenses incurred in connection with the creation of the Condominium, whenever such costs or expenses are incurred, or in connection with the sale of all Units held or owned by Sponsor (except for costs specifically made payable by Purchasers under this Offering Plan), and will pay all selling expenses including, but not limited to, advertising and printing costs, architect and engineering fees, and costs of filing this Offering Plan and amendments thereto.

Sales Inducements

Sponsor reserves the right, at any time without the filing of an amendment to the Offering Plan, to advertise certain inducements to Purchasers which may include but is not limited to Sponsor paying on a Purchaser's behalf all or a certain portion of Common Charges, property taxes or closing costs for a specified amount of time, and Sponsor shall have the right to withdraw such inducement from offers and advertising at any time. Purchasers should note that if a Purchaser believes such an inducement is included in their agreement to purchase a Unit, Purchasers are urged to discuss such deal term with their attorneys and ensure it is included in the Purchase Agreement or a rider to the Purchase Agreement. If such deal term is not included in the Purchase

Agreement or rider thereto, then it is not part of the agreement between Sponsor and Purchaser and Sponsor shall have no responsibility for same.

Interim Leasing, Renting and Use of Unsold Units by Sponsor

Sponsor reserves the right, following the recording of the Declaration of Condominium and prior to the closing of title to any Unit, to lease such Unit to a Purchaser who has executed a Purchase Agreement and paid the requisite Deposit, pursuant to an Interim Lease between Sponsor and Purchaser. Any such Interim Lease will provide that an uncured default by the Purchaser under the Purchase Agreement with respect to the Unit which is the subject of the Interim Lease will constitute a default under the license entitling Sponsor, at its sole option, to immediately terminate the license. In addition, each Purchase Agreement may provide that an uncured default by the Purchaser under any Interim Lease with respect to the Unit which is the subject of the Purchase Agreement will constitute a default under the Purchase Agreement entitling Sponsor, at its sole option, to immediately terminate such Purchase Agreement and exercise any remedies provided therein. See the section "Interim Leases" set forth in Part I of the Offering Plan.

Sponsor is retaining the unconditional right to rent Units in the Building after consummation of the Offering Plan that are being offered herein. Unless this Offering Plan is abandoned, Sponsor will endeavor in good faith to sell Units rather than rent after the Offering Plan has been consummated but makes no representation that it will execute Purchase Agreements to sell more than fifteen percent (15%) of the Units. Nine (9) Residential Units satisfy the fifteen percent (15%) threshold. As Sponsor's right to rent Units is unconditional, this Offering Plan may not result in the creation of a condominium in which a majority of the Units are owned by occupants or investors unrelated to Sponsor; Sponsor could effectively control the Condominium indefinitely. Rental tenants of Units owned by Sponsor or any other Unit Owner will receive the same Building services and will have the same use of the facilities as Unit Owners, however they will have no investment in their Units and therefore do not share the same economic interests as a Unit Owner that occupies their Unit in the maintenance and care of the Building's facilities. In the event Sponsor has rented a Unit after consummation of the Offering Plan, and subsequently sells the Unit pursuant to this Offering Plan, such sale of the Unit will provide that it will be sold in "as is" condition, except for any applicable warranties expressly provided in this Offering Plan.

The By-Laws do not require that a majority of the Board of Managers be owner-occupants who are unrelated to Sponsor after Sponsor relinquishes control of the Board of Managers, Purchasers for their own occupancy may never gain control of the Board of Managers. Unit Owners that occupy their Unit and Unit Owners that do not occupy their Unit, such as Sponsor or Unit Owners that rent their Units, may have inherent conflicts on management of the Condominium.

Sponsor or Successor Sponsor may use or occupy for itself or its agents, or (after the First Closing) to rent or license to a tenant who is not a Purchaser for such fee and upon such terms as are agreed to between the parties, any Unit not conveyed or with respect to which a Purchase Agreement is not then outstanding. Sponsor will notify Purchasers of Units that have been previously occupied or that are then occupied, of such occupancy, prior to the execution of a Purchase Agreement. Such Unit will be delivered at the Closing, free and clear of any occupants and licenses, unless the tenant or occupant is the Purchaser or unless the Purchase Agreement

indicates that the Unit shall be sold subject to a license, a copy of which shall be annexed to the Purchase Agreement. There shall be no obligation of Sponsor or Successor Sponsor to decorate, refurbish or in any way repair such Unit.

Easement

The Sponsor shall have an easement, to the extent permitted by law, to erect, maintain, repair and replace, from time to time, one or more signs on the Building for the purpose of advertising the sale or lease of any Unit in the Condominium, provided such signage does not unreasonably obstruct any Unit (other than an Unsold Unit).

CONTROL BY THE SPONSOR

Sponsor reserves the right to control the Board of Managers for a period of time until the earlier to occur of (a) thirty (30) days after the date by which one hundred percent (100%) of the Units have been conveyed to Purchasers; or (b) five (5) years after the First Closing (the "Sponsor Control Period"). Sponsor reserves the right to relinquish control of the Board of Managers prior to the expiration of the Sponsor Control Period. A meeting will be held to elect the new board members that are unrelated to Sponsor within thirty (30) days of the expiration of the Sponsor Control Period. However, as long as Sponsor owns a Unit, Sponsor will be entitled to appoint one (1) Residential member of the Board of Managers and shall be entitled to cast one vote for each .0001% of Common Interest attributable to their Unit(s), but in no event can Sponsor use its voting power to elect more than 50% of the Board of Managers after the expiration of the Sponsor Control Period. In the event that there is a Successor Sponsor and Sponsor still owns a Unit, only Sponsor may appoint one (1) Residential member of the Board of Managers.

Sponsor is retaining the unconditional right to rent Units in the Building after consummation of the Offering Plan that are being offered herein. Unless this Offering Plan is abandoned, Sponsor will endeavor in good faith to sell Units rather than rent after the Offering Plan has been consummated but makes no representation that it will execute Purchase Agreements to sell more than fifteen percent (15%) of the Units. Nine (9) Residential Units satisfy the fifteen percent (15%) threshold. As Sponsor's right to rent Units is unconditional, this Offering Plan may not result in the creation of a condominium in which a majority of the Units are owned by occupants or investors unrelated to Sponsor; Sponsor could effectively control the Condominium indefinitely. Rental tenants of Units owned by Sponsor or any other Unit Owner will receive the same Building services and will have the same use of the facilities as Unit Owners, however they will have no investment in their Units and therefore do not share the same economic interests as a Unit Owner that occupies their Unit in the maintenance and care of the Building's facilities. In the event Sponsor has rented a Unit after consummation of the Offering Plan, and subsequently sells the Unit pursuant to this Offering Plan, such sale of the Unit will provide that it will be sold in "as is" condition, except for any applicable warranties expressly provided in this Offering Plan.

The By-Laws do not require that a majority of the Board of Managers be owner-occupants who are unrelated to Sponsor after Sponsor relinquishes control of the Board of Managers, Purchasers for their own occupancy may never gain control of the Board of Managers. Unit Owners that occupy their Unit and Unit Owners that do not occupy their Unit, such as Sponsor or Unit Owners that rent their Units, may have inherent conflicts on management of the Condominium.

Sponsor may not exercise veto power over expenses described in Schedule B of Part I of the Offering Plan or expenses required:

(i) to comply with applicable laws or regulations; or
(ii) to remedy any notice of violation; or
(iii) to remedy any work ordered by an insurer; or
(iv) any matter affecting the health or safety of the occupants of the Building.

Sponsor may exercise veto power over expenses other than those described above for a

period ending not more than five (5) years after the closing of the first Unit or whenever the Unsold Units constitute less than twenty-five percent (25%) of the common interest, whichever is sooner.

As long as Sponsor or Successor Sponsor shall own one or more Units, the Board of Managers may not, without the prior written consent of Sponsor or Successor Sponsor, in the sole discretion of the Sponsor or Successor Sponsor: (i) amend the Declaration or By-Laws of the Condominium so as to in any way adversely affect Sponsor or Successor Sponsor; or (ii) interfere with the offer, sale or leasing of Units, or construction within the Unit or Units belonging to Sponsor or Successor Sponsor, operation of general or sales and leasing offices on the Property, or with any actions necessary or desirable for construction, renovation, repair, or correction of the Property or any Unsold Unit, as determined by Sponsor or Successor Sponsor, as the case may be.

Notwithstanding anything to the contrary contained herein, for a maximum of two (2) years from the date of the recording of the Declaration in the City Register's Office, as long as the Sponsor continues to hold fifty-one percent (51%) or more in number of the Units, the Sponsor's prior written consent shall be required in order to amend either the Declaration or the By-Laws. Furthermore, so long as Sponsor or Successor Sponsor shall own Unsold Units constituting twenty-five percent (25%) or more of the Common Interest, or for a period of five (5) years after closing of title to the first Unit, whichever is sooner, the Board of Managers may not, without the prior written consent of the Sponsor, (i) make any addition, alteration or improvement to the Common Elements or to any Unsold Unit, or (ii) borrow money on behalf of the Condominium (except where necessary to perform work required by law to the extent that existing reserves are insufficient), or (iii) provide for new or additional services other than those provided for in Schedule B hereof. Sponsor shall have the right to withhold its consent to any of the foregoing actions except where otherwise noted. Notwithstanding the above, Sponsor's consent shall not be withheld for expenses required to comply with applicable law, to remedy any notice of violation, to comply with any work order of an insurer, or for any matter affecting the health or safety of the occupants of the Building. While Sponsor has voting control of the Board of Managers, Sponsor will not reduce or eliminate the services to be provided to the Condominium as set forth in this Offering Plan.

BOARD OF MANAGERS

Under the By-Laws of the Condominium, the affairs of the Condominium will be managed by a Board of Managers consisting of five (5) persons. However, the Board of Managers will initially consist of three (3) persons designated by Sponsor and one (1) person designated by the Non-Residential Unit Owner who may be Sponsor at First Closing. The initial members of the Board of Managers will be Omri Sachs, who is one of the principals of the Sponsor, and two other persons to be designated no later than First Closing by Sponsor and disclosed in the Post-Closing Amendment.

The first annual meeting of the Unit Owners shall be called for a date which is no more than one year after the First Closing. At the end of the Sponsor Control Period, the initial members designated by the Sponsor shall resign and the Board of Managers will consist of three (3) persons elected by the Unit Owners. However, as long as Sponsor owns a Unit, Sponsor will be entitled to appoint one (1) Residential member of the Board of Managers and shall be entitled to cast one vote for each .0001% of Common Interest attributable to their Unit(s), but in no event can Sponsor use its voting power to elect more than 50% of the Board of Managers after the expiration of the Sponsor Control Period. In the event that there is a Successor Sponsor and Sponsor still owns a Unit, only Sponsor may appoint one (1) Residential member of the Board of Managers. Each Unit Owner, including the Sponsor or Successor Sponsor, shall be entitled to cast one vote for each .0001% of Common Interest attributable to their Unit(s) on all matters put to a vote at all meetings of the Unit Owners.

The Unit Owners' annual meetings shall be held on or about the anniversary of the date of the first annual meeting. Notice of the annual meeting of Unit Owners or of any special meetings of Unit Owners shall be given by the Secretary, as directed by the Board of Managers, to all Unit Owners not less than ten (10) days or more than thirty (30) days before such meeting. Minutes of all meetings of Unit Owners and all meetings of the Board of Managers shall be kept by the Board of Managers, together with records of all actions taken by the Board of Managers and the financial records of the Condominium. The Board of Managers shall retain an independent certified public accountant to prepare an annual report of the receipts and expenditures of the Condominium, which report shall be promptly sent to each Unit Owner.

The President may call a special meeting of the Board of Managers at their discretion unless directed by a majority of the Board of Managers to call a special meeting. The President shall call a special meeting of the Unit Owners as directed by a majority of the Board of Managers or upon a petition signed by Unit Owners representing fifty-one (51%) of the Unit Owners in number or Common Interest having been presented to the Secretary of the Board of Managers.

With the exception of those members elected or designated by the Sponsor, only a Unit Owner not in arrears, with regards to Common Charges, the souse, principal, officer, trustee, or beneficiary of such Unit Owner are eligible for election to the Board of Managers. If the Board of Managers perfects a lien against a Unit where the Unit Owner, the principal or officer of a Unit Owner, or the spouse of a Unit Owner is a Board Member, the Board Member shall be removed and replaced as set forth in the By-Laws. At any regular or special meeting of Unit Owners at which a quorum is established, (i) any Board Member appointed or elected by the Residential Unit Owners or Sponsor may be removed for "Cause" (as hereinafter defined). Any Board Member whose removal for Cause has been proposed shall be given an opportunity to be heard at the

meeting. As used herein, "Cause" shall mean (i) conviction of a felony, (ii) conviction of any lesser crime or offense involving the property of the Condominium, or (iii) willful misconduct or gross negligence in the performance of their duties as a member of the Board of Managers. In the event of such removal, only the Sponsor may replace a Sponsor appointed Residential Board Member so removed. The Sponsor shall have the right to remove their appointed Board Member at any time with or without Cause. An elected Residential Board Member may be removed and replaced by a vote of the Residential Unit Owners, pursuant to the terms of the By-Laws, at any regular or special meeting.

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

The Board of Managers will be responsible for management and maintenance of the Condominium. It will have the powers and duties necessary for the administration of the affairs of the Condominium and may perform any act necessary to accomplish this, as long as it is consistent with the Declaration, By-Laws, and applicable law. Such acts include (a) determination, collection, and enforcement of the obligations of Unit Owners to pay Common Charges; (b) employment and dismissal of personnel; (c) providing for insurance with respect to Common Elements; (d) adoption of rules relating to use and operation of the Property; (e) hiring of a managing agent and contractors and service companies in connection with the performance of the Board of Managers' responsibilities; (f) establishing an operating budget for the Condominium; (g) maintaining and making all required repairs and replacements to the portions of the Property which is the responsibility of the Board of Managers to maintain and replace; and, (h) on behalf of the Unit Owners, incurring debt on such terms and conditions as the Board of Managers will agree to provide for major and minor maintenance, repairs, additions, improvements, replacements, working capital, bad debts and unpaid Common Expenses, insurance, depreciation, obsolescence and similar purposes (the repayment of any and all such debt may be secured and paid as provided in §339-jj of the New York Real Property Law).

Members of the Board of Managers will have no liability to the Unit Owners or third parties for errors of judgment, negligence, or otherwise, except for errors constituting willful misconduct or bad faith. The Unit Owners will severally indemnify the members of the Board of Managers against any liability or claims except those arising out of their bad faith or willful misconduct, but the liability of any Unit Owner on account of such indemnification will be limited to such proportionate share thereof as the Common Interest of such Unit Owner bears to the aggregate Common Interest of all Unit Owners. In order to limit the liability of the Unit Owners and the members of the Board of Managers, any contract or other commitment made by the Board of Managers will state that it is made by the Board of Managers only as agent for the Unit Owners, that the members of the Board of Managers will have no personal liability on any such contract or commitment (except as Unit Owners), and that the liability of any Unit Owner on any such contract or commitment will be limited to such proportionate share of the total liability thereunder as the Common Interest such Unit Owner bears to the aggregate Common Interest of all Unit Owners.

The obligations of Sponsor under this section with respect to the Condominium, the Common Elements or the Limited Common Elements shall be enforceable only by the Board of Managers on behalf of all Unit Owners. In no event shall any obligations of Sponsor be enforceable by individual Unit Owners unless the Board of Managers fails to give written notice to enforce such obligations within ninety (90) days following the giving of written notice of such claim by

any Unit Owner to the Board of Managers. The Board of Managers has a fiduciary duty to act in the best interest of the Condominium, even during the Sponsor Control Period. Nothing herein shall prevent an individual Unit Owner from bringing an action in the nature of a derivative action against the Board of Managers. Sponsor agrees that during the Sponsor Control Period it will in its capacity as the Board of Managers enforce such obligation when required to do so by a resolution duly passed by a majority of the Unit Owners, excluding Sponsor, at a special meeting of the Unit Owners called for such purpose. Furthermore, any provisions that give Sponsor control of the enforcement of Sponsor's obligations are not lawful. In addition, if there are non-Sponsor members of the Board of Managers, and there is a vote on whether to sue Sponsor, Sponsor's board representatives cannot lawfully vote on that issue. See Park River Owners Corp. v. Bangser Klein Rocca & Blum, 269 A.D.2d 313, 703 N.Y.S.2d 465 (1st Dept. 2000); McKinney's Consolidated Laws of the State of New York, General Business Law, Volume 19, pocket part, page 193; and BCL § 713(a)(1). Also of interest is Board of Managers of Fairways at North Hills v. Fairways at North Hills, 193 A.D.2d 322, 603 N.Y.S.2d 867 (2d Dept. 1993), discussed in McKinney's Consolidated Laws of the State of New York, General Business Law, Volume 19, page 160.

The By-Laws do not require that a majority of the Board of Managers be owner-occupants who are unrelated to Sponsor after Sponsor relinquishes control of the Board of Managers, Purchasers for their own occupancy may never gain control of the Board of Managers. Unit Owners that occupy their Unit and Unit Owners that do not occupy their Unit, such as Sponsor or Unit Owners that rent their Units, may have inherent conflicts on management of the Condominium.

Officers

The principal officers of the Condominium shall be a President, Vice President, Secretary and Treasurer, all of whom shall be elected by the Board of Managers.

The President shall be the chief executive officer of the Condominium and shall preside at all meetings of the Board of Managers and of Unit Owners.

The Vice President shall take the place of the President and perform their duties whenever the President shall be absent or unable to act.

The Secretary shall be empowered to take and keep minutes of all meetings and to keep the books and records of the Condominium.

The Treasurer shall be responsible for overseeing the finances of the Condominium and for keeping the financial records and books of the Condominium.

The Board of Managers, in its discretion shall delegate such powers to the officers as it sees fit to execute agreements, contracts, deeds, leases and checks etc. on behalf of the Condominium.

Amendments to Declaration and By-Laws; Termination of Condominium

The By-Laws may be amended at any Unit Owners' meeting provided (a) the notice of meeting contains a full statement of the proposed amendment, (b) the amendment is approved by

sixty-seven percent (67%) of the Unit Owners in number and in Common Interest at a duly called meeting of Unit Owners and (c) the amendment is duly recorded as an amendment to the Declaration and By-Laws; provided, however, that any amendment to the By-Laws that is material in nature must be approved by at least fifty-one percent (51%) of the Permitted Mortgagees. No amendment may affect a Unit Owner's interest or the interest of a mortgage holder in a Unit or adversely affect the Sponsor's rights.

The Declaration may be amended by the Board of Managers upon a vote of sixty-seven percent (67%) of the Unit Owners in number and in Common Interest held at a duly called meeting of Unit Owners provided, however, that any amendment to the Declaration that is material in nature must be approved by at least fifty-one percent (51%) of the Permitted Mortgagees.

The Condominium may not be terminated unless at least eighty percent (80%) of the Unit Owners in number and Common Interest and at least fifty-one percent (51%) of the Permitted Mortgagees, if any, of the same Units agree to the withdrawal of the Property from the provisions of Article 9-B of the Real Property Law. The Sponsor or its nominee will not cast any of its votes for withdrawal unless sixty-seven percent (67%) or more of the Unit Owners and at least fifty-one percent (51%) of the Permitted Mortgagees other than the Sponsor so vote, in which event the Sponsor will be free to cast its votes either for or against withdrawal.

Notwithstanding anything to the contrary contained herein, approval of the Permitted Mortgagees may be implied when the Permitted Mortgagee fails to submit a response to any written proposal for an amendment within sixty (60) days after it receives proper notice of the proposal, provided the notice was delivered by certified or registered mail, with a "return receipt" requested.

RIGHTS AND OBLIGATIONS OF UNIT OWNERS AND THE BOARD OF MANAGERS

Sale or Lease of Units by Unit Owners Subject to Right of First Refusal

Tenants of any lease of a Unit will not be subject to the New York City Rent Law (rent control), the Emergency Tenant Protection Act of 1974, the New York City Rent Stabilization Law or the New York City Rent Stabilization Code, as such laws are presently in effect.

Other than a sale or lease by Sponsor, a successor of Sponsor, a Permitted Mortgagee or their assignee, a sale or lease from a Unit Owner to an immediate family member, or a sale or lease from an ownership entity to an affiliate of said ownership entity, any lease or sale of a Residential Unit shall be subject to the Board of Managers' right of first refusal. See Article 12 of the By-Laws.

Any contract to sell a Unit, together with the Appurtenant Interests, and any lease of any Unit ("Sale Agreement" or "Lease Agreement") shall contain the following language: "THIS AGREEMENT AND THE RIGHTS AND OBLIGATIONS OF THE PARTIES HEREUNDER ARE HEREBY MADE EXPRESSLY SUBJECT TO THE RIGHTS IF ANY, OF THE BOARD OF MANAGERS OF THE CONDOMINIUM WITH RESPECT TO THE TRANSACTION EMBODIED HEREIN PURSUANT TO THE TERMS OF THE BY-LAWS OF THE CONDOMINIUM, AS THE SAME MAY HAVE BEEN AMENDED." Promptly after such bona fide Sale Agreement or Lease Agreement shall be fully executed, the Unit Owner executing the same ("Offeree Unit Owner") shall send written notice thereof to the Board of Managers by certified or registered mail, or overnight mail, which notice shall be accompanied by a copy of the fully executed Sale Agreement or Lease Agreement, as the case may be, containing all of the terms offered in good faith by the prospective purchaser or tenant ("Outside Offeror"). The sending of this notice shall constitute an offer by the Offeree Unit Owner to sell the Unit together with its appurtenant interests, or to lease the Unit, as the case may be, to the Board of Managers or to its designee, corporate or otherwise, on behalf of all Unit Owners. 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 Agreement or Lease Agreement to be bona fide in all respects. Thereafter, upon the written demand, the Offeree Unit Owner shall submit to the Board of Managers, in writing, such further information with respect to the Outside Offeror and the Sale Agreement or Lease Agreement as the Board of Managers may reasonably request.

The Board of Managers may elect, by sending written notice thereof to the Offeree Unit Owner by certified or registered mail, or overnight mail, not later than thirty (30) days (in the event of a proposed sale) and fifteen (15) business days (in the event of a proposed lease) after receipt of (i) the notice referred to in paragraph above, or (ii) all other information reasonably required by the Board of Managers, whichever is later, to purchase or lease the Offeree Unit, as the case may be, on behalf of all Residential Unit Owners upon the same terms and conditions as were contained in the Sale Agreement or Lease Agreement. Notwithstanding anything to the contrary contained herein, however, the Board of Managers shall not exercise any option to purchase or lease any Residential Unit without the prior approval of a Majority of Residential Unit Owners by number. The Board of Managers may use the Unit for any use permitted under the Declaration or these By-Laws.

In the event the Board of Managers fails to exercise its right of first refusal within the time period set forth in paragraph above, the Offeree Unit Owner shall be free to consummate the transaction upon the same terms and conditions embodied in the Sale Agreement or Lease Agreement within sixty (60) 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 in which the Board of Managers might have accepted such offer, as the case may be. If the Offeree Unit Owner shall fail to consummate the transaction upon the same terms and conditions embodied in the Sale Agreement or Lease Agreement within such sixty (60) day period, then, should the Offeree Unit Owner thereafter elect to sell such Residential Unit or to lease such Unit, the Offeree Unit Owner shall be required again to comply with all of the terms and provisions above, but not more often than once in any twelve (12) month period. The Board of Managers shall have the right to waive this requirement for good cause shown, in its sole discretion.

The Board of Managers shall not discriminate against any person on the basis of race, creed, color, national origin, sex, age, disability, marital status, or other grounds prohibited by law in exercising its right of first refusal set forth herein.

In the event the Board of Managers does exercise its right of first refusal with respect to the sale of a Residential Unit, the acquisition of the Unit may be made from the working capital and Common Charges, or, if such funds are insufficient, the Board of Managers may assess each Residential Unit Owner, other than the offering Unit Owner, in proportion to each Residential Unit Owner's percentage of Common Interest, or may borrow money to finance such acquisition. The sole security which may be given for any funds so borrowed is the Unit to be acquired. The Board of Managers may also assess each Residential Unit Owner, as provided above, for Common Charges for the Unit, or the rent due pursuant to the Lease, and for the cost of maintenance and repairs to such Unit. Neither the Board of Managers nor any Residential Unit Owner shall be entitled to cast any votes attributable to such Residential Unit.

Notwithstanding the above, the right of first refusal held by the Board of Managers shall not adversely impact the rights of a mortgagee or its assignee to:

a. foreclosure or take title to a unit pursuant to the remedies in the mortgage;
b. accept a deed or assignment in lieu of foreclosure in the event of default by a mortgagor; or
c. sell or lease a unit acquired by the mortgagee or its assignee.

In the event any provision in this section conflicts with (a) through (c) above, the rights of the Permitted Mortgagee as set forth herein shall control.

All leases of Residential Units must be for a minimum period of six (6) months (with each such lease being to a specific named tenant and with no right to substitute any other tenant during the term of the lease). All such leases shall be consistent with the By-Laws and shall contain such reasonable conditions as the Board of Managers may impose in order to protect the physical and financial security and continuity of the Condominium, including (but not limited to) the following provisions:

(a) the lease may not be modified, amended, extended or assigned, without the prior written

consent of the Board of Managers;

(b) the tenant may not sublet the demised premises, or any part thereof, without the prior written consent of the Board of Managers;

(c) the Board of Managers shall have the right to terminate the lease on not less than thirty (30) days prior written notice upon foreclosure of the lien granted by §339-z of the New York State Real Property Law; and

(d) the lease must contain an attornment provision that conforms with the provisions §339-kk of the Real Property Law.

The Board of Managers may establish other reasonable regulations governing leases of Residential Units from time to time. Except as set forth above, the form of any such lease shall be substantially in the then current form of apartment lease recommended by The Real Estate Board of New York, Inc. or New York City Bar Association with such modifications as may be approved in writing by the Board of Managers. The foregoing restrictions on leasing and the contents of leases contained herein shall not apply to a Residential Unit owned by Sponsor, or a Successor Sponsor, or a Residential Unit owned by a mortgagee who took title for its own account in foreclosure or by deed in lieu of foreclosure.

Any purported sale or lease of a Residential Unit in violation of right of first refusal shall be voidable at the election of the Board of Managers and if the Board of Managers shall so elect, the Residential Unit Owner shall be deemed to have authorized and empowered the Board of Managers to institute legal proceedings to eject or evict the purported purchaser or tenant, as the case may be, in the name of said Residential Unit Owner as the purported seller or landlord, as the case may be. Said Residential Unit Owner shall reimburse the Board of Managers for all expenses (including attorneys' fees and expenses) incurred in connection with such proceedings, promptly upon demand therefor. In no event shall any purported sale or lease of a Residential Unit in violation of this section release the Residential Unit Owner which is the purported seller or lessor, as the case may be, from any of its obligations under the Declaration and By-Laws whether or not such sale or lease is voided by the Board of Managers.

Prohibition Against Advertising.

Purchaser covenants and agrees that it shall not list the Unit for sale, resale or lease with any broker or otherwise advertise, promote, or publicize the availability of the Unit for sale, resale or lease prior to the closing of title and for one (1) year thereafter. Any such listing of the Unit or form of advertising, promotion or publicizing of the Unit by Purchaser or its agents or representatives prior to the closing of title shall be an Event of Default under the Purchase Agreement, entitling Sponsor to the remedies set forth in Article 12 of the Purchase Agreement. A default within one (1) year after closing of title would subject Purchaser to legal liability for damages. These provisions shall survive the closing of title.

Mortgaging of Units by Unit Owners

Each Unit Owner has the right to mortgage their Unit, provided that (i) the mortgage shall be substantially in the form of the New York statutory form of mortgage, (ii) the Board of Managers is notified in writing of the making of the mortgage and receives a conformed copy of the mortgage and note, (iii) the mortgage states that if consent by the mortgagee is required to any amendment to the Declaration and By-Laws such consent will not be unreasonably withheld or

delayed, and (iv) the Unit Owner making such mortgage first pays all assessments and Common Charges previously assessed by the Board of Managers against the Unit, and satisfies all unpaid liens against the Unit, except for the lien of a Permitted Mortgage. Notwithstanding the foregoing, the Sponsor and Successor Sponsor shall have the right to mortgage their Units without restriction or limitation, but any such mortgage shall contain the representations in clauses (iii) and (iv) of this paragraph (if applicable). The Unit Owner will be responsible for interest and amortization payments on the mortgage encumbering such Unit Owner's Unit. A Unit will not be subject to the lien of any mortgage placed by other Unit Owners on their Units.

Common Charges and Assessments

The Board of Managers will prepare and furnish its budget to the Unit Owners from time to time and at least once a year. Based upon such budget and any modifications thereof approved by the Board of Managers, the Unit Owners will be charged for the cost of the operation of the Condominium in accordance with their percentage of interest in the Common Elements. The Board of Managers may commence the collection of Common Charges upon the closing of title to the first Unit or thereafter in such amount as will be necessary to carry out the duties of the Board of Managers, as set forth in this Offering Plan. Such Common Charges shall be paid by the Unit Owners and by Sponsor as Owner of Units that have not been sold to bona fide Purchasers. Each Unit Owner will be responsible to pay the Common Charges allocable to their Unit monthly in advance on the first day of each month, commencing with the closing of title to their Unit. Common Charges assessed during the month in which title closes shall be adjusted between the Purchaser and the Sponsor as of the Closing Date, if collection of Common Charges has commenced on or before said date.

The Common Charges assessed by the Board of Managers, in addition to covering the cost of repairing and maintaining the Common Elements including but not limited to, fire and liability insurance covering the Condominium, electricity for the Common Elements, water, audit and legal expenses and reserves for capital expenditures, may include, in the discretion of the Board of Managers, other reserves, working capital and other sums necessary to carry on the affairs of the Condominium.

The Common Charges will not include maintenance, repairs or decoration of any Units or portions thereof (except for structural repairs and Units acquired by the Board of Managers), payments required pursuant to the terms of any Unit Owner's mortgage, or real estate taxes covering the individual Units.

The liability of each Unit Owner for the payment of the Common Charges thereafter assessed or becoming due against their other Unit, shall terminate upon a permissible sale, transfer or other conveyance of such Unit together with the appurtenant interest in the Common Elements made by him or her in accordance with the applicable provisions of the By-Laws. In addition, any Unit Owner may, subject to the terms and conditions specified in the By-Laws, convey their Unit together with the appurtenant interest to the Board of Managers or its nominee on behalf of all other Unit Owners, without any compensation, and in such event shall be exempt from Common Charges thereafter assessed. A Purchaser of a Unit shall be required by the Board of Managers to pay unpaid Common Charges assessed against the Unit prior to their acquisition, except that a mortgagee acquiring title to the mortgaged Unit or a Purchaser at a foreclosure sale shall not be liable for such charges and the Unit shall not be subject to a lien for the payment of the Common

Charges assessed prior to the acquisition of title thereto by a mortgagee or Purchaser at a foreclosure sale. However, such mortgagee or Purchaser at a foreclosure sale shall be liable for payment of all Common Charges after the acquisition of title. After the Board of Managers files a lien for unpaid Common Charges and in the event the lien is foreclosed by the Board of Managers, if the proceeds of the foreclosure sale shall not be sufficient for the payment of such unpaid Common Charges or if a Unit is acquired by a mortgagee or Purchaser in foreclosure, the unpaid balance shall be charged to all Unit Owners as a Common Expense. If there is any surplus remaining from the proceeds of a foreclosure sale after payment of the indebtedness and all the expenses of the sale, the surplus shall be paid to the Unit Owner.

Pursuant to §339-z of the Condominium Act, the Board of Managers, on behalf of the Unit Owners, will have a lien on each Unit for unpaid Common Charges assessed by the Board of Managers. Under §339-aa of the Condominium Act, a lien for non-payment of Common Charges will be subordinate only to liens for real estate taxes and to sums unpaid on a first mortgage of record on the Unit. Any lien for unpaid Common Charges against a Unit shall be effective from and after the filing of a notice thereof in the office of the County Clerk in New York County, and until all sums secured thereby, with the interest accrued thereon at twelve percent (12%) per annum shall have been fully paid or until six (6) years from the date of filing (unless foreclosure of such lien is started within such six (6) year period), whichever is earlier. The lien may be foreclosed by a suit brought in the name of the Board of Managers acting on behalf of the Unit Owners, similar to a foreclosure of a mortgage on real property, or an action may be brought by the Board of Managers to recover the unpaid Common Charges, without necessarily filing the lien. Sponsor will cause the Board of Managers to file a lien, as provided in §339-aa of the Condominium Act, on Units in which a Purchaser is more than ninety (90) days in arrears of Common Charges while it is in control of the Board of Managers. Sponsor will cause the Board of Managers to file a lien, as provided in section 399-aa of the Condominium Act, on Units in which Sponsor is more than thirty (30) days in arrears of common charges while it is in control of the Board of Managers.

Pursuant to §339-kk of the Condominium Act, if a non-occupying owner rents any 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 of the expiration of any grace period after they are due, upon notice in writing, all rental payments from the tenant shall be directly payable to the Condominium Association.

If the Common Charges, assessments or late fees due for any Unit have not been paid in full, within sixty (60) days after the expiration of any grace period of the earliest due date, the Board of Managers shall provide a timely written notice to the tenants, the non-occupying owner, and the Permitted Mortgagee, providing that, commencing immediately and until such time as all payments for common charges, assessments or late fees are made current, all rental payments due subsequent to the issuance of such notice are to be made payable to the condominium association at the address listed on the notice. Where a majority of the Board of Managers has been elected by and from among the Unit Owners who are in occupancy, the Board of Managers may elect not to require that rental payments be made payable to the Condominium. At such time as payments for common charges, assessments and late fees from the non-occupying owner are once again current, notice of such fact shall be given within three (3) business days to the rental tenant and non-occupying owner. Thereafter all rental payments shall be made payable to the non-occupying owner or a designated agent. A non-occupying owner who disputes the Condominium's claim to rental payments pursuant to this section shall be entitled to present facts supporting such owner's

position at the next scheduled meeting of the Board of Managers, which must be held within thirty (30) days of the date that such Board of Managers receives notice that such owner seeks to dispute such claim. Nothing in this section shall limit any rights of Unit Owners or of the Board of Managers existing under any other law or agreement. Payment by a rental tenant to the Condominium Association made in connection with this section shall relieve that rental tenant from the obligation to pay such rent to the non-occupying owner and shall be an absolute defense in any non-payment proceeding commenced by such non-occupying owner against such tenant for such rent.

Notwithstanding the foregoing, any first mortgagee who obtains title to a condominium unit pursuant to the remedies in the mortgage or through foreclosure will not be liable for the Unit's unpaid regularly budgeted dues or charges accrued before acquisition of the title to the Unit by the mortgagee. If the Condominium Associations lien priority includes costs of collecting unpaid dues, the lender will be liable for any fees or costs related to the collection of the unpaid dues.

Sponsor is reserving the right to delay the collection of Common Charges. During any such period of delay, the Sponsor will timely pay all expenses of the Condominium, including, but not limited to, insurance premiums and any reserve fund payments. Such expenses shall not include individual Unit Owner expenses such as real estate taxes, utility charges, etc. Upon commencement of collection of Common Charges, there will not be an assessment for any item in the approved budget for the Condominium. Regardless of the delay in collection of Common Charges, Sponsor shall remain obligated to update the budget for the Condominium as required by Department of Law governing regulations. In the event Sponsor elects to delay the collection of Common Charges, Sponsor shall disclose such fact in the closing notice or statement to Purchasers. Thereafter, Sponsor shall also disclose such fact in the post-closing amendment to the Offering Plan as a benefit to subsequent purchasers. Such amendment shall also disclose the anticipated period of delay. Prior to commencing the collection of Common Charges, Sponsor will notify all unit owners by written notice of the expiration of the delay period. Notice shall be given to owners in writing at least fifteen (15) days prior to the commencement of collection of Common Charges. Thereafter, Sponsor will disclose such fact in the next substantive amendment to the Offering Plan as a benefit to subsequent purchasers.

Additions, Alterations, Improvements, and Repairs

Generally, all painting, decorating, maintenance, repairs and replacements in or to (a) any Unit including Limited Common Elements to the Unit (other than to the Common Elements contained therein), will be made by the Unit Owner at the Unit Owner's sole cost and expense; and (b) in or to the Common Elements will be made by the Board of Managers and the cost thereof will be a Common Expense.

No Unit Owner may make any addition, alteration or improvement to the Common Elements.

No Unit Owner shall make any addition, alteration, repair or improvement in their Unit, Limited Common Elements, or to the Common Elements appurtenant to their Unit, without the prior written approval of the Board of Managers, which approval will not be unreasonably withheld, provided that the addition, alteration, repair or improvement may be made while

retaining the structural integrity of the Building. Notwithstanding anything to the contrary contained herein, Sponsor shall be permitted to make any lawful alterations to Unsold Units without the consent of the Board of Managers except for structural alterations that would have a material effect on the structural integrity of the Building. In addition, no such additions, alterations or Unit Owner's improvements may be made unless the consent of the Unit mortgagee (if any) is obtained, if such consent is required under the terms of the Unit Owner's mortgage. Except as otherwise provided with respect to alterations by the Sponsor or Successor Sponsor, no application shall be filed with the New York City Buildings Department or with any other governmental authority for a permit covering an addition, alteration or improvement to be made in a Unit unless approved in writing executed by the Board of Managers. Such execution shall not subject the Board of Managers or any of its members to any liability to any contractor, subcontractor, material man, architect or engineer, by reason of such addition, alteration or improvement or to any person having any claim for injury to person or damage to Property arising therefrom. If requested by the Board of Managers, a Unit Owner shall indemnify the Board of Managers for loss, damage or liability resulting in any way from execution of any such documents executed by the Board of Managers or any of its Members.

Prior to and as a condition of granting consent to the making of an alteration, addition, repair or improvement to a Unit, the Board of Managers may require the Unit Owner to deliver plans and specifications to the Board of Managers and to execute an agreement in the form required by the Board of Managers, setting forth the terms and conditions under which the proposed work is to be done, including, without limitation the days and hours during which the work is to be done. The Unit Owner shall also provide the Board of Managers, if required, with a copies of all insurance policies in the form required by the Board of Managers insuring all work to be performed by the Unit Owner and naming the Condominium and mortgagee, if applicable, as an additional insured.

The public areas of the Condominium and those residential areas exposed to public view or other Unit Owners shall be kept in good appearance, in conformity with the dignity and character of the Building, as determined by the Board of Managers in its sole discretion, by (i) the Board of Managers, with respect to such parts of the Building required to be maintained by the Board of Managers, and (ii) each Unit Owner with respect to interior surfaces of windows and shades, venetian or other blinds, drapes, curtains, or other window decorations in or appurtenant to such Unit Owner's Unit. To promote a consistent appearance of the Building from the outside, no Residential Unit Owner shall be permitted to enclose, erect a greenhouse, and/or alter a terrace or balcony appurtenant to a Unit in such a way that will alter the conformity of the Building, without the prior written approval of the Board of Managers. The Board of Managers may issue regulations concerning the size, type, and color of window treatments to be installed on the windows of Units in other to provide a visually harmonious appearance. The Board of Managers may limit the types of personal items, furnishings, and plantings that may be placed on terraces or balconies appurtenant to a Unit.

All maintenance, repairs and replacement of the Common Elements of the Property, including, but not limited to, exterior walls, roof and roof members as well as all maintenance, repairs and replacements to any pipes, wires, conduits and public utility lines, any portion of which is located in one Unit and services another Unit or more than one Unit or so much of any pipes, wires, conduits and public utility lines as are located in the Common Elements but serve one or more Units shall be made by the Board of Managers and the cost thereof shall be a Common

Expense, except where such repair or replacement is necessitated by the negligence, misuse or neglect of a Unit Owner, in which event the cost and expense shall be assessed to and paid for by such Unit Owner, together with an administrative expense equal to 20% of all costs in connection therewith. All repairs, replacements, painting or maintenance, whether made by the Unit Owner or by the Board of Managers to the doors, windows, or the exterior surface of any Building, including roofs, or to portions of the Building exposed to public view or other Unit Owners shall be carried out in such a manner so as to conform to the materials, style and color initially provided by the Sponsor.

In the event that a Unit Owner fails to make any maintenance replacements or repair, which maintenance, replacements or repair is necessary to protect any of the Common Elements, any other Unit, or, in the event of service of a violation notice covering the Unit upon the Board of Managers from a governmental authority having or asserting jurisdiction, the Board of Managers shall have the right to make such maintenance, replacements or repair (after the failure of the Unit Owner to do so after ten (10) days' written notice, or written or oral notice of a shorter duration in the event of an emergency situation) and to charge the Unit Owner for the cost of all such repairs, replacements, and/or maintenance, together with an administrative expense equal to 20% of all costs in connection therewith. In the event that the Board of Managers charges a Unit Owner for repairs, replacements or maintenance to their Unit or for repairs to any Common Elements, and the Unit Owner fails to make prompt payment, such charges shall be considered as additional Common Charges due from said Unit Owner, and the Board of Managers shall be entitled to bring suit to compel payment. In the event the Board of Managers brings a suit, the Unit Owner shall be liable for the reasonable attorneys' fees and cost of such suit or proceeding together with interest on all sums due.

Windows to a Unit, including window glass and window frames, and entrance doors to a Unit or Limited Common Element shall be repaired and replaced by the Unit Owner at the Unit Owner's cost and expense unless otherwise decided by the Board of Managers or by vote of Unit Owners to clean, repair, or replace the windows and/or doors of multiple Units, in which case such cost and expense shall be a Common Expense.

The Board of Managers and/or any agent of the Board of Managers shall have the right of access (which right shall be an easement) to inspect any Unit for the purpose of making any repairs or replacements to any of the Common Elements contained in such Unit or appurtenant to such Unit, or elsewhere in the Building, or to remedy any condition which would result in damage to any other Unit or to the Common Elements, or which would violate the provisions of any mortgage covering another Unit, or for the purpose of removing violations or curing defaults by Unit Owners, or for the purpose of complying with any laws, orders, rules or regulations of any governmental body having jurisdiction thereof. Such right of access shall be exercised in such manner as will not unreasonably interfere with the use for which the Unit was intended. Such entry shall be permitted on not less than two (2) days' notice, except that no notice will be necessary in the case of an emergency.

Purchasers are advised that the prevention of the growth of mold in a Unit is the responsibility of each Unit Owner. Construction is not, and cannot be, designed to exclude mold spores. Whether a Unit Owner experiences mold growth depends largely on how such Unit Owner manages and maintains their Unit. Unit Owners will need to take actions to prevent conditions which cause the mold or mildew, and it is the responsibility of each Unit Owner to ensure that they

take the necessary precautions to prevent mold from becoming a problem in such Unit Owner's Unit. Unless the existence of mold occurs within one (1) month or earlier of Closing (unless there is a latent defect due to faulty construction by Sponsor so that mold could not be discovered within one (1) month of Closing), and is caused by faulty construction by Sponsor, Sponsor will not be liable to Purchaser with respect to the presence and/or existence of molds, mildew and/or microscopic spores. This provision shall survive closing of title.

Insurance

The Board of Managers shall obtain and maintain, to the extent obtainable, fire insurance, including water damage, insuring the Building, including all of the Units and the bathroom and kitchen equipment initially installed therein by the Sponsor, together with all heating, air conditioning equipment and other service machinery contained therein (but not including wall, ceiling or floor decorations or coverings, or furniture, furnishings, fixtures, equipment or other personal property supplied or installed by Unit Owners), covering the interest of the Condominium, the Board of Managers and all Unit Owners and their mortgagees, as their interests may appear, in an amount equal to the full replacement value of the Building (exclusive of the cost of excavations, pilings and foundations). Each of such policies shall contain a New York Standard Mortgagee Clause in favor of each mortgagee of a Unit which shall provide that the loss, if any, thereunder shall be payable to such mortgagee as its interest may appear, subject, however, to the loss payable provisions in favor of the Board of Managers and the Insurance Trustee hereinafter set forth, and such other insurance as the Board of Managers may determine.

The amount of fire insurance to be maintained on the Building upon the transfer of title to all Units and until the first meeting of the Board of Managers following the first annual meeting of the Unit Owners will not be less than one hundred percent (100%) of replacement value of the Building. The Board of Managers shall review the amount of fire insurance annually. Although there is no requirement for annual appraisals to ascertain whether the insurance coverage is adequate, such appraisals are required prior to renewal of any fire policy.

The Board of Managers will arrange for repair of the Units in the event of a casualty loss. In the event the insurance proceeds are not sufficient to cover the cost of repairs to the Units, the balance of the cost of such repairs will be assessed against all Unit Owners. For further provisions regarding repair or reconstruction of Units after fire, casualty or condemnation see Article 10 of the By-Laws which provides, among other things, for Unit Owners' approval to reconstruct in the event seventy-five percent (75%) or more of the Units are destroyed or substantially damaged. In the event of a casualty loss, the Unit Owner will continue to pay the Common Charges on their Unit.

The proceeds of all policies of physical damage insurance carried by the Board of Managers shall be payable to the Board of Managers in the event of a casualty loss amounting to $100,000 or less, and to the "Insurance Trustee" if the loss shall amount to more than $100,000 to be applied for the purpose of repairing, restoring or rebuilding the Building unless otherwise determined by the Unit Owners, as hereinafter set forth. The Insurance Trustee shall be designated by the Board of Managers and shall be a bank or trust company located in the State of New York. Until such time that the mortgage lien held by the Sponsor's remains outstanding, the Lender shall act as Insurance Trustee.

The comprehensive general liability insurance policy to be maintained until the first meeting of the Board of Managers following the first annual meeting of the Unit Owners, will have a limit of $1,000,000, covering all claims arising out of any one occurrence in the Common Elements and a limit of $2,000,000 in the aggregate, a portion of which may be covered via an umbrella policy.

The cost of all such insurance and the fees and expenses of the Insurance Trustee shall be paid by the Board of Managers and shall constitute a Common Expense. The Board of Managers may also obtain and maintain, to the extent obtainable: (1) fidelity insurance covering all officers and employees of the Condominium who handle Condominium funds; (2) worker's compensation insurance; and (3) in order to limit the liability of Unit Owners for personal injury and tort, comprehensive general liability insurance covering each Member of the Board of Managers and each Unit Owner for such amounts as the Board of Managers may deem proper. The Board of Managers shall review such limits once each year. See Schedule B for the estimated cost of insurance for the Condominium for the First Year of Operations.

All policies of physical damage insurance shall contain waivers of subrogation and of any reduction of pro-rata liability of the insurer as a result of any insurance carried by Unit Owners or the invalidity arising from any acts of the insured or any Unit Owners and shall provide that such policies may not be canceled or substantially modified without at least ten (10) days prior written notice to all of the Unit Owners, and Permitted Mortgagees. Duplicate originals of all policies of physical damage insurance and of all renewals thereof, together with proof of payment of premiums, shall be delivered to all mortgagees of Units at least ten (10) days prior to expiration of the current policies.

In addition to the insurance set forth herein, Unit Owners must obtain, at the time of Closing, supplemental or additional insurance for their personal effects and the interior of the Unit itself for fire and liability. Such insurance commonly referred to as an "HO-6 Policy," will be paid for by the Purchaser. 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.

The Board of Managers is not required to obtain or maintain any insurance with respect to any personal property contained in a Unit. A Unit Owner shall, at the Unit Owner's own cost and expense, obtain and keep in full force and effect (a) comprehensive personal liability insurance against any and all claims for personal injury, death, or property damage (including, but not limited to, loss due to water damage) occurring in, upon, or from the Unit or any part thereof, with minimum coverage as established by the Board of Managers from time to time and (b) owner's "all-risk" property insurance in respect of property damage occurring in, upon, or from the Unit or any part thereof (including, but not limited to appropriate coverage for additions, alterations, improvements, and betterments and loss due to water damage). The insurance required above shall be written in form reasonably satisfactory to the Board of Managers by good and solvent insurance companies of recognized standing, admitted to do business in the State of New York. Upon ten (10) day's written notice from the Board of Managers or the Managing Agent, the Unit Owner shall deliver to the Board of Managers a duplicate original of the aforesaid policies, certificates evidencing such insurance or such other confirmation satisfactory to the Board of Managers. The Board of Managers and the Managing Agent shall not be responsible for ensuring that Unit Owners

are insured and shall have no liability for the failure of a Unit Owner to have insurance. To the extent either party is insured for loss or damage to property, each party will look to their own insurance policies for recovery. In the event a Unit Owner fails to obtain the requisite insurance or deliver evidence of same to the Board of Managers, as required, the Board of Managers may, in its sole and absolute discretion, (i) obtain such insurance on behalf of said defaulting Unit Owner or (ii) impose such fines and penalties as the Board of Managers may determine in its sole discretion, including without limitation, a per diem penalty for each day that the Unit Owner does not provide evidence of coverage and in either event such sums shall, for all purposes, constitute Common Charges payable by such Unit Owner. Sponsor will maintain commercially reasonable insurance coverage for each of the Units owned by Sponsor after closing.

Restrictions on Occupancy and Use

Restrictions on and conditions for occupancy of Units, including aesthetic controls and limitations on business and professional use, appear in the Rules and Regulations appended to the By-Laws in Part II of the Offering Plan. In addition, the Units will be restricted to residential uses as well as "home occupation" uses as defined in the Zoning Resolution in Section 12-10. Home occupations cannot have more than one (1) employee and not more than twenty-five percent (25%) of a Unit's space may be dedicated to such use.

The following uses are prohibited for any Unit; any use that in the reasonable judgment of the Board of Managers would impair or threaten the structural integrity of the Building or the life, health, safety, protection, or security of Unit Owners, tenants, or occupants of Units; any use that violates applicable laws; any use that results in, or in the reasonable judgment of the Board of Managers would result in, the cancellation or notice of cancellation of insurance maintained by the Board of Managers; any use that increases, or in the reasonable judgment of the Board of Managers would increase, the rate of insurance for the Property above the rate in effect at the date of recording the Declaration, unless the Unit Owner responsible for such increase pays the additional premium therefor as a specially allocated expense; any use inconsistent with or in violation of its permitted use or in the reasonable judgment of the Board of Managers is an unreasonable and substantial annoyance or nuisance to a Unit Owner or tenant of a Unit or an unreasonable, substantial, and repeated interference with the peaceful possession or proper use and enjoyment of another Unit or the Common Elements for their intended or permitted purposes as stated in the Declaration and By-Laws; any use of the Common Elements causing or comprising waste; any use involving the storage, purchase, sale, disposal, or release or other disposition of any hazardous, toxic, or radioactive material, matter, substance, or waste that is or becomes regulated under applicable law (unless the products are properly used and stored in accordance with applicable law); any use of a Unit or any portion thereof by any international organization, unless such international organization waives its sovereign or diplomatic immunity in conformity with the terms of the Declaration; any change in use that would require a new or amended Certificate of Occupancy that would affect the permitted use of another Unit; or any of the following uses:

- an establishment of any type or nature which uses any portion of a Unit (i) to sell, afford, or permit on premises sexual stimulation or sexual liaisons; (ii) to permit or present obscene, nude, or semi-nude performances, modeling, or sexual services, (iii) to sell or display "rubber goods" or other sexual or erotic products not commonly found in national chain pharmacies; or (iv) to sell, display, rent, or permit the viewing of "X" rated videos, photographs, books, products, or other material

- a facility for the sale of paraphernalia for the use of illicit drugs or controlled substances not commonly found in national chain pharmacies
- an office, clinic, or other facility for drug rehabilitation or treatment center
- a military recruitment office
- a homeless shelter, soup kitchen, or similar use
- any form of spiritualist services, such as a gypsy, fortune teller, palm reader, or card reader
- a funeral parlor, chapel, or facility for the sale or display of tombstones or monuments or other death-related business, including cremation or euthanasia
- a labor union
- a messenger service
- a dating or escort service
- an office or other facility for any local, state, or federal governmental agency
- any use of "barkers" or other similar outdoor solicitation
- a pawn shop
- an off-track betting parlor
- the sale or grooming of pets
- the use or storage of flammable liquids, chemicals, or other incendiary or explosive items, unless incidental to a permitted use and commonly used for cleaning, operating or the like

A summary of some of the rules governing the occupancy and use of Units follows:

Owners of a Unit, members of their families, their employees, guests and their pets shall not use or permit the use of the Premises in any manner which would be illegal or disturbing or a nuisance to other said Owners, or in such a way as to be injurious to the reputation of the Condominium. Sponsor shall not use or permit the use of the Premises in any manner which would be illegal.

No Unit Owner shall paint the exterior surfaces of the windows and doors opening out of their Unit.

No Unit Owner or any of their agents, servants, employees, licensees, or visitors shall at any time bring into or keep in their Unit any inflammable combustible or explosive fluid, material, chemical or substance, except for normal household use.

No Unit Owner shall make or permit any disturbing noises in their Unit, or do or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument, or operate or permit to be operated a computer for purposes of listening to music, phonograph, tape, radio or television set or similar loud device in such Owner's Unit between the hours of 12:00 Midnight and the following 7:00 A.M. if the same shall reasonably disturb or annoy other occupants of the Building and in no event shall practice or suffer to be practiced either vocal or instrumental music between the hours of 10:00 P.M. and the following 9:00 A.M.

No garments, rugs, etc., shall be hung from the windows or from any part of the Building or balconies or clotheslines strung, on, across or over the Common Elements or the Limited Common Elements (including any irrevocably restricted areas).

No sign of any kind shall be displayed to the public view on or in any Unit.

No birds, animals or reptiles, except dogs or cats, shall be permitted in any Unit unless the same shall have been expressly permitted in writing by the Board of Managers or the Managing Agent, and such permission shall be revocable at any time by the Board of Managers or Managing Agent in their sole discretion. In no event shall more than two (2) animals be permitted in any Unit. No pet shall be permitted in the Common Elements, including dogs and cats, unless carried or on a leash.

Smoking and using electronic cigarettes is prohibited at all times in all enclosed common areas of the Building, as required by law. Enclosed common areas of the Building include, but is not limited to, indoor Common Elements such as a lobby, hallway, and stairway. Smoking and using electronic cigarettes is permitted at all times in all dwelling units and outdoor areas, unless otherwise restricted by law. This policy applies to any person on the premises. Complaints about violations shall be made promptly to the Board of Managers. Complaints should be made in writing and should be as specific as possible, including the date, approximate time, location where smoke was observed, description of incident, and apparent source of smoke. Unit Owners shall provide to prospective buyers or renters of their Units a copy of this Smoking Policy including by annexing it to any contract of sale or lease of their Unit.

No Unit Owner shall leave or permit any personal property (i.e., bicycles, carriages, etc.) to be left in the hallways, corridors, lobby or other common areas or to be left on the terraces, unless in a place specifically designated for same, by the Board of Managers or the Managing Agent.

Limited Common Elements are Common Elements existing for the sole use and enjoyment of certain Unit Owners to the exclusion of all other Unit Owners. Limited Common Elements include but are not limited to any facilities (pipes, shut-off valves, wires, lines, conduits) that exclusively serve a Unit that are located behind its boundary walls or within its boundary walls but not readily accessible without damage to such boundary walls, balconies, terraces, or yards that are allocated for the exclusive use of an appurtenant Unit, as set forth in the Floor Plans.

Each Unit Owner of a Unit to which a Limited Common Element is appurtenant shall be responsible for the cost and performance of all painting, decorating and non-structural ordinary maintenance, repairs, cleaning and replacements to such Limited Common Element, including pipes, wires, and conduits exclusively servicing the Unit. However, any structural or non-ordinary repairs or replacements to a Limited Common Element shall be made by the Board of Managers, and the cost and expense thereof shall be charged to all Unit Owners as a Common Expense unless the need for such repair or replacement was caused by the wrongful or negligent act or omission of a Unit Owner or their tenants, guests, or invitees whereby the cost shall be charged to such Unit Owner. The Board of Managers shall have the right of access to, in, and through these areas for the purpose of doing building maintenance inspections. No structures of any kind may be erected on Limited Common Elements without the express written permission of the Board of Managers, except for temporary structures. Notwithstanding anything herein to the contrary, a Unit Owner who wishes to paint, decorate or make any other changes to a Limited Common Element appurtenant to their Unit, and which change deviates from the Limited Common Element as it was originally delivered by Sponsor, must first obtain express written permission from the Board of

Managers; for as long as Sponsor owns at least one Unit, a Unit Owner must also obtain express written permission from the Sponsor.

Limited Common Elements and any cellar spaces are considered uninhabitable space and may not be legally used as a bedroom or living room and to do so may result in a building code violation being issued for the Building. Any cellar space has less light and air than ordinary living space and is more susceptible to dampness. Refer to Schedule A for the amount of Limited Common Elements available to each Unit Owner.

The provisions set forth above shall not be applicable to the Sponsor, however Sponsor must still comply with applicable laws. For so long as Sponsor owns at least one Unit, the Sponsor and its nominees and agents shall have the right and privilege to maintain general and local sales offices in and about the Condominium, including any model Units located within the Condominium Building or elsewhere throughout the Property, and shall have the right and privilege to have their representatives, employees and agents present on the Condominium premises to show the Units to prospective Purchasers, to utilize the Common Elements and without limitation, to do any and all things necessary and incident to the sale of the Units, without charge or contribution other than in the form of Common Charge payments as otherwise provided for herein. The foregoing right is limited to Common Elements and Unsold Units and Sponsor shall not unreasonably interfere with Unit Owners' use and enjoyment of their Units and Limited Common Elements.

For so long as Sponsor owns at least one Unit, the Sponsor shall have the right to continue to employ signs of its choice upon the Condominium premises in its efforts to market and sell the Units. Incident to the rights and privileges provided for herein, the officers, employees, agents, contractors, guests and invitees of the Sponsor, its successors and assigns, shall have the right of ingress and egress to and throughout the Common Elements of the Condominium. The Sponsor shall have the right to use Common Elements and Limited Common Elements in the construction, repair or otherwise in connection with the building and maintenance of the Building.

The Board of Managers shall sign any application or other document required to be filed with any governmental authority having or asserting jurisdiction in connection with any such addition, alteration or improvement made by Sponsor or Successor Sponsor to any Unit, provided, however, that neither the Board of Managers nor the Unit Owners shall be subjected to any expense or liability by virtue of the signing of the application or such other document. A copy of any such application or other document will be furnished to the Board of Managers. However, Sponsor shall not make any material changes to the Condominium without a duly filed amendment to the Offering Plan.

Compliance with By-Laws and Rules and Regulations

Rules and regulations concerning the use of the Property and Units may be promulgated and amended from time to time by the Board of Managers, provided that copies of such Rules and Regulations are furnished to each Unit Owner prior to the time that they become effective. The initial Rules and Regulations of the Condominium are contained in Part II of the Offering Plan.

Each Unit Owner must comply strictly with the By-Laws and the rules, regulations, resolutions and decisions adopted pursuant thereto. Failure to comply with any of the same shall

be grounds for an action to recover sums due, for damages or injunctive relief, or both, by the Board of Managers or in a proper case, an aggrieved Unit Owner. In the case of flagrant or repeated violation the Board of Managers may ask the offending Unit Owner for sufficient surety for future compliance.

A Manager may be removed for cause by a majority vote of the Unit Owners.

The powers of the Board of Managers are set forth in Article 2 of the By-Laws. Among those powers and duties necessary for administration of the affairs, which generally include all powers and duties relating to the Property and business affairs of the Condominium other than that specifically directed or required to be done by the Unit Owners personally, including, without limitation, the following:

(i) To determine the amount of, collect and disburse the Common Charges, including the right to accumulate a reserve for capital replacements.

(ii) To make reasonable Rules and Regulations in addition to those set forth in the By-Laws and to enforce them.

(iii) To employ others, including a management agent, and to delegate powers.

(iv) To maintain, make repairs to and replacements of the Common Elements and Limited Common Elements including exterior walls, roofs, pipes, wire conduit and public utility lines, any of which is located in one Unit and services another Unit, and painting of exterior surfaces of doors and windows which open from a Unit. However, a Unit Owner shall be responsible for the maintenance of their Unit including electric repairs, plumbing stoppage, window cleaning, painting and decorating in the Unit, all glass breakage, pipes, wires and conduits in and servicing the same Unit and repairs and replacements to the Unit.

(v) To choose officers of the Condominium which officers shall include a President who shall be the chief executive officer of the Condominium, shall preside at all meetings of the Unit Owners and Board of Managers and be an ex-officio member of all committees; a Secretary who shall record all votes and take and keep minutes of all meetings of the Unit Owner and Board of Managers; and a Treasurer who shall be responsible for overseeing the finances of the Condominium funds and for keeping the financial budget and record of the Condominium or overseeing them if kept by the Managing Agent.

(vi) To maintain Condominium bank accounts.

(vii) To bring and defend actions on behalf of the Condominium including foreclosure of liens for unpaid Common Charges.

(viii) To acquire title to any abandoned Unit or Units under foreclosure.

(ix) To make repairs, restore or alter any Unit or the Common Elements after damage by fire or other casualty or condemnation.

(x) To enter a Unit when necessary for the maintenance, care and preservation of the Property.

(xi) To furnish annually, at the end of each fiscal year, copies of an annual report of the Condominium including a balance sheet and profit and loss statement certified by an independent public accountant, a statement regarding any taxable income attributable to the Unit Owners and a notice of the holding of the annual Unit Owners meeting. A Unit Owners, their representatives and mortgagee may examine the Condominium books and records upon reasonable notice and during normal business hours.

(xii) To act as an agent of those Unit Owners, if any, who give their written authorization to apply to the New York City real estate tax assessment agency by filing a single protest or complaint on behalf of all such Unit Owners pursuant to the applicable sections of the Real Property Tax Law. The Board of Managers may retain legal counsel on behalf of all Unit Owners for whom it is acting as agent and charge those Unit Owners a pro-rata share of expenses, disbursements and legal fees.

Right of Action

The Board of Managers and any aggrieved Unit Owner shall have the right of action against Unit Owners or the Board of Managers for failure to comply with the Declaration, By-Laws, or decisions of the Board of Managers.

Any matter required or permitted to be determined by arbitration pursuant to the terms of the Declaration or By-Laws shall be submitted for resolution by a single arbitrator in a proceeding held in the City of New York in accordance with the rules of the then existing rules of the American Arbitration Association or any successor organization thereto. In the event that the American Arbitration Association shall not be in existence and has no successor organization, any such arbitration shall be held before an arbitrator appointed by a court of competent jurisdiction. The parties to any matter required or permitted to be determined by arbitration pursuant to the terms of the Declaration or By-Laws may, by written agreement, vary any terms of Article 16 of the By-Laws, and may agree to resolve the matter in any manner, including, without limitation, the manner set forth in §3031 of the New York Civil Practice Law & Rules and known as the Simplified Procedure for Court Determination of Disputes. The decision in any arbitration conducted pursuant to the terms of Article 16 shall be binding upon all of the parties thereto and may be entered in any court of competent jurisdiction.

Enforcement of Sponsor's Obligations

The obligations of Sponsor with respect to the Condominium, the Common Elements or the Limited Common Elements shall be enforceable only by the Board of Managers on behalf of all Unit Owners. In no event shall any obligations of Sponsor be enforceable by individual Unit Owners unless the Board of Managers fails to give written notice to enforce such obligations within ninety (90) days following the giving of written notice of such claim by any Unit Owner to the Board of Managers. The Board of Managers has a fiduciary duty to act in the best interest of the Condominium, even during the Sponsor Control Period. Nothing herein shall prevent an individual

Unit Owner from bringing an action in the nature of a derivative action against the Board of Managers. Sponsor agrees that during the Sponsor Control Period it will in its capacity as the Board of Managers enforce such obligation when required to do so by a resolution duly passed by a majority of the Unit Owners, excluding Sponsor, at a special meeting of the Unit Owners called for such purpose. Furthermore, any provisions that give Sponsor control of the enforcement of Sponsor's obligations are not lawful. In addition, if there are non-Sponsor members of the Board of Managers, and there is a vote on whether to sue Sponsor, Sponsor's board representatives cannot lawfully vote on that issue. See Park River Owners Corp. v. Bangser Klein Rocca & Blum, 269 A.D.2d 313, 703 N.Y.S.2d 465 (1st Dept. 2000); McKinney's Consolidated Laws of the State of New York, General Business Law, Volume 19, pocket part, page 193; and BCL § 713(a)(1). Also of interest is Board of Managers of Fairways at North Hills v. Fairways at North Hills, 193 A.D.2d 322, 603 N.Y.S.2d 867 (2d Dept. 1993), discussed in McKinney's Consolidated Laws of the State of New York, General Business Law, Volume 19, page 160.

Voting

Each Unit Owner, or some person designated by such Unit Owner to act as proxy on such Unit Owner's behalf and who need not be a Unit Owner, shall be entitled to cast the votes appurtenant to the Unit Owner's Unit at all meetings of Unit Owners. The total number of votes of all Unit Owners shall be 1,000,000 and each Unit Owner shall be entitled to cast one vote at all meetings of the Units Owners for each .0001% of Common Interest attributable to their Unit(s).

Notices to Permitted Mortgagees

The Permitted Mortgagee will be notified within ten (10) days by certified or registered mail, with a "return receipt" requested in the event of the following:

(i) Any condemnation or casualty loss that affects either a material portion of the Property or the Unit securing its mortgage;

(ii) Any 60-day delinquency in the payment of assessments or charges owed by the owner of any Unit on which it holds the mortgage;

(iii) A lapse, cancellation, or material modification of any insurance policy maintained by the Condominium Association; and

(iv) Any proposed action that requires the consent of fifty-one percent (51%) of the Permitted Mortgagees.

THE FOREGOING SUMMARY IS NOT INTENDED TO BE A COMPLETE DISCUSSION OF THE BY-LAWS OR DECLARATION. PROSPECTIVE PURCHASERS OR THEIR ATTORNEYS OR ADVISORS SHOULD REVIEW THE BY-LAWS, DECLARATION AND OTHER IMPORTANT DOCUMENTS SET FORTH IN PART II OF THE OFFERING PLAN.

REAL ESTATE TAXES

Real estate taxes are assessed and collected by the City of New York. The Residential Units will be classified as Tax Class 2 property (more than three units or three floors) upon completion of the improvements.

Once Units are separately assessed for real estate taxes, each Unit Owner will be responsible only for payment of the tax bill attributable to Unit Owner's Unit, and will not be responsible for paying the tax bill attributable any other Unit. Likewise, with separate assessments, one Unit cannot be subject to a tax lien arising out of another Unit Owner's failure to pay the taxes due on that other Unit Owner's Unit.

Certain Purchasers of Residential Units, including senior citizens and veterans, may be exempt, in whole or in part, from real estate taxes. Each potential Purchaser should consult their own tax advisor as to the availability of such exemptions.

Submission of the Declaration and Tax Lot Drawings to the New York City Real Property Assessment Bureau for review is one of the first steps in the process by which the Units will become separate tax lots. The timing of this submission generally depends upon the date the Offering Plan is declared effective, as typically the submission is not made until that time. As of the date of this Offering Plan, Sponsor has no reason to anticipate any delay other than normal governmental processing time in effectuating creation of separate tax lots and individual Unit assessments.

Purchasers are advised, however, that due to the City's schedule in assessing real property generally, it is possible that separate assessments of Units may not be made for six to twelve months after separate tax lots legally are established. That is, separate tax lots may be established (thereby enabling Sponsor to convey Units to Purchasers), but separate assessments may follow some months later. Thus, for a period of time following establishment of separate tax lots, one tax bill may still be rendered for the entire Property. Details of how the tax bill will be paid under these circumstances and Purchasers' responsibilities for contributing their proportionate share of same, are included in Part I of this Offering Plan, "Unit Closing Costs and Adjustments."

Assessment and Tax Certiorari Proceedings

The Board of Managers shall have the right accorded board of managers in §339-y of the Condominium Act, on behalf of and as agent for any Unit Owner who has given written authorization to the Board of Managers, to commence, pursue and settle certiorari proceedings to obtain reduced real estate tax assessments with respect to the Unit, as set forth in the By-Laws. All Unit Owners will share the costs in connection therewith and the benefits derived therefrom. The Board of Managers may retain legal counsel on behalf of Unit Owners for which it is acting as agent and 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 as if for Common Charges, pursuant to §339-z of the Condominium Act. If any Unit Owner seeks individually, to have the assessed value of said Owner's Unit reduced, by bringing a separate tax certiorari proceeding, the Board of Managers, if necessary for such proceeding, will execute any documents or other papers required for, and otherwise cooperate with such Unit Owner in pursuing such reduction, provided such Unit Owner indemnifies the Board of Managers and all other Unit Owners from all costs, claims and

expenses (including, without limitation, reasonable attorney's fees and expenses), resulting from such proceedings.

There are no tax certiorari proceedings currently pending for the Property.

Real Estate Tax Projection

The New York City Department of Finance assesses the values on all New York City residential and commercial properties annually. The Department of Finance releases tentative assessments of the property value of every property in January of every year and final assessments every May, prior to the beginning of each tax year, which begins July 1. Real Property tax rates, set each year by the City Council are applied to these property values to determine each homeowner's annual tax liability.

The property tax assessment process commences when the city's assessors determine the *market value* of the property. Despite the given name "*market value"*, this value has little to do with the actual value of the property (what someone would actually pay for acquisition of the property). In some neighborhoods the *market values* are close to actual property values. In others they can be as little as 5% of true values. Even within neighborhoods there can be wide variations. Property tax is only levied on a portion of the *market value*. This portion is called the *assessed value*. In regard to Condominiums with more than three (3) dwelling units, taxes are levied on 45% of the *market value*.

Any statements regarding property taxes as it relates to this Building has been ascertained from the Property Tax Projection Letter set forth subsequently in Part I of this Offering Plan supplied by Tuchman, Korngold, Weiss, Liebman & Lindemann, LLP., 6 East 45th Street, Seventh Floor, New York, NY 10017 ("Property Tax Professional"). Post-construction real estate tax estimates were made by Property Tax Professional. Sponsor and Sponsor's counsel have relied wholly on the Property Tax Projection Letter by Property Tax Professional to provide prospective purchasers the information related to the property taxes for the Building set forth herein; Sponsor and Sponsor's counsel are not property tax experts, have not independently verified the Property Tax Projection Letter, and make no judgment as to its accuracy. Therefore, Purchasers are strongly urged to review the Property Tax Projection Letter provided by Property Tax Professional thoroughly and to consult with their own tax counsel or expert regarding same. See the Property Tax Projection Letter dated December 9, 2020, set forth at the end of the section "Real Estate Taxes". The projected real estate taxes for the First Year of Operation contained on Schedule A are based on an assessment of the Building before construction is complete. Purchasers are advised that real estate taxes may increase materially when the Building is reassessed after construction is complete. If Sponsor completes construction earlier than anticipated, or if the Department of Finance assesses the Building as complete earlier than anticipated by the Property Tax Professional, then projections for post-construction assessments may be in effect sooner than projected.

The Property Tax Projection Letter provides, in part, that upon conversion to a condominium, the Residential Units will be designated Tax Class 2, the Non-Residential Units will be designated Tax Class 4 when separately assessed, and the 2022/2023 final assessment roll may only reflect a land assessment when it is published in May 2022. Property Tax Professional assumed a Tax Class 2 tax rate of 12.8% and Tax Class 4 tax rate of 10.8%.

Estimated Residential Assessed Value 2022/2023 tax year:	$11,600,000
Estimated Residential Tax Liability 2022/2023 tax year:	$1,484,800
Estimated Residential Assessed Value 2023/2024 tax year:	$17,200,000
Estimated Residential Tax Liability 2023/2024 tax year:	$2,201,600
Estimated Non-Residential Assessed Value 2022/2023 tax year:	$400,000
Estimated Non-Residential Tax Liability 2022/2023 tax year:	$51,200
Estimated Non-Residential Assessed Value 2023/2024 tax year:	$800,000
Estimated Non-Residential Tax Liability 2023/2024 tax year:	$86,400

The Schedule A set forth in Part I of the Offering Plan allocates the estimated real estate taxes for the First Year of Operations to all Residential Units based on each Residential Unit's Common Interest. However, Sponsor makes no representation that the New York City Department of Finance will actually apportion the real estate taxes for each Unit based on Common Interest. Purchasers are urged to review the Property Tax Projection Letter with their own counsel to understand the tax implications on their Unit. After the Condominium is divided into individual tax lots by the Department of Finance, each Unit will be taxed as a separate tax lot for real estate tax purposes, and individual Unit Owners will not be responsible for, nor will the Unit be subject to, any lien arising from the nonpayment of taxes on other Units. Every January, the New York City Department of Finance mails property owners a Notice of Property Value. Every May, the New York City Department of Finance issues a final assessment. After the Declaration and Tax Maps are filed, until the New York City Department of Finance issues the next Notice of Property Value or final assessment, an assessment of each Unit may not be shown on the New York City Department of Finance website even if the New York City Department of Finance has apportioned the real estate taxes for each Unit.

The policy of the New York City Department of Finance is to apportion each Unit's real estate taxes based on its Common Interest. However, the City of New York is not bound by the allocation of Common Interests and may allocate on a different basis. SPONSOR MAKES NO REPRESENTATION THAT THE ASSESSED VALUE OF THE PROPERTY, THE ESTIMATED ALLOCATIONS, OR THE TAX RATE WILL NOT BE CHANGED.

There is no assurance the taxing authority will allocate taxes based on relative apartment size, apartment height, and unit-specific features, as provided in the analysis by Property Tax Professional. It is therefore possible that owners of Units having the same percentage of Common Interest will pay different amounts of real estate taxes.

No representation or warranty can be made as to (a) whether there will be (i) a further increase in the actual valuation of the Property during the projected budget year or (ii) an increase in the assessed valuation of the Property by reason of the condominium conversion or otherwise, or (b) the method of determining the assessed valuation (whether on a rent roll, market or other basis) or (c) the amount of any increase in the assessed valuation of the Property.

If separate tax assessments have not been made for individual Units prior to the closing of title to a Unit, Sponsor will collect from each Purchaser at closing, and will place in escrow in a

separate account established by the Sponsor for that purpose, an amount equal to the Unit's estimated proportionate share of the real estate taxes projected to be due for the entire Property for the half of the tax year next commencing after the closing of said Unit (i.e., for either the first half or second half, depending on when the Unit closes). If the tax assessor indicates that more than one half of a tax year may elapse before the Units are individually assessed, Sponsor shall collect at closing Purchaser's proportionate share of taxes for the upcoming half and shall deposit the same in the account described above. Until separate tax assessments have been made for individual Units, a Purchaser that obtained financing may have to maintain a second tax escrow account with their lender. With respect to the balance of the estimated taxes due for the next applicable tax period, the Board of Managers is authorized by Article 2.6. of the By-Laws, and shall be obligated to collect monthly escrows from Unit Owners with their Common Charges based upon the estimated tax bill for the entire Property and the then current tax rate deposit the same in the tax escrow account. At the time taxes are due and payable, Sponsor shall pay out of Sponsor's own funds, Sponsor's proportionate share of the Property tax bill allocable to the Unit(s) Sponsor then owns, based on the allocation method described above, and the Board of Managers shall be obligated to cause the release to Sponsor of the appropriate amount of escrowed tax funds in the tax escrow account for Sponsor's use in paying the share of taxes attributable to Units that have been sold and closed to other Unit Owners.

If the actual taxes due for any period for which Sponsor collected escrows are higher than the amount collected and held in escrow, the Board of Managers shall pay the difference and shall bill Unit Owners for their proportionate share of any necessary reimbursement, as a special assessment. Sponsor will remain liable for all real estate taxes attributable to Sponsor's Units until Sponsor sells and conveys those Units. If any Unit Owner fails to pay a Unit's pro rata share of real estate taxes when due, by Common Charge billing, special assessment billing, or both, the Board of Managers will have a lien on such Unit for non-payment thereof, as if such charges were Common Charges.

If the actual taxes due are lower than the amount collected and held in escrow, then (i) the Board of Managers shall pay the Unit Owners their proportionate share of any excess if the Board of Managers collected the escrow, and/or (ii) Sponsor shall pay the Unit Owners their proportionate share of any excess if Sponsor collected the escrow.

Prospective Purchasers are advised to read the full text of the Property Tax Projection Letter on the following page for details about the projected real estate tax assessments.

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**ALSO ADMITTED IN NJ

REAL ESTATE TAX OPINION OF ELIGIBILITY

December 9, 2020

AARE Broadway Investors LLC, 2461 Broadway LLC, A&S MM LLC, 2461 D&O LLC,
UWS AA BSD LLC
c/o Adam America
850 Third Avenue, Suite 13D
New York, New York 10022

RE: 251 West 91st Street
Currently Block 1239 Lot 110
Borough of Manhattan
City of New York

Dear Sir or Madam:

This letter is in response to your request for an opinion and projection of the estimated real estate tax assessments and taxes upon the completion of construction and creation of a condominium. You have requested our opinion concerning the real property tax assessment to be levied upon the captioned premises as well as the taxes for the budget year for the first year of condominium operation which you have advised us will be the period July 1, 2022 through June 30, 2023 as well as the first post construction tax year which will be the period July 1, 2023 to June 30, 2024. You have advised us that the project will consist of the construction of a residential multiple dwelling containing fifty-seven residential units plus two retail units. You have also advised us that construction will commence during the winter of 2020 and you expect construction to be completed by the summer of 2022.

In order to prepare this letter and the opinion set forth herein, we have been supplied with certain information upon which we have relied. This information includes your acquisition cost and the estimated construction costs. We have also been supplied with a square footage analysis in a draft schedule A and plans prepared by ODA architects. With the exception of information that is on publicly accessible web sites maintained by agencies of the City of New York, the factual information contained in this letter is based entirely on information provided to us by you or your agents and we have made no independent investigation of such information. This opinion letter and projection of future real estate tax assessments and taxes is provided solely as an estimate of such assessments and taxes and we accept no liability in the event the opinions expressed herein are not accurate. The projection of real estate taxes for years into the future is highly speculative and subject to change. . This estimate has not considered the effect of the current Corona Virus pandemic, it is unknown how this will affect assessed values going forward and therefor was not factored into this estimate.

In predicting the future assessed value, we have given consideration to the following factors:

1. The current claimed standard of assessment used by the Real Property Division of the New York City Department of Finance is to assess at 45% of economic value.

2. The estimate of the cost of the construction.

3. The potential capitalized net income of the property if operated as a rental.

4. Tax Assessments of comparable properties.

Tax Assessments in New York City are made on a fiscal year basis running from July 1 of any one year to the next succeeding June 30. The status of the building on January 5 of any one year is the basis of the assessment for the fiscal year beginning that July 1. The final assessment roll containing the final 2020/2021 assessed values was published on May 25, 2020. The final 2020/2021 assessment roll showed the following values for vacant land:

Block/Lot	Actual Assessed Value	Transitional Assessed Value	Tax Class
1/1239/110	$1,358,100	$1,225,620	4

Real Property Tax Law Section 581 provides that cooperative and condominium apartments shall be assessed for tax purposes as if the building was a comparable rental property. Thus, the Department of Finance is prohibited from utilizing the sales prices of the individual condominium units in determining the assessed valuation. Therefore the prices that are set in any condominium offering plan and any subsequent sales or resales are not relevant in determining the assessed value of the property or of the individual condominium units. Upon conversion to a condominium and after an application is submitted by the sponsor, the New York City Department of Finance shall assign individual tax lot numbers to each of the condominium units. The residential condominium units will be designated as tax class 2 property and will pay on the class 2 tax rate and the community facility unit will pay on the class 4 rate. The 2020/2021 tax class 2 residential tax rate has been set at $12.267 for each $100 of assessed valuation and the tax class 4 commercial tax rate has been set at $10.694 for each $100 of assessed valuation. The 2020/2021 rates will be set later this year.

Real Property Tax Law Section 1805 provides for the creation of a transition assessment system within the City of New York. Under the transition assessment system, the usual increase in the actual assessed value of a property between one year and the next is phased in over a five year period in equal installments. The five-year phase in does not apply to new construction or other increases due to physical improvements to the property.

Increases due to such physical improvements or new construction are added in full to the next year's assessment. Pursuant to Real Property Tax Law Section 1805, the taxable assessment is determined to be the lesser of the actual assessed valuation or the transition assessed valuation. We believe that there will be an increase in value for the 2022/2023 and 2023/2024 tax years as a result of the new construction which will be placed on the assessment roll immediately and not subject to the five year phase in. In future years, any increases in assessed value will likely result in the taxable assessment being increased and based on a phased-in transition assessed value.

We have been advised that in determining the assessed values for the individual units, since November 28, 2005 the revised procedures of the New York City Department of Finance calls for the locking-in of the common interest (elements) percentages (Unit Allocation Factor or UAF) extracted from the condominium declaration filed with the Department of Finance, Survey office and registered at the City Register. However, we have seen where there is a significant commercial value in the building, the commercial units may have a greater valuation percentage, but the residential units should have their allocation based on the residential common interest. You have advised us that the final common interest percentages have been fixed at 97.259% of the proposed assessed value to the residential units, and 2.741% of the proposed assessed value to the retail commercial units yet we are slightly increasing the allocation for the retail units for assessment purposes..

In June of 2019, the New York State Legislature passed legislation extending property tax abatements for homeowners in New York City cooperatives and condominiums through June 30, 2021 at the rate of 17.5% with buildings with average assessments greater than $60,000 per unit and a greater percentage for buildings with a lesser average per unit. Assuming the post construction assessed value is set as estimated in this letter, the abatement **for eligible unit owners** would be set at 17.5% of the annual taxes. A unit owner must acquire title by January 5 and an application must be timely filed with the New York City Department of Finance to be possibly eligible for the abatement for immediately successive tax year. The law makes additional changes from the original abatement law which will eliminate such abatement benefits for units which are not the primary residence of the owner. The law further limits the benefits to a maximum of three units in the building, one of which must be the primary residence of the owner. Ownership by an LLC or a corporation is not eligible for this abatement. It is unknown at this time if unit owners will have acquired their ownership interests at a point in time by which they will be eligible to apply for this abatement or if this law will be reenacted. Therefore, in predicting the taxes on this building we have not given any consideration to this current tax benefit. Unit owners are advised to beware of various filing deadlines that may be included in the renewed law as well as possible changes in the level of abatement and eligibility.

We caution you that it is likely that there will not be an official apportionment of the assessment for the tax liability among the units until such time as an official apportionment of the assessed value is made and becomes effective. You should explain in your offering plan how taxes are to be allocated among unit owners prior to the apportionment of the tax lots which may be substantially different than the numbers set forth herein. We have also assumed that for the 2022/2023 tax year all units will be deemed by the Department of Finance to be in tax class 2 for the initial budget year and we have therefore also utilized the class 2 tax rate for the retail commercial units for the initial budget year.

Predicated upon the foregoing, it is our estimate that the total actual assessed value of the property will be $12,000,000 for the initial budget year and will be $18,000,000 for the post construction tax year and we have utilized those numbers in estimating the real estate taxes for the initial budget year and the first post construction tax year. We caution you that we have found that the assessment practices of the New York City Department of Finance are notoriously inconsistent in assessing properties during the course of construction and it is possible that there may be a substantial deviation from our estimate in the assessed value for the 2022/2023 and 2023/2024 tax years. **Prospective purchasers should be aware that the taxes projected for the initial budget year are temporarily and artificially low.**

Therefore assuming the class 2 tax rate increases to $12.80 for each $100 of assessed valuation and the class 4 tax rate increases to $10.80 for each $100 of assessed valuation we make the following projections of the real estate taxes ***prior to any abatements or exemptions*** for the initial budget year July 1, 2022 through June 30, 2023 and the first post construction year July 1, 2023 through June 30, 2024:

Residential Units

July 1, 2022 through June 30, 2023 (2022/2023 Tax Year)

Assessed Value	Tax Rate	Tax
$11,600,000	12.8%	$1,484,800

July 1, 2023 through June 30, 2024 (2023/2024 Tax Year)

Assessed Value	Tax Rate	Tax
$17,200,000	12.8%	$2,201,600

Retail Units

July 1, 2022 through June 30, 2023 (2022/2023 Tax Year)

Assessed Value	Tax Rate	Tax
$400,000	12.8%	$51,200

July 1, 2023 through June 30, 2024 (2023/2024 Tax Year)

Assessed Value	Tax Rate	Tax
$800,000	10.8%	$86,400

Based upon our previous experience with such proceedings, we have issued the within letter which the specific understanding our opinion is not a guarantee of the amount of future real estate taxes. In no event will we, as Sponsor's real estate tax counsel, be liable if there are changes in the facts on which we have relied in issuing this opinion, or if there are changes in the applicable statutes, rules and regulations of the City of New York, decisional laws or administrative agency rulings, interpretations and policies on which we have relied which cause this opinion to be inaccurate.

Our firm has an extensive practice in real estate tax review matters and in 421-a and J-51 tax exemption/ tax abatement applications, and we currently represent the owners of approximately 3,000 buildings in the City of New York, and file applications for correction of the tax assessments and tax exemptions/tax abatements on these properties. This firm and its predecessors have been engaged in such practice for a period in excess of 60 years. Additionally, the writer is the past chairman of the Law Committee of the Associated Builders and Owners of Greater New York, a director of both the New York State Builders Association and the Associated Builders and Owners of Greater New York, a past member of the Tax Certiorari and Condemnation Committee of the Bar Association of the City of New York, and is a director and former President of the Real Estate Tax Review Bar Association, a specialized Bar dealing with real estate tax assessment matters

Interested parties should be aware that the estimate of the real estate tax assessments and taxes for the initial and post construction years cover a period into the future. Neither we nor any person can guarantee what the real estate taxes will be at any future date. The estimates set forth in this letter are merely our opinion. Changes in economics, law or policies of government agencies may radically change the opinions expressed herein.

The opinion expressed herein is that of the undersigned, and does not purport to express the opinion of the New York City Department of Finance or any city or government agency. That Department's opinions may result in substantially different total taxes than the taxes estimated herein. This opinion letter is given as of the date hereof and we disclaim any obligation to you or any unit purchaser of any change which hereafter may be brought to our attention. We consent to the inclusion of this letter in the offering plan.

Very truly yours,

TUCHMAN, KORNGOLD, WEISS, LIEBMAN & LINDEMANN, LLP

By: Paul J. Korngold

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

Deductibility of Mortgage Interest and Real Estate Taxes

A Unit Owner will own their Unit in fee simple and each Unit will be a separate tax lot for real estate tax purposes. Therefore, each Unit Owner may mortgage their Unit with an institutional lender and will be liable for payment of mortgage interest and principal and any real estate taxes assessed against the Unit.

On January 1, 2018, the Tax Cuts and Jobs Act of 2017 went into effect. This federal law significantly changed the previously existing Internal Revenue Code, including the taxes and deductions related to homeownership. Purchasers are advised to consult with a tax expert regarding whether the new law will affect the purchaser's taxes.

A non-corporate Residential Unit Owner who itemizes their deductions will be entitled to a deduction in computing their taxable income for Federal income tax purposes for bona fide mortgage interest incurred with respect to their Unit in the year paid provided that (a) the indebtedness is incurred in acquiring, constructing or improving the Unit, (b) the indebtedness is secured by the Unit, (c) the indebtedness does not exceed $750,000.00, or $375,000 in the case of a married individual filing a separate return, and (d) the Unit is a "qualified residence." The Federal limitation on the deduction for real estate taxes applies in the aggregate to, and is inclusive of, state and local income taxes paid as well. Thus, the maximum amount a Residential Unit Owner may deduct for real estate taxes and state and local taxes combined is $10,000 ($5,000 in the case of a married individual filing a separate return). The amount of any available deductions may vary due to changes in the interest rate, the allocation of constant debt service payments to interest, and state and local taxes. For some taxpayers, the foregoing deductions may also be impacted by the alternative minimum tax. No opinion is expressed as to the taxation of Unit Owners who are not New York State residents or not individuals. Purchasers are strongly encouraged to consult with their own tax professionals to ascertain the tax costs and benefits, if any, of ownership of a Unit.

A Unit Owner who uses a Unit for professional or business use or for the production of income, should be entitled, under present law, to a deduction for Federal and New York State income tax purposes for the real estate taxes paid on the Unit and for the interest paid on any mortgage covering the Unit.

Tax Status of Condominium

The Condominium will be managed by the Board of Managers, which shall collect the Common Charges on behalf of the Condominium. Although it is not clear whether the Condominium would be treated as an association taxable as a corporation for Federal tax purposes, there is substantial authority for such treatment. Assuming that it is a taxable entity, the Condominium will file tax returns and be subject to the regular corporate income tax on its taxable income, and its taxable income would be computed as the excess of its gross income over its deductible expenses. However, any portion of the Common Charges that is segregated and used to finance specified capital expenditures should not be included in gross income.

Notwithstanding the foregoing, the Condominium should qualify under Section 528 of the

Internal Revenue Code to be exempt from tax on certain income. If the Condominium meets all applicable requirements and properly makes the election, it may be exempt from tax on membership fees, dues and assessments from the Condominium Unit Owners.

No warranty is or can be made by Sponsor or any other person that the United States Treasury Department or the New York State Department of Taxation will allow the aforementioned deductions and no representation or warranty is or can be made that the tax law or the regulations or rulings issued thereunder, or any judicial interpretation thereof, may not change so as to disallow the deductions in whole or in part. Neither Sponsor nor its counsel shall be liable if it is held that the Unit Owners are not entitled to such income tax deductions or to special exemptions as aforesaid due to changes in applicable law, regulation or decisional law.

MARANS NEWMAN TSOLIS & NAZINITSKY LLC
29 BROADWAY · SUITE 2400 · NEW YORK, NY 10006 · 212 968-0244

RICHARD D. MARANS, ESQ.
RICHARD M. NEWMAN, ESQ.
STEPHANIE TSOLIS, ESQ.
JASON NAZINITSKY, ESQ.
CATHERINE LEE, ESQ.
JONATHAN PIVOVAROV, ESQ.
STEPHANIE MCPEAKE, LAW CLERK

COUNSEL'S TAX OPINION

April 1, 2020

UWS AA BSD LLC
850 Third Avenue, Suite 13D
New York, NY 10022

Re: Offering Plan for: The ERA Condominium
Premises: 2461 Broadway, New York, New York 10025

To Whom It May Concern:

You have requested our opinion with regard to certain income tax matters relating to the Offering Plan (the "Offering Plan") for The ERA Condominium (the "Condominium") including specifically the availability of certain deductions for federal, New York State and New York City income tax purposes with respect to payments of mortgage interest and real estate taxes by individual Unit Owners and the tax treatment to be received by the Condominium.

All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Offering Plan.

You have advised us that the Sponsor will apply to the Department of Law of the State of New York to convert the premises located at 2461 Broadway, New York, NY 10025 to condominium ownership pursuant to the provisions of Article 9-B of the Real Property Law of the State of New York. The Condominium shall consist of Fifty-seven (57) Residential Units, Two (2) Non-Residential Units, Eighteen (18) Licensed Storage Spaces, and Twenty-Nine (29) Licensed Bicycle Spaces. Each Unit Owner will hold title to their Unit in fee simple plus an undivided interest in the Common Elements. Each Unit and its interest in the Common Elements will be taxed as a separate parcel for real estate tax purposes. Each Unit Owner may place a separate mortgage in accordance with the By-laws and the Offering Plan, on their Unit and, by doing so incur direct liability for the interest payable on such mortgage. The Condominium will be operated by a Board of Managers which, pursuant to the By-Laws, will act as the agent of the Unit Owners. The primary function of the Board of Managers will be to collect the Common Charges and use such funds to supervise the maintenance and operation of the Common Elements.

In connection with this opinion, we have reviewed various documents included in the Offering Plan, or as exhibits to the Offering Plan, relating to the Condominium including the Declaration and By-Laws.

Each unit under this Offering Plan is consistent with Real Property Law§339-(i)(1)(iv). The percentage of Common Interest allocated to each Unit is based upon floor space, subject to the location of such space and 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.

A non-corporate Residential Unit Owner who itemizes their deductions will be entitled to a deduction in computing their taxable income for Federal income tax purposes for bona fide mortgage interest incurred with respect to their Unit in the year paid provided that (a) the indebtedness is incurred in acquiring, constructing or improving the Unit, (b) the indebtedness is secured by the Unit, (c) the indebtedness does not exceed $750,000.00, or $375,000 in the case of a married individual filing a separate return, and (d) the Unit is a "qualified residence." The Federal limitation on the deduction for real estate taxes applies in the aggregate to, and is inclusive of, state and local income taxes paid as well. Thus, the maximum amount a Residential Unit Owner may deduct for real estate taxes and state and local taxes combined is $10,000 ($5,000 in the case of a married individual filing a separate return). The amount of any available deductions may vary due to changes in the interest rate, the allocation of constant debt service payments to interest, and state and local taxes. For some taxpayers, the foregoing deductions may also be impacted by the alternative minimum tax. No opinion is expressed as to the taxation of Unit Owners who are not New York State residents or not individuals. Purchasers are strongly encouraged to consult with their own tax professionals to ascertain the tax costs and benefits, if any, of ownership of a Unit.

A Condominium under New York State law is generally an unincorporated association ("Association"). Absent the application of Section 528, federal law is unclear as to the tax status of a condominium; there is no authority addressing the entity classification of an unincorporated association. If the Association does not elect to be treated as a corporation for the purposes of federal income tax, the Association would be treated as a partnership where income and expenses of the Association pass through to Unit Owners.

We have been requested to opine as to whether the Association will be eligible to qualify as a tax-exempt organization for federal income tax purposes. In order for the Association to qualify as an exempt organization for federal income tax purposes under Section 528 of the Internal Code, it must meet the following six (6) conditions:

(1) The Association must be organized and operated to provide for the acquisition, construction, management, maintenance and care of the Association's property.

(2) Sixty percent (60%) or more of the Association's gross income must be derived from the payment of dues or fees from the Unit Owners in their capacity as owner-members rather than

in the capacity as customers for services.

(3) Ninety percent (90%) or more of the expenditures of the Association for the taxable year must be used for the acquisition, construction, management, maintenance and care of the Association's property.

(4) No part of the net earnings of such organization inures (other than by acquiring, constructing, or providing management, maintenance, and care of association property, and other than by a rebate of excess membership dues, fees, or assessments) to the benefit of any private shareholder or individual.

(5) The Association must qualify as a "Condominium management association," which is an organization meeting the requirements of condition (1) above with respect to a Condominium substantially all of which units are used by individuals as residences.

(6) The Association must properly and timely elect to have Section 528 of the Internal Revenue Code apply for the taxable year.

A Condominium management association is defined as an organization organized and operated to provide for the acquisition, construction, management, maintenance and care of a Condominium, provided substantially all of the Units are used by individuals for residences. "Substantially all" the Units will be considered used by individuals for residences if at least eighty-five percent (85%) of total square footage of all units within the project is used, or is intended to be used, by individuals for residential purposes or purposes auxiliary to residential use, such as storage rooms, laundry and areas used by maintenance personnel.

An effective election under Section 528 will exempt from federal income taxation all amounts received by the Condominium management association as exempt function income. Exempt function income is defined as money received as membership dues, fees, or assessments from owners of condominium housing units. Income which is not exempt function income to the extent such income exceeds expenses properly allocable to such income is taxable. Examples of income which is not exempt function income are common charges paid by owners of commercial units, interest earned on reserve funds, amounts received from persons who are not members of the Condominium management association, amounts received for work done on privately owned property which is not Condominium management association property, and amounts received from members for special use of the Condominium management association's facilities, the use of which is not available to all members as a result of having paid the dues, fees, or assessments required to be paid by all members. If the Condominium management association fails to qualify for or properly elect treatment under Code Section 528 for a taxable year, it may be subject to federal income taxation.

You have advised me that you anticipate that greater than eighty-five percent (85%) of the square footage of the project will be used for residential purposes. Our review of the documents referred to above indicates that the Association does meet all the organizational tests described

above to qualify for exemption. Therefore, it is our opinion that the Association will not be subject to federal income tax for the taxable years in which such election is in effect, except as noted below.

This opinion only relates to the specific tax matters discussed above which do not necessarily comprise all tax matters that may be of significance to the Purchasers of the Units. We express no view as to any federal, New York State or New York City tax consequences other than as explicitly discussed in the opinion or as to the tax status or tax consequences of the Offering Plan under the laws of the United States or any foreign jurisdiction. Therefore, it is strongly recommended that each prospective Purchaser of a Unit consult with their own tax advisor concerning the federal, New York State and New York City tax consequences of the purchase and ownership of a Unit in the Condominium. In no event will the Sponsor, Sponsor's counsel, the Board of Managers, counsel to the Board of Managers or any other person be liable if by reason of changes in fact or applicable law, regulations decisional law or Internal Revenue Service rulings, the tax consequences described above should change. No warranties are made that the tax laws upon which counsel bases this opinion will not change and no one else has been authorized to make any representations other than those contained herein.

This opinion has been prepared with the knowledge that it will be incorporated into the Offering Plan.

Very truly yours,



By: Richard Marans
Marans Newman Tsolis & Nazinitsky LLC

WORKING CAPITAL FUND

The Purchaser of each Unit shall be required to make a contribution at the Closing to the working capital fund of the Condominium (the "Working Capital Fund") in an amount equal to one (1) times the monthly Common Charges due with respect to such Unit as of the Closing. Sponsor will not be obligated to make any contributions to the Working Capital Fund, except to the extent it is funded by payment of Common Charges. The Working Capital Fund will be held and used for working capital, closing costs and adjustments, unanticipated increases in budgeted or additional Common Expenses, capital repairs or replacement or for such other appropriate purposes as will be determined by the Board of Managers. While Sponsor controls the Board of Managers, the Working Capital Fund will not be used to reduce estimated Common Charges. The Board of Managers will be able to utilize the money in the Working Capital Fund at any time and accordingly, no representation or warranty can be made and no assurance can be given as to the exact amount of funds available at any specific time and no minimum amount is represented or guaranteed. In no event shall any portion of the Working Capital Fund be used to pay any Common Charges attributable to Unsold Units. Substantial credits from the Working Capital Fund are not anticipated. Net adjustments for prepaid expenses, in favor of the Sponsor, will be paid for insurance premiums, water charges, and any prepaid service contracts.

Immediately prior to the First Closing, Sponsor shall apportion any of the applicable following items with the Board of Managers as of the day immediately preceding such closing:

- Staff wages and payments or obligations relative to employees of the Condominium
- Fees for assignable permits and licenses, if any
- Charges for electricity and gas for the Common Elements
- Water and sewer charges
- Payments under service and maintenance contracts
- Real estate taxes
- Cost of maintenance supplies
- Premiums for transferable insurance policies

If any of the foregoing items to be apportioned cannot be adjusted at the First Closing because they are not fully ascertainable, they shall be apportioned and adjusted to the extent reasonably possible at First Closing, and final adjustment will be made as soon thereafter as the amounts are ascertained. The amount of the net credit shall be paid to Sponsor at the time of the First Closing, and each succeeding closing, out of the Working Capital Fund, to the extent available. If insufficient funds are available from the Working Capital Fund and a balance remains at the end of the First Year of Operation, the unpaid balance shall be paid in monthly installments, without interest, in twelve equal consecutive monthly installments pursuant to the terms of a negotiable promissory note to be executed by the Board of Managers.

Neither the Department of Law nor any government agency has passed upon the adequacy of the Working Capital Fund. No representation or warranty is made that the Working Capital Fund will be, or is intended to be, adequate to cover current or future expenses, for the first or any subsequent year of Condominium Operation.

RESERVE FUND

A reserve fund is being established for the Condominium for major capital expenditures such as the renewal or replacement of building components or systems or the remedy of major building defects (the "Reserve Fund"). The Purchaser of each Unit shall be required to make a contribution at the Closing to the Reserve Fund in an amount equal to one (1) times the monthly Common Charges due with respect to such Unit as of the Closing. The Reserve Fund is funded through Common Charges; the exact amount of the Reserve Fund cannot be determined as it depends on the timing of when each Unit closes, however $5,000 is budgeted to accrue by the end of the First Year of Operation. The Board of Managers, in its discretion, may decide in future years to increase or decrease the reserve fund line item in the Condominium's annual budget or issue special assessments to finance needed capital expenditures. While the Sponsor is in control of the Board of Managers, Sponsor will not use Reserve Fund monies to reduce common charges. Since the Building is being newly constructed, it is anticipated that the reserve fund as it accumulates will be sufficient to pay for the replacement of any capital items likely to be needed within the first five (5) years of Condominium operation.

Schedule B, the First Year's Budget, includes a line item for a reserve fund for the sole purpose of meeting costs and expenses related to capital repairs, replacements and improvements to the Common Elements ("Reserve Fund"). Fannie Mae and Freddie Mac guidelines require a Reserve Fund in the amount of 10% of the First Year's Budget, unless a lesser amount is determined to be required. Based on a study performed by Strategic Inspections, LLC, 45 West 34th Street. New York, New York 10001, dated May 11, 2020 (the "Reserve Study"), Sponsor anticipates that:

i. In the First Year of Condominium Operation, a reserve contribution of $49,000.00 will be required, of which $5,000.00 will be collected through the payment of Common Charges, and approximately $44,000.00 will be collected from the closing of title to 28 Residential Units within the First Year of Condominium Operation, through each Purchaser's non-refundable contribution to the Reserve Fund of the Condominium, in an amount equal to 1 month of Common Charges with respect to the Unit based on the Condominium budget in effect as of the Closing Date ("Reserve Closing Contribution"). If the Reserve Closing Contribution is insufficient, Sponsor shall cause the Sponsor controlled Board of Managers to make contributions to the Reserve Fund from any surplus Working Capital Funds. If the Reserve Closing Contribution is insufficient, and there is no Working Capital Fund surplus, Sponsor will deposit (the "Sponsor Funded Replacement Reserves") to the Reserve Fund an amount sufficient for the required Reserve Fund of $49,000.00. By way of example only, if there were $42,000.00 in the Reserve Fund collected solely via Reserve Closing Contributions, and no Working Capital Fund surplus, the shortfall would be $2,000.00 that Sponsor would deposit to the Reserve Fund out of its own funds (calculated by taking the full amount, $49,000.00, and subtracting the $5,000.00 collected through the First Year Budget and subtracting the $42,000.00 collected via Reserve Closing Contributions). Although Sponsor has not posted any security for the funding the remaining balance of the Reserve Fund, Sponsor represents that it currently has sufficient resources to fund its obligation.

ii. In the second year of Condominium operation, a reserve contribution of $53,900.00 will be required. Depending on how much was actually collected from Reserve Closing Contributions within the First Year of Condominium Operation, the Sponsor controlled Board of Managers will determine whether to increase the Reserve Fund line item in the annual budget, allocate surplus Working Capital funds to the Reserve Fund, or issue a special assessment to meet the minimum required annual Reserve Fund contributions.

iii. In the third year of Condominium operation, a reserve contribution of $59,290.00 will be required.

iv. For a period of 27 years after the end of the third year of Condominium operation, the annual reserve contributions will increase by 10.0% per year.

In the event that the number of Unit closings is lower than projected after the first year, in any given year, Sponsor will not make any additional contributions. In such instance, the Board of Managers, both during and after the Sponsor Control Period, shall have the right to increase Common Charges and/or impose a Special Assessment to replenish the Reserve Fund, and/or the Working Capital Fund. In future years, the Board of Managers may have to increase the Reserve Fund line item in the annual budget, allocate surplus Working Capital funds to the Reserve Fund, or issue a special assessment to meet the minimum required annual reserve fund contributions; Sponsor will not make any special contributions to the Reserve Fund in future years, Sponsor will have the same obligations as all other Unit Owners. If Purchaser contributions to the Reserve Fund due at Closing, in conjunction with the amount funded through Common Charges, exceed the reserve requirements for the First Year of Operations set out in the reserve study, the reserve study can be updated to include the funds deposited into the Reserve Fund to lower the minimum required annual reserve fund contributions for the second year of operations; updating the Reserve Study is projected to cost approximately $1,000. Sponsor shall file an amendment to the Offering Plan one year after the post-closing amendment to disclose the method used to fund the Reserve Fund for the first and second years of operations. See Reserve Fund Study set forth in Part II of the Offering Plan.

The Reserve Closing Contributions will be deposited into the Reserve Fund held by the Board of Managers, or the Managing Agent, and applied toward meeting Fannie Mae reserve fund requirements for the First Year of Condominium Operation and/or applied toward meeting the Fannie Mae reserve contributions for Condominium operation in future years.

Sponsor makes no guarantee that the Reserve Fund will be sufficient for all capital repairs and replacements within the first 5 years of Condominium operation or beyond.

Certain lending institutions, in order to fund a loan for a Purchaser, require that the Sponsor Funded Replacement Reserves be reflected within the First Year Budget as an income to the Condominium, as well as an expense. **Purchasers should note that this line item will not actually be a Common Expense and will not be part of the Common Charges allocated to the Units.** It will only be funded by Sponsor if necessary pursuant to the terms herein, or may not be

funded at all.

Neither the Department of Law nor any government agency has passed upon the adequacy of the Reserve Fund. No representation or warranty is made that the Reserve Fund will be, or is intended to be, adequate to cover current or future expenses, for the first or any subsequent year of Condominium Operation.

MANAGEMENT AGREEMENT, CONTRACTS AND LICENSES

The Condominium will enter into a one-year management agreement with Douglas Elliman Property Management, with an address of 675 Third Avenue, New York, NY 10017, effective as of the first Unit closing and shall continue in force until one (1) year from such date. Douglas Elliman Property Management is not an affiliate of Sponsor. The annual fee due the Managing Agent under the management agreement is $60,000 to be paid in monthly installments. In the event of a sale, lease or demolition of the Property, the Board of Managers may terminate the management agreement at the end of any calendar month on not less than thirty (30) days previous notice in writing to the Managing Agent. Additionally, the Board of Managers may terminate the Management Agreement at any time upon at least thirty (30) days prior written notice to the Managing Agent, after the initial one-year term expires. During the Sponsor Control Period, Sponsor's designated Board of Managers will determine whether or not to renew the contract.

The Managing Agents duties include maintenance, decorations, repairs, cure violations, oversee service and maintenance contracts, purchase supplies, obtain insurance, pay bills, facilitate the Building's sales and leases, arrange moving in and out of units, billing and collections, attend to complaints, maintain accounting records, provide monthly statements, maintain books and records, assist in an annual audit and report, prepare a proposed budget, prepare Board or Unit Owner notices, assist in correcting the assessed valuation of units, and assist in financing. The Managing Agent will be reimbursed for costs and expenses. The Board of Managers will not be personally liable for the agreement. Each Unit Owner's liability under the agreement is limited to their Common Interest. The Managing Agent is an independent contractor and does not have an agency relationship; its employees are to continue and remain its employees. Neither party may assign the contract.

There are presently no contracts or licenses binding on the Condominium; the Offering Plan will be amended to disclose any.

IDENTITY OF PARTIES

Sponsor

The Sponsor of the Offering Plan is UWS AA BSD LLC and 2461 BROADWAY LLC, limited liability companies organized under the laws of the state of Delaware. Sponsor's office address is 850 Third Avenue, Suite 13D, New York, NY 10022. Sponsor or its affiliates have not been the sponsor of any other cooperatives, condominiums, planned unit development homes, or time shares which were first offered within the past five years except for where principal of Sponsor has been the principal of the offering. The principals of the Sponsor are Omri Sachs, Dvir Cohen Hoshen, and Robert Rosenthal, having an office address at is 850 Third Avenue, Suite 13D, New York, NY 10022.

Omri Sachs in an owner and investor in real estate, who has overseen the acquisition, development and disposition of more than 450 diverse property assets in partnership with local investors, financing institutions, developers and asset managers. Dvir Cohen Hoshen is an owner and investor in real estate with extensive experience in the acquisition and development of residential and commercial properties. Omri Sachs and Dvir Cohen Hoshen have also been the Principals of the Sponsor of the following prior offerings during the past five (5) years.

CD130148 The 100 Norfolk Street Condominium	Accepted 01/17/2014
CD140159 The 51 Jay Street Condominium	Accepted 12/23/2014
HO150007 State + Bond Street Homeowners' Association	Accepted 06/05/2015
CD150025 The 190 South First Street Condominium	Accepted 07/06/2015
CD150189 The 308 North 7th Street Condominium	Accepted 12/17/2015
CD150253 The 610 Warren Street Condominium	Accepted 05/27/2016
CD150290 The Nevins Condominium	Accepted 05/26/2016
CD150312 The 251 1st Street Condominium	Accepted 03/21/2016
CD170169 The 10 Nevins Street Condominium	Accepted 07/09/2018
CD180116 The Arbor Eighteen Condominium	Accepted 12/17/2018
CD190288 The 2505 Broadway Condominium	Accepted 01/25/2020

Mr. Rosenthal has been involved in the real estate business for over 18 years; he has been involved in the acquisition, financing, and management of over $2 billion worth of real estate. Mr. Rosenthal is a principal at Hampshire Properties, a full service owner and asset management company; most of the firm's current holdings are in the multifamily asset class, they also own and operate office, industrial, retail, and coworking spaces. Mr. Rosenthal has not been a principal of a sponsor during the past five (5) years except for CD20-0053 The 510 Driggs Avenue Condominium, Pending Acceptance.

Omri Sachs and Dvir Cohen Hoshen are current on their financial obligations to the above

listed public offerings. There are no other cooperative, condominium, or homeowners association where the Sponsor, general partner, or principal of the Sponsor or holder of unsold shares, owns ten percent (10%) or more of the unsold shares or units as an individual, general partner, or principal.

There have been no prior felony convictions against the Sponsor, and/or the principals of the Sponsor. There have been no prior bankruptcies, convictions, injunctions or judgments against the Sponsor, the principals of the Sponsor, entities in which the principals of the Sponsor were principals, and/or any individuals who own or control a ten percent (10%) or more equity interest in the Sponsor that would be material to the Offering Plan, or to an offering of securities generally and that occurred within the fifteen (15) years prior to the submission of this Offering Plan.

Attorney for Sponsor

Sponsor has retained the law firm of Marans Newman Tsolis & Nazinitsky LLC, 29 Broadway, Suite 2400, New York, New York 10006 (212-968-0244) to represent it in the preparation and consummation of the Offering Plan. The attorney who prepared the Offering Plan is Jonathan Pivovarov, Esq. This firm drafted the Declaration, the By-laws, this Offering Plan, the form of Purchase Agreement, the form of Unit Deed and all other documents necessary in connection with the formation of the Condominium, and is advising the Sponsor in connection with all legal matters incidental thereto. No separate counsel has been retained to represent the Condominium. Marans Newman Tsolis & Nazinitsky LLC has no financial relationship, past or present, in the Property or to the Sponsor, except that it is being paid a fee for its services. The law firm of Marans Newman Tsolis & Nazinitsky LLC shall serve as escrow agent for Sponsor and Purchaser.

Architect

Sponsor retained ODA Architecture P.C., having an office at 250 Park Avenue South, Third Floor, New York, NY 10003, designed the Building and prepared the Description of Property and Specifications and the Unit Floor Plans set forth in Part II of the Offering Plan. ODA Architecture P.C.'s experience in New York includes designing over fifty buildings over twelve years, the majority of which are luxury residential projects. The following is a representative list of ODA Architecture P.C.'s work; 420 Kent Avenue, 10 Jay Street, Denizen Bushwick (54 Noll Street), and 305 East 44th Street. ODA Architecture P.C. has no financial relationship with the Sponsor or principals of Sponsor, except in its capacity as architect, other than that they will be paid a fee for their services.

Selling Agent

Sponsor retained Reuveni Real Estate, with offices at 853 Broadway, New York, NY 10003, is the Selling Agent retained by the Sponsor in connection with the offering of Units. The Selling Agent is engaged in the brokerage and sale of residential properties in the New York metropolitan area. Selling Agent has no beneficial interest in the Sponsor and no interest in the profits of this offering plan other than the fee received as Selling Agent of the Condominium. Reuveni Real Estate and its principals have no prior felony convictions. During the past fifteen

(15) years, there were no prior convictions, injunctions or judgments against Reuveni Real Estate or any of its principals that may be material to this Plan or to an offering of securities generally.

Managing Agent

Sponsor retained Douglas Elliman Property Management, with an address of 675 Third Avenue, New York, NY 10017. Douglas Elliman Property Management and its principals have no prior felony convictions. During the past fifteen (15) years, there were no prior convictions, injunctions or judgments against Douglas Elliman Property Management or any of its principals that may be material to this Plan or to an offering of securities generally. Douglas Elliman Property Management has no financial relationship, past or present, to the Sponsor.

REPORTS TO UNIT OWNERS

The Board of Managers shall furnish to all Unit Owners, their mortgagees and the Department of Law of the State of New York (if and when required by law) and shall present annually (at the annual meeting) and when called for by a vote of the Unit Owners at any special meeting of the Unit Owners, a full and clear statement of the business conditions and affairs of the Condominium, including a balance sheet and profit and loss statement verified by an independent public accountant and a statement regarding any taxable income attributable to the Unit Owners. The Board of Managers, at least annually, shall fix and determine the annual budget and send a copy of the budget and any supplement to every Unit Owner and mortgagee. The total annual requirement shall be assessed as a single sum against all Units and prorated against each of the Unit according to the respective Common Interest apportioned to each Unit.

It is the obligation of the Board of Managers of the Condominium to give all Unit Owners annually:

(i) a financial statement of the Condominium prepared by a certified public accountant or public accountant within four (4) months from the end of such fiscal year; such statement shall be certified while the Sponsor is in control of the Board of Managers;

(ii) at least ten (10) but no more than twenty (20) days prior notice of the annual Unit Owners' meeting; and;

(iii) a copy of the proposed annual budget of the Condominium within sixty (60) days prior to the date set for adoption thereof by the Board of Managers. Such statement shall be certified while the Sponsor is in control of the Board of Managers.

DOCUMENTS ON FILE

Copies of this Offering Plan and all exhibits or documents submitted to the Department of Law in connection with the filing of the Offering Plan shall be made available for inspection by prospective Purchasers and by any person who shall have purchased a Unit offered under this Offering Plan, or shall have participated in the offering of such Unit, at the office of Sponsor during convenient weekday hours, and shall remain available without charge and copying at reasonable charge for a period of six (6) years from the date of the First Closing. Sponsor shall, within 180 days after the First Closing, deliver to the Board of Managers a copy of all documents filed with the appropriate recording officer at the time of the closing of the first Unit.

GENERAL

This Offering Plan does not knowingly omit any material fact or knowingly contain any untrue statement of a material fact. This Offering Plan does not contain a full summary of all of the provisions of the various documents referred to herein. Statements made as to the provisions of such documents are qualified in all respects by the contents of such documents.

There are no lawsuits or administrative or other proceedings, the outcome of which may materially affect this offering, the Property, the Condominium, the operation of the Condominium or Sponsor's capacity to perform its obligations under the Offering Plan, which have not been disclosed herein.

In accordance with the provisions of the laws of the United States and the State of New York, Sponsor represents that Sponsor will not discriminate against any person on the basis of race, creed, color, national origin, sex, age, disability, marital status, or other grounds prohibited by law in the sale of the Units offered by Sponsor pursuant to this Offering Plan.

The property was not the subject of any prior cooperative or condominium offerings. No contracts or agreements have been entered into, and no deposits or advances of funds have been accepted, for any Unit offered pursuant to this Offering Plan as of the date this Offering Plan is accepted for filing by the Department of Law.

All Units offered pursuant to this Offering Plan are vacant as of the date this Offering Plan is accepted for filing by the Department of Law.

Principals of Sponsor have executed the Certification of Sponsor and Principals set forth in Part II of the Offering Plan solely for Martin Act purposes. Consistent with a First Department decision in Board of Managers of 184 Thompson Street Condominium v. 184 Thompson Street Owner LLC, *et.al.*, 2013 N.Y. Slip Op 03574 (1st Dept. May 16, 2013), the principals of Sponsor expressly disclaim the existence of any private right of action for contract claims by individual Unit Owners (or a board on their behalf) in connection with or arising solely from their execution of the Certification of Sponsor and Principals, absent liability under another statute or under an alter-ego or other veil-piercing theory.

Sponsor reserves the right, from time to time prior to the Closing Date, without obtaining the consent of Purchasers, to revise the terms and conditions on which the Units offered hereby are sold, including changes affecting the rights, obligations, and liabilities of Purchasers. All material revisions will be contained in a duly filed amendment to this Offering Plan. If a material revision adversely affects the rights, obligations, or liabilities of the existing Purchasers, Purchasers will be given the right to rescind their Purchase Agreements and to receive a refund of their Deposit (with interest, if any earned thereon) within fifteen (15) days after the presentation of the amendment.

RESERVATION OF AIR AND DEVELOPMENT RIGHTS

Any portion of the unused floor area development rights that are now owned, subsequently acquired, or that may become available under the Zoning Resolution of the City of New York (the "Development Rights") shall be owned by the Sponsor, but may be utilized by Sponsor or any party acquiring the same from the Sponsor and merged into a zoning lot pursuant to the terms of a zoning lot development agreement or similar agreement or instrument (a "ZLDA"). If a ZLDA is a condition precedent to increasing Development Rights, Sponsor (including Sponsor's successors, assignees, or designees) may enter into a ZLDA without the consent of the Board of Managers or Unit Owners to increase Development Rights.

Sponsor or any entity to whom Sponsor conveys Development Rights shall have the right to amend the Declaration and any ZLDA that exists pertaining to the Building, in order to convey Development Rights. Sponsor or any entity to whom Sponsor conveys the Development Rights shall have the right to complete, file, and record all documents without the consent of the Unit Owners or the Board of Managers or any parties in interest to the Common Elements. The Unit Owners, the Board of Managers and/or any parties in interest to the Common Elements shall be deemed to have consented to the transfer of Development Rights and shall execute any documents evidencing said consent as are reasonably requested by Sponsor or any entity to whom Sponsor conveys the Development Rights.

In the event Development Rights are transferred to an adjoining premises, the light, air and views from the Building may be negatively impacted. Notwithstanding the foregoing, neither Sponsor nor any entity to whom Sponsor conveys the Development Rights to may utilize the Development Rights to increase the size, height, bulk or density of any portion of the Property. Sponsor does not anticipate any Development Rights to be available upon completion of construction.

SPONSOR'S STATEMENT OF BUILDING CONDITION

Sponsor adopts the Architect's Description of Property and Specifications set forth in Part II of this Offering Plan. Sponsor represents that, to the best of its knowledge, ODA Architecture P.C., accurately states the description of the Property and its specifications, as it will be built, upon the plans that it has examined. See the sections "Description of Property and Improvements" and "Schedule A" set forth in Part I of the Offering Plan and see the "Description of Property and Building Condition," "Floor Plans," and "Declaration" set forth in Part II of the Offering Plan.

THE ERA CONDOMINIUM

OFFERING PLAN

PART II

FORM OF PURCHASE AGREEMENT

Purchaser(s)

With

UWS AA BSD LLC
2461 BROADWAY LLC
AARE BROADWAY INVESTORS LLC
A&S MM LLC
2461 D&O LLC

Sponsor/Seller

Unit Number ___

The ERA Condominium
2461 Broadway
New York, NY 10025

PURCHASE AGREEMENT

Unit Number ___
The ERA Condominium
2461 Broadway
New York, NY 10025

(to be executed in duplicate)

THIS PURCHASE AGREEMENT (this "Agreement"), made as of the day of , 20___, between UWS AA BSD LLC, 2461 BROADWAY LLC, AARE BROADWAY INVESTORS LLC, A&S MM LLC, and 2461 D&O LLC, Delaware limited liability companies, having an office at 850 Third Avenue, Suite 13D, New York, NY 10022 (hereinafter, "Sponsor"), and _____, having an address at _____(hereinafter, "Purchaser").

W I T N E S S E T H:

1. Definitions. Terms used in this Agreement and not otherwise defined herein shall have the meanings set forth in the Offering Plan for The ERA Condominium (the "Condominium") (such plan, together with any amendments thereto filed prior to the date hereof, is hereinafter referred to as the "Offering Plan").

2. The Residential Unit. Sponsor hereby agrees to sell to Purchaser and Purchaser hereby agrees to acquire from Sponsor Condominium Unit ____ (the "Unit") at the Condominium (as designated in the Declaration), together with the undivided percentage of common interest in the Common Elements as set forth in the Schedule B to the Declaration and as set forth in the Offering Plan, upon and subject to the terms and conditions set forth herein.

3. Purchase Price.

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

(a) $_____ (the "Deposit"), due upon the signing and submitting of this Agreement, receipt of which (subject to collection) is hereby acknowledged; and

(b) $_____ (the "Balance"), constituting the balance of the Purchase Price, payable at the closing as hereinafter provided.

3.2 All checks shall represent United States currency, be drawn on or issued by a New York bank that is a member of the New York Clearing House Association and shall be unendorsed. Checks for the Deposit shall be Purchaser's good check(s) or, at Sponsor's option, Purchaser's certified check(s) or an official bank check(s), made payable to the direct order of "Marans Newman Tsolis & Nazinitsky LLC, as escrow agent". Unless Sponsor elects for the Balance be paid by wire transfer, the check or checks for the Balance and all other sums due

Sponsor pursuant to this Agreement shall be good certified check of Purchaser or official bank or cashier's check, made payable to the direct order of "UWS AA BSD LLC" (or such other party as Sponsor directs to Purchaser, in writing, prior to the date of closing of title). If any check is returned, dishonored or fails collection for insufficient funds or for any other reason, the Escrow Agent (as defined in Article 4) is authorized to deliver such check to Sponsor and Sponsor will have the choice of remedies set forth in the Offering Plan and in this Agreement with respect to an Event of Default (including without limitation, suing on such dishonored check or (at Sponsor's option) canceling this Agreement and returning the instrument to Purchaser without affording Purchaser a grace period to cure such default). Notwithstanding anything to the contrary stated herein, Sponsor shall have the right to have Purchaser pay the Balance in the form of wire transfer, certified check, bank check or any other form of payment in Sponsor's sole and absolute discretion.

4. Deposit.

4.1 The law firm of Marans Newman Tsolis & Nazinitsky LLC, with an address at 29 Broadway, Suite 2400, New York, New York 10006, telephone number 212–968–0244, shall serve as escrow agent (the "Escrow Agent") for Sponsor and Purchaser. Escrow Agent has designated Richard Marans, Esq., Richard Newman, Esq., Stavroula Tsolis, Esq., and Jason Nazinitsky, Esq. to serve as signatories on the "Escrow Account", as defined below. 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 the in any of the foregoing.

4.2 Escrow Agent and all authorized signatories hereby submit to the jurisdiction of the State of New York and its Courts for any cause of action arising out of this Purchase Agreement or otherwise concerning the release of the Deposit from escrow.

4.3 The Escrow Agent has established the escrow account at Capital One Bank, N.A., 299 Park Avenue, New York, NY 10171, in the State of New York, a bank authorized to do business in the State of New York. The escrow account is entitled The ERA Condominium Escrow Account ("Escrow Account"). The Escrow Account is not an IOLA account. The Escrow Account is federally insured by the FDIC at the maximum amount of $250,000 per deposit; if Purchaser has an account at the escrow bank, then the Purchaser's account balance factors into the $250,000 FDIC insurance limit. Additionally, until such time as Purchaser delivers either an executed W-9 Form or W-8 Form to Sponsor, the Deposit shall remain in a non-interest-bearing account and may not be federally insured even if the Deposit does not exceed $250,000. Within five (5) business days after this Purchase Agreement has been executed by Purchaser, Seller, and Escrow Agent, Escrow Agent shall place the Deposit into the Escrow Account. Within ten (10) business days after the Deposit has been placed into the Escrow Account, Escrow Agent shall send written notice to the Purchaser and Seller. The notice shall provide the account number and the initial interest rate to be earned by the Deposit.

4.4 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 Marans Newman Tsolis & Nazinitsky LLC, as Escrow Agent.

4.5 The interest rate for all Deposits made into the Escrow Account shall be the prevailing rate for such accounts. 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.

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

4.7 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, Purchaser may cancel the Purchase Agreement within ninety (90) days after tender of the Purchase Agreement and Deposit to Escrow Agent. Complaints concerning the failure to honor such cancellation requests may be referred to the New York State Department of Law, Real Estate Finance Bureau, 28 Liberty Street, 21st Floor, 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 Deposits and requisite notice was timely mailed to the Purchaser.

4.8 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. Advances made for upgrades, extras, or custom work remains the Purchaser's money until used to execute the requested work. In the event a rescission right is exercised, all Deposits and advances not used to execute the requested work will be released in accordance with the terms of the Purchase Agreement. In the event the Offering Plan is abandoned, all Deposits and advances will be released in accordance with the terms of the Purchase Agreement

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

4.10 The Escrow Agent shall release the Deposit if so directed:

(a) Pursuant to terms and conditions set forth in the Purchase Agreement in Section 4 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 4.10 (a-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 4.10 (a) through 4.10 (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.

4.11 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 Offering Plan or an Amendment to the Offering Plan; or

(b) all Purchasers after an Amendment abandoning the Offering Plan is acceptance 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.

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

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

4.14. 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).

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

4.16 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.

4.17 Sponsor shall obtain or cause the selling agent under the Offering Plan to obtain a completed and signed Form W-9 or W-8, as applicable, from Purchaser and deliver such form to Escrow Agent together with the Deposit and this Purchase Agreement.

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

4.19 Sponsor agrees to defend, indemnify, and hold Escrow Agent harmless from and against all costs, claims, expenses and damages incurred in connection with or arising out of Escrow Agent's responsibilities arising in connection with this Purchase Agreement or the performance or non-performance of Escrow Agent's duties under this Purchase Agreement, except with respect to actions or omissions taken or suffered by Escrow Agent in bad faith or in willful disregard of the obligations set forth in this Purchase Agreement or involving gross negligence of Escrow Agent. This indemnity includes, without limitation, disbursements and attorneys' fees either paid to retain attorneys or representing the hourly billing rates with respect to legal services rendered by Escrow Agent to itself.

4.20 Nothing contained herein shall diminish or impair the Sponsor's statutory obligation to each Purchaser pursuant to GBL §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 Offering Plan does not relieve Sponsor of its obligations pursuant to GBL §352-h. Funds from any 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.

5. Closing Date and Place.

5.1 The closing of title shall be held at the offices of Marans Newman Tsolis & Nazinitsky LLC, 29 Broadway, Suite 2400, New York, New York 10006 (or such other place in the City and State of New York as Sponsor may designate to Purchaser) and on such date and hour as Sponsor may designate to Purchaser on not less than thirty (30) days' prior notice. Sponsor may, from time to time, adjourn such date and hour upon reasonable prior notice to Purchaser, which notice shall fix a new date, hour, or place, as applicable, for the closing of title (but in no event may Sponsor adjourn the date originally set for a closing, once set, for more than twelve (12) months in the aggregate without the consent of Purchaser).

5.2 Whenever used herein, the terms "Closing Date" or "closing of title" or words of similar import shall mean the date on which the deed to the Unit is delivered to Purchaser.

6. Delivery of Deed and Power of Attorney.

6.1 At the closing of title, Sponsor shall deliver to Purchaser a bargain and sale deed with covenants against grantor's acts conveying fee simple title to the Unit to Purchaser,

which deed shall be in substantially the form contained in Part II of the Offering Plan, and Sponsor and Purchaser shall execute the deed and have the same acknowledged, in form for recording.

6.2 At the closing of title, Purchaser shall execute and acknowledge a power of attorney to the Board of Managers, prepared by Sponsor and in substantially the form contained in Part II of the Offering Plan.

6.3 The executed deed and power of attorney shall be delivered to the representative of the title company insuring Purchaser's title (or if no such representative is present, then to Sponsor's attorney) for recording in the City Register's Office, which recording shall be at Purchaser's expense. After being recorded: (i) the deed shall be returned to Purchaser; and (ii) the power of attorney in favor of the Board of Managers shall be returned to the Board (or as the Board of Managers shall direct).

6.4 Sponsor shall deliver to Purchaser a certification stating that Sponsor is not a foreign person in the form then required by the Internal Revenue Service 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 Internal Revenue Code §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.

7. State of Title.

7.1 At the closing of title, Sponsor shall convey to Purchaser fee simple title to the Unit, free and clear of all encumbrances, subject only to the Permitted Exceptions contained in the Offering Plan. Any lien, encumbrance or condition to which title is not to be subject shall not be an objection to title if: (a) the instrument required to remove it of record is delivered at or prior to the closing of title to the proper party or to Purchaser's title insurance company, together with the recording or filing fee; or (b) Purchaser's title insurance company or any other reputable title company licensed to do business in the State of New York will insure Purchaser, at the company's regular rates and without additional premium, that it will not be collected out of, or enforced against, the Unit; or (c) Purchaser's title insurance company is unwilling to issue the affirmative insurance described in subsection (b) at its regular rates and without additional premium, and the title insurance company referenced in Part I of the Offering Plan would be willing to do so at its regular rates and without additional premium.

7.2 Sponsor shall be entitled to adjourn the closing to remove or correct any defect in title which is not set forth in the Permitted Exceptions. However, if such defect existed at least ten (10) days prior to the closing and Purchaser, or Purchaser's attorney, failed to send Sponsor's attorney written notice of such defect in title at least ten (10) days prior to the closing, then, for purposes of Article 12 below, Purchaser shall be deemed at fault for not having sent timely notice, and the closing adjournment to allow Sponsor to correct or remove such title defect shall be considered as being at the request of Purchaser.

7.3 The covenants in the deed will be solely for the personal benefit of Purchaser and will not inure to the benefit of Purchaser's successors or subrogees. In the event of a claimed breach of any covenant of the grantor contained in the deed, Purchaser must first seek recovery against Purchaser's title insurance company before proceeding against Sponsor, it being agreed that the liability of Sponsor will be limited to any loss or damage not covered by such title

insurance. In the event that Purchaser elects not to purchase title insurance, then the liability of Sponsor shall be limited to any loss or damage that would not have been covered by the title insurance that was available to Purchaser at the closing. The terms of any marked-up title binder of any title insurance company authorized to do business in New York State issued in connection with any Unit shall be conclusive evidence of the title insurance coverage that was available to Purchaser. The provisions of this Article 7.3 shall survive the closing of title.

8. Closing Adjustments.

8.1 The following costs with respect to the Unit shall be apportioned between Sponsor and Purchaser as of the Closing Date:

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

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

(c) Accrued fees and any other charges pursuant to an Interim Lease, if any, covering the Unit.

8.2 If the Unit has been separately assessed but the closing of title occurs before the tax rate is fixed, adjustment of taxes shall be based upon the latest tax rate applied to the most recent applicable assessed valuation. Installments for tax assessments due after the delivery of the deed, if any, shall be paid by Purchaser and shall not be considered a defect in title; however, the installment for the then current period shall be apportioned appropriately. If the Unit has not been separately assessed as of the Closing Date for the then current tax period, the adjustment hereof shall be based upon the Property's actual taxes and assessment for such period prorated to the Unit in the manner set forth in the By-Laws and in Part I of the Offering Plan. In addition, if separate assessments have not been made prior to the closing of title, the Board of Managers will collect from Purchaser at Closing and will place in escrow an amount equal to the Unit Owner's estimated proportionate share of the real estate taxes, if any, projected to be due for the entire Property for the half of the tax year next commencing after the Closing of said Unit (i.e., for either the first half or second half, depending on when the Unit closes).

8.3 Sponsor shall remit or cause to be remitted to Purchaser an amount equal to interest, if any, earned on the Deposit, on or promptly after the Closing Date.

8.4 In the event that Purchaser fails to close title to the Unit on the date originally scheduled for the closing of title, postpones the closing for any reason, or is deemed at fault for not timely sending notice of a title defect as provided in Article 7 above, and title thereafter closes, then:

(a) the closing apportionments shall be made as of the originally scheduled closing date regardless of when the actual closing of title occurs; and

(b) the apportionment of those items set forth in this Article 8 shall be: (i) made as of the originally established closing date rather than as of the date the closing actually occurs, (ii) Purchaser shall pay Sponsor, at Closing, interest on the unpaid balance 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, where interest shall be equal to the highest legal rate, and in no event exceed the maximum interest rate established by applicable law, as of the Closing Date (the current rate is 16% per annum); and (iii) Purchaser shall pay Sponsor's counsel $500.00 for each adjournment. Nothing herein shall be construed to mean that the Sponsor must grant an adjournment of the Closing when requested to do so. 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 the Unit on the rescheduled Closing Date.

8.5 If at a Purchaser's request Sponsor grants an adjournment or adjournments of their closing of title in excess of five (5) days in the aggregate, the Sponsor has the option of collecting an additional five percent (5%) of the purchase price of the Unit as an additional Deposit.

8.6 Adjustments and apportionments shall be calculated on the basis of the actual number of days in the period for which payments were made or are due, as the case may be. The "Customs in Respect to Title Closings" recommended by The Real Estate Board of New York, Inc., as amended to date, shall apply to the adjustments and other matters therein mentioned, except as aforesaid and as otherwise provided herein or in the Offering Plan.

8.7 Any errors or omissions in calculating apportionments at closing shall be corrected, and payment shall be made to the proper party, promptly after discovery. This provision shall survive the closing.

9. Closing Costs.

Purchaser shall be required to pay certain costs in connection with the purchase of the Unit, in addition to any net credit in favor of Sponsor that may result from the closing adjustments and any interest or late closing charge described in Article 8. Other than any such net credit in favor of Sponsor that may result from the closing adjustments (or certain other fees which may be payable prior to the closing, as described below), all such closing costs shall be paid by Purchaser, at closing, by Purchaser's unendorsed, personal certified check or by official bank check, in either event drawn only upon a bank that is a member of the New York Clearing House Association. Such closing costs will include the following, the amounts of which (where applicable) are based on rates in effect on the date hereof and are subject to change without prior notice:

9.1 If Purchaser elects to obtain fee title insurance, Purchaser will pay a premium to the title company for such insurance, which will vary depending upon the amount of insurance purchased.

9.2 Purchaser will pay a fee to the City Register for recording the deed and the power of attorney, and will pay a filing fee for the RP-5217 form. In addition, Purchaser's title insurance company may charge various fees and service charges in connection with such recordings and filings, all of which shall be payable by Purchaser.

9.3 If Purchaser obtains a mortgage loan, Purchaser shall pay all closing costs associated with such loan, which may include, but need not be limited to, the following:

(a) a fee and service charge for recording the mortgage;

(b) a mortgage recording tax in the amount provided for by law,

(c) to Sponsor, a sum equal to the full amount (but not in excess thereof) of the partial mortgage recording tax credit provided by §339-ee(2) of the New York Condominium Act, to the extent the same is or becomes available, as a reimbursement for the mortgage recording taxes previously paid (such credit is based, in general, on the Common Interest of the Units being purchased multiplied by a portion of the mortgage tax previously paid on account of pre-existing mortgages on the Property), if applicable;

(d) the premium for mortgage title insurance, if required by Purchaser's lender;

(e) such other costs and expenses in connection with such loan as determined by Purchaser's lender.

9.4 Purchaser will be required to pay the amount of $3,250.00 to Marans Newman Tsolis & Nazinitsky LLC, Sponsor's counsel, for each Unit purchased hereunder, in order to defray Sponsor's legal fees for services in connection with preparing the deed and power of attorney and for coordinating and attending the closing. If Purchaser obtains financing and the lender is unwilling to close at the offices of Sponsor's counsel or if Purchaser otherwise requests that the Closing occur other than at the office of Sponsor's counsel (or such other place as Sponsor may designate in its closing notice) and Sponsor in its sole discretion consents to such request, the closing may be held elsewhere in New York City, provided that Purchaser shall pay Sponsor's counsel a travel fee of $500.00 and an additional $500.00 if the Closing is held outside New York City. In addition, 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 (or Purchaser otherwise exercises its limited right with respect to an assignment as provided in Section 23.4 hereof), a fee of $1000.00, shall be payable by Purchaser to Sponsor's counsel, for preparation of an assignment agreement. Purchaser may be required to pay more than one fee pursuant to the preceding sentence and forgoing provisions with respect to a single Unit. At Sponsor's option in its sole discretion, any one or more of the foregoing fees to be paid to Sponsor's counsel shall be paid by Purchaser in advance, prior to closing, upon notice to Purchaser. In the event Purchase is in default hereunder and Sponsor requests its counsel to send a default letter, Purchaser shall be obligated to pay $1,000.00 to attorneys for Sponsor for the preparation of a letter of default. Purchaser shall be obligated to pay an ACRIS preparation fee of $250.00. Notwithstanding the foregoing, Purchaser is responsible for all fees described herein and in the Closing Costs and Adjustments section of the Offering Plan, whether or not such costs are set forth in this Agreement.

9.5 Purchaser shall make a contribution at Closing to the Working Capital Fund and Reserve Fund of the Condominium, payable to the Board of Managers, each in the sum of one months' common charges then in effect for the Unit, as the same may be amended from time to time.

9.6 Purchaser shall pay to the Board of Managers the Common Charges for the Unit for the first full month following the month in which title closes.

9.7 Purchaser shall pay the Real Estate Transfer Tax due to the State of New York (the so-called "deed stamps" and, if applicable, the so-called "mansion tax"), the Real

Property Transfer Tax due to the City of New York and any other real property transfer tax due to the City or State of New York. Purchaser agrees to indemnify and hold Sponsor harmless from and against any and all liabilities and expenses (including, without limitation, reasonable legal fees and disbursements) incurred by Sponsor by reason of the non-payment by Purchaser of any of the taxes Purchaser is obligated to pay hereunder in connection with the purchase of the Unit. Purchaser's obligations to pay the taxes described in this Article 9.7 and to indemnify Sponsor as herein provided shall survive the closing of title.

10. Transfer Tax Returns. At the closing, Purchaser shall duly complete and sign before a notary public the real property transfer tax return required to be filed with The City of New York ("RPT Form") and Purchaser shall duly complete and sign the Combined Real Estate Transfer Tax Return and Credit Line Mortgage Certificate ("Combined Tax Form") required to be filed with the Department of Taxation and Finance of the State of New York (the "Tax Department"), or such other forms as may then be required by law. The RPT Form and Combined Tax Form shall be delivered at closing to the representative of Purchaser's title insurance company (or, if none, to Sponsor's attorney) for filing with the proper governmental officer. Sponsor will similarly execute all of such forms and other documents required in connection with recording of the deed including, without limitation, smoke detector and multiple-dwelling affidavits.

11. The Offering Plan.

11.1 Purchaser acknowledges having received and read a copy of the Offering Plan, including all amendments thereto, if any, filed prior to the date hereof with the Department of Law of the State of New York, at least three (3) business days before submitting this Agreement. If, however, Purchaser did not receive a copy of the Offering Plan at least three (3) business days before submitting this Agreement, Purchaser may rescind this Agreement, by sending written notice of same to Sponsor by certified or registered mail, return receipt requested, reputable overnight courier or by personal delivery, in either case within seven (7) days of Purchaser's submission of this Agreement.

11.2 The Offering Plan is incorporated herein by reference and made a part hereof with the same force and effect as if set forth herein at length. In the event of any inconsistency between the provisions of this Agreement and the Offering Plan, the Offering Plan shall govern, except with respect to individually negotiated terms of sale that are express modifications to the terms of the Offering Plan included in this Agreement and agreed to by Sponsor and Purchaser, in which case such modifications will govern.

11.3 Purchaser hereby adopts, accepts and approves the Offering Plan (including, without limitation, the Declaration, By-Laws and Rules and Regulations contained therein) and agrees to abide and be bound by the terms and conditions thereof, as well as all amendments to the Offering Plan duly filed by Sponsor.

12. Default by Purchaser. (a) Any of the following shall constitute an "Event of Default" hereunder:

(i) Purchaser's failure to pay the Balance or any closing apportionment or closing cost required to be paid by Purchaser as stated herein on the Closing Date designated by Sponsor or the dishonor of any check given by Purchaser to Sponsor; or

(ii) the failure to pay, perform or observe any of Purchaser's other obligations hereunder; or

(iii) if Purchaser is or becomes the tenant of record of the Unit, Purchaser's failure to pay rent or to otherwise comply with Purchaser's lease or tenancy obligations; or

(iv) if Purchaser is or becomes the tenant of record of the Unit and Purchaser vacates or abandons the Unit; or

(v) Purchaser's assignment of any of Purchaser's property for the benefit of creditors, or Purchaser's filing a voluntary petition in bankruptcy; or

(vi) if a non-bankruptcy trustee or receiver is appointed over Purchaser or Purchaser's property, or an involuntary petition in bankruptcy is filed against Purchaser; or

(vii) if a judgment or tax lien is filed against Purchaser and Purchaser does not pay or bond the same within thirty (30) days.

(b) TIME IS OF THE ESSENCE with respect to Purchaser's obligations to pay the Balance and to pay, perform or observe Purchaser's other obligations under this Agreement. Upon the occurrence of an Event of Default, Purchaser shall have thirty (30) days from the giving of written notice of such default to cure the specified default. If the default is not cured within such thirty (30) days, TIME BEING OF THE ESSENCE, then Sponsor, in its sole discretion, may thereupon terminate this Agreement or bring an action against Purchaser for specific performance, in which event Purchaser could be compelled to complete the transaction. If Sponsor so elects to terminate, this Agreement shall be deemed terminated, and Sponsor shall have the right to retain, as and for liquidated damages, the Deposit (and any interest earned of the Deposit, if any) plus the costs incurred by Sponsor for any special work, if any, in the Unit ordered by the Purchaser. Upon the termination of this Agreement, Purchaser and Sponsor will be released and discharged of all further liability and obligations hereunder and under the Offering Plan, and the Unit may be sold to another as though this Agreement had never been made, and without accounting to Purchaser for any of the proceeds for such sale.

(c) Sponsor and Purchaser each hereby agree and acknowledge that it would be impractical and/or extremely difficult to fix or establish the actual damage sustained by Sponsor as a result of a default by a Purchaser hereunder, and that, subject to the provision of Section 12(d) below, the Deposit (including all interest, if any) shall constitute and be deemed to be the reasonable and agreed upon liquidated damages of Sponsor in respect of the possible loss of a timely closing, the possible fluctuation of values, additional carrying costs of the Unit and other expenses that may be incurred, including, without limitation, attorneys' fees, and shall be paid by Purchaser to Sponsor. The payment of the Deposit (including all interest, if any) as liquidated damages is not intended to be a forfeiture or penalty, but is intended to constitute liquidated damages to Sponsor.

(d) NEITHER SPONSOR NOR PURCHASER SHALL CHALLENGE THE VALIDITY OF THE LIQUIDATED DAMAGES PROVISIONS OF THE PURCHASE AGREEMENT OR THE OFFERING PLAN WITH RESPECT TO LIQUIDATED DAMAGES OR ANY RIGHT OF SPONSOR SET FORTH HEREIN OR THEREIN TO RETAIN THE DEPOSIT AS LIQUIDATED DAMAGES AS A REMEDY IN THE EVENT OF A

PURCHASER DEFAULT. SUCH LIQUIDATED DAMAGES PROVISIONS HAVE BEEN AGREED TO VOLUNTARILY, AFTER NEGOTIATION, WITHOUT DURESS OR COERCION BY ANY PARTY UPON ANY OTHER PARTY, AND WITH EACH PARTY HAVING BEEN (OR HAVING HAD FULL AND ADEQUATE OPPORTUNITY TO BE) REPRESENTED AND ADVISED BY COUNSEL, ACCOUNTANTS, BROKERS, APPRAISERS AND OTHER EXPERTS AND ADVISORS OF ITS OWN CHOOSING. NOTHING IN THE FOREGOING SHALL ABROGATE A PURCHASER'S RIGHT UNDER APPLICABLE LAW TO CONTEST WHETHER PURCHASER WAS IN DEFAULT.

13. Agreement Subject to Lien of Mortgage. No lien or encumbrance shall arise against the Property or the Unit as a result of this Agreement or any money deposited hereunder, except as hereinafter set forth. In furtherance and not in limitation of the provisions of the preceding sentence, Purchaser agrees that the provisions of this Agreement are and shall continue to be subject and subordinate to the lien of any mortgage heretofore or hereafter made and any payments or expenses already made or incurred or which hereafter may be made or incurred, pursuant to the terms thereof, or incidental thereto, or to protect the security thereof, to the fullest extent thereof, without the execution of any further legal documents by Purchaser. Sponsor shall, at its option, either satisfy such mortgages or obtain a release of the Unit and its undivided interest in the Common Elements from the lien of such mortgages on or prior to the Closing Date, unless, if Purchaser is obtaining financing on the Unit, Purchaser assumes such mortgages (at Sponsor's discretion). The existence of any mortgage or mortgages encumbering the Property, or portions thereof, other than the Unit and its undivided interest in the Common Elements, shall not constitute an objection to title or excuse Purchaser from completing payment of the Purchase Price or performing all of Purchaser's other obligations hereunder or be the basis of any claim against, or liability of, Sponsor, provided that any such mortgage is subordinated to the Declaration, or the Unit is released from, or not subject to, the lien of such mortgage at closing (unless Purchaser has assumed the continuation of a mortgage lien encumbering such Unit as hereinabove described).

14. Agreement Subject to Plan Being Effective. The performance by Sponsor of its obligations under this Agreement is contingent upon the Offering Plan having been declared effective in accordance with the terms and provisions of the Offering Plan (as the same may be amended from time to time). The Offering Plan may be withdrawn or abandoned by Sponsor only under certain conditions and at certain times, as set forth in the Offering Plan. If the Offering Plan is abandoned or if, after being declared effective, the Offering Plan is not consummated for any reason and Purchaser is not in default under this Agreement beyond any applicable grace period, this Agreement shall be deemed cancelled and the Deposit, together with interest, if any, earned thereon, shall be returned to Purchaser. Upon such return, neither party shall have any further rights, obligations or liability to or against the other and the parties shall be released and discharged from all obligations and liability under this Agreement and the Offering Plan.

15. Sponsor's Inability to Convey the Unit. If Sponsor is unable to deliver title to the Unit to Purchaser in accordance with the provisions of this Agreement and the Offering Plan by reason of a defect in title, substantial damage or destruction of the Building by fire or other casualty, or the taking of any material portion of the Property by condemnation or eminent domain, Sponsor shall not be obligated to bring any action or proceeding or otherwise incur any cost or expense of any nature whatsoever in excess of its obligations set forth in the Offering Plan in order to cure such inability. If Sponsor is not so obligated under the Offering Plan and notifies Purchaser of its election not to cure such inability, and Purchaser is not in default hereunder, Purchaser's sole

remedy shall be to either (a) take title to the Unit subject to such inability (without any abatement in or credit against the Purchase Price, or any claim or right of action against Sponsor for damages or otherwise) or (b) terminate this Agreement. If Purchaser so elects to terminate this Agreement, Sponsor shall, within thirty (30) days after receipt of notice of termination from Purchaser, return the Deposit to Purchaser, together with interest, if any, earned thereon. Upon making such payment, this Agreement shall be terminated and neither party shall have any further rights, obligations or liability to or against the other and the parties shall be released and discharged from all obligations and liability under this Agreement and the Offering Plan. The foregoing remedy must be exercised by written notice sent by Purchaser to Sponsor within ten days after the giving of Sponsor's notice of election not to cure such inability, failing which it shall be conclusively deemed that Purchaser elected the first remedy described in clause (a) above, i.e., to acquire title subject to such inability.

16. Fixtures, Appliances and Personal Property. Only those fixtures, appliances and items of personal property that are described in the Offering Plan as being included in the Unit are included in the sale of the Unit pursuant to this Agreement. No portion of the Purchase Price shall be attributable to such items.

17. Construction.

17.1 The construction of the Building and the Unit, including the materials, equipment and fixtures to be installed therein, shall be in accordance with the Offering Plan and the Plans and Specifications (as defined in the Offering Plan), subject to the right of Sponsor to amend the Offering Plan and the Plans and Specifications in order to substitute materials, equipment or fixtures of Equal or Better Quality, provided that the approval of any governmental authorities having jurisdiction is first obtained (if required). The issuance of a temporary or final Certificate of Occupancy for the Building shall be deemed presumptive evidence that the Building and the Unit have been fully completed in accordance with the Offering Plan and the Plans and Specifications. However, nothing herein contained shall excuse Sponsor from its obligation to correct any defects in construction in accordance with the conditions set forth in the section "Rights and Obligations of Sponsor" in the Offering Plan.

17.2 The construction of the Building and the Unit and the correction of any defects in the construction thereof to the extent required under the Offering Plan are the sole responsibility of Sponsor. Purchaser acknowledges and agrees that Sponsor will not be liable for, and will have no obligation to correct, certain immaterial variations from the Offering Plan and Plans and Specifications as indicated in the section of "Rights and Obligations of Sponsor" and will only be responsible to correct any construction defects to the extent, and on the terms and conditions, set forth in such Section or as otherwise required under applicable law.

17.3 The closing of title shall occur only after, or concurrently with, compliance with the following prerequisites: (i) the Offering Plan has been declared effective in accordance with its terms and the amendment to the Offering Plan disclosing same has been accepted for filing by the Department of Law, (ii) a TCO or FCO for the Unit is in effect. Issuance of a TCO or FCO for the Unit shall be deemed presumptive evidence of substantial completion of the Unit and is the only construction related prerequisite that must occur before Sponsor may require the closing of title, (iii) the recording or filing of the Declaration, By-Laws, Floor Plans and architect and tax authority certifications required by §339-pp of the New York Condominium Act or other applicable law and such other documents as may be required by law, and (iv) the release of the

Unit and its appurtenant Common Interest from the lien of all mortgages, if any, or the severance and assignment of any mortgage, if applicable. Purchaser shall be obligated to close and complete payment of the full Purchase Price without any credit against or abatement in the Purchase Price and without any provision for escrow regardless of any construction items noted on Purchaser's Inspection Report (as hereinafter defined) remaining for Sponsor to complete and/or correct in accordance with its obligations under the Offering Plan, and regardless of the incomplete construction and/or decoration of any other portions of the Building not preventing Purchaser's occupancy of the Unit.

17.4 Sponsor has projected that, based upon currently anticipated schedules, construction of the Building will be sufficiently completed to permit closings of Units to begin pursuant to the Offering Plan; see the section "Procedure to Purchase". Purchaser 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 twelve (12) months after the projected date for the first closing. If the Offering 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 closing occurs before twelve (12) months after the projected date for the first closing, Sponsor may schedule the closings of title to other Units significantly later than such date. 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. The actual date for the First Closing is only an estimate and is not guaranteed or warranted, and may be earlier or later depending on the progress of construction and compliance with the other prerequisites described in the Offering Plan. Purchaser acknowledges that construction may be delayed by weather, casualty, labor difficulties (including work stoppages and strikes), late delivery or inability to obtain on a timely basis or otherwise materials or equipment, governmental restrictions, or other events beyond Sponsor's reasonable control. Purchaser further acknowledges that the units in the Building will be completed at varying times over a period that could extend well beyond the First Closing. The order in which these units will be completed is in the discretion of Sponsor. Purchaser acknowledges that except as otherwise expressly provided in the Offering Plan, Purchaser shall not be excused from paying the full Purchase Price, without credit or set-off, and shall have no claim against Sponsor for damages or losses, in the event that the First Closing occurs substantially earlier or later than the projected date or the time to complete or to close title to the Unit is accelerated, delayed or is postponed by Sponsor.

17.5 Sponsor is obligated to construct the Building in accordance with all applicable codes, and filed building plans and specifications, as well as the provisions of the Offering Plan.

18. Warranties of Construction. The Housing Merchant Implied Warranty (General Business Law Article 36-B) does not apply to this offering because that statue applies only to new single family homes or new for sale units in a multi-unit residential structure which is five (5) stories or less in which title is transferred to Purchasers under a cooperative or condominium regime.

As the Building is greater than five (5) stories, this statute is not applicable. Where the Housing Merchant Implied Warranty does not apply, a common law implied warranty does not exist; therefore, unless a warranty is expressly provided by Sponsor, none such exists. See Fumarelli v Marsam Dev., 92 NY2d 298, 301 [1998]; Bd. of Managers of Beacon Tower

Condominium v 85 Adams St., LLC, 136 AD3d 680 [2d Dept 2016]; Pine St. Homeowners Ass'n v 20 Pine St. LLC, 109 AD3d 733 [1st Dept 2013].

Sponsor does not warrant the materials or workmanship of construction in Units, Limited Common Elements, or Common Elements. Sponsor does not warrant the materials, workmanship, installation or operation of any appliances, equipment or fixtures. Nevertheless, Sponsor has the absolute obligation to design and build the Building in accordance with applicable law, codes, regulations, filed plans and specifications, and locally accepted building practices for items which are not covered by codes. Sponsor's obligations, regardless of any limitations in any warranty or in the Offering Plan, cannot go below the duty to construct the Building in accordance with all applicable Laws and the Plans and Specifications, and any conflict between any such disclosures and Sponsor's obligation to construct the Building in accordance with all applicable Laws and the Plans and Specifications shall be resolved in favor of the latter. NO DISCLAIMER OR LIMITATION OF LIABILITY ON SPONSOR'S PART SHALL APPLY TO SPONSOR'S OBLIGATIONS UNDER ALL APPLICABLE STATUTES, LAWS AND REGULATIONS.

Purchasers may have a claim under a breach of contract theory in the event Sponsor does not fulfill their obligation to have the building designed and built in accordance with applicable law, codes, regulations, filed plans and specifications, and locally accepted building practices for items which are not covered by codes or otherwise fails to fulfill its obligations under the Offering Plan or Purchase Agreement. In addition, Purchasers may utilize any applicable warranties provided by a manufacturer or contractor for the defective materials or workmanship; Sponsor is obligated to assign any warranties provided by manufacturers and contractors. Notwithstanding the foregoing, in the event that Purchaser or Unit Owner, as the case may be, makes any alterations to the Unit after taking possession, then the warranties provided in accordance with the terms of the Offering Plan or any repairs Sponsor has agreed to make in accordance with the terms of a signed inspection statement shall be void and of no further force or effect if the alteration directly or indirectly affected or damaged the subject matter of the warranty or repair.

19. Inspection of Unit. At least one week (but not more than one month) prior to the Closing Date, at Sponsor's direction, Selling Agent if applicable or Sponsor shall notify Purchaser that the Unit is ready for inspection. Upon receipt of the notice, Purchaser shall promptly arrange an appointment with Selling Agent to inspect the Unit within the week prior to the Closing Date. Purchaser shall carefully inspect the Unit and shall complete, date, and sign the Inspection Statement (in the form set forth as Schedule A to this Agreement) and deliver same to Selling Agent if applicable or Sponsor at the conclusion of the inspection. Failure of Purchaser either to arrange such appointment or to inspect the Unit within the week prior to the Closing Date or to so sign and deliver the completed Inspection Statement shall not excuse Purchaser from paying the Balance when due and shall constitute Purchaser's full acceptance of the Unit as is. However, nothing herein shall relieve Sponsor of its obligations as set forth in "Rights and Obligations of Sponsor" in the Offering Plan.

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, until the earlier of closing of title or the taking of possession of the Unit by Purchaser, is assumed by Sponsor; provided that Sponsor shall have no obligation or liability to repair or restore the Unit. The risk of loss is assumed by a Purchaser who has taken possession of the Unit prior to closing, e.g. via an Interim Lease, to

the extent that such loss is not covered by the Condominium's or Sponsor's insurance. A person in possession, who is not an owner, cannot insure the Unit since they have no ownership interest and the Unit cannot be doubly insured. Purchasers who take possession prior to Closing are encouraged to obtain insurance for their personal property.

20.2 In the event of damage or destruction of the Unit, due to fire or other casualty, prior to the closing of title, and the election by Sponsor to repair or restore the Unit to its original condition immediately prior to the fire or other casualty, the Purchase Agreement shall continue in full force and effect, Purchaser shall not have the right to reject title or receive a credit against, or abatement in, the Purchase Price, and Sponsor shall be entitled to a reasonable period of time within which to complete the repair or restoration. Any proceeds received from insurance or in satisfaction of any claim or action in connection with such loss shall, subject to the rights of the Board of Managers and other Unit Owners if the Declaration has theretofore been recorded and any mortgagee of Sponsor, belong entirely to Sponsor and if such proceeds are paid to Purchaser, Purchaser shall promptly upon receipt thereof turn them over to Sponsor. The provisions of the preceding sentence shall survive the closing of title or the termination of the Agreement. As Sponsor has a reasonable period of time to restore a Unit after the occurrence of a casualty if it elects to do so, and the time period that would be considered reasonable will depend on the nature of the casualty, the financing commitment of a Purchaser who is dependent on financing to pay the balance of the purchase price may expire prior to the restoration of the Unit, and such Purchaser could lose their Deposit if the Purchaser is not able to extend the term of the commitment to accommodate the restoration period.

20.3 In the event of damage to or destruction of the Unit by fire or other casualty prior to the closing of title and the election by Sponsor not to repair or restore the Unit, or, if the Declaration has been recorded prior thereto, then if the Unit Owners do not resolve to make such repairs or restoration pursuant to the By-Laws, the Purchase Agreement shall be deemed cancelled and of no further force or effect and Sponsor shall return to Purchaser all sums deposited by Purchaser hereunder within thirty (30) days of making the election, together with interest, if any, earned thereon, and neither party shall have any further rights, obligations or liability to or against the other and the parties shall be released and discharged from all obligations and liability hereunder and under the Offering Plan, except that if Purchaser is then in default hereunder (beyond the applicable grace period, if any), Sponsor shall retain all such sums deposited by Purchaser hereunder and any interest earned thereon, as and for liquidated damages. Sponsor shall provide written notice to the Purchaser within sixty (60) days of the damage to the Unit whether or not Sponsor shall elect to repair or restore the Unit.

21. Prohibition Against Advertising. Purchaser hereby covenants and agrees that it shall not list the Unit for sale, resale or lease with any broker or otherwise advertise, promote, or publicize the availability of the Unit for sale, resale or lease prior to the closing of title and for one (1) year thereafter. Any such listing of the Unit or form of advertising, promotion or publicizing of the Unit by Purchaser or its agents or representatives prior to the closing of title shall be an Event of Default hereunder, entitling Sponsor to the remedies set forth in Article 12 hereof. The provisions of this Article 21 shall survive the closing of title.

22. Broker. Purchaser represents to Sponsor that _____ (collectively the "Broker") are the only broker(s) or sales agent(s) with whom Purchaser has dealt in connection with this transaction, and Sponsor agrees to pay the commission earned by the Broker pursuant to a separate agreement. Purchaser agrees that should any claim be made against Sponsor for

commissions by any broker, other than the 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, but not limited to, reasonable legal fees and disbursements. The provisions of this Article 22 shall survive the closing of title and are not made for the benefit of any third parties.

23. Agreement May Not Be Assigned.

23.1 This Agreement, or any interest of Purchaser herein, shall not inure to the benefit of any successors or assigns of Purchaser and may not be assigned by Purchaser, without the prior written consent of Sponsor, which consent may be given or denied by Sponsor in its sole discretion. Sponsor and its agents will not discriminate against any person on the basis of race, creed, color, national origin, sex, age, disability, marital status. Or other grounds prohibited by law. Any purported assignment by Purchaser in violation of this Agreement shall be an event of default by Purchaser entitling Sponsor to all remedies available at law, in equity or otherwise, including, without limitation, the remedies set forth above, and shall be voidable at the option of Sponsor.

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

23.3 If Purchaser desires to assign its rights under this Agreement or to take title in the name of an affiliate of, or entity related to, or controlled by Purchaser that differs from that reflected in this Agreement, or to add, delete or substitute the name of a member of the Purchaser's family, then, if such assignment, alteration, addition, deletion or substitution is consented to by Sponsor (in Sponsor's sole discretion), Purchaser shall deliver to Selling Agent or Sponsor's counsel, four (4) signed forms of assignment of this Agreement (to be prepared by Sponsor's counsel at Purchaser's expense and in form and content acceptable to Sponsor, in its sole discretion), as well as three (3) completed and signed copies of either Form W-9 (Request for Taxpayer Identification Number and Certification) or Form W-8BEN (Certificate of Foreign Status of Beneficial Owner for United States Tax Withholding), as applicable, in the form required by law. Upon each assignment or other change consented to by Sponsor (it its sole discretion), the assignments and Form W-8 or Form W-9, as applicable, must be delivered to Selling Agent or Sponsor's counsel, together with a personal certified check, or an official bank or cashier's check, in the amount of $1,000.00 ("Assignment Fee") made payable to Marans Newman Tsolis & Nazinitsky LLC (for services rendered in connection with the assignment), not less than twenty (20) days prior to the date scheduled for the Purchaser's closing. In no event shall Purchaser or its assignee (or any added or substituted party) have any right to adjourn or postpone the closing as a result of any such change or assignment. Sponsor is not obligated to consent to any such change

or assignment and, Sponsor's refusal to consent to an assignment or change in name will not entitle Purchaser to terminate this Agreement or excuse Purchaser from any of its obligations hereunder or give rise to any claim for damages against Sponsor; and the prohibition against advertising or publicizing the availability of Purchaser's Unit as set forth in Article 21 above and in the Offering Plan will remain in effect.

23.4 Notwithstanding the provisions of Article 23.1 above, Sponsor will not unreasonably withhold its consent to the assignment by Purchaser, on one (1) occasion only, of all of Purchaser's rights under this Agreement to a Purchaser Affiliate or to member(s) of Purchaser's Immediate Family, provided that any such assignment is made without consideration and otherwise in accordance with the provisions and procedures set forth in Article 23.3 above, including without limitation the provisions relating to the Assignment Fee. For purposes of this Article 23.4 only: (i) "Purchaser Affiliate" means an entity, as of the date of the assignment and at all times thereafter through and including the Closing, controlled by or under common control with Purchaser; (ii) "Immediate Family Members" means Purchaser's spouse, domestic partner, children, grandchildren, parents, grandparents, brothers or sisters, stepchildren and stepparents; and (iii) "control" means the ownership of fifty-one percent (51%) or more of the interests in such entity and possession of the power to direct the management and policies of such entity and the distribution of its profits.

23.5 Notwithstanding any consent by Sponsor pursuant to the terms of this Article to any such change of name or assignment, in no event shall Purchaser, as assignor, be released or relieved from any obligations, promises, covenants and liabilities under or in respect of this Agreement.

24. Binding Effect. The submission of this Agreement to Purchaser does not create a binding obligation on the part of Sponsor. This Agreement shall not be binding on Purchaser or Sponsor until Purchaser has signed this Agreement and delivered the signed Agreement and the Deposit to Sponsor, and a counterpart hereof executed by Sponsor has been delivered to Purchaser. Prior to Sponsor's countersigning and returning this Agreement to Purchaser, and at any time thereafter, Purchaser agrees upon request to provide Sponsor with written reasonable information about Purchaser's employment, financial and rental/ownership history. Such information obtained prior to countersignature may be used to determine Purchaser's qualification to purchase and own the Unit, but does not constitute a reservation or binding obligation on either the applicant or Sponsor. Sponsor's right to collect such information shall terminate upon the earlier of the closing of title to the Unit or termination of the Agreement. Sponsor has the right, without incurring any liability, to reject this Agreement without cause or explanation to Purchaser. This Agreement may not be rejected due to Purchaser's sex, sexual orientation, race, creed, color, national origin, ancestry, disability, marital status, or other grounds proscribed by law.

25. Notices.

25.1 Any notice, election, demand, consent, request or other communication hereunder or under the Offering Plan shall be in writing and either delivered in person or sent, postage prepaid, by registered or certified mail, return receipt requested or by Federal Express or other reputable overnight courier, with receipt confirmed: to Purchaser at the address given at the beginning of this Agreement with a copy to Purchaser's Attorney; and to Sponsor, at: UWS AA BSD LLC, 850 Third Avenue, Suite 13D, New York, NY 10022 with a copy sent simultaneously and in like manner to Marans Newman Tsolis & Nazinitsky LLC, 29 Broadway, Suite 2400, New

York, New York 10006. Either party may hereafter designate to the other in writing a change in the address to which notices are to be sent. Notwithstanding the foregoing, any mailing of an amendment to the Offering Plan shall be delivered via regular mail. Except as otherwise expressly provided herein, a notice shall be deemed given when personal delivery or delivery by overnight courier is effected or, in the case of mailing, three (3) days after the date of mailing, except that the date of actual receipt shall be deemed to be the date of the giving of any notice of change of address.

25.2 Sponsor hereby designates and empowers both Selling Agent and Sponsor's counsel Marans Newman Tsolis & Nazinitsky LLC as Sponsor's agents to give any notice to Purchaser under this Agreement (including, without limitation, a notice of default) in Sponsor's name, which notice so given shall have the same force and effect as if given by Sponsor itself. Purchaser hereby designates Purchaser's Attorney as Purchaser's agent to give any notice to Sponsor hereunder in Purchaser's name.

26. Joint Purchasers. The term "Purchaser" shall be read as "Purchasers" if the Unit is being purchased by more than one person, in which case their obligations shall be joint and several.

27. Liability of Sponsor. Sponsor shall be excused from performing any obligation or undertaking provided for in this Agreement for so long as such performance is prevented, delayed or hindered by an act of God, fire, flood, explosion, war, riot, sabotage, inability to procure or general shortage of energy, labor, equipment, facilities, materials or supplies in the open market, failure of transportation, strike, lockout, action of labor unions, or any other cause (whether similar or dissimilar to the foregoing) not within the reasonable control of Sponsor. Sponsor's time to perform such obligation or undertaking shall be tolled for the length of the period during which such performance was excused.

28. Further Assurances. Either party shall execute, acknowledge and deliver to the other party such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as such other party may reasonably request in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction. Additionally, 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 correct any error and or omissions that may have occurred at Closing of Title. The Provisions of this Article shall survive Closing of Title and delivery of the deed.

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

30. Strict Compliance. Any failure by either party hereto to insist upon the strict performance by the other party of any of the provisions of this Agreement shall not be deemed a waiver of any of the provisions hereof, and each party, notwithstanding any such failure, shall have

the right thereafter to insist upon the strict performance by the other party of any and all of the provisions of this Agreement to be performed by such other party.

31. No Lien. Neither this Agreement nor any monies deposited hereunder or expended by Purchaser in connection herewith shall constitute a lien against the Unit, any other Units, or any other portion of the Building or the Land upon which it is situated.

32. Governing Law. The provisions of this Agreement shall be governed by, and construed and enforced in accordance with, the internal laws of the State of New York applicable to contracts made and to be performed wholly in the State of New York, without regard to principles of conflicts of law.

33. Purchaser's Representations.

33.1 Purchaser represents that Purchaser has full right and authority to execute this Agreement and perform Purchaser's obligations hereunder. If Purchaser is not a natural person, Purchaser agrees to deliver at Closing, such documents evidencing Purchaser's authority as may be required by Purchaser's title company. Purchaser further represents that the Deposit represents Purchaser's own funds and that no other party (other than Purchaser or Seller, as provided herein) has any right or claim to all or any portion of the Deposit.

33.2 Purchaser is not now, nor shall it be at any time prior to or at the closing of title, an individual, corporation, partnership, joint venture, trust, trustee, limited liability company, unincorporated organization, real estate investment trust or any other form of entity (collectively, a "Person") with whom a United States citizen, entity organized under the laws of the United States or its territories or entity having its principal place of business within the United States or any of its territories (collectively, a "U.S. Person"), is prohibited from transacting business of the type contemplated by this Agreement, whether such prohibition arises under United States law, regulation, executive orders and lists published by the Office of Foreign Assets Control, Department of the Treasury ("OFAC") (including those executive orders and lists published by OFAC with respect to Persons that have been designated by executive order or by the sanction regulations of OFAC as Persons with whom U.S. Persons may not transact business or must limit their interactions to types approved by OFAC or otherwise). Neither Purchaser nor any Person who owns an interest in Purchaser is now nor shall be at any time prior to or at the closing of title a Person with whom a U.S. Person, including a "financial institution" as defined in 31 U.S.C. 5312 (a)(z), as periodically amended, is prohibited from transacting business of the type contemplated by this Agreement, whether such prohibition arises under United States law, regulation, executive orders and lists published by the OFAC or otherwise.

33.3 Purchaser has taken, and shall continue to take until the closing of title, such measures as are required by applicable law to assure that the funds used to pay to Seller the Purchase Price are derived: (i) from transactions that do not violate United States law nor, to the extent such funds originate outside the United States, do not violate the laws of the jurisdiction in which they originated; and (ii) from permissible sources under United States law and to the extent such funds originate outside the United States, under the laws of the jurisdiction in which they originated. Purchaser is, and will at closing be, in compliance with any and all applicable provisions of the USA PATRIOT Act of 2001, Pub. L. No. 107-56, the Bank Secrecy Act of 1970, as amended, 31 U.S.C. Section 5311 et. seq., the Trading with the Enemy Act, 50 U.S.C. App. Section 1 et. seq., the International Emergency Economic Powers Act, 50 U.S.C. Section 1701 et.

seq., and the sanction regulations promulgated pursuant thereto by the OFAC, as well as laws relating to prevention and detection of money laundering in 18 U.S.C. Sections 1956 and 1957.

33.4 The provisions of this Article shall survive the closing of title to the Unit or termination of this Agreement.

34. Agreement Not Contingent Upon Financing. The terms and provisions of this Agreement and Purchaser's obligations hereunder are not contingent upon Purchaser securing financing of the Purchase Price (or any portion thereof), and Purchaser understands and agrees that Purchaser's failure to obtain such financing will not relieve Purchaser of Purchaser's obligations hereunder. A Purchaser who does not obtain financing may lose the Deposit if Purchaser is unable to otherwise raise the monies for the Balance of the Purchase Price. A Purchaser who requires financing is advised to consult with a lending institution before execution of this Purchase Agreement. Sponsor makes no representation whatsoever as to the terms, cost, or availability of any mortgage or other financing. Purchaser further understands and agrees that if Purchaser chooses to finance Purchaser's 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 Purchaser's financial status or condition shall release or relieve Purchaser of Purchaser's obligations pursuant to this Agreement.

35. Costs of Enforcing and Defending Agreement. If Sponsor prevails, Purchaser shall be obligated to reimburse Sponsor for any reasonable legal fees and disbursements incurred by Sponsor, as determined by a court of law, in successfully defending Sponsor's rights under the Purchase Agreement or, in the event Purchaser defaults under the Purchase Agreement, in canceling the Purchase Agreement or otherwise enforcing Purchaser's obligations thereunder. If Purchaser prevails, Purchaser will not be reimbursed for any legal fees or disbursements incurred by Purchaser in successfully defending Purchaser's rights under the Purchase Agreement or otherwise enforcing Sponsor's obligations thereunder. Purchaser is contractually waiving recovery of legal fees and disbursements. The provisions of this Article shall survive closing of title or the termination of this Agreement.

36. Waiver of Jury Trial. Except as prohibited by law, the parties shall, and they hereby do, expressly waive trial by jury in any litigation arising out of, connected with, or relating to this Agreement or the relationship created hereby or in the Offering Plan. With respect to any matter for which a jury trial cannot be waived, the parties agree not to assert any such claim as a counterclaim in, nor move to consolidate such claim with, any action or proceeding in which a jury trial is waived. Any lawsuit arising out of the Purchase Agreement shall be governed by the laws of the State of New York and shall be brought in the county in which the Building is located. The provisions of this Article shall survive closing of title or the termination of this Agreement.

37. Waiver of Diplomatic or Sovereign Immunity.

37.1. Purchaser hereby waives any and all immunity from suit or other actions or proceedings and agrees that, should Sponsor or any of its successors or assigns bring any suit, action or proceeding in New York or any other jurisdiction to enforce any obligation or liability of Purchaser arising, directly or indirectly, out of or relating to this Agreement, no immunity from such suit, action or proceeding will be claimed by or on behalf of Purchaser.

37.2. As of the execution of this Agreement, Purchaser acknowledges and agrees that all disputes arising, directly or indirectly, out of or relating to this Agreement may be dealt with and adjudicated in the state courts of New York or the federal courts sitting in New York, and hereby expressly and irrevocably submits the person of Purchaser to the jurisdiction of such courts in any suit, action or proceeding arising, directly or indirectly, out of or relating to this Agreement. So far as is permitted under the applicable law, this consent to personal jurisdiction shall be self-operative and no further instrument or action shall be necessary in order to confer jurisdiction upon the person of Purchaser in any such court.

37.3. Purchaser irrevocably waives, to the fullest extent permitted by law, and agrees not to assert, by way of motion, as a defense or otherwise in any suit, action or proceeding arising, directly or indirectly, out of relating to this Agreement, brought in the state courts in New York, or the federal courts sitting in New York: (i) any objection which it may have or may hereafter have to the laying of the venue of any such suit, action or proceeding in any such court; (ii) any claim that any such suit, action or proceeding brought in any such court has been brought in an inconvenient forum; or (iii) any claim that it is not personally subject to the jurisdiction of such courts. Purchaser agrees that final judgment from which Purchaser has not or may not appeal or further appeal in any such suit, action or proceeding brought in such a court shall be conclusive and binding upon Purchaser and, may so far as is permitted under the applicable law, be enforced in the courts of any state or any federal court and in any other courts to the jurisdiction of which Purchaser is subject, by a suit upon such judgment and that Purchaser will not assert any defense, counterclaim, or set off in any such suit upon such judgment.

37.4. Purchaser agrees to execute, deliver and file all such further instruments as may be necessary under the laws of the State of New York, in order to make effective the consent of Purchaser to jurisdiction of the state courts of New York and the federal courts sitting in New York and any other provisions of this Article 37.

37.5. Nothing in this Article 37 shall affect the right of Sponsor to bring proceedings against Purchaser in the courts of any jurisdiction or jurisdictions.

37.6. The provisions of this Article 37 shall survive the closing of title or the termination of this Agreement for the purpose of any suit, action, or proceeding arising directly or indirectly, out of or relating to this Agreement.

37.7. In the event Purchaser is a foreign government, a resident representative of a foreign government or such other person or entity otherwise entitled to the immunities from suit enjoyed by a foreign government (i.e., diplomatic or sovereign immunity), such Purchaser hereby designates a duly authorized and lawful agent to receive process for and on behalf of the Purchaser in any state or federal suit, action or proceeding in the State of New York based on, arising out of or connected with this Agreement.

37.8 If Purchaser is a foreign mission, as such term is defined under the Foreign Missions Act, 22 U.S.C. 4303, Purchaser shall notify the United States Department of State prior to purchasing a Unit and provide a copy of such notice to Sponsor. Sponsor shall not be bound under this Agreement unless and until the earlier to occur of: (i) a notification of approval is received from the Department of State; or (ii) sixty (60) days after Purchaser's notice is received by the Department of State.

38. Mold. Purchasers are advised that the prevention of the growth of mold in a Unit is the responsibility of each Unit Owner. Construction is not, and cannot be, designed to exclude mold spores. Whether a Unit Owner experiences mold growth depends largely on how such Unit Owner manages and maintains their Unit. Unit Owners will need to take actions to prevent conditions which cause the mold or mildew, and it is the responsibility of each Unit Owner to ensure that they take the necessary precautions to prevent mold from becoming a problem in such Unit Owner's Unit. Unless the existence of mold occurs within one (1) month or earlier of Closing (unless there is a latent defect due to faulty construction by Sponsor so that mold could not be discovered within one (1) month of Closing), and is caused by faulty construction by Sponsor, Sponsor will not be liable to Purchaser with respect to the presence and/or existence of molds, mildew and/or microscopic spores. This provision shall survive closing of title.

39. No Representations. Purchaser acknowledges that Purchaser has not relied upon any 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 Common Charges allocable to the Unit, the estimated real estate taxes of the Unit, the ability to rent the Unit and/or the rental income therefore, the right to any income tax deduction for any real estate taxes or mortgage interest paid by Purchaser, or any other data, except as herein or in the Offering Plan specifically represented; as such, Purchasers are urged to ensure material representations are incorporated into the negotiated Purchase Agreement. Purchaser acknowledges it has relied solely on their own judgment and investigation in deciding to enter into this Agreement and purchase the Unit. No person has been authorized to make any representations on behalf of Sponsor. No oral representations or statements shall be considered a part of this Agreement. Purchaser shall not be relieved of any of Purchaser's obligations hereunder, and Purchaser agrees to purchase the Unit, without offset or any claim against, or liability of, Sponsor, by reason of any immaterial inaccuracy or error, including but not limited to immaterial inaccuracy or error in the layout or dimension of the Unit or any part thereof, or of the Common Elements, except as provided under applicable law or as set forth in the Offering Plan. A decrease in a unit's area of 5% or less may not trigger Purchaser's right to rescind unless such decrease is determined to be a material change. There is a rebuttable presumption that an area that is diminished by 5% or less is not material. Notwithstanding the foregoing, representations that are inconsistent with the Offering Plan or the Purchase Agreement will not affect Sponsor's liability under the Martin Act. The provisions of this paragraph shall survive the closing of title or the termination of this Agreement.

40. Certain References. A reference in this Agreement to any one gender, masculine, feminine or neuter, includes the other two, and the singular includes the plural, and vice versa, unless the context otherwise requires. The term "herein," "hereof" or "hereunder," or similar terms used in this Agreement, refer to this entire Agreement and not to the particular provision in which the term is used. Unless otherwise stated, all references herein to Articles, Sections or other provisions are references to Articles, Sections or other provisions of this Agreement.

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

42. Successors and Assigns. Subject to the provisions of Article 23 hereof, the provisions of this Agreement shall bind and inure to the benefit of Purchaser and Purchaser's heirs, legal representatives, successors and permitted assigns and shall bind and inure to the benefit of Sponsor and its successors and assigns.

43. No Oral Changes. This Agreement or any provision hereof, cannot be orally changed, terminated or waived. ANY CHANGES OR ADDITIONAL PROVISIONS MUST BE SET FORTH IN A RIDER ATTACHED HERETO OR IN A SEPARATE WRITTEN AGREEMENT SIGNED BY THE PARTIES AND WHICH REFERS TO THIS AGREEMENT.

44. Counterparts. This Agreement (or any such Rider(s)) may be executed in any number of counterparts, including but not limited to any signature conveyed through electronic mail transmission ("PDF") and/ or facsimile transmission, any one of which shall be deemed to be an original and all of which shall constitute one and the same document. When counterparts have been executed by all parties, they shall have the same effect as if the signatures to each counterpart were upon the same documents and shall be deemed valid as originals. A PDF or facsimile signature on this Agreement (or any such Rider(s)) shall be acceptable and be deemed binding.

45. Rule of Construction. There shall be no presumption against the drafter of this Agreement or the Offering Plan.

46. Smoking Policy. Smoking and using electronic cigarettes is prohibited at all times in all enclosed common areas of the Building, as required by law. Enclosed common areas of the Building include, but is not limited to, indoor Common Elements such as a lobby, hallway, and stairway. Smoking and using electronic cigarettes is permitted at all times in all dwelling units and outdoor areas, unless otherwise restricted by law. This policy applies to any person on the premises. Complaints about violations shall be made promptly to the Board of Managers. Complaints should be made in writing and should be as specific as possible, including the date, approximate time, location where smoke was observed, description of incident, and apparent source of smoke. Unit Owners shall provide to prospective buyers or renters of their Units a copy of this Smoking Policy including by annexing it to any contract of sale or lease of their Unit.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth hereinabove.

SPONSOR:

UWS AA BSD LLC

By: _____
Name:
Title:

2461 BROADWAY LLC

By: _____
Name:
Title:

AARE BROADWAY INVESTORS LLC

By: _____
Name:
Title:

A&S MM LLC

By: _____
Name:
Title:

2461 D&O LLC

By: _____
Name:
Title:

PURCHASER:

By: _____

By: _____

WITH RESPECT TO PARAGRAPH 4:

ESCROW AGENT:

By: _____

SCHEDULE A

INSPECTION STATEMENT

UWS AA BSD LLC
850 Third Avenue, Suite 13D
New York, NY 10022

Re: Unit
The ERA Condominium

Gentlemen:

As a result of my/our final inspection, please be advised that except as otherwise noted, I/we found all items in good condition, free of chips, mars, breaks or other defects:

Exceptions

I/we understand that to prevent pilferage, certain items such as medicine cabinet doors, shower heads, toilet seats, kitchen cabinets, vanity knobs and mechanical chimes will be installed just prior to my/our date of moving. I/we agree and I/we will sign off each item requiring adjustment or repairs as it is completed.

_____
Purchaser's Signature

_____
Sponsor's Representative

FORM OF LICENSED SPACE AGREEMENT

AGREEMENT MADE THIS _____ day of _____, 20___ (this "Agreement") by and among UWS AA BSD LLC ("Sponsor"), having an office at 850 Third Avenue, Suite 13D, New York, NY 10022, on behalf of The Board of Managers of The ERA Condominium and _____, having an address at _____ (the "Licensee");

WHEREAS, pursuant to that certain Declaration and By-Laws for the Condominium known as The ERA Condominium (the "Condominium") dated _____, recorded on _____ as _____, (the "Declaration") for the property having the street address 2461 Broadway, New York, NY 10025 (the "Property"), the Property was submitted to by Sponsor as a Condominium regime;

WHEREAS, Licensee desires the right to the exclusive use of _____ (the "Licensed Space"),

WHEREAS, Sponsor holds a license to the Licensed Space, and for good and valuable consideration has agreed to sell such license to Licensee,

WHEREAS, the Licensed Space is located in the Condominium and as is now under the jurisdiction of the Board of Managers ("Licensor"), and

NOW THEREFORE, in consideration of $10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Subject to and in accordance with the terms and conditions of this Agreement and the Declaration, Licensor hereby issues to Licensee, its successors and assigns and Licensee hereby accepts from Licensor, a license (the "License") to use the Licensed Space for its intended purpose and for no other purpose. Licensee shall, at its own expense, keep the Licensed Space clear of all debris as it relates to their use. Licensee shall not store in Licensed Space any (i) animals or food, (ii) inflammable, combustible, explosive or other dangerous items, or (iii) items which have an objectionable odor or which may spoil or decay. Licensee shall not (a) interfere with another licensee or deface, damage or alter the Licensed Space, the Building or Licensor's equipment.

2. The term of the License shall continue on a month to month basis until Licensee gives written notice of termination, or unless otherwise terminated, as provided herein or in the Declaration. In the event the License is terminated, Licensee shall vacate and surrender possession of the Licensed Space, in the condition as existed prior to the commencement of this Agreement. Any property not removed from the Licensed Space at the expiration or termination of the License shall be considered abandoned and may, at Licensor's option, be disposed of at Licensee's cost and without any liability to Licensee. Licensee's obligation to observe or perform this covenant shall survive the expiration or other termination of the License.

3. Licensee will be required to pay a monthly License Fee to Licensor as determined by Licensor in the budget. License Fees are charged and paid independently of Common Charges and special assessments only to Licensees. A Licensee may abandon and terminate their license upon ten (10) day's written notice to Licensor; the Licensee will not be required to pay the monthly License Fee after abandoning and terminating their license and will not be responsible for any unpaid License Fees. Licensor will be authorized to locate a replacement Licensee, issue or sell a new license, and charge License Fees to the new Licensee with no reimbursement of the consideration paid by the Licensee that abandoned and terminated their license. In the event of a default in the payment of any monthly License Fee, Licensor, at its sole option, may declare the license terminated. Prior to making any such declaration following a default, Licensor shall send notice to the delinquent Licensee giving the Licensee a ninety (90) day grace period in which to make a payment in full. Licensor may charge the delinquent Licensee a fee of not more than One Hundred Fifty ($150.00) Dollars to cover the additional burden to the Board occasioned by the lack of timely payment, in addition to interest at the highest legal rate on the License Fee from its due date to the date payment is actually received from the Licensee. Following the ninety (90) day grace period, Licensor may terminate a license without reimbursement of the consideration paid to acquire the license.

4. Licensee shall indemnify and save harmless Sponsor, Licensor, and Licensor's agents against and from any and all liability, loss, damage and expense (including, without limitation, reasonable attorney fees and expenses) arising from injury to person or property occasioned by the failure of the Licensee to comply with any provision in this Agreement, or due wholly or in part to any act, default or omission of the Licensee or of any person using the Licensed Space, or by the Licensor, its agents, servants or contractors when acting as agent for the Licensee as herein provided.

5. Neither Licensor nor its agents or employees shall be liable for any theft or damage to property in Licensed Space unless due to the gross negligence of the Licensor. Licensor undertakes only to act as a licensor, and under no circumstances shall the Licensor or its agents be deemed to act as Licensee's bailee.

6. Licensee represents that it has made a thorough inspection of the Licensed Space and agrees to take same in its condition "as is" as of the commencement of this Agreement. Licensee shall, throughout the term of the License, take good care of the Licensed Space.

7. Licensor shall not provide any services to the Licensed Space.

8. This Agreement shall inure to the benefit of the Licensor's successors and assigns and may not be modified except by a writing signed by the party to be charged.

9. Licensee shall provide ten (10) day's written notice to Licensor upon the sale of the license. The Board of Managers as Licensor shall issue a new license to the purchaser.

10. The terms of this Agreement are subject to the terms of the Declaration and By-Laws. Nothing contained herein shall be construed as limiting the rights and obligations of the parties under the Declaration and By-Laws. Any conflict between the provisions of this Agreement and the Declaration and By-Laws shall be determined in favor of the Declaration and By-Laws.

11. If Licensee shall default in fulfilling any of its covenants or obligations, Licensor may (i) deny access to the Licensed Space until Licensee cures such default, or (ii) terminate the License by the giving of written notice to Licensee, whereupon the License shall terminate on the date set forth in such notice.

12. Licensee shall, at all times, use the Licensed Space only in a manner which is in full compliance with all present and future laws, orders, rules and regulations of all state, federal, municipal and local governments, departments, commissions and boards (including the New York Board of Fire Underwriters or any similar body) asserting jurisdiction therefor, or any direction of any public officer pursuant to law, including, without limitation, the police and fire departments of the City of New York. Licensee, its servants, employees, agents, visitors and licensees shall observe faithfully, and comply strictly with the Declaration and any and all rules and regulations for the Building as Licensor or its agents may from time to time adopt.

13. Licensor or its agents shall have the right (but not the obligation) to inspect and examine the Licensed Space and to make such repairs and improvements as Licensor shall deem necessary or desirable to the Licensed Space or any portion of the Building, all without any liability to Licensee whatsoever as a result thereof.

14. The failure of Licensor to seek redress for violation of, or to insist upon the strict performance of any covenant or condition of any of the rules or regulations adopted by Licensor, shall not prevent a subsequent act which would have originally constituted a violation from having all the force and effect of an original violation.

15. This Agreement shall constitute a license only and shall not be construed under any circumstances to be a sale or lease of the Licensed Space or conveyance of title thereto. In no event shall a landlord/tenant relationship exist between the Condominium and the Licensee with respect to the Licensed Space.

16. Licensee shall be obligated to reimburse the Condominium and the Board of Managers for any and all legal fees and disbursements incurred in defending the rights of the Condominium under this Agreement, or, in the event Licensee defaults under this Agreement beyond any applicable grace period, enforcing Licensee's obligations hereunder regardless of whether an action is commenced.

17. Neither this Agreement nor any provision hereof may be waived, amended, discharged or terminated except in a writing signed by the party against whom the enforcement of such waiver, amendment, discharge or termination is sought and then only to the extent set forth in such writing.

18. It is understood and agreed that all understandings and agreements heretofore had between the parties hereto are merged in this Agreement, which alone fully and completely expresses their agreement relating to the Licensed Space and that this Agreement supersedes any and all such understandings and agreements with respect to the subject matter hereof.

19. If any provision of this Agreement is invalid or unenforceable as against any party or under certain circumstances, the remainder of this Agreement and the applicability of such provision to other parties or circumstances shall not be affected thereby. Each provision of this

Agreement, except as otherwise herein or therein provided, shall be valid and enforceable to the fullest extent permitted by law.

20. All capitalized terms used in this Agreement not defined herein shall have the same meanings ascribed to them in the Declaration.

21. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, successors and assigns of the Licensee.

[signature page follows]

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first above written.

UWS AA BSD LLC
SPONSOR

FOR THE BOARD OF MANAGERS OF
THE ERA CONDOMINIUM

By: _____
Name:
Title:

LICENSEE:

_____

FORM OF POWER OF ATTORNEY

The undersigned, _____, the Owner of Unit ____ in the building complex known as The ERA Condominium, 2461 Broadway, New York, NY 10025 as designated and described in the Declaration establishing The ERA Condominium, dated _____, 20___ and recorded in the Office of the City Register of the City of New York on _____20___, in CRFN# _____ on the floor plans filed in the Real Property Assessment Department of the City of New York as Condominium Plan No. _____ (the "Condominium") do hereby irrevocably nominate, constitute and appoint the Board of Managers of the Condominium, and their successors, jointly, true and lawful attorneys-in-fact of the undersigned, with a power coupled with an interest, with power of substitution (1) to acquire, in their own names as members of the Board of Managers or in the name of their designee, corporate or otherwise by deed, on behalf of all owners of Condominium Units in said Condominium property, in accordance with their respective Common Interests, (a) any Unit whose owner desires to sell the same, the undivided interest in the Common Elements appurtenant thereto, the interest of such Unit theretofore acquired by the Board of Managers, or its designee, on behalf of all Unit Owners, or in the proceeds of sale or lease thereof, if any, and the interest of such Unit Owner in all other assets of the Condominium (hereinafter collectively called the "Appurtenant Interests"), or (b) any Unit which shall be the subject of a foreclosure or other judicial sale or whose owner desires to surrender or abandon same in accordance with the By-Laws, or (2) to lease any Unit whose Owner desires to rent the same, at such prices or at such rental, as the case may be, and on such other terms, and conditions as said attorneys-in-fact shall, in their sole discretion deem proper, and (3) thereafter to convey, sell, lease, sublease, mortgage, vote, or otherwise deal with any such Unit so acquired by them, on such terms and conditions as said attorneys-in-fact in their sole discretion determine, granting to said 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 (4) to execute, acknowledge and deliver (a) any declaration or other instrument affecting the Condominium which the Board of Managers of the Condominium deems necessary or appropriate to comply with the Declaration of Condominium, or any law, ordinance or regulation, zoning resolution or requirement of the Department of Buildings, the City Planning Commission, the Board of Standards and Appeals or any other public authority, applicable to maintenance, demolition, construction, alteration, repair or restoration of the Condominium or (b) any consent, covenant, restriction, easement or declaration or any amendment thereto affecting the Condominium or the Common Elements that the Board of Managers deems necessary or appropriate, provided such change is consistent with the Condominium Act.

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

IN WITNESS WHEREOF, the parties set their hands the date above first written.

PURCHASER:

By: _____

By: _____

STATE OF NEW YORK)
) ss.:
COUNTY OF _____)

On the ____ day of _____ in the year 20___ before me, the undersigned _____, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacit(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
(Notary)

STATE OF NEW YORK)
) ss.:
COUNTY OF _____)

On the ____ day of _____ in the year 20___ before me, the undersigned _____, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacit(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
(Notary)

FORM OF UNIT DEED

THIS INDENTURE, made as of the ____ day of _____, 20___, between UWS AA BSD LLC, 2461 BROADWAY LLC, AARE BROADWAY INVESTORS LLC, A&S MM LLC, and 2461 D&O LLC, Delaware limited liability companies, having an office at 850 Third Avenue, Suite 13D, New York, NY 10022 (hereinafter referred to as the "Grantor"), and _____, having an address_____ (hereinafter referred to as the "Grantee").

W I T N E S S ET H:

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

The Condominium Unit known as Unit ___ together with a _____% undivided interest in the common elements of The ERA Condominium, also known by the street number 2461 Broadway, New York County, City and State of New York, said Unit being designated and described by the above unit number in the Declaration establishing a plan for Condominium ownership of the Condominium property under the Condominium Act of the State of New York, as amended (Article 9-B of the Real Property Law of the State of New York) dated _____ and recorded in the Office of the City Register of the City of New York on _____ under CRFN _____, (such declaration and any amendments thereto being referred to hereinafter, collectively, as the "Declaration"). The land on which the building containing the Unit is located is bounded and described as on schedule "A" annexed hereto, said Unit also being designated as Tax Lot _____ in Block 1239 on the Tax Map of the Real Property Assessment Department of the City of New York for the Borough of Manhattan and on the floor plans of the Building (the "Floor Plans"), certified by _____, on the _____ day of _____, 20___, and filed in with the Real Property Assessment Department of the City of New York on the _____ day of _____, 20___, as Condominium Plan No. _____ and also filed in the Office of the City Register of the City of New York as Condominium Map No. _____ under CRFN _____.

Together with an undivided _____% interest in the Common Elements (as such term is defined in the Declaration);

Together with, and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Declaration and the By-Laws of The ERA Condominium, as the same may be amended from time to time (hereinafter referred to as the "By-Laws"), all of which shall constitute covenants running with the Land and shall bind the person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein;

Subject also to such other liens, agreements, covenants, easements, restrictions, consents

and other matters of record as pertain to the Unit, to the Land and/or to the Building (which Land and Building are hereinafter collectively referred to as the "Property");

To have and to hold the same unto the Grantee, and the heirs or successors and assigns of the Grantee, forever.

If any provision of the Declaration or the By-Laws is invalid under, or would cause the Declaration or the By-Laws to be insufficient to submit the Property to the provisions of the Condominium Act, or if any provision that is necessary to cause the Declaration and the By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from the Declaration or the By-Laws, or if the Declaration and the By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of Article 16 of the Declaration shall control.

Except as otherwise specifically permitted by the Condominium's Board of Managers (as such term is defined in the Declaration) a Residential Unit is intended for residential purposes 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 set forth in the Declaration and the By-Laws (any Rules and Regulations adopted under the By-Laws).

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

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

This conveyance is made in the regular course of business actually conducted by the Grantor.

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

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

Grantor:

UWS AA BSD LLC

By: _____
Name:
Title:

2461 BROADWAY LLC

By: _____
Name:
Title:

AARE BROADWAY INVESTORS LLC

By: _____
Name:
Title:

A&S MM LLC

By: _____
Name:
Title:

2461 D&O LLC

By: _____
Name:
Title:

Grantee:

_____
(Print Name)

_____
(Print Name)

STATE OF NEW YORK)
)ss.:
COUNTY OF _____)

On the ____ day of _____ in the year 20__ before me, the undersigned _____, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by 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)

STATE OF NEW YORK)
)ss.:
COUNTY OF _____)

On the ____ day of _____ in the year 20__ before me, the undersigned _____, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by 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)

STATE OF NEW YORK)
)ss.:
COUNTY OF _____)

On the ____ day of _____ in the year 20__ before me, the undersigned _____, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by 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)

STATE OF NEW YORK)
)ss.:
COUNTY OF _____)

On the ____ day of _____ in the year 20__ before me, the undersigned _____, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by 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)

STATE OF NEW YORK)
)ss.:
COUNTY OF _____)

On the ____ day of _____ in the year 20__ before me, the undersigned _____, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by 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)

STATE OF NEW YORK)
)ss.:
COUNTY OF _____)

On the ____ day of _____ in the year 20__ before me, the undersigned _____, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by 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)

STATE OF NEW YORK)
)ss.:
COUNTY OF _____)

On the ____ day of _____ in the year 20__ before me, the undersigned _____, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by 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)

STATE OF NEW YORK)
)ss.:
COUNTY OF _____)

On the ____ day of _____ in the year 20__ before me, the undersigned _____, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
(Notary Public)

SCHEDULE A

PROPERTY DESCRIPTION

FORM OF INTERIM LEASE AGREEMENT

AGREEMENT made this ___ day of _____, between UWS AA BSD LLC, having an office 850 Third Avenue, Suite 13D, New York, NY 10022 (hereinafter Sponsor) and _____ whose address is 2461 Broadway, Unit # ____, New York, NY 10025 (hereinafter Purchaser),

WITNESSETH,

WHEREAS, Sponsor is the Sponsor of a condominium conversion of premises located at 2461 Broadway, New York, NY 10025 and;

WHEREAS, Purchaser has executed a Purchase Agreement for Unit ___ (the "Apartment") at said premises, and;

WHEREAS, Purchaser wishes to occupy said Apartment prior to the closing of title;

NOW, THEREFORE, in conformity with the terms and conditions of the Offering Plan filed with the Attorney General of the State of New York, the parties agree as follows:

1) Commencing on _____, 20___, and terminating as hereinafter specified, PURCHASER shall have the right to use and occupy the aforementioned Apartment.

2) After a free _____grace period, Purchaser shall pay a fee for use and occupancy of the Apartment of $_____ per month. It is understood that this use and occupancy fee is not rent, and that no landlord-tenant relationship has been created between the parties, and that this Agreement is not governed or subject to any rent regulatory laws. Purchaser has deposited with Sponsor, and Sponsor recognizes that Purchaser has deposited the sum of $_____ representing a deposit under the Purchase Agreement. Purchaser's deposit of $_____ shall be applied against the purchase price of the Unit at closing and is subject to forfeiture by Purchaser in event of their default under the Purchase Agreement. In the event of Purchaser's default under the terms of the Interim Lease, Sponsor may direct the Escrow Agent to pay any use and occupancy fees due by Purchaser from such deposit.

3) The use and occupancy fee for the month in which closing occurs shall be adjusted at closing. No portion of the use and occupancy fee will be applied to the purchase price of the apartment. Any unapplied use and occupancy fee shall be refundable to Purchaser at closing.

4) The terms of the Offering Plan and all related documents in effect as of the date hereof are incorporated in and made a part of this Agreement. To the extent that there are any inconsistencies between this Agreement and the Offering Plan, the provisions of the Offering Plan shall control.

5) As of the date of this Agreement, risk of loss to the Apartment and its contents by fire of other hazard shall be determined pursuant to the terms of the Purchase Agreement for such Apartment, as contained in the Offering Plan for the premises in effect as of the date hereof, as if Purchaser were the owner of such Apartment.

6) Purchaser shall pay all utility costs and make any repairs to the apartment for which he would be obligated as owner subject to the terms and provisions of Paragraph 12. Sponsor will not be responsible for ordinary wear and tear to the Apartment during the Purchaser's occupancy.

7) Purchaser may not make any alterations to the Apartment without Sponsor's written consent.

8) This lease will terminate on the happening of the earliest of the following:

a. Closing
b. Rescission ("Rescission") of the Purchase Agreement by Purchaser under the Offering Plan
c. Default by Purchaser

9) Upon an uncured default by Purchaser under the terms of the Interim Lease which is not cured within 30 days after written notice thereof, or immediately after Purchaser exercises any right of rescission with respect to the Purchase Agreement, Purchaser's right to occupy the apartment will terminate, and Purchaser must vacate the Apartment. Purchaser shall pay to Sponsor $500.00 per day for each day Purchaser remains in possession following the periods set forth above; this amount will be due in addition to any liquidated damages due pursuant to the Purchase Agreement and will not be released from escrowed funds. Nothing contained herein shall be construed so as to limit Sponsor's ability to have Purchaser evicted from the premises and to pursue any other legal remedy available to Sponsor, nor shall anything herein be construed as a waiver by the Sponsor of their right to retain, as liquidated damages, the Deposit deposited upon execution of the Purchase Agreement.

10) Sponsor may utilize a default under the Interim Lease to declare a default under the Purchase Agreement, however, Sponsor must first either obtain an order of eviction or other judgment or order from a court or agency of competent jurisdiction against the Purchaser, unless the Purchaser has vacated the unit. Nevertheless, Sponsor may utilize a default under the Purchase Agreement to declare a default under the Interim Lease without a judgment or order from a court or agency of competent jurisdiction against the Purchaser and then commence eviction proceedings. Any such default will terminate Purchaser's right to use and occupy, and will also terminate Purchaser's right to purchase the Apartment, and shall result in loss of the Deposit.

11) This Agreement may not be assigned, and may not be changed, except by signed, written instrument. This Agreement is the entire agreement between the parties as regards use and occupancy of the Apartment pending closing.

12) As of the date hereof, Purchaser confirms that all work required to be done in or about the subject apartment has been completed, that the condition of title as set forth in the Purchaser's title report is acceptable, and that in all respects Purchaser agrees to accept the Apartment in "as is" condition except for the aforementioned items. As of the date hereof, Purchaser waives any right whatsoever to cancel the Purchase Agreement, except for a material change in the Offering Plan.

13) Failure to appear for closing within 30 days after delivery to Purchaser of notice by fax or mail that Sponsor is prepared to close shall be deemed a default both in this Occupancy Agreement and in the Purchase Agreement entitling Sponsor to cancel the Purchase Agreement, retain all sums previously paid and remove Purchaser from the subject apartment, and collect the increased use

and occupancy fee set forth in Clause 9 above.

14) Purchaser agrees that as a term of this Occupancy Agreement to pay a lease preparation fee in the amount of $1,000.00 to Sponsor's attorney.

15) Any Interim Lease shall be subordinate to the mortgage held by the Lender.

16) Smoking and using electronic cigarettes is prohibited at all times in all enclosed common areas of the Building, as required by law. Enclosed common areas of the Building include, but is not limited to, indoor Common Elements such as a lobby, hallway, and stairway. Smoking and using electronic cigarettes is permitted at all times in all dwelling units and outdoor areas, unless otherwise restricted by law. This policy applies to any person on the premises. Complaints about violations shall be made promptly to the Board of Managers. Complaints should be made in writing and should be as specific as possible, including the date, approximate time, location where smoke was observed, description of incident, and apparent source of smoke. Unit Owners shall provide to prospective buyers or renters of their Units a copy of this Smoking Policy including by annexing it to any contract of sale or lease of their Unit.

IN WITNESS WHEREOF, the parties hereunto set their hands this ____ day of _____, 20___.

SPONSOR:

UWS AA BSD LLC

By:_____

PURCHASER:

_____

TAX ESCROW AGREEMENT

AGREEMENT made this ____ day of _____, 20__ by and among UWS AA BSD LLC (hereinafter referred to as "Sponsor"), the Board of Managers of The ERA Condominium (hereinafter referred to as "Board of Managers") and _____, (hereinafter referred to as "Purchaser")

W I T N E S S E T H:

WHEREAS, Sponsor is the Sponsor of The ERA Condominium located at 2461 Broadway, New York, NY 10025; and,

WHEREAS, the Board of Managers is charged with governing the operation of said Condominium; and,

WHEREAS, as of the date hereof, Sponsor controls the Board of Managers; and

WHEREAS, the Purchaser is acquiring title to Unit ___ (the "Unit") on the date hereof; and,

WHEREAS, the individual Condominium Units located at the aforementioned property have not been separately assessed for real estate tax purposes prior to the closing of the first Unit located thereat; and,

WHEREAS, the Board of Managers desires to secure the Purchaser's obligation to pay Purchaser's proportionate share of the taxes due for the Unit for the _____ of the _____ tax year in the event that property has not been separately assessed by _____; and,

NOW, THEREFORE, the parties agree as follows:

1. At closing, the Purchaser shall escrow funds with the Sponsor for Purchaser's proportionate share, based on the Unit's percentage of Common Interest, of the Sponsor's real estate tax obligation for the _____ of the _____ tax year (the "Tax Obligation") in the amount of $_____.

2. The Board of Managers is irrevocably authorized to pay, and hereby agrees to so pay, Purchaser's proportionate share of such real estate taxes as are assessed against the premises from the escrow account when such taxes are due and payable.

3. In the event that the Purchaser's escrow of the Tax Obligation shall be insufficient to meet the Purchaser's proportionate share of the actual assessed real estate taxes, the Board of Managers shall assess the Purchaser for such shortfall. Purchaser hereby agrees to pay such assessment in accordance with the terms of the Declaration and By-Laws but in no event later then the due date for such real estate tax payment.

4. Upon each subsequent closing of the remaining Units, the Sponsor shall collect the estimated amount of taxes attributable to such Unit for the _____ of the _____ tax year

from the purchaser thereof.

5. The escrow shall be kept in a non-interest bearing account.

6. The escrow account shall be maintained in accord with all laws, rules, and regulations of the State of New York, specifically including, but not limited to, the General Business Law; and, shall be deemed held for the benefit of the condominium.

7. In the event that any sum paid to the Board of Managers hereunder shall not be paid toward real estate taxes for any reason, such sum shall be reimbursed to the Purchaser or Sponsor who advanced same.

8. Purchaser shall be entitled to receive any retroactive credit for real estate taxes actually paid by Purchaser (either directly or via payment from the escrow account) from the date of closing until the individual tax lot for the Unit is separately assessed which credit is properly allocated to the Unit. In the event that such retroactive credit is given to the Sponsor, Sponsor shall promptly reimburse the Purchaser in the amount of said credit.

9. Sponsor shall be entitled to receive any retroactive credit for real estate taxes actually paid by Sponsor for any period prior to closing which credit is properly allocated to the Unit. In the event that such retroactive credit is given to the Purchaser, Purchaser shall promptly reimburse the Sponsor in the amount of said credit.

10. In the event that the individual Condominium Units have not been separately assessed for real estate tax purposes on or before _____, the Board of Managers will collect an additional escrow from each Unit Owner for the Unit Owner's proportionate share of the amount determined by the Board of Managers to be sufficient to pay the outstanding real estate taxes. In such event the Board of Managers shall be authorized to pay all outstanding real estate taxes directly to the New York City Department of Finance.

11. The Unit Owner indicated below has executed this Agreement for the purpose of consenting to the terms hereof and to agree to advance to the Board of Managers any sums that represent the proportionate share of real estate taxes for their Unit until the time when the City of New York actually apportions the tax lots for the individual condominium units.

12. This Agreement may be signed in counterparts and facsimile or other electronic copies of signatures shall be deemed originals for purposes of this Agreement.

[Signature page follows]

IN WITNESS WHEREOF, the parties set their hands the date above first written.

UWS AA BSD LLC
SPONSOR

By: _____
Name:
Title:

UWS AA BSD LLC
SPONSOR

FOR THE BOARD OF MANAGERS OF
THE ERA CONDOMINIUM

By: _____
Name:
Title:

CONSENT:

_____
Purchaser

ERA Condominium

251 91ST St
Manhattan, New York

Description of Property and Specifications

Date: 2.10.2021

Prepared by: ODA – Architecture. P.C
250 Park Avenue South, 3rd floor
New York, NY 10003

PART 20

PROPERTY ADDRESS:	2461 Broadway New York, NY 10025
ARCHITECT:	ODA - Architecture P.C. 250 Park Avenue South, 3rd floor New York, NY 10003
STRUCTURAL ENGINEER:	WSP USA One Penn Plaza, 250 W 34th St, 2nd Fl New York, NY 10119
GEOTECHNICAL ENGINEER:	GeoDesign 60 Park Place, Suite 302 Newark, NJ 07102
MEP ENGINEERS:	Ventrop 365 W. 34th Street, 2F New York, NY, 10001
EXTERIOR ENVELOPE:	Thornton Tomasetti 51 Madison Avenue New York, NY 10010

DESCRIPTION OF PROPERTY AND BUILDING CONDITIONS

A. Location and Use of Property
B. Status of Construction
C. Site
D. Utilities
E. Sub-Soil Conditions
F. Landscaping and Enclosures
G. Building Size
H. Structural System
I. Auxiliary Facilities
J. Plumbing and Drainage
K. Heating
L. Gas Supply
M. Air Conditioning
N. Ventilation
O. Electrical System
P. Intercommunication
Q. Public Area Lighting
R. Garages and Parking Area – not applicable
S. Swimming Pool – not applicable
T. Amenity Spaces
U. Permits and Certificates
V. Violations
W. Unit Information
X. Finish Schedule
Y. Safety and Warning Devices
Z. Additional Information Required
AA. Further Development
BB. Asbestos
CC. Lead Based Paint
DD. Other Disclosures

A. *Location and use of property*.

(1) Property Address: 2461 Broadway, New York, NY 10025

(2) Block: 1239 / Lot: 110

(3) Zoning: C4-6A (R10A EQ.) SPECIAL ENHANCED COMMERCIAL (EC-3)
Zoning Map: 5D
Community District: Manhattan 7

(4) Permissible use. UG 1-6, 8-10,12.
Proposed uses will comply with all legally permissible zoning and use requirements.

(5) Light and Air Easement:

(i) relating to the easterly portion of the Owner Premises described as the "Easterly Portion" on the legal description annexed hereto annexed hereto as Exhibit E-1 and the survey annexed hereto as Exhibit E-2, that certain horizontal plane located at an elevation of One Hundred Thirty-Five and Six One Hundredths (135.6) feet above Datum Level, and

(ii) relating to the westerly portion of the Owner Premises described as the "Westerly Portion" on the legal description annexed hereto annexed hereto as Exhibit E-1 and the survey annexed hereto as Exhibit E-2, that certain horizontal plane located at an elevation of One Hundred Fifteen and Six Hundred and Sixty Seven Thousandths (115.667) feet above Datum Level.

(6) Quality Housing Compliance:

QUALITY HOUSING PROGRAM

APPLICABLE SECTION	TITLE OF SECTION	ZONING REGULATION	PROVIDED/ PROPOSED	COMPLIES
28-00	GENERAL PURPOSES			GENERAL NOTES
28-01	APPLICABILITY OF THIS CHAPTER			GENERAL NOTES
28-02	DEFINITIONS			GENERAL NOTES
28-03	QUALITY HOUSING PROGRAM ELEMENTS			GENERAL NOTES
28-10	BUILDING INTERIOR			GENERAL NOTES
28-11	ELEVATED GROUND FLOOR UNITS		NO GROUND FLOOR UNIT IS PROVIDED	NOT APPLICAPABLE
28-12	REFUSE STORAGE AND DISPOSAL	DEVELOPMENTS WITH NINE OR MORE DWELLING UNITS PER VERTICAL CIRCULATION CORE SHALL COMPLY WITH 28-12 STORAGE OF REFUSE - MINI ONE RM FOR RESIDENTIAL AND MIN. ONE RM FOR COMMERCIAL REQUIRED - MIN. 2.9 CUBIC FEET OF STORAGE OF REFUSE TO BE REQUIRED PER DWELLING UNIT 2.9 x 57 (NO. OF UNITS) = 165.3 ≈ 165 CF REFUSE DISPOSAL ROOM - MIN. 12 SF WITH NO DIMENSION LESS THAN 3FT - DEDUCTION: 12 SF TO BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA	STORAGE OF REFUSE - RESIDENTIAL: 1 STORAGE IN CELLAR PROVIDED SIZE: 2,790 CF (> 165 CF, COMPLIES) - COMMERCIAL: 1 STORAGE IN THE 1ST FLOOR (COMPLIES) REFUSE DISPOSAL ROOM ONE REFUSE ROOM PER FLOOR IS PROVIDED FOR FLOORS CONTAINING DWELLING UNITS (3RD-19TH FLOORS) - MIN. DIM.: 3'-8" (> 3'-0", COMPLIES) - 12SF PER FLOOR TO BE DEDUCTED FROM FLOOR AREA SEE FLOOR PLANS: A-100 - A-109	COMPLIES
28-13	LAUNDRY FACILITIES		LAUNDRY ROOM COMPLYING WITH 28-13 IS NOT PROVIDED	NOT APPLICABLE
28-14	DAYLIGHT IN CORRIDORS		NO WINDOW IS PROVIDED IN CORRIDOR	NOT APPLICABLE
28-21	REQUIRED RECREATION SPACE	ALL DEVELOPMENTS WITH NINE OR MORE DWELLING UNITS SHALL PROVIDE AT LEAST THE MINIMUM AMOUNT OF RECREATION SPACE AS SET FORTH IN THE TABLE IN 28-21. MIN. REQUIRED RECREATION SPACE: 2.8% OF THE TOTAL RESIDENTIAL FLOOR AREA 2.8% x 118,591 SF (PROVIDED RES FLOOR AREA) = 3,320 SF	PROVIDED RECREATION SPACE: 2ND FLOOR INDOOR REC SPACE: 1,768 SF ROOF OUTDOOR REC: 2,193 SF 1,768 SF + 2,193 SF= 3,961 SF (> 3,320 SF, COMPLIANT) SEE Z-006	COMPLIES
28-22	STANDARDS FOR RECREATION SPACE	(a) IN A MIXED USE BUILDING, THE RECREATION SPACE SHALL BE ACCESSIBLE ONLY FROM THE RESIDENTIAL PORTION OF THE BUILDING (b) THE MINIMUM DIMSENSION OF ANY RECREATION SPACE SHALL BE 15 FEET. THE MINIMUM SIZE OF ANY OUTDOOR RECREATION SPACE SHALL BE 225 SQUARE FEET, AND THE MINIMUM SIZE OF ANY INDOOR RECREATION SPACE SHALL BE 300 FEET. (d) AT LEAST ONE EXTERIOR WALL WITH WINDOWS THAT MEASURE NOT LESS THAN 9.5% OF THE TOTAL FLOOR SPACE OF THE ROOM SHALL BE PROVIDED FOR INDOOR RECREATION SPACE. SUCH WINDOWS SHALL MEET THE LEGAL WINDOW REGULATION BASED ON ARTICLE II, CHAPTER 3	MIN. DIMENSION 2ND FLOOR: 15'-0 = 15' FLOOR AREA 2ND FLOOR: LOUNGE: 473 SF (INDOOR) KIDS ROOM: 491 SF (INDOOR) GYM: 804 SF (INDOOR) ROOF : 2,193 SF (EXTERIOR) PROVIDED GLAZING LOUNGE: 68 SF PROVIDED (>REQUIRED 47.3 SF, COMPLIES) KIDS ROOM: 68 SF PROVIDED (>REQUIRED 49.1 SF, COMPLIES) GYM: 103 SF PROVIDED (>REQUIRED 80.4 SF, COMPLIES) COMPLIES, SEE Z-006 & A-102, A-300 SERIES	COMPLIES
28-23	PLANTING AREAS		THE STREET WALLS ARE LOCATED ON THE STREET LINE	NOT APPLICABLE
28-30	SAFETY AND SECURITY			GENERAL NOTES
28-31	DENSITY PER CORRIDOR	50% OF THE AREA OF A CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA IF FEWER THAN 8 UNITS ARE SERVED BY SUCH CORRIDOR ON EACH STORY.	PROVIDED UNITS ON EACH STORY: 2ND FLOOR: 1 UNIT (< 8 UNITS, COMPLIES) 3RD - 7TH FLOOR: 4 UNITS (< 8 UNITS, COMPLIES) 8TH - 10TH FLOOR: 4 UNITS (< 8 UNITS, COMPLIES) 11TH - 13TH FLOOR: 4 UNITS (< 8 UNITS, COMPLIES) 14TH - 16TH FLOOR: 3 UNITS (< 8 UNITS, COMPLIES) 17TH - 18TH FLOOR: 3 UNITS (< 8 UNITS, COMPLIES) 19TH FLOOR: 2 UNITS (< 8 UNITS, COMPLIES) 50% OF CORRIDOR AREA ON EACH STORY TO BE DEDUCTED SEE DEDUCTION DIAGRAMS: Z-100 - Z-105 SEE UNIT SCHEDULE: DRAWING 5 / Z-001 SEE FLOOR PLANS: A-102 - A-109	COMPLIES
28-40	PARKING FOR QUALITY HOUSING		NO PARKING IS PROVIDED	GENERAL NOTES
28-41	SCREENING			NOT APPLICABLE
28-42	SPECIAL REGULATIONS FOR OFF-SITE ACCESSORY PARKING			NOT APPLICABLE
28-43	LOCATION OF ACCESSORY PARKING			NOT APPLICABLE

B. *Status of construction.*

1) Year built: New Construction. Construction anticipated to begin November, 2019, and the anticipated date for substantial completion will be first quarter of 2022. Applicable building code: 2014 NYC Construction Codes

2) Class 2 Construction Type. I-B "Non-combustible"

i) Fire Resistance Requirements:

A. CHAPTER 6, TABLE 601, FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

1.	STRUCTURAL FRAME -INCLUDING COLUMNS, GIRDERS, TRUSSES	2 HOURS
2.	BEARING WALLS - EXTERIOR	2 HOURS
3.	BEARING WALLS - INTERIOR	2 HOURS
4.	NONBEARING WALLS AND PARTITIONS - EXTERIOR	VARIES PER FIRE SEPARATION DISTANCE
5.	NONBEARING WALLS AND PARTITIONS - INTERIOR	0 HOUR
6.	FLOOR CONSTRUCTION -INCLUDING SUPPORTING BEAM AND JOISTS	2 HOURS
7.	ROOF CONSTRUCTION -INCLUDING SUPPORTING BEAMS AND JOISTS	1 HOUR

B. CHAPTER 6, TABLE 602, FIRE RESISTANCE RATING FOR EXTERIOR WALL

	OCCUPANCY GROUP:	R-2	M
1.	FIRE SEPARATION DISTANCE: < 5 FT:	1 HOUR	2 HOUR
2.	FIRE SEPARATION DISTANCE: > 5 FT TO < 10 FT:	1 HOUR	1 HOUR
3.	FIRE SEPARATION DISTANCE: > 10 FT TO < 30 FT:	1 HOUR	1 HOUR
4.	FIRE SEPARATION DISTANCE: > 30 FT:	0 HOUR	0 HOUR

C. CHAPTER 7, TABLE 704.8, MAX. AREA OF EXTERIOR WALL OPENINGS, SPRINKLED

1.	FIRE SEPARATION DISTANCE: < 3 FT:	NOT PERMITTED
2.	FIRE SEPARATION DISTANCE: > 3 FT TO < 5 FT:	15%
3.	FIRE SEPARATION DISTANCE: > 5 FT TO < 10 FT:	25%
4.	FIRE SEPARATION DISTANCE: > 10 FT TO < 15 FT:	45%
5.	FIRE SEPARATION DISTANCE: > 15 FT TO < 20 FT:	75%
6.	FIRE SEPARATION DISTANCE: > 20 FT:	NO LIMIT

D. CHAPTER 7, FIRE RESISTANCE RATING REQUIREMENT

1.	FIRE WALLS, BC 705	3 HOURS
2.	FIRE BARRIERS, BC 706	2 HOURS
3.	SHAFT ENCLOSURES, BC 707	2 HOURS
4.	FIRE PARTITIONS (PUBLIC CORRIDOR), BC 708	1 HOUR
5.	SMOKE BARRIERS, BC 709	1 HOUR
6.	SMOKE PARTITIONS, BC 710	0 HOUR

3) Certificate of Occupancy: After completion of construction, the sponsor will apply for a Certificate of Occupancy for the building from the Department of Buildings of the City of New York. The sponsor will obtain a temporary certificate of occupancy for each residential unit prior to its closing for that unit.

4) New Building Permits:

New Building application # 121275707
New Building Permit # Awaiting Permit Award

5) Where materials, appliances, equipment, fixtures and / or other construction or design details are specified herein, sponsor reserves the right to substitute in each instance one of comparable or better quality as recognized by industry standards, or as approved by A.O.R.

C. *Site*.

1) The area of the lot is approximately 5,369 sf. The lot is 50'-3 1/4" wide along the eastern side, 100'-0" deep along the north and south sides and 57'-1 1/4" wide along the western side.

2) The development is one, new 19-floor building with residential and commercial uses. The project consists of 57 residential units on floors 2 through PH, with two commercial spaces and a residential lobby on the ground floor.

3) Floor Numbers (Floors and unit numbers in this Report are in reference to Marketing Floor).

Construction Floor	Marketing Floor
Cellar	Cellar
1st	1st
2nd	2nd
3rd	3rd
4th	4th
5th	5th
6th	6th
7th	7th
8th	8th
9th	9th
10th	10th
11th	11th
12th	12th
13th	14th
14th	15th
15th	16th
16th	17th
17th	18th
18th	19th
19th	PH

4) Sidewalks. Broadway and West 91st Street are owned and maintained by the City of New York. The Condominium will be responsible for maintaining the sidewalks. Sidewalks are paved in concrete.

5) Drives, sidewalks and ramps;

i) Paving: New concrete sidewalk to be built for the width of the property along Broadway, as well as along 91st St. It shall be in accordance with Department of Transportation requirements.

ii) Curbing: New concrete curbing - for the width of the property on Broadway and 91st St. in accordance with Department of Transportation requirements.

iii) There is existing metal grating along Broadway in the form of a subway vent.

iv) Street lighting will be provided by existing light poles provided and maintained by the City of New York.

v) The above items conform to the local codes. The sidewalk providing access to the building shall be free of tripping hazards and ponding and will be ADA compliant.

6) The Project is not located on a site designated as environmentally restricted for air, noise or hazardous materials. Based on the findings of the Phase I Investigation, which revealed no recognized environmental conditions, a Phase II investigation is not required.

7) No easements exist through the property.

8) An abandoned chimney exists on the north property edge.

D. Utilities.

1) Electricity:
The electricity will be provided by Consolidated Edison Company of New York (Con Edison). The Building will be provided with (3) meter bays and (1) house meter located in the cellar level electrical room. Residential units will be individually metered. The cost of the electric usage for the common building areas will be borne by all Unit Owners as a common expense and apportioned to each Unit in accordance with its common interest. Commercial Units shall be separately metered.

2) Gas:
Con Edison will supply (2) separate gas services. One gas service shall be for the two (2) domestic hot water heaters, dryers, BBQ stations, and residential cooking. The second gas service shall be for the one (1) standby generator. Gas meters shall be provided as follows: one (1) for the domestic hot water heaters, one (1) for dryers, cooking ranges, and BBQs and one (1) meter for the standby generator. Gas will be billed to residents as a portion of the common charges. Space is allocated for an additional 2 gas meters for future commercial tenant use.

3) Domestic Water and Sewer Service:

Water and Sewer service are provided by NYC Department of Environmental Preservation (DEP). Water service enters the building from Broadway at the cellar level. There is one water meter for domestic service. Sewer service enters the building from Broadway at the cellar level. Water and sewer charges are commonly metered and will be a common expense of all unit owners. Water and Sewer service will be provided by the City of New York. Submeter shall be provided for commercial tenant

4) Telephone:

All Unit Owners will be responsible for telephone charges directly to the telephone company providing such service to their respective Residential Units. The telephone charges with respect to the Residential Common Elements will be borne by the Residential Unit Owners as a Residential Common Expense.

5) Cable Television:

Cable (or Satellite) television service will be available for all Residential Units. Each Residential Unit will be provided with an outlet in the living room and each bedroom. Residential Owners that subscribe will pay all charges for cable television services, including subscription charges. The cable television service charges with respect to the Residential Common Elements will be borne by the Residential Unit Owners as a Residential Common Expense.

6) Internet Service:

High speed internet service will be available for all Residential Units provided by available service providers.

It is the responsibility of the Unit Owner to obtain such service from an internet, cable and telephone service provider servicing the Condominium, and the cost of such service shall be paid by the respective unit owner. Sponsor makes no representation as to which service provider will be available to the building.

E. *Sub-soil conditions*.

1) There is no evidence at the site of land subsidence or expansive soils.

2) Soil conditions include approximately 5 feet of uncontrolled fill (NYCBC Class 7), underlain by approximately 5 feet of silt and sand (NYCBC Class 5b/3b), and 5 feet of soft rock (NYCBC Class 1d). Top of intermediate to medium bedrock (NYCBC Class 1c/1b) was encountered approximately 15 feet below the sidewalk level.

3) Groundwater was encountered at the same elevation as the top of rock and is believed to be a trapped groundwater condition.

4) The foundation system has been designed to support the gravity and lateral loads as per NYC BC 2014. The recommended foundation system is spread footings and piers bearing on intermediate to hard bedrock.

5) The site is outside of the FEMA's 100-year flood zone and there is no potential for mudslides or erosion.

F. Landscaping and enclosures.

1) Planters will be provided on the public roof terrace..

2) Trees: A total number of two (2) trees are required by Department of Buildings. One (1) existing tree will remain along 91st St and one (1) tree will be planted along Broadway.

3) Fencing: Fencing will be provided at the common roof terrace, penthouse and private roof terraces and will be made out of steel posts and steel mesh. To be painted.

4) Gates: Gates will be provided at common roof terrace and private roof terraces.

G. Building size

1) The building height will be approximately 210' above the sidewalk.

2) There is 1 cellar level.

3) The building will have 19 structural floors, a roof, a bulkhead mechanical level and a bulkhead mechanical roof.

4) Equipment rooms are in the Cellar, Roof, and Bulkhead Levels. The Cellar will house the telecommunications room, trash compactor room, electrical room, gas meter room, water service room and fire pump room. The Roof will house mechanical equipment, hot water heaters, pumps, elevator control room and electrical equipment.

5) All railings will comply with New York City Building Code. There are no horizontal members conducive to climbing that can be used as a ladder by children.

6) Bulkhead equipment decks will have OSHA & NYC DOB compliant railings a minimum of 42" above finish floor.

H. Structural system

1) Superstructure:

i. The superstructure will be a reinforced cast-in-place concrete construction. The typical residential floors will be 8" thick flat plate supported on columns and shear walls. The elevator lobby and stair landing within the core walls will be 10" thick slab.

ii. The perimeter columns and spandrel beams on the east, west and north side form a Vierendeel truss from the 8th to the 14th floor to support the cantilevered portion of the building. The cantilever slab at the 8th, 11th and 14th floors will be 4.5" thick concrete on 3" deep metal deck supported on steel members.

iii. The lateral system consists of the shearwalls that surround the elevator shafts and staircases and a shear wall on the west side of the building up to 11th floor.

2) Foundation:

i. The foundations will consist of foundation mat and spread footings supporting the tower with multiple rock anchors to resist the building uplift due to cantilevered portion of the building and the wind loads. The foundation mat and spread footings will bear on bedrock located about 15 ft below the sidewalk elevation.

ii. The slab-on-grade will be a reinforced concrete slab over a gravel bed and mud slab.

iii. The basement level will be confined by conventional concrete foundation walls.

iv. Underpinning: There are concrete underpinning piers beneath the adjacent building footings at the north and west property lines.

v. Sound Attenuation: The building will comply with New York City Building Code for sound insulation. Residential units shall not have an IIC rating of not less than 50.

2) Exterior of Building

a. Typical exterior walls are comprised of either limestone, honeycomb rain screen panels with exterior semi rigid mineral wool insulation or exterior insulation façade system (EIFS) as outlined below:

i. Laminated Stone Veneer Rain Screen Cladding: The rain screen assembly will consist of limestone veneer laminated to aluminum honey comb panels. The cladding panels will be mounted on to thermally-broken horizontal and vertical aluminum support framing with waterproofing and mineral wool insulation as indicated in the architectural drawings. Back-up wall consists of both cast-in-place concrete and concrete masonry units (CMU) as well as light gauge metal framing with sheathing, AVB / waterproofing membranes and thermal insulation. Custom formed panel geometry as indicated on the architectural drawings. Exterior cavity insulation will be semi-rigid mineral wool, 3" with an insulating value of R-4.2 per inch. Interior cavity insulation inboard of light gauge metal framing will be closed cell spray foam insulation, 2 1/2" with an insulating value of R-7 per inch. Interior cavity

insulation inboard of cast-in-place concrete / CMU back-up walls will be fiberglass batt insulation, 6" thick with an insulating value of R-3.8 per inch. All interior stud framing and insulation will be concealed by a layer of sheet rock as indicated in the architectural drawings.

ii. Exterior Insulation Finish System (EIFS): The exterior insulation façade system (EIFS) will be used on both the north and west elevations as well as at the bulkhead and underside of the cantilevered floor slabs. At the vertical wall assemblies, the exterior insulation façade system (EIFS) will consist of a rendered acrylic-based finish applied to a fiberglass reinforcing mesh attached to a layer of continuous expanded polystyrene insulation (EPS). Back-up wall consists of both cast-in-place concrete and concrete masonry units (CMU) as well as light gauge metal framing with sheathing, AVB / waterproofing membranes and thermal insulation. The EIFS assemblies promote drainage and air flow at the substrate layer behind the insulation, outbound of air / weather barrier control layer. Exterior cavity insulation will be rigid extruded polystyrene, 2" with an insulating value of R-5 per inch. Interior cavity insulation inboard of light gauge metal framing will be closed cell spray foam insulation, 2" with an insulating value of R-7 per inch. Interior cavity insulation inboard of cast-in-place concrete / CMU back-up walls will be fiberglass batt insulation, 6" thick with an insulating value of R-3.8 per inch. All interior stud framing and insulation will be concealed by a layer of sheet rock as indicated in the architectural drawings.

At the soffit assemblies the exterior insulation façade system (EIFS) will consist of a rendered acrylic-based finish applied to a fiberglass reinforcing mesh attached to a layer of waterproofed exterior sheathing. The EIFS assemblies promote drainage and air flow at the substrate layer behind the insulation, outbound of the air / weather barrier control layer. The sheathing will be mounted on to thermally-broken horizontal and vertical aluminum support framing with waterproofing and mineral wool insulation as indicated in the architectural drawings. Exterior cavity insulation will be semi-rigid mineral wool, 6" with an insulating value of R-4.2 per inch.

b. Building must comply with the requirements of New York City Local Law Eleven with regards to inspection of exterior walls and appurtenances of buildings greater than six stories in height. Inspection shall be the responsibility of the Condominium and shall be conducted at least once every five years.

c. The design includes painted aluminum windows and terrace doors.

d. The window assemblies will consist of both fixed and side-hung operable casement windows as indicated in the architectural drawings and outlined below.

Fixed Punched Window Assembly: Factory assembled fixed casement window system, consisting of thermally broken aluminum framing and insulating glass units.

Insulating glass assembly includes two glass panes with an argon / air filled cavity and high performance low-e coating on the #2 surface. Insulating glass units are unbalanced with a thickened exterior glass lite to provide acoustic attenuation as required. Fully tempered, safety glass provided where required by relevant code. System includes receiver frames at both the head and sill transoms as well as jamb mullions. System will have internal weep system to help prevent water infiltration into the building. Exterior paint finishes shall be AAMA 2605 compliant, two coat, PVDF paint system. Interior paint finishes shall be AAMA 2603 compliant, one coat acrylic paint system. Co-extruded polyamide thermal break will be provided on all aluminum profiles as well as silicone compatible EPDM rubber gaskets. Perimeter of the punched window system shall be sealed to the adjacent waterproofing membrane / flashing with a dual sealant joint consisting of silicone weather sealant and closed cell foam backer rod. Fixed window assemblies will achieve a target U-factor of no more than 0.31 BTU/sq.ft.xhx deg F as determined according to NFRC 100.

Operable Punched Window Assembly: Factory assembled operable casement window system, consisting of thermally broken aluminum framing and insulating glass units. Insulating glass assembly includes two glass panes with an argon / air filled cavity and high performance low-e coating on the #2 surface. Insulating glass units are unbalanced with a thickened exterior glass lite to provide acoustic attenuation as required. Fully tempered, safety glass provided where required by relevant code. System includes receiver frames at both the head and sill transoms as well as jamb mullions and will also include all associated access hardware, locking mechanisms and limit stops. System will have internal weep system to help prevent water infiltration into the building. Exterior paint finishes shall be AAMA 2605 compliant, two coat, PVDF paint system. Interior paint finishes shall be AAMA 2603 compliant, one coat acrylic paint system. Co-extruded polyamide thermal break will be provided on all aluminum profiles as well as silicone compatible EPDM rubber gaskets. Window guards and limit stops will be provided in accordance with the NYC Child Fall Prevention Program requirements. Perimeter of the punched window system shall be sealed to the adjacent waterproofing membrane / flashing with a dual sealant joint consisting of silicone weather sealant and closed cell foam backer rod. Operable window assemblies will achieve a target U-factor of no more than 0.34 BTU/sq.ft.xhx deg F as determined according to NFRC 100.

e. The basis of design window manufacturer is Windloch LLC, or approved Equal. The manufacturer will provide a warranty for materials and workmanship for a period of 10 years from the date of substantial completion. The installer will also provide a warranty for materials and workmanship for a period of 5 years from the date of substantial completion.

f. Glazing Sealants within the glazing assemblies shall be compatible with and adhere to all adjacent substrates. The perimeter seals between the window system and adjacent cladding assemblies shall be generic silicone weather sealant.

g. Lot line windows within 30’ in any direction and any angle of any part of buildings adjacent to or in the vicinity of 2461 Broadway to be fully-sprinklered. Exterior walls at

lot line conditions comply with UL-rated assemblies and details as per NYC Building Code.

h. There are lot line windows at units:
3C at the 3rd Floor at the West Elevation (1 window),
4C at the 4th Floor at the West Elevation (1 window),
5C at the 5th Floor at the West Elevation (1 window),
6C at the 6th Floor at the West Elevation (1 window),
7C at the 7th Floor at the West Elevation (1 windows),
8D at the 8th Floor at the West Elevation (2 windows),
9D at the 9th Floor at the West Elevation (2 windows),
10D at the 10th Floor at the West Elevation (2 windows),
11D at the 11th Floor at the West elevation (3 windows),
12D at the 12th Floor at the West elevation (3.5 windows),
14D at the 14th Floor at the West elevation (3.5 windows),
15C at the 15th Floor at the West Elevation (2.5 windows),
16C at the 16th Floor at the West Elevation (2.5 windows),
17C at the 17th Floor at the West Elevation (2.5 windows)
18C at the 18th Floor at the West Elevation (2.5 windows),
19C at the 19th Floor at the West Elevation (2.5 windows),
PHA at the PH Floor at the West Elevation (2.5 windows)

i. Lot line windows do not provide legal light and air required for residential occupancy. Lot line windows shall be sealed by the condominium per zoning regulation and building code if the adjacent property owner builds or enlarges a structure.

j. All lot line windows are equipped with an auto-sprinkler system and openings are protected by a water curtain from the sprinkler system.

k. The thermal performance of all exterior wall type assemblies meets the requirements of the NYC Energy Code.

l. The light and air requirements comply with New York City Building Code.

m. There is no curtain wall in the building.

n. This is not a Landmarked project.

2.) Parapets and copings:

i) Typical parapets will be either structural concrete or concrete filled concrete masonry units clad in either limestone honeycomb rainscreen panels or EIFS. Copings will be either limestone honeycomb rainscreen panels or painted aluminum composite panels or approved equal.

ii) Glass guardrails are provided where parapets are lower than 3'-6" above finish floor. Glass guardrails comply with New York City Building Code. There are no horizontal members conducive to climbing that can be used as a ladder by children.

3.) Chimneys and caps;

The two penthouse residential units will have one gas fireplace each in their respective living rooms. The fireplaces will be power vented using an 8" Ø double wall stack. Both fireplaces will terminate above building roof at the bulkhead.

There are two hot water heaters vents located on the bulkhead roof. The vents are each 6" diameter and are double wall constructed of stainless steel AL29-4C

There is one pool heater vent located on the bulkhead roof. The vent is 3" diameter and is double wall constructed of stainless steel AL29-4C.

4.) Two Private Roof Terraces with private access from the PH units, and one Common Roof Terrace with a pool will be located at the building roof. There will be additional Private Terraces at units 3C, 15A, 15C and 18A.

i) Concrete Pavers will be used at main roof decks and terraces. All roof drains shall be accompanied by overflow drains connected to the storm leader on verticals. Roof pavers are compatible with the roofing warranty.

ii) The exterior soffits on the building are clad with limestone honeycomb rainscreen panels and EIFS or approved equal

iii) Terraces doors (outswing) shall be glass with aluminum framing as outlined below and as indicated in the architectural drawings:

iv) Out-swing Terrace Doors: Thermally broken aluminum framed out-swing glazed terrace doors with insulated glass panels. Insulating glass assembly includes two glass panes with an argon / air filled cavity and high performance low-e coating on the #2 surface. Insulating glass units are unbalanced with a thickened exterior glass lite to provide acoustic attenuation as required. Fully tempered, safety glass provided where required by relevant code. System includes receiver frame at head and sill as well as associated ADA compliant sills and hardware door hardware. System will have internal weep system to help prevent water infiltration into the building. Exterior paint finishes shall be AAMA 2605 compliant, two coat, PVDF paint system. Interior paint finishes shall be AAMA 2603 compliant, one coat acrylic paint system. Co-extruded polyamide thermal break will be provided on all aluminum profiles as well as silicone compatible EPDM rubber gaskets. Perimeter of the terrace door system shall be sealed to the adjacent waterproofing membrane / flashing with a dual sealant joint consisting of silicone weather sealant and closed cell foam backer rod. Terrace door assemblies will achieve a target U-

factor of no more than 0.46 BTU/sq.ft.xhx deg F as determined according to NFRC 100.

v) The basis of design terrace door manufacturer is Windloch LLC or approved equal. The manufacturer will provide a warranty for materials and workmanship for a period of 10 years from the date of substantial completion. The installer will also provide a warranty for materials and workmanship for a period of 5 years from the date of substantial completion.

5.) Exterior entrances to the lobby and commercial spaces on Broadway and on 91st St will be ADA compliant. Exterior doors and frames manufacturer is Windloch LLC or approved equal.

i) Exterior door frames will be aluminum. Doors will be in-filled with glass.

ii) Commercial Storefront and Residential Entrance Doors: Narrow stile, balanced aluminum and glass swing entrance doors consisting of thermally broken, painted aluminum extrusions and insulated glass units. Insulating glass assembly includes two glass panes with an argon / air filled cavity and high performance low-e coating on the #2 surface. Fully tempered, safety glass provided as required by relevant code. System includes receiver frame at head and sill as well as associated ADA compliant sills and hardware door hardware. Balanced entrance doors feature dual perimeter air seals as well as thermally broken thresholds and internal weep system. Exterior paint finishes shall be AAMA 2605 compliant, two coat, PVDF paint system. Interior paint finishes shall be AAMA 2603 compliant, one coat acrylic paint system. Door assembly will include the manufacturer's standard hardware and keyed multipoint locking device on each operable panel. Hardware and locks will be fabricated from a corrosion-resistant material compatible with aluminum and designed to smoothly operate, tightly close, and securely lock entrance doors.

iii) Residential Entrance Vestibule Doors: Narrow stile, balanced aluminum and glass swing entrance doors consisting of thermally broken, painted aluminum extrusions and monolithic glass. Fully tempered, safety glass provided as required by relevant code. System includes receiver frame at head and sill as well as associated ADA compliant sills and hardware door hardware. Balanced entrance doors feature dual perimeter air seals as well as thermally broken thresholds. Exterior paint finishes shall be AAMA 2605 compliant, two coat, PVDF paint system. Interior paint finishes shall be AAMA 2603 compliant, one coat acrylic paint system. Door assembly will include the manufacturer's standard hardware and keyed multipoint locking device on each operable panel. Hardware and locks will be fabricated from a corrosion-resistant material compatible with aluminum and designed to smoothly operate, tightly close, and securely lock vestibule doors.

iv) The basis of design entrance door manufacturer is Sandston Anadonic Bronze. The manufacturer will provide a warranty for materials and workmanship for a period of 10 years from the date of substantial completion. The installer will also

provide a warranty for materials and workmanship for a period of 5 years from the date of substantial completion. Copings are clad with either stone laminated honey comb rain screen or ACM panels.

v) No exterior stairs provided.

vi) Egress door from stairway and egress passageway will be located on Broadway.

vii) Accent Lighting will be provided within the canopy and on the facade to illuminate the sidewalk at the residential entrance.

viii) U.S. Postal Service approved boxes will be located in the ground floor mailroom.

6.) Service Entrances: N/A

7.) The roof structure consists of reinforced cast-in-place concrete supported by columns and walls. Manufacturer of roof waterproofing system is Siplast or approved equal. Six residences will have access to private terraces; (1) at unit 3C, (1) at 15C, (3) at 15A, (2) at 18A, (1) at PHB with access to a private roof terrace and (1) at PHA with access to a private roof terrace. <u>There is a roof deck serving as accessory to residential units with a maximum occupancy of 16 people permitted.</u>

i) Low-slope roof assemblies will be provided for all areas as outlined below:

(1) Inverted Roof Membrane Assembly (IRMA) Roofs (Private Terraces and Main Amenity Roof Space): A protected roof membrane assembly consisting of two plies of a torched down prefabricated, reinforced, homogeneous Styrene-Butadiene-Styrene (SBS) block copolymer modified asphalt membrane, applied over a prepared substrate. Both reinforcement mats shall be impregnated/saturated and coated each side with an SBS modified bitumen blend. All flashing shall be PMMA (polymethyl methacrylate) liquid flashing. Roof assembly will also consist of precast concrete pavers, pedestals, filter fabric, and prefabricated drainage mat.

(2) Conventional Assembly Roofs (Bulkhead Roof / Mechanical Spaces): A conventional roof membrane assembly consisting of vapor barrier torched applied on concrete slab; tapered polyisocyanurate insulation; ¼" Densdeck cover board; two plies of a torched down prefabricated, reinforced, homogeneous Styrene-Butadiene-Styrene (SBS) block copolymer modified asphalt membrane, applied over a prepared substrate. Both reinforcement mats shall be impregnated/saturated and coated each side with an SBS modified bitumen blend. All flashing shall be PMMA (polymethyl methacrylate) liquid flashing.

(a) Insulation: 6" Rigid XPS insulation board (R-30) at IRMA roofs and average 6"

tapered polyisocyanurate insulation board at conventional roofs.

(b) Surface finish: All occupiable IRMA roofs shall have precast concrete pavers (color / finish to be confirmed by Architect). All non-occupiable conventional roofs such as bulkheads and mechanical penthouses shall have exposed SBS modified bituminous membrane and slip-resistant, ceramic-coated granule walk treads as required for maintenance access.

(c) Bond or guarantee: Manufacturer's standard form, no dollar limit, without deductibles or limitations on coverage, in which manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within the specified warranty period and shall be issued at no additional cost to the Owner. Warranty Period shall commence 20 years from date of Substantial Completion.

(d) Flashing materials including counter flashing: Catalyzed acrylic resin flashing system and reinforced fluid applied polymethylmethacrylate (PMMA) resin flashing system at transitions between horizontal and vertical surfaces. 316 series stainless or galvanized steel cap and pan flashing at parapets and curbs.

i) Drains:

a. There are (11) floor drains in the Building, located at the cellar and roof level. Cast iron floor drains are cast into the concrete floor.

b. The Building has (8) roof drains. Each is paired with an overflow drain. Cast iron roof drains are cast into the concrete roof deck. These engage the roofing membrane by way of a clamping ring. Drains are located on the main roof as required by code. They drain to the detention tank before connecting to the city sewer system.

c. There is a total of (11) terrace drains located in the building and are paired with an overflow drain. The terrace drains are located throughout the building on the Residential Private Terraces as Follows:

There are (1) drains located on the 2nd floor.
There are (1) drain located on the 3rd floor.
There are (7) terrace drains located on the 15th floor.
There are (2) terrace drain located on the 18th floor.

ii) There are no skylights in this project.

iii) Bulkheads:

a. The stair and elevator bulkhead will be clad with EIFS or approved equal.

b. Egress stairs are reinforced cast-in-place concrete. A motorized louver smoke vent is provided at the top of each stair in lieu of skylight.

c. Bulkhead roofs will be cast in place concrete with rigid insulation per energy code.

v) Metal work at roof levels:

(a) OSHA approved railings will be provided at mechanical roofs and comply with New York City Building Code.

(b) There is a steel ladder and a hatch for access to the roof of the bulkhead.

8.) There are no exterior fire escapes.

9.) There are no yards and courts.

10.) Interior stairs.

i) There are 2 egress stairways, A & B, provided for residential use that service the building from the cellar floor to the Roof level. The egress stairs comply with the means of egress requirements in Chapter 10 of the New York City Building Code. Egress stairway A continues to the Bulkhead Level to provide service and maintenance access to the Boiler Room and Elevator Control Room.

ii) All Egress stairs (Stair A, B) will be 3'-8" minimum wide, will have a 2-hour rated enclosure with 1 ½ hour rated doors as per NYC Building Code.

iii) Interior penthouse stairs will be constructed of concrete and comply with the means of egress requirements in Chapter 10 of the New York City Building Code..

iv) Egress stair treads to be constructed of concrete. Penthouse stair treads constructed of concrete.

v) Egress stair risers to be constructed of concrete. Penthouse stair risers to be constructed of concrete.

vi) Handrails to be made of metal in egress stair. Penthouse stair handrails to be made of wood, guardrails to be made of gypsum board and metal studs.

11.) Interior doors and frames.

i) Unit entrance doors have solid panels with 1 ½ hour fire rating per NYC Building Code. Interior doors have solid panels.

ii) Corridor doors and frames are hollow metal, self-closing with 1 ½ hour fire rating per NYC Building Code.

iii) Egress stairway doors will be hollow metal with hollow metal frames, and self-closing with 1 ½ hour fire rating per NYC Building Code.

iv) Roof and cellar doors will be hollow metal with hollow metal frames, and self-closing with 1 ½ hour fire rating per NYC Building Code.

12.) Elevators:

i) There are two passenger elevators in this building–PE1 & PE2–and no service elevator.

ii) Elevator Type: (1) New, 84" stretcher compliant, 3500#, at 500 FPM & (1) New, 2500# at 500 FPM. Elevator machine manufacturer Otis or approved equal, controller manufacturer Otis or approved equal.

iii) Type of operation; Both elevators are Class-A loading.

iv) Type of Controls; Duplex, selective/collective. Manufacturer Otis or equivalent.

v) Floors served; Cellar, 1- PH, Roof Level

vi) Type; Machine-Room-Less (MRL) – Overhead

vii) MRL have the machines located in the hoistway. The control room is located on the mechanical level of the bulkhead.

viii) Doors; Automatic, Double-Speed, Side Opening

ix) Location of motors; Overhead

x) Location of Elevator Control Room; Bulkhead level

xi) Motors are to be variable voltage variable frequency motors (VVVF); Manufacturer TBD

13.) Elevator cabs:

i) Kind, manufacturer: Otis

ii) Floors; stone or tile flooring

iii) Walls (material); Architectural Panel

iv) Ceiling (material); Architectural Panel

v) Lighting; LED

vi) Alarm, safety system; Fire Recall, emergency communication and emergency lighting will be installed per the 2014 New York City Building Code.

14.) There will be 1 trash chute for the refuse compactor that will extend from the Cellar through the Bulkhead Roof.

I. *Auxiliary facilities*:

1) Laundry Room:

i) Location Number of Rooms: A single common laundry room will be located in the cellar.

ii) Washers: There will be one (1) heavy duty, card operated electric clothes washer provided in the common laundry room. One (1) is a designated ADA compliant location.

iii) Dryers: There will be one (1) heavy duty, card operated gas clothes dryer. One (1) is a designated ADA compliant location.

iv) Room Ventilation: Makeup air will be provided to the common laundry room; when laundry exhaust fans activate fans, makeup air fans will accelerate.

v) Dryer Ventilation: Ducted dryer ventilation is vented at the exterior from the main roof. Duct travels up the building at the south east corner of the building.

vi) Laundry rooms/ areas/ closets will also be provided in each residential unit. 24" electric washers and dryers are provided. All dryers are ventless.

The provided in-unit washers and dryers will be stacked in Units 2A, 3B, 3C, 4B, 4C, 5B, 5C, 6B, 6C, 7B, 7C, 8B, 8C, 9B, 9C, 10B, 10C, 11C, 12C, and 14C.

The provided in-unit washers and dryers will be side by side in Units 3A, 4A, 5A, 6A, 7A, 8A, 8D, 9A, 9D, 10A, 10D, 11A, 11B, 11D, 12A, 12B, 12D, 14A, 14B, 14D, 15A, 15B, 15C, 16A, 16B, 16C, 17A, 17B, 17C, 18A, 18B, 18C, 19A, 19B, 19C, PHA, PHB.

2) Refuse disposal:

i. There are no incinerators.

ii. One (1) compactor on cellar level; and trash chute with doors.

iii. There are no refuse disposal approvals by authority having jurisdiction required.

iv. Refuse disposal recycle rooms will be located on 2F through PH Floor adjacent to PE 1. The trash chute will have sprinklers installed as per the governing codes and regulations.

v. Pick up will be public, by the New York City Department of Sanitation, as per their requirements and schedule, minimum twice per week. Condominium staff to bring trash to the curbside.

3) The Bicycle Storage Room is located on the cellar level, accessible from the common corridor and will have racks to store 29 bicycles. This facility will be for occupants only subject to such rules and regulations as Board may adopt. Access control will be provided on the bicycle storage room door requiring a key fob to enter the room. The door to the room will be a painted hollow metal door. The walls of the room will be constructed of metal studs and gypsum board. The Bicycle Storage Room will be part of the Residential Common Elements and the costs and expenses to operate and maintain will be included in the Residential Common Expenses.

4) The Storage Lockers will be licensed to individual Residential Unit or Commercial Tenants Owners only. The Storage Lockers will be accessed from the cellar level will be part of the General Common Elements and the costs and expenses to operate and maintain the facility will be included in the Common Expenses. 18 lockers will be provided.

5) Six Amenity Rooms are located on the Cellar and 2nd Floor levels for occupants only, subject to such rules and regulations as Board may adopt and will be part of the Residential Common Elements and the costs and expenses to operate and maintain the facility will be included in the Residential Common Expenses. Amenity rooms are provided as follows:

a. Exercise Room
b. Kids Playroom
c. Lounge
d. Youth Room
e. Music room
f. Yoga Room

6) Common Bathrooms will be located at the Cellar and 2nd Floor level and PH Level. The toilets are for both men and women. The toilets are accessible from either within Amenity spaces or the Common Corridor.

7) A Package Room will be located on the first level of the Building, accessible from the residential lobby through a painted wood door. Walls will be constructed of metal studs and drywall.

8) Two mail rooms will be located on the first level of the building, accessible from the residential lobby. Each mailbox will be accessible with a key. Walls will be constructed of metal studs and drywall.

J. Plumbing and drainage.

1) Water supply.

Potable water is supplied via New York City public water system. A 4" copper domestic water service and 4" water meter will be provided from the public water main to a duplex booster water pump located in the water meter room on the Cellar Water Meter Room. There will be a main shut-off valve located in the cellar water meter room. Commercial spaces will have their own separate meter. Duplex booster water pump will be provided with 1 year manufacturer's warranty

The Building will have (2) zones for cold water, hot water and hot water circulation. Domestic hot water will be provided via (2) gas-fired hot water heaters. Cold water piping and hot water piping ½" to 1.5" will be provided with 1" fiberglass pipe insulation and hot water piping 2" and larger will be provided with 1.5" fiberglass pipe insulation.

2) Fire Protection System:

The fire alarm control panel will be located in the Residential Lobby of the Ground Floor. The building is fully sprinkled throughout via a combination standpipe and wet sprinkler system. Water is provided through one dedicated fire water service connected to the City water main from Broadway.

The automatic fire pump and jockey pump are located in the fire pump room on the Cellar level. The fire pump shall be a ITT/A-C vertical in line type series 1580 model 6x6x11F-L or approved equal with main relief valve cone and fire pump controlled, 500 GPM at 155 psi, with a 100 HP motor and shall feed the entire building's fire standpipe.

The jockey pump shall be a vertical multi-stage type Grundfos model CR3-15 or approved equal, 10 GPM at 165 psi, 3 HP and shall maintain the pressure in the entire building's fire standpipe. Both the fire pump and jockey pump will require periodic maintenance. Any control valves throughout the system will require periodic maintenance as well.

The building is provided with a class I standpipe system in accordance with NFPA 14 and New York City 2014 Building Code Chapter 9 and Appendix Q. The fire standpipe system will consist of one combined fire standpipe and sprinkler riser and one fire standpipe riser. Standpipe piping will be black schedule 40 steel with both malleable iron and ductile-iron fittings and threaded joints. The riser will serve all floors and will be located in the stairways. A three-way roof manifold with hose valves with caps and chains will be provided. The fire standpipes will be supplied by the automatic fire pump (See j.2 above).

i. Hose racks, hoses and nozzles (location);

A 2½" hose valve with cap and chain will be located at fire standpipe riser at each floor. A FDNY approved locked storage cabinet with contents as required by the NYC DOB is located on the ground floor, 10th and PH floor for fire department use. The hose valve will require periodic maintenance.

ii. Sprinkler heads (type system, location);

Sprinkler water will be from the 6" combined standpipe/sprinkler riser. Automatic wet sprinklers will be supplied from combined FSP/sprinkler riser for entire building. Sprinkler piping will be black schedule 40 steel with both malleable iron and ductile-iron fittings and threaded joints downstream of the sprinkler floor control valve and black schedule 10 steel with both malleable iron and ductile-iron fittings and threaded joints for the rises and mains. The sprinkler system will have 3 different types of standard heads; upright, concealed and sidewall. Sprinkler heads will be located throughout all the Non-Residential Commercial spaces, in all living areas in the Residential Units, Public Corridors and Multi-Purpose Spaces, and all other areas required by code.

iii. Siamese connection (type, location);

The combined standpipe/sprinkler system will have one flush type 6" outlet with plate for sillcock (combination Siamese with hose bib) Siamese connection is located on the ground floor building façade facing 91st Street. The Siamese connection is cross connected to the combination standpipe and sprinkler risers and can be used to charge the risers if the fire pump is not operating. Periodic maintenance will be required for the Siamese connection.

3) Water Storage Tank and Enclosure. (N/A)

4) Water Pressure

The domestic water pressure will be maintained by means of two variable speed triplex booster system, one for each zone. The triplex water booster pump is Xylem pump model 22SV5GK4F60 or approved equal with a total of two domestic hot water storage tanks Cemline Corporation model V255CST or approved equal. The fire protection water pressure is maintained by a fire and jockey pump. There will be a single house meter. The domestic water distribution will be provided in two zones. The high zone comprises 11th through 19th floors and the distribution is provided at the 19th floor. The lower zone comprises cellar through 10th floors and the distribution is provided at the 2nd floor for the residential apartment floors and on cellar floors for the public amenity spaces and back of the house areas. Branch piping will be provided to all fixtures, appliances and mechanical equipment within the building, including Residential Units, Common Spaces, and Non-Residential Units.

5) Sanitary Sewage System;

Above ground piping will be Hubless cast iron, except in exposed areas and in the case of house drains, which will be extra heavy cast iron. Fittings will also be Hubless cast iron with plain ends and stainless-steel band clamps with neoprene gasket.

Underground piping will be extra heavy cast iron with extra heavy cast iron hubs & spigots. Above and below ground will have a 10-foot static head.

6) Permits: See *U.*

Permits will be obtained for new water service, backflow prevention devices and anything else required by the Department of Environmental Protection.

Site connection DEP application was approved on 2/25/2020
Cross connection DEP application was approved on 2/25/2020

7) Storm Drainage System

There will be control roof drains, overflow roof drains, floor drains, area drains, terrace drains, and scupper drains for this building. All above drains will be a cast iron body.

Storm water will be delivered into the combined sewer system that services the sanitary and roof drainage needs of the building. Gravity roof drainage from roof drains, and drains located in the Outdoor Spaces are drained to the house sewer, which is connected to street municipal sewer. Storm water detention is required to adhere to DEP rainwater requirements and a detention tank will be installed below grade level to slow the rate of discharge to the city storm water system during rain events.

i) Piping (materials);

a. Above ground piping will either be Hubless cast iron 3” & smaller with plain cast iron fittings, or, extra heavy cast iron 4” and larger with extra heavy cast iron hub and spigot.
b. Underground piping will be extra heavy cast iron with extra heavy cast iron hubs & spigots.
c. Above and below ground will have a 10-foot static head.

ii) Piping sizes;

a. Size of sewage service will range from 2” to 8”, connecting to combined sewer/storm system in Building.
b. Size of storm sewer service will range from 3” to 8”, connecting to combined sewer/storm system in Building.

iii) Ejection or sump;

A Federal Pump duplex ejector pump, Federal model VSS-QD-4A-1-4 or approved equal will be installed in the cellar water meter room poured in place in a concrete

basin. Federal Pump model 1-1/2P-1/3-4 or approved equal elevator sump pumps will be provided for the elevator pits. Federal Pump sump pump model VSS-QD-2-1/2D-1-4 or approved equal will be installed in the cellar water meter room. 1 year warranty for all ejector and sump pumps

K. Heating System

Domestic hot water is provided by means of (2) gas fired water heaters located in the rooftop mechanical room. The system contains (2) HWH Lochinvar model AWH1500PM or approved equal and (2) 255 gallon each jacketed storage tanks Cemline Corporation model V255CST or approved equal. Water heaters will have 1500 MBH input each with a 1745 GPH recovery rate at 100°F rise and shall be provided with integral pumps and controls. Individual thermostats provided per unit. The hot water heaters comply with the energy efficiency requirements of the latest edition of the ASHRAE 90.1 Standard and shall be AHRI certified to 96% thermal efficiency.

Domestic hot and cold water will be distributed by means of a type “L” copper piping distribution system.

Cold water piping above ground will be type “L” hard drawn copper tubing. Cold water piping underground will be cement lined ductile iron class 52.

The domestic water distribution will be provided in two zones. The high zone comprises 11th through 19 floors and the distribution is provided at the 19th floor. The lower zone comprises cellar through 10th floors and the distribution is provided at the 2nd floor for the residential apartment floors and on cellar floors for the public amenity spaces and back of the house areas. All domestic water distribution piping will be copper type L with soldered or mechanical joints.

Hot water piping shall have 1" insulation for pipes ½” to 3” in diameter. Piping 3” and larger shall be insulated with 1- ½” insulation with R-value of 3.7.

All water heating units are sized to provide 120°F water at peak load at NYCECC design. All space heating systems will be designed to provide sufficient heat to maintain inside conditions of 70 degrees Fahrenheit when the outside conditions are 11 degrees Fahrenheit dry bulb.

Hot water in-line centrifugal circulation pumps are installed with every domestic water heater. Hot water circulation pumps are Bell & Gossett or equivalent per Engineer’s determination.

L. Gas supply:

Natural gas will be supplied by the local utility company. The cost of the gas consumed will be borne by all Unit Owners as a Common Expense proportionate to interest.

Meters;

(1) gas meter will be provided for the building residential cooking, dryers and BBQs.

(1) gas meter will be provided for the building domestic hot water heaters and pool heater.

(1) gas meter will be provided for the building standby generator.

(2) gas meters can be accommodated for future retail tenants.

Gas will be distributed to each Residential Unit from the common gas meters located in the cellar gas meter room.

Future Commercial space tenants will be provided with separate gas meters.

The standby generator shall be provided with natural gas supplied by public utility through a dedicated gas service and meter schedule 40 black steel pipe distribution system. A Spencer gas booster model SYS0325.5VS-UPS (or equal) is provided in the cellar for the emergency generator. Gas booster shall be provided for generator with UPS battery backup.

Piping: All gas piping will be black steel Schedule 40 pipe with malleable iron fittings.

Gas supply will be provided to BBQs on 15F, 18F & PH Terraces and Public Roof Amenity Terrace.

M. Air conditioning;

1) Major HVAC systems are as follows:

Heating and Cooling: Variable Refrigerant Flow (VRF) units in all units provide heat for the units. VRF units are Daikin or approved equal. The VRF indoor air handler units in the Residential units are hung in the ceiling of the apartments. The VRF outdoor condensing units are located on the main roof. Conditioned air is ducted from the VRF units to the various rooms by means of sheet metal duct work. VRF units are controlled by wall mounted thermostats.

CONDENSER SCHEDULE								
Unit Number	Configuration	Cooling Capacity (MBH)	Heating Capacity (MBH)	(Non-Ducted/ Ducted)			Manufacturer	Model #
				EER	COP 47	COP 17		
ACCU-MAU-1	Vertical	409	262	9.5	3.24/3.2	2.18/2.1	Daikin	RXYQ408TATJU
ACCU-R-C,1	Vertical	158	102	10.7/10.6	3.49/3.24	2.08/2.05	Daikin	REYQ168XATJU
ACCU-R-2	Vertical	120	81	13.2/12.3	3.81/3.48	2.54/2.28	Daikin	REYQ120XATJU
ACCU-R-A-2,3,4	Vertical	158	101	10.7/10.6	3.49/3.24	2.08/2.05	Daikin	REYQ168XATJU
ACCU-R-B-4,5	Vertical	159	103	10.7/10.6	3.49/3.24	2.08/2.05	Daikin	REYQ168XATJU
ACCU-R-A-5,6,7	Vertical	159	103	10.7/10.6	3.49/3.24	2.08/2.05	Daikin	REYQ168XATJU
ACCU-R-B-7,8	Vertical	161	104	10.7/10.6	3.49/3.24	2.08/2.05	Daikin	REYQ168XATJU
ACCU-R-A-8,9	Vertical	161	104	10.7/10.6	3.49/3.24	2.08/2.05	Daikin	REYQ168XATJU
ACCU-R-B-9,10	Vertical	161	104	10.7/10.6	3.49/3.24	2.08/2.05	Daikin	REYQ168XATJU
ACCU-R-A-10,11	Vertical	163	105	10.7/10.6	3.49/3.24	2.08/2.05	Daikin	REYQ168XATJU
ACCU-R-B-11,12	Vertical	162	105	10.7/10.6	3.49/3.24	2.08/2.05	Daikin	REYQ168XATJU
ACCU-R-A-12	Vertical	164	105	10.7/10.6	3.49/3.24	2.08/2.05	Daikin	REYQ168XATJU
ACCU-R-B-13	Vertical	164	105	10.7/10.6	3.49/3.24	2.08/2.05	Daikin	REYQ168XATJU
ACCU-R-A-13,14	Vertical	164	106	10.7/10.6	3.49/3.24	2.08/2.05	Daikin	REYQ168XATJU
ACCU-R-B-14,15	Vertical	165	106	10.7/10.6	3.49/3.24	2.08/2.05	Daikin	REYQ168XATJU
ACCU-R-A-15	Vertical	165	106	10.7/10.6	3.49/3.24	2.08/2.05	Daikin	REYQ168XATJU
ACCU-R-B-16	Vertical	166	107	10.7/10.6	3.49/3.24	2.08/2.05	Daikin	REYQ168XATJU
ACCU-R-A-16,17	Vertical	166	107	10.7/10.6	3.49/3.24	2.08/2.05	Daikin	REYQ168XATJU
ACCU-R-B-17,18	Vertical	166	107	10.7/10.6	3.49/3.24	2.08/2.05	Daikin	REYQ168XATJU

ACCU-R-A-18	Vertical	166	107	10.7/10.6	3.49/3.24	2.08/2.05	Daikin	REYQ168XATJU
ACCU-R-A-19	Vertical	96	76	14.6/12.5	4.23/3.56	2.63/2.31	Daikin	REYQ96XATJU
ACCU-R-B-19	Vertical	120	80	13.2/12.3	3.81/3.48	2.54/2.28	Daikin	REYQ120XATJU

2) Variable Refrigerant Flow (VRF) units in all units provide cooling for the units and sized in accordance with ASHRAE standards to maintain comfortable conditions based on 95degF outdoor temperature. VRF units are Daikin VRF series or approved equal. VRF units are ceiling hung in each unit. Conditioned air is ducted from the VRF rooms by means of sheet metal duct work. Indoor VRF units are connected to their respective branch controller box and outdoor condensing unit. Units are provided with 1 year manufacturer's warranty.

3) Both hot water heaters are Lochinvar model AWH1500PM or equal equivalent per Engineer's determination with a maximum input of 1500 MBH.

4) All rooftop motorized equipment to be located on concrete inertia bases, supported by spring vibration isolation. All rooftop piping to be weather-proofed.

5) All Refrigerant piping shall be provided with 1" elastomeric foam pipe insulation with R-value of

N. Ventilation.

Ventilation to the public corridors is provided by MAU-1R-1. MAU-R-1 shall have energy recovery from Toilets exhaust at 6,680 CFM. Kitchens in units 11A, 11B, 11C, 11D, 12A, 12B, 12C, 12D, 14A, 14B, 14C, 14D, 15A 15B, 15C, 16A, 16B, 16C, 17A, 17B, 17C, 18A, 18B, 18C, 19A, 19B, 19C, PHA, and PHB will be ventilated by 705-4200 CFM fans, there will be a designated trash exhaust of 740 CFM, pet wash exhaust of 200 CFM, Pool mech room exhaust of 500 CFM, general exhaust of 550 CFM, and two dryer exhaust fans with 150 CFM and 500 CFM

All common spaces on all floors including cellar and windowless areas, shall be provided with fresh air from makeup air units located on the roof and meet the requirements of NYC DOB 2014 & NYCECC 2016 code.

Sound data for the mechanical ventilation units supplying all the common spaces:

Unit Sound Power for MAU-1 section I (dB)								
Type	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
Radiated:	72	76	67	61	69	53	46	51
Unit Discharge:	76	81	79	76	85	75	70	65
Unit Return:	82	83	80	72	77	75	67	63

Unit Sound Power for MAU-1 section II (dB)								
Type	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
Radiated:	74	78	78	67	71	59	46	51
Unit Discharge:	84	88	96	88	93	87	82	78
Unit Return:	83	85	87	77	80	80	74	70

O. Electrical system.

1) Service from main service switchgear (amperes, voltage, phases, wire, protective equipment);

i. The main switch gear receives incoming service from Con Ed at the service end box located on the wall in the cellar level. The main electrical service will be 3000 Amps. A 380 Amp feeder will be provided for the fire pump service. An 1200 Amp switch will be provided for all the rooftop condenser units. The main switchgear will provide power to house panels and residential meter banks as well as retail metering equipment.

ii. All wiring #10 AWG and smaller shall be copper, solid, type THHN/THWN; #8 AWG and larger shall be copper, stranded, type THHN/THWN. All wiring for lighting and power shall be #12 AWG minimum.

iii. All rooms, including in residences and common areas, shall be provided with receptacles for convenience and as per electrical code requirements. All major appliances shall be provided dedicated receptacles as needed.

2) Service to individual units (risers, etc.);

The residential services will be 120/208 Volt, 1 Phase, 3 Wire. A 1600A switch serves the residential meter bank (located on the Cellar level switchgear room). Arc Fault Circuit Interrupters (AFC) shall be provided as per latest applicable NEC requirements.

3) The electrical service room, switchboards, and distribution panels will be located on the Cellar level. The Residential Section loads shall be fed by direct Con Edison metered panels in each Residential Unit. Meters shall be located in the switchgear room on the Cellar level.

4) The equipment will be rated to comply with New York City Code and will take into account all equipment provided in Residential Units, such as washing machines, clothes dryers, dishwashers, microwaves, etc.

5) Unit service (ratings of fuses and circuit breakers); adequacy of electrical system to handle modern usage and appliances such as, dishwashers and dryers;

6) Adequacy:

i. Service - average number of circuits per Residential Unit and capacity to handle modern appliances - specifically air conditioners, dishwashers and electric dryers;

ii. Capacity provided for each Residential Unit will be in accordance with Code requirements in various sizes as noted below, @208/120V 1-phase, 3-wire. Average number of circuits per Residential Unit panelboards will be provided for an average total of 40 circuits, 1 and 2 bedroom Residential Units will have an average of 30. Service will be adequate for modern usage.

iii. Fused Switch size will be as follows:

One Bedroom Residential Units: 100A
Two Bedroom Residential Units: 100A
Three Bedroom Residential Units: 100A
Four Bedroom Residential Units: 125A
Five Bedroom Residential Units: 125A

7) Standby Emergency Generator will provide emergency power during power outages to power life safety equipment such as emergency lighting, fire alarm and one elevator.

8) Lighting fixtures are provided in storage areas, utility rooms, stairs and hall, workshop, garage, and package room with power densities that conforms to the NYS ECCC. Necessary exterior lighting will be controlled by use of time clocks, time switch, and photocells. All outdoor receptacles are specified to be weatherproof and GFI.

P. Intercommunication and/or door signal systems, security closed circuit TV.

1) Telephone service will enter the Building on the Cellar Level and will be routed through various rooms and terminate in the building's centrally located main telecom room. It will then be distributed throughout the building through risers and sleeves. Each Residential Unit will receive telephone service to a closet within the Unit.

2) Each Residential Unit will be provided with a hardwired intercom system connected to concierge and to exterior entrance. Intercom system shall be manufactured by SSS Siedle model Multi System or approved equal with 1 year manufacturer's warranty.

3) Wiring will be installed in each Residential Unit to enable the Unit Owner to obtain telephone and cable television service at the Unit Owner's expense.

4) The Building will not be equipped with a master television antenna system.

5) CCTV system shall be HIKVision or approved equal with 1 year manufacturer's warranty

Q. Public Area Lighting.

1) Typical Apartments and Penthouse:

a. Apartment Foyer/Corridor –surface mount downlight; and recessed downlights. (Or approved equivalent)

b. Kitchens – recessed downlights, surface mount light under upper cabinet; (Or approved equivalent)

c. Kitchenettes – recessed downlights, surface mount light under upper cabinet; (Or approved equivalent)

d. Dining – Switched Jbox (Or approved equivalent)

e. Living – Switched Jbox (Or approved equivalent)

f. Master Bedrooms - Switch outlet; (Or approved equivalent)

g. Secondary Bedrooms – Switch outlet; (Or approved equivalent)

h. Master Bathrooms – Recessed downlights, cove lighting at shower/bathtubs and wall mounted sconce at vanity; (Or approved equivalent)

i. Secondary Bathrooms – Recessed downlight; cove at shower/bathtubs and mirror mounted sconce at vanity; (Or approved equivalent)

j. Powder rooms – Recessed downlight and ceiling mounted pendant; (Or approved equivalent)

k. Walk in Closets – Surface mount ceiling fixture; (Or approved equivalent)

2) Common Areas:

a. Lobby: Recessed downlights; (Or approved equivalent)

b. Back of House at Cellar: Surface mounted fixtures in MEP rooms; (Or approved equivalent)

c. Multi-Purpose Rooms Recessed downlights; or Surface Mounted Downlights; (Or approved equivalent)

d. Bicycle Storage: Surface mounted; (Or approved equivalent)

e. Corridors: Recessed downlight at typical corridors; wall sconce or surface mount light at apartment entry; surface mount light at elevator foyer at typical corridors; (Or approved equivalent)

f. Elevator Cab: Recessed downlight; (Or approved equivalent)

g. Storage unit room: Surface mount light; (Or approved equivalent)

3) Exterior:

a. Exterior Façade: Surface mount wall sconce; (Or approved equivalent)

b. Canopy: Recessed downlighting; (Or approved equivalent)

c. Terraces: Surface mount wall sconce with outlet; (Or approved equivalent)

d. Roof Terraces: Surface mount wall sconce; landscape lighting TBD. (Or approved equivalent)

4) Public area lighting complies with all applicable codes;

The lighting shall meet the 2014 NYC Building Code and NYC Energy Conservation Code requirements. Emergency lights will be distributed as per code. Stairwells will be provided with wall mounted emergency lights.

R. *Garages and Parking* Area – not applicable

S. *Swimming Pool*

There will be an outdoor swimming Pool located on the 20th floor rooftop. The pool will be constructed of stainless-steel plates reinforced with carbon steel dunnage beams and channel stiffeners. The Pool will be "*L-Shaped*" with an overall size of 14'-0 x 45'-0", total area of 446 square feet and a volume of 11,530 gallons. The pool water depth will vary from 3 feet 6 inches at the shallow end to 4 feet at the deep end. The interior of the Pool will be finished in tile.

The maximum number of bathers in the pool at one time will be limited to 17. The maximum number of bathers on the pool deck at one time will be limited to 13. The pool deck area will be finished with stone pavers or a comparable impervious non-slip material and allow for a 5'-0" unobstructed clear space walkway at the entire perimeter of the pool.

The Leisure Pool's water treatment and filtration system will operate at 210 gallons per minute providing a design turnover rate of 0.92 hours. Surface skimming is provided via a continuous overflow gutter at the pool perimeter with a stone grating. The pool's water treatment and filtration system will include sand filtration and an automatic chemical control system utilizing a calcium hypochlorite tablet erosion feeder for ORP control and acid injection for pH control. Pool water will be heated to 85°F by a water to water heat exchanger with a capacity of at least 140,000 Btu/h. Hot water for the heat exchanger will be provided by the building heating system.

T. Recreation Facilities:

Indoor amenity spaces will be located on the Cellar level, First Level, Second Level and are approximately 2,978sf. Six Amenity Rooms are located on the Cellar and 2nd Floor levels for occupants only, subject to such rules and regulations as Board may adopt and will be part of the Residential Common Elements and the costs and expenses to operate and maintain the facility will be included in the Residential Common Expenses. Amenity rooms are provided as follows:

1) Exercise Room

-Located on the second floor accessible from the corridor. Acoustic flooring is provided. Equipment TBD.
2) Kids Playroom
-Located on the second floor, accessible from the corridor is provided.
3) Lounge
- Located on the second floor, accessible from the corridor.

4) Youth Room
-Located on the cellar level, accessible from the corridor.
5) Music room
-Located on the cellar level, accessible from the youth room. The room is to be sound attenuated.
6) Yoga Room
Located on the second floor, accessible from the exercise room.

U. Permits and certificates.

See (B)(3) & (B)(4) for certificate of occupancy and permits. Sprinkler alarm to be filed with Fire Department. The sprinkler system must be inspected yearly by a licensed plumber selected by the Condominium. The elevator, which is filed under a separate application with the Department of Buildings, is required to have an annual maintenance inspection by the elevator maintenance company selected by the Condominium. All these inspection reports must be filed with Department of Buildings and all necessary defects corrected.
Permits required are as follows:

New York City Department of Buildings:	
New Building	Required
Excavation/Foundations	Required
Structural/General Construction	Required
Mechanical	Required
Sprinkler	Required
Plumbing	Required
Standpipe	Required
Generator	Required
Elevator	Required
Certificate of Occupancy	Required
Temporary Certificate of Occupancy	Required
Fire Protection Plan	Required
Fire Alarm	Required
Construction Fence	Required
ARCS System	Required
Street Tree	Required
MTA	Required

New York City DEP

Backflow prevention	Required
NYC Department of Highways:	
Builders Pavement	Required
Sidewalk Closing	Required
Miscellaneous:	
Water Main Tap Connection	Required
Bureau of Electrical Control	Required
Inspections:	
Temporary Certificate of Occupancy:	Initial DOB inspection. Renewable every 90 days.
Final Certificate of Occupancy:	Initial DOB inspection.
Sprinkler and Standpipe:	Initial DOB inspection. Monthly Inspection Annual Flow Test by licensed third party. Every 5 Year Fire department connection. Hydrostatical test by licensed third party.
Fire Alarm:	Initial FDNY inspection. Quarterly inspection. Semi-Annual inspection Annual inspection.
Plumbing:	Initial DOB inspection. Every 5 Year by licensed third party.
Electrical:	Initial DOB BEC inspection.
Elevators:	Initial DOB Elevator Division inspection. Annual inspection.
Boiler:	Initial DOB inspection. Annual inspection by licensed third party.
Emergency Generator:	Initial DOB inspection. Monthly test and annual test with full load bank by licensed third party.
Service Switch Boards Infrared Scan:	Initial DOB BEC inspection. Annual inspection by licensed third party.

Fire Pump:	Initial FDNY inspection. Monthly zero flow test. Annual flow test by licensed third party.
Backflow Preventers:	Initial DOB inspection. Annual inspection by licensed third party.
Storm Water Detention Tank:	Initial inspection by licensed third party.
Façade Inspection Safety Program (FISP):	Inspection every 5 years by licensed third party.

V. Violations.

As of the date of the report there are no violations. The work necessary to remove any violations due to individual Sponsor's work that may be issued during construction will be performed prior to the issuance of the permanent certificate of occupancy.

W. Unit information.

1) Unit Description

a. For measurement purposes;

i. The approximate square foot area of each Unit is measured horizontally on each of one or more floors from the outermost extent of exterior walls of the Building to the midpoint of the interior walls and partitions separating one Unit from another Unit, or the midpoint of the interior walls and partitions separating a Unit from, egress stairs, elevators and other mechanical equipment spaces or any Common Elements excluding Common Corridors, to the opposite outermost extent of exterior walls of the Building, as the case may be.

ii. Columns, mechanical pipes, shafts, shaft ways, chases, chase ways, conduits, and private convenience stairways in all Units are not deducted from measurement of each Unit.

iii. When a Unit shares a wall with a common corridor, the area shall be measured to the finished face of the corridor wall on the corridor side of the wall.

iv. Area on the Common Corridor side of Residential Unit Entry Doors shall be included in Unit Area up to the outermost extents of the architectural millwork frame of the door.

v. Measured vertically, each Unit will consist of the volume from the top of the floor slab (located under the finished flooring and sub-floor materials) to the underside of the floor slab above.

vi. Terraces, exterior to the building envelope and complying with parapet and fencing height restrictions set forth in the NYC Zoning resolution, are not subject to inclusion in floor area calculations. Terrace areas are not included in Unit Floor Areas.

vii. Slab to underside of slab heights of units;
Exclusive of dropped ceiling areas at kitchens, bathrooms, halls, soffits, mechanical equipment including duct and plumbing elements and structural offsets, boxout structural beams, ceiling heights located in residential units in the building are as follows.

1st Level: Varies
2nd Level: Approximately 10-2”
3rd - 6th Level: Approximately 9’-8”
7th Level: Approximately
8th-9th Level: Approximately 9’-8”
10th Level: Approximately 10’-4”
11th-12th Level: Approximately 9’-’-8”
14th Level: Approximately 10’-5”
15th Level: Approximately 11’-3”
16th Level: Approximately 10’-2”
17th Level: Approximately 10’-8”
18th Level: Approximately 10’-2”
19th Level: Approximately 10’-8”
PH Level: Approximately 11’-1”

b. Unit Finish Schedule

UNIT FINISH SCHEDULE				
Room	Floor	Base	Wall	Ceiling
ENTRANCE HALL:	WOOD	PAINTED WOOD	PAINTED	PAINTED
LIVING / DINING:	ENGINEERED HARDWOOD	PAINTED WOOD	PAINTED	PAINTED
KITCHEN:	ENGINEERED HARDWOOD	PAINTED WOOD	PAINTED	PAINTED
MASTER	ENGINEERED	PAINTED WOOD	PAINTED	PAINTED

BEDROOMS & BEDROOMS:	HARDWOOD			
CLOSETS	ENGINEERED HARDWOOD	PAINTED WOOD	PAINTED	PAINTED
MASTER BATHROOMS:	STONE MOSAIC	STONE	STONE & PAINTED GWB	PAINTED
BATHROOMS:	STONE MOSAIC	CERAMIC TILE	CERAMIC TILE & PAINTED GWB	PAINTED
POWDER ROOMS:	STONE MOSAIC	METAL	PAINTED GYPSUM WALL BOARD & STONE TILE	PAINTED
APT. STAIRS	TBD	NA	TBD	TBD

c. Description of units

Finished floors shall consist of self-leveler, acoustic adhesive, and engineered hardwood above the slab. The assembly shall comply with all New York City building code sound attenuation requirements.

2) Bathroom fixtures and equipment,

Fixtures and Appliances: Subject to Sponsor's right to make substitutions as set forth in the offering plan, the Residential Units will be equipped with the following (or comparable) fixtures and appliances:

i. Master Bathroom w/Shower:

Toilet: Floor mount, (Model: Duravit or equivalent)
Faucet: Three-hole deck mounted, (Model: Waterworks Henry or equivalent)
Lavatory: Undermount basin (Model: Miseno or equivalent)
Shower set: Thermostatic Trim with Control Module (includes wall mount flange and arm, shower head, hand shower, 2-way diverter control), (Model: Waterworks Henry or equivalent)
Shower Drain: Linear Drain, (Model: Easy Drain or equivalent)

ii. Master Bathroom w/Shower + Separate Undermount Tub: TBD

Toilet: Floor mount, (Model: Duravit or equivalent)
Faucet: Three-hole deck mounted, (Model: Waterworks Henry or equivalent)
Lavatory: Undermount basin (Model: Miseno or equivalent)
Shower set: Thermostatic Trim with Control Module (includes wall mount flange and arm, shower head, hand shower, 2-way diverter control) (Model: Waterworks Henry or equivalent)
Shower Drain: Linear Drain, (Model: Easy Drain or equivalent)

Tub set: Thermostatic trim (includes tub filler), (Model: Waterworks Henry or equivalent)
Tub: Undermount bathtub, (Model: MTI or equivalent)

iii. Master Bathroom w/Shower + Freestanding Tub:
Toilet: Floor mount, (Model: Duravit or equivalent)
Faucet: Three-hole deck mounted, (Model: Waterworks Henry or equivalent)
Lavatory: Undermount basin (Model: Miseno or equivalent)
Shower set: Thermostatic Trim with Control Module (includes wall mount flange and arm, shower head, hand shower, 2-way diverter control), (Model: Waterworks Henry or equivalent)
Shower Drain: Linear Drain, (Model: Easy Drain or equivalent)
Tub set: Freestanding tub filler with hand shower, (Model: Waterworks .25 or equivalent)
Tub: Freestanding bathtub, (Model: Waterworks or equivalent)

iv. Secondary Bathroom Equipment w/shower:
Toilet: Floor mount, (Model: Duravit or equivalent)
Faucet: Three-hole deck mounted, (Model: Waterworks .25 or equivalent)
Lavatory: Undermount basin (Model: Miseno or equivalent)
Shower set: Dual Function Thermostatic Trim with Control Module (includes wall mount flange and arm, shower head, hand shower, 2-way diverter control), (Model: Waterworks .25 or equivalent)
Shower Drain: Linear Drain, (Model: Easy Drain or equivalent)

v. Secondary Bathroom Equipment w/tub:
Toilet: Floor mount, (Model: Duravit or equivalent)
Faucet: Three-hole deck mounted, (Model: Waterworks .25 or equivalent)
Lavatory: Undermount basin (Model: Miseno or equivalent)
Shower set: Dual Function Thermostatic Trim with Control Module (includes wall mount flange and arm, shower head, hand shower, tub spout, 3-way diverter control), (Model: Waterworks Henry or equivalent)
Tub: Undermount tub, (Model: MTI or equivalent)

vi. Half Bathroom
Toilet: Floor mount, (Model: Duravit or equivalent)
Faucet: Three-hole deck mounted, (Model: Waterworks Henry or equivalent)

Lavatory: Undermount basin (Model: Costum or equivalent)

vii. Public Restroom at Cellar:

Toilet: (DURAVIT, ME by Stark)

Faucet: (TBD)

Lavatory: Undermount basin, (KOHLER, Kathryn)

3) Kitchen and laundry equipment.

i. Kitchen details, (or approved equivalent

a. Wood floors: Custom 7" wide, white oak engineered hardwood.
b. Ceilings: primed and painted, flat finish.
c. Walls: Interior PVA latex wall primer with 2 coats of paint
d. Kitchen Cabinetry: Lacquer finish, drawers, and lacquered appliance panels.
e. Drawers to have soft close mechanism.
f. Kitchen islands to have similar finishes.
g. Interior of cabinetry to be veneer.
h. Kitchen Countertops: 2 cm natural stone.
i. Unit Bathroom Fixture Schedule: Fixtures are typical for bathroom types unless stated otherwise.

ii. Fixtures and Appliances: Subject to Sponsor's right to make substitutions as set forth in the offering plan, the Residential Units will be equipped with the following (or comparable) fixtures and appliances:

a. Penthouse:

36" Integrated Refrigerator Column: (Model: Gaggenau or equivalent)

24" Integrated Freezer Column: (Model: Gaggenau or equivalent)

24" Wine Cooler: (Model: Thermador or equivalent)

24" Integrated Dishwasher: (Model: Gaggenau or equivalent)

24" Espresso Machine: (Model: Gaggenau or equivalent)

36" Gas Cooktop: (Model: Gaggenau or equivalent)

30" Electric Oven: (Model: Gaggenau or equivalent)

30" Speed Oven: (Model: Gaggenau or equivalent)

24" Steam Oven: (Model: Gaggenau or equivalent)

24" Warming Drawer: (Model: Gaggenau or equivalent)

48" Integrated Hood: (Model: Thermador or equivalent)

Kitchen Faucet: Single lever mixer, (Model: Waterworks Henry or equivalent)

Kitchen Pot Filler: (Model: Waterworks Henry or equivalent)
33” Kitchen Sink: (Model: Kohler or equivalent)
24” Washer, Stackable: (Model: Bosch or equivalent)
24” Dryer, Ventless: (Model: Bosch or equivalent)
Garbage disposal: (Model: Waste King or equivalent)

b. Four bedrooms:

30” Integrated Refrigerator Column: (Model: Gaggenau or equivalent)
18” Integrated Freezer Column: (Model: Gaggenau or equivalent)
24” Undercounter Wine Cooler: (Model: Thermador or equivalent) OR 18” Wine Cooler Column: (Model: Gaggenau or equivalent)
24” Integrated Dishwasher: (Model: Gaggenau or equivalent)
36” Gas Cooktop: (Model: Gaggenau or equivalent)
30” Electric Oven: (Model: Gaggenau or equivalent)
30” Speed Oven: (Model: Gaggenau or equivalent)
36” Integrated Hood: (Model: Bosch or equivalent)
Kitchen Faucet: Single lever mixer, (Model: Waterworks Henry or equivalent)
Kitchen Pot Filler: (Model: Waterworks Henry or equivalent)
33” Kitchen Sink: (Model: Kohler or equivalent)
24” Washer: Stackable, (Model: Bosch or equivalent)
24” Dryer: Ventless, (Model: Bosch or equivalent)
Garbage disposal: (Model: Waste King or equivalent)

c. Three bedrooms:

30” Integrated Refrigerator Column: (Model: Gaggenau or equivalent)
18” Integrated Freezer Column: (Model: Gaggenau or equivalent) OR 36” Integrated Refrigerator/Freezer: (Model: Gaggenau or equivalent)
24” Undercounter Wine Cooler: (Model: Thermador or equivalent) OR 18” Wine Cooler Column: (Model: Gaggenau or equivalent)
24” Integrated Dishwasher: (Model: Gaggenau or equivalent)
36” Gas Cooktop: (Model: Gaggenau or equivalent)
30” Electric Oven: (Model: Gaggenau or equivalent)
30” Speed Oven: (Model: Gaggenau or equivalent)
36” Integrated Hood: (Model: Bosch or equivalent)
Kitchen Faucet: Single lever mixer, (Model: Waterworks Henry or equivalent)
Kitchen Pot Filler: (Model: Waterworks Henry or equivalent)
33” Kitchen Sink: (Model: Kohler or equivalent)
24” Washer: Stackable, (Model: Bosch or equivalent)
24” Dryer: Ventless, (Model: Bosch or equivalent)
Garbage disposal: (Model: Waste King or equivalent)

d. Two bedrooms:
36” Integrated Refrigerator/Freezer: (Model: Gaggenau or equivalent)
24” Integrated Dishwasher: (Model: Gaggenau or equivalent)
36” Gas Cooktop: (Model: Gaggenau or equivalent)
30” Electric Oven: (Model: Gaggenau or equivalent)
24” Microwave Drawer: (Model: Gaggenau or equivalent)
36” Integrated Hood: (Model: Bosch or equivalent)
Kitchen Faucet: Single lever mixer, (Model: Waterworks Henry or equivalent)
33” Kitchen Sink: (Model: Kohler or equivalent)
24” Washer: Stackable, (Model: Bosch or equivalent)
24” Dryer: Ventless, (Model: Bosch or equivalent)
Garbage disposal: (Model: Waste King or equivalent)

e. One bedroom:
30” Integrated Refrigerator/Freezer: (Model: Gaggenau or equivalent)
24” Integrated Dishwasher: (Model: Gaggenau or equivalent)
30” Gas Cooktop: (Model: Gaggenau or equivalent)
30” Electric Oven: (Model: Gaggenau or equivalent)
30” Integrated Hood: (Model: Bosch or equivalent)
Kitchen Faucet: Single lever mixer, (Model: Waterworks Henry or equivalent)
33” Kitchen Sink: (Model: Kohler or equivalent)
24” Washer: Stackable, (Model: Bosch or equivalent)
24” Dryer: Ventless, (Model: Bosch or equivalent)
Garbage disposal: (Model: Waste King or equivalent)

iii. Each residential unit will have side by side or stacked washer and electric dryer. There will be a total of 57 washers and 57 dryers located in residences.

X. Finish Schedule For Common Spaces

Subject to Sponsor's right to make substitutions as set forth in the offering plan

FINISH SCHEDULE FOR COMMON SPACES

LEVEL	LOCATION	FLOOR	BASE	WALLS	CEILING
BELOW GRADE	ELECRICAL ROOM	CONCRETE	NA	PAINT	PAINT
	ELECTRICAL CORRIDOR	CONCRETE	NA	PAINT	PAINT
	ATS ROOM	CONCRETE	NA	PAINT	PAINT
	MECHANICAL CORRIDOR	CONCRETE	NA	PAINT	PAINT
	WATER PUMP ROOM	CONCRETE	NA	PAINT	PAINT
	FIRE PUMP ROOM	CONCRETE	NA	PAINT	PAINT
	ARCS ROOM				
	GAS METER ROOM	CONCRETE	NA	PAINT	PAINT
	WATER METER ROOM	CONCRETE	NA	PAINT	PAINT
	DETENTION TANK	CONCRETE	NA	PAINT	PAINT
	TRASH COMPACTOR	CONCRETE	NA	PAINT	PAINT
	TELCOM CLOSET	CONCRETE	NA	PAINT	PAINT
	JANITOR'S CLOSET	CONCRETE	NA	PAINT	PAINT
	RESIDENTIAL STORAGE	CONCRETE	NA	PAINT	PAINT
	CORRIDOR	PORCELAIN TILE OR ENGINEERED WOOD	SOLID WOOD OR PORCELAIN TILE	WALL COVERING/ PAINT	PAINT
	BICYCLE STORAGE	CONCRETE	NA	PAINT	PAINT
	PUBLIC BATHROOM	PORCELAIN TILE	PORCELAIN TILE	PAINT / PORCELAIN TILE	PAINT
	YOUTH ROOM	WOOD FLOORING	SOLID WOOD	WALL COVERING / WOOD	PAINT

	MUSIC ROOM	WOOD FLOORING	SOLID WOOD	ACCOUSTIC PANEL / WOOD/ WALCOVERING	ACCOUSTIC PANEL
	SUPER'S OFFICE	PORCELAIN TILE	PORCELIAN TILE	PAINT	PAINT
	STAIRS	CONCRETE	N/A	PAINT	PAINT
1st LEVEL	LOBBY	STONE	METAL	WOOD / GLASS / STONE	PAINT/PLASTER
	CORRIDOR	STONE	METAL	WOOD / GLASS / STONE	PAINT/PLASTER
	ELEVATOR LOBBY	STONE	METAL	WOOD / GLASS	PAINT/PLASTER
2nd LEVEL	LOUNGE	STONE	METAL	WOOD VENEER / GLASS / PAINT	PAINT/PLASTER
	KID'S ROOM	LUXURY VINYL	SOLID WOOD	WALLCOVERING	WALLCOVERING
	GYM	WOODS SPORTS FLOORING/ RESILIENT FLOORING	METAL	WALLCOVERING / GLASS	PAINT
ELEVATOR	ELEVATOR CAB	STONE	NA	METAL / WOOD	METAL

Y. Safety and warning devices

1) Hard wired 120-volt carbon monoxide and smoke detection devices are installed in each Residential Unit as per NYC Building Code Requirement.
2) Combination carbon monoxide and smoke detection devices are also installed in the Cellar Level.
3) Emergency Power: There is an emergency generator located in the bulkhead.

Z. Additional information required.

1) See attached floor plans for each type of unit indicating room dimensions, total areas, unit boundaries and the relationship of units to each other. Floor plans shall include room or

space designations that conform to those on approved documents or applicable building code designations.

AA. *Further Development:* There is no further development.

BB. *Asbestos:* There is no asbestos. This is new construction.

CC. *Lead-Based Paint:* There is no lead-based paint. This is new construction.

DD. Other disclosures:

There are no existing unsafe conditions that have been brought to the sponsor's attention. There are no corrosive drywall materials incorporated in the project.

[SIGNATURE PAGE TO FOLLOW]

Sponsor reserves the right, in its sole discretion, to replace, including but not limited to, any or all materials, fixture, appliances or other items stated in this report with those of equal or better quality as determined by AOR or EOR of Project as applicable.

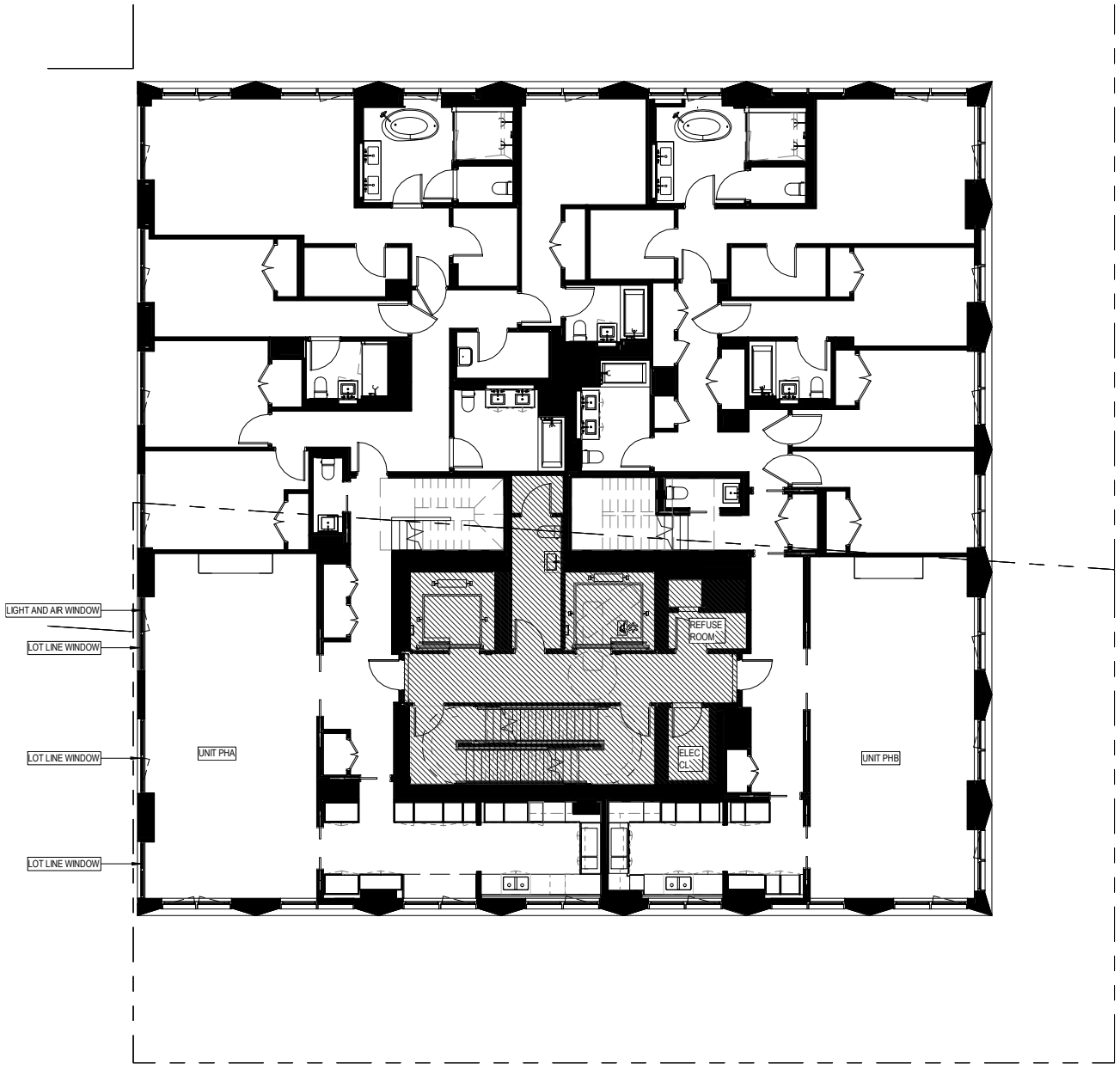
Sign Eran Chen

Seal



2461 Broadway
New York, New York 10025

UNIT
COMMERCIAL
RESIDENTIAL COMMON
RESIDENTIAL LIMITED COMMON
SILL CONDITION AT BEAM
GENERAL COMMON ELEMENT



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

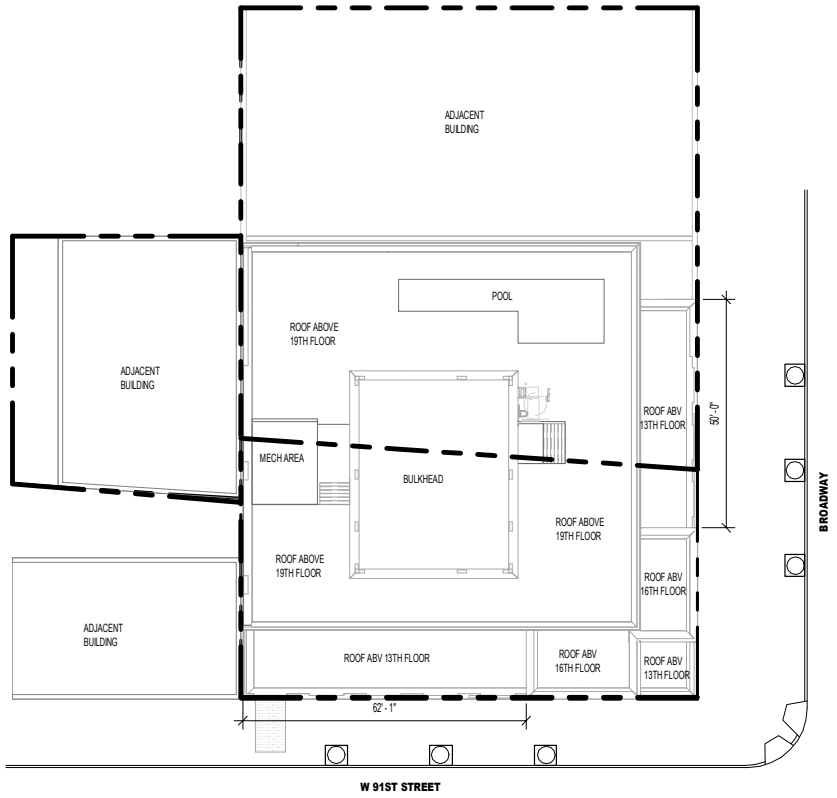
PH FLOOR

0' 16' 32' 48' 64'

N

Note: All dimensions are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. Plans and dimensions may contain minor variations from floor to floor.

This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by the New York State Department of Law File No.



N E W Y O R K
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PLOT PLAN

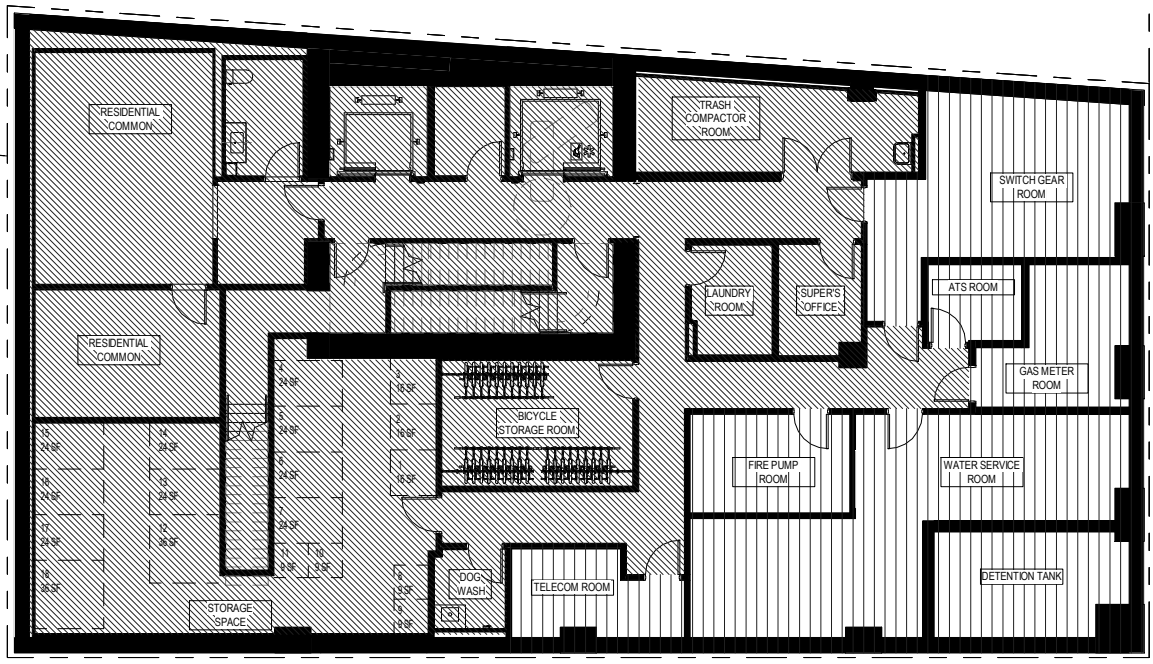
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UNIT
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GENERAL COMMON ELEVATION



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

CELLAR

0' 16' 32' 48' 64'

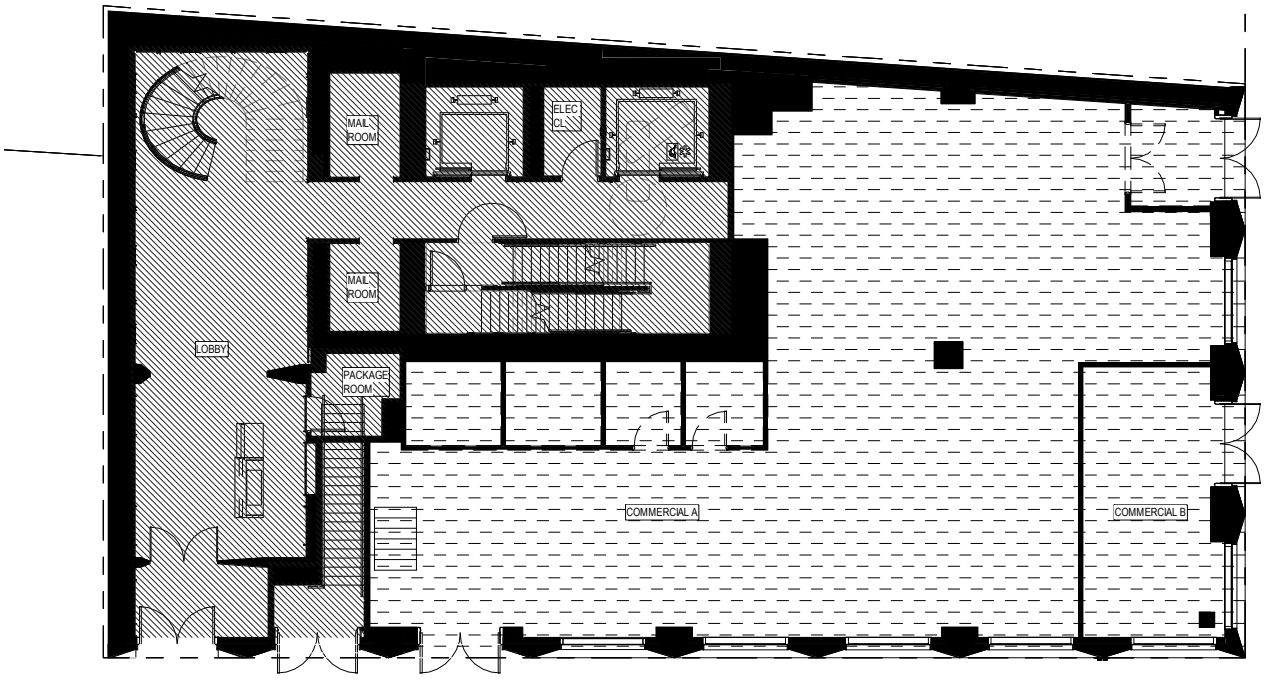
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1ST FLOOR

0' 16' 32' 48' 64'

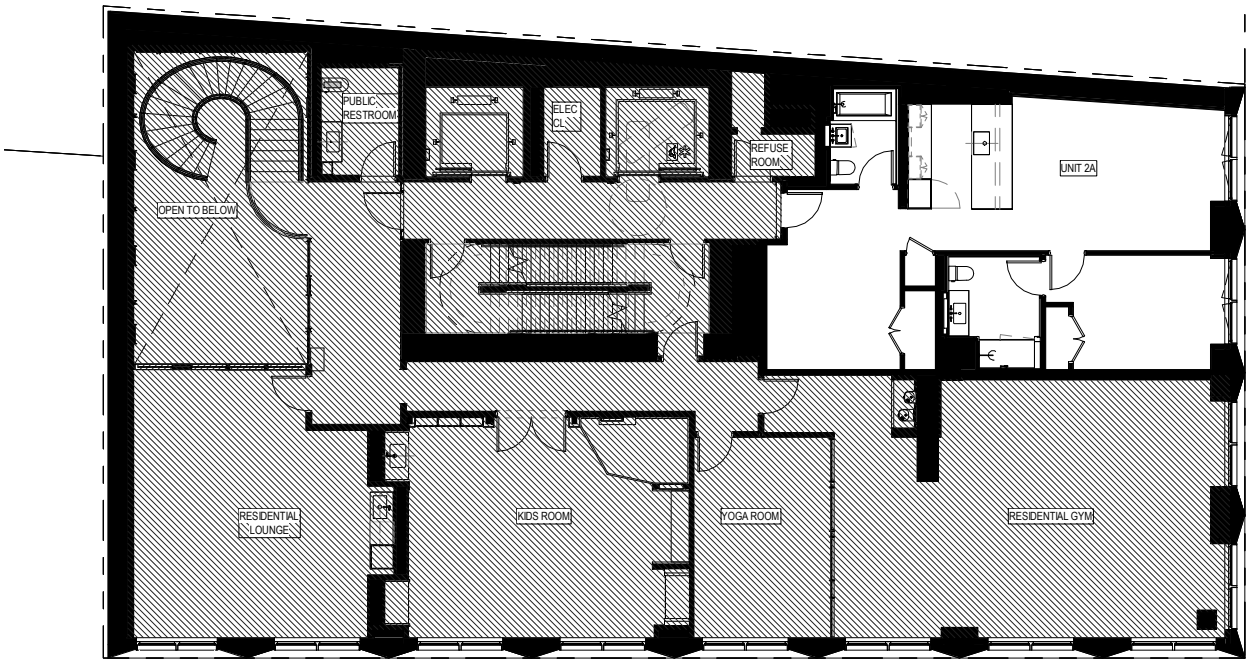
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GENERAL COMMON ELEMENT



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

2ND FLOOR

0' 16' 32' 48' 64'

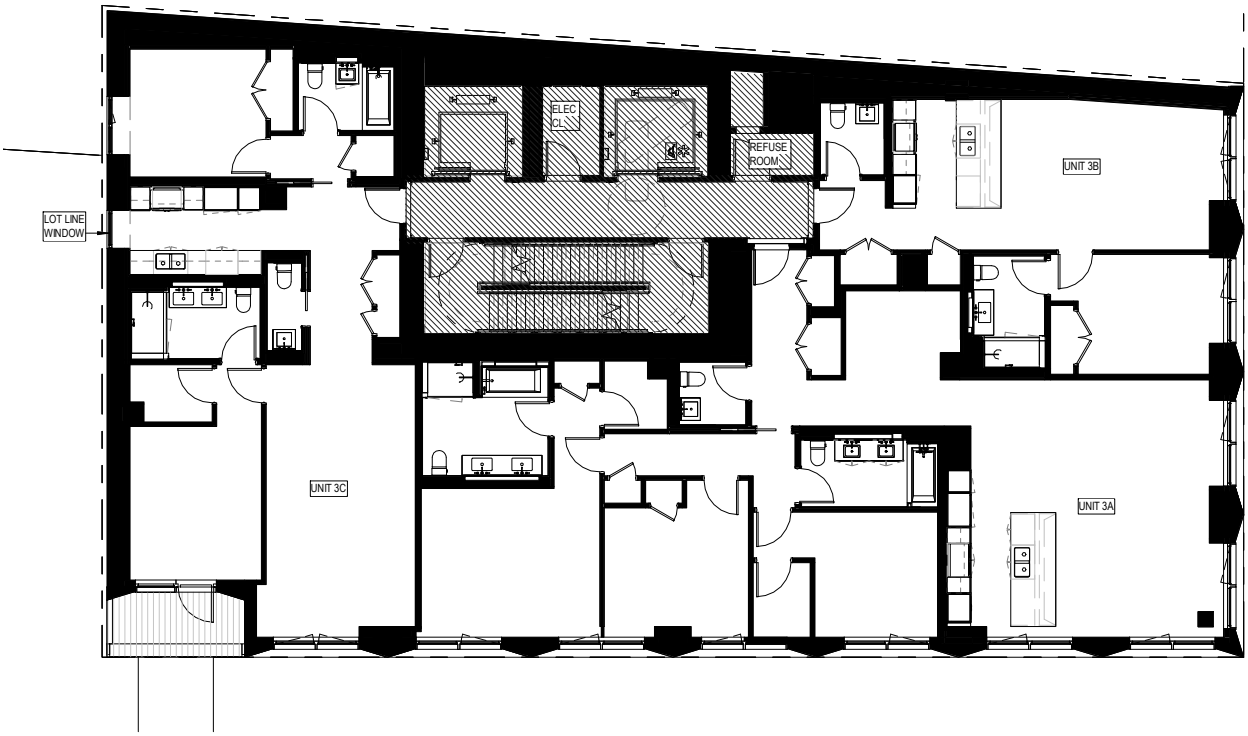
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3RD FLOOR

0' 16' 32' 48' 64'

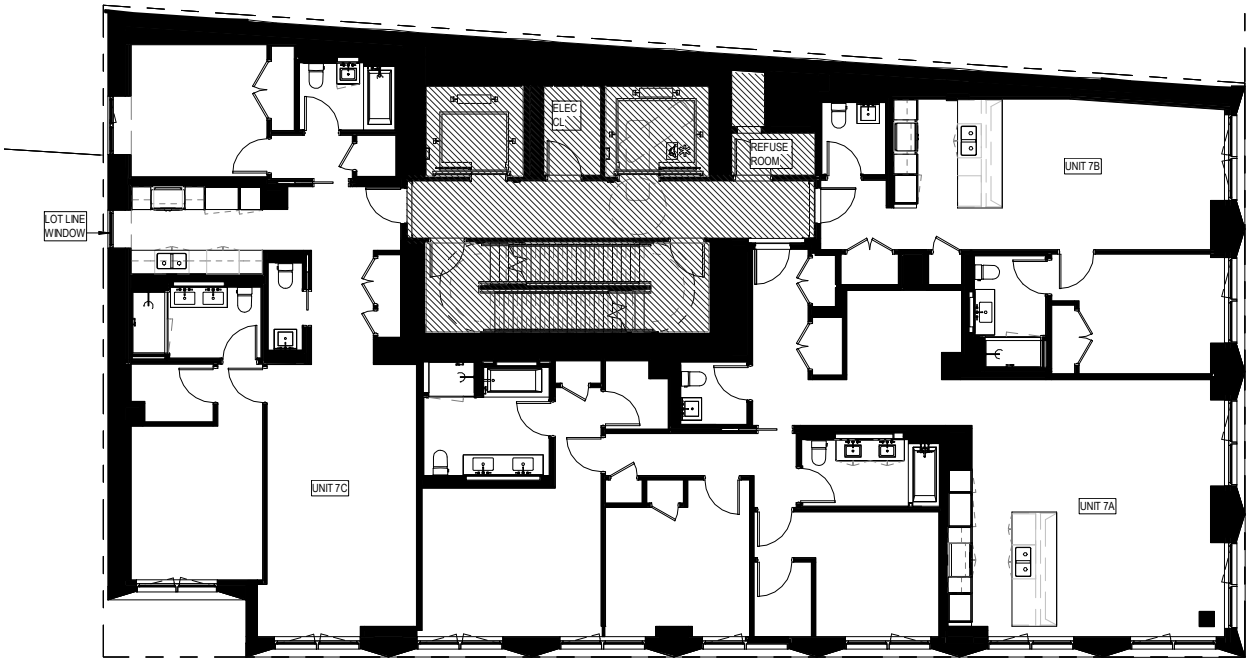
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4TH-7TH FLOOR

0' 16' 32' 48' 64'

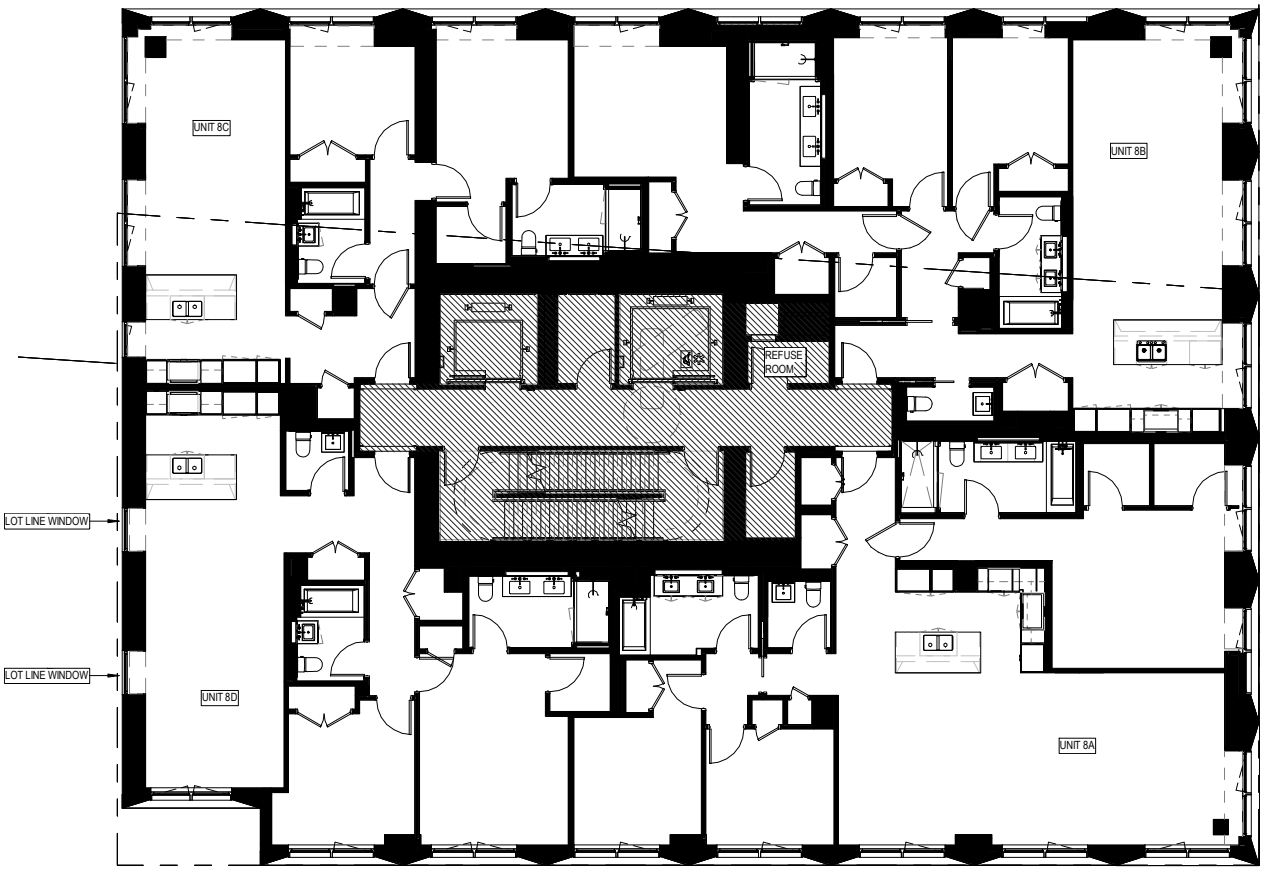
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UNIT
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GENERAL COMMON ELEMENT



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646-478-7455

8TH FLOOR

0' 16' 32' 48' 64'

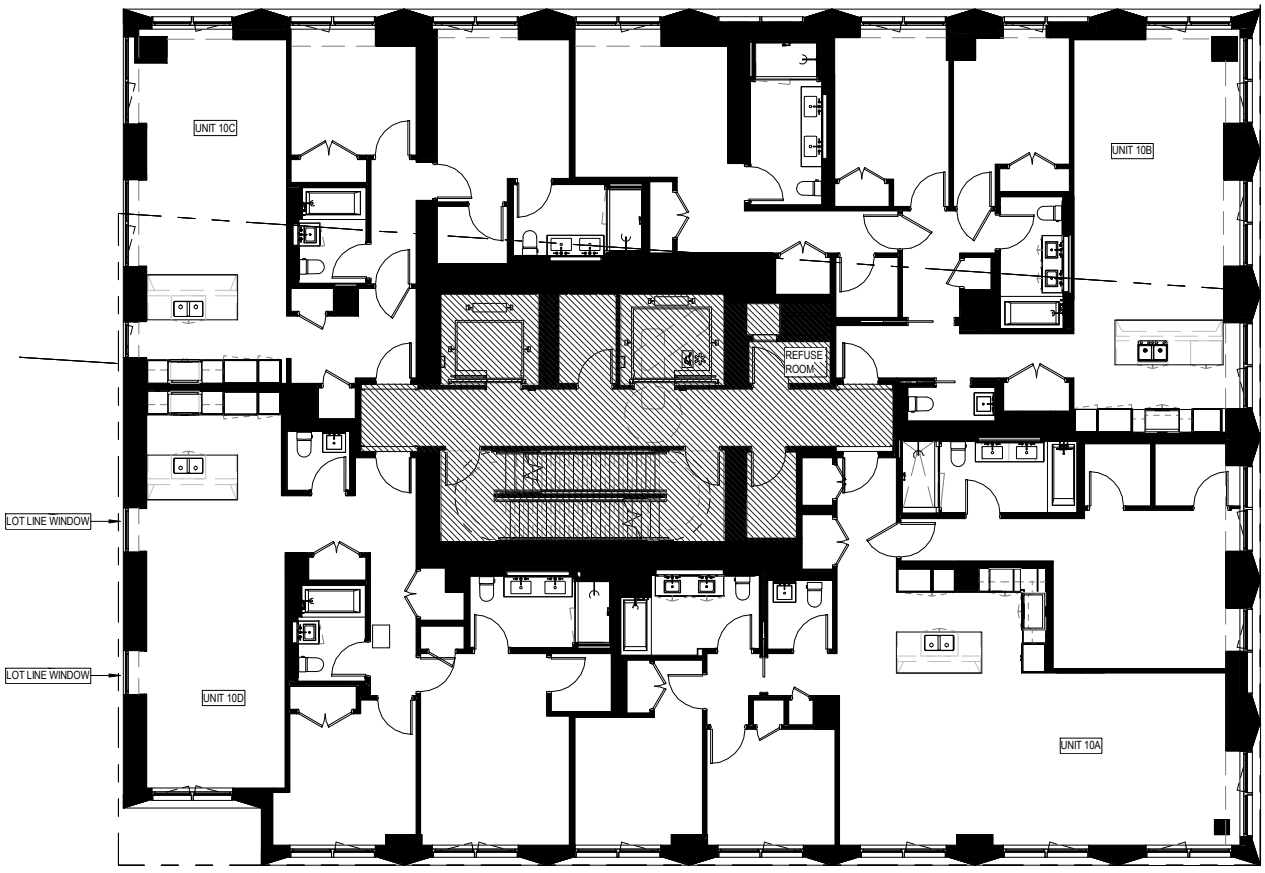
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GENERAL COMMON ELEMENT



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646-478-7455

9TH-10TH FLOOR

0' 16' 32' 48' 64'

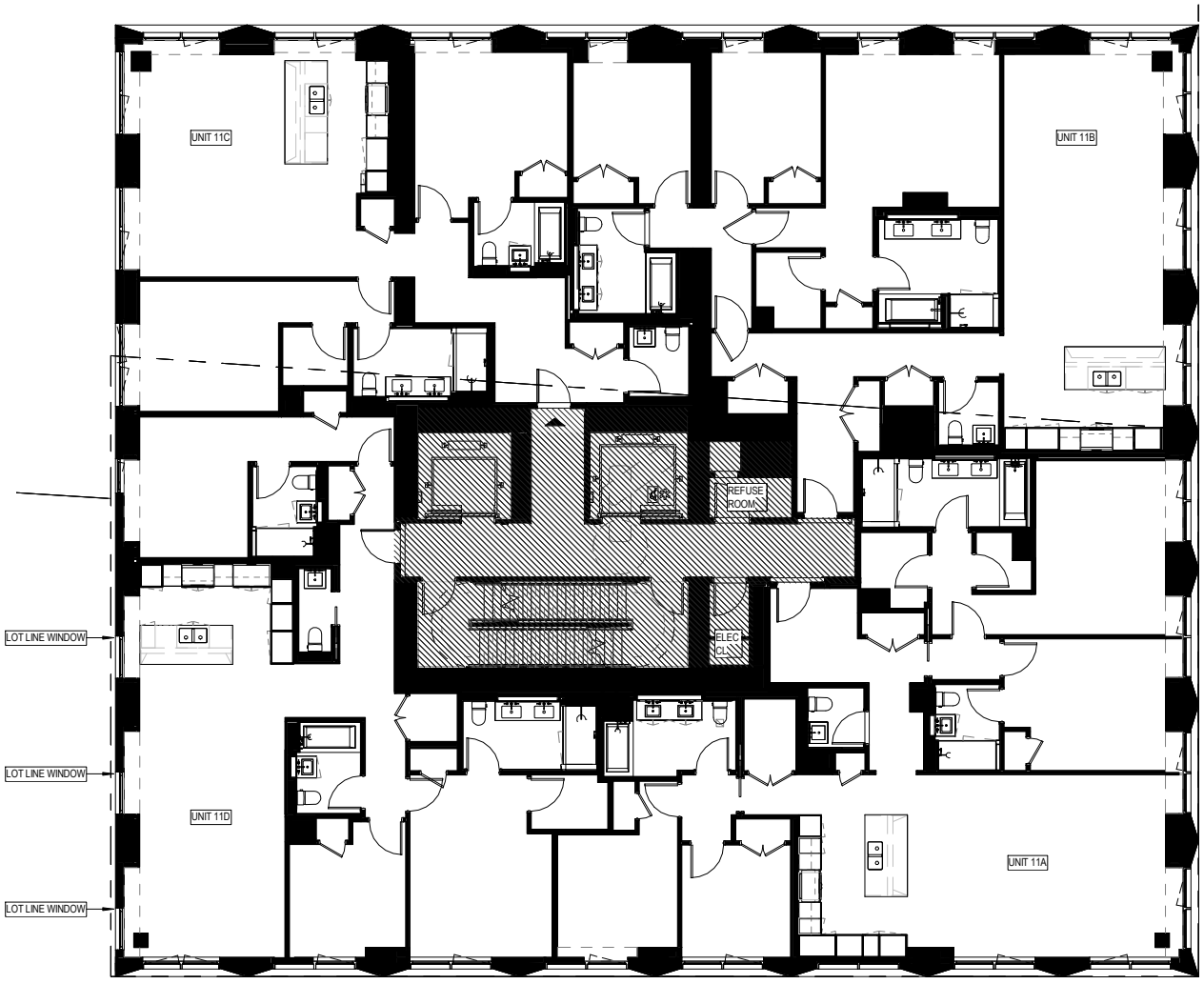
N

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2461 Broadway
New York, New York 10025

UNIT
COMMERCIAL
RESIDENTIAL COMMON
RESIDENTIAL LIMITED COMMON
SILL CONDITION AT BEAM
GENERAL COMMON ELEMENT



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

11TH FLOOR

0' 16' 32' 48' 64'

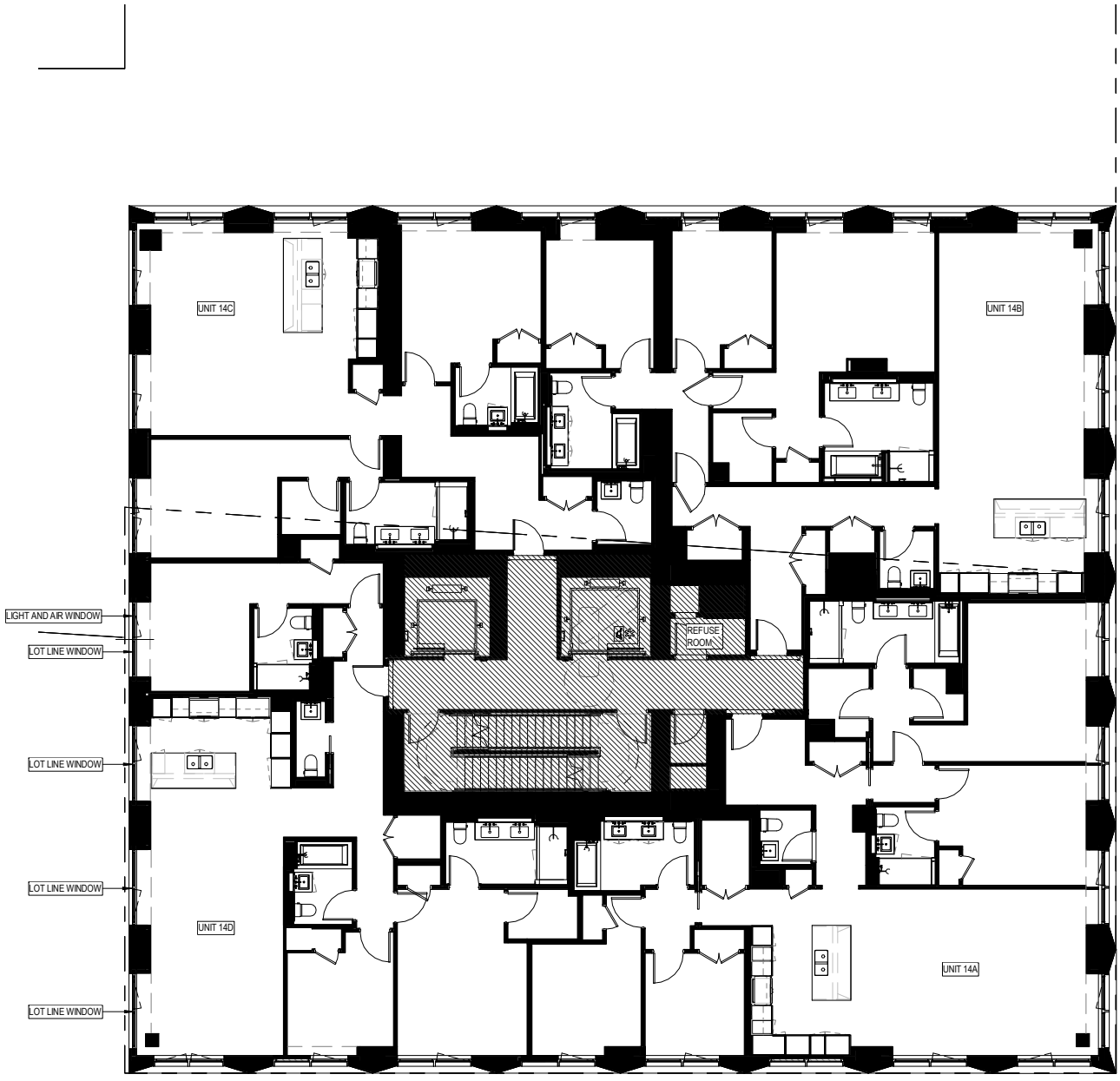
N

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2461 Broadway
New York, New York 10025

UNIT
COMMERCIAL
RESIDENTIAL COMMON
RESIDENTIAL LIMITED COMMON
SILL CONDITION AT BEAM
GENERAL COMMON ELEMENT



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

12TH-14TH FLOOR

0' 16' 32' 48' 64'

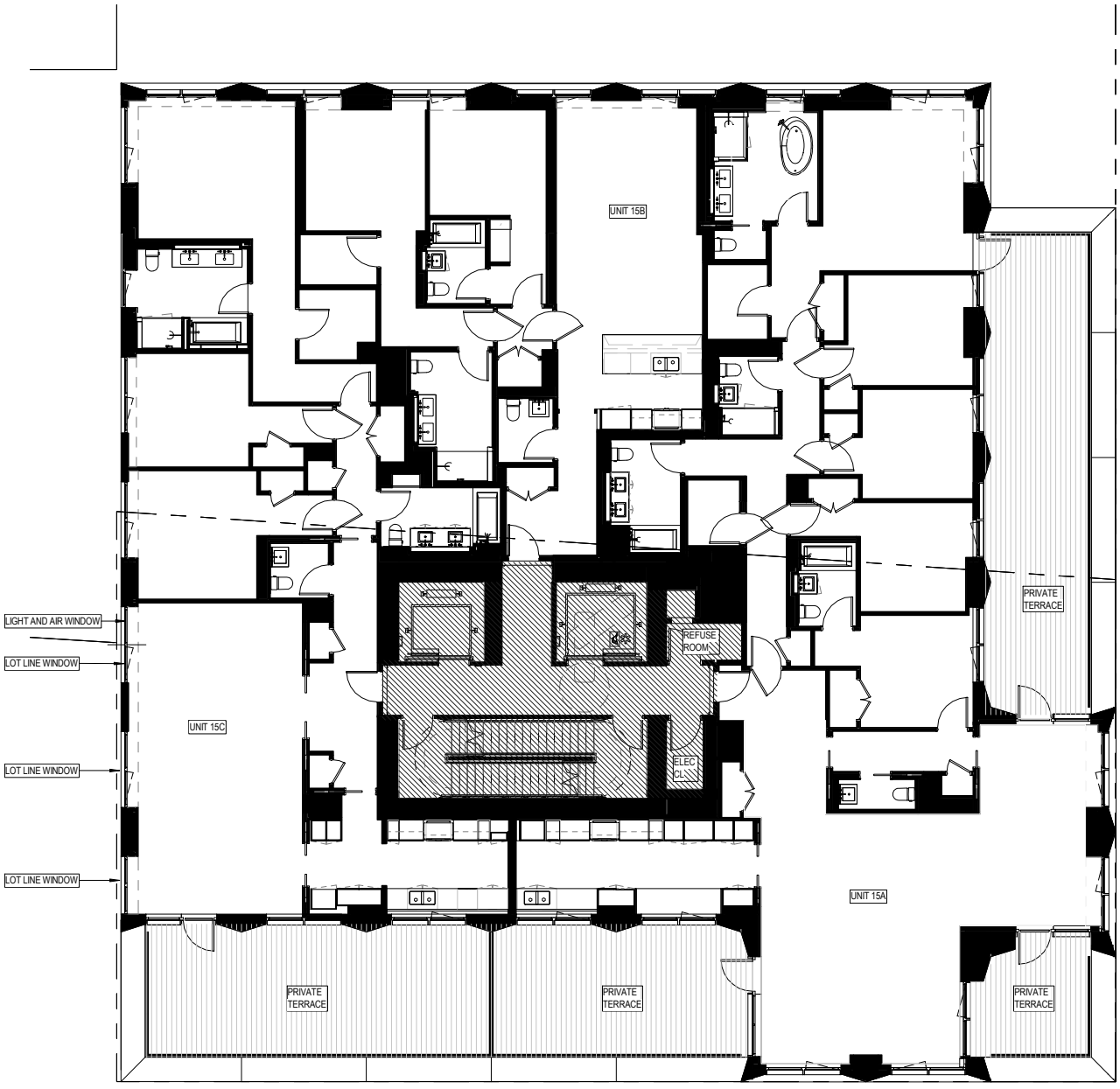
N

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2461 Broadway
New York, New York 10025

UNIT
COMMERCIAL
RESIDENTIAL COMMON
RESIDENTIAL LIMITED COMMON
SILL CONDITION AT BEAM
GENERAL COMMON ELEMENT



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

15TH FLOOR

0' 16' 32' 48' 64'

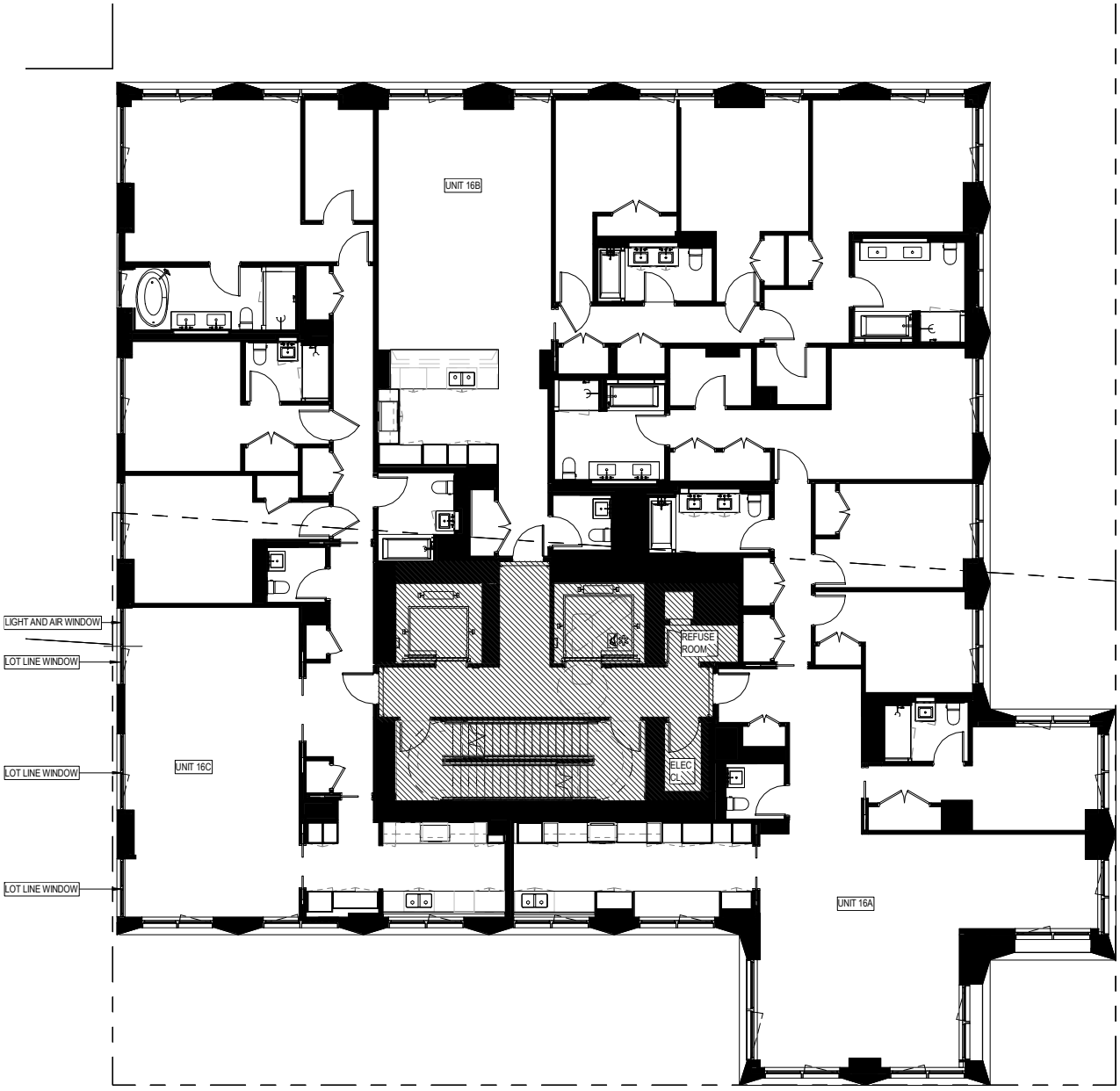
N

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2461 Broadway
New York, New York 10025

UNIT
COMMERCIAL
RESIDENTIAL COMMON
RESIDENTIAL LIMITED COMMON
SILL CONDITION AT BEAM
GENERAL COMMON ELEMENT



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

16TH-17TH FLOOR

0' 16' 32' 48' 64'

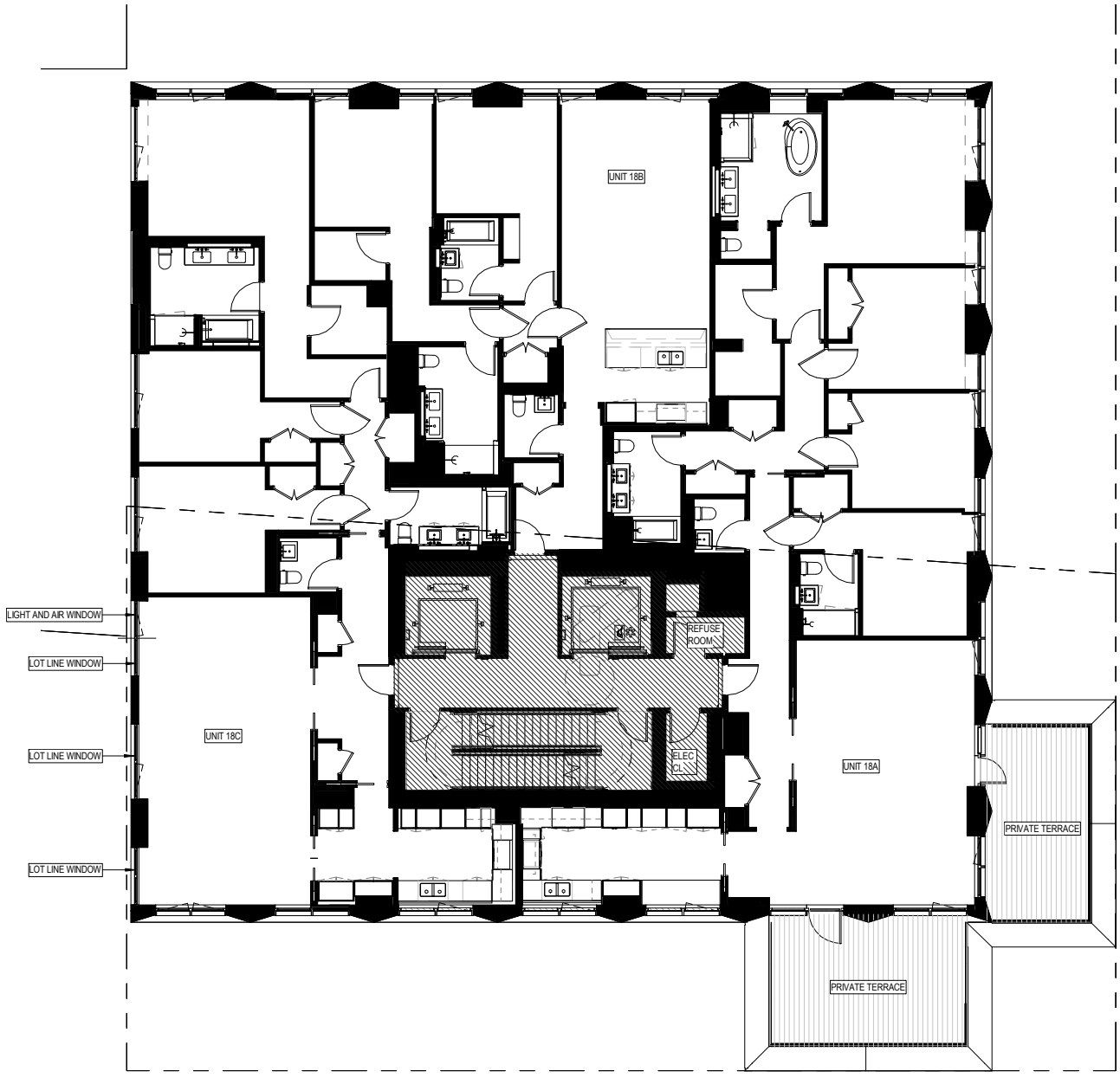
N

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2461 Broadway
New York, New York 10025

UNIT
COMMERCIAL
RESIDENTIAL COMMON
RESIDENTIAL LIMITED COMMON
SILL CONDITION AT BEAM
GENERAL COMMON ELEMENT



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

18TH FLOOR

0' 16' 32' 48' 64'

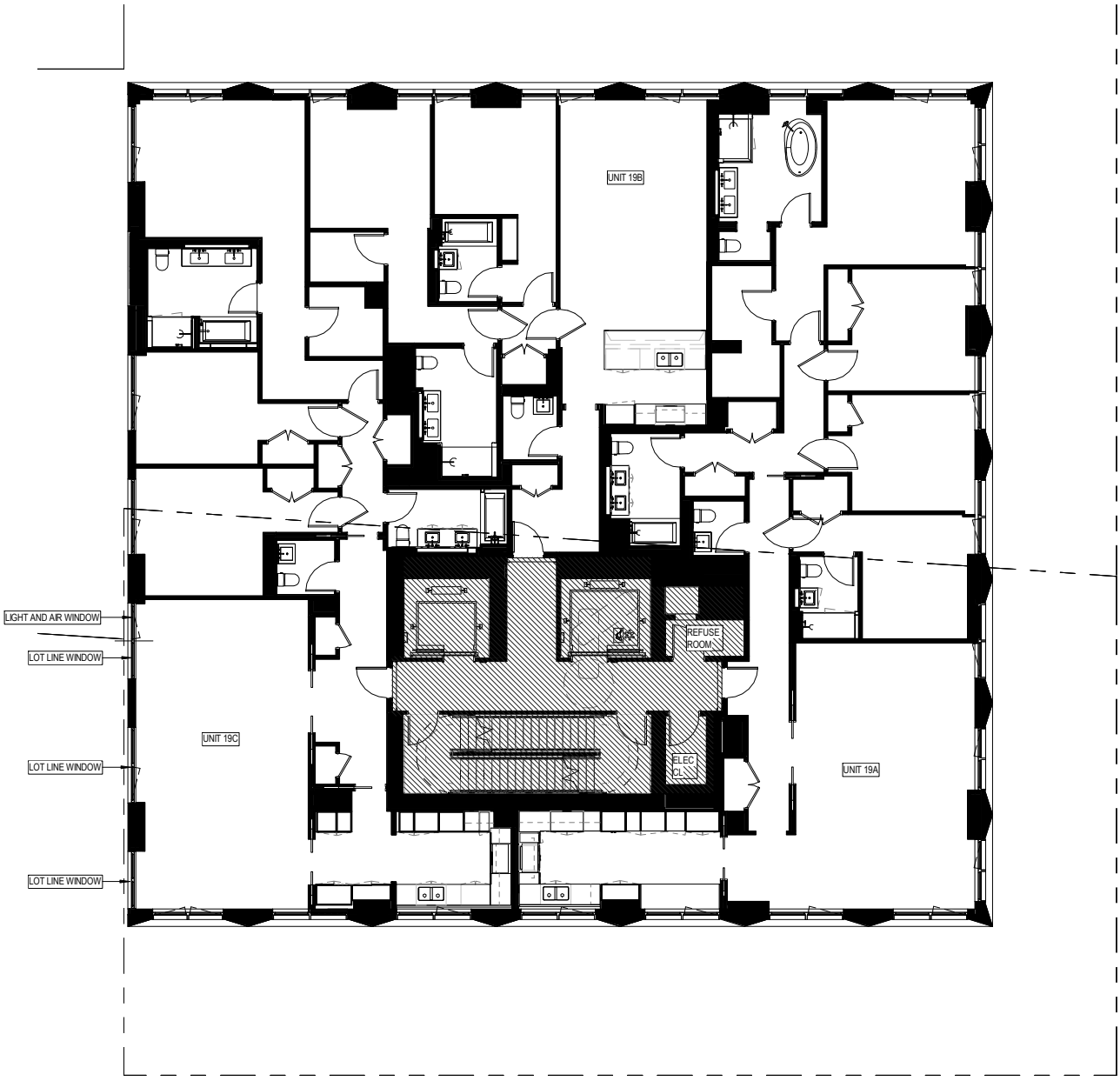
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2461 Broadway
New York, New York 10025

UNIT
COMMERCIAL
RESIDENTIAL COMMON
RESIDENTIAL LIMITED COMMON
SILL CONDITION AT BEAM
GENERAL COMMON ELEMENT



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

19TH FLOOR

0' 16' 32' 48' 64'

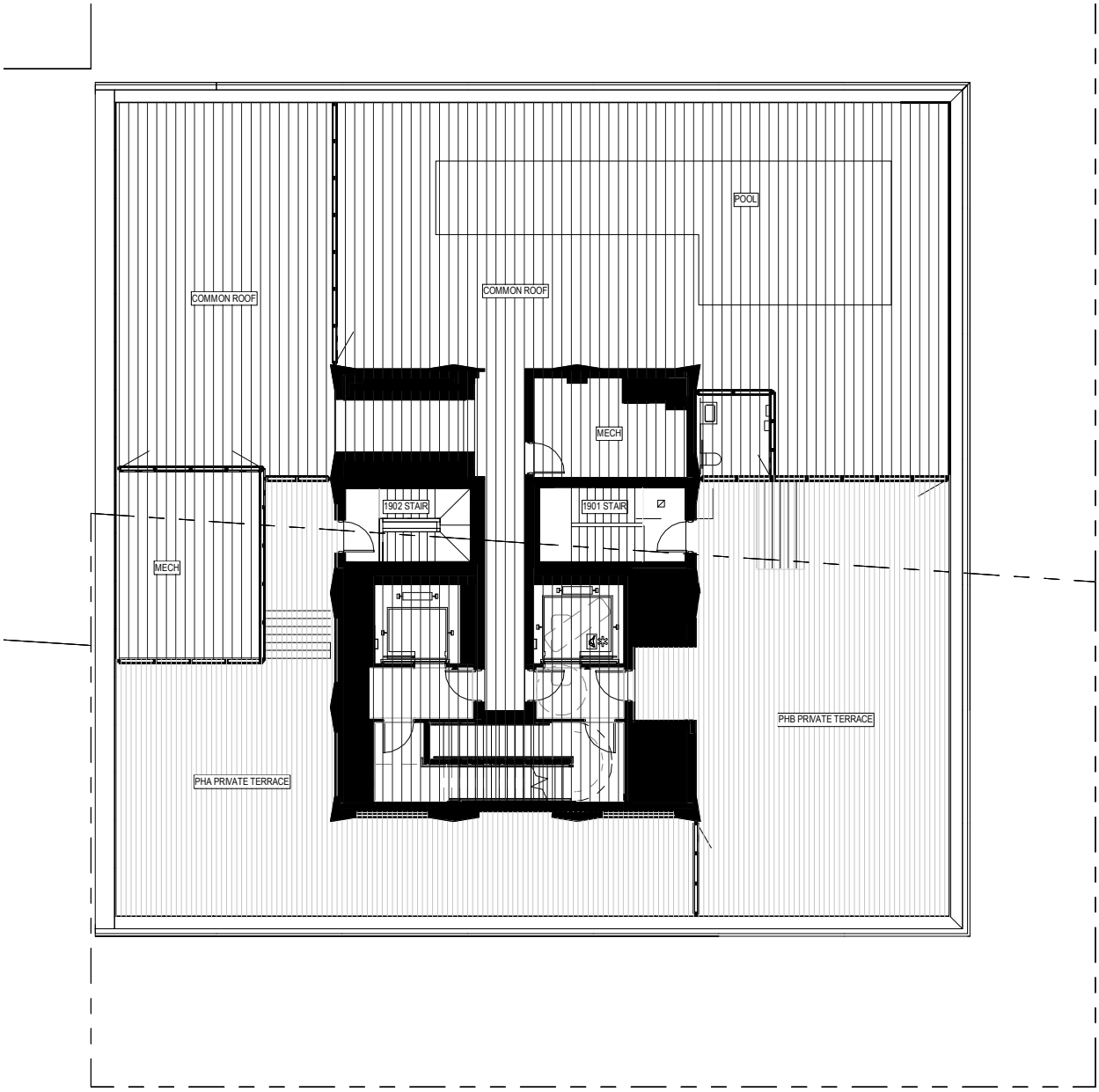
N

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2461 Broadway
New York, New York 10025

UNIT
COMMERCIAL
RESIDENTIAL COMMON
RESIDENTIAL LIMITED COMMON
SILL CONDITION AT BEAM
GENERAL COMMON ELEMENT



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

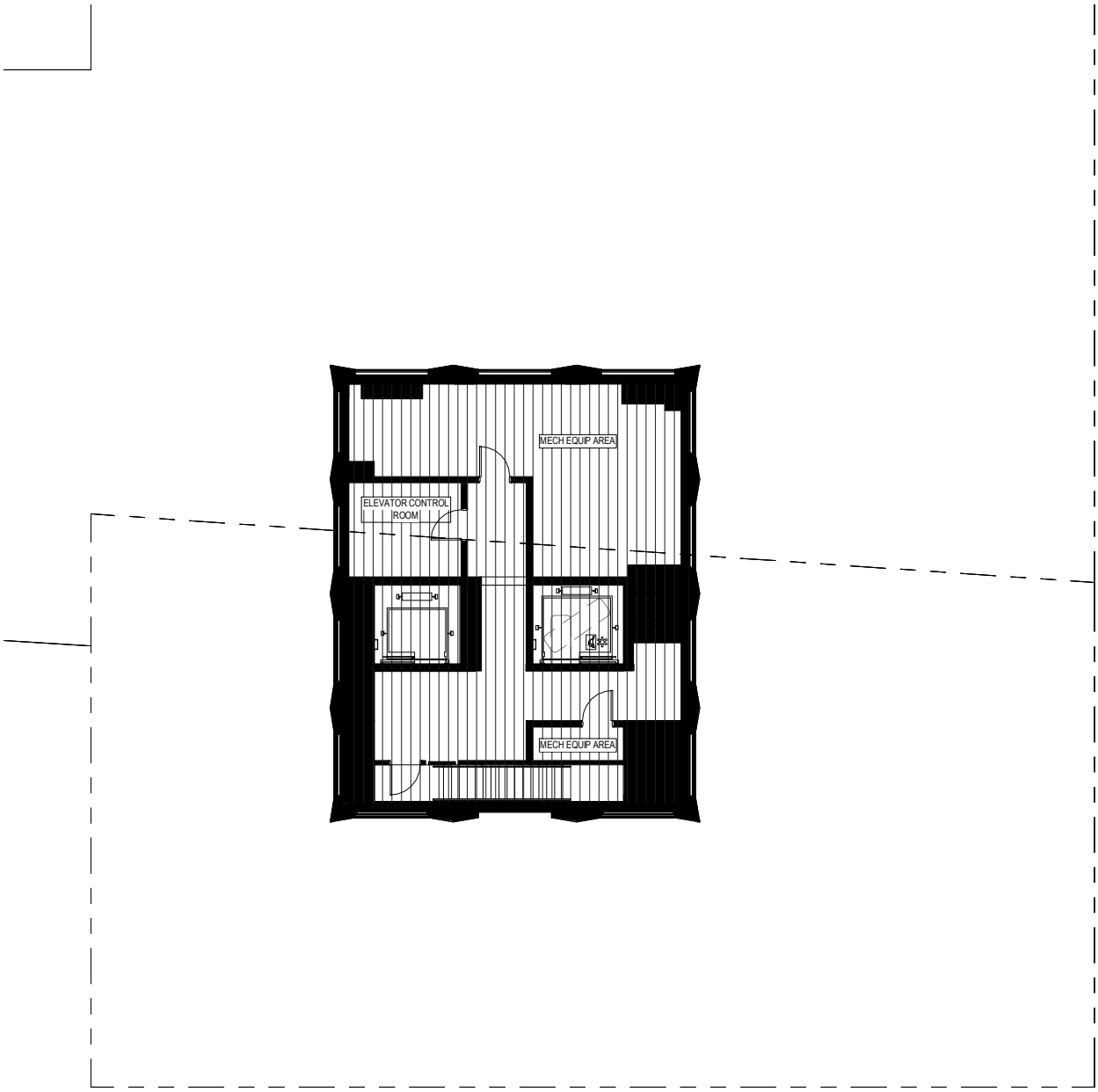
ROOF

0' 16' 32' 48' 64'

N

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NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

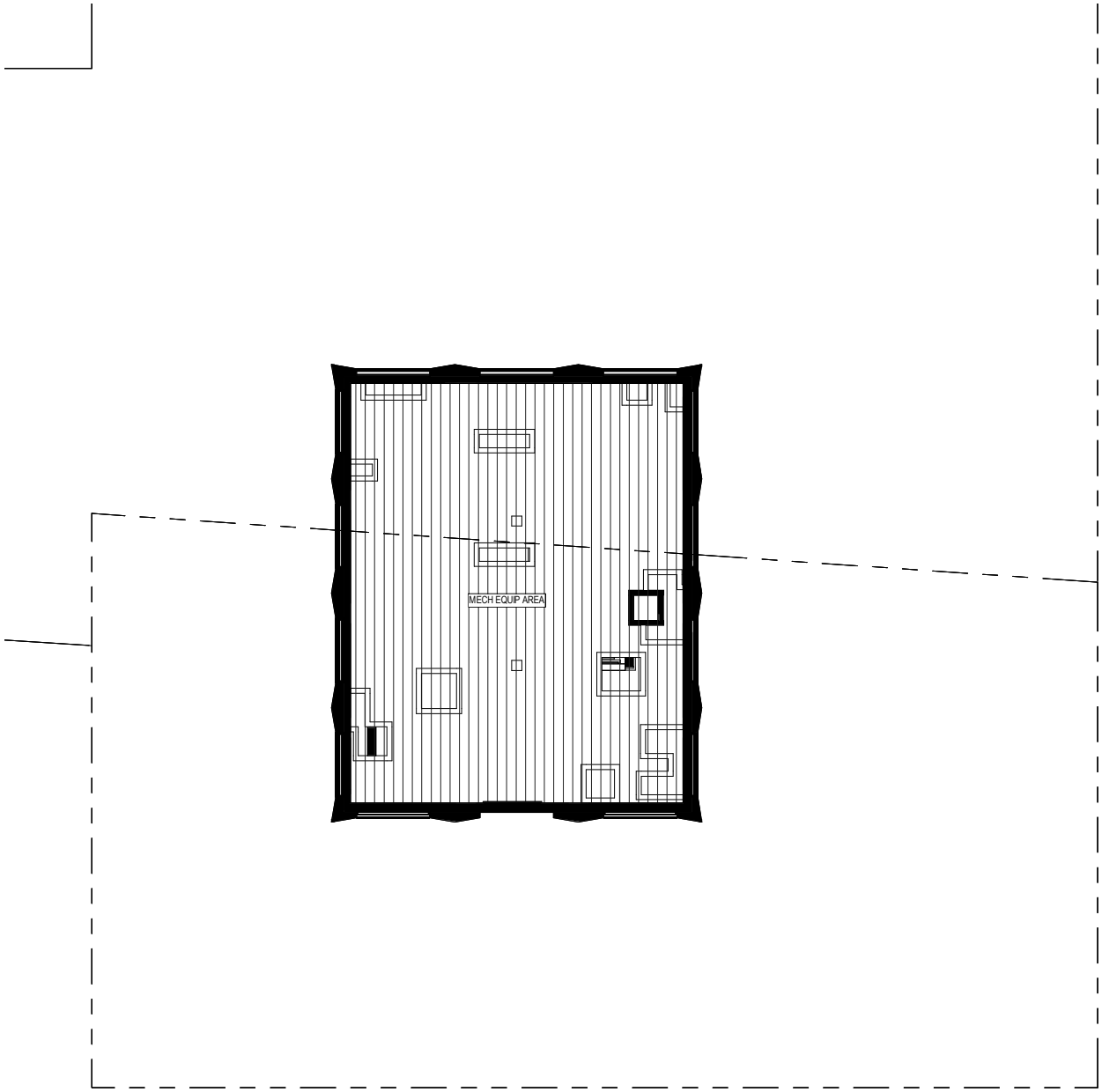
STAIR BULKHEAD

0' 16' 32' 48' 64'

N

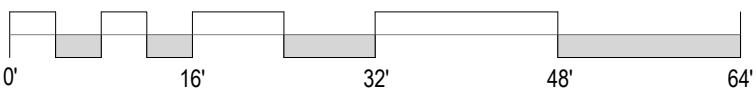
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NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

ELEVATOR BULKHEAD

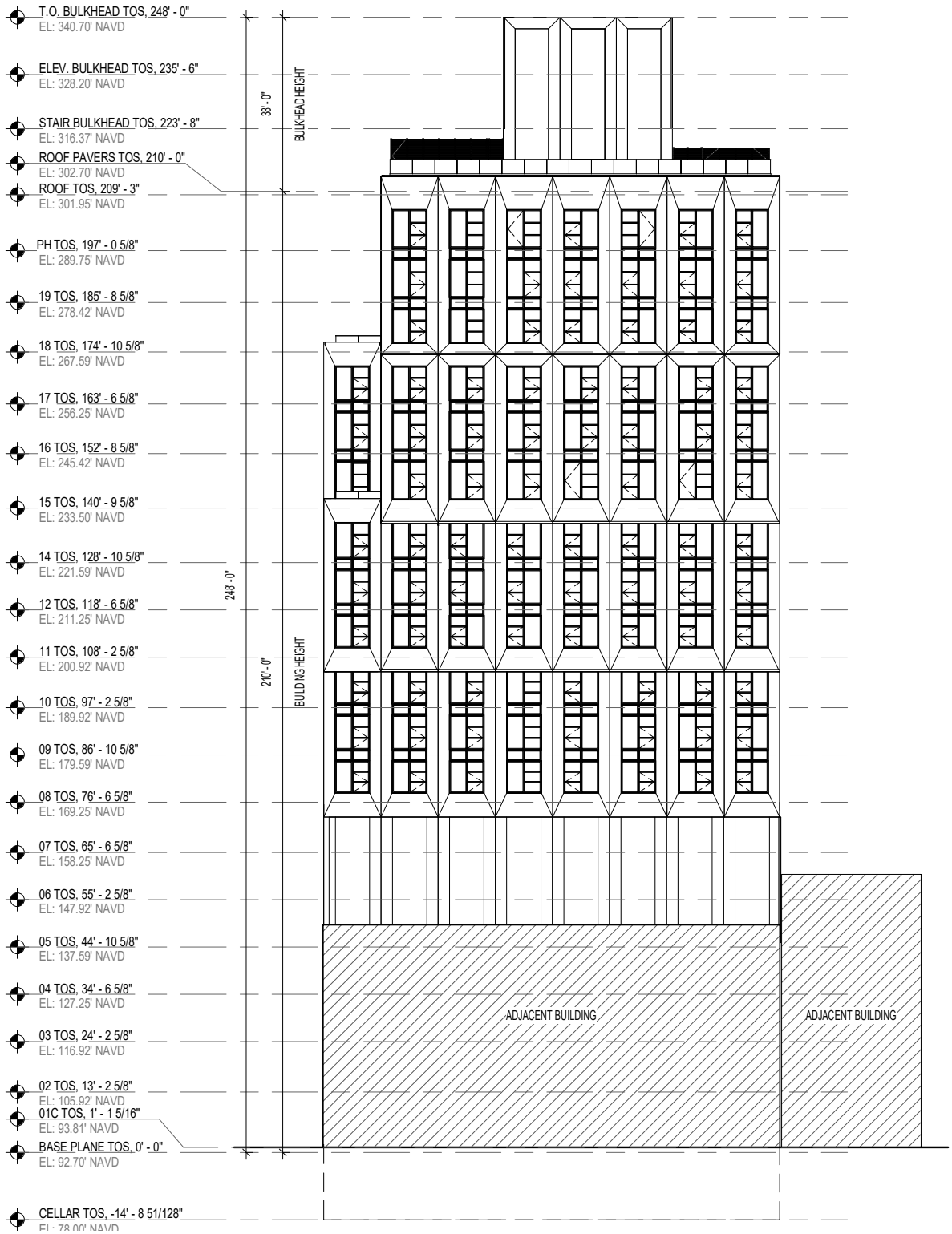




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2461 Broadway
New York, New York 10025



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

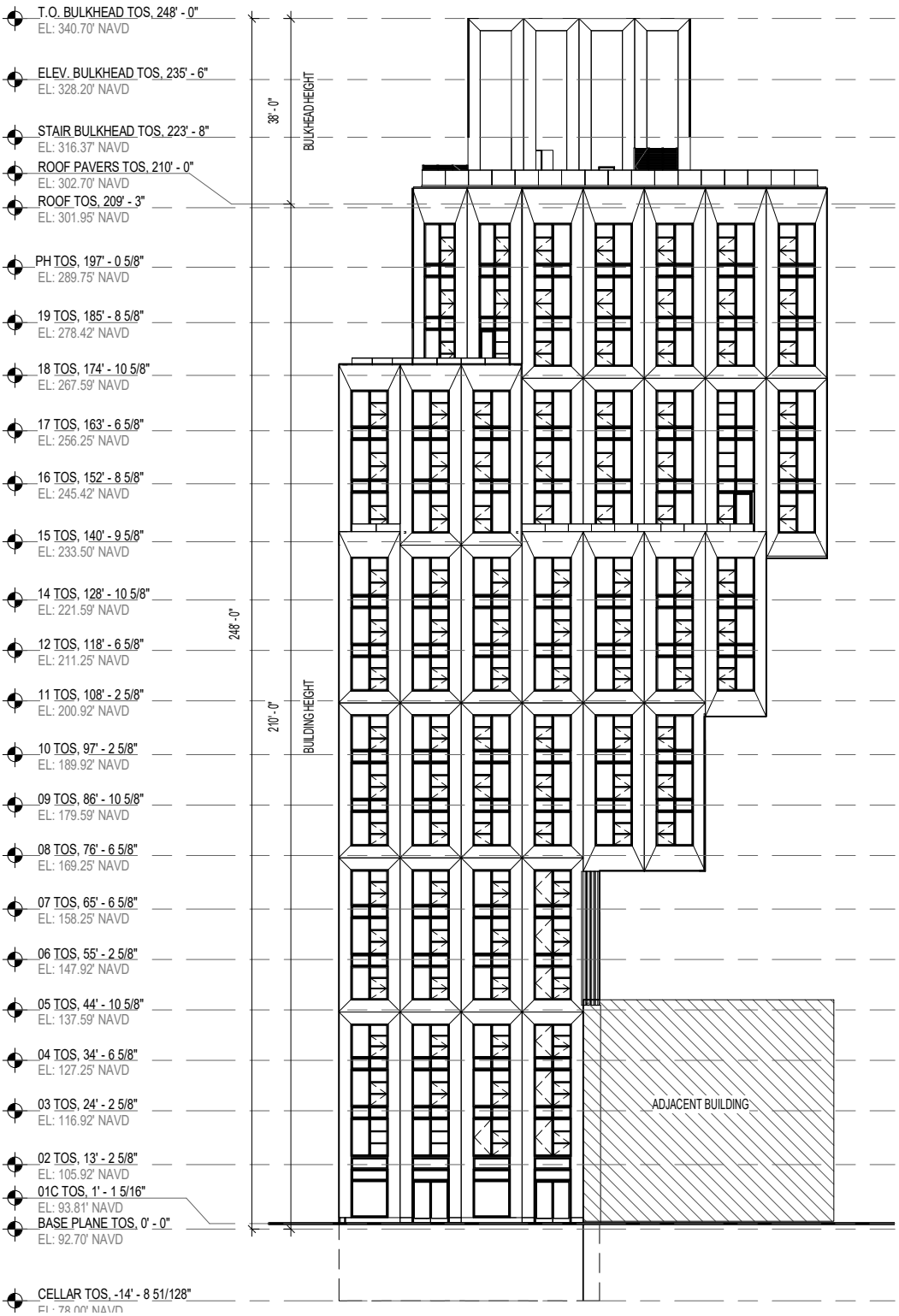
NORTH ELEVATION

N

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2461 Broadway
New York, New York 10025



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

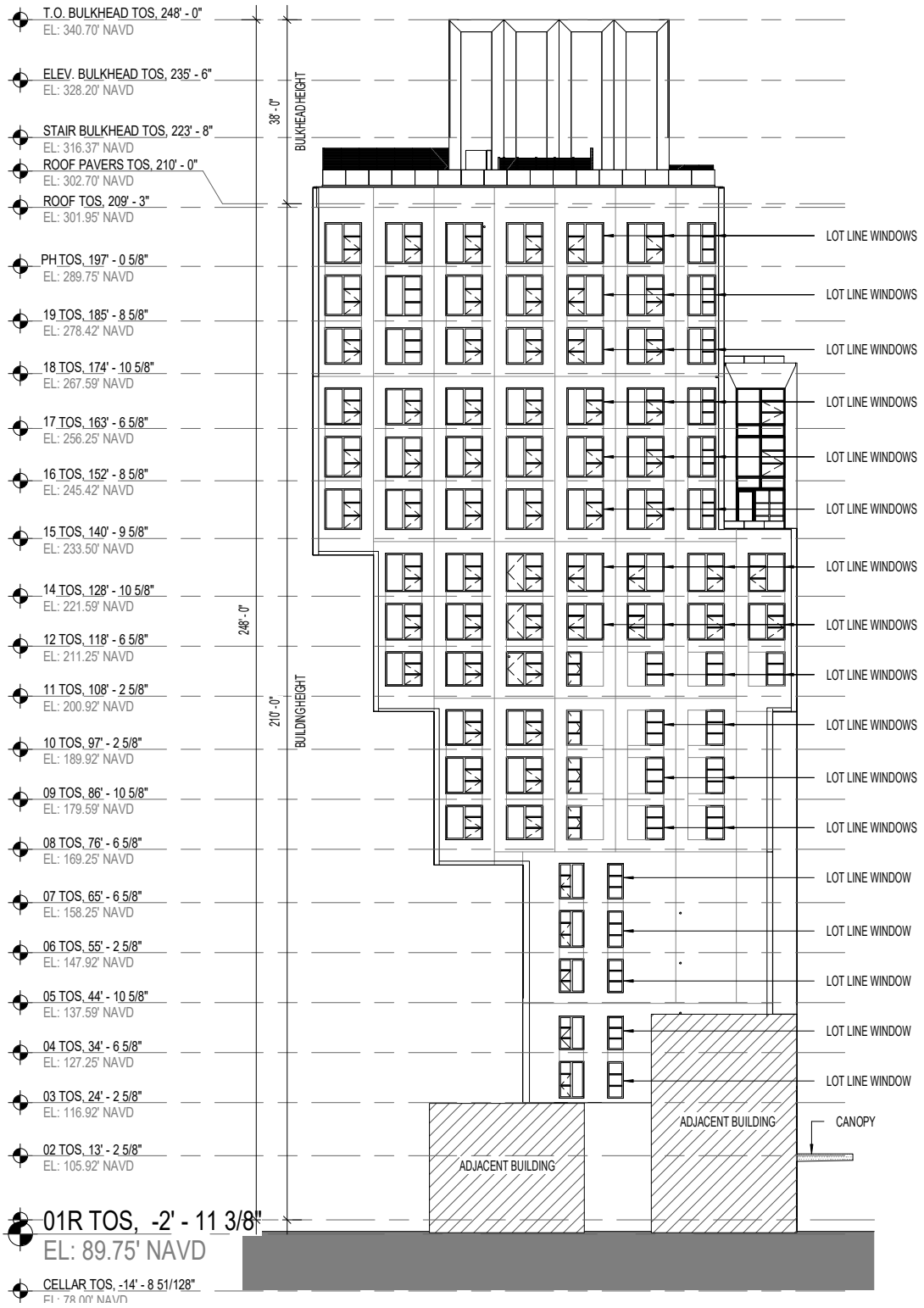
EAST ELEVATION

N

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2461 Broadway
New York, New York 10025



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

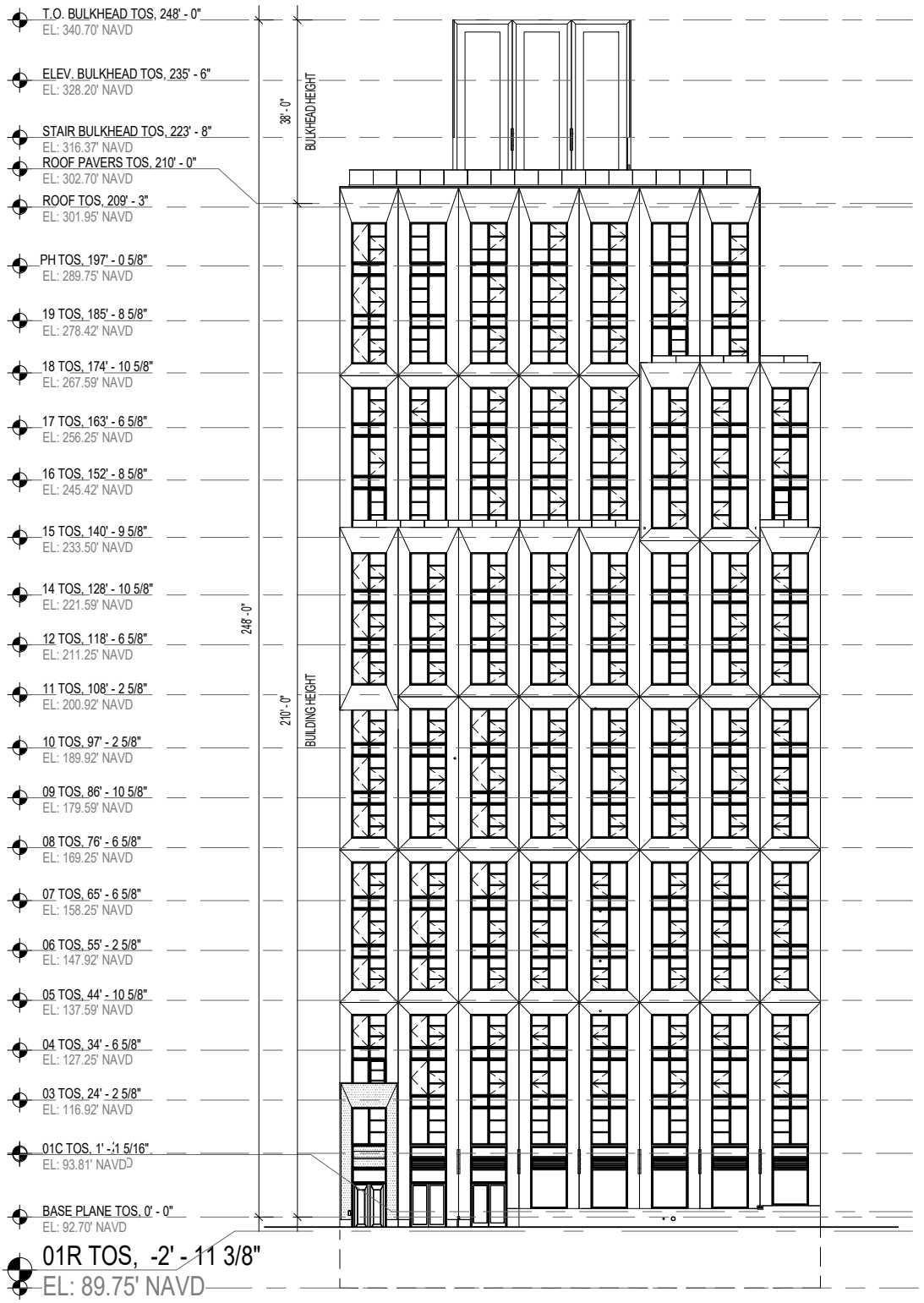
WEST ELEVATION

N

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2461 Broadway
New York, New York 10025



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

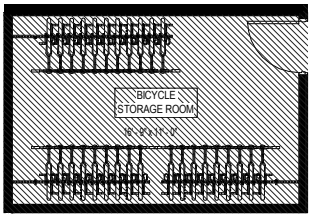
SOUTH ELEVATION

N

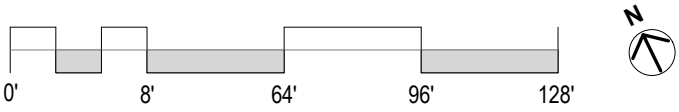
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BIKE ROOM
FLOOR CELLAR



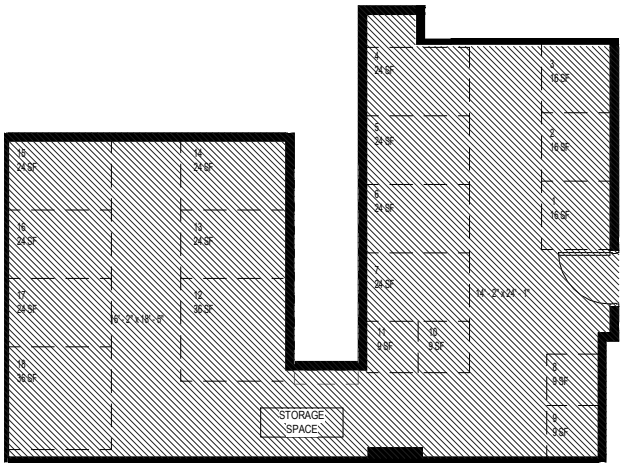
NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455



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STORAGE SPACE
CELLAR
Area = 663 Sq. Ft.



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

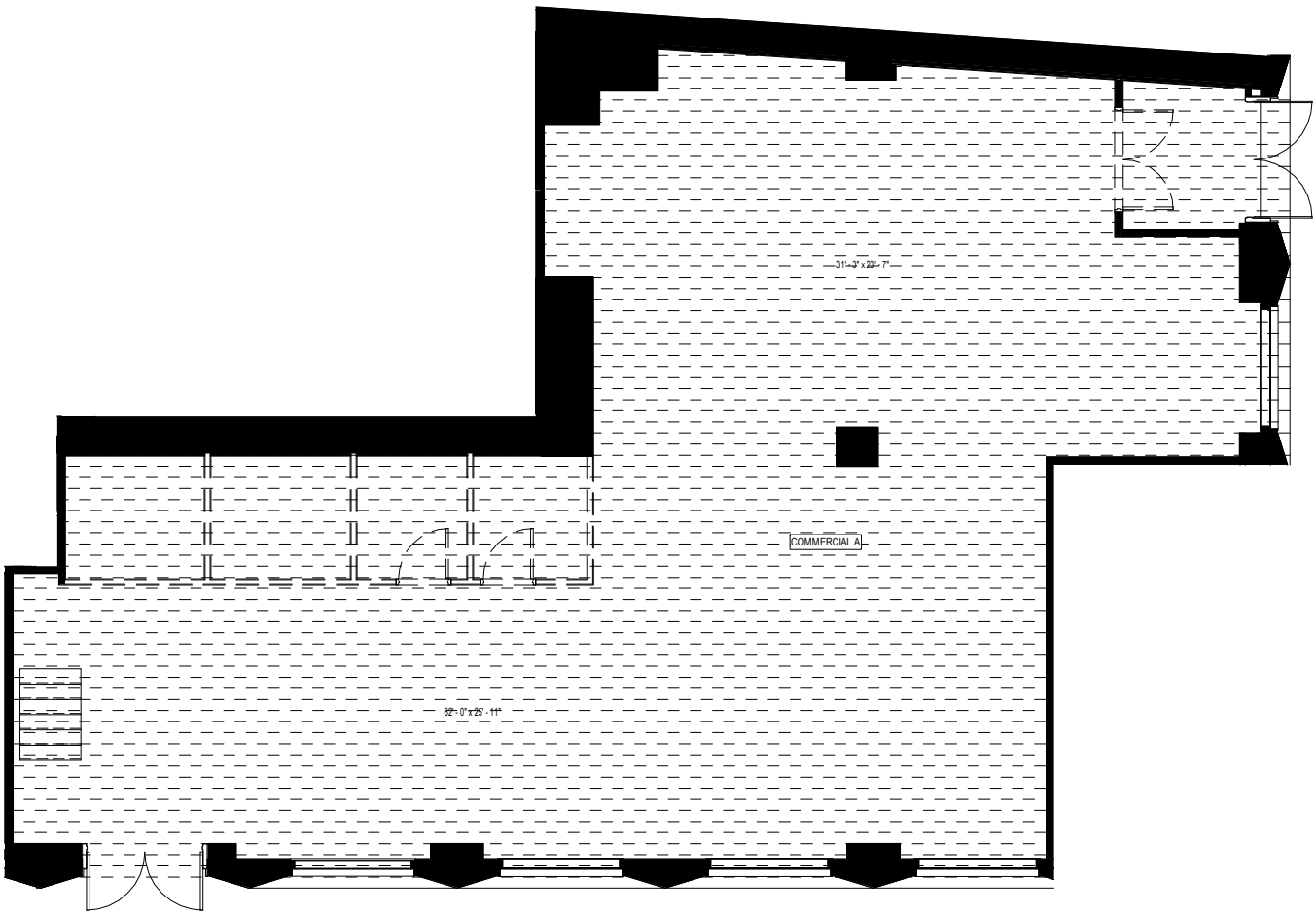
0' 8' 64' 96' 128'

N

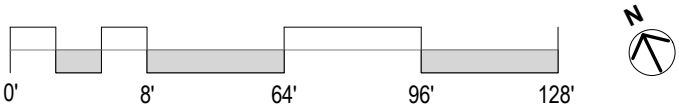
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COMMERCIAL A
FLOOR 1
Area = 2,730 Sq. Ft.



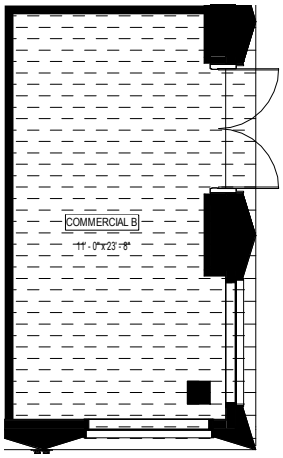
NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455



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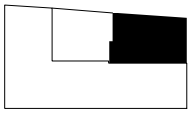
COMMERCIAL B
FLOOR 1
Area = 371 Sq. Ft.



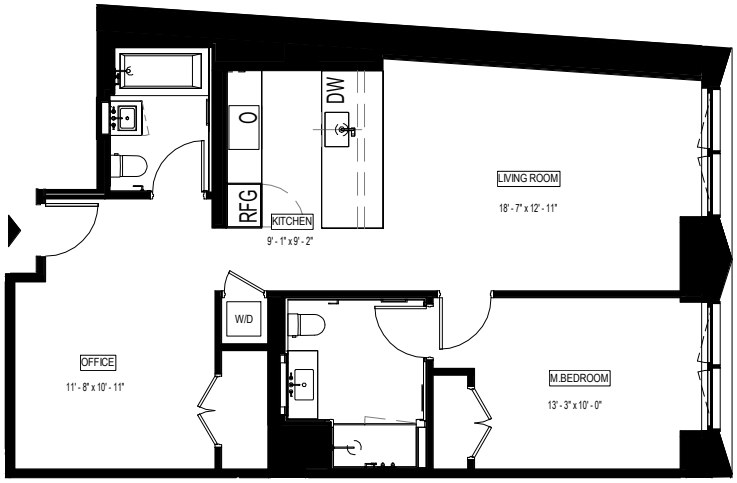
NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

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2461 Broadway
New York, New York 10025

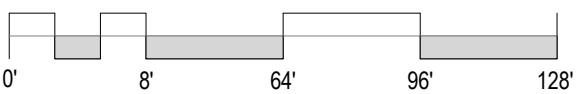


UNIT 2A
FLOOR 2
1 BEDROOM, 2 Bath
Indoor Area = 1,052 Sq. Ft.



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

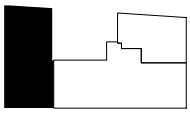
UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON



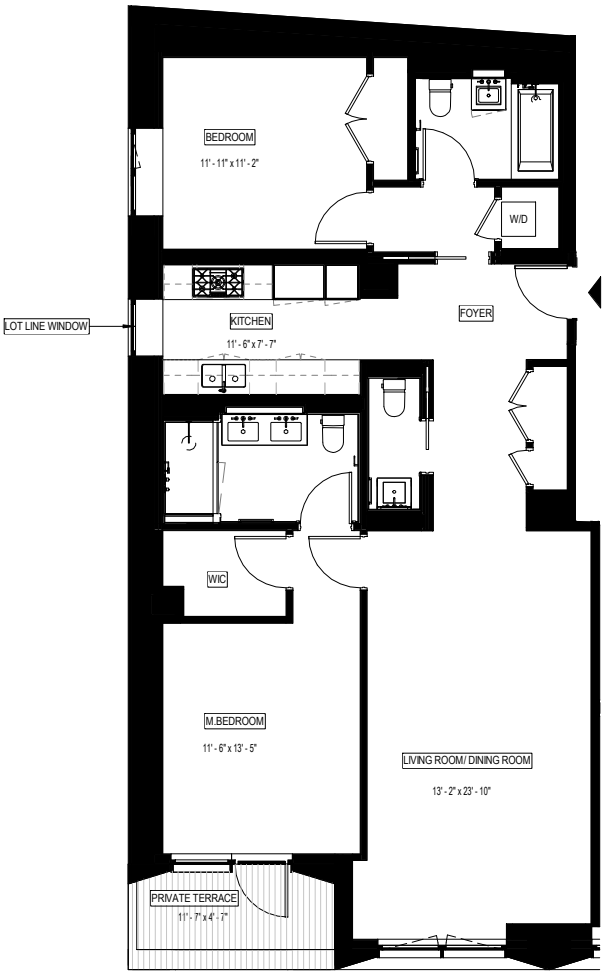


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UNIT 3C
FLOOR 3
2 BEDROOM, 2.5 Bath
Indoor Area = 1,447 Sq. Ft
Outdoor Area= 87 Sq Ft.



N E W Y O R K
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

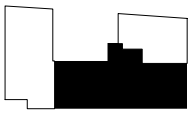
UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

0' 8' 64' 96' 128'

N

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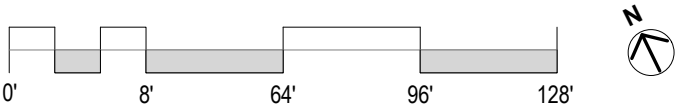


UNIT 7A, 6A, 5A, 4A, 3A
FLOOR 3,4,5,6,7
3 BEDROOM, 2.5 Bath
Indoor Area = 2,029 Sq. Ft.



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

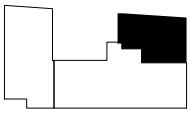
UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON



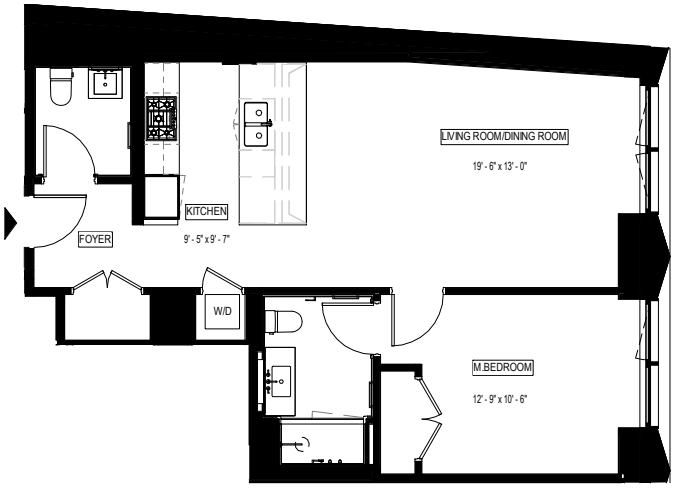
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2461 Broadway
New York, New York 10025



UNIT 7B, 6B, 5B, 4B, 3B
FLOOR 3,4,5,6,7
1 BEDROOM, 1.5 Bath
Indoor Area = 887 Sq. Ft.



N E W Y O R K
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

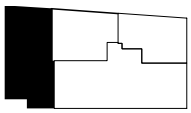
0' 8' 64' 96' 128'

N

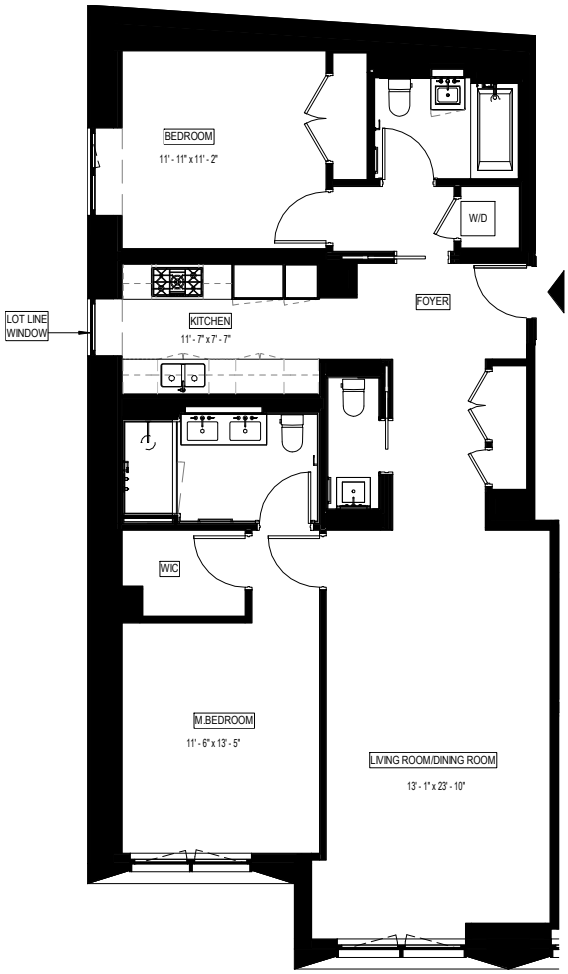
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2461 Broadway
New York, New York 10025



UNIT 7C, 6C, 5C, 4C
FLOOR 4,5,6,7
2 BEDROOM, 2.5 Bath
Indoor Area = 1,447 Sq. Ft.



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

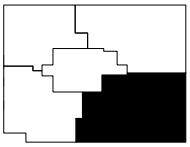
0' 8' 64' 96' 128'

N

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2461 Broadway
New York, New York 10025



UNIT 8A
FLOOR 8
3 BEDROOM, 2.5 Bath
Indoor Area = 1,997 Sq. Ft.



N E W Y O R K
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

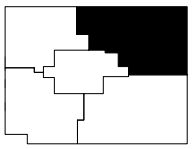
0' 8' 64' 96' 128'

N

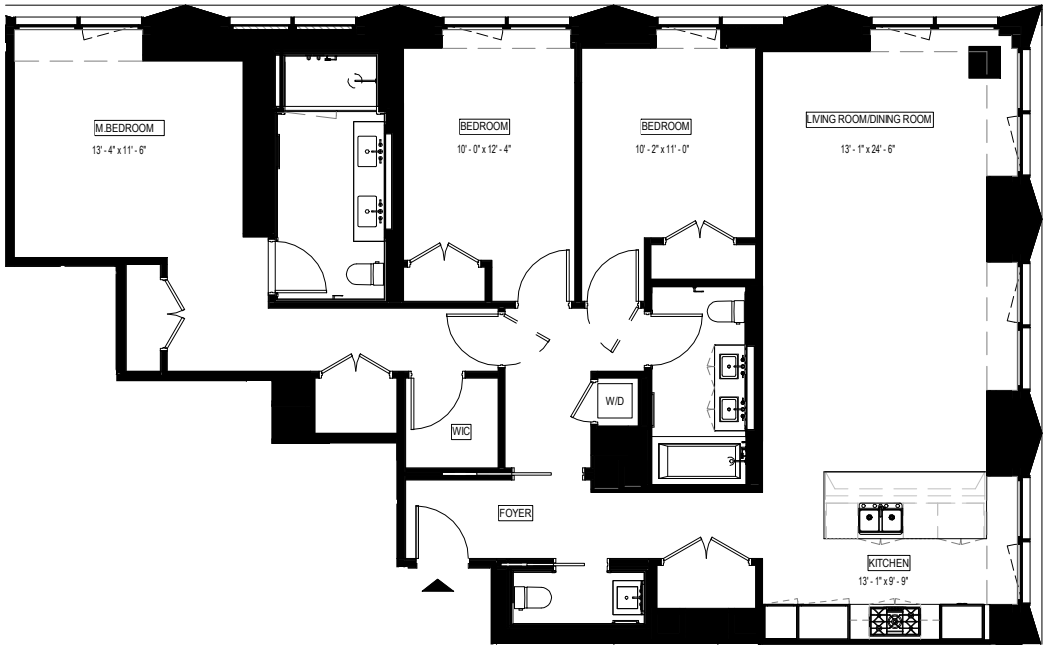
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2461 Broadway
New York, New York 10025



UNIT 8B
FLOOR 8
3 BEDROOM, 2.5 Bath
Indoor Area = 1,868 Sq. Ft.



N E W Y O R K
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

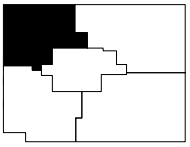
0' 8' 64' 96' 128'

N

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2461 Broadway
New York, New York 10025



UNIT 8C
FLOOR 8
2 BEDROOM, 2 Bath
Indoor Area = 1,252 Sq. Ft.



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

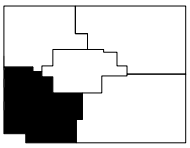
0' 8' 64' 96' 128'

N

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2461 Broadway
New York, New York 10025



UNIT 8D
FLOOR 8
2 BEDROOM, 2.5 Bath
Indoor Area = 1,411 Sq. Ft.



N E W Y O R K
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

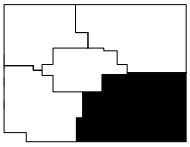
0' 8' 64' 96' 128'

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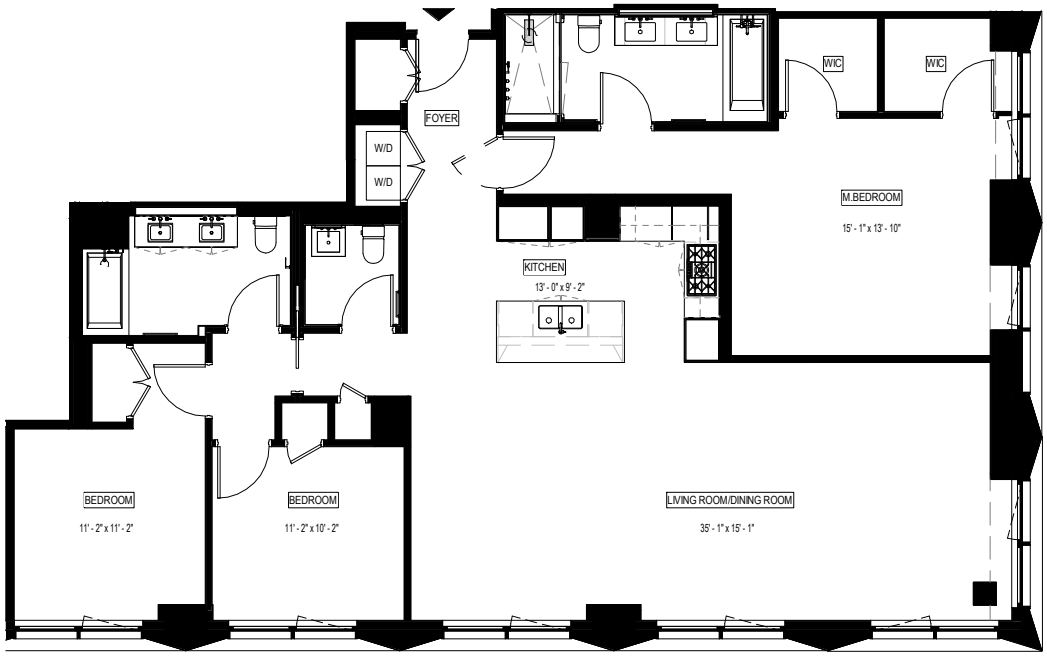
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2461 Broadway
New York, New York 10025



UNIT 9A, 10A
FLOOR 9,10
3 BEDROOM, 2.5 Bath
Indoor Area = 1,997 Sq. Ft.



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

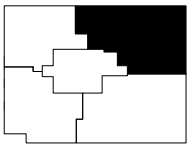
0' 8' 64' 96' 128'

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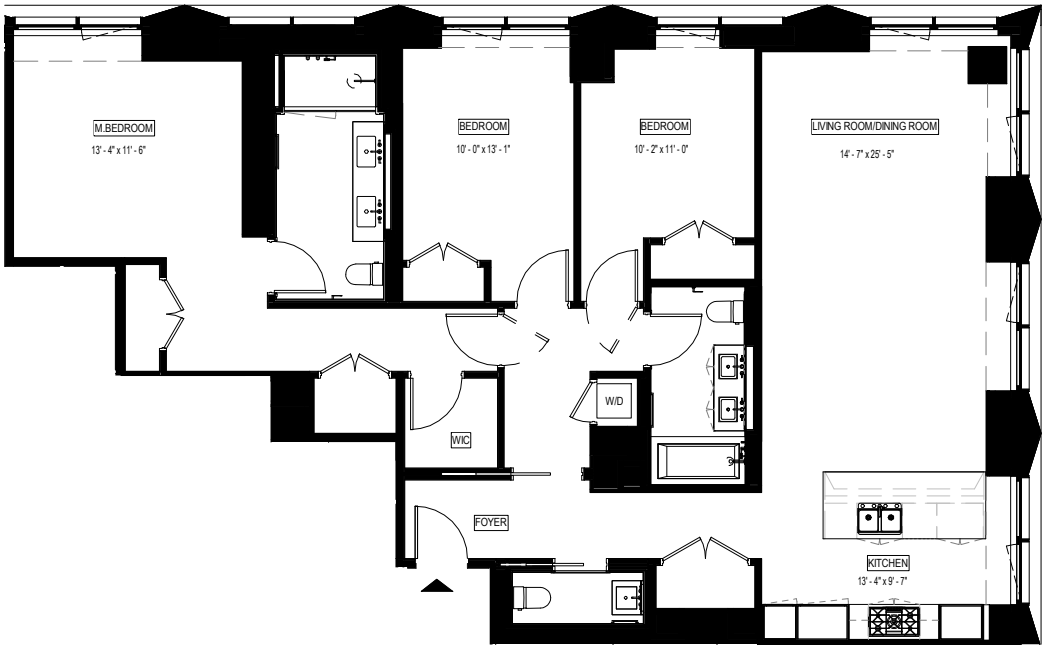
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2461 Broadway
New York, New York 10025

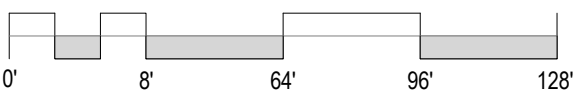


UNIT 9B, 10B
FLOOR 9,10
3 BEDROOM, 2.5 Bath
Indoor Area = 1,868 Sq. Ft.



N E W Y O R K
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

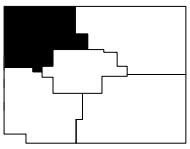




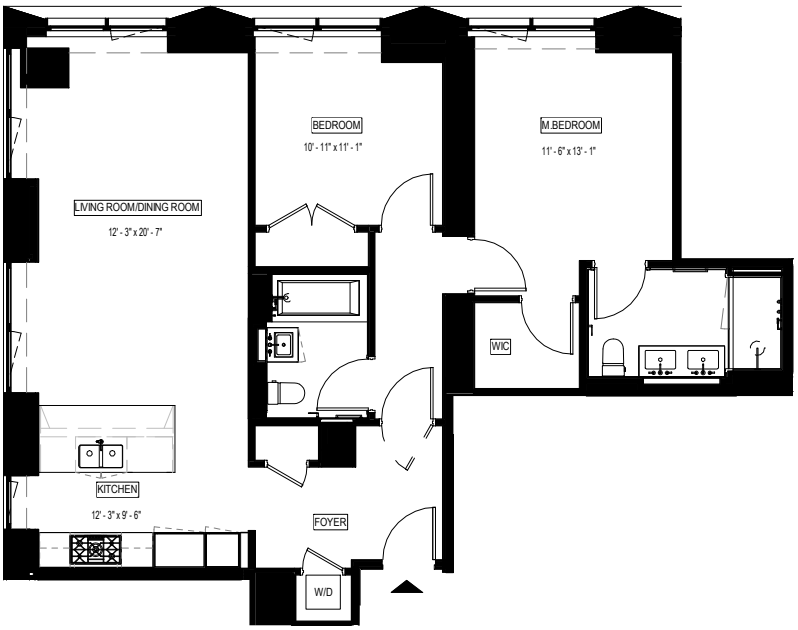
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2461 Broadway
New York, New York 10025



UNIT 9C, 10C
FLOOR 9,10
2 BEDROOM, 2 Bath
Indoor Area = 1,252 Sq. Ft.



N E W Y O R K
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

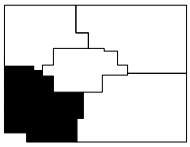
0' 8' 64' 96' 128'

N

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2461 Broadway
New York, New York 10025



UNIT 9D, 10D
FLOOR 9,10
2 BEDROOM, 2.5 Bath
Indoor Area = 1,411 Sq. Ft.



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

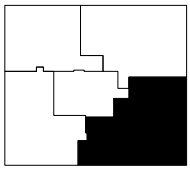
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N

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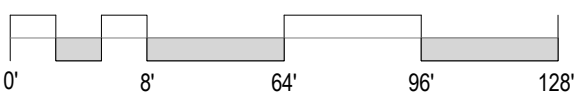
2461 Broadway
New York, New York 10025



UNIT 11A
FLOOR 11
4 BEDROOM, 3.5 Bath
Indoor Area = 2,292 Sq. Ft.



UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

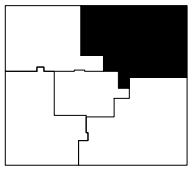


NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

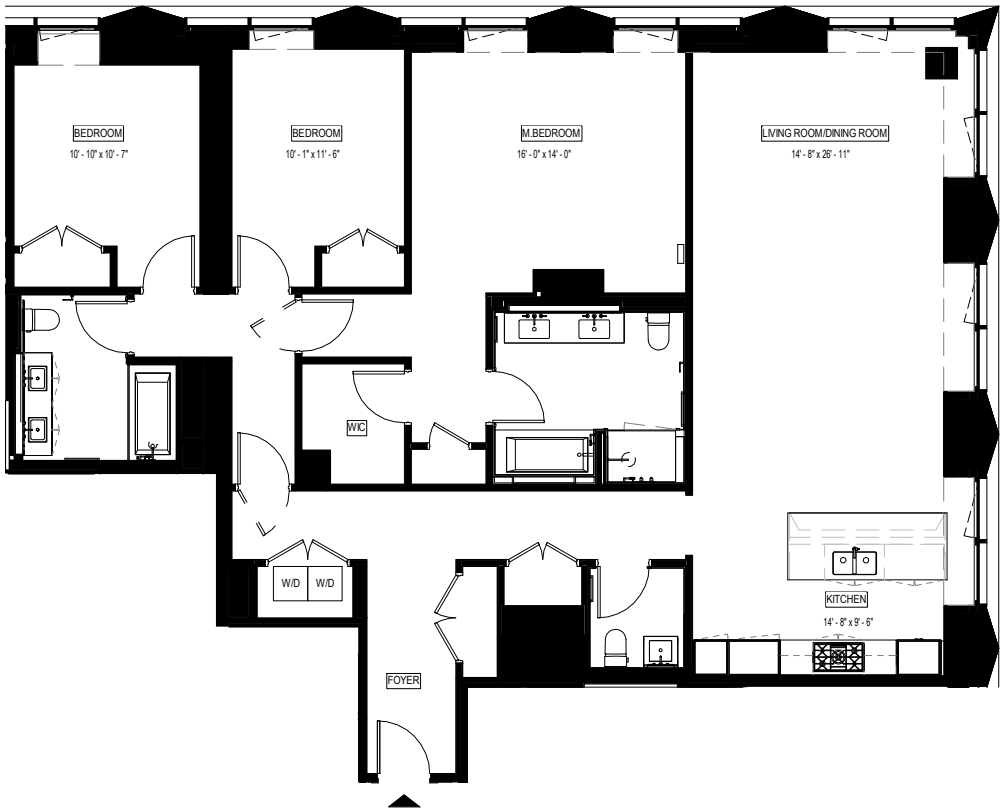
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2461 Broadway
New York, New York 10025



UNIT 11B
FLOOR 11
3 BEDROOM, 2.5 Bath
Indoor Area = 2,122 Sq. Ft.



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

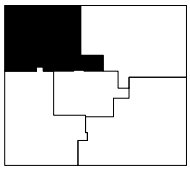
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N

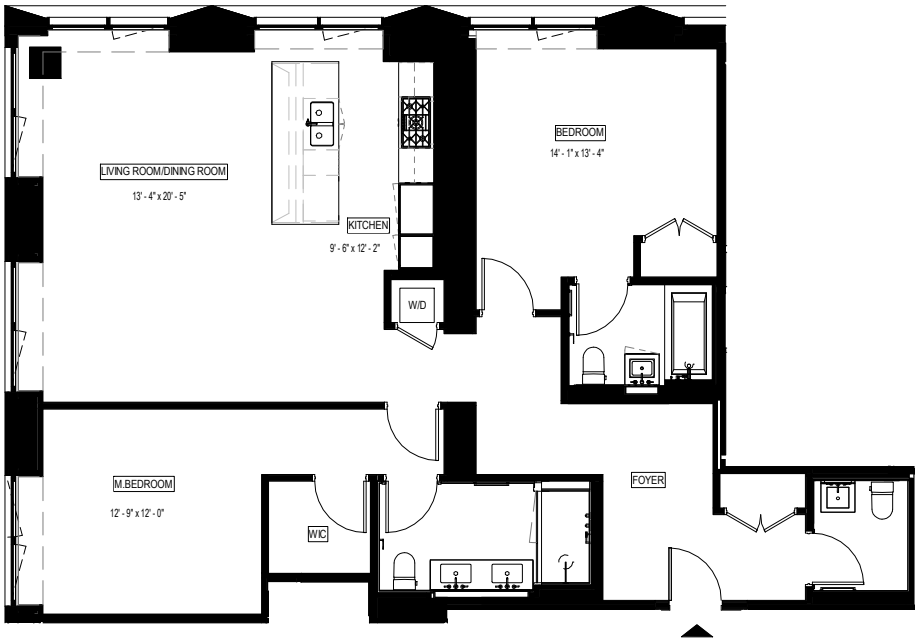
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2461 Broadway
New York, New York 10025



UNIT 11C
FLOOR 11
2 BEDROOM, 2.5 Bath
Indoor Area = 1,597 Sq. Ft.



ODA
NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

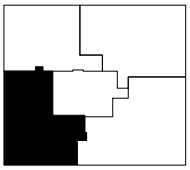
0' 8' 64' 96' 128'

N

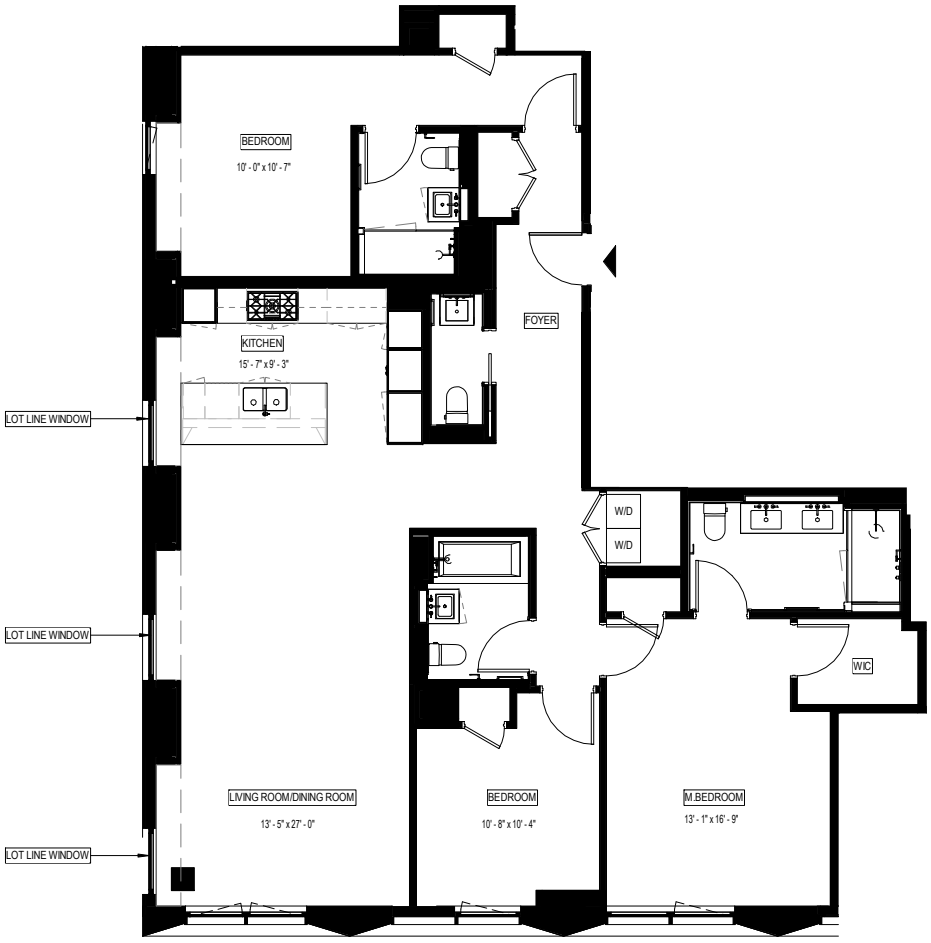
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2461 Broadway
New York, New York 10025



UNIT 11D
FLOOR 11
3 BEDROOM, 3.5 Bath
Indoor Area = 1,837 Sq. Ft.



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

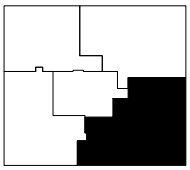
0' 8' 64' 96' 128'

N

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2461 Broadway
New York, New York 10025



UNIT 12A, 14A
FLOOR 12,14
4 BEDROOM, 3.5 Bath
Indoor Area = 2,292 Sq. Ft.



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

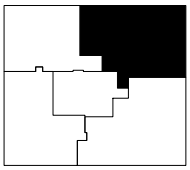
0' 8' 64' 96' 128'

N

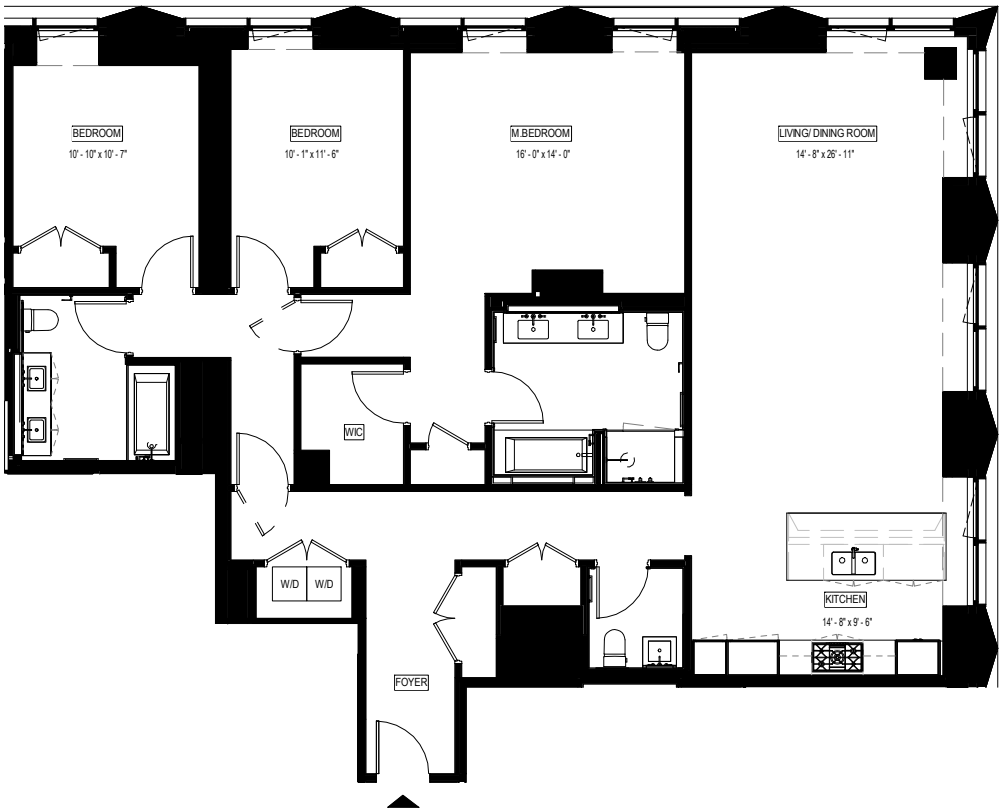
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2461 Broadway
New York, New York 10025



UNIT 12B, 14B
FLOOR 12,14
3 BEDROOM, 2.5 Bath
Indoor Area = 2,122 Sq. Ft.



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

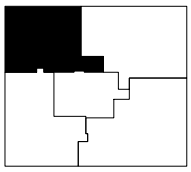
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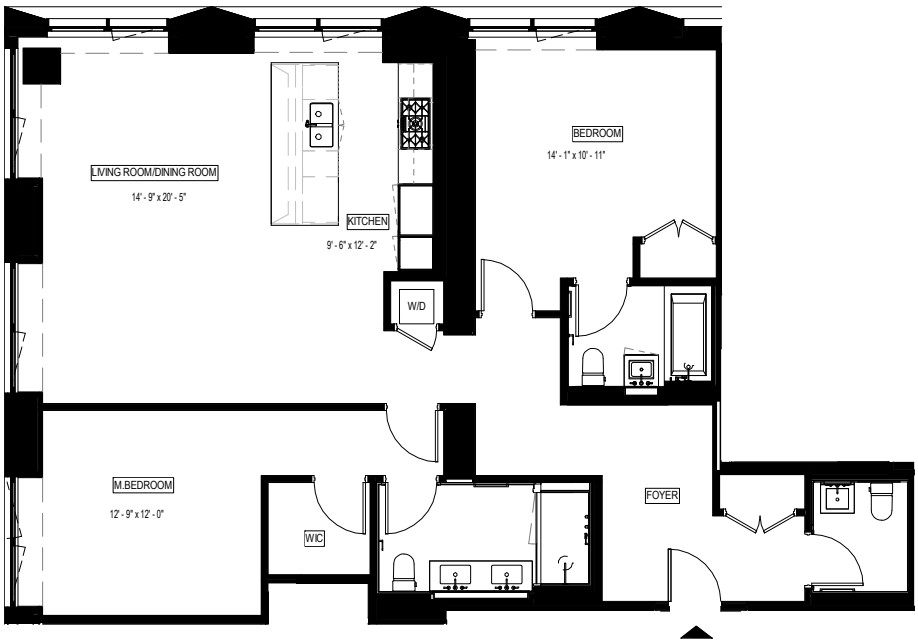
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2461 Broadway
New York, New York 10025



UNIT 12C, 14C
FLOOR 12,14
2 BEDROOM, 2.5 Bath
Indoor Area = 1,597 Sq. Ft.



N E W Y O R K
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

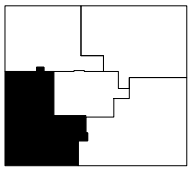
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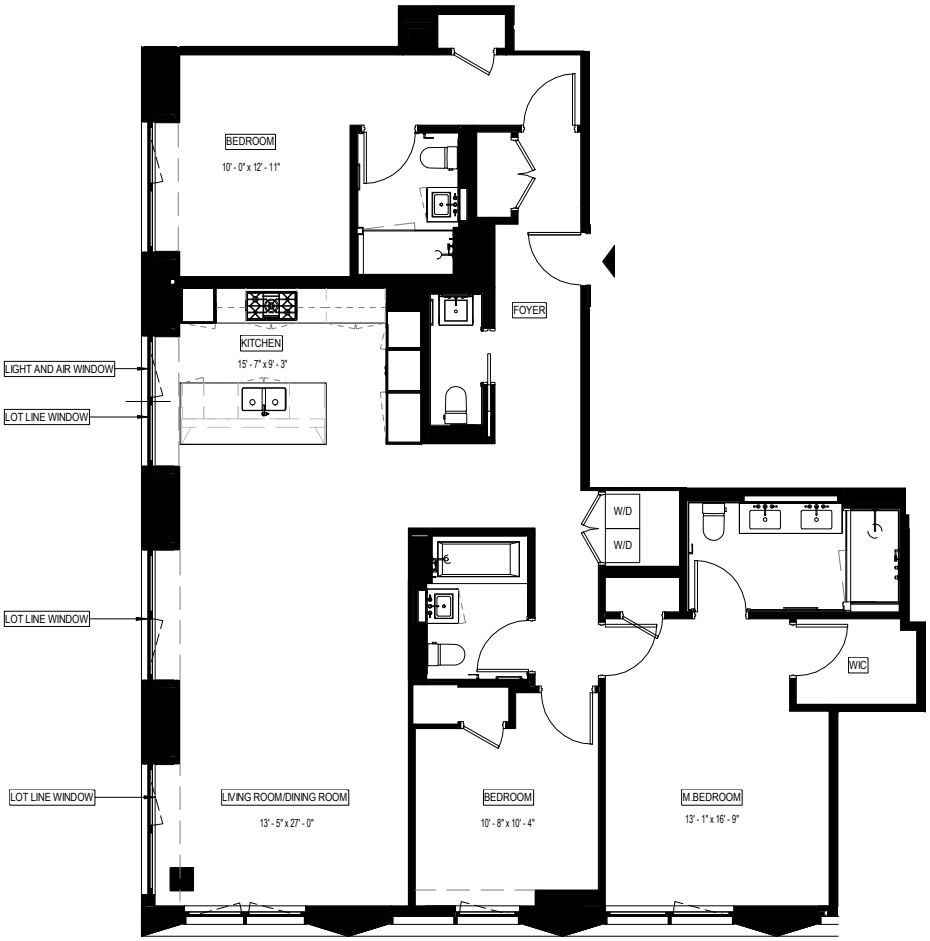
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2461 Broadway
New York, New York 10025



UNIT 12D, 14D
FLOOR 12,14
3 BEDROOM, 3.5 Bath
Indoor Area = 1,837 Sq. Ft.



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

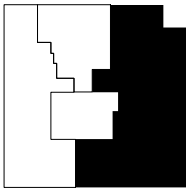
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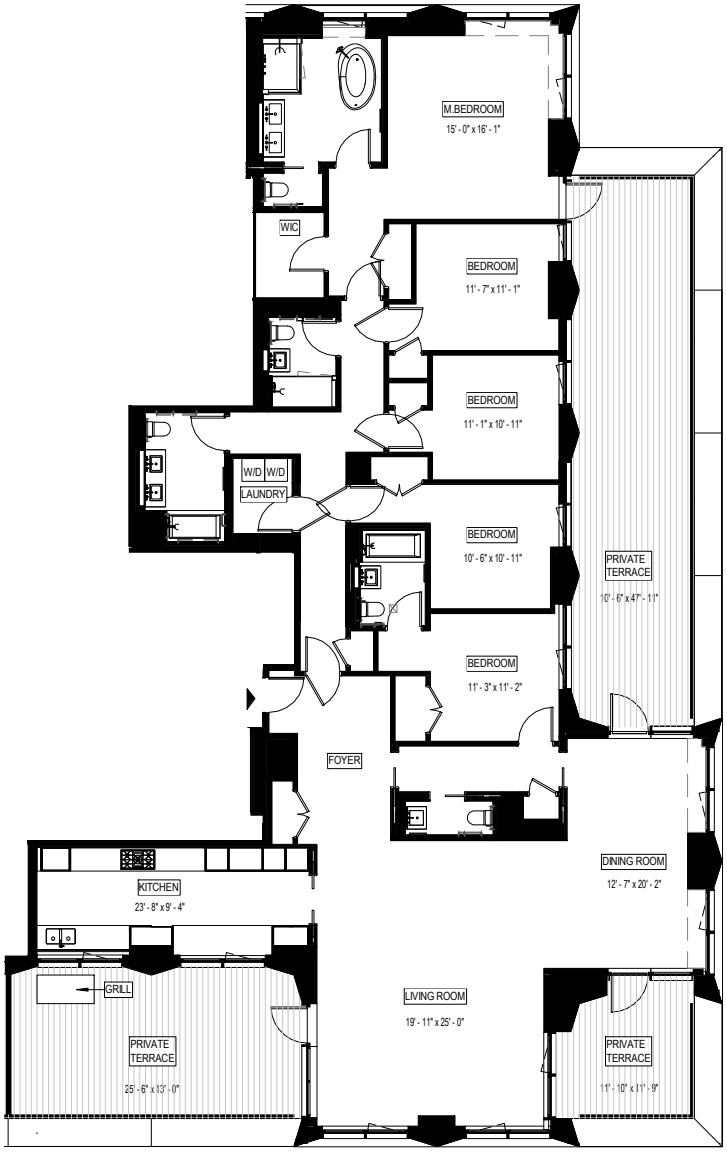
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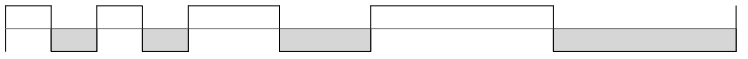
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2461 Broadway
New York, New York 10025



UNIT 15A
FLOOR 15
5 BEDROOM, 4.5 Bath
Indoor Area = 3,444 Sq. Ft.
Outdoor Area= 992 Sq. Ft.
SCALE: 1/16" = 1'-0"







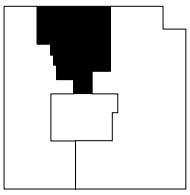
N E W Y O R K
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

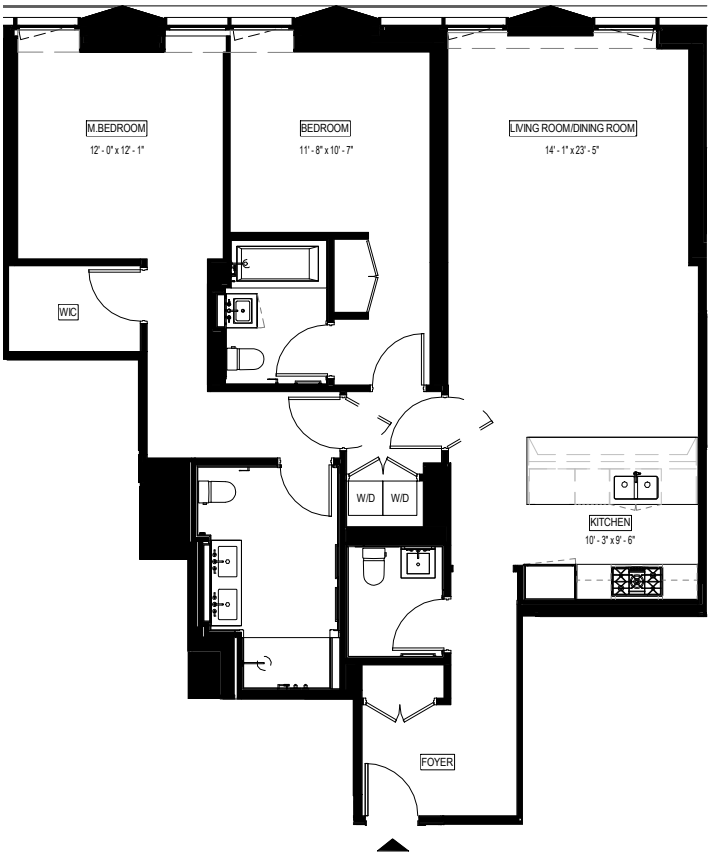
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2461 Broadway
New York, New York 10025



UNIT 15B
FLOOR 15
2 BEDROOM, 2.5 Bath
Indoor Area = 1,477 Sq. Ft.



N E W Y O R K
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

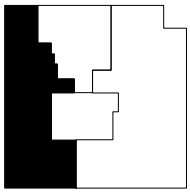
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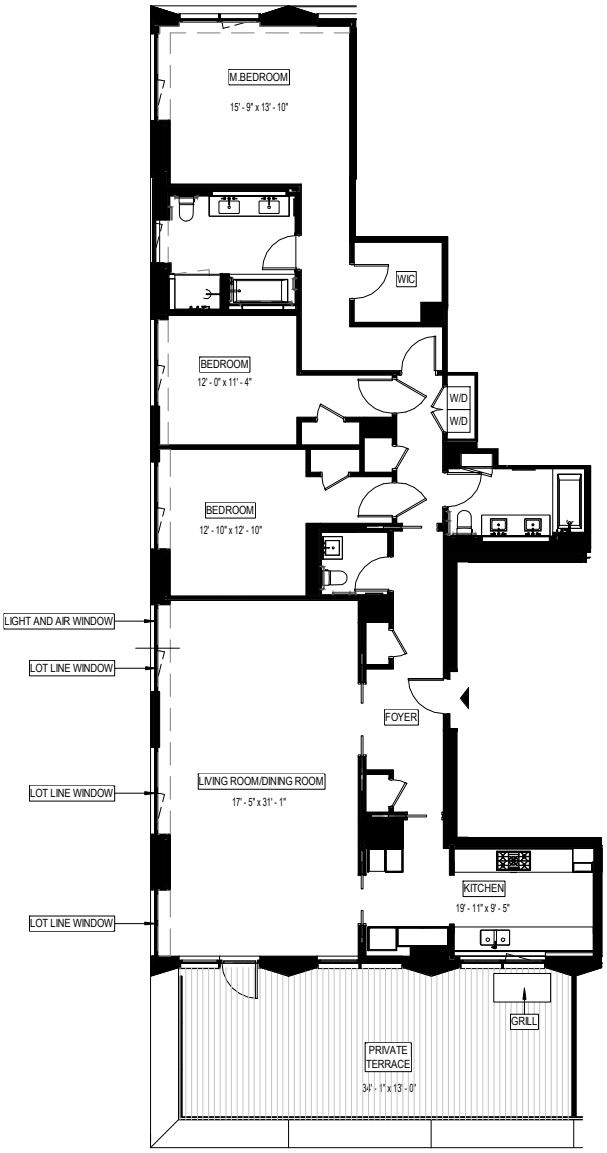
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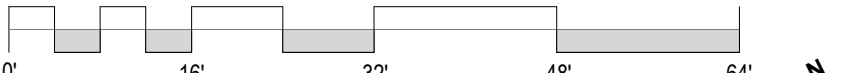
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2461 Broadway
New York, New York 10025



UNIT 15C
FLOOR 15
3 BEDROOM, 2.5 Bath
Indoor Area = 2,364 Sq. Ft.
Outdoor Area = 459 Sq Ft.







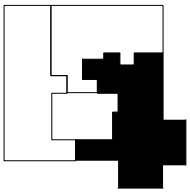
N E W Y O R K
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

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2461 Broadway
New York, New York 10025

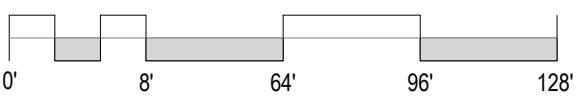


UNIT 16A, 17A
FLOOR 16,17
4 BEDROOM, 3.5 Bath
Indoor Area = 2,752 Sq. Ft.



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

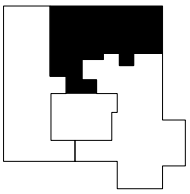




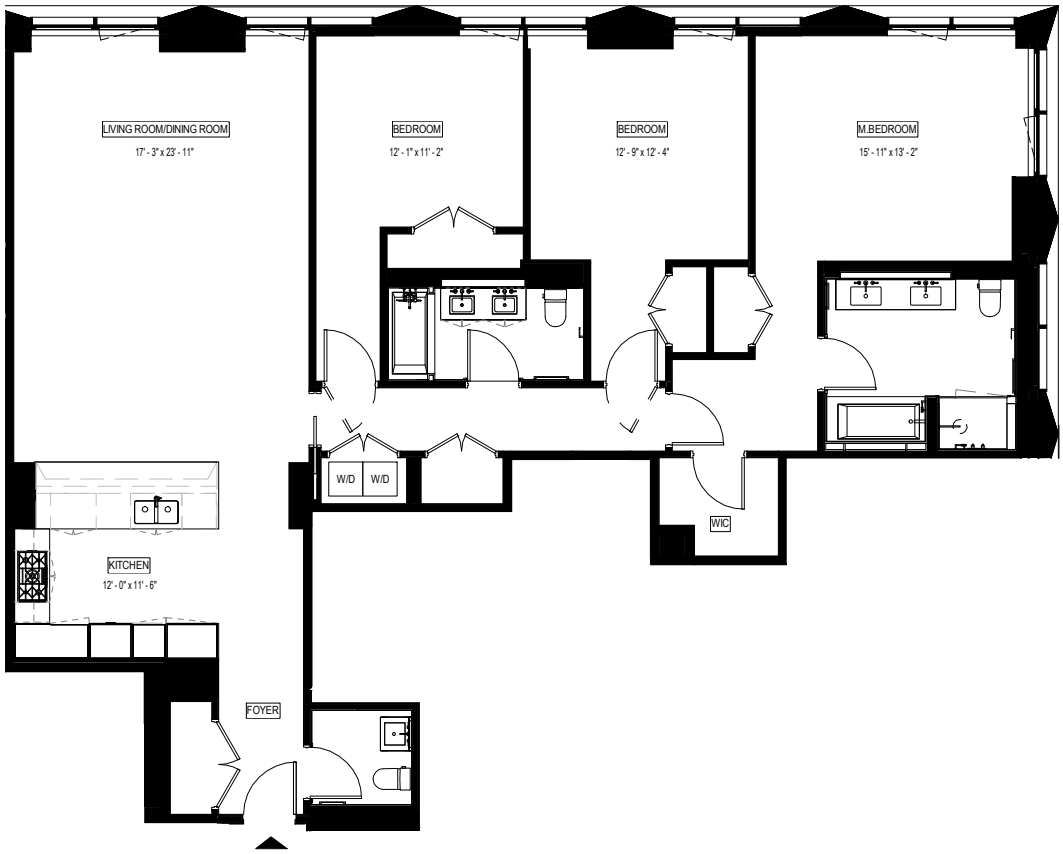
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2461 Broadway
New York, New York 10025

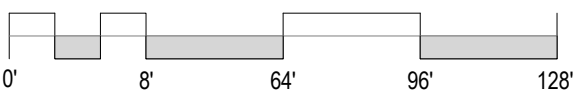


UNIT 16B, 17B
FLOOR 16,17
3 BEDROOM, 2.5 Bath
Indoor Area = 2,065 Sq. Ft.



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

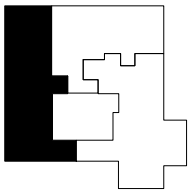




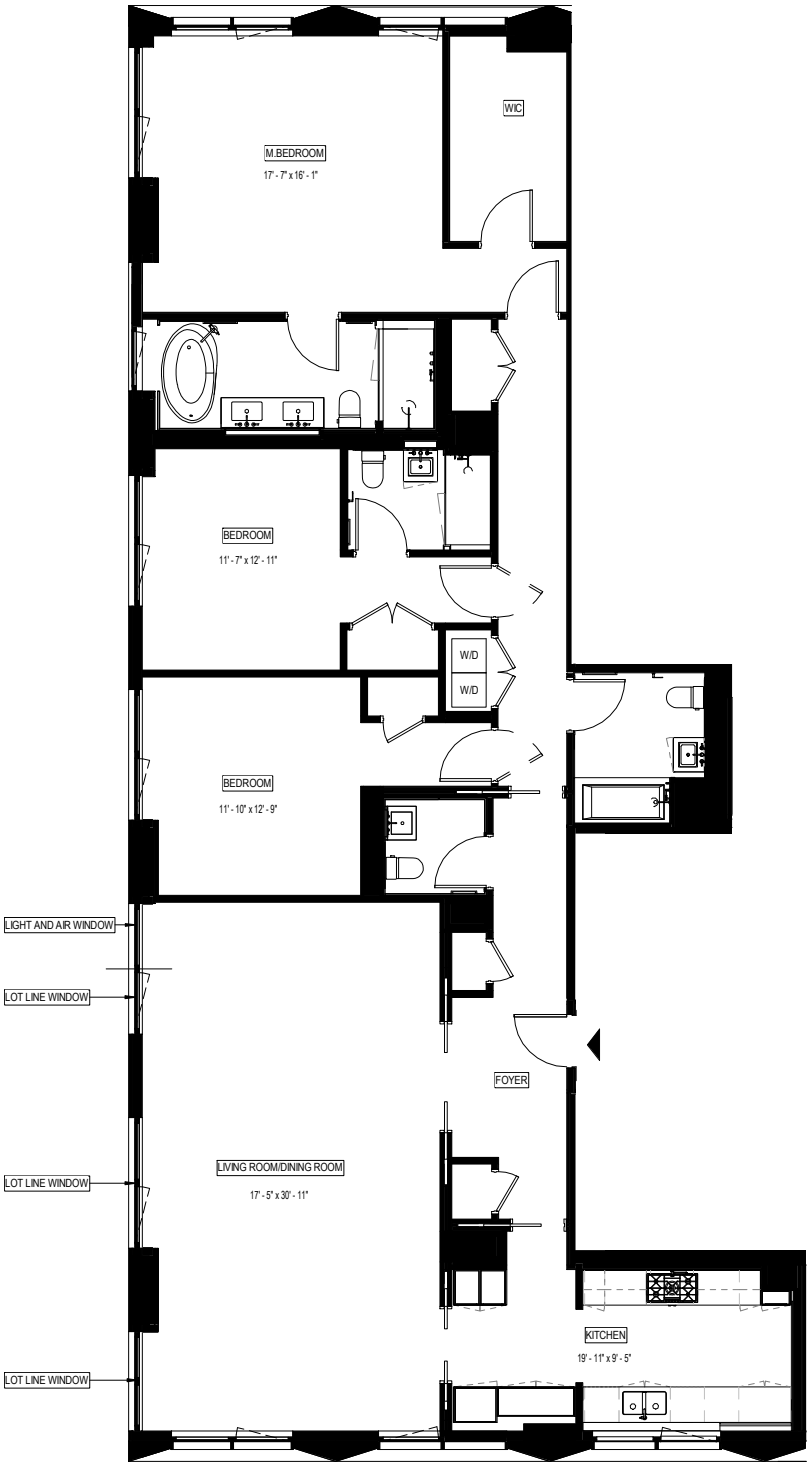
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2461 Broadway
New York, New York 10025



UNIT 16C, 17C
FLOOR 16,17
3 BEDROOM, 3.5 Bath
Indoor Area = 2,467 Sq. Ft.



N E W Y O R K
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

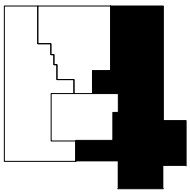
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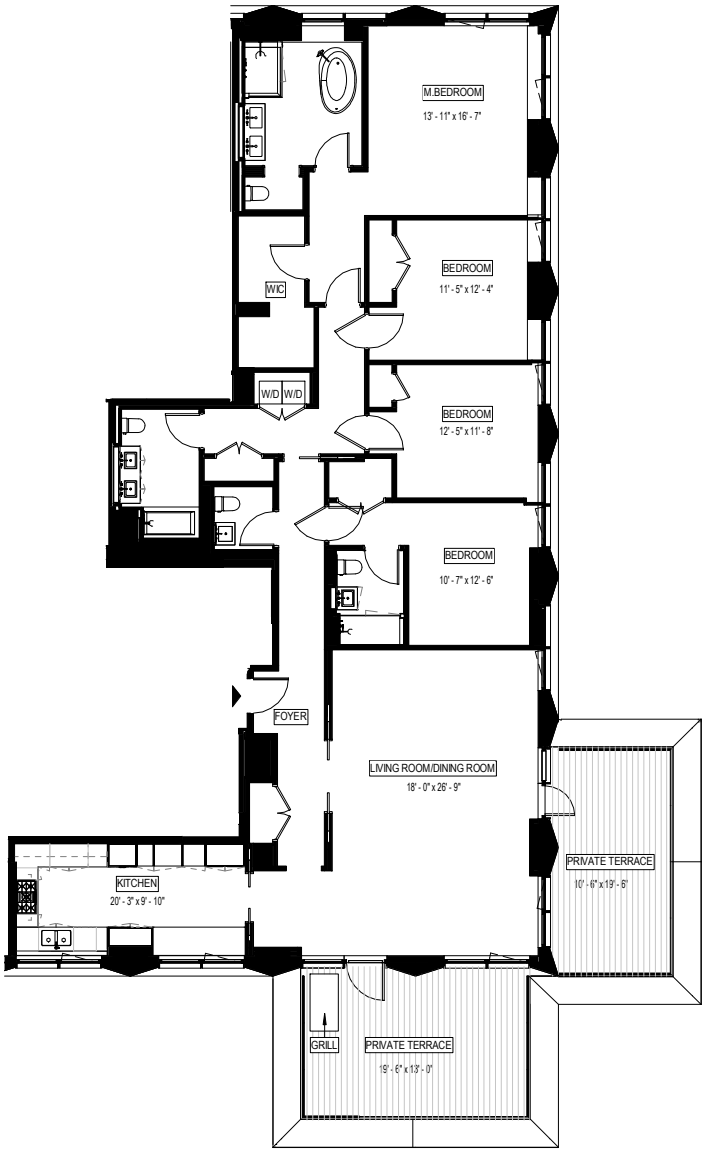
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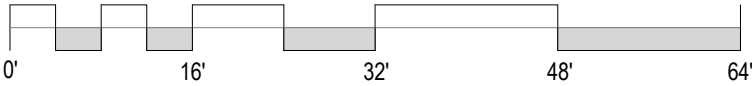
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2461 Broadway
New York, New York 10025



UNIT 18A
FLOOR 18
4 BEDROOM, 3.5 Bath
Indoor Area = 2,762 Sq. Ft.
Outdoor Area = 458 Sq. Ft.





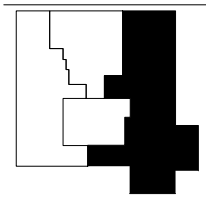


UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

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2461 Broadway
New York, New York 10025



UNIT 19A
FLOOR 19
4 BEDROOM, 3.5 Bath
Indoor Area = 2,762 Sq. Ft.



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

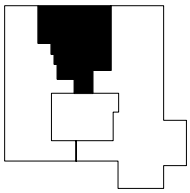
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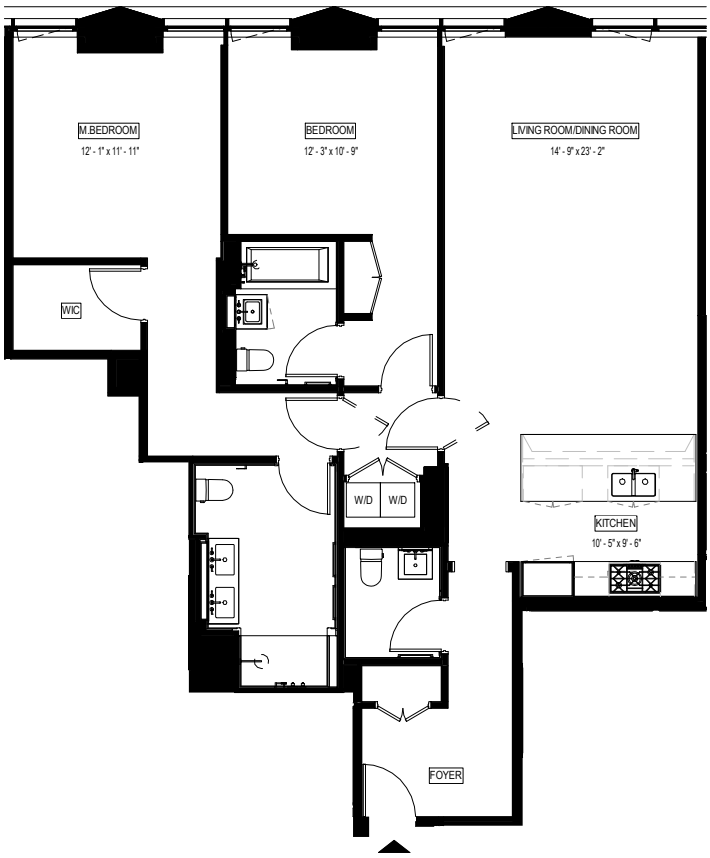
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2461 Broadway
New York, New York 10025



UNIT 18B, 19B
FLOOR 18,19
2 BEDROOM, 2.5 Bath
Indoor Area = 1,477 Sq. Ft.



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

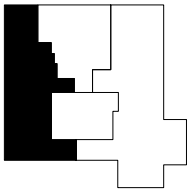
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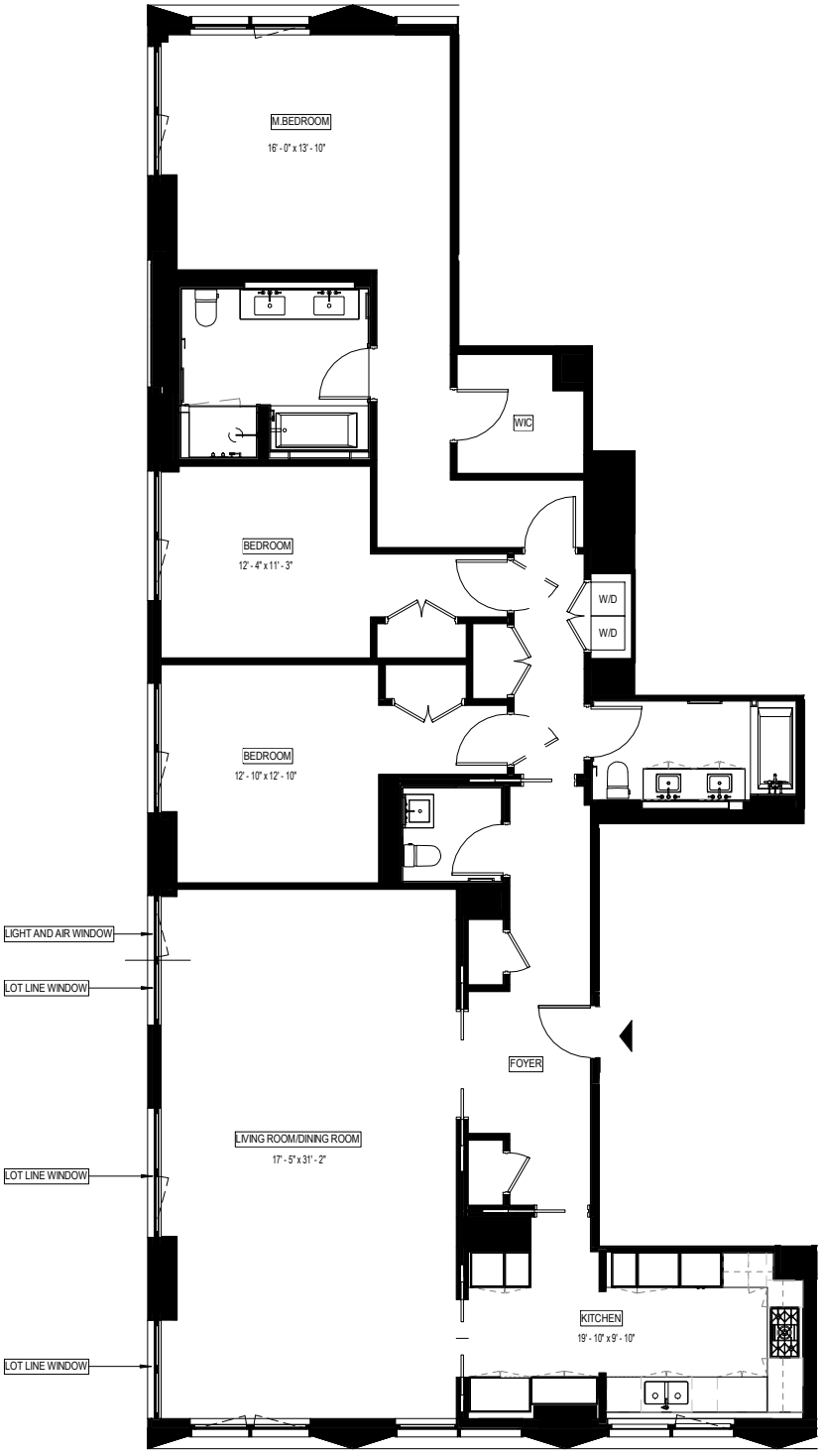
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2461 Broadway
New York, New York 10025



UNIT 18C, 19C
FLOOR 18,19
3 BEDROOM, 2.5 Bath
Indoor Area = 2,377 Sq. Ft.



N E W Y O R K
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

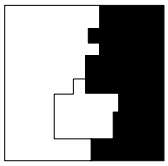
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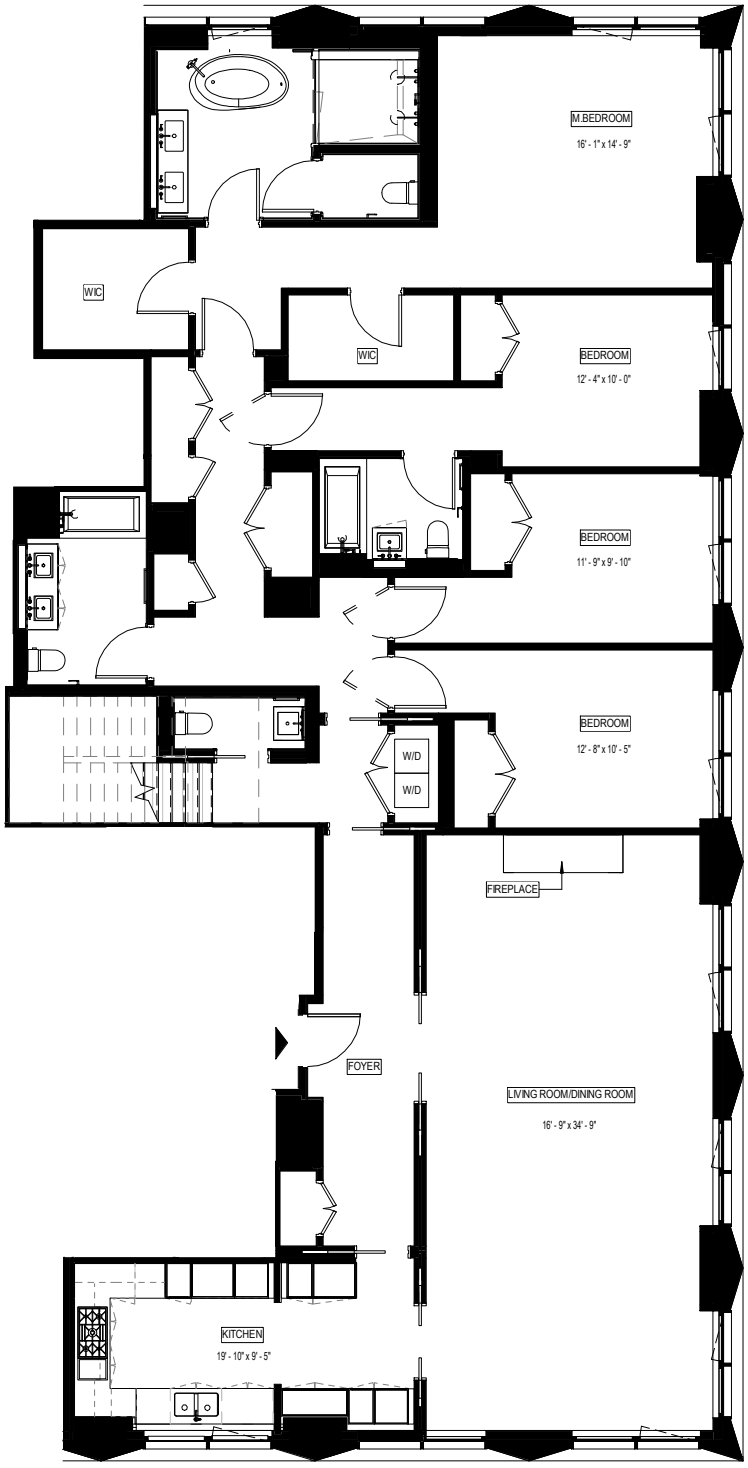
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New York, New York 10025

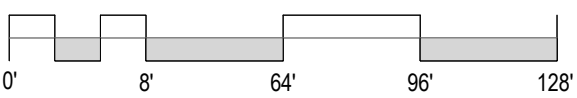


UNIT PHB
FLOOR PH
4 BEDROOM, 3.5 Bath
Indoor Area = 3,059 Sq. Ft.



N E W Y O R K
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

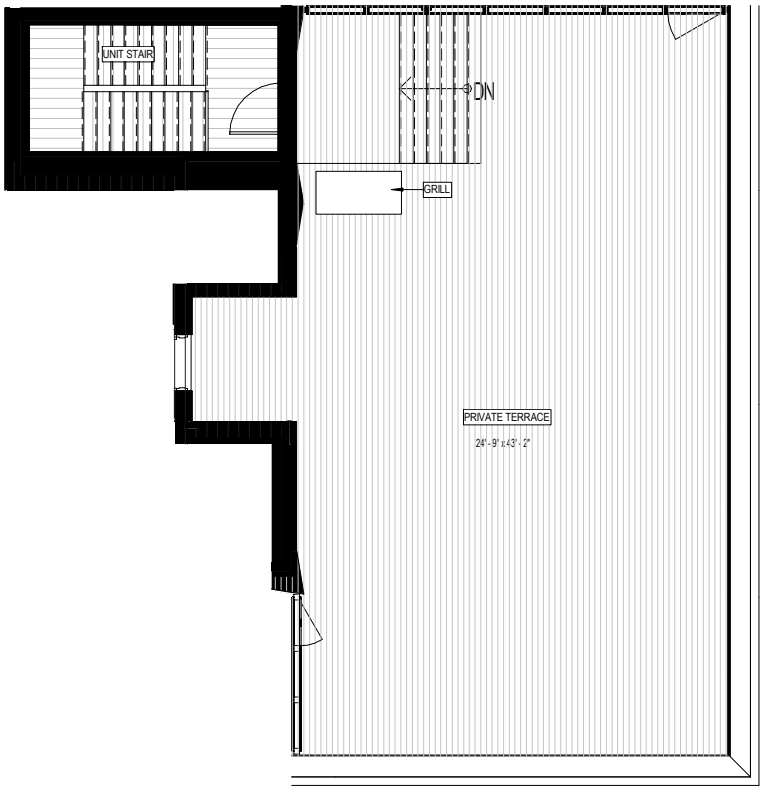




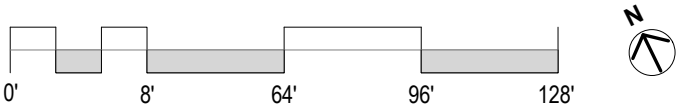
Note: All dimensions are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. Plans and dimensions may contain minor variations from floor to floor.

This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by the New York State Department of Law File No.

UNIT PHB
ROOF
4 BEDROOM, 3.5 Bath
Indoor Area = 3,059 Sq. Ft.
Outdoor Area=1,079 Sq. Ft.



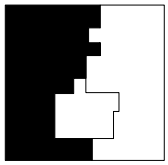
NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455



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2461 Broadway
New York, New York 10025



UNIT PHA
FLOOR PH
5 BEDROOM, 4.5 Bath
Indoor Area = 3,524 Sq. Ft.



N E W Y O R K
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455

UNIT
GENERAL COMMON ELEMENT
RESIDENTIAL LIMITED COMMON

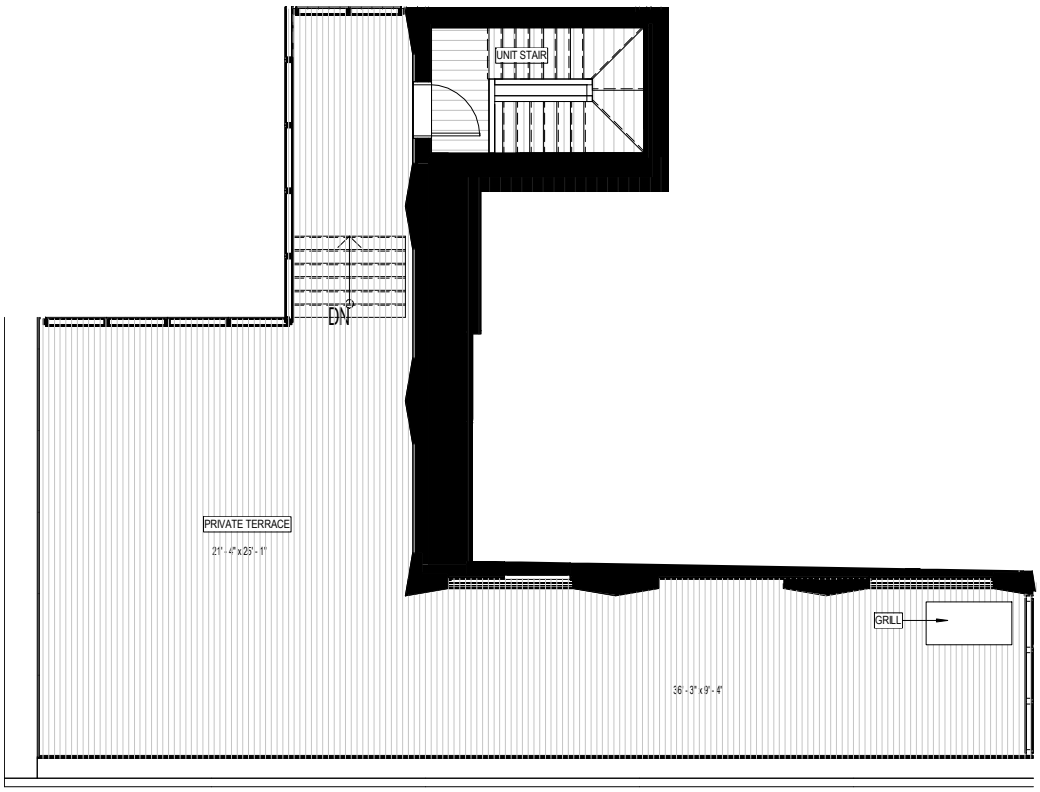
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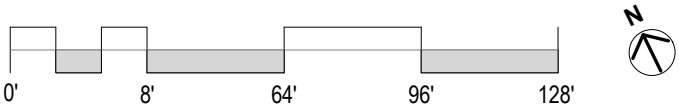
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UNIT PHA
ROOF
5 BEDROOM, 4.5 Bath
Indoor Area = 3,524 Sq. Ft.
Outdoor Area = 1,000 Sq. Ft



NEW YORK
250 PARK AVENUE SOUTH, THIRD FLOOR
NEW YORK, NY 10003
646-478-7455



Note: All dimensions are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. Plans and dimensions may contain minor variations from floor to floor.

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Reserve Study for

The ERA Condominium
2461 Broadway
New York, New York 10025

Jul 1, 2022 - Jun 30, 2052

Prepared by



STRATEGIC INSPECTIONS

Strategic Inspections, LLC
150 Main Street, Suite 15
Port Washington, NY 11050
888-459-9555

November 20, 2020

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EXECUTIVE SUMMARY

Strategic Inspections, LLC (SI) performed a reserve study for The ERA Condominium Condominium (hereinafter "property") located at 2461 Broadway, New York, New York 10025. The property has 57 residential units and multiple model types. The reserve study is for the fiscal year starting Jul 1, 2022, and ending June 30, 2023.

The property is a 19 story building plus cellar, and bulkhead levels. The property consists of a total of 57 residential condominium units and two commercial units. The scope of this report is limited to assessing the common elements for the residential condominium. This report does not include the cost of reserve items exclusive to the individual residential units, or commercial units. Substantial completion for the construction of the building is anticipated by the first quarter of 2022.

Amenities provided in the building include, but may not be limited to, a lobby and concierge, two mailbox rooms, a package room, youth room, music room, kids room, lounge, yoga study, exercise center, laundry facilities, two passenger elevators, common area restrooms, common and private terraces, and bike and tenant storage rooms.

There are currently no ASTM, Fannie Mae, or FHA reserve study standards. The closest standards to review are ASTM E 2018-15 property condition assessment (PCA), and property condition report (PCR) standards or Fannie Mae Physical Needs Assessment Guidance to the Property Evaluator. Additionally, currently, there are three national organizations with a set of reserve study guidelines, the International Capital Budgeting Institute (ICBI), the Association of Professional Reserve Analysts (APRA), and the Community Association Institute (CAI). At the time of the delivery of this reserve study report, current Fannie Mae and FHA lending guidelines allow for a compliant reserve study prescription for reserve funding to be utilized in lieu of Fannie Mae and FHA's 10% budget reserve requirement. (Fannie Mae Reference: Section B4-2.2-02, and FHA Reference: Section II.A.8). All of these sources, along with the experience and knowledge of industry experts and professional engineers, were used to create SI's guidelines for reserve studies.

SI guidelines require that a Reserve Study include a component inventory, a condition assessment, life valuation estimates, fund status, and a funding plan. The guideline also requires that a reserve study include recommended reserve contributions for a minimum of thirty years, projected expenses for a minimum of thirty years, and projected ending reserve fund expenses for a minimum of thirty years.

This report will project the capital repair and replacement reserve for thirty years, as required by SI guidelines. As such, some items with an estimated useful life greater than thirty years are not included in this report at this time. Updating of the reserve study should be performed every two years to ensure proper funding is provided as the longer life items move within the 30-year evaluation period as the property ages.

As of July 1, 2022, the current replacement cost of the reserve items is $3,165,773.99. With an annual compounded inflation rate of 2.33%, the future replacement cost is $6,803,148.86.

The annual contribution for the initial year of this reserve study is $49,000.00, or $4,083.33 on a monthly basis, with an annual increase of 10.00% per year over the 30-year term. This equates to an average of $71.64 per month per unit.

The operating budget should include a line item to cover the 1st year's recommended reserve amount of $49,000.00 or $859.65 per unit, per year.

A Community Association typically has two major budgetary requirements: the general operating reserve and the capital repair and replacement reserve. The scope of this report is limited to the capital repair and replacement reserve criteria. It is assumed that the general operating reserve is accounted for in the general maintenance budget. This report will project the capital repair and replacement reserve for thirty years. It should be noted that the projection for the first ten years is the most reliable and it is recommended that this study be updated every two years.

Along with performing a full reserve study, Strategic inspections has gathered information from the client on the impact of the Covid-19 virus on maintenance costs. Strategic inspections has utilized our financial tools and building science expertise to create a funding plan that stabilizes homeowner expenses over the next two years while still accounting for component replacement and repair.

Information regarding the cost of impact from the Covid-19 event is currently pending.

The calculations, projections, and reports in this reserve study were generated using the Property Reserve Analysis System (hereinafter "PRA"). PRA has received a Quality Assurance Evaluation from a Certified Public Accounting firm verifying the system for accuracy and compliance with the AICPA's Audit and Accounting Guide for Common Interest Realty Associations, cash flow projections, and tax calculations consistent with IRS guidelines for 1120c and 1120h corporations. PRA provides for complete, flexible reserve study assumptions while allowing for either current cost or future cost projections in calculating interest and projecting cash flows on a monthly and annual basis.

This report is intended to be used as a tool to determine reserve fund allocation requirements for the community, to manage future Association obligations, and to inform the community of future financial needs. The reserve plan, based on all the assumptions, assures that funds for major repairs and replacements will be available when needed. It also provides an equitable method for charging current owners, rather than future owners, the cost of current use.

PURPOSE AND SCOPE

The purpose of this reserve study is to produce a reserve funding plan that will project future contributions and expenditures to assure that reserve funds are available as needed. A reserve study helps Community Associations anticipate large expenditures over an extended period of time. By using this structured process and analysis, the Association is able to meet financial requirements without increasing service fees above permitted maximums, borrowing funds, and/or levying special financial assessments to the property owners.

The scope of this report is limited to the following:

- Developing component inventories based upon partial drawings and mutually agreed on assumptions
- Developing life and valuation estimates
- Providing a current funding status evaluation
- Providing a model for a funding plan

This report forecasts Community obligations for thirty (30) years into the future. Due to this forecast, it should be noted that events might occur that affect the cost and useful life assumptions used in this study. Specifically, inevitable market fluctuations and unexpected wear on materials can occur. Therefore, this study should be updated every two years in order to accurately reflect the needs and obligations of the community.

No items that have an estimated useful life of fewer than two years or a total cost less than $1,000.00 have been reserved.

DEFINITIONS AND METHODS

Relevant definitions include:

Reserve Study - The art and science of anticipating and preparing for major common area repair and replacement expenses. It is a budgetary planning tool that identifies the current status of the reserve fund and recommends a stable, equitable funding plan to offset the major anticipated common area expenditures.

Repair/Replacement Reserves - Non-annual maintenance items that will require significant expenditure over the life of the building. Included are items that will reach the end of their estimated useful life during the course of this forecast, or, in the opinion of the investigator, will require attention during that time.

Remaining Life - The expected useful life of a system or component as per Fannie Mae guidance or industry experience.

Funding Plan - An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund.

Life and Valuation Estimates - The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

The cash flow method was utilized in preparing the reserve plan with the intention that reserve funds would be available as needed. The following describes how the cash flow was produced:

- Reserve Fund Balance – projected from the date of the reserve study to the beginning of the fiscal year above;
- Reserve Item Data - for each reserve item the following was determined: description, category, basis cost, cost, quantity, estimated useful life, and estimated remaining life;
- Expenditures - the reserve item data above was used to project when the initial and recurring expenditures will be incurred over the next 30 years (the projection excludes taxes on interest earned);
- Interest – calculated on the available funds;
- Contribution – determined based on the following: annual contribution increases, interest earned with related taxes, and inflation on reserve items.

PROVIDED INFORMATION AND DOCUMENTS

This study has been performed according to the scope as generally defined and agreed upon by Strategic Inspections, LLC, and UWS AA BSD LLC, as Administrative Owner on behalf of UWS AA BSD LLC, AARE Broadway Investors LLC, 2461 Broadway LLC, 2461 D&O LLC, and A&S MM LLC.

The following documents were made available and were reviewed during the course of our study:

- Construction Drawings for 2461 Broadway Condominium, 100% CD Set, Prepared by ODA - Architecture. P.C., generally dated July 26, 2019.
- Description of Property and Specifications for 2461 Broadway Condominium, prepared by ODA - Architecture. P.C., dated July 28, 2020.
- Condominium Offering Plan, The ERA Condominium, Property Located at: 2461 Broadway, New York, New York 10025, Sponsored by UWS AA BSD, LLC.
- Schedule A - The 2461 Broadway Condominium, Schedule of Purchase Prices and Other Financial Details For First Full Year of Operation - July 1, 2022 - June 30, 2023
- Schedule B - The 2461 Broadway Condominium, Schedule of Estimated Income and Expenses For First Full Year of Operation - July 1, 2022 - June 30, 2023

No other documents were available for SI's review.

BUILDING EVALUATION

A complete review and analysis of all available construction drawings for the subject property were performed. The following was observed and noted during this review. A site inspection was not performed on this site. It is recommended upon construction completion that a reserve study with inspection be performed.

Structure

The description of the structural and foundation systems is based on the review and analysis of the construction drawings and our experience with similar buildings.

The building's structure will be comprised of reinforced cast-in-place concrete flat plate slabs supported by columns and walls. The perimeter columns and spandrel beams on the east, west, and north sides form a Vierendeel truss from the 8th to the 14th floor to support the cantilevered portion of the building. The lateral system will consist of reinforced concrete shear walls. The foundations will consist of foundation mat and spread footings supporting the tower with multiple rock anchors to resist the building uplift due to the cantilevered portion of the building and wind loads. The foundation mat and spread footings will bear on bedrock located about 15 feet below the sidewalk elevation. Since this will be a new development, it is assumed that there will be no issues of concern regarding capital expenditures for the structural or foundation systems for the buildings.

Exterior and Roof

For the purpose of this study, the building exterior and roof system will be new and in excellent working condition.

Typical exterior walls are comprised of either limestone, honeycomb rain screen panels, or internally drained exterior insulation finish systems (EIFS). Rain screen systems will be mounted on thermally-broken horizontal and vertical aluminum support framing. Back-up walls for all exterior finishes will consist of cast-in-place concrete and concrete masonry units (CMUs) as well as light gauge metal framing. Window assemblies will consist of both fixed and side-hung operable casement windows. All window wall systems will consist of thermally broken aluminum framing and insulated double-pane glazing. Exterior and vestibule doors will be glass panels set in metal frames. Based on expected useful life, replacement of the windows and entrance doors is anticipated during the reserve period. The exterior of the building will be new and in good/excellent condition, however, we have included an allowance for periodic caulking and sealing of the exterior of the building. In addition, Local Law 11 requires facade inspections at five-year intervals on all buildings with more than six stories. It is assumed the cost of the inspections will be included in the building's maintenance budget; however, we have included the cost to perform periodic repairs during the reserve period.

Primary roof systems will consist of inverted roof membrane assemblies (IRMAs) finished with concrete pavers over pedestals. Secondary roof systems over the bulkhead and mechanical spaces will consist of multi-ply built-up roofing. Typical parapets will be either structural concrete or concrete-filled CMUs clad in either limestone honeycomb rainscreen panels of EIFS. Copings will include similar finishes or painted aluminum composite panels. Aluminum metal coping will be used at the top of all parapets and bulkhead framing elements. Exterior bulkhead walls will consist of the block and/or steel stud walls finished with EIFS. Based on an expected useful life of 20 years for these types of roofing systems, replacement of the roof surfaces is anticipated during the reserve period. The concrete roofing pavers have an indeterminately long useful life; however, we have

included an allowance for replacement of the concrete pavers due to damage at the time of the roof replacement.

The roof will have one common terrace with a pool and two private terraces accessible to the penthouse units. Roof terraces will be separated by fencing. There will be additional private terraces at units 303, 1401, 1403, and 1701. Terraces will be finished with the concrete pavers over the roofing system identified above, and enclosed by the parapet walls noted above. Glass guardrails will be provided where parapets are lower than 3'-6" above the finish floor. Based on the expected useful life, we have included an allowance for refinishing the railings, and fencing during the reserve period. Terrace finish replacement costs have been included with the roofing replacements noted above.

Landscaping will be provided at the common roof terrace, as well as various pieces of outdoor furniture and equipment. The sidewalk and curbing along Broadway and 91st will be new and assumed to be in excellent/good condition. Based on their estimated useful lives, SI has included the cost for replacing and/or maintaining the sidewalk, curbing, and common terrace landscaping, furnishings, and equipment.

Mechanical, Electrical, and Plumbing

For the purpose of this study, all mechanical, electrical, and plumbing systems are new and in excellent working condition.

Primary building cooling and heating systems for tenant units and most of the amenity spaces will be provided by split system heat pump units, with condensing units located throughout the rooftop mechanical areas. Indoor heat pump/fan coil units will be ducted, and all fan coils within any particular space will be controlled by a central wired wall-mounted controller. It is anticipated that tenants will be responsible for the cost to maintain and replace any dedicated systems, such as the fan coil units; however, the majority of exterior condensing units are sized to accommodate multiple tenant units. Therefore, except for the unit exclusively serving the penthouse units, all condensing units throughout the building are considered common elements.

Common corridors will be heated by a packaged make-up air unit. The unit will be new and assumed to be in good/excellent condition. Based on the expected useful life, replacement of this unit is anticipated during the reserve period.

All heating and cooling equipment will be new and assumed to be in good/excellent condition. The condensing units will have an estimated useful life (EUL) of 20 years. The interior heat pump/fan coil units will have EULs of 15 years. The rooftop energy recovery units will have a EUL of 20 years. Based on expected useful life, replacement of the condensing units, heat pump/fan coil units, and energy recovery units is anticipated during the reserve period.

Supplemental heating will be provided by small capacity electric unit heaters, baseboard heaters, and cabinet heaters. This equipment will be new and assumed to be in good/excellent condition. The electric heaters will have EULs of 15 years. Based on expected useful life, replacement of the heaters is anticipated during the reserve period. However, based on their relatively insignificant cost, it is anticipated that replacements will be handled as part of the operations budget.

Additional building ventilation will be provided via a series of rooftop exhaust fans ranging in size. The fans will be new and assumed to be in good/excellent condition with a EUL of 20 years. Based on the expected useful life, replacement of the fans is anticipated during the reserve period.

Domestic water will be provided to the building from the municipal supply system where it will be pumped throughout the building by a triplex water pump booster system. Heating for hot water will

be provided by two 1,500-MBH hot water boiler systems, supplemented by two 255-gallon storage tanks. The boilers and pumping equipment will be new and in good condition. Based on the expected useful life of 15 to 20 years, replacement of this equipment is anticipated during the reserve period.

There will be multiple sump pumps serving the elevator pit and cellar, and multiple pumps serving the air conditioning and heating systems. These pumps will be new and assumed to be in good condition. Based on expected useful life, replacement of the pumps is anticipated during the reserve period.

The electrical and gas service will be provided by Consolidated Edison. The building will have 3,000 amp, 120-208 volts, 3 phase, 4 wire service. Based on the expected useful life, replacement of the switchgear is not anticipated during the reserve period. There will be a 175-kW back-up generator located in the bulkhead. Based on the estimated useful life replacement of the generator is anticipated during the reserve.

The common area lighting on the interior of the building will be new and in good condition. Based on the expected useful life, replacement of the corridor lighting is anticipated during the reserve period. The cost to replace individual fixtures is relatively insignificant and can be completed as part of the routine operations budget.

Interior

The lobby and reception area will be finished with stone tile flooring, wood, glass, and/or stone panel wall coverings, and painted plaster ceilings. Access to the first-floor elevator lobby is provided by a short corridor, which also provides access to the mailrooms and package room. The first-floor corridor and elevator lobbies will be finished similar to the lobby space. Presumably, the finishes within the accessory spaces off the lobbies (mail and package room) will have similar finishes. Most common corridors above the first floor will have wall coverings, painted ceilings, and carpeted floors. The second-floor amenity corridor will have wood veneer flooring. Based on expected useful life, replacement of the floor finishes, and repainting of the walls and ceilings is anticipated during the reserve period.

There will be bicycle storage spaces and a tenant storage room located in the cellar. The tenant storage spaces will likely be partitioned with chain-link fencing, and bicycle racks will be provided for upright storage. Finishes in the tenant and bicycle storage rooms will include concrete floors and painted walls and ceilings. When not subject to weathering, chain link fencing and bicycle storage racks have an indeterminately long useful life. Therefore, replacements for these facilities are not anticipated. The cellar corridor will have ceramic or porcelain tile flooring and painted walls and ceilings. Painted finishes will require replacements and their costs have been included as part of a general Back of House (BoH) painting cost.

The stairs in the building will be reinforced cast-in-place concrete with metal railings. The walls in the stairways will be painted. The stairways will be new and assumed to be in good condition. Based on the expected useful life, repainting of the stairway components, walls, and ceilings is anticipated during the reserve period.

Amenities

Plans indicate the building will have two (2) overhead traction passenger elevators. The elevators and elevator machinery will be new and assumed to be in good condition. Based on expected useful life, replacement of the elevator controllers, machinery, and elevator cabs is anticipated during the reserve period.

There will be wall-mounted recessed mailboxes located in the mailroom. Based on expected useful life, replacement of the mailboxes is anticipated during the reserve period.

There will be a youth room and a music room located in the cellar. Finishes will include wood veneer flooring and various wall coverings. The youth room ceiling will be painted, and the music room ceiling will be finished with acoustical paneling. The rooms will presumably be furnished with various pieces of equipment and furniture. Based on the estimated useful life, replacement of this furniture and equipment is anticipated during the reserve. The cost for finish replacements has also been included in the reserve.

There will be a kid's playroom, exercise room, yoga study, and lounge on the second floor. The lounge will have stone tile flooring, wood and/or glass wall coverings, and painted plaster ceilings. The kid's playroom will have luxury vinyl flooring, wall covings, and painted ceilings. The exercise room will have a combination of rubber tile flooring and wood veneer flooring, wall coverings, and painted ceilings. The yoga studio will have wood veneer flooring, wall coverings, and painted ceilings. Each room will presumably include various pieces of furniture and equipment. The finishes and equipment will be new and in good condition. Based on the expected useful life, replacement of the flooring, furnishings, and equipment, and repainting of the walls and ceilings are anticipated during the reserve period. Therefore, an allowance to replace all of these finishes and equipment is included in this reserve study.

There will be common restrooms located in the cellar and second floor of the building, as well as a dog wash located in the cellar. Based on the estimated useful life of typical fixtures and finishes associated with these types of facilities, allowances for their replacement have been provided within the reserve.

There will be a pool located on the roof of the building accessible via the common rooftop terrace. The pool and pool equipment will be in be new and assumed to be in excellent/good condition. Based on their estimated useful lives, SI has included the cost for replacing the pool equipment and refinishing the pool.

There will be a trash compactor located in the cellar. The compactor will be new and in good condition. Replacement of the trash compactor is anticipated during the reserve period.

There will be intercom and security systems installed. Based on an expected useful life of 15 years, replacement of these systems is anticipated during the reserve period.

There will be a fire sprinkler system that covers the building. The sprinkler system will be supplied from the fire pump located in the cellar of the building. The Life Safety equipment includes plumbing, sprinkler heads, and hoses in all units and common areas and an alarm panel. The plumbing has an indeterminately long useful life and replacement is not anticipated in the next 30 years. Based on the useful life of the pumps, hoses, and alarm system, we anticipate the replacement of these items during the reserve period.

ASSUMPTIONS

The study is based on the following financial assumptions:

- Annual Contribution Increase - 10.00%
- Interest Earned - 2.00%
- Inflation on Reserve Items - 2.33%

SUMMARY OF RESULTS

As of July 1, 2022, the current replacement cost of the reserve items is $3,165,773.99. With an annual compounded inflation rate of 2.33%, the future replacement cost is $6,803,148.86.

The annual contribution for the initial year of this reserve study is $49,000.00, or $4,083.33 on a monthly basis, with an annual increase of 10.00% per year over the 30-year term. This equates to an average of $71.64 per month per unit.

FUNDING PLAN

The operating budget should include a line item to cover the 1st year's recommended reserve amount of $49,000.00 or $859.65 per unit, per year.

COVID-19 SUPPLEMENT

Along with performing a full reserve study, Strategic inspections has attempted to gather information from the client on the impact of the Covid-19 virus on maintenance costs. Strategic inspections will utilize our financial tools and building science expertise to create a funding plan that stabilizes homeowner expenses over the next two years while still accounting for component replacement and repair.

The Covid-19 virus's financial impact on the condominium property is outlined within; including but not limited to cost areas associated with mitigation and prevention. The client and/or client's representative was queried about costs and future costs associated with Building Maintenance, Supplies, Vendor Services, and Staffing. If returned, that questionnaire is found in Appendix B. The purpose of the questionnaire is to allow Strategic Inspections to outline the approximate initial and future mitigation and clean-up costs as they apply to the condominium. An updated reserve funding plan would then be outlined within this report for the property/community.

Covid-19 Supplement is intended only as a budgetary tool and should not be misconstrued as advice, consulting engineering, or medical evaluation. Nothing contained herein should be construed as a statement that there has or has not been: any known Covid-19 or other pandemic infection contamination at this property, a recommendation that the site engages in remediation work, that the site has or has not enacted or completed contamination remediation efforts, or that the site is or is not adequately isolated, sanitized, or otherwise prepared from a medical standpoint to prevent or manage any infectious contamination.

If provided, the information below has been reported by the association and/or its representatives.

Site Impact Overview

Information regarding the cost of impact from the Covid-19 event is currently pending.

Building Maintenance, Supplies, Vendor Services, Staffing

The association and/or its representatives reported no building maintenance, supply, vendor service, or staffing expenditures.

Covid-19 Cost Area Impacts

The purpose of this Covid-19 Supplement is to report any incurred costs in the following four categories:

- Building Maintenance: No cost reported
    - No additional building maintenance has been required.
- Supplies: No cost reported
    - No additional supplies have been required.
- Vendor Services: No cost reported
    - No additional vendor services have been reported.
- Staff: No cost reported
    - No additional staffing costs were incurred.

Total cost of impact: Pending

Covid-19 Future Costs

The true scope of future impacts to the development resulting from the Covid-19 event is unknown at this time. However, the association and/or its representatives have reported no anticipated future costs.

LIMITATIONS

The observations described in this study are valid as to the date of the investigation, if one was performed, and have been made under the conditions noted in the report. This study is limited to the documentation provided to us. This reserve study is a budgetary tool, and no implication is made as to its uses as an engineering study.

This report does not render an opinion on un-evaluated portions of the project. We did not evaluate the following areas, and this report makes no representations or conclusions regarding:

- Unit interior finishes
- Interior unit systems and equipment
- All non-common elements

We did not include reserve funding for any items with an expected life beyond 30 years such as structural components. Some of these replacement costs are high dollar items and may need to be replaced between year 30 and year 40. Yearly updating of the reserve study should be performed to ensure proper funding is provided as the longer life items move within the 30-year evaluation period as the property ages.

We did not perform any computations or other engineering analysis as part of this evaluation, nor did we conduct a comprehensive code compliance investigation. This report should not be construed as providing any engineering or code compliance information. The appendices are an integral part of this report and must be included in any review.

In our Reserve Fund Analysis, we have provided estimated costs. These costs are based on our general knowledge of building systems as well as the contracting and construction industry. When appropriate, we have relied on standard sources, such as RSMeans Building Construction Cost Data, to develop estimates. However, for some items for which we have developed costs (e.g.: structural repairs), no standard guide for estimating such costs exists. The actual costs can vary significantly, based on the availability of qualified contractors to do the work as well as other variables. We assume no liability and make no warranties, expressed or implied, as to the specific cost estimates provided.

We have performed no design work as a part of this study, nor have we obtained competitive quotations or estimates from contractors, as this is beyond the scope of this project. The actual cost to replace components and maintain items that we have identified may vary significantly from estimates and competitive quotations from contractors.

Attached please find a projected reserve fund analysis for non-annual repair/replacement items. This projection takes into consideration a reasonable return on invested money and inflation. Please review this thoroughly and advise us of any changes that may be necessary.

If you have any questions about this study or the reserve fund analysis, please feel free to contact us. Thank you for the opportunity to provide this service to you.

Respectfully submitted,



Christopher M. Bevis, R.R.C.

Director of Reserve Study Projects

Strategic Inspections, LLC

Financial Summary

Financial Summary

ANALYSIS

Projection Period:	Jul 1, 2022 - Jun 30, 2052
First Year Contributions Increase:	N/A
Avg Contributions Increase:	10.0 %
Interest/Investment Return:	2.0 %
Inflation:	2.3 %

PROPERTY

Report Type:	New Construction Full No Site Visit
Association:	Condominium
Buildings:	1 Residential
Total Units:	57
Year Built:	2022

Inflation Compounded:	Yearly	**Rounding Method:**	Bankers
Contributions Method:	Future Cost	**Percent Funded Method:**	Future Cost

Total Current Replacement Costs

$3,165,773.99

Total Future Replacement Costs

$6,803,148.86

First Five Years

ASSOCIATION								OWNER (PER UNIT)	
YEAR	STARTING BALANCE	CONTRIBUTIONS	SPECIAL ASSMNT	ADDT'L CAPITAL	INTEREST	RESERVE EXPENSES	ENDING BALANCE	MONTHLY CONTRIB	SPECIAL ASSMNT
2022-23	$0.00	$49,000.00	$0.00	$0.00	$0.00	$0.00	$49,000.00	$71.64	$0.00
2023-24	$49,000.00	$53,900.00	$0.00	$0.00	$980.00	$0.00	$103,880.00	$78.80	$0.00
2024-25	$103,880.00	$59,290.00	$0.00	$0.00	$2,077.60	$0.00	$165,247.60	$86.68	$0.00
2025-26	$165,247.60	$65,219.00	$0.00	$0.00	$3,304.95	$0.00	$233,771.55	$95.35	$0.00
2026-27	$233,771.55	$71,740.90	$0.00	$0.00	$4,675.43	$0.00	$310,187.88	$104.88	$0.00

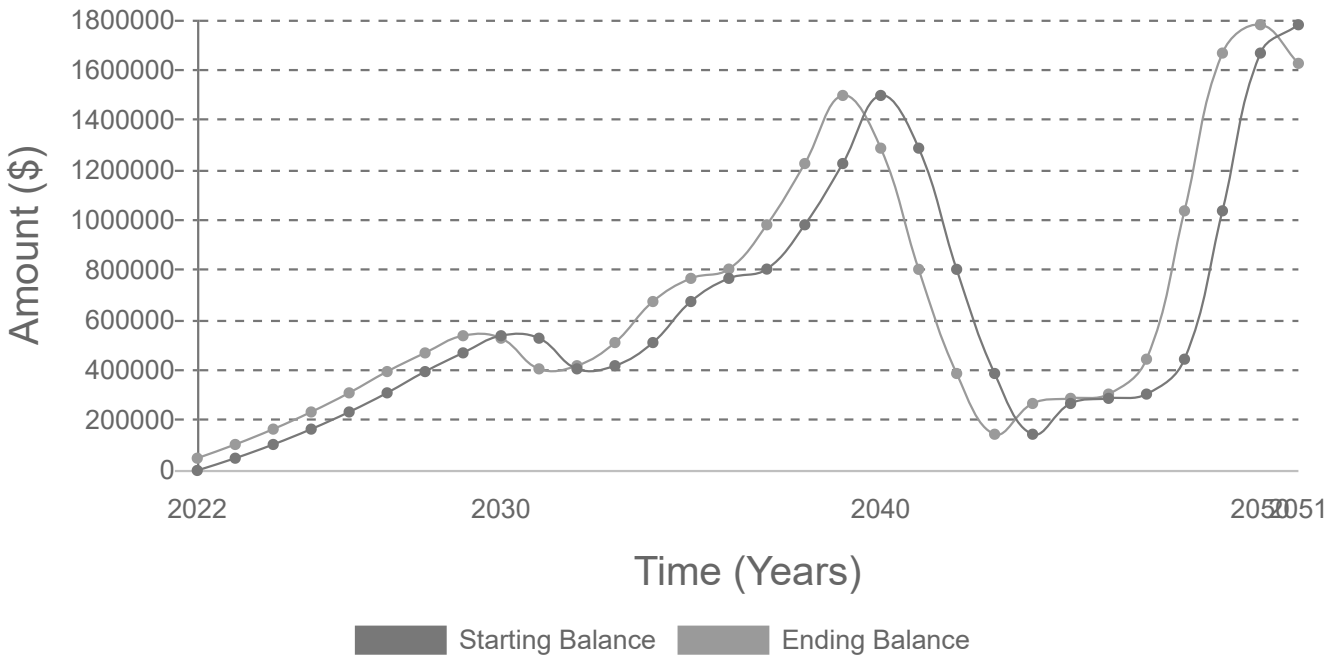
Financial Summary

Aggregated Financial Overview

ASSOCIATION	FIRST YEAR (2022-23)	5 YEARS (2026-27)	10 YEARS (2031-32)	30 YEARS (2051-52)
Starting Balance	$0.00	$0.00	$0.00	$0.00
Contributions	$49,000.00	$299,149.90	$780,933.81	$8,060,207.38
Special Assessments	$0.00	$0.00	$0.00	$0.00
Additional Capital	$0.00	$0.00	$0.00	$0.00
Interest / Inv Returns	$0.00	$11,037.98	$55,889.58	$370,078.75
Reserve Expenses	$0.00	$0.00	($430,761.94)	($6,803,148.86)
Reserves Balance	**$49,000.00**	**$310,187.88**	**$406,061.45**	**$1,627,137.27**
# of Special Assessments	0	0	0	0
Owner				
Potential Tax Benefits (/unit)	$0.00	$0.00	$4,135.11	$98,549.87
Avg Contributions (/unit/month)	$71.64	$87.47	$114.17	$392.80
Special Assessments				
Avg Total Amount (/unit)	$0.00	$0.00	$0.00	$0.00
Avg Assessment Amount (/unit)	$0.00	$0.00	$0.00	$0.00

Cash Flow

Cash Flow

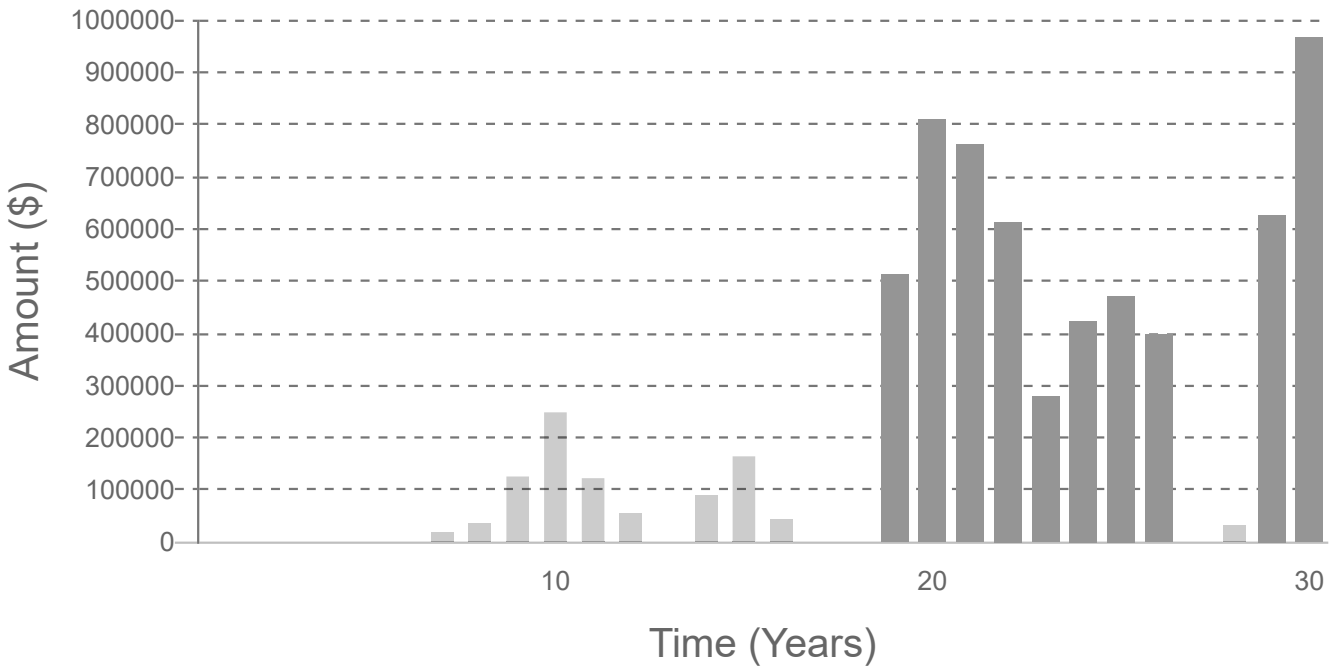


YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	SPECIAL ASSMNT	ADDT'L CAPITAL	INTEREST	EXPENSES	ENDING BALANCE	PERCENT FUNDED
2022-23	$0.00	$49,000.00	N/A	$0.00	$0.00	$0.00	$0.00	$49,000.00	18.9 %
2023-24	$49,000.00	$53,900.00	10.0 %	$0.00	$0.00	$980.00	$0.00	$103,880.00	20.0 %
2024-25	$103,880.00	$59,290.00	10.0 %	$0.00	$0.00	$2,077.60	$0.00	$165,247.60	21.2 %
2025-26	$165,247.60	$65,219.00	10.0 %	$0.00	$0.00	$3,304.95	$0.00	$233,771.55	22.5 %
2026-27	$233,771.55	$71,740.90	10.0 %	$0.00	$0.00	$4,675.43	$0.00	$310,187.88	23.9 %
2027-28	$310,187.88	$78,914.99	10.0 %	$0.00	$0.00	$6,203.76	$0.00	$395,306.63	25.4 %
2028-29	$395,306.63	$86,806.49	10.0 %	$0.00	$0.00	$7,906.13	$20,041.60	$469,977.65	27.0 %
2029-30	$469,977.65	$95,487.14	10.0 %	$0.00	$0.00	$9,399.55	$36,333.10	$538,531.24	28.0 %
2030-31	$538,531.24	$105,035.85	10.0 %	$0.00	$0.00	$10,770.62	$125,760.73	$528,576.98	28.8 %
2031-32	$528,576.98	$115,539.44	10.0 %	$0.00	$0.00	$10,571.54	$248,626.51	$406,061.45	27.1 %
2032-33	$406,061.45	$127,093.39	10.0 %	$0.00	$0.00	$8,121.23	$122,537.09	$418,738.98	22.2 %
2033-34	$418,738.98	$139,802.73	10.0 %	$0.00	$0.00	$8,374.78	$55,726.14	$511,190.35	22.1 %

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	SPECIAL ASSMNT	ADDT'L CAPITAL	INTEREST	EXPENSES	ENDING BALANCE	PERCENT FUNDED
2034-35	$511,190.35	$153,783.00	10.0 %	$0.00	$0.00	$10,223.81	$0.00	$675,197.16	24.2 %
2035-36	$675,197.16	$169,161.29	10.0 %	$0.00	$0.00	$13,503.94	$90,057.71	$767,804.68	28.0 %
2036-37	$767,804.68	$186,077.43	10.0 %	$0.00	$0.00	$15,356.09	$164,394.67	$804,843.53	29.8 %
2037-38	$804,843.53	$204,685.17	10.0 %	$0.00	$0.00	$16,096.87	$43,684.39	$981,941.18	30.5 %
2038-39	$981,941.18	$225,153.69	10.0 %	$0.00	$0.00	$19,638.82	$0.00	$1,226,733.69	34.1 %
2039-40	$1,226,733.69	$247,669.05	10.0 %	$0.00	$0.00	$24,534.67	$0.00	$1,498,937.41	38.6 %
2040-41	$1,498,937.41	$272,435.95	10.0 %	$0.00	$0.00	$29,978.75	$513,099.23	$1,288,252.88	43.2 %
2041-42	$1,288,252.88	$299,679.55	10.0 %	$0.00	$0.00	$25,765.06	$809,799.08	$803,898.41	41.1 %
2042-43	$803,898.41	$329,647.50	10.0 %	$0.00	$0.00	$16,077.97	$762,018.49	$387,605.39	33.3 %
2043-44	$387,605.39	$362,612.26	10.0 %	$0.00	$0.00	$7,752.11	$613,179.42	$144,790.34	24.9 %
2044-45	$144,790.34	$398,873.48	10.0 %	$0.00	$0.00	$2,895.81	$278,852.60	$267,707.03	19.4 %
2045-46	$267,707.03	$438,760.83	10.0 %	$0.00	$0.00	$5,354.14	$423,647.75	$288,174.25	24.5 %
2046-47	$288,174.25	$482,636.92	10.0 %	$0.00	$0.00	$5,763.48	$471,273.46	$305,301.19	26.9 %
2047-48	$305,301.19	$530,900.61	10.0 %	$0.00	$0.00	$6,106.02	$397,513.50	$444,794.32	29.7 %
2048-49	$444,794.32	$583,990.68	10.0 %	$0.00	$0.00	$8,895.89	$0.00	$1,037,680.89	36.1 %
2049-50	$1,037,680.89	$642,389.74	10.0 %	$0.00	$0.00	$20,753.62	$32,508.34	$1,668,315.91	51.4 %
2050-51	$1,668,315.91	$706,628.71	10.0 %	$0.00	$0.00	$33,366.32	$626,821.45	$1,781,489.49	64.8 %
2051-52	$1,781,489.49	$777,291.59	10.0 %	$0.00	$0.00	$35,629.79	$967,273.60	$1,627,137.27	73.2 %

Components

Components



COMPONENT	COST PER MEASURE	QUANTITY	CURRENT COST	USEFUL LIFE	FUTURE COST
2022-23 (YEAR 1)					
2022-23 (YEAR 1)			**$0.00**		**$0.00**
2023-24 (YEAR 2)					
2023-24 (YEAR 2)			**$0.00**		**$0.00**
2024-25 (YEAR 3)					
2024-25 (YEAR 3)			**$0.00**		**$0.00**
2025-26 (YEAR 4)					
2025-26 (YEAR 4)			**$0.00**		**$0.00**
2026-27 (YEAR 5)					
2026-27 (YEAR 5)			**$0.00**		**$0.00**
2027-28 (YEAR 6)					
2027-28 (YEAR 6)			**$0.00**		**$0.00**
2028-29 (YEAR 7)					

COMPONENT	COST PER MEASURE	QUANTITY	CURRENT COST	USEFUL LIFE	FUTURE COST
Paint Walls and/or Ceiling: 11th - 13th Corr.	$1.26	753 SF	$948.78	7y 0m	$1,089.39
Paint Walls and/or Ceiling: 14th - 18th Corr.	$1.26	1025 SF	$1,291.50	7y 0m	$1,482.90
Paint Walls and/or Ceiling: 19th Corr.	$1.26	170 SF	$214.20	7y 0m	$245.94
Paint Walls and/or Ceiling: 1st Elev Lobby	$1.26	170 SF	$214.20	7y 0m	$245.94
Paint Walls and/or Ceiling: 2nd Amen Corr.	$1.26	672 SF	$846.72	7y 0m	$972.20
Paint Walls and/or Ceiling: 2nd Corr.	$1.26	157 SF	$197.82	7y 0m	$227.14
Paint Walls and/or Ceiling: 2nd Flr Landing	$1.26	166 SF	$209.16	7y 0m	$240.16
Paint Walls and/or Ceiling: 3rd - 7th Corr.	$1.26	825 SF	$1,039.50	7y 0m	$1,193.55
Paint Walls and/or Ceiling: 8th - 10th Corr.	$1.26	708 SF	$892.08	7y 0m	$1,024.29
Paint Walls and/or Ceiling: BoH Corr.	$1.26	2000 SF	$2,520.00	7y 0m	$2,893.47
Paint Walls and/or Ceiling: Cellar Amen Corr.	$1.26	211 SF	$265.86	7y 0m	$305.26
Paint Walls and/or Ceiling: Exercise Room	$1.26	1743 SF	$2,196.18	7y 0m	$2,521.66
Paint Walls and/or Ceiling: Kids Room	$1.26	1331 SF	$1,677.06	7y 0m	$1,925.60
Paint Walls and/or Ceiling: Laundry	$1.26	366 SF	$461.16	7y 0m	$529.50
Paint Walls and/or Ceiling: Lobby/Recep.	$1.26	683 SF	$860.58	7y 0m	$988.12
Paint Walls and/or Ceiling: Lounge	$1.26	469 SF	$590.94	7y 0m	$678.52
Paint Walls and/or Ceiling: Mail/Pacakge	$1.26	592 SF	$745.92	7y 0m	$856.47
Paint Walls and/or Ceiling: Music Room	$1.26	182 SF	$229.32	7y 0m	$263.31
Paint Walls and/or Ceiling: Super's Office	$1.26	374 SF	$471.24	7y 0m	$541.08
Paint Walls and/or Ceiling: Vestibules	$1.26	360 SF	$453.60	7y 0m	$520.82
Paint Walls and/or Ceiling: Yoga	$1.26	580 SF	$730.80	7y 0m	$839.11
Paint Walls and/or Ceiling: Youth Room	$1.26	316 SF	$398.16	7y 0m	$457.17
2028-29 (YEAR 7)			**$17,454.78**		**$20,041.60**

2029-30 (YEAR 8)

COMPONENT	COST PER MEASURE	QUANTITY	CURRENT COST	USEFUL LIFE	FUTURE COST
Carpet: 11th - 13th Corr.	$8.50	753 SF	$6,400.50	8y 0m	$7,520.29
Carpet: 14th - 18th Corr.	$8.50	1025 SF	$8,712.50	8y 0m	$10,236.79
Carpet: 19th Corr.	$8.50	170 SF	$1,445.00	8y 0m	$1,697.81
Carpet: 2nd Corr.	$8.50	157 SF	$1,334.50	8y 0m	$1,567.98
Carpet: 3rd - 7th Corr.	$8.50	825 SF	$7,012.50	8y 0m	$8,239.36
Carpet: 8th - 10th Corr.	$8.50	708 SF	$6,018.00	8y 0m	$7,070.87
2029-30 (YEAR 8)			**$30,923.00**		**$36,333.10**
2030-31 (YEAR 9)					
Exterior Caulking and Sealants: East Elevation	$2.25	2520 LF	$5,670.00	9y 0m	$6,817.21
Exterior Caulking and Sealants: North Elevation	$2.25	2100 LF	$4,725.00	9y 0m	$5,681.01
Exterior Caulking and Sealants: South Elevation	$2.25	3290 LF	$7,402.50	9y 0m	$8,900.25
Exterior Caulking and Sealants: West Elevation	$2.25	2400 LF	$5,400.00	9y 0m	$6,492.58
Façade Repairs (Allowance)	$75,000.00	1 LS	$75,000.00	9y 0m	$90,174.77
Seal and Paint Exterior: Bulkhead	$2.00	3200 SF	$6,400.00	9y 0m	$7,694.91
2030-31 (YEAR 9)			**$104,597.50**		**$125,760.73**
2031-32 (YEAR 10)					
Fitness Equipment - Cardio	$15,000.00	1 LS	$15,000.00	10y 0m	$18,455.17
Maintain Parapet flashing and sealants: 14th Floor Terrace	$15.00	160 LF	$2,400.00	10y 0m	$2,952.83
Maintain Parapet flashing and sealants: 17th Floor Terrace	$15.00	86 LF	$1,290.00	10y 0m	$1,587.14
Maintain Parapet flashing and sealants: Bulkhead Roof	$15.00	154 LF	$2,310.00	10y 0m	$2,842.10
Maintain Parapet flashing and sealants: Roof	$15.00	328 LF	$4,920.00	10y 0m	$6,053.30
Music Room Furnishings	$25.00	182 SF	$4,550.00	10y 0m	$5,598.07
Paint Walls and/or Ceiling (BoH)	$0.85	8575 SF	$7,288.75	10y 0m	$8,967.67
Pool - Re-Finish	$12,000.00	1 LS	$12,000.00	10y 0m	$14,764.14
Pool Equipment	$10,000.00	1 LS	$10,000.00	10y 0m	$12,303.45
Pool Furnishings	$10,000.00	1 LS	$10,000.00	10y 0m	$12,303.45

COMPONENT	COST PER MEASURE	QUANTITY	CURRENT COST	USEFUL LIFE	FUTURE COST
Roof Deck Furnishings	$6,500.00	1 LS	$6,500.00	10y 0m	$7,997.24
Roof Deck Landscaping	$5,500.00	1 LS	$5,500.00	10y 0m	$6,766.90
Roof Railing - Paint & Secure: 14th Floor Terrace	$90.00	160 LF	$14,400.00	10y 0m	$17,716.96
Roof Railing - Paint & Secure: 17th Floor Terrace	$90.00	86 LF	$7,740.00	10y 0m	$9,522.87
Roof Railing - Paint & Secure: Roof	$90.00	328 LF	$29,520.00	10y 0m	$36,319.77
Seal Concrete Floor (BoH)	$1.20	2320 SF	$2,784.00	10y 0m	$3,425.28
Wall Covering (vinyl): 2nd Amen Corr.	$6.00	522 SF	$3,132.00	10y 0m	$3,853.44
Wall Covering (vinyl): 2nd Corr.	$6.00	675 SF	$4,050.00	10y 0m	$4,982.90
Wall Covering (vinyl): Cellar Amen Corr.	$6.00	819 SF	$4,914.00	10y 0m	$6,045.91
Wall Covering (vinyl): Exercise Room	$6.00	972 SF	$5,832.00	10y 0m	$7,175.37
Wall Covering (vinyl): Kid's Room	$6.00	846 SF	$5,076.00	10y 0m	$6,245.23
Wall Covering (vinyl): Yoga	$6.00	369 SF	$2,214.00	10y 0m	$2,723.98
Wall Covering (vinyl): Youth Room	$6.00	640 SF	$3,840.00	10y 0m	$4,724.52
Wall Covering (wood/stone): 1st Elev Lobby	$6.00	675 SF	$4,050.00	10y 0m	$4,982.90
Wall Covering (wood/stone): 2nd Flr Landing	$6.00	378 SF	$2,268.00	10y 0m	$2,790.42
Wall Covering (wood/stone): Lobby/Recep.	$6.00	2106 SF	$12,636.00	10y 0m	$15,546.63
Wall Covering (wood/stone): Lounge	$6.00	648 SF	$3,888.00	10y 0m	$4,783.58
Wall Covering (wood/stone): Music Room	$6.00	486 SF	$2,916.00	10y 0m	$3,587.68
Youth Room Furnishings	$35.00	316 SF	$11,060.00	10y 0m	$13,607.61
2031-32 (YEAR 10)			**$202,078.75**		**$248,626.51**
2032-33 (YEAR 11)					
Children's Room Furnishings	$40.00	485 SF	$19,400.00	11y 0m	$24,424.83
Paint Stairs and Railings: Stair A	$850.00	21 Floor	$17,850.00	11y 0m	$22,473.36
Paint Stairs and Railings: Stair B	$850.00	21 Floor	$17,850.00	11y 0m	$22,473.36
Wall Covering (vinyl): 19th Corr.	$6.00	684 SF	$4,104.00	11y 0m	$5,166.98
Wall Covering (vinyl): 3rd - 7th Corr.	$6.00	3600 SF	$21,600.00	11y 0m	$27,194.65

COMPONENT	COST PER MEASURE	QUANTITY	CURRENT COST	USEFUL LIFE	FUTURE COST
Wall Covering (vinyl): 8th - 10th Corr.	$6.00	2754 SF	$16,524.00	11y 0m	$20,803.91
2032-33 (YEAR 11)			**$97,328.00**		**$122,537.09**
2033-34 (YEAR 12)					
Wall Covering (vinyl): 11th - 13th Corr.	$6.00	3024 SF	$18,144.00	12y 0m	$23,375.76
Wall Covering (vinyl): 14th - 18th Corr.	$6.00	4185 SF	$25,110.00	12y 0m	$32,350.38
2033-34 (YEAR 12)			**$43,254.00**		**$55,726.14**
2034-35 (YEAR 13)					
2034-35 (YEAR 13)			**$0.00**		**$0.00**
2035-36 (YEAR 14)					
Elevator Cabs: PE1	$11,500.00	1 EA	$11,500.00	14y 0m	$15,514.45
Fire Alarm System	$400.00	57 Unit	$22,800.00	14y 0m	$30,759.09
Paint Walls and/or Ceiling: 11th - 13th Corr.	$1.48	753 SF	$1,114.77	7y 0m	$1,279.98
Paint Walls and/or Ceiling: 14th - 18th Corr.	$1.48	1025 SF	$1,517.45	7y 0m	$1,742.34
Paint Walls and/or Ceiling: 19th Corr.	$1.48	170 SF	$251.68	7y 0m	$288.97
Paint Walls and/or Ceiling: 1st Elev Lobby	$1.48	170 SF	$251.68	7y 0m	$288.97
Paint Walls and/or Ceiling: 2nd Amen Corr.	$1.48	672 SF	$994.86	7y 0m	$1,142.30
Paint Walls and/or Ceiling: 2nd Corr.	$1.48	157 SF	$232.43	7y 0m	$266.88
Paint Walls and/or Ceiling: 2nd Flr Landing	$1.48	166 SF	$245.75	7y 0m	$282.17
Paint Walls and/or Ceiling: 3rd - 7th Corr.	$1.48	825 SF	$1,221.36	7y 0m	$1,402.37
Paint Walls and/or Ceiling: 8th - 10th Corr.	$1.48	708 SF	$1,048.15	7y 0m	$1,203.49
Paint Walls and/or Ceiling: BoH Corr.	$1.48	2000 SF	$2,960.88	7y 0m	$3,399.69
Paint Walls and/or Ceiling: Cellar Amen Corr.	$1.48	211 SF	$312.37	7y 0m	$358.67
Paint Walls and/or Ceiling: Exercise Room	$1.48	1743 SF	$2,580.41	7y 0m	$2,962.83
Paint Walls and/or Ceiling: Kids Room	$1.48	1331 SF	$1,970.47	7y 0m	$2,262.49
Paint Walls and/or Ceiling: Laundry	$1.48	366 SF	$541.84	7y 0m	$622.14

COMPONENT	COST PER MEASURE	QUANTITY	CURRENT COST	USEFUL LIFE	FUTURE COST
Paint Walls and/or Ceiling: Lobby/Recep.	$1.48	683 SF	$1,011.14	7y 0m	$1,160.99
Paint Walls and/or Ceiling: Lounge	$1.48	469 SF	$694.33	7y 0m	$797.23
Paint Walls and/or Ceiling: Mail/Pacakge	$1.48	592 SF	$876.42	7y 0m	$1,006.31
Paint Walls and/or Ceiling: Music Room	$1.48	182 SF	$269.44	7y 0m	$309.37
Paint Walls and/or Ceiling: Super's Office	$1.48	374 SF	$553.69	7y 0m	$635.74
Paint Walls and/or Ceiling: Vestibules	$1.48	360 SF	$532.96	7y 0m	$611.94
Paint Walls and/or Ceiling: Yoga	$1.48	580 SF	$858.66	7y 0m	$985.91
Paint Walls and/or Ceiling: Youth Room	$1.48	316 SF	$467.82	7y 0m	$537.15
Security Camera System	$15,000.00	1 LS	$15,000.00	14y 0m	$20,236.24
2035-36 (YEAR 14)			**$69,808.56**		**$90,057.71**
2036-37 (YEAR 15)					
Air Cooled Condenser Unit - 2-Ton: CU-R-1	$3,090.00	1 EA	$3,090.00	15y 0m	$4,265.80
Air Cooled Condenser Unit - 2-Ton: CU-R-2	$3,090.00	1 EA	$3,090.00	15y 0m	$4,265.80
BC Controller - 4 Branches: BC-1-2	$6,300.00	1 EA	$6,300.00	15y 0m	$8,697.25
BC Controller - 6 Branches: BC-1-C	$6,900.00	1 EA	$6,900.00	15y 0m	$9,525.56
Common Area Restroom: 2nd Floor	$4,500.00	1 EA	$4,500.00	15y 0m	$6,212.32
Common Area Restroom: Cellar	$4,500.00	1 EA	$4,500.00	15y 0m	$6,212.32
Dog Wash	$5,500.00	1 EA	$5,500.00	15y 0m	$7,592.84
Domestic Hot Water Storage Tank - 255 gallon: ST-1	$5,300.00	1 EA	$5,300.00	15y 0m	$7,316.74
Domestic Hot Water Storage Tank - 255 gallon: ST-1	$5,300.00	1 EA	$5,300.00	15y 0m	$7,316.74
Elevator Cabs: PE2	$11,500.00	1 EA	$11,500.00	15y 0m	$15,875.94
Gas Booster Pump: GB-1	$2,400.00	1 EA	$2,400.00	15y 0m	$3,313.24
Hot Water Circulation Pump (Re-Circ.): HWRP-1	$2,500.00	1 EA	$2,500.00	15y 0m	$3,451.29
Hot Water Circulation Pump (Re-Circ.): HWRP-1A	$2,500.00	1 EA	$2,500.00	15y 0m	$3,451.29
Hot Water Circulation Pump (Re-Circ.): HWRP-2	$2,500.00	1 EA	$2,500.00	15y 0m	$3,451.29

COMPONENT	COST PER MEASURE	QUANTITY	CURRENT COST	USEFUL LIFE	FUTURE COST
Hot Water Circulation Pump (Re-Circ.): HWRP-2B	$2,500.00	1 EA	$2,500.00	15y 0m	$3,451.29
Hot Water Circulation Pump: HWP-R-1	$2,500.00	1 EA	$2,500.00	15y 0m	$3,451.29
Hot Water Circulation Pump: HWP-R-2	$2,500.00	1 EA	$2,500.00	15y 0m	$3,451.29
Intercom System	$10,000.00	1 EA	$10,000.00	15y 0m	$13,805.17
Lounge furnishings	$45.00	469 SF	$21,105.00	15y 0m	$29,135.80
Luxury Vinyl Flooring: Kids Room	$4.00	485 SF	$1,940.00	15y 0m	$2,678.20
Rubber Tile Floor: Exercise Room	$8.00	229 SF	$1,832.00	15y 0m	$2,529.11
VRF Fan Coil - Cassette - 0.68-Ton (AHU-L): Super's Office	$3,400.00	1 EA	$3,400.00	15y 0m	$4,693.76
VRF Fan Coil - Cassette - 0.68-Ton (AHU-L): Telcom	$3,400.00	1 EA	$3,400.00	15y 0m	$4,693.76
VRF Fan Coil - Cassette - 2-Ton (AHU-M): Trash	$4,025.00	1 EA	$4,025.00	15y 0m	$5,556.58
2036-37 (YEAR 15)			**$119,082.00**		**$164,394.67**
2037-38 (YEAR 16)					
Carpet: 11th - 13th Corr.	$10.22	753 SF	$7,695.52	8y 0m	$9,041.88
Carpet: 14th - 18th Corr.	$10.22	1025 SF	$10,475.30	8y 0m	$12,308.00
Carpet: 19th Corr.	$10.22	170 SF	$1,737.37	8y 0m	$2,041.33
Carpet: 2nd Corr.	$10.22	157 SF	$1,604.51	8y 0m	$1,885.22
Carpet: 3rd - 7th Corr.	$10.22	825 SF	$8,431.34	8y 0m	$9,906.44
Carpet: 8th - 10th Corr.	$10.22	708 SF	$7,235.62	8y 0m	$8,501.52
2037-38 (YEAR 16)			**$37,179.66**		**$43,684.39**
2038-39 (YEAR 17)					
2038-39 (YEAR 17)			**$0.00**		**$0.00**
2039-40 (YEAR 18)					
2039-40 (YEAR 18)			**$0.00**		**$0.00**
2040-41 (YEAR 19)					
Concrete Flatwork - Maintain: Broadway	$11.00	3473 SF	$38,203.00	19y 0m	$57,829.71
Concrete Flatwork - Maintain: West 91st Street	$11.00	1400 SF	$15,400.00	19y 0m	$23,311.72

COMPONENT	COST PER MEASURE	QUANTITY	CURRENT COST	USEFUL LIFE	FUTURE COST
Elevator controller: PE1	$20,000.00	1 EA	$20,000.00	19y 0m	$30,274.96
Elevator controller: PE2	$20,000.00	1 EA	$20,000.00	19y 0m	$30,274.96
Exterior Caulking and Sealants: East Elevation	$2.77	2520 LF	$6,976.05	9y 0m	$8,582.95
Exterior Caulking and Sealants: North Elevation	$2.77	2100 LF	$5,813.38	9y 0m	$7,152.46
Exterior Caulking and Sealants: South Elevation	$2.77	3290 LF	$9,107.63	9y 0m	$11,205.52
Exterior Caulking and Sealants: West Elevation	$2.77	2400 LF	$6,643.86	9y 0m	$8,174.24
Façade Repairs (Allowance)	$92,275.84	1 LS	$92,275.84	9y 0m	$113,531.09
Fire Pump/Jockey Pump 500 GPM	$29,209.00	1 EA	$29,209.00	19y 0m	$44,215.06
Multi-ply Modified Bit Roof Surface: Bulkhead Roof	$19.00	1450 SF	$27,550.00	19y 0m	$41,703.75
Seal and Paint Exterior: Bulkhead	$2.46	3200 SF	$7,874.21	9y 0m	$9,687.99
VRF Condenser - 14-Ton: ACCU-R-A-2,3,4	$42,000.00	1 EA	$42,000.00	19y 0m	$63,577.41
VRF Condenser - 14-Ton: ACCU-R-C,1	$42,000.00	1 EA	$42,000.00	19y 0m	$63,577.41
2040-41 (YEAR 19)			**$363,052.97**		**$513,099.23**
2041-42 (YEAR 20)					
150 - 1500 CFM Inline Exhaust Fan: DF-A	$3,200.00	1 EA	$3,200.00	20y 0m	$4,956.86
150 - 1500 CFM Inline Exhaust Fan: DF-C-1	$3,200.00	1 EA	$3,200.00	20y 0m	$4,956.86
150 - 1500 CFM Inline Exhaust Fan: EF-C-1	$3,200.00	1 EA	$3,200.00	20y 0m	$4,956.86
150 - 1500 CFM Inline Exhaust Fan: EF-C-2	$3,200.00	1 EA	$3,200.00	20y 0m	$4,956.86
150 - 1500 CFM Inline Exhaust Fan: KEF-R-2	$3,200.00	1 EA	$3,200.00	20y 0m	$4,956.86
150 - 1500 CFM Inline Exhaust Fan: KEF-R-3	$3,200.00	1 EA	$3,200.00	20y 0m	$4,956.86
Ceramic or Porcelain Tile Flooring: BoH Corr.	$20.00	417 SF	$8,340.00	20y 0m	$12,918.81
Ceramic or Porcelain Tile Flooring: Laundry	$20.00	69 SF	$1,380.00	20y 0m	$2,137.65
Ceramic or Porcelain Tile Flooring: Super's Office	$20.00	68 SF	$1,360.00	20y 0m	$2,106.66
DX Fan Coil - 2-Ton: AC-R-1	$1,270.00	1 EA	$1,270.00	20y 0m	$1,967.25

COMPONENT	COST PER MEASURE	QUANTITY	CURRENT COST	USEFUL LIFE	FUTURE COST
DX Fan Coil - 2-Ton: AC-R-2	$1,270.00	1 EA	$1,270.00	20y 0m	$1,967.25
Elevator Sump Pump: SP-1	$1,950.00	1 EA	$1,950.00	20y 0m	$3,020.59
Elevator Sump Pump: SP-2	$1,950.00	1 EA	$1,950.00	20y 0m	$3,020.59
Fans, Axial, 7-1/2 H.P.: PFPF-R-1	$9,564.13	1 EA	$9,564.13	20y 0m	$14,815.01
Fans, Axial, 7-1/2 H.P.: PFPF-R-2	$9,564.13	1 EA	$9,564.13	20y 0m	$14,815.01
Fans, Sidewall, 1/3 H.P.: EF-R-2	$1,106.27	1 EA	$1,106.27	20y 0m	$1,713.63
Fans, Utility set, 3/4 H.P.: EF-R-1	$4,220.07	1 EA	$4,220.07	20y 0m	$6,536.97
Fans, Utility set, 5 H.P.: KEF-R-1	$8,225.83	1 EA	$8,225.83	20y 0m	$12,741.96
IRMA W/ Pavers: 17th Floor Terrace	$35.00	475 SF	$16,625.00	20y 0m	$25,752.43
Mailboxes	$75.00	57 EA	$4,275.00	20y 0m	$6,622.05
Maintain Parapet flashing and sealants: 14th Floor Terrace	$18.89	160 LF	$3,021.63	10y 0m	$3,717.64
Maintain Parapet flashing and sealants: 17th Floor Terrace	$18.89	86 LF	$1,624.13	10y 0m	$1,998.23
Maintain Parapet flashing and sealants: Bulkhead Roof	$18.89	154 LF	$2,908.32	10y 0m	$3,578.23
Maintain Parapet flashing and sealants: Roof	$18.89	328 LF	$6,194.34	10y 0m	$7,621.17
Music Room Furnishings	$31.48	182 SF	$5,728.50	10y 0m	$7,048.03
Paint Walls and/or Ceiling (BoH)	$1.07	8575 SF	$9,176.62	10y 0m	$11,290.41
Pool - Re-Finish	$15,108.14	1 LS	$15,108.14	10y 0m	$18,588.22
Pool Equipment	$12,590.12	1 LS	$12,590.12	10y 0m	$15,490.18
Pool Furnishings	$12,590.12	1 LS	$12,590.12	10y 0m	$15,490.18
Roof Deck Furnishings	$8,183.58	1 LS	$8,183.58	10y 0m	$10,068.62
Roof Deck Landscaping	$6,924.56	1 LS	$6,924.56	10y 0m	$8,519.60
Roof Railing - Paint & Secure: 14th Floor Terrace	$113.31	160 LF	$18,129.77	10y 0m	$22,305.86
Roof Railing - Paint & Secure: 17th Floor Terrace	$113.31	86 LF	$9,744.75	10y 0m	$11,989.40
Roof Railing - Paint & Secure: Roof	$113.31	328 LF	$37,166.02	10y 0m	$45,727.02
Seal Concrete Floor (BoH)	$1.51	2320 SF	$3,505.09	10y 0m	$4,312.47
Simplex Sump Pump: SP-3	$1,950.00	1 EA	$1,950.00	20y 0m	$3,020.59

COMPONENT	COST PER MEASURE	QUANTITY	CURRENT COST	USEFUL LIFE	FUTURE COST
Trash Compactor - Small	$8,900.00	1 EA	$8,900.00	20y 0m	$13,786.26
VRF Condenser - 10-Ton: ACCU-R-2	$35,000.00	1 EA	$35,000.00	20y 0m	$54,215.64
VRF Condenser - 14-Ton: ACCU-R-A-5,6,7	$42,000.00	1 EA	$42,000.00	20y 0m	$65,058.76
VRF Condenser - 14-Ton: ACCU-R-A-8,9	$42,000.00	1 EA	$42,000.00	20y 0m	$65,058.76
VRF Condenser - 14-Ton: ACCU-R-B-4,5	$42,000.00	1 EA	$42,000.00	20y 0m	$65,058.76
VRF Condenser - 14-Ton: ACCU-R-B-7,8	$42,000.00	1 EA	$42,000.00	20y 0m	$65,058.76
VRF Fan Coil - Ceil Concealed - 0.68-Ton (AHU-A): Music Room	$2,750.00	1 EA	$2,750.00	20y 0m	$4,259.80
VRF Fan Coil - Ceil Concealed - 1.5-Ton (AHU-E): Lounge	$3,015.00	1 EA	$3,015.00	20y 0m	$4,670.29
VRF Fan Coil - Ceil Concealed - 1-Ton (AHU-C): Youth Room	$2,940.00	1 EA	$2,940.00	20y 0m	$4,554.11
VRF Fan Coil - Ceil Concealed - 2-Ton (AHU-F): Kids Room	$3,370.00	1 EA	$3,370.00	20y 0m	$5,220.19
VRF Fan Coil - Ceil Concealed - 4.5-Ton (AHU-J): Lobby/Reception	$4,500.00	1 EA	$4,500.00	20y 0m	$6,970.58
VRF Fan Coil - Ceil Concealed - 4-Ton (AHU-I): Yoga/Exercise Room	$4,100.00	1 EA	$4,100.00	20y 0m	$6,350.97
Wall Covering (vinyl): 2nd Amen Corr.	$7.55	522 SF	$3,943.22	10y 0m	$4,851.52
Wall Covering (vinyl): 2nd Corr.	$7.55	675 SF	$5,099.00	10y 0m	$6,273.52
Wall Covering (vinyl): Cellar Amen Corr.	$7.55	819 SF	$6,186.78	10y 0m	$7,611.88
Wall Covering (vinyl): Exercise Room	$7.55	972 SF	$7,342.56	10y 0m	$9,033.87
Wall Covering (vinyl): Kid's Room	$7.55	846 SF	$6,390.74	10y 0m	$7,862.82
Wall Covering (vinyl): Yoga	$7.55	369 SF	$2,787.45	10y 0m	$3,429.53
Wall Covering (vinyl): Youth Room	$7.55	640 SF	$4,834.60	10y 0m	$5,948.23
Wall Covering (wood/stone): 1st Elev Lobby	$7.55	675 SF	$5,099.00	10y 0m	$6,273.52
Wall Covering (wood/stone): 2nd Flr Landing	$7.55	378 SF	$2,855.44	10y 0m	$3,513.17
Wall Covering (wood/stone): Lobby/Recep.	$7.55	2106 SF	$15,908.87	10y 0m	$19,573.39
Wall Covering (wood/stone): Lounge	$7.55	648 SF	$4,895.04	10y 0m	$6,022.58
Wall Covering (wood/stone): Music Room	$7.55	486 SF	$3,671.28	10y 0m	$4,516.94

COMPONENT	COST PER MEASURE	QUANTITY	CURRENT COST	USEFUL LIFE	FUTURE COST
Wood laminate flooring: 2nd Amen Corr.	$7.00	150 SF	$1,050.00	20y 0m	$1,626.47
Wood laminate flooring: Cellar Amen Corr.	$7.00	211 SF	$1,477.00	20y 0m	$2,287.90
Wood laminate flooring: Exercise Room	$7.00	484 SF	$3,388.00	20y 0m	$5,248.07
Wood laminate flooring: Music Room	$7.00	182 SF	$1,274.00	20y 0m	$1,973.45
Wood laminate flooring: Yoga	$7.00	211 SF	$1,477.00	20y 0m	$2,287.90
Wood laminate flooring: Youth Room	$7.00	316 SF	$2,212.00	20y 0m	$3,426.43
Youth Room Furnishings	$44.07	316 SF	$13,924.67	10y 0m	$17,132.14
2041-42 (YEAR 20)			**$571,237.77**		**$809,799.08**
2042-43 (YEAR 21)					
Children's Room Furnishings	$51.53	485 SF	$24,993.92	11y 0m	$30,751.14
DW Triplex Booster Pump: TBP-1	$45,000.00	1 LS	$45,000.00	21y 0m	$71,329.96
Heat Exchanger - Brazed - DW: HX-1	$15,000.00	1 EA	$15,000.00	21y 0m	$23,776.65
Heat Exchanger - Brazed - DW: HX-1A	$15,000.00	1 EA	$15,000.00	21y 0m	$23,776.65
IRMA W/ Pavers: 14th Floor Terrace	$35.00	1495 SF	$52,325.00	21y 0m	$82,940.90
Paint Stairs and Railings: Stair A	$1,095.09	21 Floor	$22,996.99	11y 0m	$28,294.22
Paint Stairs and Railings: Stair B	$1,095.09	21 Floor	$22,996.99	11y 0m	$28,294.22
Paint Walls and/or Ceiling: 11th - 13th Corr.	$1.74	753 SF	$1,309.81	7y 0m	$1,503.92
Paint Walls and/or Ceiling: 14th - 18th Corr.	$1.74	1025 SF	$1,782.94	7y 0m	$2,047.17
Paint Walls and/or Ceiling: 19th Corr.	$1.74	170 SF	$295.71	7y 0m	$339.53
Paint Walls and/or Ceiling: 1st Elev Lobby	$1.74	170 SF	$295.71	7y 0m	$339.53
Paint Walls and/or Ceiling: 2nd Amen Corr.	$1.74	672 SF	$1,168.91	7y 0m	$1,342.14
Paint Walls and/or Ceiling: 2nd Corr.	$1.74	157 SF	$273.09	7y 0m	$313.57
Paint Walls and/or Ceiling: 2nd Flr Landing	$1.74	166 SF	$288.75	7y 0m	$331.54
Paint Walls and/or Ceiling: 3rd - 7th Corr.	$1.74	825 SF	$1,435.05	7y 0m	$1,647.72
Paint Walls and/or Ceiling: 8th - 10th Corr.	$1.74	708 SF	$1,231.53	7y 0m	$1,414.05

COMPONENT	COST PER MEASURE	QUANTITY	CURRENT COST	USEFUL LIFE	FUTURE COST
Paint Walls and/or Ceiling: BoH Corr.	$1.74	2000 SF	$3,478.90	7y 0m	$3,994.48
Paint Walls and/or Ceiling: Cellar Amen Corr.	$1.74	211 SF	$367.02	7y 0m	$421.42
Paint Walls and/or Ceiling: Exercise Room	$1.74	1743 SF	$3,031.86	7y 0m	$3,481.19
Paint Walls and/or Ceiling: Kids Room	$1.74	1331 SF	$2,315.21	7y 0m	$2,658.33
Paint Walls and/or Ceiling: Laundry	$1.74	366 SF	$636.64	7y 0m	$730.99
Paint Walls and/or Ceiling: Lobby/Recep.	$1.74	683 SF	$1,188.04	7y 0m	$1,364.11
Paint Walls and/or Ceiling: Lounge	$1.74	469 SF	$815.80	7y 0m	$936.71
Paint Walls and/or Ceiling: Mail/Pacakge	$1.74	592 SF	$1,029.75	7y 0m	$1,182.37
Paint Walls and/or Ceiling: Music Room	$1.74	182 SF	$316.58	7y 0m	$363.50
Paint Walls and/or Ceiling: Super's Office	$1.74	374 SF	$650.55	7y 0m	$746.97
Paint Walls and/or Ceiling: Vestibules	$1.74	360 SF	$626.20	7y 0m	$719.01
Paint Walls and/or Ceiling: Yoga	$1.74	580 SF	$1,008.88	7y 0m	$1,158.40
Paint Walls and/or Ceiling: Youth Room	$1.74	316 SF	$549.67	7y 0m	$631.13
RTU, single zone, 34 ton: MAU-R-1	$70,627.53	1 EA	$70,627.53	21y 0m	$111,952.42
VRF Condenser - 14-Ton: ACCU-R-A-10,11	$42,000.00	1 EA	$42,000.00	21y 0m	$66,574.63
VRF Condenser - 14-Ton: ACCU-R-A-12	$42,000.00	1 EA	$42,000.00	21y 0m	$66,574.63
VRF Condenser - 14-Ton: ACCU-R-B-11,12	$42,000.00	1 EA	$42,000.00	21y 0m	$66,574.63
VRF Condenser - 14-Ton: ACCU-R-B-9,10	$42,000.00	1 EA	$42,000.00	21y 0m	$66,574.63
Wall Covering (vinyl): 19th Corr.	$7.73	684 SF	$5,287.37	11y 0m	$6,505.29
Wall Covering (vinyl): 3rd - 7th Corr.	$7.73	3600 SF	$27,828.29	11y 0m	$34,238.38
Wall Covering (vinyl): 8th - 10th Corr.	$7.73	2754 SF	$21,288.64	11y 0m	$26,192.36
2042-43 (YEAR 21)			**$515,441.33**		**$762,018.49**
2043-44 (YEAR 22)					
IRMA W/ Pavers: Roof	$35.00	4765 SF	$166,775.00	22y 0m	$270,516.28
VRF Condenser - 14-Ton: ACCU-R-A-13,14	$42,000.00	1 EA	$42,000.00	22y 0m	$68,125.82

COMPONENT	COST PER MEASURE	QUANTITY	CURRENT COST	USEFUL LIFE	FUTURE COST
VRF Condenser - 14-Ton: ACCU-R-A-15	$42,000.00	1 EA	$42,000.00	22y 0m	$68,125.82
VRF Condenser - 14-Ton: ACCU-R-B-13	$42,000.00	1 EA	$42,000.00	22y 0m	$68,125.82
VRF Condenser - 14-Ton: ACCU-R-B-14,15	$42,000.00	1 EA	$42,000.00	22y 0m	$68,125.82
Wall Covering (vinyl): 11th - 13th Corr.	$7.91	3024 SF	$23,920.42	12y 0m	$29,430.35
Wall Covering (vinyl): 14th - 18th Corr.	$7.91	4185 SF	$33,104.15	12y 0m	$40,729.51
2043-44 (YEAR 22)			**$391,799.57**		**$613,179.42**
2044-45 (YEAR 23)					
VRF Condenser - 14-Ton: ACCU-R_A-18	$42,000.00	1 EA	$42,000.00	23y 0m	$69,713.15
VRF Condenser - 14-Ton: ACCU-R-A-16,17	$42,000.00	1 EA	$42,000.00	23y 0m	$69,713.15
VRF Condenser - 14-Ton: ACCU-R-B-16	$42,000.00	1 EA	$42,000.00	23y 0m	$69,713.15
VRF Condenser - 14-Ton: ACCU-R-B-17,18	$42,000.00	1 EA	$42,000.00	23y 0m	$69,713.15
2044-45 (YEAR 23)			**$168,000.00**		**$278,852.60**
2045-46 (YEAR 24)					
Boiler, hot water, 1500 MBH: HWH-1	$57,000.00	1 EA	$57,000.00	24y 0m	$96,815.14
Boiler, hot water, 1500 MBH: HWH-2	$57,000.00	1 EA	$57,000.00	24y 0m	$96,815.14
Carpet: 11th - 13th Corr.	$12.29	753 SF	$9,252.55	8y 0m	$10,871.32
Carpet: 14th - 18th Corr.	$12.29	1025 SF	$12,594.77	8y 0m	$14,798.28
Carpet: 19th Corr.	$12.29	170 SF	$2,088.89	8y 0m	$2,454.35
Carpet: 2nd Corr.	$12.29	157 SF	$1,929.15	8y 0m	$2,266.66
Carpet: 3rd - 7th Corr.	$12.29	825 SF	$10,137.26	8y 0m	$11,910.81
Carpet: 8th - 10th Corr.	$12.29	708 SF	$8,699.61	8y 0m	$10,221.64
Elevator cab doors: PE1	$4,000.00	1 EA	$4,000.00	24y 0m	$6,794.04
Elevator cable upgrades: PE1	$18,000.00	1 LS	$18,000.00	24y 0m	$30,573.20
Elevator shaftway doors: PE1	$3,000.00	21 EA	$63,000.00	24y 0m	$107,006.20
Pool Heater, 285 MBH: B-R-1	$19,500.00	1 EA	$19,500.00	24y 0m	$33,120.97
2045-46 (YEAR 24)			**$263,202.23**		**$423,647.75**
2046-47 (YEAR 25)					

COMPONENT	COST PER MEASURE	QUANTITY	CURRENT COST	USEFUL LIFE	FUTURE COST
Elevator cab doors: PE2	$4,000.00	1 EA	$4,000.00	25y 0m	$6,952.35
Elevator cable upgrades: PE2	$18,000.00	1 LS	$18,000.00	25y 0m	$31,285.56
Elevator shaftway doors: PE2	$3,000.00	21 EA	$63,000.00	25y 0m	$109,499.45
Fitness Equipment - Cardio	$18,885.17	1 LS	$18,885.17	10y 0m	$26,071.30
Generator, gas, 175 kW	$110,000.00	1 EA	$110,000.00	25y 0m	$191,189.51
Stone Tile Flooring: 1st Elev Lobby	$35.00	170 SF	$5,950.00	25y 0m	$10,341.61
Stone Tile Flooring: 2nd Flr Landing	$35.00	166 SF	$5,810.00	25y 0m	$10,098.28
Stone Tile Flooring: Lobby/Recep.	$35.00	683 SF	$23,905.00	25y 0m	$41,548.96
Stone Tile Flooring: Lounge	$35.00	469 SF	$16,415.00	25y 0m	$28,530.69
Stone Tile Flooring: Mail/Pacakge	$35.00	97 SF	$3,395.00	25y 0m	$5,900.80
Stone Tile Flooring: Vestibules	$35.00	162 SF	$5,670.00	25y 0m	$9,854.95
2046-47 (YEAR 25)			**$275,030.17**		**$471,273.46**
2047-48 (YEAR 26)					
Glass Entrance Doors (double panel)	$8,000.00	3 LS	$24,000.00	26y 0m	$42,686.01
Maintain Windows (per tenant unit)	$3,500.00	57 Unit	$199,500.00	26y 0m	$354,827.49
2047-48 (YEAR 26)			**$223,500.00**		**$397,513.50**
2048-49 (YEAR 27)					
2048-49 (YEAR 27)			**$0.00**		**$0.00**
2049-50 (YEAR 28)					
Paint Walls and/or Ceiling: 11th - 13th Corr.	$2.04	753 SF	$1,538.96	7y 0m	$1,767.04
Paint Walls and/or Ceiling: 14th - 18th Corr.	$2.04	1025 SF	$2,094.87	7y 0m	$2,405.33
Paint Walls and/or Ceiling: 19th Corr.	$2.04	170 SF	$347.44	7y 0m	$398.93
Paint Walls and/or Ceiling: 1st Elev Lobby	$2.04	170 SF	$347.44	7y 0m	$398.93
Paint Walls and/or Ceiling: 2nd Amen Corr.	$2.04	672 SF	$1,373.42	7y 0m	$1,576.96
Paint Walls and/or Ceiling: 2nd Corr.	$2.04	157 SF	$320.87	7y 0m	$368.43
Paint Walls and/or Ceiling: 2nd Flr Landing	$2.04	166 SF	$339.27	7y 0m	$389.55

COMPONENT	COST PER MEASURE	QUANTITY	CURRENT COST	USEFUL LIFE	FUTURE COST
Paint Walls and/or Ceiling: 3rd - 7th Corr.	$2.04	825 SF	$1,686.11	7y 0m	$1,936.00
Paint Walls and/or Ceiling: 8th - 10th Corr.	$2.04	708 SF	$1,446.99	7y 0m	$1,661.44
Paint Walls and/or Ceiling: BoH Corr.	$2.04	2000 SF	$4,087.55	7y 0m	$4,693.33
Paint Walls and/or Ceiling: Cellar Amen Corr.	$2.04	211 SF	$431.24	7y 0m	$495.15
Paint Walls and/or Ceiling: Exercise Room	$2.04	1743 SF	$3,562.30	7y 0m	$4,090.23
Paint Walls and/or Ceiling: Kids Room	$2.04	1331 SF	$2,720.26	7y 0m	$3,123.41
Paint Walls and/or Ceiling: Laundry	$2.04	366 SF	$748.02	7y 0m	$858.88
Paint Walls and/or Ceiling: Lobby/Recep.	$2.04	683 SF	$1,395.90	7y 0m	$1,602.77
Paint Walls and/or Ceiling: Lounge	$2.04	469 SF	$958.53	7y 0m	$1,100.59
Paint Walls and/or Ceiling: Mail/Pacakge	$2.04	592 SF	$1,209.91	7y 0m	$1,389.22
Paint Walls and/or Ceiling: Music Room	$2.04	182 SF	$371.97	7y 0m	$427.09
Paint Walls and/or Ceiling: Super's Office	$2.04	374 SF	$764.37	7y 0m	$877.65
Paint Walls and/or Ceiling: Vestibules	$2.04	360 SF	$735.76	7y 0m	$844.80
Paint Walls and/or Ceiling: Yoga	$2.04	580 SF	$1,185.39	7y 0m	$1,361.06
Paint Walls and/or Ceiling: Youth Room	$2.04	316 SF	$645.83	7y 0m	$741.55
2049-50 (YEAR 28)			**$28,312.40**		**$32,508.34**
2050-51 (YEAR 29)					
Elevator Cabs: PE1	$15,875.94	1 EA	$15,875.94	14y 0m	$21,917.00
Elevator Machinery upgrades: PE1	$175,000.00	1 LS	$175,000.00	29y 0m	$333,519.57
Exterior Caulking and Sealants: East Elevation	$3.49	2520 LF	$8,782.93	9y 0m	$10,806.03
Exterior Caulking and Sealants: North Elevation	$3.49	2100 LF	$7,319.11	9y 0m	$9,005.03
Exterior Caulking and Sealants: South Elevation	$3.49	3290 LF	$11,466.61	9y 0m	$14,107.88
Exterior Caulking and Sealants: West Elevation	$3.49	2400 LF	$8,364.70	9y 0m	$10,291.46
Façade Repairs (Allowance)	$116,176.36	1 LS	$116,176.36	9y 0m	$142,936.96

COMPONENT	COST PER MEASURE	QUANTITY	CURRENT COST	USEFUL LIFE	FUTURE COST
Fire Alarm System	$552.21	57 Unit	$31,475.78	14y 0m	$43,452.84
Seal and Paint Exterior: Bulkhead	$3.10	3200 SF	$9,913.72	9y 0m	$12,197.29
Security Camera System	$20,707.75	1 LS	$20,707.75	14y 0m	$28,587.39
2050-51 (YEAR 29)			**$405,082.90**		**$626,821.45**
2051-52 (YEAR 30)					
Air Cooled Condenser Unit - 2-Ton: CU-R-1	$4,365.19	1 EA	$4,365.19	15y 0m	$6,026.22
Air Cooled Condenser Unit - 2-Ton: CU-R-2	$4,365.19	1 EA	$4,365.19	15y 0m	$6,026.22
BC Controller - 4 Branches: BC-1-2	$8,899.90	1 EA	$8,899.90	15y 0m	$12,286.46
BC Controller - 6 Branches: BC-1-C	$9,747.51	1 EA	$9,747.51	15y 0m	$13,456.60
Common Area Restroom: 2nd Floor	$6,357.07	1 EA	$6,357.07	15y 0m	$8,776.04
Common Area Restroom: Cellar	$6,357.07	1 EA	$6,357.07	15y 0m	$8,776.04
Concrete Curbing - Replace: Broadway	$20.00	109 LF	$2,180.00	30y 0m	$4,251.51
Concrete Curbing - Replace: West 91st Street	$20.00	122 LF	$2,440.00	30y 0m	$4,758.57
Dog Wash	$7,769.75	1 EA	$7,769.75	15y 0m	$10,726.28
Domestic Hot Water Storage Tank - 255 gallon: ST-1	$7,487.22	1 EA	$7,487.22	15y 0m	$10,336.23
Domestic Hot Water Storage Tank - 255 gallon: ST-1	$7,487.22	1 EA	$7,487.22	15y 0m	$10,336.23
Duplex Sewage Ejector Pump: EP-1	$3,198.00	1 EA	$3,198.00	30y 0m	$6,236.84
Elevator Cabs: PE2	$16,245.85	1 EA	$16,245.85	15y 0m	$22,427.67
Elevator Machinery upgrades: PE2	$175,000.00	1 LS	$175,000.00	30y 0m	$341,290.58
Fence - Metal Privacy	$40.00	175 LF	$7,000.00	30y 0m	$13,651.62
Gas Booster Pump: GB-1	$3,390.44	1 EA	$3,390.44	15y 0m	$4,680.56
Hot Water Circulation Pump (Re-Circ.): HWRP-1	$3,531.71	1 EA	$3,531.71	15y 0m	$4,875.58
Hot Water Circulation Pump (Re-Circ.): HWRP-1A	$3,531.71	1 EA	$3,531.71	15y 0m	$4,875.58
Hot Water Circulation Pump (Re-Circ.): HWRP-2	$3,531.71	1 EA	$3,531.71	15y 0m	$4,875.58
Hot Water Circulation Pump (Re-Circ.): HWRP-2B	$3,531.71	1 EA	$3,531.71	15y 0m	$4,875.58

COMPONENT	COST PER MEASURE	QUANTITY	CURRENT COST	USEFUL LIFE	FUTURE COST
Hot Water Circulation Pump: HWP-R-1	$3,531.71	1 EA	$3,531.71	15y 0m	$4,875.58
Hot Water Circulation Pump: HWP-R-2	$3,531.71	1 EA	$3,531.71	15y 0m	$4,875.58
Intercom System	$14,126.83	1 EA	$14,126.83	15y 0m	$19,502.32
Lounge furnishings	$63.57	469 SF	$29,814.67	15y 0m	$41,159.64
Luxury Vinyl Flooring: Kids Room	$5.65	485 SF	$2,740.60	15y 0m	$3,783.45
Maintain Parapet flashing and sealants: 14th Floor Terrace	$23.78	160 LF	$3,804.26	10y 0m	$4,680.56
Maintain Parapet flashing and sealants: 17th Floor Terrace	$23.78	86 LF	$2,044.79	10y 0m	$2,515.80
Maintain Parapet flashing and sealants: Bulkhead Roof	$23.78	154 LF	$3,661.60	10y 0m	$4,505.04
Maintain Parapet flashing and sealants: Roof	$23.78	328 LF	$7,798.74	10y 0m	$9,595.14
Music Room Furnishings	$39.63	182 SF	$7,212.25	10y 0m	$8,873.56
Paint Walls and/or Ceiling (BoH)	$1.35	8575 SF	$11,553.47	10y 0m	$14,214.75
Pool - Re-Finish	$19,021.32	1 LS	$19,021.32	10y 0m	$23,402.78
Pool Equipment	$15,851.10	1 LS	$15,851.10	10y 0m	$19,502.32
Pool Furnishings	$15,851.10	1 LS	$15,851.10	10y 0m	$19,502.32
Roof Deck Furnishings	$10,303.22	1 LS	$10,303.22	10y 0m	$12,676.51
Roof Deck Landscaping	$8,718.11	1 LS	$8,718.11	10y 0m	$10,726.28
Roof Railing - Paint & Secure: 14th Floor Terrace	$142.66	160 LF	$22,825.59	10y 0m	$28,083.34
Roof Railing - Paint & Secure: 17th Floor Terrace	$142.66	86 LF	$12,268.75	10y 0m	$15,094.79
Roof Railing - Paint & Secure: Roof	$142.66	328 LF	$46,792.46	10y 0m	$57,570.84
Rubber Tile Floor: Exercise Room	$11.30	229 SF	$2,588.03	15y 0m	$3,572.82
Seal Concrete Floor (BoH)	$1.90	2320 SF	$4,412.95	10y 0m	$5,429.45
VRF Fan Coil - Cassette - 0.68-Ton (AHU-L): Super's Office	$4,803.12	1 EA	$4,803.12	15y 0m	$6,630.79
VRF Fan Coil - Cassette - 0.68-Ton (AHU-L): Telcom	$4,803.12	1 EA	$4,803.12	15y 0m	$6,630.79
VRF Fan Coil - Cassette - 2-Ton (AHU-M): Trash	$5,686.05	1 EA	$5,686.05	15y 0m	$7,849.68
Wall Covering (vinyl): 2nd Amen Corr.	$9.51	522 SF	$4,964.57	10y 0m	$6,108.13

COMPONENT	COST PER MEASURE	QUANTITY	CURRENT COST	USEFUL LIFE	FUTURE COST
Wall Covering (vinyl): 2nd Corr.	$9.51	675 SF	$6,419.70	10y 0m	$7,898.44
Wall Covering (vinyl): Cellar Amen Corr.	$9.51	819 SF	$7,789.23	10y 0m	$9,583.44
Wall Covering (vinyl): Exercise Room	$9.51	972 SF	$9,244.36	10y 0m	$11,373.75
Wall Covering (vinyl): Kid's Room	$9.51	846 SF	$8,046.02	10y 0m	$9,899.38
Wall Covering (vinyl): Yoga	$9.51	369 SF	$3,509.43	10y 0m	$4,317.81
Wall Covering (vinyl): Youth Room	$9.51	640 SF	$6,086.82	10y 0m	$7,488.89
Wall Covering (wood/stone): 1st Elev Lobby	$9.51	675 SF	$6,419.70	10y 0m	$7,898.44
Wall Covering (wood/stone): 2nd Flr Landing	$9.51	378 SF	$3,595.03	10y 0m	$4,423.13
Wall Covering (wood/stone): Lobby/Recep.	$9.51	2106 SF	$20,029.45	10y 0m	$24,643.13
Wall Covering (wood/stone): Lounge	$9.51	648 SF	$6,162.91	10y 0m	$7,582.50
Wall Covering (wood/stone): Music Room	$9.51	486 SF	$4,622.18	10y 0m	$5,686.88
Youth Room Furnishings	$55.48	316 SF	$17,531.32	10y 0m	$21,569.56
2051-52 (YEAR 30)			**$654,583.52**		**$967,273.60**

Components Detail

Components Detail

Maintain Windows (per tenant unit)

BASIC INFO

Category	Building Exterior
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	25y 0m
Remaining Useful Life:	25y 0m
Next Replacement Date:	Jul 1, 2047

COST DETAILS

Type of Cost:	Repair
Quantity:	57 Unit
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per Unit:	$3,500.00
Total Cost:	$199,500.00
Inflation Rate:	2.3 %
Future Cost:	$354,827.49

Elevator Machinery upgrades

BASIC INFO

Category	Amenities
Subcategory	Elevator

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	30y 0m
Remaining Useful Life:	28y 0m
Next Replacement Date:	Jul 1, 2050

COST DETAILS

Type of Cost:	Replacement
Quantity:	2 LS
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per LS:	$175,000.00
Total Cost:	$350,000.00
Inflation Rate:	2.3 %
Future Cost:	$333,519.57

Generator, gas, 175 kW

BASIC INFO

Category	Mechanical
Subcategory	Generator

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	25y 0m
Remaining Useful Life:	24y 0m
Next Replacement Date:	Jul 1, 2046

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$110,000.00
Total Cost:	$110,000.00
Inflation Rate:	2.3 %
Future Cost:	$191,189.51

RTU, single zone, 34 ton

BASIC INFO

Category	Mechanical
Subcategory	RTU

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	20y 0m
Next Replacement Date:	Jul 1, 2042

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$70,627.53
Total Cost:	$70,627.53
Inflation Rate:	2.3 %
Future Cost:	$111,952.42

Elevator shaftway doors

BASIC INFO

Category	Amenities
Subcategory	Elevator

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	25y 0m
Remaining Useful Life:	23y 0m
Next Replacement Date:	Jul 1, 2045

COST DETAILS

Type of Cost:	Replacement
Quantity:	42 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$3,000.00
Total Cost:	$126,000.00
Inflation Rate:	2.3 %
Future Cost:	$107,006.20

Boiler, hot water, 1500 MBH

BASIC INFO

Category	Mechanical
Subcategory	Boiler

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	25y 0m
Remaining Useful Life:	23y 0m
Next Replacement Date:	Jul 1, 2045

COST DETAILS

Type of Cost:	Replacement
Quantity:	2 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$57,000.00
Total Cost:	$114,000.00
Inflation Rate:	2.3 %
Future Cost:	$96,815.14

Façade Repairs (Allowance)

BASIC INFO

Category	Building Exterior
Subcategory	Façade

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	10y 0m
Remaining Useful Life:	8y 0m
Next Replacement Date:	Jul 1, 2030

COST DETAILS

Type of Cost:	Repair
Quantity:	1 LS
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per LS:	$75,000.00
Total Cost:	$75,000.00
Inflation Rate:	2.3 %
Future Cost:	$90,174.77

DW Triplex Booster Pump

BASIC INFO

Category	Mechanical
Subcategory	Pumps

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	20y 0m
Next Replacement Date:	Jul 1, 2042

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 LS
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per LS:	$45,000.00
Total Cost:	$45,000.00
Inflation Rate:	2.3 %
Future Cost:	$71,329.96

VRF Condenser - 14-Ton

BASIC INFO

Category	Mechanical
Subcategory	VRF/VRV

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	18y 0m
Next Replacement Date:	Jul 1, 2040

COST DETAILS

Type of Cost:	Replacement
Quantity:	18 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$42,000.00
Total Cost:	$756,000.00
Inflation Rate:	2.3 %
Future Cost:	$63,577.41

Concrete Flatwork - Maintain

BASIC INFO

Category	Building Exterior
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	18y 0m
Next Replacement Date:	Jul 1, 2040

COST DETAILS

Type of Cost:	Repair
Quantity:	4873 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$11.00
Total Cost:	$53,603.00
Inflation Rate:	2.3 %
Future Cost:	$57,829.71

VRF Condenser - 10-Ton

BASIC INFO

Category	Mechanical
Subcategory	VRF/VRV

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$35,000.00
Total Cost:	$35,000.00
Inflation Rate:	2.3 %
Future Cost:	$54,215.64

Fire Pump/Jockey Pump 500 GPM

BASIC INFO

Category	Mechanical
Subcategory	Safety

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	18y 0m
Next Replacement Date:	Jul 1, 2040

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$29,209.00
Total Cost:	$29,209.00
Inflation Rate:	2.3 %
Future Cost:	$44,215.06

Glass Entrance Doors (double panel)

BASIC INFO

Category	Building Exterior
Subcategory	Doors

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	25y 0m
Remaining Useful Life:	25y 0m
Next Replacement Date:	Jul 1, 2047

COST DETAILS

Type of Cost:	Replacement
Quantity:	3 LS
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per LS:	$8,000.00
Total Cost:	$24,000.00
Inflation Rate:	2.3 %
Future Cost:	$42,686.01

Multi-ply Modified Bit Roof Surface

BASIC INFO

Category	Building Exterior
Subcategory	Roof

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	18y 0m
Next Replacement Date:	Jul 1, 2040

COST DETAILS

Type of Cost:	Replacement
Quantity:	1450 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$19.00
Total Cost:	$27,550.00
Inflation Rate:	2.3 %
Future Cost:	$41,703.75

Pool Heater, 285 MBH

BASIC INFO

Category	Mechanical
Subcategory	Pool

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	25y 0m
Remaining Useful Life:	23y 0m
Next Replacement Date:	Jul 1, 2045

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$19,500.00
Total Cost:	$19,500.00
Inflation Rate:	2.3 %
Future Cost:	$33,120.97

Fire Alarm System

BASIC INFO

Category	Other
Subcategory	Safety

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	13y 0m
Next Replacement Date:	Jul 1, 2035

COST DETAILS

Type of Cost:	Replacement
Quantity:	57 Unit
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per Unit:	$400.00
Total Cost:	$22,800.00
Inflation Rate:	2.3 %
Future Cost:	$30,759.09

Elevator cable upgrades

BASIC INFO

Category	Amenities
Subcategory	Elevator

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	25y 0m
Remaining Useful Life:	23y 0m
Next Replacement Date:	Jul 1, 2045

COST DETAILS

Type of Cost:	Replacement
Quantity:	2 LS
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per LS:	$18,000.00
Total Cost:	$36,000.00
Inflation Rate:	2.3 %
Future Cost:	$30,573.20

Elevator controller

BASIC INFO

Category	Amenities
Subcategory	Elevator

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	18y 0m
Next Replacement Date:	Jul 1, 2040

COST DETAILS

Type of Cost:	Replacement
Quantity:	2 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$20,000.00
Total Cost:	$40,000.00
Inflation Rate:	2.3 %
Future Cost:	$30,274.96

Lounge furnishings

BASIC INFO

Category	Amenities
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	14y 0m
Next Replacement Date:	Jul 1, 2036

COST DETAILS

Type of Cost:	Replacement
Quantity:	469 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$45.00
Total Cost:	$21,105.00
Inflation Rate:	2.3 %
Future Cost:	$29,135.80

IRMA W/ Pavers

BASIC INFO

Category	Building Exterior
Subcategory	Roof

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	6735 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$35.00
Total Cost:	$235,725.00
Inflation Rate:	2.3 %
Future Cost:	$25,752.43

Children's Room Furnishings

BASIC INFO

Category	Amenities
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	10y 0m
Remaining Useful Life:	10y 0m
Next Replacement Date:	Jul 1, 2032

COST DETAILS

Type of Cost:	Replacement
Quantity:	485 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$40.00
Total Cost:	$19,400.00
Inflation Rate:	2.3 %
Future Cost:	$24,424.83

Heat Exchanger - Brazed - DW

BASIC INFO

Category	Mechanical
Subcategory	HX

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	20y 0m
Next Replacement Date:	Jul 1, 2042

COST DETAILS

Type of Cost:	Replacement
Quantity:	2 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$15,000.00
Total Cost:	$30,000.00
Inflation Rate:	2.3 %
Future Cost:	$23,776.65

Paint Stairs and Railings

BASIC INFO

Category	Building Interior
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	10y 0m
Remaining Useful Life:	10y 0m
Next Replacement Date:	Jul 1, 2032

COST DETAILS

Type of Cost:	Replacement
Quantity:	42 Floor
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per Floor:	$850.00
Total Cost:	$35,700.00
Inflation Rate:	2.3 %
Future Cost:	$22,473.36

Security Camera System

BASIC INFO

Category	Amenities
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	13y 0m
Next Replacement Date:	Jul 1, 2035

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 LS
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per LS:	$15,000.00
Total Cost:	$15,000.00
Inflation Rate:	2.3 %
Future Cost:	$20,236.24

Fitness Equipment - Cardio

BASIC INFO

Category	Amenities
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	9y 0m
Next Replacement Date:	Jul 1, 2031

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 LS
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per LS:	$15,000.00
Total Cost:	$15,000.00
Inflation Rate:	2.3 %
Future Cost:	$18,455.17

Roof Railing - Paint & Secure

BASIC INFO

Category	Building Exterior
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	10y 0m
Remaining Useful Life:	9y 0m
Next Replacement Date:	Jul 1, 2031

COST DETAILS

Type of Cost:	Repair
Quantity:	574 LF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per LF:	$90.00
Total Cost:	$51,660.00
Inflation Rate:	2.3 %
Future Cost:	$17,716.96

Elevator Cabs

BASIC INFO

Category	Amenities
Subcategory	Elevator

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	13y 0m
Next Replacement Date:	Jul 1, 2035

COST DETAILS

Type of Cost:	Replacement
Quantity:	2 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$11,500.00
Total Cost:	$23,000.00
Inflation Rate:	2.3 %
Future Cost:	$15,514.45

Fans, Axial, 7-1/2 H.P.

BASIC INFO

Category	Mechanical
Subcategory	Fans

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	2 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$9,564.13
Total Cost:	$19,128.26
Inflation Rate:	2.3 %
Future Cost:	$14,815.01

Pool - Re-Finish

BASIC INFO

Category	Amenities
Subcategory	Pool

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	10y 0m
Remaining Useful Life:	9y 0m
Next Replacement Date:	Jul 1, 2031

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 LS
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per LS:	$12,000.00
Total Cost:	$12,000.00
Inflation Rate:	2.3 %
Future Cost:	$14,764.14

Intercom System

BASIC INFO

Category	Building Interior
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	14y 0m
Next Replacement Date:	Jul 1, 2036

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$10,000.00
Total Cost:	$10,000.00
Inflation Rate:	2.3 %
Future Cost:	$13,805.17

Trash Compactor - Small

BASIC INFO

Category	Amenities
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$8,900.00
Total Cost:	$8,900.00
Inflation Rate:	2.3 %
Future Cost:	$13,786.26

Fence - Metal Privacy

BASIC INFO

Category	Amenities
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	30y 0m
Remaining Useful Life:	29y 0m
Next Replacement Date:	Jul 1, 2051

COST DETAILS

Type of Cost:	Replacement
Quantity:	175 LF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per LF:	$40.00
Total Cost:	$7,000.00
Inflation Rate:	2.3 %
Future Cost:	$13,651.62

Youth Room Furnishings

BASIC INFO

Category	Amenities
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	10y 0m
Remaining Useful Life:	9y 0m
Next Replacement Date:	Jul 1, 2031

COST DETAILS

Type of Cost:	Replacement
Quantity:	316 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$35.00
Total Cost:	$11,060.00
Inflation Rate:	2.3 %
Future Cost:	$13,607.61

Ceramic or Porcelain Tile Flooring

BASIC INFO

Category	Building Interior
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	554 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$20.00
Total Cost:	$11,080.00
Inflation Rate:	2.3 %
Future Cost:	$12,918.81

Fans, Utility set, 5 H.P.

BASIC INFO

Category	Mechanical
Subcategory	Fans

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$8,225.83
Total Cost:	$8,225.83
Inflation Rate:	2.3 %
Future Cost:	$12,741.96

Pool Equipment

BASIC INFO

Category	Amenities
Subcategory	Pool

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	10y 0m
Remaining Useful Life:	9y 0m
Next Replacement Date:	Jul 1, 2031

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 LS
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per LS:	$10,000.00
Total Cost:	$10,000.00
Inflation Rate:	2.3 %
Future Cost:	$12,303.45

Pool Furnishings

BASIC INFO

Category	Amenities
Subcategory	Pool

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	10y 0m
Remaining Useful Life:	9y 0m
Next Replacement Date:	Jul 1, 2031

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 LS
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per LS:	$10,000.00
Total Cost:	$10,000.00
Inflation Rate:	2.3 %
Future Cost:	$12,303.45

Stone Tile Flooring

BASIC INFO

Category	Building Interior
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	25y 0m
Remaining Useful Life:	24y 0m
Next Replacement Date:	Jul 1, 2046

COST DETAILS

Type of Cost:	Replacement
Quantity:	1747 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$35.00
Total Cost:	$61,145.00
Inflation Rate:	2.3 %
Future Cost:	$10,341.61

BC Controller - 6 Branches

BASIC INFO

Category	Mechanical
Subcategory	VRF/VRV

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	14y 0m
Next Replacement Date:	Jul 1, 2036

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$6,900.00
Total Cost:	$6,900.00
Inflation Rate:	2.3 %
Future Cost:	$9,525.56

Paint Walls and/or Ceiling (BoH)

BASIC INFO

Category	Building Interior
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	10y 0m
Remaining Useful Life:	9y 0m
Next Replacement Date:	Jul 1, 2031

COST DETAILS

Type of Cost:	Replacement
Quantity:	8575 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$0.85
Total Cost:	$7,288.75
Inflation Rate:	2.3 %
Future Cost:	$8,967.67

BC Controller - 4 Branches

BASIC INFO

Category	Mechanical
Subcategory	VRF/VRV

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	14y 0m
Next Replacement Date:	Jul 1, 2036

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$6,300.00
Total Cost:	$6,300.00
Inflation Rate:	2.3 %
Future Cost:	$8,697.25

Roof Deck Furnishings

BASIC INFO

Category	Amenities
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	10y 0m
Remaining Useful Life:	9y 0m
Next Replacement Date:	Jul 1, 2031

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 LS
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per LS:	$6,500.00
Total Cost:	$6,500.00
Inflation Rate:	2.3 %
Future Cost:	$7,997.24

Seal and Paint Exterior

BASIC INFO

Category	Building Exterior
Subcategory	Façade

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	10y 0m
Remaining Useful Life:	8y 0m
Next Replacement Date:	Jul 1, 2030

COST DETAILS

Type of Cost:	Replacement
Quantity:	3200 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$2.00
Total Cost:	$6,400.00
Inflation Rate:	2.3 %
Future Cost:	$7,694.91

Dog Wash

BASIC INFO

Category	Amenities
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	14y 0m
Next Replacement Date:	Jul 1, 2036

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$5,500.00
Total Cost:	$5,500.00
Inflation Rate:	2.3 %
Future Cost:	$7,592.84

Carpet

BASIC INFO

Category	Building Interior
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	8y 0m
Remaining Useful Life:	7y 0m
Next Replacement Date:	Jul 1, 2029

COST DETAILS

Type of Cost:	Replacement
Quantity:	3638 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$8.50
Total Cost:	$30,923.00
Inflation Rate:	2.3 %
Future Cost:	$7,520.29

Domestic Hot Water Storage Tank - 255 gallon

BASIC INFO

Category	Mechanical
Subcategory	Water Heater

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	14y 0m
Next Replacement Date:	Jul 1, 2036

COST DETAILS

Type of Cost:	Replacement
Quantity:	2 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$5,300.00
Total Cost:	$10,600.00
Inflation Rate:	2.3 %
Future Cost:	$7,316.74

VRF Fan Coil - Ceil Concealed - 4.5-Ton (AHU-J)

BASIC INFO

Category	Mechanical
Subcategory	VRF/VRV

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$4,500.00
Total Cost:	$4,500.00
Inflation Rate:	2.3 %
Future Cost:	$6,970.58

Exterior Caulking and Sealants

BASIC INFO

Category	Building Exterior
Subcategory	Façade

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	10y 0m
Remaining Useful Life:	8y 0m
Next Replacement Date:	Jul 1, 2030

COST DETAILS

Type of Cost:	Repair
Quantity:	10310 LF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per LF:	$2.25
Total Cost:	$23,197.50
Inflation Rate:	2.3 %
Future Cost:	$6,817.21

Elevator cab doors

BASIC INFO

Category	Amenities
Subcategory	Elevator

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	25y 0m
Remaining Useful Life:	23y 0m
Next Replacement Date:	Jul 1, 2045

COST DETAILS

Type of Cost:	Replacement
Quantity:	2 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$4,000.00
Total Cost:	$8,000.00
Inflation Rate:	2.3 %
Future Cost:	$6,794.04

Roof Deck Landscaping

BASIC INFO

Category	Amenities
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	10y 0m
Remaining Useful Life:	9y 0m
Next Replacement Date:	Jul 1, 2031

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 LS
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per LS:	$5,500.00
Total Cost:	$5,500.00
Inflation Rate:	2.3 %
Future Cost:	$6,766.90

Mailboxes

BASIC INFO

Category	Amenities
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	57 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$75.00
Total Cost:	$4,275.00
Inflation Rate:	2.3 %
Future Cost:	$6,622.05

Fans, Utility set, 3/4 H.P.

BASIC INFO

Category	Mechanical
Subcategory	Fans

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$4,220.07
Total Cost:	$4,220.07
Inflation Rate:	2.3 %
Future Cost:	$6,536.97

VRF Fan Coil - Ceil Concealed - 4-Ton (AHU-I)

BASIC INFO

Category	Mechanical
Subcategory	VRF/VRV

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$4,100.00
Total Cost:	$4,100.00
Inflation Rate:	2.3 %
Future Cost:	$6,350.97

Duplex Sewage Ejector Pump

BASIC INFO

Category	Mechanical
Subcategory	Pumps

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	30y 0m
Remaining Useful Life:	29y 0m
Next Replacement Date:	Jul 1, 2051

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$3,198.00
Total Cost:	$3,198.00
Inflation Rate:	2.3 %
Future Cost:	$6,236.84

Common Area Restroom

BASIC INFO

Category	Amenities
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	14y 0m
Next Replacement Date:	Jul 1, 2036

COST DETAILS

Type of Cost:	Replacement
Quantity:	2 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$4,500.00
Total Cost:	$9,000.00
Inflation Rate:	2.3 %
Future Cost:	$6,212.32

Music Room Furnishings

BASIC INFO

Category	Amenities
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	10y 0m
Remaining Useful Life:	9y 0m
Next Replacement Date:	Jul 1, 2031

COST DETAILS

Type of Cost:	Replacement
Quantity:	182 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$25.00
Total Cost:	$4,550.00
Inflation Rate:	2.3 %
Future Cost:	$5,598.07

VRF Fan Coil - Cassette - 2-Ton (AHU-M)

BASIC INFO

Category	Mechanical
Subcategory	VRF/VRV

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	14y 0m
Next Replacement Date:	Jul 1, 2036

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$4,025.00
Total Cost:	$4,025.00
Inflation Rate:	2.3 %
Future Cost:	$5,556.58

VRF Fan Coil - Ceil Concealed - 2-Ton (AHU-F)

BASIC INFO

Category	Mechanical
Subcategory	VRF/VRV

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$3,370.00
Total Cost:	$3,370.00
Inflation Rate:	2.3 %
Future Cost:	$5,220.19

Wall Covering (wood/stone)

BASIC INFO

Category	Building Interior
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	10y 0m
Remaining Useful Life:	9y 0m
Next Replacement Date:	Jul 1, 2031

COST DETAILS

Type of Cost:	Replacement
Quantity:	4293 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$6.00
Total Cost:	$25,758.00
Inflation Rate:	2.3 %
Future Cost:	$4,982.90

150 - 1500 CFM Inline Exhaust Fan

BASIC INFO

Category	Mechanical
Subcategory	Fans

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	6 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$3,200.00
Total Cost:	$19,200.00
Inflation Rate:	2.3 %
Future Cost:	$4,956.86

VRF Fan Coil - Cassette - 0.68-Ton (AHU-L)

BASIC INFO

Category	Mechanical
Subcategory	VRF/VRV

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	14y 0m
Next Replacement Date:	Jul 1, 2036

COST DETAILS

Type of Cost:	Replacement
Quantity:	2 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$3,400.00
Total Cost:	$6,800.00
Inflation Rate:	2.3 %
Future Cost:	$4,693.76

VRF Fan Coil - Ceil Concealed - 1.5-Ton (AHU-E)

BASIC INFO

Category	Mechanical
Subcategory	VRF/VRV

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$3,015.00
Total Cost:	$3,015.00
Inflation Rate:	2.3 %
Future Cost:	$4,670.29

VRF Fan Coil - Ceil Concealed - 1-Ton (AHU-C)

BASIC INFO

Category	Mechanical
Subcategory	VRF/VRV

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$2,940.00
Total Cost:	$2,940.00
Inflation Rate:	2.3 %
Future Cost:	$4,554.11

Air Cooled Condenser Unit - 2-Ton

BASIC INFO

Category	Mechanical
Subcategory	Condenser

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	14y 0m
Next Replacement Date:	Jul 1, 2036

COST DETAILS

Type of Cost:	Replacement
Quantity:	2 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$3,090.00
Total Cost:	$6,180.00
Inflation Rate:	2.3 %
Future Cost:	$4,265.80

VRF Fan Coil - Ceil Concealed - 0.68-Ton (AHU-A)

BASIC INFO

Category	Mechanical
Subcategory	VRF/VRV

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$2,750.00
Total Cost:	$2,750.00
Inflation Rate:	2.3 %
Future Cost:	$4,259.80

Concrete Curbing - Replace

BASIC INFO

Category	Site
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	30y 0m
Remaining Useful Life:	29y 0m
Next Replacement Date:	Jul 1, 2051

COST DETAILS

Type of Cost:	Replacement
Quantity:	231 LF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per LF:	$20.00
Total Cost:	$4,620.00
Inflation Rate:	2.3 %
Future Cost:	$4,251.51

Wall Covering (vinyl)

BASIC INFO

Category	Building Interior
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	10y 0m
Remaining Useful Life:	9y 0m
Next Replacement Date:	Jul 1, 2031

COST DETAILS

Type of Cost:	Replacement
Quantity:	19090 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$6.00
Total Cost:	$114,540.00
Inflation Rate:	2.3 %
Future Cost:	$3,853.44

Hot Water Circulation Pump

BASIC INFO

Category	Mechanical
Subcategory	Pool

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	14y 0m
Next Replacement Date:	Jul 1, 2036

COST DETAILS

Type of Cost:	Replacement
Quantity:	2 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$2,500.00
Total Cost:	$5,000.00
Inflation Rate:	2.3 %
Future Cost:	$3,451.29

Hot Water Circulation Pump (Re-Circ.)

BASIC INFO

Category	Mechanical
Subcategory	Pumps

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	14y 0m
Next Replacement Date:	Jul 1, 2036

COST DETAILS

Type of Cost:	Replacement
Quantity:	4 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$2,500.00
Total Cost:	$10,000.00
Inflation Rate:	2.3 %
Future Cost:	$3,451.29

Seal Concrete Floor (BoH)

BASIC INFO

Category	Building Interior
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	10y 0m
Remaining Useful Life:	9y 0m
Next Replacement Date:	Jul 1, 2031

COST DETAILS

Type of Cost:	Replacement
Quantity:	2320 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$1.20
Total Cost:	$2,784.00
Inflation Rate:	2.3 %
Future Cost:	$3,425.28

Gas Booster Pump

BASIC INFO

Category	Mechanical
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	14y 0m
Next Replacement Date:	Jul 1, 2036

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$2,400.00
Total Cost:	$2,400.00
Inflation Rate:	2.3 %
Future Cost:	$3,313.24

Elevator Sump Pump

BASIC INFO

Category	Mechanical
Subcategory	Pumps

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	2 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$1,950.00
Total Cost:	$3,900.00
Inflation Rate:	2.3 %
Future Cost:	$3,020.59

Simplex Sump Pump

BASIC INFO

Category	Mechanical
Subcategory	Pumps

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$1,950.00
Total Cost:	$1,950.00
Inflation Rate:	2.3 %
Future Cost:	$3,020.59

Maintain Parapet flashing and sealants

BASIC INFO

Category	Building Exterior
Subcategory	Roof

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	10y 0m
Remaining Useful Life:	9y 0m
Next Replacement Date:	Jul 1, 2031

COST DETAILS

Type of Cost:	Repair
Quantity:	728 LF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per LF:	$15.00
Total Cost:	$10,920.00
Inflation Rate:	2.3 %
Future Cost:	$2,952.83

Luxury Vinyl Flooring

BASIC INFO

Category	Building Interior
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	14y 0m
Next Replacement Date:	Jul 1, 2036

COST DETAILS

Type of Cost:	Replacement
Quantity:	485 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$4.00
Total Cost:	$1,940.00
Inflation Rate:	2.3 %
Future Cost:	$2,678.20

Rubber Tile Floor

BASIC INFO

Category	Building Interior
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	15y 0m
Remaining Useful Life:	14y 0m
Next Replacement Date:	Jul 1, 2036

COST DETAILS

Type of Cost:	Replacement
Quantity:	229 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$8.00
Total Cost:	$1,832.00
Inflation Rate:	2.3 %
Future Cost:	$2,529.11

DX Fan Coil - 2-Ton

BASIC INFO

Category	Mechanical
Subcategory	Fan Coil

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	2 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$1,270.00
Total Cost:	$2,540.00
Inflation Rate:	2.3 %
Future Cost:	$1,967.25

Fans, Sidewall, 1/3 H.P.

BASIC INFO

Category	Mechanical
Subcategory	Fans

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	1 EA
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per EA:	$1,106.27
Total Cost:	$1,106.27
Inflation Rate:	2.3 %
Future Cost:	$1,713.63

Wood laminate flooring

BASIC INFO

Category	Building Interior
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	20y 0m
Remaining Useful Life:	19y 0m
Next Replacement Date:	Jul 1, 2041

COST DETAILS

Type of Cost:	Replacement
Quantity:	1554 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$7.00
Total Cost:	$10,878.00
Inflation Rate:	2.3 %
Future Cost:	$1,626.47

Paint Walls and/or Ceiling

BASIC INFO

Category	Building Interior
Subcategory	

USEFUL LIFE

Service Date:	6/30/2022
Est. Useful Life:	7y 0m
Remaining Useful Life:	6y 0m
Next Replacement Date:	Jul 1, 2028

COST DETAILS

Type of Cost:	Replacement
Quantity:	13853 SF
Percent of Total to Maintain:	100 %

COST ESTIMATES

Estimate #1

Date:	7/1/2022
Cost Per SF:	$1.26
Total Cost:	$17,454.78
Inflation Rate:	2.3 %
Future Cost:	$1,089.39

Appendix

Qualifications

Christopher M. Bevis, R.R.C.

SUMMARY

Building Science professional with over fifteen years of project management experience in architectural/engineering design analysis for a large array of private architectural projects, specifications preparation, building information modeling analysis, cost estimates, and funding.

EDUCATION

B.S., Earth Science, University of South Dakota, 2002

A.S., Architectural Technology, Dakota County Technical College, 2007

PROFESSIONAL EXPERIENCE

Strategic Inspections, LLC

Director of Reserve Study Projects

01/2012 – Present

- Conduct quality control reviews of all reserve studies, property condition assessments, and transition studies.
- Conduct reserve studies, property condition assessments, and transition studies.
- Manage all internal and subcontract staff.
- Deliver final product to client as well as follow up with quality control calls.
- Consult on conference calls and meetings regarding the current reserve status of developments.
- Created internal Reserve Study guidelines and quality control systems.
- Performed over one hundred reserve studies on high profile developments for FHA and Fannie Mae reviews.
- Conducted quality control and reviews for all Reserve Study funding plans.
- Assisted with the development process and database for a proprietary system that provides clients Reserve Study predeterminations.

CEG Assessments, LLC

Director of Technical Operations & Reserve Study Projects – Mid West

1*0/2010 – Present*

- Conduct reserve studies, property condition assessments, environmental site assessments, and transition studies.
- Design/Build Architectural plan review and Project Management

- Performed over one hundred reserve studies on high profile developments for FHA and Fannie Mae reviews.
- Conducted quality control and reviews for all Reserve Study funding plans.
- Assisted with the development process and database for a proprietary system that provides clients Reserve Study predeterminations

Station 19 Architects

Architectural Drafter

6/2004 – 9/2009

- Completed both Design Development & Construction Document drawing sets for 50+ buildings.
- Coordinated with other project contractors on structural, mechanical, electrical, and civil documentation.
- Used mass modeling for initial Schematic Design concept and display delivery.
- Used BIM (Building Information Model) to create live wall & building sections, plan details, and 3D

DECLARATION ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP OF PREMISES LOCATED AT 2461 BROADWAY, IN THE BOROUGH OF MANHATTAN, NEW YORK COUNTY, CITY AND STATE OF NEW YORK, PURSUANT TO ARTICLE 9-B OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

NAME: THE ERA CONDOMINIUM

DECLARANT:

UWS AA BSD LLC
2461 BROADWAY LLC
AARE BROADWAY INVESTORS LLC
A&S MM LLC
2461 D&O LLC

850 Third Avenue, Suite 13D
New York, NY 10022

DATE OF DECLARATION: _____, 20___

The Land affected by the within instrument lies in Block 1239, F/K/A Lot 110, N/K/A Lots _____ on the Tax Map of the Borough of Manhattan, New York County, State of New York.

MARANS NEWMAN TSOLIS & NAZINITSKY LLC
Attorney(s) for Sponsor
29 Broadway Suite 2400
New York, New York 10006

DECLARATION OF THE ERA CONDOMINIUM
PURSUANT TO ARTICLE 9-B OF THE
REAL PROPERTY LAW OF THE STATE OF NEW YORK

In the Borough of Manhattan, New York County, and City and State of New York on this _____ day of _____ 20___, UWS AA BSD LLC, 2461 BROADWAY LLC, AARE BROADWAY INVESTORS LLC, A&S MM LLC, and 2461 D&O LLC (collective, the "Declarant"), limited liability companies existing under the laws of the State of Delaware, whose office is situated at 850 Third Avenue, Suite 13D, New York, NY 10022 does hereby declare as follows:

ARTICLE 1 SUBMISSION OF PROPERTY

1.1. Submission of Property. Declarant hereby submits the Land and the Building (each as hereinafter defined), and all other improvements erected and to be erected thereon, all easements, rights and appurtenances belonging thereto and all other property, real, personal or mixed, intended for use in connection therewith (collectively, the "Property"), to the provisions of Article 9-B of the Real Property Law of the State of New York (as the same may be amended from time to time, the "Condominium Act") and pursuant thereto does hereby establish a condominium to be known (subject to the provisions of this Declaration) as the "The ERA Condominium" (the "Condominium").

1.2. The Land. Included in the Property described above is all Declarant's fee interest in that certain tract, plot, piece and parcel of land (the "Land") situate, lying and being in New York County, City and State of New York, and more particularly described in Schedule A annexed hereto and made a part hereof.

1.3. Condominium By-Laws. Annexed to this Declaration as Schedule C and made a part hereof are the by-laws of the entire Condominium which shall govern the general operation, use and occupancy of the entire Condominium (said by-laws, as the same may be amended from time to time in accordance with the provisions hereof and thereof, the "By-Laws").

1.4. Property Subject to Certain Development Rights. The Property is subject to a "Zoning Lot Development and Easement Agreement" dated December 31, 2019 and recorded as CRFN 2020000013227; the agreement transfers 68,965 square feet of development rights to the Property and allows the Building to cantilever over the neighboring property.

1.5. Development Rights. Any portion of the unused floor area development rights that are now owned, subsequently acquired, or that may become available under the Zoning Resolution of the City of New York (the "Development Rights") shall be owned by the Declarant, but may be utilized by Declarant or any party acquiring the same from the Declarant and merged into a zoning lot pursuant to the terms of a zoning lot development agreement or similar agreement or instrument (a "ZLDA"). If a ZLDA is a condition precedent to increasing Development Rights, Declarant (including Declarant's successors, assignees, or designees) may enter into a ZLDA without the consent of the Board of Managers or Unit Owners to increase Development Rights.

Declarant or any entity to whom Declarant conveys Development Rights shall have the right to amend the Declaration and any ZLDA that exists pertaining to the Building, in order to convey Development Rights. Declarant or any entity to whom Declarant conveys the Development Rights shall have the right to complete, file, and record all documents without the consent of the Unit Owners or the Board of Managers or any parties in interest to the Common Elements. The Unit Owners, the Board of Managers and/or any parties in interest to the Common Elements shall be deemed to have consented to the transfer of Development Rights and shall execute any documents evidencing said consent as are reasonably requested by Declarant or any entity to whom Declarant conveys the Development Rights.

1.6. Defined Terms: Conflicting Provisions. All capitalized terms used but which are not separately defined in this Declaration shall have the meanings given to such terms in the By-Laws. In the event of a conflict between the terms and provisions of this Declaration and the terms and provisions of the By-Laws, the terms and provisions of this Declaration shall in all events govern.

ARTICLE 2 DEFINITIONS

Affiliate: with respect to any person or entity, means a person or entity which directly or indirectly (through one or more intermediaries) controls, is controlled by, or is under common control with, such person or entity. For purposes hereof, the term "control" (including the related terms "controlled by" and "under common control with") mean the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of a person or entity (whether through the ownership of voting securities or other ownership interest, by contract or otherwise); and the ownership, either directly or indirectly, of at least fifty-one percent (51%) of the legal or beneficial interest in such entity.

Alterations: Any alterations or changes to the Building or the Units other than those changes set forth in the Tax Lot Drawings and the Plans.

Bicycle Space: Any space designated as a Bicycle Space in the Floor Plans.

Bicycle Space Licensee: The licensee of a Bicycle Space.

Board of Managers: The governing body of the Condominium.

Budget Allocations: The allocation of Common Expenses among the Unit Owners set forth in Schedule D to the Declaration.

Building: The structure containing the Units and the Common Elements of the Condominium (other than the land under the Building).

By-Laws (including all amendments thereto): One of the documents governing the operation of the Condominium, the form of which is annexed hereto as Exhibit C.

Cause: (i) conviction of a felony, (ii) conviction of any lesser crime or offense involving the property of the Condominium, or (iii) willful misconduct or gross negligence in the performance of their duties as a member of the Board of Managers.

City Register's Office: Office of the City Register of The City of New York.

Common Charges: Assessments payable to the Board of Managers by each Unit Owner for the purpose of meeting Common Expenses.

Common Elements: The Land, all parts of the Building other than the Units, including the foundation, roof and supports of the Building, and all areas or facilities for the common use of the Units and the Unit Owners.

Common Expenses: The costs and expenses in connection with the repair, maintenance, replacement, restoration and operation of, and any alteration, addition or improvement to, the Common Elements, including any reserve established in anticipation of the aforesaid costs and expenses.

Common Interest: The proportionate, undivided interest in fee simple absolute in the Common Elements pertaining to each Unit set forth in the Declaration. Such interest is expressed as a numerical percentage. The total of all Common Interest percentages pertaining to all Units equals 100%. The Common Interest of the Unit is the basis for determining, among other things, a Unit Owner's (a) proportionate share of the Common Expenses and (b) proportionate share of any distributions upon termination of the Condominium.

Condominium: The Units and Common Elements comprising the Property to be called The ERA Condominium.

Condominium Act: Article 9-B of the New York State Real Property Law.

Control Period: Declarant reserves the right to control the Board of Managers for a period of time until the earlier to occur of (a) thirty (30) days after the date by which one hundred percent (100%) of the Units have been conveyed to purchasers pursuant to an offering plan filed with the New York State Department of Law; or (b) five (5) years after the date the first Residential Unit has been conveyed to a purchaser pursuant to an offering plan filed with the New York State Department of Law.

Declarant: UWS AA BSD LLC, 2461 BROADWAY LLC, AARE BROADWAY INVESTORS LLC, A&S MM LLC, and 2461 D&O LLC their successors, assigns, and/or designees, including any Persons designated as having the rights of Declarant by Declarant or a designee of Declarant. The words "Declarant" and "Sponsor" are used interchangeably in this Declaration.

Declaration (including all amendments thereto): The recorded instrument by which the Property is submitted to the provisions of the Condominium Act, as such instrument may be amended from time to time, consistent with law and the By-Laws. The By-Laws, which govern the operation of the Condominium, are part of the Declaration.

Department of Buildings: The Department of Buildings of the City of New York.
Department of Law: The New York State Department of Law.

Insurance Trustee: A bank or trust company in the State of New York from time to time appointed to serve as such by the Board of Managers. The Sponsor's Mortgagee shall serve as the initial

Insurance Trustee for so long as Sponsor's Mortgagee shall have a lien against one or more Unsold Units held by Declarant.

Licensee: A holder of a license to Licensed Space.

License Fee: Fees payable to the Board of Managers by each Licensee of Licensed Space.

Licensed Space: Any portion of Common Elements restricted in use and subject to exclusive license agreements such as (but not limited to) Bicycle Spaces and Storage Spaces.

Limited Common Elements: Those Common Elements for which a Unit Owner will have the exclusive right to use. Examples of Limited Common Elements are rear yards, terraces, and balconies accessed through particular Units.

Non-Residential Common Element: Those portions of the Common Elements intended to be devoted to the common use and enjoyment of the Non-Residential Unit Owners. Upon recording of this Declaration, no Non-Residential Common Elements exist; a subdivision of the Non-Residential Unit may create Non-Residential Common Elements in the future.

Non-Residential Common Interest: The proportionate undivided interest, expressed as a numerical percentage, of each Non-Residential Unit Owner in the Common Elements. The total of all Non-Residential Common Interest percentages appurtenant to all Non-Residential Units equals to 100%.

Non-Residential Unit: Any Unit not designated for residential use in the Floor Plans such as (but not limited to) Community Facility Units or Commercial Units.

Non-Residential Unit Owner: An owner of a Non-Residential Unit.

Permitted Mortgage: A mortgage of a Unit or Units permitted to be placed thereon pursuant to the provisions of the By-Laws, the Construction Loan, and/or any mezzanine finance loan or preferred equity loan provided to Sponsor and/or Declarant.

Permitted Mortgagee: The holder of a Permitted Mortgage and shall include, without limitation, banks, financial institutions, and/or other lenders such as the Construction Lender, its successors, assigns and/or affiliates, as well as any Sponsor's Mortgagee.

Plans and Specifications (also referred to as "Plans"): The plans and specifications for the Building which (to the extent required by law) are filed with, and approved by, the Department of Buildings and which plans and specifications may, from time to time, have been amended or changed, or may hereafter be amended or changed in accordance with the provisions of this Declaration.

Property: The Land, the Building and other improvements thereon, and all easements, rights and appurtenances belonging thereto.

Residential Common Elements: Those portions of the Common Elements intended to be devoted to the common use and enjoyment of the Residential Unit Owners.

Residential Common Expenses: All costs and expenses to be incurred generally by Residential Unit Owners pursuant to the Declaration and/or the By-Laws in connection with: (i) the repair, maintenance, replacement, restoration and operation of, and any alteration, addition or improvement to, the Residential Common Elements; or (ii) the establishment and/or maintenance of an operating reserve fund for working capital and replacements to the Residential Common Elements.

Residential Common Interest: The proportionate undivided interest, expressed as a numerical percentage, of each Residential Unit Owner in the Residential Common Elements. The total of all Residential Common Interest percentages appurtenant to all Residential Units equals to 100%.

Residential Unit: Any areas of the Building designated as such on the Floor Plans, and intended to be used for residential purposes, together with its percentage of Common Interest.

Residential Unit Owner: The owner of a Residential Unit.

Rules and Regulations: The rules and regulations of the Condominium made in accordance with the By-Laws. The rules and regulations, which will apply unless and until amended by the Board of Managers, are set forth as an addendum to the By-Laws.

Sponsor: The person, partnership, joint venture, corporation, company, trust, association or other entity which is offering the Units in this Condominium to the public at the given time in question.

Sponsor's Mortgagee: Any Permitted Mortgagee holding a Permitted Mortgage encumbering Units owned by Sponsor and/or any other lender that has provided mezzanine financing or preferred equity financing to the Sponsor and/or Declarant. For the avoidance of doubt, the Construction Lender shall be deemed to be Sponsor's Mortgagee.

Storage Space: Any space designated as a Storage Space in the Floor Plans.

Storage Space Licensee: The licensee of a Storage Space.

Successor Sponsor: An affiliate of Sponsor, a designee or assignee of Sponsor, or a purchaser of 10 units or 20 percent of the total number of Units in the Condominium, whichever is less, which are not purchased for occupancy by the owner or one or more members of their immediate family. A Successor Sponsor has the same rights and obligations of a Sponsor, but only in relationship to the Units which such Successor Sponsor owns. Successor Sponsors have the same right to assign or designate a person or entity, whether related or unrelated to Sponsor, to succeed to their rights and obligations and any such assignee or designee shall also be deemed a Successor Sponsor.

Tax Lot Drawings (also referred to as "Floor Plans"): Tax lot drawings filed simultaneously with the recording of this Declaration in the New York City Register's Office, which drawings set forth a description of the Building, and stating the number of stories, the number of Units and their layout, and the Common Elements, and any amendments thereto.

Unit: a part of the Property intended for any type of use or uses, and with an exit to a public street or highway or to Common Elements leading to a public street or highway, and may include such

appurtenances as garage and other parking space, storage room, balcony, terrace and patio. Each Unit is designated by number, letter or combination thereof or other official designations conforming to the tax lot number designating the Unit in the Declaration and on the Floor Plans.

Unit Owner: An owner of any Unit. Two or more of such owners are collectively referred to as "Unit Owners".

Unsold Units: Any Units owned by Sponsor or Successor Sponsor, other than any Unit purchased by and for the use of Sponsor, Affiliate of Sponsor, or its designee, until such time as the same have been sold.

ARTICLE 3 DESCRIPTION OF PROPERTY AND IMPROVEMENTS

The Declarant has constructed a building on the parcel of land described above, to be converted to a condominium known as The ERA Condominium according to Tax Lot Drawings filed simultaneously with the recording of this Declaration.

The Condominium will consist of one building containing a total of Fifty-seven (57) Residential Units, Two (2) Non-Residential Units, Eighteen (18) Licensed Storage Spaces, Twenty-Nine (29) Licensed Bicycle Spaces, Common Elements, Residential Common Elements, Non-Residential Common Elements, and the Limited Common Elements, all as set forth in the Tax Lot Drawings. The Building is built with concrete, brick, stone, wood, steel, and glass. Each Unit Owner will have fee ownership in, and exclusive right of occupancy and possession of each Unit, together with an undivided interest in the Common Elements of the Condominium as set forth and defined in this Declaration, all in accordance with Article 9-B of the Real Property Law of the State of New York. The designations of what constitutes the Residential Units, Non-Residential Unit, Licensed Spaces, Common Elements, Residential Common Elements, Non-Residential Common Elements, and the Limited Common Elements may be changed by mutual consent of the Declarant and Unit Owners, and shall be reflected in an amendment to the Declaration.

The Condominium has a total land area of approximately 5,369 square feet, and the Building will contain approximately 76,864 gross square feet of floor area.

ARTICLE 4 DIMENSIONS OF UNITS

Each Unit is measured horizontally from the exterior side of exterior walls (columns, mechanical pipes, shafts, shaft ways, chases, chase ways and conduits are not deducted) to the centerline of the partitions separating one Unit from another Unit, or the exterior of the interior walls and partitions separating a Unit from public corridors, stairs, elevators, other mechanical equipment spaces or any Common Elements or Limited Common Elements not within a Unit. Each Unit is measured vertically from the top of the floor slab below to the underside of the floor slab above. Notwithstanding the foregoing, any Common Elements located within this described form of measurement shall not be considered part of such Unit.

ARTICLE 5 COMMON ELEMENTS

5.1. Common Elements. The Common Elements include those portions of the Building that are

designated as "General Common Elements" or "Common Elements" on the Tax Lot Drawings, and to the extent not specifically identified as such, all other parts of the Property (other than those areas and items specifically identified as part of a Unit, a Residential Common Element or a Limited Common Element) the common use of which is necessary or convenient for the existence, maintenance, operation or safety of the Property. Without intending to limit the generality of the foregoing in any respect, the Common Elements include:

(a) the Land, together with all easements, rights and privileges appurtenant thereto (except as otherwise expressly provided in this Declaration);

(b) all sidewalks, fences, and landscaped areas benefiting any Common Element, or not otherwise designated as a Residential Common Element or Limited Common Element, or a part of a Unit;

(c) all structural elements, foundations, foundation walls, footings, columns, girders, beams, supports, interior load-bearing walls, floor slabs (but not flooring material), and ceilings and floors separating the Units from one another, and from exterior walls and facades (but not including windows);

(d) any ventilation system consisting of pumps, motors, ductwork, fans and controls, steam and condensate return piping, serving or benefiting all of the Units;

(e) all electrical risers, feeders, lines and equipment, including incoming service, main switchgear and distribution panelboards, conduits, wires, meters, and transformers serving or benefiting any Common Element, or all of the Units;

(f) all storm and sanitary sewer equipment and pipes (including vent lines, ejectors, interceptors, filters and valves) downspouts, and roof drainage systems, excluding, however, all such items located within a Unit and serving only that Unit;

(g) all electric service rooms, gas, steam and water meter rooms, telephone rooms, and other service, mechanical and utility rooms serving or benefiting any Common Element, or all of the Units;

(h) all other facilities of the Building (including shafts, pipes, wires, ducts, vents, flues, cables, conduits and lines) which serve or benefit or are necessary or convenient for the existence, maintenance, operation or safety of the Common Elements, or all of the Units;

(i) enclosing walls and doors surrounding mechanical equipment;

(j) all utilities and mechanical and electrical transfers and equipment, and vaults for such utilities used for the Common Elements, or all of the Units;

(k) portions of the Building housing equipment servicing all the Units and not allocated as a Residential or Limited Common Element;

(l) portions of the roof housing equipment servicing all the Units (but not including the equipment), or shown on the Tax Lot Drawings as Common Elements, or not allocated

to the Residential Common Elements;

(m) Licensed Space; and

(n) whether or not specifically identified as part of the Common Elements (or identified at all) on the Tax Lot Drawings, all other parts of the Property either existing for the common use of all of the Units, or that are necessary or convenient for the existence, maintenance, operation or safety of the Property.

5.2. Residential Common Elements. The Residential Common Elements consist of those portions of the property designated on the Tax Lot Drawings as Residential Common Elements, and also those Common Elements (other than vertical shaftways and penetrations) which exclusively serve or benefit only the Residential Units or the Residential Unit Owners whether or not designated as Residential Common Elements (or designated at all) on the Tax Lot Drawings (but excluding any items therein or in the Building which are not part of the Property, including, without limitation, any equipment, wiring and devices owned by telecom providers, and those areas and items specifically identified as part of a Unit or a Limited Common Element). The Residential Common Elements include, without limitation, the following:

(a) entrances, exits, and lobby which exclusively serve or benefit the Residential Units;

(b) all stairs, stairways and fire stairways, halls, passages, corridors, storage rooms, housekeeping areas, mechanical and other rooms, areas and spaces (including their respective floors, ceilings and enclosing walls) which exclusively serve or benefit the Residential Units and are not part of any other Common Element or Unit;

(c) all security monitors and equipment and other security facilities, virtual doorman, or other low voltage system which serve or benefit only the Residential Units;

(d) all passenger elevators and elevator shafts and equipment which exclusively serve or benefit the Residential Units and are not part of any other Common Element or Unit;

(e) any landscaped areas of the Property, and any fences surrounding such area, which serve or benefit only the Residential Units or the Residential Unit Owners;

(f) all areas where plumbing, pipes, vents, flues and/or risers and equipment exclusively serving the Residential Units is located, but not including areas located within a Unit and all HVAC systems, pipes, flues, risers, vents and ducts, which are part of the Units they serve;

(g) any portions of the Building designated on the Tax Lot Drawings as Residential Common Elements; and

(h) whether or not specifically identified as part of the Residential Common Elements (or at all) on the Tax Lot Drawings, all other parts of the Property and all telecommunications equipment and all other systems, installations and facilities (including shafts, pipes, wires, ducts, vents, flues, cables, conduits and lines) and equipment on the Property (other than those areas and/or items specifically identified on the Tax Lot

Drawings or herein as part of a Unit and/or to the General Common Elements) which serve or benefit or are necessary or convenient or existing for the common use, existence, maintenance, operation or safety of the Residential Units or the Residential Unit Owners.

5.3. Limited Common Elements. Limited Common Elements are Common Elements existing for the sole use and enjoyment of certain Unit Owners to the exclusion of all other Unit Owners. Limited Common Elements include but are not limited to any facilities (pipes, shut-off valves, wires, lines, conduits) that exclusively serve a Unit that are located behind its boundary walls or within its boundary walls but not readily accessible without damage to such boundary walls, balconies, terraces, or yards that are allocated for the exclusive use of an appurtenant Unit, as set forth in the Floor Plans.

5.4 No Division of Common Elements. The Common Elements shall remain undivided and no Unit Owner shall bring any action for partition or division unless otherwise provided by law or elsewhere in the Declaration of By-Laws. Each Unit Owner shall have the right to use the Common Elements, other than such portion, if any, which are by the terms of this Declaration or the annexed By-Laws irrevocably restricted in use to other Unit Owners, in accordance with the purpose for which such elements are intended, without hindering the exercise of or encroaching upon the rights or other Unit Owners. The undivided interest in the Common Elements shall not be separated from the Unit to which it appertains and shall be deemed conveyed or encumbered with that Unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

ARTICLE 6 USE OF UNITS AND COMMON ELEMENTS

6.1. Use of Residential Units. The Residential Units may only be used for residential purposes, home occupations to the extent permitted by law, and/or as a sales office by Declarant.

6.2. Use of Non-Residential Unit. Subject to compliance with all laws, including, without limitation, the certificate of occupancy for such Unit and any applicable zoning regulations, and except as otherwise provided herein and in the By-Laws, a Non-Residential may be used for any purpose consistent with the Certificate of Occupancy, or for any lawful purpose.

6.2.1 No income derived from any use of a Non-Residential Unit will constitute income to the Board or any Unit Owner except the Non-Residential Unit Owner. The Non-Residential Unit Owner may lease or license all or any portion of its Unit to one or more lessees (or may permit occupants or permittees to use all or any portion of its Unit) so long as the uses thereof are legally permitted, and comply with this Declaration and the By-Laws.

6.2.2 A Non-Residential Unit Owner shall have the right to install and maintain signage, storefronts, and security devices upon the exterior of the Building appurtenant to the Non-Residential Unit, and to determine the content and nature of the signage, provided such signage relates solely to an occupant of the Unit or the sale or leasing of such Unit, and is consistent with the design and aesthetic of the Building façade without the consent of the Board of Managers. Any signage requires the written consent of Declarant for so long as Declarant owns a Unit. No "sandwich" style advertising board composed of two boards set up in a triangle shape or sound equipment to promote or advertise functions or events in the Non-Residential Unit will be permitted at the street entrance to the Non-Residential Unit or an adjacent sidewalk. No functions or events held by the Non-Residential Unit Owner will be permitted at the street entrance to the

Non-Residential Unit or an adjacent sidewalk.

6.2.3 Except to the extent inconsistent with the By-Laws or prohibited by Law, and unless there shall be a material adverse effect on the Residential Unit Owners, a Non-Residential Unit Owner shall have the right, without the vote or consent of the Board of Managers to: (1) make alterations, additions or improvements, whether structural or non-structural, interior or exterior, ordinary or extraordinary, in, to and upon their Non-Residential Unit; (2) change the layout or number of rooms in the Non-Residential Unit from time to time; (3) change the Non-Residential Unit, by subdividing the same, into any desired number of Units, combining any Units resulting from a subdivision, altering the boundary walls between the Non-Residential Unit, or otherwise; (4) designate all or part of a Non-Residential Unit as a newly created Non-Residential Common Element; (5) reapportion among the newly created Non-Residential Units resulting from any subdivision, combination or otherwise their percentage interests in the Common Elements which shall 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; provided that in no case may such reapportionment result in a greater percentage of Common Interest for the total of the new Non-Residential Unit(s) than existed for the original Non-Residential Unit; and (6) amend the Certificate of Occupancy with respect to the Non-Residential Unit (any such amendment to be at the sole cost and expense of the Non-Residential Unit Owner) to provide that such Non-Residential Unit may be used for any purpose which is lawful at the time that such amendment is made. A change in use or amending the Certificate of Occupancy is not deemed a material and adverse impact unless the act of changing the use causes a material and adverse impact (e.g. triggering zoning restrictions) as opposed to the result of such change in use (e.g. use of space as a retail establishment resulting in higher foot traffic). The Non-Residential Unit Owner may not file an amendment to this Declaration with respect to the Non-Residential Unit authorized by this paragraph without notice to the Board of Managers, and any amendment that shall have a material impact on any Residential Unit or any other Non-Residential Unit shall require the consent of the Board of Managers.

6.3. Prohibited Uses of Units. The following uses are prohibited for any Unit; any use that in the reasonable judgment of the Board of Managers would impair or threaten the structural integrity of the Building or the life, health, safety, protection, or security of Unit Owners, tenants, or occupants of Units; any use that violates applicable laws; any use that results in, or in the reasonable judgment of the Board of Managers would result in, the cancellation or notice of cancellation of insurance maintained by the Board of Managers; any use that increases, or in the reasonable judgment of the Board of Managers would increase, the rate of insurance for the Property above the rate in effect at the date of recording the Declaration, unless the Unit Owner responsible for such increase pays the additional premium therefor as a specially allocated expense; any use inconsistent with or in violation of its permitted use or in the reasonable judgment of the Board of Managers is an unreasonable and substantial annoyance or nuisance to a Unit Owner or tenant of a Unit or an unreasonable, substantial, and repeated interference with the peaceful possession or proper use and enjoyment of another Unit or the Common Elements for their intended or permitted purposes as stated in the Declaration and By-Laws; any use of the Common Elements causing or comprising waste; any use involving the storage, purchase, sale, disposal, or release or other disposition of any hazardous, toxic, or radioactive material, matter, substance, or waste that is or becomes regulated under applicable law (unless the products are properly used and stored in accordance with applicable law); any use of a Unit or any portion

thereof by any international organization, unless such international organization waives its sovereign or diplomatic immunity in conformity with the terms of the Declaration; any change in use that would require a new or amended Certificate of Occupancy that would affect the permitted use of another Unit; or any of the following uses:

- an establishment of any type or nature which uses any portion of a Unit (i) to sell, afford, or permit on premises sexual stimulation or sexual liaisons; (ii) to permit or present obscene, nude, or semi-nude performances, modeling, or sexual services, (iii) to sell or display "rubber goods" or other sexual or erotic products not commonly found in national chain pharmacies; or (iv) to sell, display, rent, or permit the viewing of "X" rated videos, photographs, books, products, or other material
- a facility for the sale of paraphernalia for the use of illicit drugs or controlled substances not commonly found in national chain pharmacies
- an office, clinic, or other facility for drug rehabilitation or treatment center
- a military recruitment office
- a homeless shelter, soup kitchen, or similar use
- any form of spiritualist services, such as a gypsy, fortune teller, palm reader, or card reader
- a funeral parlor, chapel, or facility for the sale or display of tombstones or monuments or other death-related business, including cremation or euthanasia
- a labor union
- a messenger service
- a dating or escort service
- an office or other facility for any local, state, or federal governmental agency
- any use of "barkers" or other similar outdoor solicitation
- a pawn shop
- an off-track betting parlor
- the sale or grooming of pets
- the use or storage of flammable liquids, chemicals, or other incendiary or explosive items, unless incidental to a permitted use and commonly used for cleaning, operating or the like

6.3.1. The foregoing section may not be amended during the Control Period.

6.4. Use of the Common Elements. Except as otherwise provided herein or in the By-Laws, the Common Elements may be used only for the furnishing of services and facilities to the Unit Owners, their guests, invitees and licensees as permitted under this Declaration and the By-Laws, and for the other uses for which they are reasonably suited. Access to any Common Elements on the roof is only permitted for the repair or maintenance of such areas, or to maintain or repair any equipment located in such areas. Subject to any easements (exclusive or otherwise) and/or rights of access or as otherwise provided in this Declaration, neither the Board of Managers nor any Unit Owner shall impede the exercise of or encroach upon the rights of Unit Owners or others claiming, by, through or under them, including but not limited to, the occupants of the Units and their respective invitees, to use the Common Elements as permitted under this Declaration and the By-Laws. No furniture, packages or objects of any kind shall be placed in the Common Elements such as lobbies, vestibules, public halls, stairways, or in the areas designated as storage areas without the prior consent of the Board of Managers. The lobbies, vestibules, public halls, and stairways

shall be used only for ingress and egress from the Units.

6.4.1. Licensed Space may only be used for its intended purpose and in no event may Licensed Space be used as a dwelling space or for the storage of toxic or combustible items. No materials which pose a health or safety threat, or which otherwise create a nuisance may be stored in Licensed Space. To do so may result in a violation placed against the Building by the Building Department that will be the obligation of the Licensee to remove. Each licensee shall be liable for all damage arising out of such Licensee's use or misuse of Licensed Space. Neither the Declarant, nor its respective agents or employees nor the Board of Managers or any of its members, officers or employees, shall be liable for any theft or damage to any property in the Licensed Space. No Licensee may make any Alteration, addition, improvement, or repair in or to Licensed Space without the prior approval of the Board of Managers.

6.4.1.1. Declarant is the initial Licensee of each Licensed Space existing, if any, on Floor Plans recorded contemporaneously with this Declaration; such licenses shall be perpetual unless otherwise terminated under Section 9.6 of the By-Laws. Declarant may use any Licensed Space in any manner permitted by applicable laws and Declarant may sub-license the same to Unit Owners or otherwise without the consent of the Board of Managers. Declarant may sell a license to each Licensed Space without the consent of the Board of Managers without restrictions, and shall have power of attorney to issue licenses to purchasers on behalf of the Board of Managers; such rights shall pass to an Affiliate or designee of Declarant to which such licenses may be transferred. Declarant may abandon and terminate a license upon ten (10) days' notice to the Board of Managers; Declarant will not be required to pay any License Fee after abandoning and terminating a license and the Board of Managers will be authorized to locate a replacement Licensee, issue or sell a new license, and charge License Fees to the new Licensee.

6.4.1.2. Licensee shall provide ten (10) day's written notice to Licensor upon the sale of the license. The Board of Managers as Licensor shall issue a new license to the purchaser. Declarant is authorized to issue a new license on behalf of the Board of Managers to a purchaser of a license owned by Declarant.

6.4.1.3 Use of Bicycle Spaces. Bicycle Spaces shall be used in compliance with the certificate of occupancy for such space and any applicable zoning regulations. Bicycle Spaces may be licensed to members of the public.

6.3.1.4 Use of Storage Spaces. Storage Spaces shall be used in compliance with the certificate of occupancy for such space and any applicable zoning regulations. Storage Spaces may be licensed to members of the public.

6.4.2. A Non-Residential Unit Owner, its tenants, employees, agents, guests, invitees, and licensees are permitted to access the Common Elements, but only for their intended purposes. Furthermore, in no event shall any guest, invitee or licensee of a Non-Residential Unit Owner be permitted access to any area designated as a Residential Common Element, a Limited Common Element or part of a Residential Unit. Any access to the Residential Common Elements, Limited Common Elements, or Residential Units by a Non-Residential Unit Owner, its tenants, or employees shall only be permitted pursuant to the terms of this Declaration and the By-Laws.

6.4.3. Subject to the consent of a Non-Residential Unit Owner, which shall not be

unreasonably withheld, and provided it does not impede or encroach upon the rights of a Non-Residential Unit Owner, Declarant may place appropriate directional and identification signs on the exterior of the Building and signs relating to the marketing of Units for sale or lease by Declarant.

6.5. Violation of Use Restrictions. Each Unit Owner shall be responsible for any violations, fines, and fees imposed as a result of such Unit Owner's failure to comply with the terms of this Article with respect to the use of the Units, and shall indemnify and hold harmless the Condominium, the Board of Managers and all other Unit Owners against any claim or costs in connection with such failure.

6.6. Nuisance. No nuisance shall be allowed in the Property nor shall any use or practice be allowed in the Property which interferes with the peaceful possession or proper use thereof by the Unit Owners or the occupants of their respective Units. No improper, offensive or unlawful use shall be made of the Property or any portion thereof. All applicable laws relating to any portion of the Property shall be complied with at the sole expense of whichever of the Unit Owner(s) shall have such obligation pursuant to the Declaration and the By-Laws to maintain or repair such portion of the Property.

ARTICLE 7 CHANGES TO THE UNITS

7.1. General.

7.1.1. Any alterations or changes to the Building or the Units other than those changes set forth in the Tax Lot Drawings and the Plans ("Alterations") shall be subject to the restrictions set forth in this Declaration and the By-Laws. All work must be performed pursuant to applicable law, and by licensed and insured contractors. A Non-Residential Unit Owner shall have the right to veto any proposed Alteration that would have a material and adverse effect on their Non-Residential Unit. The Residential Board Members shall have the right to veto any proposed Alteration that would have a material and adverse effect on the Residential Units or the Residential Common Elements. The Board of Managers shall have the right to veto any Alteration that materially and adversely affects any Units, structural elements of the Building, any Building systems that serve other Units, or the Common Elements.

7.1.2. Any Alterations to be made by any Unit Owner that affects, in any material aspect, the façade of the Building (other than signage and storefronts appurtenant to a Non-Residential Unit) or the structural elements of the Building, or require approval from the Landmarks Preservation Commission, shall be subject to the prior consent and approval of the Board of Managers, which shall not be unreasonably withheld, conditioned or delayed.

7.1.3. Whenever a Unit Owner is permitted, pursuant to the terms of this Article, to make Alterations or other changes to its Unit, or to apply to a government agency with respect to the use or Alteration of its Unit without the prior written consent of the other Unit Owners or the Board of Managers, such Unit Owner shall provide the Board of Managers and the other Unit Owners with written notice at least ten (10) business days prior to commencing such Alteration or submitting such application, and include in such notice all documents submitted as part of such application and a full description of the proposed Alteration.

7.2. Alterations by the Declarant and a Non-Residential Unit Owner.

7.2.1. Subject to the provisions of Section 7.1 herein, except to the extent prohibited by law, the Declarant and a Non-Residential Unit Owner shall have the right, without the consent or approval of the Board or other Unit Owners, to:

(a) make Alterations, additions, or improvements, whether structural or non-structural, interior or exterior, ordinary or extraordinary, in, to and upon its Unit(s);

(b) change the layout of, or number of rooms therein;

(c) provided the Alteration does not jeopardize the structural integrity of the Building, change the size of the Unit(s) by (i) subdividing its Unit into two or more separate Units, (ii) combining two or more Units resulting from such subdivision or otherwise into one or more units, (iii) altering the boundary walls between any two or more separate Units resulting from such subdivision or combination, or (iv) with respect to the Residential Units only, otherwise including and incorporating Residential Common Elements into such Residential Unit;

(d) if appropriate, reapportion among the Units affected by such change in size or number pursuant to this article, their respective Common Interests; provided, however, that with respect to any such Alteration:

(i) no physical modification shall be made to any other Unit, and the Common Interest or interior dimensions of any other Unit shall not be changed by reason thereof, unless the Owner of such other affected Unit shall consent thereto;

(ii) any such Alteration or change shall comply with all applicable law;

(iii) the Unit Owner making any such Alteration or change shall agree to hold the Board of Managers and all other Unit Owners harmless from any liability arising therefrom; and

(iv) such Alteration shall not jeopardize the soundness or structural integrity of the Building.

(v) such Alteration shall not diminish the sound insultation properties of the Building or Unit.

7.2.2. Any Alteration may not affect the Common Interests of other Units unless the owners of each Unit affected shall consent thereto.

7.2.3. Without the prior written consent of the Declarant, a Non-Residential Unit Owner may not perform any work in, or apply for any permits to perform work, in its Unit before a final Certificate of Occupancy covering the entire Building is issued by the Department of Buildings.

7.2.4. In the event a Non-Residential Unit is leased, the tenant(s) of such Unit shall have the same rights as the Non-Residential Unit Owner to make alterations, additions or improvements

as set forth in this Article, subject to such Unit Owner's consent.

7.3. Alterations to Residential Units. Residential Unit Owners (other than Declarant) may not make any Alterations to their Unit without the prior written consent of the Board of Managers; such consent will not be unreasonably withheld, provided that the addition, alteration, repair or improvement may be made while retaining the structural integrity of the Building. Furthermore, Unit Owners (other than Declarant) may not apply for any permits for construction work in a Unit until after the final Certificate of Occupancy has been issued for the Building by the Department of Buildings. Furthermore, Residential Unit Owners (other than Declarant) may not apply for any permits for construction work in a Residential Unit until after the final Certificate of Occupancy has been issued for the Building by the Department of Buildings.

7.4. Changes to Boundaries and Tax Lot Drawings. Boundaries and components of each Unit are described in detail in this Declaration, and depicted graphically on the Tax Lot Drawings. The boundaries of the Units in the Tax Lot Drawings shall be substantially the same as those in the Plans. Any differences between the Plans and the Tax Lot Drawings shall be subject to the approval of an affected Unit Owner, provided that such approval shall not be unreasonably withheld if such changes are de minimis. Prior to any de minimis change in the boundaries or change to the Tax Lot Drawings, the party proposing such change shall provide the other party with ten (10) business days' notice of such change, and thereafter the parties may attempt to resolve the issue or in the alterative, the parties may commence arbitration as set forth in the By-Laws to resolve any disagreement. In the event of arbitration, such change shall not be made until the arbitrator has issued their decision, and thereafter the parties will cooperate to effectuate such decision.

ARTICLE 8 EASEMENTS

8.1. Board of Managers Easement to Operate and Maintain the Common Elements. The Board of Managers shall have, and each Unit shall be subject to, an easement and a right of access:

(a) to operate, maintain, repair, alter, rebuild, prevent or minimize damage to, and cause to be in compliance with any applicable laws and insurance requirements, the Common Elements;

(b) to install, operate, maintain, repair, alter and rebuild the Common Elements located in, over, under, through or upon any Unit or elsewhere on the Property; and

(c) to maintain any encroachment on any Unit, resulting from the repair, alteration or rebuilding of the Common Elements.

Access to any Unit or Common Elements in furtherance of such easement shall be exercised in such a manner as will not unreasonably interfere with the normal conduct of business of the tenants and occupants of a Non-Residential Unit, or with the use of the Residential Units for their permitted purposes. Such entry shall be permitted on not less than two (2) days' notice, except that no notice will be necessary in the case of an emergency.

8.2. Ingress and Egress. Each Unit Owner, permitted tenants and occupants of the Building, the Building managing agent, the sales agent employed by the Declarant, and all other officers, partners, employees, agents, guests, invitees and licensees of the foregoing shall have, to the extent

reasonably necessary, in common with all other Unit Owners, an easement for ingress to and egress from their Unit. Notwithstanding the foregoing, however, no person shall use or enjoy the Common Elements or Residential Common Elements except in accordance with the reasonable purposes for which they are intended, and without encroaching upon the rights of other persons to do so.

8.3. Utilities.

8.3.1. For so long as Declarant owns a Unit, Declarant shall have the absolute right (without any obligation to obtain the consent of the Board or any other Unit Owner or other part except as required by law) to grant such additional electric, gas, steam or other utility easements or relocate any existing utility easements in any portion of the Property as Declarant shall deem necessary or desirable for the proper operation and maintenance of the Building or any portion thereof, or for the general health or welfare of the owners, tenants, and occupants of the applicable Units, provided that such additional utilities or the relocation of existing utilities will not prevent or unreasonably interfere with the permitted use of Units. Any utility company and its employees and agents shall have the right of access to any Unit or the Common Elements in furtherance of such easement, provided such right of access shall be exercised in such a manner as shall not reduce the usable square footage of the any Unit nor prevent or unreasonably interfere with the permitted use of Units.

8.3.2. Each Unit Owner, for its benefit, shall have an easement to, and may, without the prior consent of the Board of Managers, the Declarant or other Unit Owners but subject to the provisions of this Declaration pertaining to Alterations: (i) install, operate, maintain, repair, alter, rebuild, restore and replace Units, and any pipes, wires, ducts, flues, vents, cables, conduits or other lines, equipment or facilities forming a part of or relating to the Unit, located in, over, under, through or upon the Common Elements; and (ii) install pipes, wires, ducts, flues, vents, cables, conduits or other lines, equipment or facilities in connection with the design, construction, use, operation and/or occupancy of such Unit in, over, under, through or upon the Common Elements, including but not limited to, penetrating floor slabs; provided that access to the Common Elements or other portions of the Property in furtherance of such easement shall be exercised in such a manner as will not unreasonably interfere with the use of the Common Elements and such other portions of the Property for their permitted purposes or affect the structural integrity of the Building. A Unit Owner shall provide the Board of Managers with prior written notice at least fifteen (15) days prior to filing any applications with the applicable government authorities to perform such work, including the Department of Buildings. The relocation of any pipes, wires, ducts, flues, vents, cables, conduits, or other lines, equipment or facilities after the Building obtains a TCO shall require the prior written consent of the Board of Managers.

8.3.2. To the extent any filings with the New York City Department of Buildings or other municipal agency is necessary for the foregoing or the consent or signature of the Board of Managers is required on any documents, the Board of Managers shall cooperate with respect to the same by timely executing the same, provided all associated expenses are paid by the requesting Unit Owner.

8.4. Repairs and Maintenance.

8.4.1. Provided the Unit Owners are in compliance with all other requirements set forth

in this Declaration and the By-Laws, and any regulations promulgated by the Board of Managers, all Unit Owners shall have access through all Common Elements to make repairs and installations, provided that in non-emergency situations the Unit Owners shall notify the Board of their intent to work on equipment servicing their Unit and conduct such work in a manner designed to cause the minimum amount of disturbance to other Unit Owners.

8.4.2. A Non-Residential Unit Owner, and their employees, contractors and invitees, shall have access to Residential Common Elements, including the elevators, and the Residential Units for the purpose of maintaining, replacing or effecting repairs to their respective Units or any systems servicing such Unit. In the event of a non-emergency, the party seeking such access shall notify the Board of Managers and the Residential Unit Owners if applicable of their intent to work on equipment servicing such Unit and conduct such work in a manner designed to cause the minimum amount of disturbance to the Residential Unit Owners.

8.4.3. Access shall be permitted through any portion of the Building in the event of an emergency.

8.4.4. All work to be performed pursuant to this Section must be performed by licensed and insured contractors, and in accordance with applicable law.

8.5. Storefront and Signage. Subject to the terms of this Declaration, a Non-Residential Unit Owner and the Declarant shall have an easement to erect and maintain signage as set forth herein.

8.5.1 A Non-Residential Unit Owner shall have an easement, to the extent permitted by law, to erect, maintain, repair and replace, from time to time, one or more signs, on the storefront to its Unit provided the same relate solely to the operation of the Unit or for the purpose of advertising the sale or lease of all or any portion of the Non-Residential Unit. The Non-Residential Unit Owner shall not have the right to place or install any sign or other advertisement on any part of the Building other than the storefront without the prior written consent of the Board of Managers.

8.5.2 For so long as Declarant owns a Unit, the Declarant shall have an easement, to the extent permitted by law, to erect, maintain, repair and replace, from time to time, one or more signs on the Building for the purpose of advertising the sale or lease of any Unit in the Condominium, provided such signage does not obstruct permitted signage placed by a Non-Residential Unit Owner, and does not unreasonably obstruct any Residential Unit (other than an Unsold Unit).

8.5.3 Maintenance and repair of the storefront and signage, as well as any Limited Common Elements, fixtures, or improvements, located on the façade appurtenant to the Non-Residential Unit shall be the responsibility of the Non-Residential Unit Owner.

8.6. Construction. Declarant reserves to itself, its successors, assigns, designees, invitees, contractors, agents, employees and tenants, any and all easements and rights of access, in and to Units and Common Elements, to complete construction in a manner consistent with the purposes of the offering plan and to ensure Declarant's rights and obligations thereunder. Declarant shall provide three days' notice except under exigent circumstances where Declarant shall provide reasonable notice. Declarant is obligated to repair any damages caused as the result of the foregoing work. Declarant will not interfere with a Unit Owner's reasonable use of their Unit

during any work period. However, there may be a temporary limitation as to use of the public areas. Declarant's reservation and rights shall include, but not be limited to:

(i) The right to maintain general, sales and leasing office(s) and personnel on the Premises, to post signs, and to conduct other activities connected with promotion, sales or leasing, such as inspection and display of vacant or licensed Units, as well as all Common Elements, to prospective Purchasers or lessees; and

(ii) Right of access in and to Units and Common Elements for purposes of construction, repair, refurbishment, correction, alterations, finishing, servicing and similar work.

8.7. Communications Equipment. Declarant and/or its designee (and their respective successors and assigns) shall have an easement for so long as the Condominium shall remain in existence: (i) to erect, use, lease, maintain, repair, replace and operate a platform and other facilities for the purpose of erecting, using, leasing, licensing, maintaining, repairing, replacing and operating antennae, satellite dishes and other communications equipment on any part of any roof of the Building that is not occupied as of the date hereof for any other Building installations or as a common recreational area for the Unit Owners; and (ii) to erect, use, lease, maintain, repair, replace and operate related electronic and other communications equipment in any portion of any mechanical equipment room that is not occupied as of the date hereof by any other Building installations, and the right to erect partitions separating such portion from the balance of such equipment room; in each case, without the consent of, or charge by, the Board of Managers or any other Unit Owners; provided, however, that Declarant (or its designee) shall give prior notice to the Board of Managers of the type and location of any such equipment before installation. Any obligations of Declarant under any lease, license or other right of use granted by Declarant with respect to any roof or the aforesaid mechanical equipment room shall be the obligation solely of Declarant and not of the Condominium and any rights of Sponsor, including, without limitation, the right to receive rent or other consideration for such lease, license or other right of use, shall be the right solely of Declarant and not of the Condominium or the Board of Managers. In connection with such easements and related rights, Declarant and its designee (and their respective successors and assigns) and the respective tenants and licensees shall each have, to the extent necessary or advisable for such erection, use, lease, maintenance, repair, replacement and operation, an easement in common with all Unit Owners for ingress, egress and the use of any Common Elements. The Units shall be subject to such easement. The Unit Owners will not have any interest in the rents, profits or revenues from the rental, use or sale of any such space pursuant to the aforementioned easements and rights.

8.8. Ventilation Ducts. Each Unit Owner shall have in common with all other Unit Owners, and each Unit shall be subject to, an easement to access, operate and maintain ventilation ducts for the purpose of providing fresh air serving the Units located in, over, under, through or upon any Unit and the Common Elements.

8.9. Subjacency, Support and Necessity. Each Unit and the Common Elements shall have easements of subjacency, support and necessity, and the same shall be subject to such easements in favor of all the other Units and the Common Elements.

8.10. Perpetual and Irrevocable. Except as may otherwise be set forth in this Declaration, any easement created or granted hereunder shall be perpetual and irrevocable for so long as the

Condominium shall remain in existence.

ARTICLE 9 SERVICE OF PROCESS AND BUILDING CODE VIOLATIONS

The Secretary of State of the State of New York is hereby designated to receive service of process in any action which may be brought against the Condominium. Service of process on Unit Owners with regard to any violation of local building codes, zoning ordinances and other related building and zoning laws pertaining to the Common Elements or one or more of the Units shall be made upon the Board of Managers of The ERA Condominium at 2461 Broadway, New York, NY 10025, or such other address to be designated by the Board of Managers. Subject to conditions stated in the By-Laws, the Board of Managers shall have the principal responsibility for curing any violations of such building or zoning laws and service upon the Board of Managers shall be deemed service upon the Declarant or Owners of the Condominium Unit or Units in which any such violations exist.

ARTICLE 10 COMMON INTEREST

Each Unit Owner shall have such percentage interest in the Common Elements as is set forth on Schedule B attached hereto. Each Unit Owner shall be entitled to cast one vote for each .0001% of Common Interest attributable to their Unit(s). Whenever a particular percentage of Common Interest must be reached for voting purposes and such required percentage is in terms of the Unit Owners as a group (as proposed to all Unit Owners as a whole), such required percentage shall mean a percentage in terms of total Common Interests attributable to that particular group and not the percentage of Common Interests attributable to all Unit Owners unless otherwise mandated by law or expressly provided for herein or in the By-Laws. The percentage of interest of each Unit in the Common Elements has been determined by the Declarant based upon the floor area subject to the location of such space and the additional factors of relative value to other spaces 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 pursuant to §339-i(1)(iv) of the Real Property Law. The percentage interest of all of the Units in the Condominium totals one hundred percent (100%).

ARTICLE 11 ADMINISTRATION

The affairs of the Condominium shall be managed by a five (5) member Board of Managers comprised of one (1) member to be designated by the Commercial Unit A Unit Owner (the "Non-Residential Board Member") and four (4) members to be designated or elected by the Residential Unit Owner(s) (the "Residential Board Members"). During the Control Period, the affairs of the Condominium shall be managed by a four (4) member Board of Managers comprised of one (1) member to be designated by the Commercial Unit A Unit Owner and three (3) members to be designated by Declarant. The principal officers of the Condominium shall be a President, Vice President, Secretary, and Treasurer, all of whom shall be elected by the Board of Managers.

The President shall be the chief executive officer of the Condominium and shall preside at all meetings of the Board of Managers and of Unit Owners.

The Vice President shall take the place of the President and perform their duties whenever the President shall be absent or unable to act.

The Secretary shall be empowered to take and keep minutes of all meetings and to keep the books and records of the Condominium.

The Treasurer shall be responsible for overseeing the finances of the Condominium and for keeping the financial records and books of the Condominium.

The Board of Managers, in its discretion shall delegate powers to officers as it sees fit to execute agreements, contracts, deeds, leases, checks, etc. on behalf of the Condominium.

ARTICLE 12 AMENDMENT AND WITHDRAWAL

12.1. Amendments to the Declaration. Except as otherwise set forth herein, the provisions of this Declaration may only be amended by an instrument executed by the Board of Managers upon the affirmative vote of all Non-Residential Unit Owners and sixty-seven percent (67%) of the Residential Unit Owners in number and Common Interest, except as set forth below. Any amendment to this Declaration shall not take effect until it is recorded in the City Register's Office.

12.1.1. Any amendment altering the Common Interest percentage of a Unit Owner or altering any rights or obligations respecting the Common Elements shall require the written consent of the affected Unit Owner(s).

12.1.2. Any amendment adding any parcel of land or divesting any parcel of land from the Property shall require the unanimous consent of all the Unit Owners.

12.1.3. For a maximum of two (2) years from the date of the recording of the Declaration in the City Register's Office, as long as the Declarant continues to hold fifty-one percent (51%) or more, in number, of the Units, the Declarant's prior written consent shall be required in order to amend either the Declaration or the By-Laws. Furthermore, so long as Declarant shall own Unsold Units constituting twenty-five percent (25%) or more of the Common Interest, or for a period of five (5) years after closing of title to the first Unit pursuant to the offering plan, whichever is sooner, the Board of Managers may not, without the prior written consent of the Declarant, (i) make any addition, alteration or improvement to the Common Elements or to any Unsold Unit, or (ii) borrow money on behalf of the Condominium (except where necessary to perform work required by law to the extent that existing reserves are insufficient), or (iii) provide for new or additional services other than those provided for in Schedule B of the offering plan. Declarant shall have the right to withhold its consent to any of the foregoing actions except where otherwise noted. Notwithstanding the above, Declarant's consent shall not be withheld for expenses required to comply with applicable law, to remedy any notice of violation, to comply with any work order of an insurer, or for any matter affecting the health or safety of the occupants of the Building. While Declarant has voting control of the Board of Managers, Declarant will not reduce or eliminate the services to be provided to the Condominium as set forth in the offering plan filed with the New York State Department of Law.

12.1.4 Any amendment to the Declaration or By-Laws that would materially and adversely impact the rights and obligations of a Non-Residential Unit Owner, the calculation of Common Charges to be paid by a Non-Residential Unit Owner, or the permitted use of a Non-Residential Unit shall require the consent of the Non-Residential Unit Owner.

12.1.5 Any provision of the Declaration or By-Laws benefiting, protecting or otherwise affecting only the Non-Residential Units or Non-Residential Unit Owners, except for those provisions relating to actions that require Board of Managers consent, may be amended by such Unit Owner, including the subdivision or combining of such Unit, without the consent of the Board or the other Unit Owners. However, such Unit Owner shall provide the Board of Managers and all other Unit Owners with written notice of any such modification at least fifteen (15) days prior to making any such change. The Board of Managers shall cooperate with such Unit Owner's efforts to amend such provision, including executing, acknowledging and delivering any document required to effectuate such amendment.

12.1.6 Any provision of the Declaration or By-Laws benefiting, protecting or otherwise affecting only the Residential Units (including but not limited to the subdivision or combining of Residential Units), the Declarant and/or the Residential Unit Owners may be amended, modified or deleted by the Declarant or the Residential Unit Owners as applicable without the consent of the Board or the other Unit Owners. However, the Declarant or the Residential Unit Owners shall provide the Board of Managers and all other Unit Owners with written notice of any such modification at least fifteen (15) days prior to making any such change. The Board of Managers shall cooperate with the Declarant's or the Residential Unit Owners' efforts to amend such provision, including executing, acknowledging and delivering any document required to effectuate such amendment.

12.2. Consent of Permitted Mortgagees. Fifty-one percent (51%) of Permitted Mortgagees must consent to: (i) any restoration or repair of the Building after a partial condemnation or casualty loss that affects either a material portion of the Property or the Unit securing its mortgage; (ii) any election to terminate the Condominium after substantial destruction or substantial taking in a condemnation; and (iii) any reallocation of Common Interests resulting from a partial condemnation or destruction provided however that the consent of any Permitted Mortgagee of a Residential Unit shall not be required for any restoration and or repair under (i) or reallocation under (iii) above with respect to a Non-Residential Unit. Wherever in this section the consent of a Permitted Mortgagee or fifty-one percent (51%) of Permitted Mortgagees is required, the written consent of the Sponsor's Mortgagee must be given, provided that such mortgage has not yet been satisfied.

12.2.1. A written notice will be sent certified or registered mail with a "return receipt" requested to Permitted Mortgagees notifying them of any proposed materially adverse change to the Declaration or By-Laws or matter requiring their consent. Approval or consent by a Permitted Mortgagee will be implied if the Permitted Mortgagee fails to submit a response within sixty (60) days after it receives proper notice, provided the notice was delivered by certified or registered mail, with a "return receipt" requested. Notwithstanding the foregoing, wherever in this section the consent of a Permitted Mortgagee or fifty-one percent (51%) of Permitted Mortgagees is required, the written consent of the Sponsor's Mortgagee must be given, provided that such mortgage has not yet been satisfied.

12.3. Withdrawal from Condominium Ownership. The Property shall not be withdrawn from Condominium ownership without the consent of at least eighty percent (80%) of the Unit Owners in number and Common Interest, the Non-Residential Unit Owner, and at least fifty-one percent (51%) of the Permitted Mortgagees. Such withdrawal of the property from Condominium

ownership shall not take effect until it is duly recorded in the City Register's Office. Notwithstanding the foregoing, wherever in this section the consent of a Permitted Mortgagee or fifty-one percent (51%) of Permitted Mortgagees is required, the written consent of the Sponsor's Mortgagee must be given, provided that such mortgage has not yet been satisfied. The Condominium shall terminate following a taking of all or substantially all of the Property by condemnation or eminent domain; or damage or destruction to 75% or more of the Building if 75% or more of all Unit Owners do not duly and promptly elect to proceed with the repair or restoration and fifty-one percent (51%) of Permitted Mortgagees consent.

ARTICLE 13 SUBJECT TO DECLARATION, BY-LAWS, etc.

All present or future Unit Owners, tenants, future tenants, or any other person that might use the facilities of the Condominium in any manner, are subject to the provisions of this Declaration and the By-Laws, and the mere acquisition or rental of any of the Units shall signify that the provisions of the Declaration and the By-Laws of the Condominium are accepted and ratified and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed, conveyance or lease thereof.

ARTICLE 14 COMMON CHARGES

14.1. Assessment of Common Charges. The Board of Managers shall have the authority, pursuant to the By-Laws, to fix and determine Common Expenses, and allocate and assess Common Expenses amongst the Unit Owners. Common Expenses may be allocated in a manner different from the allocation by Common Interest, as permitted by §339-m of the Condominium Act, the Declaration and the By-Laws, provided that such allocation is based on the proportion of expenses and charges fairly attributable to such Units, based on actual usage of particular services and based upon special or exclusive use or availability or exclusive control of particular Common Elements by particular Unit Owners. The allocations of Common Expenses between Residential Units and Non-Residential Units in the Proposed Budget for the First Year of Condominium Operation, annexed hereto as Schedule D, are presumptive evidence of reasonableness but are based solely on projections; future allocations must be based on the proportion of expenses and charges fairly attributable to such Units, based on actual usage of particular services and based upon special or exclusive use or availability or exclusive control of particular Common Elements by particular Unit Owners. The Board of Managers may not modify the allocations set forth in Schedule D without the unanimous consent of Non-Residential Unit Owner.

14.2. Lien Against Units. All sums assessed as Common Charges by the Board of Managers of the Condominium but unpaid, together with interest at the maximum legal rate thereon, chargeable to any Unit Owner shall constitute a lien on their Unit prior to all other liens except: (a) tax or assessment liens on the Unit by any governmental taxing authority, including but not limited to, State, County, and City taxing agencies, if any; and (b) all sums unpaid on any mortgage of record encumbering any Unit. Such lien may be foreclosed when past due in accordance with the laws of the State of New York by the Condominium in like manner as a mortgage on real property, and costs incurred including reasonable attorney's fees (but such right shall not be a lien against the Unit). In the event the proceeds of the foreclosure sale are not sufficient to pay such unpaid

Common Charges, the unpaid balance shall be charged to all Unit Owners as a Common Expense. However, the holder of an institutional mortgage of record or other purchaser of a Unit at a foreclosure sale, their successors or assigns, shall not be liable and the Unit shall not be subject to a lien for the payment of Common Charges chargeable to such Unit which were assessed and became due prior to the acquisition of title to such Unit by such acquirer. In such event, the unpaid balance of Common Charges shall be charges to all Unit Owners as a Common Expense. The term "institutional mortgage" used herein shall mean a mortgage granted by a federal or state savings and loan association, savings or commercial bank, life insurance company, pension fund, trust company, real estate investment trust, real estate mortgage investment conduit, agency of the United States Government or of the City or State of New York, or other similar institutional lender or a purchase money mortgage granted by the Seller or any entity not included within any of the foregoing that is regularly engaged in the business of making, owning or servicing mortgage loans.

14.3. Unit Owners' Obligation to Pay Common Charges. Every Unit Owner shall pay the Common Charges assessed against their Unit when due and no Unit Owner may exempt themselves from liability for the payment of their Common Charges by waiver of the use or enjoyment of any of the Common Elements or by the abandonment of their Unit. However, no Unit Owner shall be liable for the payment of any Common Charges accruing subsequent to a sale, transfer or other conveyance by themselves of such Unit made in accordance with §339-x of the Real Property Law or in accordance with the provisions of this Declaration and the By-Laws.

14.4. License Fees. Licensees will be required to pay a monthly License Fee to the Board of Managers. The Board of Managers shall have the authority, pursuant to the By-Laws, to fix and determine License Fees.

14.4.1. Every Licensee shall pay the License Fees when due and no Licensee may exempt themselves from liability for the payment of License Fees by waiver of the use or enjoyment of any of the Licensed Space. However, a Licensee may abandon the use and enjoyment of the Licensed Space by terminating their license as prescribed by the By-Laws.

14.4.2. The Board of Managers shall have the authority, pursuant to the By-Laws, to terminate a license with no reimbursement for any consideration paid to acquire the license, in the event of a default in the payment of any monthly License Fee.

ARTICLE 15 UNITS ACQUIRED BY THE BOARD

In the event any Unit Owner shall convey their Unit to the Board of Managers in accordance with §339-x of the Real Property Law or in the event the Board of Managers shall purchase any Unit at a foreclosure sale in accordance with the By-Laws, title to such Unit or the rights to the lease of such Unit shall be held by the Board of Managers or its designee on behalf of all of the other Unit Owners.

In order to carry out the provisions of this paragraph, each Unit Owner shall, upon taking title to their Unit, grant an irrevocable power of attorney coupled with an interest, to the Board of Managers and their successors to acquire title or lease any such Unit under whatever terms the Board of Managers may, in its sole discretion, deem proper and to sell, lease, sublease, mortgage, vote or otherwise deal with such Unit under such terms as the Board of Managers, in its sole discretion, shall deem proper.

ARTICLE 16 ENCROACHMENTS

The Unit Owners agree that if any portion of a Unit or the Common Elements (whether restricted in use to an individual Unit Owner or not) encroaches upon another or shall hereafter encroach upon another as a result of original construction or settling of the Building, a valid easement for the encroachment and the maintenance of the same, so long as it stands, shall and does exist. In the event the Building is partially or totally destroyed as a result of fire or other casualty or as a result of condemnation or eminent domain proceedings and is rebuilt, the Unit Owners agree that encroachments of any portion of the Unit or the Common Elements as aforedescribed due to construction shall be permitted and that a valid easement for said encroachment and the maintenance thereof shall exist as long as the Building or reconstructed building shall stand.

ARTICLE 17 UNIT OWNERSHIP

17.1. Upon the closing of title to a Unit, a purchaser shall automatically become a Unit Owner in the Condominium and shall remain a Unit Owner until such time as the purchaser ceases to own the Unit for any reason.

17.2 A license to Licensed Space does not create ownership in the space. A purchaser of a license for Licensed Space shall automatically become a Licensee in the Condominium and shall remain a Licensee until such time as the purchaser ceases to own the license for any reason. Declarant is the initial Licensee of each Licensed Space existing, if any, on Floor Plans recorded contemporaneously with this Declaration.

ARTICLE 18 CONVEYANCE OF A UNIT

Upon any conveyance of a Unit, either by voluntary instrument, operation of law or judicial proceedings in accordance with this Declaration or the By-Laws, the grantee of the Unit shall be jointly and severally liable with the grantor for any unpaid Common Charges against the latter assessed and due up to the time of the grant or conveyance without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefor. Any such grantee shall be entitled to a statement from the Board of Managers setting forth the amount of the unpaid Common Charge against the grantor and such grantee shall not be liable for, nor shall the Unit conveyed be subject to a lien, for any unpaid Common Charge against the grantor in excess of the amount set forth in such statement. Grantee as used herein shall not include either the holder of an institutional mortgage of record or other purchaser of a Unit at a foreclosure sale of an institutional mortgage.

ARTICLE 19 COVENANTS AND RESTRICTIONS

The use of a Unit by the Unit Owner or other occupant shall be subject to the rules, regulations, and provisions of this Declaration and the By-Laws and the following covenants and restrictions:

(a) The Unit and Common Elements exclusively servicing or benefitting such Unit shall be maintained in good repair, and Non-Residential Units shall be kept neat and presentable.

(b) No Alterations to the inside of a Unit that would impair the structural soundness of the Building may be made without the prior written consent of the Board of Managers.

(c) Any Unit Owner who mortgages or sells their Unit shall notify the Board of Managers and provide the name and address of their mortgagee or purchaser.

(d) The Board of Managers shall report to Permitted Mortgagees any unpaid Common Charges due from the Unit Owner of such Unit.

(e) No nuisances shall be allowed upon the Property and no use or practice shall be allowed which interfere with the peaceful possession and proper use of the Property by its residents.

(f) No immoral, improper, offensive or unlawful use shall be made of the Property or any part thereof and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.

(g) The Common Charges shall be paid when due.

ARTICLE 20 UTILITIES

Each Unit Owner shall be responsible for paying for the costs of separately metered or sub-metered utilities for their Unit. Commonly metered utilities will be paid by the Board of Managers as a Common Expense, and the costs allocated among the Unit Owners as Common Charges according to the provisions of Article 14.

ARTICLE 21 INVALIDITY

Invalidation of any of the covenants, limitations or provisions of the Declaration by judgment or court order shall in no way affect any remaining part or parts hereof, and the same shall continue in full force and effect.

ARTICLE 22 WAIVER

No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

ARTICLE 23 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 hereof.

ARTICLE 24 CERTAIN REFERENCES

24.1. A reference in this Declaration to any one gender, masculine, feminine or neuter,

includes the other two, and the singular includes the plural and vice versa, unless the context otherwise requires.

24.2. The terms "herein", "hereof", or "hereunder" or similar terms in this Declaration refer to this entire Declaration and not to the particular provision in which the terms are used, unless the context otherwise requires.

24.3. Unless otherwise stated, all references herein to Articles, Sections or other provisions are references to Articles, Sections or other provisions of this Declaration.

ARTICLE 25 SEVERABILITY

If any provision of this Declaration or the application thereof to any person, entity or circumstance, is determined to be invalid or unenforceable to any extent, the remainder of this Declaration, and the application of such provision to persons, entities or circumstances other than those as to which it is specifically determined to be invalid or unenforceable, shall not be affected thereby, and each provision of this Declaration shall be valid and enforced to the fullest extent permitted by law, provided that under all circumstances, the provisions hereof are required to be interpreted and applied so that there will be no adverse effect on Declarant or any other person governed by or otherwise affected by this Declaration in any material respect as a result of any invalidity or unenforceability referred to above in this Article.

ARTICLE 26 COVENANT OF FURTHER ASSURANCES

26.1. General. Any party which is subject to the terms of this Declaration, whether such party is a Unit Owner, a lessee or sublessee of a Unit Owner, an occupant of a Unit, a member or officer of the Board or otherwise, shall upon prior reasonable written request at the expense of any such other party requesting the same, execute, acknowledge and deliver to such other party such instruments, in addition to those specifically provided for herein, and take such other action as such other party may reasonably request to effectuate the provisions of this Declaration or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

26.1.1. If any Unit Owner or any other party which is subject to the terms of this Declaration fails, within sixty (60) days after request therefor, to execute, acknowledge or deliver any instrument, or to take any action which Unit Owner or party is required to execute, acknowledge and deliver or to take pursuant to this Declaration, then the Board of Managers is hereby authorized as attorney in fact for such Unit Owner or other party, 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 party and such document or action shall be binding on such Unit Owner or other party.

26.1.2. If any Unit Owner, the Board or any other party which is subject to the terms of this Declaration fails, within sixty (60) days after request therefor, to execute, acknowledge or deliver any instrument, or to take any action which such Unit Owner, the Board or party is required to perform, execute, acknowledge and deliver pursuant to this Declaration at the request of Declarant or its designee, then Declarant or its designee is hereby authorized, as attorney in fact

for such Unit Owner, the Board or other party, coupled with an interest, to execute, acknowledge and deliver such instrument or take such instrument or to take such action in the name of such Unit Owner, the Board or other party and such document or action shall be binding on such Unit Owner, the Board or other party, as the case may be.

26.2. Estoppel and Agreement. Upon the request of a Unit Owner, the Board of Managers will enter into an estoppel and agreement with such Unit Owner or an existing or proposed lender in form reasonably acceptable to such Unit Owner or existing or proposed lender, and which by its terms may be relied on by the Unit Owner's existing or proposed lender. The estoppel and agreement shall contain all or any of the following representations and statements to the extent requested by the Unit Owner:

(a) confirmation that the Declaration and By-Laws, as amended to date, are complete, correct and in full force and effect;

(b) a statement as to the amount of Common Charges and assessments and all other amounts due to the Condominium by the Unit Owner at the time specified by the Unit Owner, and confirmation of all payments made to that date and a statement as to the monthly Common Charges and special assessments payable following a closing;

(c) confirmation of the then current budget of the Condominium and the amounts payable by the applicable Unit Owner, and an agreement that the calculation of payments due from the Unit Owner or services provided to the Unit Owner will not be changed without its consent;

(d) an agreement to deliver all notices that are sent to the Unit Owner to its lender or lender's designee at the address provided;

(e) confirmation that the current use of the Unit does not violate the terms of the Declaration and By-Laws;

(f) agreement that the tenant of a Unit Owner is a third-party beneficiary of the obligations of the Condominium to the Unit Owner;

(g) confirmation to the lender of the provisions of the Declaration allowing the applicable Unit Owner to make alterations to the Unit with or without any consent, as the case may be, and an agreement to permit the tenant of the Unit Owner to undertake such alterations if designated by the Unit Owner to do so;

(h) agreement that the Condominium shall have the same rights to consent to the actions of the tenant of a Unit Owner as it does to an action of the Unit Owner;

(i) agreement to provide the lender of a Unit Owner ten (10) days' prior notice of any action or sanction that the Board of Managers has determined to take against the Unit Owner; and

(j) a confirmation to the lender of a Unit Owner that it knows of no posted

violations against the Unit or pending bankruptcy with respect to the Unit Owner other than those set forth in the estoppel and agreement.

26.3. Further Assurances Requested by Declarant. Without intending to limit the generality of the foregoing, the Board of Managers and each Unit Owner shall be required, upon the request of Declarant, to execute and delivery any or applications reasonably required in connection with any merger, any declaration of zoning lot restrictions or any zoning lot development agreement.

ARTICLE 27 SUCCESSORS AND ASSIGNS

Except as set forth herein or in the Declaration to the contrary, the rights and/or obligations of each Unit Owner set forth herein shall inure to the benefit of and be binding upon any successor or assign of each Unit Owner. However, the rights of Declarant set forth herein shall not inure to the benefit of a Unit Owner acquiring a Unit from Declarant pursuant to an offering plan filed with the New York State Department of Law. Except as set forth herein or in the By-Laws to the contrary, the rights and/or obligations of Declarant or its designee as set forth herein shall inure to the benefit of and be binding upon any successor or assign of Declarant or its designee, or with the consent of Declarant or its designee, any transferee of some or all of the Unsold Units then owned by Declarant or its designee, as the case may be. Subject to the foregoing, Declarant and its designee shall have the right, at any time, in their sole discretion, to assign or otherwise transfer their respective interests herein, whether by sale, merger, consolidation, lease, assignment or otherwise.

ARTICLE 28 NOTICE AND CONSENTS

Whenever a Unit Owner is permitted, pursuant to the terms of this Declaration, to make Alterations or other changes to its Unit, the Declaration, the By-Laws, or to apply to a government agency with respect to the use or Alteration of its Unit without the prior written consent of the other Unit Owners or the Board of Managers, such Unit Owner shall provide the Board of Managers and the other Unit Owners written notice at least fifteen (15) days prior to commencing any such Alteration or submitting such application.

Whenever the consent, approval, satisfaction or permission of Declarant or its designee is required under this Declaration or the By-Laws, such consent, approval, satisfaction or permission will not be required when Declarant or such designee no longer owns any Units.

ARTICLE 29 INCORPORATION BY REFERENCE

The terms, covenants, conditions, descriptions and other information contained in (i) the property description annexed hereto as Schedule A; (ii) the description of the Units annexed hereto as Schedule B; (iii) the By-Laws annexed hereto as Schedule C; (iv) the schedule providing allocation of Common Expenses among the Units annexed hereto as Schedule D; and (v) the Tax Lot Drawings, are each incorporated herein by this reference and made a part of this Declaration as if set forth at length in the text hereof.

ARTICLE 30 AUTHORIZATION TO BORROW

The Board of Managers is authorized, subject to the restrictions set forth in the By-Laws,

to incur debt on behalf of Unit Owners to provide for major and minor maintenance, repairs, additions, improvements, replacements, working capital, bad debts and unpaid Common Expenses, insurance, depreciation, obsolescence and similar purposes. The repayment of any and all such debt may be secured and paid as provided in §339-jj of the New York Real Property Law.

ARTICLE 31 POWER OF ATTORNEY

31.1. Each Unit Owner shall grant to the Board of Managers an irrevocable limited power of attorney, coupled with an interest (in such form and content as the Board of Managers shall determine) following due authorization (if required) from the Unit Owners (a) to acquire or lease any Unit, together with its Appurtenant Interest (as defined hereinafter) whose owner desires to sell, convey, transfer, assign, lease or surrender the same, or which becomes the subject of a foreclosure or other similar sale, on such terms and at such price or rental, as the case may be, as the attorneys-in-fact deem proper, in the name of the Board of Managers or its designee, corporate or otherwise, on behalf of all Residential Unit Owners, and after any such acquisition or leasing, to convey, sell lease, sublease, mortgage or otherwise deal with (but not vote the interest appurtenant thereto) any such Unit so acquired, or to sublease any Unit so leased, without the necessity of further authorization by the Unit Owners, on such terms as the attorneys-in-fact may determine; and (b) to commence, pursue, appeal, settle and/or terminate administrative and certiorari proceedings to obtain reduced real estate tax assessments with respect to the Units, including retaining counsel and taking any other action which the Board of Managers deems necessary or appropriate to comply with any law, ordinance, regulation, zoning resolution or requirement of the Department of Buildings, the City Planning Commission, the Board of Standards and Appeals, or any other public authority, applicable to the Maintenance of the Building or the Property, respectively or any consent, covenant, restriction, easement or declaration, or any amendment thereto, affecting the Property which the Board of Managers deems necessary or appropriate.

31.2. Each Unit Owner shall also grant to Declarant a power of attorney to amend the Declaration and to effectuate the rights granted to Declarant and Unit Owners under the Declaration as set forth herein.

IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed as of the _____ day of_____ 20___.

DECLARANT:
UWS AA BSD LLC

By: _____
Name:
Title:

2461 BROADWAY LLC

By: _____
Name:
Title:

AARE BROADWAY INVESTORS LLC

By: _____
Name:
Title:

A&S MM LLC

By: _____
Name:
Title:

2461 D&O LLC

By: _____
Name:
Title:

STATE OF NEW YORK):
SS.:
COUNTY OF):

On the _____ day of _____, 20___, before me, the undersigned, personally appeared, _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual acted, executed the instrument.

_____
NOTARY PUBLIC

STATE OF NEW YORK):
SS.:
COUNTY OF):

On the _____ day of _____, 20___, before me, the undersigned, personally appeared, _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual acted, executed the instrument.

_____
NOTARY PUBLIC

STATE OF NEW YORK):
SS.:
COUNTY OF):

On the _____ day of _____, 20___, before me, the undersigned, personally appeared, _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual acted, executed the instrument.

_____
NOTARY PUBLIC

STATE OF NEW YORK):
SS.:
COUNTY OF):

On the _____ day of _____, 20___, before me, the undersigned, personally appeared, _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual acted, executed the instrument.

_____
NOTARY PUBLIC

STATE OF NEW YORK):
SS.:
COUNTY OF):

On the _____ day of _____, 20___, before me, the undersigned, personally appeared, _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual acted, executed the instrument.

_____
NOTARY PUBLIC

SCHEDULE A TO THE DECLARATION OF THE CONDOMINIUM

The ERA Condominium
2461 Broadway
New York, NY 10025
New York County

TAX BLOCK 1239

DESCRIPTION OF THE LAND

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of West 91st Street with the westerly side of Broadway;

RUNNING thence westerly along the northerly side of 91st Street, 100 feet;

THENCE northerly and parallel with Broadway, 30 feet 9-3/4 inches;

THENCE easterly 100 feet 2-1/4 inches to a point in the westerly side of Broadway which point is distant 24 feet 8-3/4 inches northerly from the intersection of the northerly side of West 91st Street with the westerly side of Broadway;

THENCE southerly along the said westerly side of Broadway, 24 feet 8-3/4 inches to the corner, at the point or place of BEGINNING.

SCHEDULE B TO THE DECLARATION OF THE CONDOMINIUM

The ERA Condominium
2461 Broadway
New York, NY 10025
New York County

TAX BLOCK 1239

UNIT SCHEDULE

UNIT	TAX LOT	COMMON INTEREST PERCENTAGE	BDRMS	BATHS	LOCATION	APPROX. SQUARE FOOTAGE	LIMITED COMMON ELEMENT ("LCE")	APPROX. SQUARE FOOTAGE OF LCE

SCHEDULE C TO THE DECLARATION OF THE CONDOMINIUM

The ERA Condominium
2461 Broadway
New York, NY 10025
New York County

TAX BLOCK 1239

BY-LAWS

ARTICLE 1 GENERAL

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 ERA Condominium (the "Condominium"). The Condominium covers the fee interests in the Property, the Building, and other improvements now or hereafter to be constructed thereon or therein, as the case may be (hereinafter collectively called the "Building"), including, without limitation, the Units and the Common Elements, all easements, rights and appurtenances belonging thereto, and all other property, real, personal or mixed, intended for use in connection therewith, all of which have been submitted to the provisions of Article 9-B of the Real Property Law of the State of New York by the recording of the Declaration (which, as the same may be amended from time to time, is herein called the "Declaration") by UWS AA BSD LLC ("Sponsor" or "Declarant") in the City Register's Office, together with these By-Laws.

1.2. By-Laws Applicability. The provisions of these By-Laws are applicable to the Condominium and the Common Elements, and the use and occupancy thereof.

1.3. Personal Application. All present and future Unit Owners, mortgagees, lessees, or their employees, guests, invitees or any other person that might use the facilities of the Condominium in any manner are subject to these By-Laws, the Declaration and the Rules and Regulations established by the Board of Managers. The mere acquisition or rental of any of the Units or the mere act of occupancy of any of said Units will signify that these By-Laws, the Declaration and the Rules and Regulations are accepted, ratified, and will be complied with. Failure to comply with any of the same shall be grounds for an action to recover sums due, for damages or injunctive relief, or both, by the Board of Managers or in a proper case, an aggrieved Unit Owner. In the case of flagrant or repeated violation the Board of Managers may ask the offending Unit Owner for sufficient surety for future compliance.

1.4. Definitions. Any capitalized words herein that are undefined in these By-Laws shall have the same definitions as listed in the Declaration.

1.5. Principal Office of the Condominium. The principal office of the Condominium shall be located within the Property or at such other place within the City of New York reasonably convenient thereto, as may be designated from time to time by the Board of Managers.

ARTICLE 2 BOARD OF MANAGERS

2.1. General Description of Board of Managers. The affairs of the Condominium shall be managed by a five (5) member Board of Managers comprised of one (1) member to be designated by the Commercial Unit A Unit Owner (the "Non-Residential Board Member") and four (4) members to be designated or elected by the Residential Unit Owner(s) (the "Residential Board Members").

2.2. Control by Declarant. Declarant reserves the right to control the Board of Managers for a period of time until the earlier to occur of (a) thirty (30) days after the date by which one hundred percent (100%) of the Units have been conveyed to purchasers pursuant to an offering plan filed with the New York State Department of Law; or (b) five (5) years after the date the first Residential Unit has been conveyed to a purchaser pursuant to an offering plan filed with the New York State Department of Law (the "Control Period"). However, as long as Declarant owns a Unit, Declarant will be entitled to appoint one (1) Residential member of the Board of Managers and shall be entitled to cast one vote for each .0001% of Common Interest attributable to their Unit(s), but in no event can Sponsor use its voting power to elect more than 50% of the Board of Managers after the expiration of the Control Period. In the event that there is a Successor Sponsor and Declarant still owns a Unit, only Declarant may appoint one (1) Residential member of the Board of Managers. Declarant reserves the right to relinquish control of the Board of Managers prior to the expiration of the Control Period.

2.3. Eligibility Requirements for Board Members. With the exception of those members elected or designated by the Declarant or Non-Residential Unit Owners, only a Unit Owner not in arrears, with regards to Common Charges, the spouse, principal, officer, trustee, or beneficiary of such Unit Owner are eligible for election to the Board of Managers. If the Board of Managers perfects a lien against a Unit where the Unit Owner, the principal or officer of a Unit Owner, or the spouse of a Unit Owner is a Board Member, the Board Member shall be removed and replaced as set forth in these By-laws.

2.4. Election of Residential Board Members; Designation of Non-Residential Board Members; Change in Number of Board Members.

2.4.1. All elections of the Residential Board Members shall be determined by block voting, also referred to as plurality-at-large voting; the candidates with the greatest number of votes are elected. Voting shall be by written ballot and each ballot shall state the name of the Unit Owner voting, the Unit(s) owned by such Unit Owner and their appurtenant percentage of Common Interest and Residential Common Interest, and if applicable, the name of the proxy if such ballot is cast by a proxy. Each Unit Owner shall select as many candidates as there are open seats, with each selected candidate receiving the full amount of such Unit Owner's votes. Each Unit Owner shall be entitled to cast one vote for each .0001% of Residential Common Interest attributable to their Unit(s); the total possible number of votes of all Unit Owners shall be 1,000,000 per open seat (e.g. if there are three open seats then the ballots will total 3,000,000 votes if all Unit Owners properly vote and the maximum any one candidate can possibly receive is 1,000,000 votes). A Unit Owner's failure to select a candidate for each open seat shall not allocate more votes towards selected candidates and will result in a portion of such Unit Owner's votes to be null (e.g. if a Unit Owner has .1000% Common Interest, there are three open positions, and such Unit Owner only selects two candidates on a ballot, each of the two candidates selected shall only receive 1,000 votes). Nothing contained in these By-Laws shall be deemed to permit cumulative voting.

2.4.2. Notwithstanding any other provisions of this Article or any other provisions of

these By-Laws to the contrary, commencing with the first annual meeting of the Unit Owners, the Declarant shall have the right to vote all of the Common Interests attributable to Units owned by Declarant. Declarant shall have the right to designate all of the Residential Board Members during the Control Period. Notwithstanding the foregoing, Declarant may, at its discretion, relinquish voting control of the Board of Managers prior to the end of the Control Period. So long as Declarant owns at least one (1) Unit, Declarant shall have the right to designate one (1) Residential Board Member.

2.4.3 The Non-Residential Board Member shall be designated by the Commercial Unit A Unit Owner.

2.4.4 The number of members of the Board of Managers may not be changed without the consent of Residential Unit Owners representing fifty-one percent (51%) of the Residential Common Interests, the Non-Residential Unit Owner, and the Declarant for so long as Declarant owns at least one (1) Unit.

2.5. Duties of the Board of Managers. The Board of Managers shall have the duties necessary for or incidental to the administration of the affairs of the Condominium, and shall make all decisions and take all actions affecting the Condominium and the Common Elements not otherwise delegated to the Non-Residential Board Member or the Residential Board Members herein.

2.5.1 Notwithstanding anything to the contrary in these By-Laws, all determinations of the Board of Managers which affect only the:

(a) Residential Units, do not materially and adversely affect the use and operation of the Non-Residential Units, and do not increase the obligations of the Non-Residential Unit Owners shall be made by the Residential Board Members, and the Residential Board Members may designate a committee comprised of Residential Unit Owners to make such determinations;

(b) Non-Residential Unit, do not materially and adversely affect the use and operation of Residential Units, and do not increase the obligations of the Residential Unit Owners shall be made by the Non-Residential Board Member.

Any dispute as to whether or not a determination materially and adversely affects any Units or Unit Owners shall be settled by arbitration in accordance with the provisions of these By-Laws. No dispute with respect to whether a determination materially and adversely affects a Unit shall be deemed to exist unless the objecting party specifies the grounds for its objection in writing to the Board of Managers within ten (10) business days of receipt by it of notice of such determination.

2.6. Powers of the Board of Managers. Subject to the terms of the Declaration and these By-Laws, the Board of Managers shall have the powers necessary for or incidental to the administration of the affairs of the Condominium (except such powers and duties which by law, the Declaration or these By-Laws may not be delegated to the Board of Managers by the Unit Owners). These powers shall specifically include, but are not limited to, the following:

(a) To determine and levy monthly assessments ("Common Charges") to cover the cost of common expenses, payable in advance, and to allocate such Common Charges which may

not necessarily be in accordance with each Unit's Common Interest, so long as it is in a way fairly attributable to all or a portion of the Units, based upon estimated usage of particular services, or based upon special or exclusive use or availability or exclusive control of particular Common Elements by particular Unit Owners;

(b) To collect, use and expend the Common Charges and assessments collected, to maintain, care for and preserve the Common Elements, and the Residential Common Elements. In no event shall Common Charges, Special Assessments or other funds received by the Board of Managers in connection with repairs of the Common Elements or Residential Common Elements be utilized to defray any expenses other than those related to the maintenance, repair and preservation of the Common Elements or Residential Common Elements respectively;

(c) To make repairs, restore or alter any Units or the Common Elements after damage or destruction by fire or other casualty or as a result of condemnation or eminent domain proceedings;

(d) To exercise the easements and access rights granted to the Board of Managers in the Declaration when necessary and with as little inconvenience to the Unit Owner as possible in connection with the maintenance, care and preservation of the property, including emergency repairs at all times whether or not the Unit Owner is present, provided that such utility or other easements shall not, to the extent commercially reasonable, interfere with the permitted use of Units;

(e) To open and maintain bank accounts on behalf of the Condominium and to designate the signatories to such bank accounts;

(f) To insure and keep insured the Common Elements and Units in accordance with these By-Laws;

(g) To collect delinquent Common Charges and/or 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 Rules and Regulations herein referred to;

(h) To purchase any Unit at a foreclosure sale on behalf of all Unit Owners;

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

(j) To bring and defend actions by or against more than one Unit Owner and pertinent to the operation of the Condominium. The Board of Managers may, in its discretion, fund the cost of any such litigation out of the Common Charge and/or assessments. The Board of Managers shall also have the right to engage in any litigation it deems necessary to carry out the provisions of the Declaration of Condominium and these By-Laws, and may fund the cost of any such litigation out of the Common Charge and/or assessments. Non-Residential Unit Owners shall not be responsible to fund, through the payment of Common Charges or otherwise, disputes among the Residential Unit Owners, or the Board of

Managers and one or more Residential Unit Owners. Without limiting the foregoing, the Board of Managers may engage in litigation pertaining to the enforcement of the Sponsor's obligations, as such obligations are set forth in the Declaration of Condominium and these By-Laws, and to the maintenance and operation of the Common Elements;

(k) To acquire Units in foreclosure or as a result of abandonment and to take any and all steps necessary to repair or renovate any Unit so acquired and to vote as Unit Owner, 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;

(l) To grant utility or other easements as may, at any time, be required for the benefit of the Condominium and Unit Owners without the necessity of the consent thereto, or joinder therein, by the Unit Owners;

(m) 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 one-hundred (100%) percent in number of all Unit Owners, obtained at a meeting duly called and held for such purpose in accordance with the provisions of these By-Laws, shall be required for the borrowing of any sum in excess of Five Thousand ($5,000.00) Dollars; (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; and (iii) such borrowing shall not modify the Budget Allocation or increase the obligations of a Non-Residential Unit Owner;

(n) To act as an agent of each Unit Owner who has given their written authorization to complain or apply to the local and county Real Estate Tax Assessment Agency Board of Review by filing a single complaint on behalf of all such Unit Owners pursuant to the applicable sections 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 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 these By-Laws;

(o) To sign any application or other document required to be filed with any governmental authority having or asserting jurisdiction in connection with any such structural addition, alteration or improvement made by Sponsor or Successor Sponsor to any Unit, provided, however, that neither the Board of Managers nor the Unit Owners shall be subjected to any expense or liability by virtue of the signing of the application or such other document. A copy of any such application or other document will be furnished to the Board of Managers;

(p) To collect funds from Unit Owners and accumulate reserves for capital replacements to the Units (the "Reserve Fund"). The Reserve Fund, if any, shall be used for the periodic maintenance, repair and replacement of the Common Elements. Non-Residential Unit Owners shall be obligated to contribute to the Reserve Fund, however, such contributions must go towards Common Elements that serve the entire Building and not Residential Common Elements;

(q) To collect monthly escrows from Unit Owners with their Common Charges for the payment of real estate taxes attributable to individual Units based upon the estimated tax

bill for the entire Property and the then current tax rate until all of the Units are separately assessed, and deposit the same in a tax escrow account established by Declarant pursuant to an offering plan filed with the New York State Department of Law; and

(r) To establish, enforce, amend and otherwise modify Rules and Regulations relating to the operation of the Condominium from time to time, and such Rules and Regulations, and any amendments thereto, shall be binding upon the Unit Owners thirty (30) days after the date the Board of Managers has approved them in writing and delivered a copy of the same to each Unit Owner. Such Rules and Regulations, and any amendments thereto, shall be applied uniformly to all Unit Owners, shall not be discriminatory, and shall not reduce the rights granted to Non-Residential Unit Owners in the Declaration or these By-Laws.

2.7. Resignation and Removal of Board Members.

2.7.1 Any Board Member may resign at any time by written notice delivered or sent by certified mail, return receipt requested to the Board of Managers. Such resignation shall take effect at the time specified therein and, unless specifically requested, acceptance of such resignation shall not be necessary to make it effective.

2.7.2 At any regular or special meeting of Unit Owners at which a quorum is established, (i) any Board Member appointed or elected by the Residential Unit Owners or Declarant may be removed for "Cause" (as hereinafter defined) by the Non-Residential Unit Owner and (ii) any Board Member appointed by the Non-Residential Unit Owner may be removed for Cause by the Residential Unit Owners. Any Board Member whose removal for Cause has been proposed shall be given an opportunity to be heard at the meeting. As used herein, "Cause" shall mean (i) conviction of a felony, (ii) conviction of any lesser crime or offense involving the property of the Condominium, or (iii) willful misconduct or gross negligence in the performance of their duties as a member of the Board of Managers. In the event of such removal, only the Non-Residential Unit Owner shall have the right to appoint a Non-Residential Board Member so removed, only the Residential Unit Owners may replace an elected Residential Board Member so removed, and only Declarant may replace a Declarant appointed Residential Board Member so removed.

2.7.3 The Non-Residential Unit Owner and Declarant shall have the right to remove their appointed Board Member at any time with or without Cause. An elected Residential Board Member may be removed and replaced by a vote of the Residential Unit Owners, pursuant to the terms of these By-Laws, at any regular or special meeting.

2.7.4 Vacancies. Any vacancy on the Board of Managers for whatever reason shall be filled by the Unit Owner(s) entitled to elect or designate such Board Member, within twenty (20) days after the occurrence of any such vacancy. Any person so appointed or elected shall be a member of the Board of Managers for the remainder of the prior Board Member's term or until their successor shall be elected or appointed.

2.8. Board Meetings. Regular meetings of the Board of Managers shall be held at least four (4) times annually. Board of Managers members may appear at meetings by telephone or other electronic transmission provided all members may hear and be heard by all other members in attendance. The President may call a special meeting of the Board of Managers at their discretion unless directed by a majority of the Board of Managers to call a special meeting.

2.9. Quorum. A quorum of the Board of Managers shall consist of at least one (1) Non-Residential Board Member and at least two (2) Residential Board Members. In the event a quorum is not reached at a Board meeting, the Board Members present shall adjourn the meeting in accordance with their rules and send a notice for an adjourned meeting to be held within fifteen (15) business days of the adjourned meeting. If at the adjourned meeting there is no quorum, the Board Members present at the meeting shall adjourn the meeting in accordance with their rules and again send a notice for a second adjourned meeting to be held within fifteen (15) business days of the adjourned meeting. Notwithstanding the foregoing, a quorum of three (3) Residential Board members shall be sufficient for a Board of Managers meeting provided (a) the topics to be addressed at such meeting relates solely to the Residential Units; and (b) the Non-Residential Board Members have been notified of the date, time, location and topics to be addressed at such meeting; a quorum of one (1) Non-Residential Board member shall be sufficient for a Board of Managers meeting provided (a) the topics to be addressed at such meeting relates solely to the Non-Residential Units; and (b) the Residential Board Members have been notified of the date, time, location and topics to be addressed at such meeting.

2.10. Vote Required to Transact Business. When a quorum is present at any meeting, all decisions affecting the Common Elements, both Residential Units and Non-Residential Units, or the entire Property shall require the vote of a majority of Board Members present; provided however, the Board of Managers shall not make any decisions or conduct any transactions that are discriminatory and adversely affect the Non-Residential Unit or Non-Residential Unit Owner. If a majority cannot be reached by the Board Members present, the vote shall be adjourned for the next meeting at which a quorum is present; if a majority cannot be reached at that meeting, the issue shall be presented to Unit Owners to vote at a special meeting or annual meeting. When a quorum is present at any meeting, all decisions and actions affecting only: (i) the Residential Units, the Residential Unit Owners, and/or the Residential Common Elements shall require the vote of a majority of the Residential Board Members; or (ii) the Non-Residential Unit, the Non-Residential Unit Owner, and/or the Non-Residential Common Elements shall require the vote of the Non-Residential Board Member.

2.11. Compensation. Managers and officers shall receive no compensation from the Condominium for their services.

2.12. Fidelity Bonds. The Board of Managers shall obtain and maintain to the extent obtainable Fidelity Insurance covering all employees of the Condominium who handle Condominium funds in an amount not less than $5,000.00 for each loss. The premiums on such bonds shall be a Common Expense.

2.13. Annual Statement. The Board of Managers shall furnish to all Unit Owners and the Department of Law (if and when required by law), and shall present annually (at the annual meeting) and when called for by a vote of the Unit Owners at any special meeting of the Unit Owners, a full and clear statement of the business conditions and affairs of the Condominium, including a balance sheet and profit and loss statement verified by an independent public accountant and a statement regarding any taxable income attributable to the Unit Owners and a notice of the holding of the annual Unit Owners' meeting.

2.14. Liability of Board Members. Any contract, agreement or commitment made by the Board of

Managers shall state that it is made by such Board Member as agent for the Board of Managers, and that no member of the Board of Managers, or individual Unit Owners shall be liable under such contract, agreement or commitment. The Board of Managers shall have no liability to the Unit Owners in the management of the Condominium except for gross negligence or willful misconduct or acts made in bad faith, and the Unit Owner shall jointly and severally indemnify all members of the Board of Managers against any liabilities or claims arising from acts taken by a Board of Managers member in accordance with their duties as such member, except as set forth herein.

2.15. Managing Agent. At its discretion, the Board of Managers may employ for the Condominium a managing agent under a term contract or otherwise at compensation established by the Board of Managers, to perform such duties and services as the Board of Managers shall authorize, including, but not limited to, all of the delegable duties of the Board of Managers listed in this Article.

ARTICLE 3 UNIT OWNERS

3.1. Annual Meetings. The first annual meeting of the Unit Owners shall be held within three hundred-sixty (360) days from the closing of title to the first Unit, or as soon thereafter as is practicable. At such meeting, the Non-Residential Unit Owner(s) shall designate the Non-Residential Board Member(s), and the Declarant shall designate the Residential Board Members. Thereafter, annual meetings of the Unit Owners shall be held on the anniversary of such date each succeeding year, and the Non-Residential Board Members, and after the Control Period the Residential Board Members, shall be appointed and/or elected at such annual meetings pursuant to these By-Laws.

3.2. Special Meetings. The President shall call a special meeting of the Unit Owners as directed by a majority of the Board of Managers or upon a petition signed by Unit Owners representing fifty-one (51%) of the Unit Owners in number or Common Interest having been presented to the Secretary of the Board of Managers..

3.3. Voting. Except as otherwise set forth herein or in the Declaration, at all meetings of Unit Owners, each Unit Owner (or such Unit Owner's proxy) entitled to vote thereat (including Sponsor with respect to Units owned by Sponsor or Successor Sponsor) shall be entitled to cast one vote for each .0001% of Common Interest attributable to their Unit(s). If only the vote of the Residential Unit Owners is required, the required percentage of votes shall mean a required percentage in terms of total Residential Common Interests, and not the Common Interest.

3.4. Quorum. Except when the vote of more than a majority of Unit Owners is required, a quorum of all the Unit Owners shall consist of at least the Non-Residential Unit Owner, and Residential Unit Owners representing fifty-one percent (51%) of the total Residential Common Interest, in person or by proxy. When a vote of more than fifty-one percent (51%) of Unit Owners is required, a quorum shall consist of the Non-Residential Unit Owner, and sufficient Residential Unit Owners representing the minimum percentage of votes required pursuant to the Declaration and By-Laws. In the event a quorum is not reached at the annual meeting or a special meeting, the Unit Owner present shall adjourn the meeting in and send a notice for an adjourned meeting to be held within fifteen (15) business days of the original meeting. If at the adjourned meeting there is no quorum, the Unit Owner present at the meeting shall adjourn the meeting and again send a notice for an adjourned meeting to be held within fifteen (15) business days of the adjourned

meeting.

3.4.1 With respect to any meeting of solely the Residential Unit Owners, a quorum shall consist of Residential Unit Owners representing fifty-one percent (51%) of the Residential Common Interests.

3.4.2 With respect to any meeting of solely the Non-Residential Unit Owners, a quorum shall consist of just the Non-Residential Unit Owners.

3.5. Vote Required to Transact Business. When a quorum is present at any meeting, all decisions affecting the Common Elements, both Residential Units and Non-Residential Units, or the entire Property shall require the vote of a majority of Unit Owners present; provided however, the Unit Owners shall not make any decisions or conduct any transactions that are discriminatory and adversely affect the Non-Residential Unit or Non-Residential Unit Owner. When a quorum is present at any meeting, all decisions and actions affecting only: (i) the Residential Units, the Residential Unit Owners, and/or the Residential Common Elements shall require the vote of a Residential Unit Owners representing fifty-one percent (51%) of the total Residential Common Interest present; or (ii) the Non-Residential Unit, the Non-Residential Unit Owner, and/or the Non-Residential Common Elements shall require the vote of the Non-Residential Unit Owner.

3.6. Proxies. All proxies shall be in writing and shall be filed with the Secretary prior to the meeting at which the same are to be used. A notation of such proxies shall be made in the minutes of the meeting.

3.7. Right to Vote. At any meeting of the Unit Owners, every Unit Owner having the right to vote shall be entitled to vote in person or by proxy. Except as otherwise stated in the Declaration or these By-Laws, no Unit Owner may vote at any meeting if the Unit Owner is not current in payment of their Common Charges.

3.8. Waiver and Consent. Whenever the vote of Unit Owners at a meeting is required or permitted by any provision of the Declaration, the By-Laws or Article 9-B of the Real Property Law, such vote and meeting may be dispensed with if all Unit Owners who would have been entitled to vote at such meeting shall consent in writing to any action being taken.

3.9. Notice of Meetings. The Secretary shall deliver written notice of each annual or special meeting to each Unit Owner of record at least ten (10) but no more than twenty (20) days prior to such meeting stating the purpose thereof as well as the time and place where it is to be held. The delivery of a notice in the manner provided in these By-Laws shall be considered notice served.

3.10. Order of Business. The order of business shall be as follows:

(a) Roll call;
(b) Proof of notice of meeting or waiver of notice;
(c) Reading of minutes of preceding meeting;
(d) Report of officers;
(e) Election of Board of Managers (in the event there is an election);
(f) Unfinished business; and
(g) New business.

ARTICLE 4 OFFICERS

4.1. Elective Officers. The officers of the Condominium shall be elected by the Board of Managers and shall be a President, Vice President, Secretary, and Treasurer. Two or more offices may be held by the same person so long as there are at least three (3) officers; the President and Vice President cannot be held by the same person.

4.2. Election. The Board of Managers at its first meeting after each annual Unit Owners' meeting shall elect a President, Vice President, Secretary, and Treasurer. Only the President must be a member of the Board of Managers.

4.3. Appointive Officers. The Board of Managers may appoint such other officers and agents as it shall deem necessary that shall hold their offices for such terms and shall exercise such powers and perform such duties as shall be determined from time to time by the Board of Managers.

4.4. Term. The officers shall hold office until their successors are elected and qualify in their stead. Any officer elected or appointed by the Board of Managers may be removed with or without cause, at any time, by the affirmative vote of a majority of the whole Board of Managers. If the office of any officer becomes vacant for any reason, the vacancy shall be filled by the Board of Managers.

4.5. The President. The President shall be the chief executive officer of the Condominium; shall preside at all meetings of the Unit Owners and Managers, shall be an ex-officio member of all standing committees, shall have general and active management of the business of the Condominium, shall see that all orders and resolutions of the Board of Managers are carried into effect and shall have such other powers and duties as are usually vested in the office of President of a stock corporation organized under the Business Corporation Law of the State of New York.

4.6. The Vice President. The Vice President shall take the place of the President and perform their duties whenever the President shall be absent or unable to act and shall have such other powers and duties as are usually vested in the office of Vice President of a stock corporation organized under the Business Corporation Law of the State of New York.

4.7. The Secretary. The Secretary shall attend all sessions of the Board of Managers and all Unit Owners' meetings and record all votes and the minutes of all proceedings in a book to be kept for that purpose and shall perform like duties for the standing committees when required. The Secretary shall give, or cause to be given, notices of all Unit Owners' meetings and special meetings of the Board of Managers, and shall perform such other duties as may be prescribed by the Board of Managers or by the President under whose supervision he shall be.

4.8. The Treasurer. The Treasurer shall have the custody of the Condominium funds and securities and shall keep full and accurate chronological accounts of receipts and disbursements in books belonging to the Condominium including the vouchers for such disbursements, and shall deposit all moneys and other valuable effects in the name and to the credit of the Condominium in such depositories as may be designated by the Board of Managers. The Treasurer shall disburse the funds of the Condominium as he may be ordered by the Board of Managers, making proper vouchers for such disbursements and shall render to the President and the Board of Managers, at the regular meeting of the Board or whenever they may require it, an account of all their transactions as Treasurer and of the financial condition of the Condominium. The Treasurer shall

keep detailed financial records and books of account of the Condominium, including a separate account for each Unit which, among other things, shall contain the amount of each assessment of Common Charges against such Unit, the date when due, the amounts paid thereon and the balance remaining unpaid.

4.9. Agreements. All agreements, contracts, deeds, leases, checks and other instruments of the Condominium shall be executed on behalf of the Condominium by the President or such other person as may be designated by the Board of Managers. However, the Board of Managers may, by resolution, determine that any instruments in excess of a specified amount be countersigned by the President and a second officer.

ARTICLE 5 INDEMNIFICATION

The Condominium shall indemnify any person made, or threatened to be made, a party to an action by or in the right of the Condominium to procure a judgment in its favor by reason of the fact that they, their testator or intestate, is or was a member of the Board or officer of the Condominium, or is or was serving at the request of the Condominium as a member of the Board or officer against amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein, if such member of the Board or officer acted, in good faith, for a purpose which he reasonably believed to be in the best interest of the Condominium, except that no indemnification shall be made to or on behalf of any member of the Board or officer if a judgment or other final adjudication adverse to the member of the Board or officer establishes that their acts were committed in bad faith or were the result of active and deliberate dishonesty and were material to the cause of action so adjudicated, or that he personally gained in fact a financial profit or other advantage to which he was not legally entitled.

ARTICLE 6 REPAIRS AND MAINTENANCE

6.1. Common Elements.

6.1.1 The Board of Managers shall be responsible for all maintenance, repairs and replacement of the Common Elements, except as otherwise set forth in these By-Laws or the Declaration. 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 these By-Laws or the Declaration.

6.1.2 The Board of Managers shall repair and replace any pipes, wires, conduits and public utility lines part of the Common Elements, and shall make all necessary structural repairs to any such Common Element, and the cost thereof shall be a Common Expense allocated among Unit Owners as set forth in the Budget Allocation, except where such repair or replacement is necessitated by the negligence, misuse or neglect of a Unit Owner, in which event such cost and expense shall be assessed to and paid for by such Unit Owner, together with an administrative expense equal to 20% of all costs in connection therewith.

6.2. Residential Common Elements. The Board of Managers shall be responsible for the repair and maintenance of the Residential Common Elements. However, the costs of operating, repairing and maintaining the Residential Common Elements, and the Limited Common Elements to the extent

that it is the Board of Managers' obligation to effect such repairs, shall be a Residential Common Expense to be apportioned among the Residential Unit Owners according to their Residential Common Interests.

6.3. Repairs and Maintenance of Units.

6.3.1 Except as otherwise specifically provided in the Declaration or in these By-Laws, all maintenance, repairs, and replacement in the Units, including plumbing stoppages, window cleaning, painting, decorating, fixtures, pipes, wires, circuit breakers, and conduits located in and exclusively servicing the Unit, and a Limited Common Element appurtenant to its Unit shall be made by the respective Unit Owners at their own cost and expense. The Unit Owners shall also be responsible for all maintenance, repairs and replacement of any and all HVAC equipment exclusively servicing their Unit.

6.3.2 In the event that a Unit Owner fails to make any maintenance or repair necessary to protect any of the Common Elements, Residential Common Elements, Non-Residential Common Elements, or Limited Common Element appurtenant to its Unit or its own Unit, or, in the event of service of a Building Department violation notice covering the Unit upon the Board of Managers, the Board of Managers shall have the right to make such maintenance or repair (after the failure of the Unit Owner to do so after ten (10) days' written notice or written or oral notice of a shorter duration in the event of an emergency situation) and to charge the Unit Owner for the cost of all such repairs and/or maintenance, together with an administrative expense equal to 20% of all costs in connection therewith. In the event that the Board of Managers charges a Unit Owner for repairs or maintenance to their Unit or for repairs to any Common Elements, and the Unit Owner fails to make prompt payment, such charges shall be considered as additional Common Charges due from said Unit Owner, and the Board of Managers shall be entitled to bring suit thereon. In the event the Board of Managers brings such a suit, the Unit Owner shall be liable for the reasonable attorneys' fees and cost of such suit or proceeding together with the interest on all sums due.

6.3.3 Windows to a Unit, including window glass and window frames, and entrance doors to a Unit or Limited Common Element shall be repaired and replaced by the Unit Owner at the Unit Owner's cost and expense unless otherwise decided by the Board of Managers or by vote of Unit Owners to clean, repair, or replace the windows and/or doors of multiple Units, in which case such cost and expense shall be a Common Expense.

6.4. Repairs to Limited Common Elements. Each Unit Owner of a Unit to which a Limited Common Element is appurtenant shall be responsible for the cost and performance of all painting, decorating and non-structural ordinary maintenance, repairs, cleaning and replacements to such Limited Common Element, including pipes, wires, and conduits exclusively servicing the Unit. However, any structural or non-ordinary repairs or replacements to a Limited Common Element shall be made by the Board of Managers, and the cost and expense thereof shall be charged to all Unit Owners as a Common Expense unless the need for such repair or replacement was caused by the wrongful or negligent act or omission of a Unit Owner or their tenants, guests, or invitees whereby the cost shall be charged to such Unit Owner. The Board of Managers shall have the right of access to, in, and through these areas for the purpose of doing building maintenance inspections. No structures of any kind may be erected on Limited Common Elements without the express written permission of the Board of Managers, except for temporary structures. Notwithstanding

anything herein to the contrary, a Unit Owner who wishes to paint, decorate or make any other changes to a Limited Common Element appurtenant to their Unit, and which change deviates from the Limited Common Element as it was originally delivered by Declarant, must first obtain express written permission from the Board of Managers; for as long as Declarant owns at least one Unit, a Unit Owner must also obtain express written permission from the Declarant.

6.5 Standard of Repairs. All repairs, painting or maintenance, whether made by the Unit Owner or by the Board of Managers to the doors, windows or the exterior surface of the Building or to any visible portion of the Common Elements, shall be carried out in such a manner so as to conform to the materials, style, color, dignity and character of the Building, as determined by the Board of Managers in its sole discretion.

ARTICLE 7 CHANGES AND ALTERATIONS

7.1. The public areas of the Condominium and those residential areas exposed to public view or other Unit Owners shall be kept in good appearance, in conformity with the dignity and character of the Building, as determined by the Board of Managers in its sole discretion, by (i) the Board of Managers, with respect to such parts of the Building required to be maintained by the Board of Managers, and (ii) each Unit Owner with respect to interior surfaces of windows and shades, venetian or other blinds, drapes, curtains, or other window decorations in or appurtenant to such Unit Owner's Unit. To promote a consistent appearance of the Building from the outside, no Residential Unit Owner shall be permitted to enclose, erect a greenhouse, and/or alter a terrace or balcony appurtenant to a Unit in such a way that will alter the conformity of the Building, without the prior written approval of the Board of Managers. The Board of Managers may issue regulations concerning the size, type, and color of window treatments to be installed on the windows of Units in other to provide a visually harmonious appearance. The Board of Managers may limit the types of personal items, furnishings, and plantings that may be placed on terraces or balconies appurtenant to a Unit.

7.2. Changes and Alterations to Units and Limited Common Elements.

7.2.1 The Declarant may make Alterations to Units and appurtenant Limited Common Elements owned by Declarant without the prior approval and consent of the Board of Managers in any manner that does not materially and adversely affect any structural elements of the Building or any Building systems that serve other Units or the Common Elements.

7.2.2 Except as otherwise provided in the Declaration, Alterations to the Units and appurtenant Limited Common Elements other than by Declarant are subject to the approval of the Board of Managers; such consent will not be unreasonably withheld, provided that the addition, alteration, repair or improvement may be made while retaining the structural integrity of the Building. Furthermore, Unit Owners (other than Declarant) may not apply for any permits for construction work in a Unit or Limited Common Elements until after the final Certificate of Occupancy has been issued for the Building by the Department of Buildings. The Unit Owner or tenant seeking to make such Alterations shall provide the Board of Managers, and the Declarant if applicable, with copies of all plans and drawings related to the proposed Alteration, and any information reasonably requested by the Board of Managers and the Declarant. Upon receipt of all requested information, the Board of Managers, and the Declarant if applicable, shall have ten (10) business days to issue a determination of whether such plans would have any material or adverse

effect. The Board of Managers' failure to respond within such time shall be deemed a determination that the proposed Alteration will not have any material or adverse effect. No application shall be filed with the New York City Buildings Department or with any other governmental authority for a permit covering an addition, alteration or improvement to be made in a Unit unless approved in writing executed by the Board of Managers. Such execution shall not subject the Board of Managers or any of its members to any liability to any contractor, subcontractor, material man, architect or engineer, by reason of such addition, alteration or improvement or to any person having any claim for injury to person or damage to Property arising therefrom. If requested by the Board of Managers, a Unit Owner shall indemnify the Board of Managers for loss, damage or liability resulting in any way from execution of any such documents executed by the Board of Managers or any of its members.

7.3. Changes to the Common Elements. Alterations to the Common Elements, and/or Residential Common Elements must be approved by the Board of Managers.

7.4. Scaffolding and Other Temporary Structures. In the event the Board of Managers, or the Declarant erects scaffolding, "bridges" or other temporary structures to perform renovations, improvements or other work to or at the Building or any part thereof, the Board of Managers will use, or cause the Unit Owner performing the work to use commercially reasonable efforts to minimize interference with the use of the Non-Residential Units, including, but not limited to access and signage, and to minimize the period of time the same is erected. In the event exterior signage is obscured thereby, the party installing the temporary structures, subject to the requirements of the Declaration, the By-Laws and all applicable law, shall install or pay for the installation of temporary signage in place of the obscured signage on behalf of the Non-Residential Unit Owners or its tenant upon such temporary structures located directly in front of the applicable Non-Residential Unit in the maximum size that such structure can reasonably accommodate. No signage other than the Non-Residential Unit Owners' or its tenants' signage shall be erected or placed upon such temporary structures in the space which is located directly in front of such Unit.

7.5. Veto Rights. Unit Owners, and/or the Declarant, if the Declarant still owns any Units in the Condominium, shall have the right to veto any proposed Alteration that would have a material and adverse impact on such Unit Owner's Unit.

7.6. Minimum Requirements. All changes and Alterations to the Building, the Common Elements and the Units must be performed in accordance with applicable law by licensed and insured contractors.

7.7. Changes to Units or Common Element. With respect to any repairs, maintenance, alterations, or other work performed by a Unit Owner that affects a Common Element or Unit not owned by said Unit Owner, said Unit Owner shall be responsible to restore the affected Common Element or Unit to as near as commercially reasonable and practicable to the condition and finish existing immediately prior to said work.

ARTICLE 8 NOTICES

8.1. Definition. All notices required or desired to be given hereunder to the Board of Managers, shall be personally delivered or sent by registered or certified mail or overnight mail to the office of the Board or to such other address as the Board of Managers may designate from time to time,

by notice in writing to all Unit Owners and to all Permitted Mortgagees, and if there is a managing agent of the Board of Managers, a duplicate shall be sent in like manner to such managing agent. All notices to any Unit Owner shall, except as otherwise provided herein, be personally delivered or sent by registered or certified mail or overnight mail to the Property address of such Unit or to such other address as may have been designated by such Unit Owner from time to time, in writing, to the Board of Managers. All notices to Permitted Mortgagees shall be personally delivered or sent by mail to their respective addresses. All notices shall be deemed to have been given when personally delivered, sent by overnight mail or mailed in a postage-prepaid sealed wrapper, except notices of change of address which shall be deemed to have been given when received.

8.2. Waiver of Service of Notice. Whenever any notice is required to be given under the provisions of the Declaration, or of these By-Laws, a waiver thereof, in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed the equivalent thereof.

8.3. Notice to Permitted Mortgagee

The Board of Managers shall provide timely written notice to a Permitted Mortgagee for the following:

A. Notice of unpaid Common Charges and default notice of any default or violation by the Unit Owner in the payment of Common Charges or the observance or performance of any of the provisions of the Declaration and By-Laws as to which the Board of Managers has actual knowledge then exists which remains uncured for a period of sixty (60) days; and when giving notice of any default or violation to such mortgagor Unit Owner, the Board of Managers shall also send a copy of such notice to such Unit Owner's Permitted Mortgagee.

B. Notice of any condemnation or casualty loss which affects a material portion of the Property or a Unit on which there is a Permitted Mortgage held, insured or guaranteed by such Permitted Mortgagee, as applicable.

C. Notice of any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Board of Managers.

D. Notice of any proposed action under the Declaration or these By-Laws which would: (i) change the boundaries of any Unit; (ii) change the interests in the common elements pertaining to a Unit; (iii) change the number of votes pertaining to a Unit; (iv) change the use restrictions of any Unit; (iv) any proposed termination of the condominium.

E. In no event, however, shall the Board of Managers (including its members, officers, agents, attorneys and employees) and Unit Owners be liable for any claims or liabilities and expenses for any failure, through oversight or negligence, in giving a Permitted Mortgagee of any notice required under subsections (A) through (D) above. Nonetheless: (a) the Board of Managers shall give such missed notice with reasonable promptness after discovering such failure; and (b) if the Board of Managers shall foreclose its lien on such mortgagor's Unit hereof by reason of the mortgagor-Unit Owner's default or violation, the Board of Managers shall pay to such Permitted Mortgagee the extent of any undistributed net

proceeds of said foreclosure sale of such Unit then held by the Board of Managers (subject to an in accordance with the lien priority), but not more than the sum as shall be due and owing to such Permitted Mortgagee.

ARTICLE 9 FINANCES

9.1. Checks. All checks or demands for money and notes of the Condominium shall be signed by the President and such other person or persons as the Board of Managers, may from time to time, designate.

9.2. Common Charges & Assessments.

9.2.1 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 strictures set forth in these By-Laws, except that the Board of Managers shall provide a copy of any proposed budget to Unit Owners sixty (60) days prior to adoption of the same; (ii) determine the aggregate amount of Common Charges necessary to be charged to the Unit Owners in order to meet the Common Expenses; and (iii) allocate and assess such Common Charges amongst the Unit Owners in accordance with the Budget Allocation, which allocations are based on the proportion of expenses and charges fairly attributable to Units, based upon estimated usage of particular services, or based upon special or exclusive use or availability or exclusive control of particular Common Elements by particular Unit Owners as authorized by §339-m of the Condominium Act. The Board of Managers shall advise all Unit Owners promptly thereafter in writing of the amount of Common Charges payable by each of them, not later than ten (10) days prior to 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 whenever requested in writing by such 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 new determination.

9.2.2 In addition to the foregoing duty to determine the amount of and assess Common Charges, the Board of Managers shall have the right, subject to the strictures set forth in these By-Laws, to levy special assessments ("Special Assessments") to meet the Common Expenses. The Board of Managers shall give each Unit Owner not less than ten (10) days' written notice prior to the date upon which the Board of Managers shall meet to discuss levying Special Assessments, with reasonable detail of the nature and purpose of the Special Assessment. As applicable, Special Assessments shall be allocated and assessed amongst the Unit Owners in accordance with the allocations set forth in Schedule D to the Declaration. In the event the cost or expense resulting in the Special Assessment does not fall within one of the categories set forth in Schedule D, then the Special Assessment shall be based on the proportion of expenses and charges fairly attributable to Units, based upon estimated usage of particular services, or based upon special or exclusive use or availability or exclusive control of particular Common Elements by particular Unit Owners. Special Assessments levied against the Residential Unit Owners relative to (i) the Common

Elements, after the aforementioned allocation between the Residential Units and Non-Residential Units is affected, and (ii) the Residential Common Elements and/or the Limited Residential Common Elements shall be levied against all Residential Unit Owners in proportion to their respective Residential Common Interests. Special Assessments 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 fifteen (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 purpose 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.

9.2.3 Licensees will be required to pay a monthly License Fee to the Board of Managers as determined by the Board of Managers in the budget. License Fees are charged and paid independently of Common Charges and Special Assessments only to Licensees. A Licensee may abandon and terminate their license upon ten (10) day's notice written notice to the Board; the Licensee will not be required to pay the monthly License Fee after abandoning and terminating their license and will not be responsible for any unpaid License Fees. The Board of Managers will be authorized to locate a replacement Licensee, issue or sell a new license, and charge License Fees to the new Licensee with no reimbursement of the consideration paid by the Licensee that abandoned and terminated their license.

9.3. Failure to Pay Assessments.

9.3.1 Unit Owners shall pay promptly when Common Charges and Special Assessments are assessed against their Unit. Any Unit Owner who fails to pay Common Charges shall be liable for any expenses incurred by the Board of Managers in collecting said monthly Common Charge assessment, including interest at the highest legal rate and reasonable attorneys' fees.

9.3.2 In the event of a default in the payment of any monthly Common Charge assessment by any Unit Owner, the Board of Managers, at its sole option, may declare the Common Charge assessment on said Unit Owner's Unit for the balance of the fiscal year immediately due and payable. Prior to making any such declaration following a default, the Board of Managers shall send notice to the delinquent Unit Owner and the Permitted Mortgagee, if any, giving the Unit Owner a five (5) day grace period in which to make their payment. The Board of Managers may charge the delinquent Unit Owner a fee of the greater of (a) One Hundred Fifty ($150.00) Dollars or one (1%) percent of such amounts which remain unpaid for more than ten (10) days from their due date (although nothing herein shall be deemed to extend the period within which such amounts are to be paid), and (b) interest at the rate of two percent (2%) per month (but in no event in excess of the maximum rate permitted by applicable Law) on such unpaid amounts computed from the due date thereof to cover the additional burden to the Board occasioned by the lack of timely payment, in addition to interest at the highest legal rate on the Common Charge assessment from its due date to the date payment is actually received from the Unit Owner. Special assessments, should such be required, shall be levied and paid in the same manner as hereinabove provided for regular assessments.

9.3.3 The Board of Managers shall take action to collect any Common Charges due from any Unit Owner which remain unpaid ninety (90) days from its due date by way of foreclosure of the lien on such Unit in accordance with §339 of the Real Property Law, or otherwise. Under §339-

aa of the Condominium Act, a lien for non-payment of Common Charges will be subordinate only to liens for real estate taxes and to sums unpaid on a first mortgage of record on the Unit. Any lien for unpaid Common Charges against a Unit shall be effective from and after the filing of a notice thereof in the office of the County Clerk in New York County, and until all sums secured thereby, with the interest accrued thereon at the highest legal rate, shall have been fully paid or until six (6) years from the date of filing (unless foreclosure of such lien is started within such six-year period), whichever is earlier. The lien may be foreclosed by a suit brought in the name of the Board of Managers acting on behalf of the Unit Owners, similar to a foreclosure of a mortgage on real property, or an action may be brought by the Board of Managers to recover the unpaid Common Charges, without necessarily filing the lien

9.3.4 No Unit Owner shall be liable for any Common Charges that accrue against a Unit subsequent to a sale, transfer or other conveyance of the Unit in accordance with these By-Laws and the Declaration. A purchaser of a Unit (other than a mortgagee or a purchaser at a foreclosure sale) shall be liable for the payment of all Common Charges assessed against the Unit and unpaid at the time of the purchase.

9.3.5 If a Unit Owner rents any Unit to a rental tenant and then fails to make payments due for Common Charges, assessments or late fees for such Unit within sixty (60) days of the expiration of any grace period after they are due, upon notice in writing, all rent payments from the tenant shall attorn to the Board of Managers and shall be directly payable to the Board of Managers.

If the Common Charges, assessments or late fees due for any Unit have not been paid in full, within sixty (60) days after the expiration of any grace period of the earliest due date, the Board of Managers shall provide written notice to the tenant and the Unit Owner providing that, commencing immediately and until such time as all payments for Common Charges, assessments or late fees are made current, all rental payments due subsequent to the issuance of such notice are to be made payable to the Board of Managers at the address listed on the notice. At such time as payments for common charges, assessments and late fees from the Unit Owner are once again current, notice of such fact shall be given within three (3) business days to the rental tenant and Unit Owner. Thereafter all rental payments shall be made payable to the Unit Owner or a designated agent. A Unit Owner who disputes the Board of Managers' claim to rental payments pursuant to this section shall be entitled to present facts supporting such owner's position at the next scheduled meeting of the Board of Managers, which must be held within thirty (30) days from the date the Board of Managers receives notice that such Unit Owner seeks to dispute such claim. Nothing in this section shall limit any rights of Unit Owners or of the Board of Managers existing under any other law or agreement. Payment by a rental tenant to the Board of Managers made in connection with this section shall relieve that rental tenant from the obligation to pay such rent to the Unit Owner and shall be an absolute defense in any non-payment proceeding commenced by such Unit Owner against such tenant for such rent.

9.3.6. Any first mortgagee who obtains title to a Condominium Unit pursuant to the remedies in the mortgage or through foreclosure will not be liable for more than six (6) months of the Unit's unpaid common charges before acquisition of the title to the Unit by the mortgagee. The lender will be liable for any fees or costs related to the collection of the unpaid Common Charges.

9.4. Foreclosure of Liens for Unpaid Assessments. The Board of Managers shall have the power

to purchase any Unit at a foreclosure sale resulting from any action brought by the Board of Managers to foreclose a lien on the Unit because of unpaid assessments. In the event of such purchase, the Board of Managers shall have the power to hold, lease, mortgage, sell, vote or otherwise deal with the Unit. A suit to recover a money judgment for unpaid assessments shall also be obtainable separately without waiving the lien on the Unit.

9.5. Statement of Assessments. Upon the written request of any Unit Owner or their mortgagee, the Board of Managers shall promptly furnish such Unit Owner or their mortgagee with a written statement of the unpaid assessments due from such Unit Owner.

9.6. Failure to Pay License Fees. In the event of a default in the payment of any monthly License Fee, the Board of Managers, at its sole option, may declare the license terminated. Prior to making any such declaration following a default, the Board of Managers shall send notice to the delinquent Licensee giving the Licensee a ninety (90) day grace period in which to make a payment in full. The Board of Managers may charge the delinquent Licensee a fee of the greater of (a) One Hundred Fifty ($150.00) Dollars or one (1%) percent of such amounts which remain unpaid for more than ten (10) days from their due date (although nothing herein shall be deemed to extend the period within which such amounts are to be paid), and (b) interest at the rate of two percent (2%) per month (but in no event in excess of the maximum rate permitted by applicable Law) on such unpaid amounts computed from the due date thereof to cover the additional burden to the Board occasioned by the lack of timely payment, in addition to interest at the highest legal rate on the License Fee from its due date to the date payment is actually received from the Licensee. Following the ninety (90) day grace period, the Board of Managers may terminate a license without reimbursement of the consideration paid to acquire the license.

9.7. Liability for Water, Sewage, Gas and Electricity**.** Each Unit Owner shall be responsible for paying for the costs of separately sub-metered utilities for their Unit. Commonly metered utilities will be paid by the Board of Managers as a Common Expense, and the costs allocated among the Unit Owners as Common Charges.

9.8. Operating Account. There shall be established and maintained a cash deposit account to be known as the "Operating Account" into which shall be deposited the operating portion of all monthly and special assessments as fixed and determined for all Units. Disbursements from said account shall be for the general needs of the operation including, but not limited to, wages, repairs, betterments, maintenance and other operating expenses of the Common Elements and for the purchase, lease, sale or other expenses resulting from the purchase or lease of Units.

9.9. Other Accounts. The Board of Managers shall maintain any other accounts it shall deem necessary to carry out its purposes.

ARTICLE 10 INSURANCE AND INSURANCE TRUSTEE

10.1. Insurance to be Carried by the Board of Managers. Not later than the date the first Unit is conveyed, the Board of Managers shall obtain, and maintain to the extent obtainable, all risk or fire insurance with extended coverage, loss of business, income/extra expense, boiler and machinery, insuring the Condominium, including all of the Units and the bathrooms and fixtures initially installed therein, together with all heating, air conditioning and other service machinery contained therein, covering the interest of the Condominium, the Board of Managers and all Unit

Owners and their Permitted Mortgagees, as its interest may appear, in an amount equal to at least one hundred percent (100%) of the replacement value of the Building exclusive of the land, foundation, excavation and other items normally excluded from coverage. Each of such policies shall contain New York standard mortgagee clause in favor of each mortgagee of a Unit which shall provide that the loss, if any thereunder, shall be payable to such mortgagee as its interest may appear, subject however, to the loss payment provisions in favor of the Board of Managers and the Insurance Trustee hereinafter set forth; and such other insurance as the Board of Managers may determine. The Board of Managers is hereby irrevocably appointed agent for each Unit Owner and for each owner of a mortgage or other lien upon a Unit and for each owner of any other interest in the Condominium property to adjust all claims arising under insurance policies purchased by the Board of Managers and to execute and deliver releases upon the payment of claims. All of such policies shall provide that adjustment of loss shall be made by the Board of Managers and all policies of physical damage insurance shall provide that the proceeds thereof, if $100,000 or less, shall be paid to the Board of Managers, and if in excess of $100,000 shall be paid to the Insurance Trustee. The Board of Managers is hereby appointed agent for each Unit Owner and for each Owner of a mortgage or other lien upon a Unit and for each owner of any interest in the Condominium property to adjust all claims arising under insurance policies purchased by the Board of Managers and to execute and deliver releases upon the payment of claims.

10.1.1 All policies of physical damage insurance shall contain waivers of subrogation and of any reduction of pro rate liability of the insurer as a result of any insurance carried by Unit Owners or of the invalidity arising from acts of the insured or any Unit Owners, and shall provide that such policies may not be cancelled or substantially modified without at least ten (10) days' prior written notice to all of the insureds, including all mortgagees of Units. Duplicate originals of all policies of physical damage insurance and all renewals thereof, together with proof of payment of premiums, shall be delivered to all mortgagees of Units at least ten (10) days prior to expiration of the then current policies.

10.1.2 The Board of Managers shall also be required to obtain and maintain, to the extent obtainable, general comprehensive liability insurance in such limits as the Board of Managers may from time to time determine, covering each member of the Board of Managers, managing agent, if any, and each Unit Owner. Such comprehensive general liability insurance shall also cover cross-liability claims of one insured against another and shall be in a single limit of not less than One Million Dollars ($1,000,000) covering all claims for bodily injury and for property damage arising out of one occurrence. Such comprehensive general liability insurance shall commence on the closing of title to the first Unit. The Board of Managers shall also be required to carry workmen's compensation insurance should it be required by law.

10.1.3 Each Unit Owner shall be required to have in place as of the date they acquire title a policy insuring the improvements and betterments in its Unit, and naming the Condominium and the Board of Managers as the additional insured. In addition, the Non-Residential Unit Owner shall be required to carry commercial liability insurance effective as of the date they acquire title with liability coverage of not less than $1,000,000.00 for each incident and $2,000,000.00 in the aggregate. Residential Unit Owners shall be required to carry homeowner’s liability insurance effective as of the date they acquire title in amounts acceptable to the Board of Managers. All Unit Owners must maintain current certificates of insurance with the Board of Managers, or the managing agent if any. All policies required pursuant to this subsection shall contain waivers of subrogation, and shall not affect or diminish for any reason any insurance procured by the Board

of Managers.

10.2. The Insurance Trustee. The Insurance Trustee shall be a bank or trust company located in the State of New York designated by the Board of Managers. All fees and disbursements of the Insurance Trustee shall be paid by the Board of Managers and shall constitute a Common Expense of the Condominium. In the event the Insurance Trustee resigns or fails to qualify, the Board of Managers shall designate a new Insurance Trustee that shall be a bank or trust company located in the State of New York. Until such time that the mortgage lien held by the Declarant remains outstanding, the Declarant's Permitted Mortgagee shall act as Insurance Trustee.

10.3. Restoration or Reconstruction After Fire or Other Casualty.

10.3.1 In the event of damage to or destruction of the Building as a result of fire or other casualty (unless 75% or more of the Units are destroyed or substantially damaged and 75% or more of the Unit Owners, inclusive of the Non-Residential Unit Owner, do not duly and promptly resolve to proceed with repair or restoration), subject to the provisions of any mortgage covering the Premises, the Board of Managers or the Insurance Trustee shall arrange for the prompt repair and restoration of the Building (including all kitchen or bathroom 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 coverings or other furniture, furnishings, fixtures or equipment installed by Unit Owners in the Units) and the Board of Managers, 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.

10.3.2 If seventy-five percent (75%) or more of the building containing the Units is destroyed or substantially damaged (as determined the Board), and Unit Owners whose percentage of Common Interest totals seventy-five percent (75%) in the aggregate of the total Common Interest, inclusive of the Common Interest appurtenant to Non-Residential Units, do not duly and promptly resolve to proceed with repair or restoration, and fifty-one percent (51%) of Permitted Mortgagees consent, the Property shall be subject to an action for partition at the suit of any Unit Owner or lienor, as if owned in common, in which event the net proceeds of sale together with the net proceeds of insurance policies (or if there shall have been a repair or restoration pursuant to these By-Laws, 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 or the Insurance Trustee, as the case may be, among all the Unit Owners in proportion to their respective Common Interests, after first payment out of the share of each Unit Owner the amount of any unpaid liens on their Unit, the order of the priority of such liens.

10.3.3 "Prompt" and "promptly" as used in this section shall mean the later of (i) ninety (90) days from the date the Insurance Trustee or the Board of Managers receives the insurance proceeds, or (ii) sixty (60) days from the date the Insurance Trustee or the Board of Managers notifies the Unit Owners that the insurance proceeds are insufficient to pay the estimated costs of repair and/or restoration.

ARTICLE 11 OPERATION OF PROPERTY

11.1. Other Provisions as to Use. All valid laws, zoning ordinances and regulations of governmental bodies having jurisdiction thereof, relating to any portion of the Property shall be complied with at the full expense of the respective Unit Owners or the Board of Managers, whoever shall have the obligation to maintain such part of the Property.

11.2. Right of Access.

11.2.1 Each Unit Owner grants a right of access as set forth in the Declaration to such Unit Owner's Unit to the Board of Managers, the managing agents, managers, and/or any other person authorized by any of the foregoing upon reasonable notice during reasonable hours in such a manner as will not unreasonably interfere with the use of the Units for their permitted purposes. In case of an emergency, such right of entry shall be immediate, without advance notice, whether or not the Unit Owner is present.

11.2.2 Each Unit Owner grants a right of access as set forth in the Declaration to such Unit Owner's Unit, and the Board of Managers shall grant rights of access to the Common Elements to Declarant and its contractors, subcontractors, architects, engineers, agents and employees, for the completion of the Building and any punch list work therein, provided that access thereto shall be exercised upon reasonable notice during reasonable hours in such a manner as will not unreasonably interfere with the use of the Units for their permitted purposes.

11.3. Abatement and Enjoinment of Violations by Unit Owners

11.3.1 The breach of any provisions contained herein, or the breach of any provision of the Declaration, shall give the Board of Managers the right, in addition to such other rights set forth in these By-Laws, (i) to enter any Unit or Common Element in which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Unit Owner, any structure, thing or condition resulting in such violation or breach and the Board of Managers shall not thereby be deemed guilty or liable in any manner of trespass; or (ii) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such violation or breach.

11.3.2 The violation or breach of any of the provisions of these By-Laws or the Declaration with respect to any rights, easements, privileges or licenses granted to Declarant or its designee shall give to Declarant and its designee the right, in addition to any other rights set forth in these By-Laws or the Declaration, to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such violation or breach.

11.3.3 In the event the Board of Managers and/or the Declarant (hereinafter the "Creditor Party") takes any action or brings any proceeding against a Unit Owner (excluding Declarant) (hereinafter the "Defaulting Unit Owner") pursuant to the provisions of the Declaration or these By-Laws, the Defaulting Unit Owner shall reimburse the Creditor Party for all reasonable costs and charges incurred by the Creditor Party in connection therewith, including without limitation, attorney's fees, together with all reasonable out of pocket costs and expenses incurred by the Creditor Party, together with interest on all of the foregoing at the rate of interest of 1.5% per month (but in no event in excess of the maximum rate permitted by law) from the date of the

payment or performance of the service by the Creditor Party may bill the Defaulting Unit Owner therefor at any time. Such funds expended by the Creditor Party plus interest earned thereon, as aforesaid, shall be deemed a charge assessed against the Defaulting Unit Owners Unit and the failure to make such reimbursement shall be deemed a default in the payment of Common Charges subject to the provisions governing such defaults as set forth in the Condominium Act and the By-Laws and the Board of Managers, upon receipt of such funds from the Defaulting Party shall promptly reimburse the Creditor Party, provided that the Creditor Party is the successful party in such action or proceeding.

ARTICLE 12 SALE, LEASE AND MORTGAGING OF UNITS

12.1. Sale and Lease of the Non-Residential Unit(s). Non-Residential Unit Owners may sell, lease, and/or mortgage their Unit without the prior approval or consent of the Board of Managers, subject to the use restrictions set forth in the Declaration and these By-Laws, and such sale or lease shall not be subject to the Board of Managers' right of first refusal.

12.1.1 Subordination, Non-Disturbance and Attornment. Any lease of the Non-Residential Units shall be subordinate to the terms of the Declaration and these By-Laws, and any conflict between the terms of any such lease, and the Declaration and/or the By-Laws shall be resolved in favor of the latter. At the request of a Non-Residential Unit Owner, the Board of Managers will enter into a non-disturbance agreement (the "Non-Disturbance Agreement") in a form reasonably satisfactory to the Non-Residential Unit Owner, on commercially reasonable terms customary for similar mixed use buildings in the New York City metropolitan area, with any tenant of the Non-Residential Unit, which provides that, provided that the lease is in full force and effect, (i) unless required by law to preserve any claims on behalf of the Board of Managers against the Non-Residential Unit Owner, procedural or otherwise, the Board of Managers will not name or join the tenant as a party defendant in any action or proceeding to foreclose upon the Board of Managers' lien for Common Charges or other amounts against the Non-Residential Unit, (ii) it will recognize the tenant's rights pursuant to the lease, (iii) it will not disturb the tenant's possession or diminish the tenant's rights and privileges under the lease, (iv) it will not increase the tenant's obligations pursuant to the lease, (v) provided such tenant is not in default under the terms of such lease beyond all applicable notice and grace periods, it will not interfere with the tenant's use, possession or enjoyment of the Non-Residential Unit, and (vi) subject to the provisions of the Non-Disturbance Agreement and provided such tenant is not in default under the terms of such lease beyond all applicable notice and grace periods, the rights of the tenant granted pursuant to the lease will not be disturbed. In the event that the Board or any other party succeeds to the interests of a Non-Residential Unit Owner in a Non-Residential Unit by reason of the foreclosure of the Non-Residential Unit or the delivery of a deed to the Non-Residential Unit, the tenant will agree to be bound to the Board or other party under all of the terms, covenants and conditions of the Lease and the tenant will attorn to the Board or other party as its landlord, and the Board of Managers will recognize the tenant as the direct tenant of the Board or its successor on the same terms and conditions as are contained in the lease. The Board of Managers, at the request of a Non-Residential Unit, shall promptly execute and deliver the Non-Disturbance Agreement in confirmation of the foregoing. The Non-Residential Unit Owner, as applicable, shall pay all reasonable costs and expenses of the Board of Managers in connection therewith. During the Control Period, Sponsor may execute any Non-Disturbance Agreement to be provided pursuant to the terms of this Article.

12.2. Sale and Lease of the Residential Units. No Residential Unit Owner, other than the Declarant, may convey their Unit or any interest therein by sale or lease except in the manner set forth in this Section. Any sale or lease of any Residential Unit in violation of this Section shall be voidable at the election of the Board of Managers.

12.2.1 Right of First Refusal. Other than a sale or lease by Declarant, a successor of Declarant, a Permitted Mortgagee or their assignee, a sale or lease from a Unit Owner to an immediate family member, or a sale or lease from an ownership entity to an affiliate of said ownership entity, any lease or sale of a Residential Unit shall be subject to the Board of Managers' right of first refusal.

(a) Any contract to sell a Residential Unit, together with the Appurtenant Interests, and any lease of any Residential Unit ("Sale Agreement" or "Lease Agreement") shall contain the following language: "THIS AGREEMENT AND THE RIGHTS AND OBLIGATIONS OF THE PARTIES HEREUNDER ARE HEREBY MADE EXPRESSLY SUBJECT TO THE RIGHTS IF ANY, OF THE BOARD OF MANAGERS OF THE CONDOMINIUM WITH RESPECT TO THE TRANSACTION EMBODIED HEREIN PURSUANT TO THE TERMS OF THE BY-LAWS OF THE CONDOMINIUM, AS THE SAME MAY HAVE BEEN AMENDED." Promptly after such bona fide Sale Agreement or Lease Agreement shall be fully executed, the Unit Owner executing the same ("Offeree Unit Owner") shall send written notice thereof to the Board of Managers by certified or registered mail, or overnight mail, which notice shall be accompanied by a copy of the fully executed Sale Agreement or Lease Agreement, as the case may be, containing all of the terms offered in good faith by the prospective purchaser or tenant ("Outside Offeror"). The sending of this notice shall constitute an offer by the Offeree Unit Owner to sell the Unit, together with its appurtenant interests, or to lease the Unit, as the case may be, to the Board or to its designee, corporate or otherwise, on behalf of all Unit Owners. 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 Agreement or Lease Agreement to be bona fide in all respects. Thereafter, upon the written demand, the Offeree Unit Owner shall submit to the Board of Managers, in writing, such further information with respect to the Outside Offeror and the Sale Agreement or Lease Agreement as the Board of Managers may reasonably request.

(b) The Board of Managers may elect, by sending written notice thereof to the Offeree Unit Owner by certified or registered mail, or overnight mail, not later than thirty (30) days (in the event of a proposed sale) and fifteen (15) business days (in the event of a proposed lease) after receipt of (i) the notice referred to in subparagraph (a) hereof, or (ii) all other information reasonably required by the Board of Managers, whichever is later, to purchase or lease the Offeree Unit, as the case may be, on behalf of all Residential Unit Owners upon the same terms and conditions as were contained in the Sale Agreement or Lease Agreement. Notwithstanding anything to the contrary contained herein, however, the Board of Managers shall not exercise any option set forth in this Article to purchase or lease any Residential Unit without the prior approval of a majority of Residential Unit Owners by number. The Board of Managers may use the Unit for any use permitted under the Declaration or these By-Laws.

(c) In the event the Board of Managers fails to exercise its right of first refusal within the time

period set forth in subparagraph (b) above, the Offeree Unit Owner shall be free to consummate the transaction embodied in the Sale Agreement or Lease Agreement within sixty (60) 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 in which the Board of Managers might have accepted such offer, as the case may be. If the Offeree Unit Owner shall fail to consummate the transaction embodied in the Sale Agreement or Lease Agreement within such sixty (60) day period, then, should the Offeree Unit Owner thereafter elect to sell such Residential Unit or to lease such Unit, the Offeree Unit Owner shall be required again to comply with all of the terms and provisions of subparagraphs (a) and (b) hereof, but not more often than once in any twelve (12) month period. The Board of Managers shall have the right to waive this requirement for good cause shown, in its sole discretion.

(d) The Board of Managers shall not discriminate against any person on the basis of race, creed, color, national origin, sex, age, disability, marital status, or other grounds prohibited by law in exercising its right of first refusal set forth herein.

(e) In the event the Board of Managers does exercise its right of first refusal with respect to the sale of a Residential Unit, the acquisition of the Unit may be made from the working capital and Common Charges, or, if such funds are insufficient, the Board of Managers may assess each Residential Unit Owner, other than the offering Unit Owner, in proportion to each Residential Unit Owner's percentage of Residential Common Interest, or may borrow money to finance such acquisition. The sole security which may be given for any funds so borrowed is the Unit to be acquired. The Board of Managers may also assess each Residential Unit Owner, as provided above, for Common Charges for the Unit, or the rent due pursuant to the Lease, and for the cost of maintenance and repairs to such Unit. Neither the Board of Managers nor any Residential Unit Owner shall be entitled to cast any votes attributable to such Residential Unit.

(f) Notwithstanding the above, the right of first refusal held by the Board of Managers shall not adversely impact the rights of a mortgagee or its assignee to:

i. foreclosure or take title to a unit pursuant to the remedies in the mortgage;

ii. accept a deed or assignment in lieu of foreclosure in the event of default by a mortgagor; or

iii. sell or lease a unit acquired by the mortgagee or its assignee.

In the event any provision in this section conflicts with (i) through (iii) above, the rights of the Permitted Mortgagee as set forth herein shall control.

12.2.2. Leasing. All leases of Residential Units must be for a minimum period of six (6) months (with each such lease being to a specific named tenant and with no right to substitute any other tenant during the term of the lease). All such leases shall be consistent with the By-Laws and shall contain such reasonable conditions as the Board of Managers may impose in order to protect the physical and financial security and continuity of the Condominium, including (but not limited to) the following provisions:

(a) the lease may not be modified, amended, extended or assigned, without the prior written consent of the Board of Managers;

(b) the tenant may not sublet the demised premises, or any part thereof, without the prior written consent of the Board of Managers;

(c) the Board of Managers shall have the right to terminate the lease on not less than thirty (30) days prior written notice upon foreclosure of the lien granted by §339-z of the New York State Real Property Law; and

(d) the lease must contain an attornment provision that conforms with the provisions §339-kk of the Real Property Law.

The Board of Managers may establish other reasonable regulations governing leases of Residential Units from time to time. Except as set forth above, the form of any such lease shall be substantially in the then current form of apartment lease recommended by The Real Estate Board of New York, Inc. or New York City Bar Association with such modifications as may be approved in writing by the Board of Managers. The foregoing restrictions on leasing and the contents of leases contained herein shall not apply to a Residential Unit owned by Declarant, or a designee or successor of Declarant, or a Residential Unit owned by a mortgagee who took title for its own account in foreclosure or by deed in lieu of foreclosure.

12.2.3. Any purported sale or lease of a Unit in violation of right of first refusal shall be voidable at the election of the Board of Managers and if the Board of Managers shall so elect, the Unit Owner shall be deemed to have authorized and empowered the Board of Managers to institute legal proceedings to eject or evict the purported purchaser or tenant, as the case may be, in the name of said Unit Owner as the purported seller or landlord, as the case may be. Said Unit Owner shall reimburse the Board of Managers for all expenses (including attorneys' fees and expenses) incurred in connection with such proceedings, promptly upon demand therefor. In no event shall any purported sale or lease of a Residential Unit in violation of this section release the Unit Owner which is the purported seller or lessor, as the case may be, from any of its obligations under the Declaration and By-Laws whether or not such sale or lease is voided by the Board of Managers.

12.3. Mortgages. No Residential Unit Owner may mortgage their Unit except by a mortgage loan granted by a federal or state savings and loan association, savings or commercial bank, life insurance company, pension fund, trust company, agency of the United States Government or of the City or State of New York or other similar institutional lender provided that (i) the Board of Managers is notified in writing of the making of the mortgage and receives a conformed copy of the mortgage and note; (ii) the mortgage states that if consent by the mortgagee is required to any amendment to the Condominium Declaration and By-Laws such consent will not be unreasonably withheld or delayed; and (iii) the Unit Owner making such mortgage first pays all assessments and Common Charges previously assessed by the Board of Managers against the Unit, and satisfies all unpaid liens against the Unit, except for the lien of a Permitted Mortgage. Notwithstanding the foregoing, the Declarant and Non-Residential Unit Owners shall have the right to mortgage their Units without restrictions or limitation, but any such mortgage shall contain the representations in clauses (ii) and (iii) of this paragraph (if applicable).

12.4. Waiver of Partition Rights. The Unit Owners waive all rights to partition their Unit except as otherwise set forth herein.

12.5. Power of Attorney. At the time of acquiring title to a Unit and as a condition thereof, the new Unit Owner shall duly execute, acknowledge and make arrangements for recording in the City Register's Office, the Unit Power of Attorney required under the Declaration.

12.6. Payment of Assessments. No Unit Owner shall convey, mortgage, pledge, hypothecate, sell or lease their Unit unless and until all unpaid Common Charges assessed against their Unit shall have been paid to the Board of Managers. However, such unpaid Common Charges can be paid out of the proceeds from the sale of a Unit or by the grantee. Further, a Unit Owner may convey their Unit and their Common Interest appurtenant thereto, to the Board of Managers on behalf of all Unit Owners free of any cost to the Board or the Unit Owners and upon such conveyance such Unit Owner shall not be liable for any Common Charges thereafter accruing against such Unit. The provisions of this Section shall not apply to the acquisition or sale of a Unit by a mortgagee who shall acquire title to such Unit by foreclosure or by deed in lieu of foreclosure. Such provisions shall, however, apply to any purchaser from such mortgagee.

12.7. Gifts, etc. Any Unit Owner may convey or transfer their Unit by gift during their lifetime or devise their Unit by will or pass same by intestacy without restriction.

ARTICLE 13 AMENDMENTS

13.1. General. Except as otherwise stated in the Declaration and this Article 13, these By-Laws may be altered, amended or added to at any duly called Unit Owners' meeting provided that: (1) the notice of the meeting shall contain a full statement of the proposed amendment; (2) the amendment shall be approved by Unit Owners representing sixty-seven percent (67%) by number, including Non-Residential Unit Owners, and if material in nature by fifty-one percent (51%) of the Permitted Mortgagees; and (3) said amendment shall be set forth in a duly recorded amendment to the Declaration. Approval or consent to any change to the Declaration or these By-Laws by a Permitted Mortgagee will be implied if the Permitted Mortgagee fails to submit a response to any written proposal for an amendment within sixty (60) days after it receives proper notice of the proposal, provided the notice was delivered by certified or registered mail, with a "return receipt" requested. However, no amendment shall affect or impair the validity or priority of the Unit Owner's interests and the interests of holders of a mortgage encumbering a Unit or Units, or adversely affect Declarant’s rights. Notwithstanding the foregoing, wherever in this section the consent of a Permitted Mortgagee or fifty-one percent (51%) of Permitted Mortgagees is required, the written consent of the Sponsor’s Mortgagee must be given, provided that such mortgage has not yet been satisfied.

13.2. Amendments Affecting Solely the Non-Residential Units or the Residential Units.

13.2.1 Any provision of the Declaration or By-Laws benefiting, protecting or otherwise affecting only Non-Residential Units, and/or Non-Residential Unit Owners, other than provisions restricting the use of such Unit, may be amended, modified or deleted by Non-Residential Unit Owners

13.2.2 Any provision of these By-Laws benefiting, protecting or otherwise affecting only

the Residential Units, the Declarant or the Residential Unit Owners may be amended, modified or deleted by the Declarant or by a vote of sixty-seven percent (67%) of the Residential Unit Owners by number as applicable without the consent of the Board or the other Unit Owners. However, the Board of Managers shall cooperate with the Declarant's or Residential Unit Owner's efforts to amend such provision, including executing, acknowledging and delivering any document required to effectuate such amendment.

13.3. Amendments Requiring Additional Consent.

13.3.1 Any amendment to these By-Laws that would materially and adversely impact the rights and obligations of a Non-Residential Unit Owner, or the permitted use of a Non-Residential Unit shall require the consent of the Non-Residential Unit Owners

ARTICLE 14 CONDEMNATION

14.1. General. In the event all or part of the Common Elements are taken in condemnation or eminent domain proceedings, the award from such proceedings shall be paid to the Insurance Trustee if the award is more than $100,000.00, and to the Board of Managers if the award is $100,000.00 or less.

14.1.1. Except as otherwise set forth herein, any award from such proceedings shall be distributed as follows:

(a) So much of the award as is applicable to Common Elements, to the Unit Owners pro rata according to their respective Common Interests appurtenant to the Units owned by such Unit Owners.

(b) So much of the award as is applicable to irrevocably Common Elements, to the Unit Owners having general use of such Common Elements. Any change in the provisions of this Article shall not be valid unless a majority of the Permitted Mortgagees approves such a change. Notwithstanding the foregoing, wherever in this section the consent of a Permitted Mortgagee or fifty-one percent (51%) of Permitted Mortgagees is required, the written consent of the Sponsor's Mortgagee must be given, provided that such mortgage has not yet been satisfied.

14.1.2 In such eminent domain or condemnation proceeding, the Board of Managers shall request that the award shall set forth the amount allocated to Common Elements. In the event the award does not set forth such allocation, then the question of such allocation shall be submitted to arbitration in accordance with these By-Laws.

ARTICLE 15 RECORDS AND AUDITS

15.1. Records. The Board or the Managing Agent shall keep detailed records of the actions of the Board of Managers, minutes of the meetings of the Board of Managers, minutes of the meetings of the Units Owners for whom the Board of Managers serves and financial records and books of account with respect to the activities of the Board of Managers, including a listing of all receipts and expenditures. In addition, the Board of Managers shall keep a separate account for each Unit, which among other things, shall contain the amount of each assessment of Common Charges made

by the Board of Managers against each such Unit, the date when due, the amounts paid thereon and the balance, if any, remaining unpaid.

15.2. Audits. Within four months after the end of each fiscal year, an annual report of receipts and expenditures prepared and certified by an independent certified public accountant shall be submitted by the Board of Managers to all Unit Owners and, if so requested, to any Permitted Mortgagee. The cost of such report submitted by the Board of Managers shall be paid by the Unit Owners as a Common Charge.

15.3. Availability of Documents. Copies of the Declaration, these By-Laws, the Rules and Regulations and the Floor Plans, as the same may be amended from time to time, shall be maintained at the office of the Board of Managers and shall be available for inspection by Unit Owners and their authorized agents during reasonable business hours.

ARTICLE 16 ARBITRATION

16.1. General. Any matter required or permitted to be determined by arbitration pursuant to the terms of the Declaration or By-Laws shall be submitted for resolution by a single arbitrator in a proceeding held in the City of New York in accordance with the rules of the then existing rules of the American Arbitration Association or any successor organization thereto. In the event that the American Arbitration Association shall not be in existence and has no successor organization, any such arbitration shall be held before an arbitrator appointed by a court of competent jurisdiction.

16.2. Alternatives. The parties to any matter required or permitted to be determined by arbitration pursuant to the terms of the Declaration or By-Laws may, by written agreement, vary any terms of this article, and may agree to resolve the matter in any manner, including, without limitation, the manner set forth in §3031 of the New York Civil Practice Law & Rules and known as the Simplified Procedure for Court Determination of Disputes.

16.3. Binding Effect. The decision in any arbitration conducted pursuant to the terms of this article shall be binding upon all of the parties thereto and may be entered in any court of competent jurisdiction.

16.4. Fees, Costs, and Expenses. The fees, costs, and expenses of the arbitration, including those of the arbitrator, attorneys, and witnesses, shall be borne by the losing party in the arbitration, unless otherwise provided for in the Declaration or By-Laws. If neither party substantially prevails, as determined by the arbitrator, then fees, costs, and expenses of the arbitrator shall be borne equally by the parties.

16.4.1. All fees, costs, and expenses paid or incurred by the Board of Managers in connection with any arbitration shall constitute Common Expenses to be borne by all Unit Owners if such arbitration relates to the Common Elements or applies to the Units generally.

16.4.2. All fees, costs, and expenses paid or incurred by the Board of Managers in connection with any arbitration shall constitute Residential Common Expenses to be borne by Residential Unit Owners if such arbitration relates solely to Residential Common Elements or Residential Units.

ARTICLE 17 MISCELLANEOUS

17.1. Insurance. Under no circumstances shall a Unit Owner permit or suffer anything to be done or left in their Unit that will increase the insurance rates on their Unit or any other Unit or on the Common Elements.

17.2. Severability. Should any of the covenants, terms or provisions herein imposed be void or be or become unenforceable at law or in equity, the remaining provisions of these By-Laws shall, nevertheless, be and remain in full force and effect.

17.3. Notice to Condominium. A Unit Owner who mortgages their Unit shall notify the Condominium through the Managing Agent, if any, or the President of the Board of Managers in the event there is no Managing Agent, of the name and address of their mortgagee; and the Board of Managers shall maintain such information in a book "Mortgagees of Units."

17.4. Notice of Unpaid Assessments. The Board of Managers shall, at the request of a Permitted Mortgagee Unit Owner, report any unpaid assessments due from the Unit Owner of such Unit.

17.5. Construction. Wherever the masculine singular form of the pronoun is used in these By-Laws, it shall be construed to mean the masculine, feminine or neuter, singular or plural, wherever the context so requires.

17.6. Compliance with Article 9-B. These By-Laws are set forth to comply with the requirements of Article 9-B of the Real Property Law of the State of New York. In case any of these By-Laws conflict with the provisions of said Statute or the Declaration, the provisions of the Statute or of the Declaration, whichever the case may be, shall control.

17.7. Depository. The Depository shall be a savings bank, a savings and loan association or a commercial bank or trust company designated by the Board of Managers to serve as Depository, provided all funds held by such Depository shall be held in New York City. In the event the Depository resigns or the Board of Managers wishes to replace it, the Board of Managers shall promptly appoint a new Depository in accordance with the terms of this Section. The Board of Managers shall pay the fees and disbursements of any Depository and such fees and disbursements shall constitute a Common Charge. The Depository shall hold all such proceeds in accordance with Section 254(4) of the Real Property Law of the State of New York. If required by Declarant's construction or permanent lender, and subject to the foregoing requirements, such lender shall be the Depository until its release of all Units from the lien of its mortgage.

17.8. Successors and Assigns. Except as set forth herein or in the Declaration to the contrary, the rights and/or obligations of Declarant or Successor Sponsor as set forth herein shall inure to the benefit of and be binding upon any Successor Sponsor. Subject to the foregoing, Declarant and Successor Sponsor shall have the right, at any time in their sole discretion, to assign or otherwise transfer their respective interests herein, whether by sale, merger, consolidation, lease, assignment or otherwise.

17.9. Covenant of Further Assurances.

17.9.1 Any party which is subject to the terms of these By-Laws, whether such party is a

Unit Owner, a lessee or sublessee of a Unit Owner, an occupant of a Unit, a member or officer of the Board of Managers, or otherwise, shall, upon prior reasonable written request at the expense of any such other party requesting the same, execute, acknowledge and deliver to such other party such instruments, in addition to those specifically provided for herein, and take such other action, as such other party may reasonably request to effectuate the provisions of these By- Laws 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.

17.9.2 If any Unit Owner, Board or other party which is subject to the terms of these By-Laws fails, within ten days after request therefor, either (i) to execute, acknowledge or deliver any instrument, or to take any action which such Unit Owner, Board or party is required to execute, acknowledge and deliver or to take pursuant to these By-Laws, or (ii) to deliver a written notice to the party requesting such execution, acknowledgement or delivery, and to the Board of Managers, stating the reasons why such Unit Owner, Board or other party refuses to execute, acknowledge or deliver such instruments or take such action, then the Board of Managers which represents such Unit Owner, Board or other party, coupled with an interest, to execute, acknowledge and deliver such instrument, or to take such action in the name of such Unit Owner, Board or other party and such document or action shall be binding on such Unit Owner, Board or other party.

17.9.3 If any Unit Owner, Board or other party which is subject to the terms of these By-Laws fails, within ten days after request therefor, either (i) to execute, acknowledge or deliver any instrument, or to take any action which such Unit Owner, Board or party is required to execute, acknowledge and deliver or to take pursuant to these By-Laws at the request of Declarant or its designee, or (ii) to deliver a written notice to Declarant or its designee, as applicable, and to the Board of Managers stating the reasons why such Unit Owner, the Board or other party refuses to execute, acknowledge or deliver such instrument or take such action, then Declarant or its designee is hereby authorized, as attorney-in-fact for such Unit Owner, the Board or other party, coupled with an interest, to execute, acknowledge and deliver such instrument, or take such action, in the name of such Unit Owner, the board or other party and such document or action shall be binding on such Unit Owner, the Board or other party, as the case may be.

17.10. First Mortgagee's Rights Confirmed. No provision of the Declaration or these By-Laws gives a Unit Owner or any other party priority over any rights of the first mortgagee of the Condominium Unit pursuant to its mortgage in the case of payment to the Unit Owner of insurance proceeds or condemnation awards for losses to or a taking of Units and/or Common Elements.

17.11. Enforcement. The obligations of Declarant under the Offering Plan with respect to the Condominium, the Common Elements or the Limited Common Elements shall be enforceable only by the Board of Managers on behalf of all Unit Owners. In no event shall any obligations of Declarant be enforceable by individual Unit Owners unless the Board of Managers fails to give written notice to enforce such obligations within ninety (90) days following the giving of written notice of such claim by any Unit Owner to the Board of Managers. The Board of Managers has a fiduciary duty to act in the best interest of the Condominium, even during the Control Period. Nothing herein shall prevent an individual Unit Owner from bringing an action in the nature of a derivative action against the Board of Managers. Declarant agrees that during the Control Period it will in its capacity as the Board of Managers enforce such obligation when required to do so by a resolution duly passed by a majority of the Unit Owners, excluding Declarant, at a special meeting of the Unit Owners called for such purpose. Furthermore, any provisions that give

Declarant control of the enforcement of Declarant's obligations are not lawful. In addition, if there are non- Declarant members of the Board of Managers, and there is a vote on whether to sue Declarant, Declarant's board representatives cannot lawfully vote on that issue. See Park River Owners Corp. v. Bangser Klein Rocca & Blum, 269 A.D.2d 313, 703 N.Y.S.2d 465 (1st Dept. 2000); McKinney's Consolidated Laws of the State of New York, General Business Law, Volume 19, pocket part, page 193; and BCL § 713(a)(1). Also of interest is Board of Managers of Fairways at North Hills v. Fairways at North Hills, 193 A.D.2d 322, 603 N.Y.S.2d 867 (2d Dept. 1993), discussed in McKinney's Consolidated Laws of the State of New York, General Business Law, Volume 19, page 160.

RULES AND REGULATIONS

In addition to the other provisions of these By-Laws, the following Rules and Regulations, together with such additional Rules and Regulations as may hereafter be adopted by the Board of Managers, shall govern the use of the Residential Units and the conduct of all residents thereof:

1. Owners of a Unit, their employees, licensees and guests shall not use or permit the use of the premises in any manner which would be illegal or disturbing or a nuisance or otherwise unreasonably interfere with the safety, comfort, use, or convenience of the other Unit Owners or occupants of the Building, or in such a way as to be injurious to the reputation of the Condominium.

2. The Common Elements and the Limited Common Elements shall not be obstructed, littered, defaced or misused in any manner, except as may be provided for herein.

3. Every Unit Owner shall be liable for any and all damage to the Common Elements and the property of the Condominium, which shall be caused by said Unit Owner or such other person for whose conduct the Unit Owner is legally responsible.

4. Every Unit Owner must perform promptly all maintenance and repair work to its own Unit, which, if omitted, would affect the Condominium in its entirety or in a part belonging to other Unit Owners, or the Building of which its Unit forms a part, such Unit Owner being expressly responsible for the damages and liabilities that its failure to do so may engender. All the repairs to internal installations of the Unit located in and servicing only that Unit, such as telephones and sanitary installations, shall be at the Unit Owner's expense.

5. No Unit Owner shall paint the exterior surfaces of the windows and doors opening out of their Unit.

6. Each Unit Owner shall keep their Unit in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom or from the doors or windows thereof, any dirt or other substance.

7. Nothing shall be installed in or be projected from any window, balcony or wall of the Building by a Unit Owner without similar approval.

8. No Unit Owner or any of their agents, servants, employees, licensees or visitors shall at any time bring into or keep in their Unit any inflammable, combustible or explosive fluid, material, chemical or substance, except for normal household use.

9. No Unit Owner shall make or permit any disturbing noises in their Unit or do or permit anything to be done therein which will interfere with the rights, comforts or conveniences of other Units Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument or operate or permit to be operated a CD player, radio or television set or other loud speaker in such Owner's Unit between the hours of 12:00 midnight and the following 7:00 A.M. if the same shall disturb or annoy other occupants of the Building and in no event shall practice or suffer to be practiced either vocal or instrumental music between the hours of 10:00 P.M. and the follow 9:00 A.M.

10. No garments, rugs or similar items shall be hung from the windows or from any other part of the Building or balconies or terraces or clotheslines strung on or over the Common Elements (including any irrevocably restricted areas).

11. No sign of any kind shall be displayed to the public view on or in any Unit.

12. No birds, animals or reptiles, except dogs or cats, shall be permitted in any Unit unless the same shall have been expressly permitted in writing by the Board of Managers or the Managing Agent, and such permission shall be revocable at any time by the Board of Managers or Managing Agent in their sole discretion. In no event shall more than two (2) animals be permitted in any Unit. No pet shall be permitted in the Common Elements, including dogs and cats, unless carried or on a leash.

13. No Unit Owner shall leave any personal property (i.e., bicycles, carriages, etc.) to be left in the hallways, corridors, lobby or other common areas.

14. No one shall ride bicycles, mopeds or skateboards on any portion of the Common Elements.

15. Every Unit Owner shall comply with the recycling laws of the City of New York or any other governmental entity having jurisdiction thereof.

16. Smoking and using electronic cigarettes is prohibited at all times in all enclosed common areas of the Building, as required by law. Enclosed common areas of the Building include, but is not limited to, indoor Common Elements such as a lobby, hallway, and stairway. Smoking and using electronic cigarettes is permitted at all times in all dwelling units and outdoor areas, unless otherwise restricted by law. This policy applies to any person on the premises. Complaints about violations shall be made promptly to the Board of Managers. Complaints should be made in writing and should be as specific as possible, including the date, approximate time, location where smoke was observed, description of incident, and apparent source of smoke. Unit Owners shall provide to prospective buyers or renters of their Units a copy of this Smoking Policy including by annexing it to any contract of sale or lease of their Unit.

SCHEDULE D TO THE DECLARATION OF THE CONDOMINIUM

The ERA Condominium
2461 Broadway
New York, NY 10025
New York County

TAX BLOCK 1239

BUDGET ALLOCATION

THE ERA CONDOMINIUM

OFFERING PLAN

CERTIFICATIONS

CERTIFICATION BY SPONSOR

UWS AA BSD LLC
850 Third Avenue, Suite 13D
New York, New York 10022

New York State Department of Law
Real Estate Finance Bureau
28 Liberty Street, 21st Floor
New York, New York 10005

Re: The ERA Condominium
2461 Broadway, New York, New York

The undersigned certifies as follows:

We are the Sponsor and the Principals of Sponsor of the Condominium offering 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 and such other laws and regulations as may be applicable.

We have read the entire Offering Plan. We have investigated the facts set forth in the Offering Plan and the underlying facts. We have exercised due diligence to form a basis for this certification. We jointly and severally certify that the Offering Plan does, and that documents submitted hereafter by us which amend or supplement the Offering Plan will:

(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 form their judgment;

(iii) not omit any material fact;

(iv) not contain any untrue statement of a material fact;

(v) not contain any fraud, deception, concealment, suppression, false pretense or

fictitious or pretended purchase or sale;

(vi) not contain any promise or representation as to the future that is beyond reasonable expectation or unwarranted by existing circumstances; and

(vii) not contain any representation or statement which is false, where I:

(a) knew the truth;

(b) with reasonable effort could have known the truth;

(c) made no reasonable effort to ascertain the truth; or

(d) did not have knowledge concerning the representations or statements made.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

[SIGNATURE PAGE TO IMMEDIATELY FOLLOW]

IN WITNESS WHEREOF, the undersigned has duly executed this affidavit as of the date first above written.

SPONSOR:

UWS AA BSD LLC

By: _____
Name: Omri Sachs
Title: Authorized Signatory

Sworn to me this 15 day

of January, 2020

_____
Notary Public

BENJAMIN Y. MOVTADY
NOTARY PUBLIC-STATE OF NEW YORK
No. 02MO6269163
Qualified in Nassau County
Commission Expires 9/24/2020

PRINCIPALS:

_____
Omri Sachs

Sworn to me this 15 day

of January, 2020

_____
Notary Public

BENJAMIN Y. MOVTADY
NOTARY PUBLIC-STATE OF NEW YORK
No. 02MO6269163
Qualified in Nassau County
Commission Expires 9/24/2020

_____
Dvir Cohen Hoshen

Sworn to me this 15 day

of January, 2020

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BENJAMIN Y. MOVTADY
NOTARY PUBLIC-STATE OF NEW YORK
No. 02MO6269163
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NEW YORK

CERTIFICATION BY SPONSOR'S ARCHITECT

New York State Department of Law
Real Estate Finance Bureau
28 Liberty Street, 21st Floor
New York, NY 10005

Re: **The ERA Condominium**
2461 Broadway, New York, New York

The undersigned certifies as follows:

The Sponsor of the Offering Plan to convert the captioned property to condominium ownership retained our firm to prepare a report and floor plans describing the construction of the property (the "**Report**"). I inspected the existing portions of the property on February 12th, 2020, and I examined the building plans and specifications that were prepared by ODA on March 14th, 2019 and approved by the New York City Department of Buildings on February 11th, 2020 and prepared the Report dated February 10th, 2021, a copy of which is intended to be incorporated into the Offering Plan so that prospective Purchasers may rely on the Report.

The undersigned is a registered architect in the State in which the property is located.

I understand that I am responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to this Report.

I have read the entire Report and investigated the facts set forth in the Report and the facts underlying it with due diligence in order to form a basis for this certification. This certification is made for the benefit of all persons to whom this offer is made.

I certify that the Report:

(i) sets forth in narrative form the description and/or physical condition of the entire property as it will exist upon completion of construction, provided that construction is in accordance with the plans and specifications that we examined;

(ii) in our professional opinion affords potential investors, purchasers and

W ODA-ARCHITECTURE.COM
T 646-478-7455
250 PARK AVENUE SOUTH, THIRD FLOOR, NEW YORK, NY 10003

participants an adequate basis upon which to found their judgment concerning the description and/or physical condition of the property as it will exist upon the completion of construction, provided that construction is in accordance with the plans and specifications that we examined;

(iii) does not omit any material fact;

(iv) does not contain any untrue statement of a material fact;

(v) does not contain any fraud, deception, concealment, or suppression;

(vi) does not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;

(vii) does not contain any representation or statement which is false, where I

i. knew the truth;
ii. with reasonable effort could have known the truth;
iii. made no reasonable effort to ascertain the truth; or
iv. did not have knowledge concerning the representation or statement made.

I further certify that I am not owned or controlled by and have no beneficial interest in the Sponsor and that my firm's 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.

[SIGNAGURE PAGE TO FOLLOW]

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T 646-478-7455
250 PARK AVENUE SOUTH, THIRD FLOOR, NEW YORK, NY 10003

By: Eran Chen



Seal

I certify under penalty of perjury under the laws of the State of New York and the United States of America that the foregoing is true and correct. Executed February 10, 2021.

W ODA-ARCHITECTURE.COM
T 646-478-7455
250 PARK AVENUE SOUTH, THIRD FLOOR, NEW YORK, NY 10003

DouglasElliman EST. 1911
PROPERTY MANAGEMENT

PART 20: CERTIFICATION BY EXPERT CONCERNING ADEQUACY OF
COMMON CHARGES PAYABLE BY THE RETAIL UNIT OWNER(S)

New York State Department of Law
Real Estate Finance Bureau
28 Liberty Street – 21st Floor
New York, New York 10005

October 26, 2020

Re: Condominium Offering Plan
2461 Broadway Condominium
2461 Broadway
New York, New York

The sponsor of the condominium-offering plan for the captioned Property retained our firm to review Schedule B which includes projections of common charges payable by the owner of the commercial ubit(s). Douglas Elliman Property Management is involved in the management of a significant number of Cooperatives, Condominiums and Rental Properties in the greater New York metropolitan area consisting of approximately 350 properties containing approximately 45,000 residential units. Douglas Elliman Property Management and its predecessors have been engaged in the management of Cooperatives, Retail and Rental Properties for more than 20 years.

We understand that we are responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to the retail units listed in Schedule B.

We have reviewed 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. We also have relied on our experience in managing residential buildings.

We certify that the projections in Schedule B for the common charges payable by the owners of the Commercial units appear reasonable and adequate under existing circumstances to meet the anticipated operating expenses fairly attributable to such retail unit for the projected first year of condominium operation, and that the allocation of common charges attributable to the retail unit also reflects special or exclusive use or availability or exclusive control of particular common areas.

We certify that the estimates in Schedule B for the common charges payable by the owners of the retail units:

(i) set forth in detail the projected common charges for the retail units 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 retail units;

(iii) do not omit any material fact;

(iv) do not contain any untrue statement of a material fact;

(v) do not contain any fraud, deception, concealment or suppression;

(vi) do not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;

(vii) do not contain any representation or statement which is false, where we:

(a) knew the truth;

(b)with reasonable effort could have known the truth;

(c) made no reasonable effort to ascertain the truth; or

(d) did not have knowledge concerning the representation or statement made.

We further certify that we are not owned or controlled by the sponsor. We understand that a copy of this certification is intended to be incorporated into the offering plan. This statement is not intended as a guarantee or warranty of the common charges fairly attributable to the retail 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. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

DOUGLAS ELLIMAN
PROPERTY MANAGEMENT

By: _____
Name: ELI GANJI
Title: Vice President

Sworn to before me this
26th day of October 2020

_____
Notary Public
JENNIFER SUDARY-NARINE
Notary Public, State of New York
Registration No. 01SU6213516
Qualified in Bronx County
My Commission Expires November 9, 2021

DouglasElliman EST. 1911
PROPERTY MANAGEMENT

PART 20: CERTIFICATION BY EXPERT CONCERNING ADEQUACY OF
COMMON CHARGES PAYABLE BY THE RETAIL UNIT OWNER(S)

New York State Department of Law
Real Estate Finance Bureau
28 Liberty Street – 21st Floor
New York, New York 10005

October 26, 2020

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New York, New York

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(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 retail units;

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(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:

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(b)with reasonable effort could have known the truth;

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This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

DOUGLAS ELLIMAN
PROPERTY MANAGEMENT

By: _____
Name: ELI GANJI
Title: Vice President

Sworn to before me this
26th day of October 2020

_____
Notary Public
JENNIFER SUDARY-NARINE
Notary Public, State of New York
Registration No. 01SU6213516
Qualified in Bronx County
My Commission Expires November 9, 2021