CONDOMINIUM OFFERING PLAN

THE 543 11TH STREET CONDOMINIUM
543 11TH STREET
BROOKLYN, KINGS COUNTY, NEW YORK 11215

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3 Residential Units.....$7,197,000.00
Total Amount of Offering.....$7,197,000.00

SPONSOR	SELLING AGENT:
11TH STREET RESIDENCE LLC	COMPASS RE, LLC, D/B/A COMPASS
115 WEST 30TH STREET, SUITE 709	111 5TH AVENUE
NEW YORK, NY 10001	NEW YORK, NY 10003

Date of acceptance for filing of this Offering Plan is _____. This plan may not be used after _____ unless extended by a duly filed amendment.

THIS PLAN CONTAINS SPECIAL RISKS TO THE PURCHASER. SEE PAGE 1.

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 PLAN AND TO FILE THIS PLAN WITH THE NEW YORK STATE DEPARTMENT OF LAW PRIOR TO SELLING OR OFFERING TO SELL ANY CONDOMINIUM UNIT. FILING WITH THE DEPARTMENT OF LAW DOES NOT MEAN THAT THE DEPARTMENT OR ANY OTHER GOVERNMENTAL AGENCY HAS APPROVED THIS OFFERING.

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

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

Prepared By:
D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP
9 East 40th Street, 5th Floor
New York, NY 10016
(212) 564-9800

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SPECIAL RISKS

1) Pursuant to the terms of the Offering Plan and the Purchase Agreement contained in Part II, the Purchaser is required to pay as a closing cost the New York State Real Property Transfer Tax ("deed stamps" or "NYS Transfer Tax") and the New York City Real Property Transfer Tax ("NYCRPT"). In condominium transactions, either seller or the purchaser can pay these transfer taxes. The obligation is assumed by the purchaser if such obligation is imposed on the purchaser by the terms of the sale. Under the terms of this Offering Plan, Sponsor is transferring such obligation to Purchaser. New York State Real Estate Transfer Taxes (deed stamps) are currently at the rate of $2.00 per each $500.00 of consideration or part thereof, where such consideration is under $3,000,000.00, and at the rate of $3.25 per each $500.00 where such consideration is $3,000,000.00 or more. New York City Real Property Transfer Tax are currently equal to one percent (1%) of the purchase price with respect to the Residential Units which are sold for less than $500,000.00 and 1.425% where the consideration is equal to or greater than $500,000.00. For purposes of paying this tax with respect to this project, consideration also includes the amount of NYCRPT to be paid for the Unit. See the section of the Offering Plan located in Part I, titled "Unit Closing Costs and Adjustments," for further details.

In the event that the taxing authority of the City of New York determines that the conveyance of more than one (1) condominium unit to the same Purchaser, is taxable at the "commercial transfer tax rates," then, in such event, the transfer tax to be paid by Purchaser shall be 1.425% of the aggregate consideration, as discussed above, where the consideration is $500,000.00 or less, and 2.625% of the aggregate consideration when the consideration is greater than $500,000.00. In the event that the City of New York determines additional transfer taxes are due following an audit of any closed transactions, it shall be the Purchaser's sole obligation, which shall survive the closing, to respond to and defend such audit and pay any additional tax imposed.

Under the State Tax law, Section 1402-a, a tax is payable by the grantee (Purchaser) on each conveyance of residential real property, including condominium units, which tax is equal to one percent (1%) of consideration (or part thereof attributable to the real property being conveyed) where the consideration for the entire conveyance is $1,000,000.00-$1,999,999.00; one and a quarter percent (1.25%) where the consideration for the entire conveyance is $2,000,000.00-$2,999,999.00; one and a half percent (1.50%) where the consideration for the entire conveyance is $3,000,000.00-$4,999,999.00; two and a quarter percent (2.25%) where the consideration for the entire conveyance is $5,000,000.00-$9,999,999.00; three and a quarter percent (3.25%) where the consideration for the entire conveyance is $10,000,000.00-$14,999,999.00; three and a half percent (3.50%) where the consideration for the entire conveyance is $15,000,000.00-$19,999,999.00; three and a three-quarters percent (3.75%) where the consideration for the entire conveyance is $20,000,000.00-$24,999,999.00; and three and a nine-tenths percent (3.90%) where the consideration for the entire conveyance is $25,000,000.00 or more (the "Mansion Tax"). Residential real property includes a one (1) to three (3) family house, an individual condominium unit and a cooperative unit that is or may be used, in whole or in part, as a personal residence. The Mansion Tax, in its current form, applies to conveyances occurring on or after July 1, 2019 other than conveyances pursuant to binding written contracts entered into on or before April 1, 2019. If

applicable, a Purchaser under the terms of the Offering Plan shall be liable for payment of the Mansion Tax at the closing of title of the Unit being purchased. For purposes of paying this tax with respect to this project, consideration also includes the amount of New York City Transfer Tax to be paid for the Unit by Purchaser, as well as, Purchaser's payment of Sponsor's legal fees. Pursuant to recent changes to N.Y. Tax Law § 1404, consideration no longer includes the amount of NYS Transfer Tax where a purchaser has assumed the obligation to pay the NYS Transfer Tax by the terms of sale of the applicable transaction. Such change affects conveyances occurring on or after July 1, 2021 (other than conveyances pursuant to binding written contracts entered into on or before April 1, 2021). However, with respect to any binding written contract entered into on or before April 1, 2021, consideration shall also include the amount of NYS Transfer Tax to be paid for the Unit. See the section of the Offering Plan located in Part I, titled "Unit Closing Costs and Adjustments," for further details.

2) Transfer of control of the Condominium Board of Managers shall pass to unit owners other than the Sponsor at the earlier of: a) Sixty (60) days after the date by which all of the units have been conveyed to unit purchasers, or b) three (3) years after the first conveyance of a unit to a unit purchaser. Prior to that time, the Condominium will be controlled by a Board of Managers elected by the Sponsor. There are certain limitations on actions that can be taken by the Board of Managers while the Sponsor remains in control of the Board of Managers. Such limitations are set forth in the CONTROL BY THE SPONSOR of this Offering Plan.

Until the earlier of five (5) years from the date of closing, or at the time at which the Sponsor or Successor Sponsor owns units consisting of less than 25% of the common interest of the Condominium, Sponsor may exercise veto power over any expenses other than those expenses described in Schedule B or expenses required to comply with applicable laws or regulations, to remedy any notice of violation, or for any repair or replacement necessary for the preservation or safety of the Building or for the safety of occupants of the Building or to remedy any work order by an insurer. Additionally, so long as the Sponsor retains ownership of at least one unit in the building, the By-Laws, Declaration, and Rules and Regulations of the Condominium may not be amended or modified in any way so as to adversely affect the Sponsor without written consent by the Sponsor. Please see the section of the Offering Plan entitled CONTROL BY THE SPONSOR for a more complete explanation.

3) The Sponsor is liable for all common charges, special assessments, and real estate taxes with respect to unsold units, and Sponsor has financial resources to meet these obligations. However, no bond, escrow deposit, or other security has been furnished to secure the Sponsor's obligations. Please see the section of the Offering Plan entitled RIGHTS AND OBLIGATIONS OF THE SPONSOR for a more detailed explanation.

4) Pursuant to existing law and regulation, the Sponsor may declare the plan effective by selling a minimum of fifteen (15%) percent of the residential units in the building, which in the case of this building means one (1) unit. If the Plan is declared effective with a minimum number of sales, it is possible that Sponsor may be able to create a Condominium even though there is no guarantee that all of the purchasers counted towards effectiveness will ultimately purchase their units. The

Plan would have to be re-declared effective in the event that there was one sale and the sole purchaser failed to close the sale. Please see the EFFECTIVE DATE section of this Offering Plan.

5) 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 apartments 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 difficulty obtaining a loan in a building or group of buildings where the Sponsor or holder of unsold shares has not sold a substantial percentage of the apartments in a building or group of buildings, which in some cases may be as high as 70%. Moreover, some lenders will not provide financing in a building or group of buildings where an investor other than the original Sponsor has an ownership interest of 10% or more. It also may be difficult for a purchaser to resell an apartment if prospective buyers are unable to obtain a loan due to the same minimum sales and investor ownership restrictions. Even after a building undergoes conversion, lenders may still impose minimum sales requirements before granting a loan. It then may be difficult for a Purchaser to resell an apartment if prospective buyers are unable to obtain a loan due to such minimum sales requirements. Please see the PROCEDURE TO PURCHASE section of this Offering Plan.

6) The Sponsor is not limiting the conditions under which it will rent rather than sell units after consummation of the Offering Plan. There is no commitment to sell more than one (1) unit in this Condominium, which is the minimum necessary to declare the plan effective. Owner-Occupants, therefore, may never gain effective control and management of the condominium. Please see the INTRODUCTION, RIGHTS AND OBLIGATIONS OF THE SPONSOR, CONTROL BY SPONSOR, and BOARD OF MANAGERS sections of this Offering Plan for a more complete explanation.

7) The By-Laws do not include a provision that, after the initial Sponsor control period, a majority of the Board of Managers must be Owner-Occupants or members of an Owner-Occupant's household who are unrelated to the Sponsor and its Principals. Owner-Occupants and non-resident owners, including the Sponsor, may have inherent conflicts on how the Condominium should be managed because of their different reasons for purchasing, i.e., purchase as a home, as opposed to purchase as an investment. Please see the INTRODUCTION, RIGHTS AND OBLIGATIONS OF THE SPONSOR, CONTROL BY SPONSOR, and BOARD OF MANAGERS sections of this Offering Plan for a more complete explanation.

8) All funds received by the Sponsor for upgrades or extras, known as custom work must initially be placed in the escrow account set forth herein. However, the Purchaser should note that such funds may be released from the escrow account by the escrow agent as long as the Sponsor uses the funds for such upgrades or extras. As a result, in the event the Purchaser is entitled to a rescission, the Purchaser will not receive a refund of any funds used for upgrades or extras unless the plan is not consummated. A Purchaser will receive a refund of funds used for upgrades if the Plan is abandoned. Please see the PROCEDURE TO PURCHASE Section of this Offering Plan.

9) All down payments will be placed in an IOLA account. IOLA stands for "Interest On Lawyer Account," and is a special type of account maintained by an attorney for the purpose of holding escrow funds. The escrow account is federally insured by the FDIC at the maximum amount of $250,000. To the extent that the total contract deposits exceed $250,000, they will not be federally insured. Interest earned on IOLA accounts is paid over to the state of New York. No interest is credited to either the purchaser or the seller. Please see the PROCEDURE TO PURCHASE section of this Offering Plan.

10) The budget for the First Year of Operation does not provide for a managing agent or Building superintendent. Therefore, the individual Unit Owners will be responsible for the work normally done by a managing agent and Building superintendent. In the event the Board of Managers determines that it is in the best interest of the Condominium to employ a superintendent or custodian, this will result in an increase in common charges. Depending upon many factors hourly wage, number of hours, and Union or non-Union status, the cost of a superintendent or custodian could represent an additional cost of approximately $3,000 to $10,000 per year. Similarly, in the event the Board of Managers determines that it is in the best interest of the Condominium to employ a the cost of a managing agent, this will result in an increase in common charges of approximately $5,000 to $10,000 per year, depending upon a variety of factors. Please see FOOTNOTES to SCHEDULE B for a more complete explanation, including a listing of some of the tasks that unit owners will need to perform in the event no superintendent is employed.

11) Unit 1 will include a rear yard area allocated as limited common elements which shall be accessed from the cellar of Unit 1 and from the deck off of the first floor of Unit 1. Unit 2 will include a terrace facing north on the roof setback over Unit 1 allocated as limited common elements which shall be accessed from Unit 2. Unit 3 will have a terrace facing north and a terrace facing south allocated as limited common elements which shall be accessed from its penthouse stairway/landing area, each allocated as a limited common element. No structures of any kind may be built in or on these limited common elements except for temporary structures such as sukkots or tents. The right to use and occupancy is subject to the right of the Condominium to enter into said areas for the purpose of inspection or building repairs. Please see SCHEDULE A and the DESCRIPTION OF PROPERTY AND BUILDING CONDITION included in Part II of this Offering Plan for a more complete explanation.

12) The projected insurance coverage for the building does not include officers' and directors' liability. Officers' and directors' liability is a type of coverage which protects members of the Board of Managers or officers of the condominium from any liability engendered by performance of their functions, to the extent such activities are within the scope of their designated capacities and do not constitute criminal acts by such officer(s) or manager(s). In the event the condominium wishes to extend such insurance coverage to its directors and managers, this will represent an additional cost on the amount projected for insurance coverage in Schedule B; such additional cost is estimated at approximately $500. Please see SCHEDULE B and FOOTNOTES thereto for a more complete explanation.

13) Each Unit Owner must notify the Managing Agent, or the Board of Managers if there is no Managing Agent, when a child or children ages ten (10) years and under lives or resides, permanently or temporarily in the Condominium Unit. Each Unit Owner must install at the Unit Owner's sole cost and expense the required window guards in all windows of the Unit. The Unit Owner must maintain all window guards installed in the Unit and shall not remove same until permitted by applicable law and in any event, without the written consent of the Managing Agent or the Board of Managers. Please see the ARCHITECT'S REPORT in Part II for a more complete explanation.

14) All kitchens have a 30" gas range, a 30" refrigerator, a 20" wide stainless steel undermount sink and sink faucet, and a dishwasher. The second floor unit has an over-the-range microwave with exhaust. The 1st floor unit and penthouse duplex unit both have a range hood and a microwave. The 1st floor unit has a laundry closet with an electric self-venting condensing dryer and electric washing machine on the 1st floor and a laundry closet in the cellar with an electric washing machine and gas dryer that exhausts to the exterior. The 2nd floor and penthouse duplex unit each have a laundry closet with an electric washing machine and gas dryer that exhausts to the exterior. Please see the ARCHITECT'S REPORT included in Part II of this Offering Plan.

15) The subject premises contain an existing structure dating to c. 1893. Buildings constructed before 1960 are presumed to contain lead paint. There was existing asbestos located within the building at the roof level, as stated in the asbestos report procured by the Sponsor. The asbestos containing roofing material that was present at the roof membrane, flashing and penetrations and chimney area have been professional removed by an Asbestos Contracto, as stated in the asbestos report procured by the Sponsor. The ingestion of lead paint poses serious health risks, especially in young children. Purchasers are advised to familiarize themselves with New York City Local Law 1 of 2004, a copy of which is included as an exhibit of this Plan. Purchasers for investment are advised that there are certain occupancy and turnover requirements contained therein. Purchasers of a unit for their own occupancy, particularly those with young children, are additionally advised to consult with a professional to determine the existence of, and any appropriate remediation for, lead paint. Please see the ARCHITECT'S REPORT located in Part II of this Offering Plan.

16) Purchasers should be aware that the condominium building was designated as a New York City Landmark in 2012, as part of the Park Slope Historic District Extension. Because the condominium building has landmark protection, any work that is to be performed to the condominium building must be approved by the Landmarks Preservation Commission of the City of New York. The condominium building located at 543 11th Street is part of a nine building landmark, where the buildings located from 531 to 543 11th Street were built in approximately 1891-1893. The nine Romanesque Revival style row houses were c. 1891-1893 at a time when proximity to the recently completed Prospect Park and improvements in transportation hastened the construction of many exceptionally fine brick and stone row houses in the Park Slope area. The houses feature angled bay; rough-faced voussoirs above the main entryway and the second-story window above the main entryway; rough-faced lintels above the other windows; projecting window sills in continuous brownstone bands; bracketed cornice with fluting, dentils, and

decorated frieze panels. Certain types of construction on the building that affect its historic façade must receive a permit from the Landmark Preservation Commission prior to the start of construction. Prior to commencement of construction that may alter the outward appearance of the building, building owners are required to apply to the Landmark Preservation Commission for permission to perform such construction, and must provide detailed construction plans and information regarding the contractor, including but not limited to the contractor's contract and insurance information.

17) Risk of loss from fire or other casualty remains with the Sponsor until title has passed unless and until the purchaser is given the right of possession of that unit pursuant to an Interim Use and Occupancy Agreement with the Sponsor. The Sponsor will restore the damaged unit to conditions represented in the Offering Plan before a purchaser will be obligated to close the sale of the unit. The Sponsor will notify a purchaser whether or not it (the Sponsor) will repair any damage resulting from a casualty prior to the closing of a unit within 15 days of said casualty. If Sponsor decides to restore the unit, the Sponsor shall have 15 days in which to restore the unit or such longer time as is required to accommodate the delivery of materials that must be ordered to complete any such repairs, so long as such longer time is reasonable. If the Sponsor decides not to restore the unit, the purchaser in such case would have the right to rescind. An interim occupant assumes the risk of loss to his/her personal property that is not covered by the condominium's insurance, and, unless the casualty resulted from the act of the Sponsor or those acting under the Sponsor, the interim occupant would be obligated to close the sale of the unit despite such damage to the personal property. Purchasers and interim occupants are advised to confer with an insurance adviser regarding obtaining property and liability insurance. Please see the PROCEDURE TO PURCHASE section of the Offering Plan.

18) The Sponsor anticipates that the first closing of a unit will occur by January 1, 2024. Purchasers will be offered a right of rescission if: (i) the actual date of closing of title to the first unit; or (ii) the projected date of closing of title to the first unit occurs later than December 31, 2024, twelve months after the projected date for the first closing. If the Plan is amended to provide for a later projected date for the first closing, purchasers will be entitled to an offer of rescission if the first closing occurs more than 12 months beyond that amended, later date. However, if the first unit closing occurs on or before January 1, 2024, the Sponsor may schedule the closings of title to other units significantly later than such date. Unless your Purchase Agreement contains an outside closing date, the Sponsor is not obligated to schedule your closing within any specified time frame or to ensure that closing of title to your Unit will occur by any date certain. The form PURCHASE AGREEMENT included in Part II does not contain an outside closing date except that if Sponsor cannot convey title to the unit on or before twelve (12) months from the date of the Purchase Agreement then affected purchasers will be offered a right of rescission pursuant to 13 N.Y.C.R.R. section 20.3(o)12. PROSPECTIVE PURCHASERS SHOULD THEREFORE CAREFULLY CONSIDER SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT. In the event, however, that Sponsor cannot convey title to the unit on or before twelve (12) months from the date of the Purchase Agreement, affected purchasers will be offered a right of rescission pursuant to 13 N.Y.C.R.R. section 20.3(o)12. Purchasers will have at least fifteen

(15) days from presentation of an offer of rescission within which to elect to rescind. Please see the PROCEDURE TO PURCHASE section in Part I of this Offering Plan.

19) Unit 1 contains residential cellar accessory space. This cellar accessory space may not be used for sleeping or dining, and may not be rented independently. Cellar space has less light and air than ordinary living space and is more susceptible to dampness. Please see SCHEDULE A located in Part I of this Offering Plan.

20) Sponsor will in no event be liable for minor immaterial imperfections to the Unit (as defined in the section of the Plan entitled RIGHTS AND OBLIGATIONS OF THE SPONSOR). The Sponsor shall not be liable for, or obligated to defend, any suit with respect to the building or any Unit arising out of any occurrence taking place after the First Closing, except suits or proceedings arising out of Sponsor's acts or omissions, for which Sponsor shall indemnify the Board of Managers and the unit owners. All obligations of the Sponsor shall be enforceable only by the Board of Managers and not by the individual Unit Owners, unless an alleged construction defect relates to one Unit only and is not a common defect affecting two or more Units. During the period that the Sponsor controls the Board, however, any decision to enforce such obligations shall be made by majority vote of the non-Sponsor controlled members of the Board of Managers. Sponsor's obligation, regardless of limitations in the warranty or in this offering plan, is to construct the premises in accordance with all applicable codes and filed plans and specifications, and that any conflict between the disclaimers and the sponsor's obligation to construct the premises in accordance with all applicable codes and filed plans and specifications shall be resolved in favor of the latter. See RIGHTS AND OBLIGATIONS OF THE SPONSOR in Part I of the Plan.

21) No person may carry or smoke any kind of lighted pipe, cigar, cigarette, tobacco, or any other lighted smoking apparatus, equipment or product, including but not limited to electronic cigarettes, in any area of the Building, whether indoor or outdoor, at any time. For clarification of doubt, smoking shall be prohibited in all common areas of the Building as well as in all Units and Limited Common Elements appurtenant thereto, including any private balcony, terrace, rooftop, and/or garden. This paragraph shall be deemed to be incorporated into the Purchase Agreement for each Unit.

Notwithstanding the said prohibition against smoking, the Board may designate (or remove from designation) an outdoor area for smoking, provided the smoking area(s) shall not cause secondhand smoke to drift into indoor common areas, exclusive use areas or individual units.

22) On November 15, 2018, the Financial Crimes Enforcement Network ("FinCEN") announced the issuance of a revised Geographic Targeting Order ("GTO"). This revised GTO requires U.S. title insurance companies to identify and report to FinCEN the natural persons behind companies making certain "all-cash" purchases of residential real property located within New York City where the purchase price exceeds $300,000.00. The subject premises are located within this GTO. All-cash purchasers closing after November 17, 2018 will be subject to the reporting requirements of this GTO. Purchasers are advised to confer with their own counsel regarding the effects of the GTO on their real estate purchases.

23) The property has approximately 547 square feet of unbuilt F.A.R. as per R6B zoning regulations, which is hereby forfeited by the Sponsor. The Sponsor is not retaining any air rights to utilize or transfer. As of the recording of the Declaration of Condominium, such rights shall belong to the Condominium. Neither the Sponsor nor any individual unit owner nor a Sponsor-controlled board will have the right to utilize any accompanying air rights. The Condominium board, at such time as it is no longer controlled by the Sponsor, may determine the manner such rights will be used, if at all. Please see the ARCHITECT'S REPORT included herewith in Part II.

24) Sponsor is not creating a fund on closing to be used as a reserve for capital expenditures. However, the budget for the first year of condominium operation in SCHEDULE B includes a budgeted Yearly Reserve Fund for repair and replacement of major systems or structural elements of the building. This budgeted item will start the gradual creation of a reserve fund. Unit owners will therefore be contributing to the Yearly Reserve Fund through their common charges, beginning with common charge adjustments paid at the closings of their individual condominium units. (Unit owners will also, at closing, pay their contributions to the building's Working Capital Fund.) In the event a need arises for capital expenditures such as renewal or replacement of building components or systems and the reserve fund is inadequate to pay for those expenditures, it will be necessary to raise needed capital either by assessing individual units or owners for the cost of such expenditures. However, in the Sponsor's estimation, and in view of the fact that all major building systems and components are newly renovated, it is anticipated that there will be no needed capital expenditures within the five (5) years immediately following the first closing of a condominium unit under the Offering Plan. While the Sponsor is in control of the Board of Managers, the reserve fund may not be used to reduce projected common charges in the Plan.

25) The New York Appellate Court ruled to reinstate Regulation 208, a bill promulgated by the New York State Department of Financial Services that (among other things) limits the ability of title insurance companies to inflate premiums to account for expenses associated with marketing spends. As a result, the fee and mortgage rates for all title insurance policies issued on or after February 15, 2019 have decreased by 5%.

26) 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. Purchasers should not rely on any representations in this offering plan addressing taxes without first consulting a tax expert.

Further information regarding the Tax Cuts and Jobs Act of 2017 is available at the following web address:

http://docs.house.gov/billsthisweek/20171218/CRPT-115HRPT-466.pdf

27) Purchasers are advised that in New York City, newly constructed and newly renovated buildings are sometimes offered as condominium projects without a final certificate of occupancy

("FCO") covering the entire building but with only a temporary certificate of occupancy ("TCO"), and sometimes with several successive temporary certificates of occupancy. Certificates of occupancy are generally governed by Section 301 of the New York Multiple Dwelling Law and local building codes and rules. Both TCOs and FCOs are issued by the New York City Department of Buildings ("DOB"). A TCO is intended to indicate that the property conforms substantially to the DOB approved plans and specifications, and to the requirements of all applicable laws, rules, and regulations for the uses and occupancies specified in the TCO. No change of use or occupancy shall be made unless a new certificate of occupancy is issued. All TCOs have an expiration date. A TCO typically expires 90 days after the date of issuance. When a TCO expires and is not renewed, it may be difficult or impossible to buy insurance, refinance, or sell units. In New York City, it is common for sponsors to commence unit closings when some or all units are covered by a TCO rather than a FCO. Sponsor anticipates this scenario may occur. Sponsor and its principals will undertake the responsibility for extending each TCO received prior to expiration thereof, and ultimately for obtaining a FCO covering the entire building. However, Sponsor and its principals make no representation or guarantee that DOB will issue the FCO within two years, which is the timeframe anticipated by the Multiple Dwelling Law for issuance of a FCO. NOTWITHSTANDING THE FOREGOING, SPONSOR AND ITS PRINCIPALS ARE OBLIGATED TO PROCURE THE FINAL CERTIFICATE OF OCCUPANCY FOR THE ENTIRE BUILDING AND SHALL EXERCISE BEST EFFORTS TO OBTAIN THE FCO WITHIN SUCH TWO-YEAR PERIOD WHILE KEEPING THE TCO CURRENT. Unit owners and the Board of Managers shall be obligated to cooperate with and refrain from obstructing sponsor in these undertakings.

28) Sponsor has obtained construction loan financing from KFNY Park Slope LLC, 40 Marcus Drive, Suite 202, Melville, New York 11747. The Sponsor must obtain a release of lien from each loan by the Mortgagee prior to or at the time of conveyance of a Condominium Unit to the Purchaser. In order to release a Unit, Sponsor must make a principal reduction equal to 85% of the gross contract sales price of the Unit as determined by Lender. If the terms of the financing as they apply to the Sponsor's obligation to market the Units for sale, including any minimum number or percentage of Units which must be under contract, the existence of either a minimum release price set by the lender or a required minimum payment per sale which must be made to the lender in order for the lender to release its lien from the Unit being sold, and limits or requirements imposed by the lender for Sponsor to rent rather than sell under specified market conditions change, Sponsor will file an amendment to the offering plan to disclose such financing changes as well as disclose such terms.

29) 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 or rehabilitation is complete. Purchasers should be aware that real estate taxes may increase materially when the building is reassessed after construction or rehabilitation is complete. Purchasers are referred to Schedule A for further details.

30) The closing of title shall occur on the date and at the time and place in the City and State of New York as Sponsor shall designate to Purchaser on not less than thirty (30) days' prior written notice. Sponsor shall have the right, from time to time, to adjourn such time and date for closing on written notice to Purchaser. If adjourned, Sponsor shall fix a new date and time for title closing and shall give Purchaser not less than ten (10) business days-prior written notice of the new scheduled date and time for closing. In the event that a Purchaser does not close on the Closing Date set forth in the Notice of Closing, the Sponsor elects not to cancel the Purchase Agreement or if the Sponsor approves the Purchaser's request to adjourn the Purchaser's Closing to his apartment, interest shall accrue on the unpaid amount of the purchase price from the Closing Date until such amount is paid. The interest rate shall be ten percent (10%) per annum. This rate shall be in effect for as long as there is any unpaid amount owing towards the full purchase price.

31) The Housing Merchant Implied Warranty applies to this offering but is limited. Sponsor will not be held liable for consequential damages, and Sponsor's sole obligation shall be to repair or replace any defective item of construction. Sponsor's obligation, regardless of any limitations in warranty or in this offering plan, is to construct the premises in accordance with all applicable codes and filed plans and specifications, and any conflict between the disclaimers and the Sponsor's obligation to construct the premises in accordance with all applicable codes and filed plans and specifications shall be resolved in favor of the latter. See Section of the Plan entitled "Rights and Obligations of Sponsor" for further details.

32) The Board of Managers and the Unit Owner of Unit 1 shall be required to permit access to the cellar level upon reasonable notice for the purpose of inspection and repair of any mechanical equipment that may service the Condominium building. The Board of Managers and Unit Owners shall have an easement through Unit 3 and its rooftop terraces solely for access, installation, maintenance, repair and replacement of any flues, vents, air-conditioning, gas, heating, ventilating, water and other mechanical lines, equipment and fixtures and any other machinery, pipes, wires, conduits, equipment or meters servicing any other portion of the Condominium.

33) It is a special risk of this Offering Plan that there is a painted steel guardrail with steel cables at the penthouse level, at the north roof and the north 1st floor terrace parapet walls. Railings that are horizontal can create a 'ladder-effect', which pose a risk for someone climbing up and falling over causing harm, especially children. The roof and roof terraces are compliant with current building codes. The ladder effect is a potential child hazard that pertains to any type of guardrail or stair guard that uses horizontal, climbable enclosing members. Owners are advised that additional adult supervision may be necessary or glass panels installed to insure minimizing the risk involved.

34) It is a special risk of this Offering Plan that there is no leak management system such as drip pans or leak detection below terraces. Roofs were protected with a liquid applied waterproof membrane. The Unit Owner of Unit 3 is responsible for leaks from the roof above the penthouse level. Leak damage from the second-floor terrace of Unit 2, above the first floor, and from the penthouse level terraces above the third floor shall be the responsibility of the Condominium Board. Damage not covered by the roof membrane warranty would be the responsibility of either

the Unit Owner of Unit 3, for the roof above the penthouse level, or the Condominium Board for the roof above the first floor and the roof above the third floor. The Unit 3 Unit Owner is responsible for repairs to their Unit, stemming from any leak originating from the roof above the penthouse level and must report the leak to the roof membrane manufacturer. The Unit Owners must report any leaks affecting any floor below the third-floor roof to the Condominium Board, which will report such leaks to the membrane manufacturer. Where a leak is not covered by warranty, a contractor certified by the roof membrane manufacturer to make repairs to the roof membrane shall be hired. Interior repairs from such a leak shall be performed by a contractor hired by the Condominium Board.

35) It is a special risk of this Offering Plan that the approximate Square Footage of a Unit set forth in column numbered (3) of Schedule A is a gross square footage of the Unit. For a Unit located on a floor with multiple Units, the approximate gross square footage is obtained by measuring the floor area of the Unit on one or more floors, horizontally from the exterior side of the exterior walls at the Building or at the exterior face of aluminum frames and aluminum panels, or the exterior side of windows (concrete, brick and/or masonry 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 outside face of the interior walls and partitions separating a Unit from public corridors, stairs, the mechanical equipment spaces or any Common Elements not within a Unit. For a Unit located on a floor where it is the only Unit, the approximate gross square footage is obtained by measuring the floor area of the Unit on one or more floors, horizontally from the exterior side of the exterior walls at the Building (concrete, brick and/or masonry columns, mechanical pipes, shafts, shaft ways, chases, chase ways, and conduits, public corridors, stairs, the mechanical equipment spaces or any Common Elements within a Unit, if any, are not deducted) to the exterior side of the exterior walls or at the exterior face of aluminum frames and aluminum panels, or the exterior side of windows at the Building. Each Unit consists of the area measured vertically on each floor of the Building, if applicable, from the top of the floor slab below (located under the finished flooring and subfloor materials) to the underside of the floor slab above. The gross square footage of a Unit set forth above, is greater than the Approximate Square Footage of a Unit measured by using the legal definition of the Unit which appears in the Declaration of the Condominium in Part II of the Plan. Outdoor floor areas of terraces and/or balconies appurtenant to a Unit are not included in the Unit's floor areas. As is customary in New York City, these gross square footages set forth in Schedule A substantially exceed the useable floor area of each Unit.

Exterior terrace, yard and/or terrace areas are measured from the exterior face of the Unit to the exterior face of the terrace and/or yard walls. Any floor layout, plan or sketch shown to a prospective Purchaser is only an approximation of the square foot area and layout of the Unit in question. However, any material change will be set forth in an amendment to the Plan, and no material adverse change will be made in the size, configuration, or layout of a Unit for which a Purchase Agreement has been countersigned by Sponsor and returned to the Purchaser unless the same is dictated by construction conditions at the Property, and in such event, Sponsor will, in the amendment disclosing such change and delivered to Purchasers, offer the affected Purchaser(s) the

right, for at least fifteen (15) days, to rescind their Purchase Agreements and receive a refund of their Down Payments, together with all interest earned thereon.

36) It is a Special Risk that as of the Date of Acceptance for Filing of this Offering Plan, the approved plans for the Building, as accepted by the New York City Department of Buildings ("DOB"), do not match the floor plans provided herein under the Section entitled, "Floor Plans and Unit Plans" in Part II of this Offering Plan. Currently, a Post-Approval Amendment to the approved plans ("PAA") is under review at DOB and is expected to be accepted for filing, as it was previously approved by the New York City Landmarks Preservation Commission. The revisions contained in such PAA are disclosed in detail at the end of the "Description of Property and Building Specifications" Section in Part II of this Offering Plan. Notwithstanding the foregoing, no Unit closings shall occur until after the approval of the PAA by DOB. An amendment to the Offering Plan disclosing such PAA approval must also be accepted for filing by the NYS Department of Law prior to any Unit closings.

INTRODUCTION

This is an Offering Plan for the sale of condominium apartments at 543 11th Street, Brooklyn, New York 11215. The purpose of this plan is to set forth fully all material terms of the offer. This plan may be amended from time to time if such amendment is filed with the New York State Department of Law. Any such amendments will be served on all prospective Purchasers who have executed a Purchase Agreement for any apartment, all unit owners, and all other persons entitled to service pursuant to 13 N.Y.C.R.R. § 20.3(d)(1).

The Sponsor of this offering is 11TH STREET RESIDENCE LLC, a New York limited liability company formed May 4, 2023, with offices located at 115 West 30th Street, Suite 709, New York, New York 10001. The principal of the Sponsor is Matthew Chua. The Sponsor acquired the property by deed dated June 29, 2023 and recorded in the Kings County office of the City Register on July 12, 2023 as CRFN2023000173502. At the time the Sponsor acquired the property the premises was vacant. Units will be conveyed free and clear of any mortgages, liens, or other encumbrances other than the easements disclosed in the Terms of Sale section of this Offering Plan. Units will be conveyed by delivery of a UNIT DEED as set forth in Part II of this Offering Plan. The prices contained in this offering as set forth in SCHEDULE A are set by the Sponsor, and are not subject to approval by the New York State Department of Law or any other governmental agency.

Sponsor has obtained construction loan financing from Emerald Creek Capital 3, LLC, 40 Marcus Drive, Suite 202, Melville, New York 11747. The Sponsor must obtain a release of lien from each loan by the Mortgagee prior to or at the time of conveyance of a Condominium Unit to the Purchaser. In order to release a Unit, Sponsor must make a principal reduction equal to 85% of the gross contract sales price of the Unit as determined by Lender. If the terms of the financing as they apply to the Sponsor's obligation to market the Units for sale, including any minimum number or percentage of Units which must be under contract, the existence of either a minimum release price set by the lender or a required minimum payment per sale which must be made to the lender in order for the lender to release its lien from the Unit being sold, and limits or requirements imposed by the lender for Sponsor to rent rather than sell under specified market conditions change, Sponsor will file an amendment to the offering plan to disclose such financing changes as well as disclose such terms.

This Condominium will be subject to, and in compliance with, the New York State Condominium Act, Article 9-B of the New York Real Property Law.

This plan, including all schedules and exhibits submitted herewith, constitutes the entire Offering Plan. Copies of the plan and Parts A, B, C, and D of the exhibits will be available for inspection to potential purchasers and their attorneys at the office of the Sponsor indicated on the front cover of this Offering Plan, and the New York State Department of Law, Real Estate Finance Bureau, 28 Liberty Street, 21st Floor, New York, New York, without charge, and for copying, at a reasonable charge.

The premises consist of a single building composed of three stories and a cellar, and containing, in aggregate, three (3) residential units. The property is located in Brooklyn, County of Kings. There will be no on-site parking, common laundry, or common recreational facilities. All kitchens have a 30" gas range, a 30" refrigerator, a 20" wide stainless steel undermount sink and sink faucet, and a dishwasher. The second floor unit has an over-the-range microwave with exhaust. The 1st floor unit and penthouse duplex unit both have a range hood and a microwave. The 1st floor unit has a laundry closet with an electric self-venting condensing dryer and electric washing machine on the 1st floor and a laundry closet in the cellar with an electric washing machine and gas dryer that exhausts to the exterior. The 2nd floor and penthouse duplex unit each have a laundry closet with an electric washing machine and gas dryer that exhausts to the exterior. To the extent the Purchaser elects to install any other appliances in the unit, same will represent an additional cost of purchasing the unit. Please see DESCRIPTION OF PROPERTY AND BUILDING CONDITION included in Part II of this Offering Plan.

There is no leak management system such as drip pans or leak detection below terraces. Roofs were protected with a liquid applied waterproof membrane. The Unit Owner of Unit 3 is responsible for leaks from the roof above the penthouse level. Leak damage from the second-floor terrace of Unit 2, above the first floor, and from the penthouse level terraces above the third floor shall be the responsibility of the Condominium Board. Damage not covered by the roof membrane warranty would be the responsibility of either the Unit Owner of Unit 3, for the roof above the penthouse level, or the Condominium Board for the roof above the first floor and the roof above the third floor. The Unit 3 Unit Owner is responsible for repairs to their Unit, stemming from any leak originating from the roof above the penthouse level and must report the leak to the roof membrane manufacturer. The Unit Owners must report any leaks affecting any floor below the third-floor roof to the Condominium Board, which will report such leaks to the membrane manufacturer. Where a leak is not covered by warranty, a contractor certified by the roof membrane manufacturer to make repairs to the roof membrane shall be hired. Interior repairs from such a leak shall be performed by a contractor hired by the Condominium Board.

Purchasers should be aware that the condominium building was designated as a New York City Landmark in 2012, as part of the Park Slope Historic District Extension. Because the condominium building has landmark protection, any work that is to be performed to the condominium building must be approved by the Landmarks Preservation Commission of the City of New York. The condominium building located at 543 11th Street is part of a nine building landmark, where the buildings located from 531 to 543 11th Street were built in approximately 1891-1893. The nine Romanesque Revival style row houses were c. 1891-1893 at a time when proximity to the recently completed Prospect Park and improvements in transportation hastened the construction of many exceptionally fine brick and stone row houses in the Park Slope area. The houses feature angled bay; rough-faced voussoirs above the main entryway and the second-story window above the main entryway; rough-faced lintels above the other windows; projecting window sills in continuous brownstone bands; bracketed cornice with fluting, dentils, and decorated frieze panels. Certain types of construction on the building that affect its historic façade must receive a permit from the Landmark Preservation Commission prior to the start of

construction. Prior to commencement of construction that may alter the outward appearance of the building, building owners are required to apply to the Landmark Preservation Commission for permission to perform such construction, and must provide detailed construction plans and information regarding the contractor, including but not limited to the contractor's contract and insurance information.

The Board of Managers and the Unit Owner of Unit 1 shall be required to permit access to the cellar level upon reasonable notice for the purpose of inspection and repair of any mechanical equipment that may service the Condominium building. The Board of Managers and Unit Owners shall have an easement through Unit 3 and its rooftop terraces solely for access, installation, maintenance, repair and replacement of any flues, vents, air-conditioning, gas, heating, ventilating, water and other mechanical lines, equipment and fixtures and any other machinery, pipes, wires, conduits, equipment or meters servicing any other portion of the Condominium.

This offering is made only to individuals over the age of 18.

In accordance with the provisions of the Laws of the City of New York, the Sponsor represents that neither the Sponsor, nor the Condominium, nor the Selling Agent, will discriminate against any person because of his race, creed, color, sex, sexual orientation, national origin, ancestry, or any other reason prohibited by civil rights law in the sale of apartments offered by this Plan, or in the leasing of any apartment in the Building. Unit owners have an unrestricted right to lease, sell or mortgage units. Use of units is limited to residential use, and appurtenant home office use.

This is a renovation of an existing structure. An application was filed with the New York City Department of Buildings under Alteration Type I Permit #321383588. An application was filed with the New York City Fire Department under Alteration Type II Permit #321837571. The building has a preexisting Certificate of Occupancy and the scope of the work does require a new Certificate of Occupancy.

Ownership of a Condominium Unit resembles in many ways ownership of a private home. Basic aspects of condominium ownership include:

(1) Each purchaser will own his/her unit outright and be entitled to exclusive possession of such unit. Upon transfer of ownership, each purchaser will also have an interest in, and a right to use, common elements of the building, and an exclusive right to use limited common elements of the building specifically allocated to his/her unit. However, each unit owner is obligated to comply with the Declaration, By Laws, rules and regulations, and any other requirements of the Board of Managers.

(2) Common elements are parts of the Property which, in addition to his/her own Unit, a Unit Owner owns in common with the owners of all other Units, such as entryways, stairways, hallways, utility areas, and similar elements of the building

that serve all Unit Owners. A Unit Owner will share the non-exclusive right to use the Common Elements with all other unit owners.

Limited Common Elements are those areas appurtenant to a particular Unit or Units, the use of which is restricted to the owner(s) of such Unit or Units, but which are not owned by such unit owner(s). Thus, in this condominium, Unit 1 will include a rear yard area allocated as limited common elements which shall be accessed from the cellar of Unit 1 and from the deck off of the first floor of Unit 1. Unit 2 will include a terrace facing north on the roof setback over Unit 1 allocated as limited common elements which shall be accessed from Unit 2. Unit 3 will have a terrace facing north and a terrace facing south allocated as limited common elements which shall be accessed from its penthouse stairway/landing area allocated as a limited common element. No structures of any kind may be built in or on these limited common elements except for temporary structures such as sukkots or tents. The right to use and occupancy is subject to the right of the Condominium to enter into said areas for the purpose of inspection or building repairs.

(3) After filing of the Declaration, each unit will be separately taxed and may be separately mortgaged; each unit owner may deduct from adjusted gross income for income tax purposes real estate taxes and mortgage interest. No unit owner will be responsible for payment of, or any lien arising out of nonpayment of, real estate taxes assessed against any other unit in the building.

(4) Each Unit Owner may vote for the members of the Board of Managers, which is the group elected by unit owners to operate the Condominium. The Board of Managers will set common charges based on cash needs of building operation, decide on special assessments, and, in general, make all decisions necessary to run the building.

(5) Each unit owner must pay common charges in accordance with the New York Condominium Act (Real Property Law Sections 339 (i) and (m)), and any applicable state or local law. The common charges payable under the By-Laws will be based strictly on the projected cash requirements of ownership and operation of the Property and may include an allowance for contingencies, replacements, and/or repairs. Furthermore, the Board of Managers may impose special assessments in order to meet emergencies, contingencies, or other unforeseen events, which will become the financial obligation of each purchaser of a Condominium Apartment. These assessments will be levied in direct proportion to the percentage of common interest allocated to each apartment.

(6) Individual purchasers should explore obtaining insurance coverage, which would be at their own cost and expense, to insure them for such risks as fire and casualty losses in their apartments to their personal contents therein, as well as liability insurance for each occurrence that might occur within their respective apartments.

(7) Unit owners are responsible for maintenance and repairs to their individual units.

(8) The condominium Board does not have the right to approve or disapprove Purchasers, so there is no limit on the number of owners who may purchase for investment rather than personal occupancy. There may always be a substantial percentage of owners who are non-residents.

(9) Each unit owner is obligated to comply with the DECLARATION, the BYLAWS, rules and regulations, and any other requirements of the Board of Managers.

The purchase prices, estimated common charges, and estimated real estate taxes for the first year of Condominium operation are set forth in SCHEDULE A. The projected budget for the first year of Condominium operation is set forth in SCHEDULE B.

While the Sponsor will endeavor in good faith to sell all units, Sponsor is not limiting the conditions after consummation under which it will rent rather than sell units. There is no commitment to sell more units than the 15% necessary to declare the plan effective, which in this Plan constitutes one (1) unit. Owner-Occupants, therefore, may never gain effective control and management of the condominium. Additionally, the By-Laws do not include a provision that after expiration of the initial Sponsor Control period, a majority of the Board of Managers must be Owner-Occupants or member of an owner occupant's household who are unrelated to the Sponsor and its Principals. Owner-Occupants and non-resident owners, including the Sponsor, may have inherent conflicts on how the Condominium should be managed because of their different reasons for purchasing, i.e., purchase as a home, as opposed to purchase as an investment. If the Sponsor makes a bulk sale of all or some of its unsold units, the transferee successor is bound by Sponsor's representation regarding its commitment to sell units.

THE PURCHASE OF A CONDOMINIUM UNIT HAS MANY SIGNIFICANT LEGAL AND FINANCIAL CONSEQUENCES AND MAY BE ONE OF THE MOST IMPORTANT FINANCIAL TRANSACTIONS OF YOUR LIFE. THE ATTORNEY GENERAL STRONGLY URGES YOU TO READ THIS OFFERING PLAN CAREFULLY AND CONSULT WITH AN ATTORNEY BEFORE SIGNING AN AGREEMENT TO PURCHASE A CONDOMINIUM.

DESCRIPTION OF PROPERTY AND IMPROVEMENTS

The structure which is the subject of this Offering Plan will consist of a single building composed of two stories and a cellar, and containing, in aggregate, three (3) residential units. This project is located in the Borough of BROOKLYN and County of KINGS. There will be no on-site parking or common recreational facilities. All cabinetry and fixtures in kitchens and baths will be new. Please see the DESCRIPTION OF PROPERTY AND BUILDING CONDITION included in Part II of this Offering Plan.

Certain units will have the right to exclusive use of portions of the common elements of the property. These areas are called limited common elements. Unit 1 will include a rear yard area allocated as limited common elements which shall be accessed from the cellar of Unit 1 and from the deck off of the first floor of Unit 1. Unit 2 will include a terrace facing north on the roof setback over Unit 1 allocated as limited common elements which shall be accessed from Unit 2. Unit 3 will have a terrace facing north and a terrace facing south allocated as limited common elements which shall be accessed from its penthouse stairway/landing area allocated as a limited common element. No structures of any kind may be built in or on these limited common elements except for temporary structures such as sukkots or tents. The right to use and occupancy is subject to the right of the Condominium to enter into said areas for the purpose of inspection or building repairs.

This is a newly altered and enlarged building containing three (3) residential condominium units.. An application was filed with the New York City Department of Buildings under Alteration Type I Permit #321383588. An application was filed with the New York City Fire Department under Alteration Type II Permit #321837571. An Alteration I application is a building alteration that requires a new Certificate of Occupancy that requires construction, plumbing and electrical all receiving final sign-offs. The building has a pre-existing Certificate of Occupancy and the scope of the work does require a new Certificate of Occupancy. It is anticipated the renovation shall be completed and a new Certificate of Occupancy issued in December, 2023.

The cellar level will consist of General Common Elements including Building mechanicals and meter rooms, as well as the lower level of Unit 1, which will contain accessory space not intended for living, sleeping or cooking purposes. Unit 1 also contains an internal staircase connecting the lower level of Unit 1 to the first floor above. The first floor consists of General Common Elements including the Building entryway, inclined platform lift at the entrance, vestibule and common corridors and a common staircase, as well as the second level of Unit 1. The second floor consists of General Common Elements including common corridors and a common staircase, as well as Unit 2. The third floor consists of General Common Elements including common corridors and a common staircase, as well as the lower level of Unit 3. The duplex penthouse Unit, known as Unit 3, also contains an internal staircase connecting the lower level of Unit 3 to the penthouse/roof level above. The penthouse/roof level contains the upper level of Unit 3.

The Sponsor will complete the work set forth in this plan relating to the building, and the apartments contained therein, in accordance with all applicable zoning and building laws,

including, but not limited to, the Building Code of the City of New York as currently in effect, the New York City Administrative Code and the Zoning Resolution of 1961 as amended, and subject to procurement of all applicable and proper permits which are required, if any. All residential units will be equipped with operable smoke and carbon monoxide detectors as required by the New York City Administrative Code.

The Sponsor hereby adopts the detailed description of property and building condition set forth in the section entitled DESCRIPTION OF PROPERTY, SPECIFICATIONS, and BUILDING CONDITION in Part II of this Offering Plan. With reference to such material, a licensed architect or engineer prepared the description of property and building condition contained therein. Prospective purchasers are urged to refer to said section for a more complete understanding of the physical condition of the subject property and building.

LOCATION AND AREA INFORMATION

The premises are located in the Borough of BROOKLYN and County of KINGS. This is a large and bustling urban neighborhood that is served by shopping, recreational, medical, religious, and educational facilities, as well as a network of streets, roads, and urban transportation. Police, Fire, Water, Sanitation, snow removal, and road maintenance are provided by the City of New York.

The property is located on 11th Street between 7th and 8th Avenues. The F and G subway lines serve the nearby area, and access to BQE and Prospect Park Expressway provide a convenient option for access into Manhattan. The Q69 and Q388 buses serve the area. There is a branch of the U.S. Postal Service located approximately five blocks away. The local zoned elementary schools are P.S. 10, which is located on 7th Avenue and P.S. 295, which is located at 18th Street, or students may choose among nearby local religious and secular independent schools. Additionally, New York-Presbyterian Brooklyn Methodist Hospital is located 506 6th Street, Brooklyn, New York.

Zoning of the site is R6B, which is a general residence district.

There are no other projects by the Sponsor within the immediate vicinity (i.e., one block radius) of the subject premises. There are no development projects by the Sponsor that have been approved by the NYC Department of Buildings or authority having jurisdiction that will be adjacent to or directly across the street from the property. Any change to this information that occurs while sales are continuing will be disclosed in an amendment to the Offering Plan within thirty (30) days after the information becomes known to the Sponsor.

SCHEDULE A
543 11TH STREET CONDOMINIUM
LOCATED AT 543 11TH STREET
BROOKLYN, NEW YORK 11215

9/14/2023

Offering Prices and Related Information
All Projected Charges are for the Twelve Month Period
Commencing January 1, 2024 and Ending December 31, 2024 ("First Year").

Unit** (1)	Unit Description: Number of Bedrooms & Baths, Etc. (2)	Approx. Gross Square Footage of Unit (3)	Approx. Sq. Ft. of Yard, Deck, and/or Terrace	Offering Price (4)	% of Common Interest (5)	Estimated Annual/ Common (First Year) (6)	Estimated Monthly Charges (6)	Estimated Annual/ Real Estate Taxes (First Year) (7)	Estimated Monthly Real Estate Taxes (7)	Estimated Annual/ Real Estate Taxes Upon 100% Completion (8)	Estimated Monthly Real Estate Taxes (8)	Estimated Annual/ Carrying (First Year) (9)	Estimated Monthly Charges (9)	Estimated Annual/ Deductible Carrying (First Year) (10)	Estimated Monthly Deductible Charges (10)
1	1Bd/1Bth/(2)0.5Bth/D/T/Y/Dx	2,231	828	$2,699,000.00	37.5017%	$6,052.41	$504.37	$5,915.52	$492.96	$7,025.95	$585.50	$11,967.93	$997.33	$5,915.52	$492.96
2	2Bd/2Bth/T	978	223	$1,999,000.00	27.7755%	$4,482.68	$373.56	$4,381.30	$365.11	$5,203.73	$433.64	$8,863.98	$738.67	$4,381.30	$365.11
3	3Bd/2Bth/2T/Dx	1,282	438	$2,499,000.00	34.7228%	$5,603.91	$466.99	$5,477.17	$456.43	$6,505.32	$542.11	$11,081.09	$923.42	$5,477.17	$456.43
Unit Grand Total:		4,491	1,489	$ 7,197,000.00	100.00%	$ 16,139.00	$ 1,344.92	$ 15,774.00	$ 1,314.50	$ 18,735.00	$ 1,561.25	$ 31,913.00	$ 2,659.42	$ 15,774.00	$ 1,314.50

BD - denotes Bedroom(s).
Bth - denotes Bathroom(s).
D - denotes private Deck(s).
Dx - denotes Duplex Unit.
T - denotes private Terrace(s).
Y - denotes private Yard.

**The Cellar level of Unit 1 contains approximately 1031 square feet of non-habitable, accessory use space, not meant for cooking, living or sleeping.

NOTES TO SCHEDULE A

Offering Prices and Related Information

1. Set forth in column numbered (1), titled "Unit," is the Unit's designation in the Building and the Offering Plan.

2. Set forth in column numbered (2), titled "Unit Description: Number of Bedrooms & Baths, etc." is a description of the Unit's layout, including the number of bedrooms and bathrooms. Also set forth is whether a Unit has a private entryway, balcony and/or terrace. The number of rooms in each type of Unit is set forth below and is not calculated on the basis of any industry standard. However, a modified version of the term "zoning room count" previously defined by the Zoning Resolution of the City of New York as amended, was used to determine the number of rooms. The zoning room count was modified by adding one-half room for accessory space. The recreation rooms that are part of certain Residential Units at the cellar level, are not meant for cooking, living, eating or sleeping purposes. Such use of the accessory use space is prohibited by the Zoning Resolution of the City of New York, as amended. Furthermore, rooms at the cellar level have less light and air than rooms above the cellar level and are more susceptible to dampness.

Bedroom Type	Rooms
Studio	1.5
One Bedroom	3.0
Two Bedroom	4.0
Three Bedroom	5.0

Some of the Residential Units have the exclusive use of private yard, deck, and/or terrace areas which are adjacent to and directly accessed from those Units.

Please see the section of the Plan entitled "Site Plan and Floor Plans," set forth in Part II, for more information regarding Unit layouts.

3. The Approximate Square Footage of a Unit set forth in column numbered (3) of Schedule A is a gross square footage of the Unit.

For a Unit located on a floor with multiple Units, the approximate gross square footage is obtained by measuring the floor area of the Unit on one or more floors, horizontally from the exterior side of the exterior walls at the Building or at the exterior face of aluminum frames and aluminum panels, or the exterior side of windows (concrete, brick and/or masonry 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 outside face of the interior walls and partitions separating a Unit from public corridors, stairs, the elevator and other mechanical equipment spaces or any Common Elements not within a Unit. For a Unit located on a floor where it is the only Unit, the approximate gross square footage is obtained by measuring the floor area of the Unit on

one or more floors, horizontally from the exterior side of the exterior walls at the Building (concrete, brick and/or masonry columns, mechanical pipes, shafts, shaft ways, chases, chase ways, and conduits, public corridors, stairs, the elevator and other mechanical equipment spaces or any Common Elements within a Unit, if any, are not deducted) to the exterior side of the exterior walls or at the exterior face of aluminum frames and aluminum panels, or the exterior side of windows at the Building. Each Unit consists of the area measured vertically on each floor of the Building, if applicable, from the top of the floor slab below (located under the finished flooring and subfloor materials) to the underside of the floor slab above. The gross square footage of a Unit set forth above, is greater than the Approximate Square Footage of a Unit measured by using the legal definition of the Unit which appears in the Declaration of the Condominium in Part II of the Plan.

The approximate exterior private yard, deck or terrace areas are measured from the exterior face of the Unit wall to the exterior side of the walls, railings, or fencing delineating such areas, as may be applicable.

Any floor layout, plan or sketch shown to a prospective Purchaser is only an approximation of the square foot area, within reasonable tolerances, and layout of the Unit in question. However, any material change will be set forth in an amendment to the Plan, and no material adverse change will be made in the size, configuration, or layout of a Unit for which a Purchase Agreement has been countersigned by Sponsor and returned to the Purchaser unless the same is dictated by construction conditions at the Property, and in such event, Sponsor will, in the amendment disclosing such change and delivered to Purchasers, offer the affected Purchaser(s) the right, for at least fifteen (15) days, to rescind their Purchase Agreements and receive a refund of their Down Payments, together with all interest earned thereon.

Further, please note that the ceiling heights for the Units and/or Common Element as set forth in the "Description of Property and Specifications" in Part II of the Offering Plan are approximate and may vary in certain areas due to field conditions at the Property.

4. The column numbered (4), titled "Offering Price," is the offering price of the Residential Unit to Purchasers.

Sponsor's right to make changes in offering prices is set forth in the section of the Plan titled "Changes in Prices or Units." Please note that purchase prices are technically negotiable, although Sponsor fully expects to receive those amounts set forth in the column titled "Offering Price."

In addition to the purchase price, Purchaser will be responsible at closing of title for certain other expenses as explained in the section titled "Unit Closing Costs and Adjustments." Included in these costs is the Purchaser's contribution to the Working Capital Fund in the amount of two (2) months Common Charges for the Unit being purchased at the time of closing, payable to the Board of Managers of the Condominium. While general guidelines to certain expenses of Purchaser are approximated in such section, Sponsor is unable to

approximate the total amounts which will be incurred by Purchasers because these will vary according to such factors as the cost and size of a particular Unit, whether mortgage financing is obtained and Purchaser's attorney's fees. Purchasers are advised to consult with their attorney as to the exact closing costs they will incur in purchasing their Unit.

5. As set forth in column numbered (5), the percentage of Common Interest allocated to each Unit is 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. These allocations are made pursuant to Section 339-i 1(iv) of the Real Property Law, which is part of Article 9-B of the Real Property Law of the State of New York (the "Condominium Act"). The aggregate Common Interest of all Units equals one hundred percent (100%).

6. These estimates as set forth in column numbered (6) are based upon the "Projected Budget for the First Year of Condominium Operation," which was prepared for the year commencing January 1, 2024 and which will appear in Schedule B located in Part I of the Plan, hereinafter referred to as the "First Year." Included in these charges, amongst other costs, are the cost of insurance for the Property, repairs & maintenance for the common areas, electricity for the common areas, and gas and water usage for the Building. These charges do not include the cost of electricity for individual Units, which will be separately metered and billed by the utility company to each Unit Owner.

   In addition to the aforementioned charges, each Unit Owner will be responsible for paying: (i) mortgage payments under any loan or loans obtained to finance the acquisition of his Unit; (ii) the cost of interior repairs to, and the maintenance, painting and decoration of, his Unit, including, without limitation, the equipment and appliances contained therein; and (iii) the cost of any insurance covering (A) furniture, belongings, equipment and other personal property and (B) liability to others for personal injury or property damage as a result of occurrences in his Unit. Purchasers should reference the "Rights and Obligations of Unit Owners" section of Part I of the Plan for further information regarding insurance requirements for Unit Owners.

7. The estimates of real estate taxes due for each Residential Unit for the First Year of Condominium operation commencing on January 1, 2024 and ending December 31, 2024 ("First Year") are based upon the last six (6) months of the 2023/2024 tax year which commences July 1, 2023 and the first six (6) months of the 2024/2025 tax year which commences July 1, 2024. Estimates of real estate taxes due for the Residential Units are based upon (i) the projected 2023/2024 and 2024/2025 assessed valuations for the Property as apportioned to all the Residential Units, and (ii) projected tax rates for the 2023/2024 and 2024/2025 tax years. The apportioned and estimated aggregate taxable assessed valuation for all of the Residential Units, and the projected tax rates, have been projected by Metropolitan Realty Exemptions, Inc., 349 Keap Street, Brooklyn, NY 11211. A copy of Metropolitan Realty Exemptions, Inc.'s letter is set forth in Part I of the Plan.

Real estate taxes for the Residential Units during the projected First Year will be based upon the assessed valuation for the 2023/2024 tax year will reflect a partially completed structure while the assessed valuation for the 2024/2025 tax year will reflect the completed structure. Therefore, for the purpose of projected real estate taxes for the Residential Units during the Projected First Year of Condominium operation commencing on commencing on January 1, 2024 and ending December 31, 2024 ("First Year"), Metropolitan Realty Exemptions, Inc. has assumed completion and full one hundred percent (100%) valuation of the Property for the 2024/2025 tax year.

However, as the projected completion date for the Building of on or about January 1, 2024 is subsequent to the January 5, 2023 taxable status date for the 2023/2024 tax year, the actual total assessment for the Property reflective of completion and full one hundred percent (100%) valuation will not likely be effective until July 1, 2024 for the 2024/2025 tax year, which has a taxable status date of January 5, 2024. For this reason, the taxable total assessed valuation for the Property for the 2023/2024 tax year (the latter six months of which correspond with the first six months of the projected First Year of Condominium operation) is likely to reflect the Building as only partially renovated, and therefore, the 2023/2024 total assessed valuation may be lower than as estimated by Metropolitan Realty Exemptions, Inc. As a result, aggregate real estate taxes due for the Property are likely to be substantially higher for the 2024/2025 tax year than for the 2023/2024 tax year. See Note 8 below for an additional discussion of the total increase in assessed valuation and real estate taxes for the Property due to the construction to be completed by Sponsor.

As stated above, Sponsor's projection of real estate taxes for all of the Units for the First Year of Condominium operation are based upon projections by Metropolitan Realty Exemptions, Inc., which projected the total taxable assessed valuation for the Units upon partial completion of construction renovation for the 2023/2024 tax year, assumed to be effective July 1, 2023, as $63,089.00, and upon 100% completion, assumed to be prior to January 5, 2024, with a projected post-construction renovation actual assessment for all the Units, assumed to be effective July 1, 2024 for the 2024/2025 tax year, as $92,250.00.

It is the last six (6) months of the projected 2023/2024 tax year and the first six (6) months of the 2024/2025 Actual Total Assessment of the Property, as apportioned to all of the Units, upon which real estate taxes for the First Year of Condominium operation have been based.

Therefore, the real estate taxes for all of the Units for the First Year of Condominium Operation are projected to be approximately $15,774.00.

Another assumption is that each Unit will be assessed in direct proportion to each Unit's percentage of Common Interest as it bears to the aggregate percentage of Common Interest of all of the Residential Units. No warranties are made that the assessments of the individual Units amongst the various type Units will be arrived at in a manner stated above. The Department of Finance of the City of New York may arrive at individual Unit assessments (or the apportionment of the entire value of the Property) which are different

from those projected by the Metropolitan Realty Exemptions, Inc. and may use a methodology which varies from that set forth herein. For example, the City of New York may apportion the total tax due for the Property among the individual Unit Owners in proportion to the relative value of each Unit as indicated by the Offering Prices set forth in the initial Offering Plan or any amendment to the Offering Plan. In such event, Sponsor makes no representation as to what Purchase Prices the City would use.

8. Upon 100% completion of the construction renovation by Sponsor, which is assumed to be prior to January 5, 2024 for assessment purposes, and the implementation of the post construction renovation actual total assessment of the Property, the post construction renovation actual assessed valuations for all of the Units has been projected by Metropolitan Realty Exemptions, Inc., the estimated annual/monthly real estate taxes for the period January 1, 2024 to December 31, 2024 for each of the Residential Units is set forth in column numbered (8).

   Upon one hundred percent (100%) completion, the post construction actual total assessed valuation for all the Residential Units has been projected by Metropolitan Realty Exemptions, Inc. as $92,250.00. This projected actual total assessed valuation for all of the Residential Units is assumed to be effective as of July 1, 2024. Further, Metropolitan Realty Exemptions, Inc. has projected the 2024/2025 tax rate for the Residential Units to be 20.309%.

   BASED UPON THE PROJECTED AGGREGATE 2024/2025 POST-CONSTRUCTION ACTUAL TOTAL ASSESSMENTS FOR ALL THE RESIDENTIAL UNITS OF $92,250.00 AND A PROJECTED TAX RATE OF 20.309% FOR THE RESIDENTIAL UNITS, THE ESTIMATED REAL ESTATE TAXES DUE FOR THE ENTIRE 2024/2025 TAX YEAR WOULD BE APPROXIMATELY $18,735.00 FOR ALL OF THE RESIDENTIAL UNITS.

9. The figures in this column numbered (9) equal the sum of the Estimated Annual/Monthly Common Charges (First Year) and the Estimated Annual/Monthly Real Estate Taxes (First Year).

SCHEDULE B

BUDGET FOR FIRST YEAR OF CONDOMINIUM OPERATION

January 1, 2024 – December 31, 2024

INCOME	
Common Charges	$16,139.00
EXPENSES	
Heat and Hot Water (1)	$ 0.00
Electricity (2)	$ 750.00
Water and Sewer (3)	$ 4,205.00
Repair and Maintenance (4)	$ 1,000.00
Services and Supplies (5)	$ 500.00
Insurance (6)	$ 3,800.00
Legal and Accounting Fees (7)	$ 1,200.00
Labor (8)	$ 0.00
Management (9)	$ 0.00
Service Contract (10)	$ 2,717.00
Miscellaneous (11)	$ 500.00
Reserve Fund (12)	$ 1,467.00
Total	$16,139.00

Note: All figures are rounded to the nearest dollar.

IF THE ACTUAL OR ANTICIPATED DATE OF COMMENCEMENT OF CONDOMINIUM OPERATION IS TO BE DELAYED MORE THAN SIX (6) MONTHS BEYOND THE BUDGET YEAR PROJECTED IN THE OFFERING PLAN, THE PLAN WILL BE AMENDED TO INCLUDE A REVISED BUDGET DISCLOSING CURRENT PROJECTIONS. IF SUCH AMENDED PROJECTION EXCEEDS ORIGINAL PROJECTIONS BY 25% OR MORE, THE SPONSOR MUST OFFER ALL PURCHASERS THE RIGHT TO RESCIND. SUCH PURCHASERS SHALL EXERCISE SAID RIGHT OF RESCISSION IN A REASONABLE PERIOD OF TIME THAT IS NOT LESS THAN 15 DAYS AFTER THE DATE OF PRESENTATION OF SAID AMENDED BUDGET, WHETHER OR NOT SPONSOR OFFERS TO GUARANTEE THE PREVIOUS BUDGET PROJECTION. SPONSOR MUST RETURN ANY DEPOSIT OR DOWN-PAYMENT TO A PURCHASER WHO RESCINDS WITHIN 10 DAYS AFTER RECEIPT OF NOTICE OF RESCISSION.

THE SPONSOR MAY NOT DECLARE THE PLAN EFFECTIVE WHERE THERE ARE MATERIAL CHANGES TO THE BUDGET IF THESE CHANGES HAVE NOT BEEN DISCLOSED IN A DULY FILED AMENDMENT TO THE PLAN.

ADDITIONALLY, PURCHASERS WILL BE OFFERED THE OPPORTUNITY TO RESCIND THEIR PURCHASE AGREEMENT IN THE EVENT CLOSING DOES NOT OCCUR WITHIN 12 MONTHS FROM THE COMMENCEMENT DATE OF THE PROJECTED BUDGET.

THE SPONSOR ANTICIPATES THAT THE FIRST CLOSING OF A UNIT WILL OCCUR BY JANUARY 1, 2024. PURCHASERS WILL BE OFFERED A RIGHT OF RESCISSION IF: (i) THE ACTUAL DATE OF CLOSING OF TITLE TO THE FIRST UNIT; OR (ii) THE PROJECTED DATE OF CLOSING OF TITLE TO THE FIRST UNIT OCCURS LATER THAN DECEMBER 31, 2024, TWELVE MONTHS AFTER THE PROJECTED DATE FOR THE FIRST CLOSING. IF THE PLAN IS AMENDED TO PROVIDE FOR A LATER PROJECTED DATE FOR THE FIRST CLOSING, PURCHASERS WILL BE ENTITLED TO AN OFFER OF RESCISSION IF THE FIRST CLOSING OCCURS MORE THAN 12 MONTHS BEYOND THAT AMENDED, LATER DATE. HOWEVER, IF THE FIRST CLOSING OCCURS BEFORE JANUARY 1, 2023, THE SPONSOR MAY SCHEDULE THE CLOSINGS OF TITLE TO OTHER UNITS SIGNIFICANTLY LATER THAN SUCH DATE. UNLESS YOUR PURCHASE AGREEMENT CONTAINS AN OUTSIDE CLOSING DATE, THE SPONSOR IS NOT OBLIGATED TO SCHEDULE YOUR CLOSING WITHIN ANY SPECIFIED TIME FRAME OR TO ENSURE THAT CLOSING OF TITLE TO YOUR UNIT WILL OCCUR BY ANY DATE CERTAIN. PROSPECTIVE PURCHASERS SHOULD THEREFORE CAREFULLY CONSIDER THE POSSIBILITY OF SUCH DELAYS IN THEIR DETERMINATIONS AS TO WHETHER TO PURCHASE A UNIT. IN THE EVENT, HOWEVER, SPONSOR CANNOT CONVEY TITLE TO THE UNIT ON OR BEFORE TWELVE (12) MONTHS FROM THE DATE OF THE PURCHASE AGREEMENT, AFFECTED PURCHASERS WILL BE OFFERED A RIGHT OF RESCISSION.

FOOTNOTES TO SCHEDULE B

1. Gas for hot water and cooking is separately metered to each residential unit. (Heat is provided electrically.) Each purchaser will pay separately for the gas supplied to his/her unit. No gas is provided to the common areas of the building. See SCHEDULE B1 hereinafter set forth for an estimate of individual heat and hot water charges.

2. All electricity is supplied to the Building by the public utility company, Consolidated Edison Company. The Building electric service comes into the Building from Con Edison's underground main electric service located in the street. The electric service enters the Building in the electric utility room located in the basement where a series of separate meters measure usage for all common areas and residential parts of the Building. The electric usage of each residential Unit is separately metered, and are billed monthly directly by Con Edison to each Residential Unit Owner. The electric usage for all common areas are separately metered and billed monthly directly by Con Edison to the Condominium.

Common charge electricity usage consists of all Building electricity usage not metered or used by an individual residential Unit. Examples of common charge electricity usage would be: hallway and stairwell lighting, power for mechanical equipment, etc.

Electricity will be used for lighting and power. The projected cost per kilowatt of electricity is $0.475 per kilowatt-hour inclusive of sales tax for energy to provide lighting, power and air conditioning for the Building. No inflation factor is included in the estimates. The cost of electric is based upon Consolidated Edison Rate Schedule 1.

There is no air conditioning in the common areas.

Air conditioning in individual Units is provided by electricity. There will be separate electric meters for each condominium Unit to measure electricity usage by each Unit Owner.

There will be one common electric meter for electricity usage for the common areas of the condominium to be paid by the condominium as a common expense through common charges.

The common electric meter will meter electricity consumed for public interior lighting, exterior lighting, and common area heating.

The projection for the electricity usage is based upon estimates provided by Mottola Rini Engineers P.C., with offices located at 10 East 23rd Street, New York, NY 10010.

It is anticipated that the Condominium will utilize approximately $750.00 worth of electricity annually for operation of common area lighting.

The cost of electricity for public lighting is based upon 24 hours of operation per day for interior lighting and 12 hours of operation per day for exterior lighting.

In view of the current energy situation, it is not possible to predict whether the budgeted figure will reflect the annual cost to be incurred during the first year of condominium operation, which will vary with the level of consumption and the cost of the utility. Electricity is generated by the utility company by means of fuel oil as primary energy source. If the cost of oil used to generate electricity increases, it is likely that electricity rates will increase. It is believed that the projected figure should be sufficient to cover any reasonable increase in the cost of electricity resulting from the foregoing during the first year of condominium operation.

A summary of electrical costs for common charge lighting purposes are as follows:

	Kilowatt-hours	Cost
Total	1,580	$750.00

See Schedule B-1 for electricity costs for each individual Unit.
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3. Water is supplied to the building by the City of New York through a single water meter serving the entire building. Projected water and sewer costs are based upon a current New York City estimate of 65 gallons per person per day, or a total of 31,720 CF annually, and current combined water and sewer charges of $13.25 per 100 cubic feet of water consumed. Projected figure also does not include any allowance for inflation. Water and sewer usage is based on a report prepared by Mottola Rini Engineers P.C., having an office at 10 East 23rd Street, New York, NY 10010.

4. Repairs and maintenance to building: The budgeted figure is based on normal maintenance and repairs to the common elements of the building and its systems and equipment. Insofar as this is a newly renovated building it is not anticipated that any major repairs will be required. The budgeted figure includes such items of regular maintenance as cleaning, painting and minor mechanical, carpentry, or electrical work. Individual unit owners will be responsible for the cost of interior repairs, and decorations, and painting of their respective apartments, including appliances.

5. Services and supplies: These include items expected to be consumed in the normal course of building operation, including light bulbs, cleaning supplies, paints, and hardware items.

6. Insurance: Sponsor has received an insurance proposal dated September 7, 2023 from Ernest Schischa Agency Ltd., 201 Bedford Avenue, Brooklyn, New York 11211 in the following coverage amounts:

Building.....$1,600,000 "All Risk" agreed amount Replacement Value
Liability.....$1,000,000 Per Occurrence / $2,000,000 Aggregate
Deductible..... $5,000

The foregoing insurance, including the public liability coverage included therein will be in effect at the time of closing. The insurance company has advised the Sponsor via letter that in its opinion, the amount of coverage is adequate to rebuild the building structure if totally destroyed by any insured peril; however, the policy does not guaranty the replacement of individual fixture and improvements installed by individual unit owners. This policy waives a standard co-insurance clause, so that no insured thereunder shall be a co-insurer.

The policy will provide that:

(i) each unit owner will be an additional insured;
(ii) there will be no cancellation without notice to the board of managers and individual unit owners;
(iii) will waive subrogation;
(iv) will waive invalidity because of the acts of the insured and individual unit owners;
(v) and, will waive pro rata reduction if individual unit owners obtain additional individual coverage.

The policy does not include officers and directors liability, umbrella coverage, boiler coverage, or blanket fidelity, which can be provided at extra cost. Purchasers are advised of the desirability of obtaining additional insurance, at their own cost and expense, to cover such risk as fire and casualty losses to unit contents, replacements, additions, up-graded fixtures and improvements, and liability coverage for occurrences within the unit or, where applicable, on or in the limited common elements pertinent to the units.

7. Legal and Accounting Fees: Sponsor has obtained an estimate, dated June 13, 2023, from Benjamin Mintz CPA PLLC, 100 Merrick Road, Suite 500E, Rockville Centre, NY 11570, to provide tax preparation and financial statement services for the Condominium for the first calendar year of condominium operation. The estimated cost for these services for the first year is $1,200.00.. No legal services are anticipated in the first year of operation,. An attorney for the condominium has not been determined. The condominium board will determine the attorney for the condominium in the future.

8. Due to the size of the building, it is expected that no superintendent will be employed. Should the Board of Managers elect at any time to employ the services of a superintendent, this will represent an additional cost, which would require a concomitant increase in the common charges. Activities which the unit owners will need to perform in the event no superintendent is employed include rubbish removal, cleaning, painting, bulb replacement, snow removal, landscaping and minor repairs.

9. Due to the size of the building, it is expected that the building will be self-managing. Should the Board of Managers elect at any time to employ the services of a managing agent, this will represent an additional cost of approximately 6%-10% of the annual operating budget, which would require a concomitant increase in the common charges. Activities which the unit owners will need to

perform in the event no managing agent is employed include maintenance of checking and savings accounts for the condominium; collection of monthly common charges; payment of all condominium common charges; processing of all individual unit sales; supervision and payment of building employees; building maintenance; review and resolution of any problems arising in the day-to-day operation of the building; compliance with all government laws and regulations affecting building operation, ownership and maintenance; filing of annual tax returns; enforcement of condominium-adopted rules and regulations including enforcement of maintenance obligations; seizure and sale of delinquent units; and response to individual unit owner complaints, questions or issues. In addition to the foregoing, any additional issues or problems arising out of the operation, maintenance, ownership, or occupancy of the building, will need to be dealt with by the Board of Managers.

10. The Building has entered into the following service contracts:

(A) A service contract with Super. (hiresuper.com), for software services and compliance monitoring to provide compliance inspection reminders and alerts, building communications between Unit Owners, secure digital storage for all Condominium documents, financial reporting dashboard for Condominium payments and transactions and a dedicated support team. The normal monthly charge for such services is approximately $99.00 per month, but Sponsor has entered into a service contract with Super. for fifteen (15) months, at a reduced charge of approximately $802.00 per annum, which equals approximately $642.00 for the First Year of condominium operation, paid monthly at approximately $54.00 per month.

(B) A contract for regulatory inspections and maintenance of the wheelchair lift at the exterior stairs of the Building, with Day Elevator & Lift, 50 Hempstead Gardens Drive, West Hempstead, NY 11552, which contract, inclusive of inspection filing fees, shall be approximately $2,075.00 for the First Year of condominium operation.

11. The miscellaneous budgeted item is intended to provide a cushion for unforeseen costs and an opportunity for the condominium to accrue a reserve for future expense.

12. A capital reserve fund of approximately 10.00% of the first year operating Budget (excluding the capital reserve fund cost) has been included in the first year operating Budget. The capital reserve fund will be designated for the repair or replacement of major Building components or equipment such as boiler or cooling tower replacement or roof replacement, etc. After the First Year of Operations, the Condominium's Board of Directors will have the authority to determine the amount, usage and duration of any future funding levels for the capital reserve fund. The reserve fund will be sufficient to pay for any major capital repairs or replacement items likely to be needed within the first five (5) years of condominium operation. At this time the Sponsor has no knowledge of any capital improvements that may have to be made during the first five years of Condominium operation since the Building is newly renovated.

SCHEDULE B-1

January 1, 2024 – December 31, 2024

Natural gas is individually metered to each residential unit for hot water and cooking. Electric is individually metered to each residential unit for lighting, power, clothes washers, heating and air conditioning.

Mottola Rini Engineers PC, having an office at 36 West 25th Street, 4th Floor, New York, New York 10010 provided the following estimates of annual electric energy costs for lighting and for operating typical electrical appliances located in reach Residential Unit, as well as the annual gas costs for hot water and cooking.

Actual costs may vary depending upon the hours of use, thermostat settings and proper maintenance. These cost figures are estimates and are not intended as guarantees.

In view of the fact that these averages may include the use of energy by persons of varying need with different standards of comfort or with families of different sizes, the amount of energy used by the Purchaser may vary substantially from the average estimates herein provided. In addition, the effect of inflation, fuel shortages and other factors may raise the cost of electricity and gas substantially higher than the current or projected rate. Purchasers should note that a 10% inflation factor has been included in these estimates

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

ESTIMATED ELECTRIC COSTS

UNIT	KW-Hrs./Yr	Annual Cost
Unit 1	10,990	$5,220.00
Unit 2	6,180	$2,940.00
Unit 3	9,440	$4,485.00

ESTIMATED GAS COSTS

UNIT	Therms/Yr	Annual Cost
Unit 1	525	$1,290.00
Unit 2	395	$ 970.00

Unit 3	525	$1,290.00

CHANGES IN PRICES OR UNITS

Across-the-board increases or decreases in unit prices, advertised price changes, and increases in individual unit prices may be made only by an amendment duly filed with the New York State Department of Law. However, prices are negotiable, and Sponsor may enter into an agreement with a purchaser to sell one or more units at prices lower than those set forth in SCHEDULE A without filing an amendment prior to entering such agreement, as per FOOTNOTES TO SCHEDULE A.

No change will be made in the size or number of units, and/or their respective percentage of common interest, and no material change will be made in the size or quality of common elements except by amendment to the Plan and, when applicable, to the Declaration. If a Purchase Agreement has been executed and delivered to the Sponsor for that unit and the Purchaser is not in default beyond applicable grace and cure periods, then no material change will be made in unit size, layout, or percentage of common interest unless the affected purchaser consents. No material change will be made in the size, and no material adverse change will be made in the quality, of common elements, unless all purchasers consent. No change of any type set forth in this paragraph shall be made except by amendment duly filed with the New York State Department of Law.

DLPARTNERS

D'AGOSTINO, LEDERMAN, LANDESMAN, RIVERA & MIRAGLIA, LLP

9 EAST 40th STREET, 5th FLOOR, NEW YORK, NEW YORK 10016

TEL: 212.564.9800 | FAX: 212.564.9802
DLPARTNERSLAW.COM

JOHN D'AGOSTINO
WAYNE R. LANDESMAN*
BRUCE H. LEDERMAN*
BETTINA M. MIRAGLIA◊
JOSE M. RIVERA*
ERIC R. GARCIA
CHRISTOPHER M. TARNOK
JONHAROLD A. CICERO

* Also Admitted In NJ
◊ Also Admitted In CT
° Also Admitted In MA

SPECIAL COUNSEL
SUSAN M. SCHARBACH*°
KELLYANN STANARD

CHRISTOPHER L. PALLADINO
JANE S. JEONG

November 10, 2023

11th Street Residence LLC
115 West 30th Street, Suite 709
New York, New York 10001

Re: "543 11th Street Condominium," a Condominium
Premises: 543 11th Street
Brooklyn, New York 11215
(the "Condominium")

Gentlemen/Mesdames:

You have requested our opinion regarding the allocation of Common Interests to the Units at the above referenced Condominium as required by NYCRR Section 20.3(y)(5). Except where otherwise indicated, the terms used in this opinion have the same meaning as in the Offering Plan for the referenced project (the "Plan").

In connection with rendering this opinion we have reviewed the allocation of Common Interests as shown on the Schedule A of the Plan and the Declaration establishing the Condominium. We have also considered the relevant sections of the New York State Condominium Act and such other materials as we deemed relevant. Our opinion is based upon the factual determinations made by New City Management LLC, as set forth in its opinion contained in the Plan as required by NYCRR Section 20.3(i). We have no independent investigation of the truth or accuracy of the factual determinations of Sandberg Management Corp.

Based upon our review of the foregoing, we have determined that Common Interests were allocated pursuant to the method set forth in Real Property Law Section ("RPL") 339-(i) (1)(iv), i.e., 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. We note that in calculating the Common Interests, the square footage allocated to the cellar space which is part of the Commercial Unit was discounted and the fact that the Commercial Unit only contributes to the Shared Expenses of the operation of the Property was also considered.

Accordingly, based on the foregoing it is our opinion that Real Property Law Section 339-i (1) has been complied with in assigning Common Interests to the Units. 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 the Sponsor, D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP, the Selling Agent or the Condominium Board be liable if there are changes in the facts on which we have relied in issuing this opinion or if there are changes in RPL Section 339 or other applicable law.

The opinion expressed herein is based solely on New York law.

We hereby authorize the use of this opinion, or a reproduction thereof, in the Plan and references to our name in the Plan.

Very truly yours,

D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP

D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP

SANDBERG MANAGEMENT CORP.
231 WEST 29TH STREET, SUITE 901, NEW YORK, NY 10001 (212) 268-0494 FAX (212) 268-0397

PART 20: LETTER TO ATTORNEY GENERAL

RE: COMPLIANCE WITH REAL PROPERTY LAW SECTION 339-i(1)

August 9, 2023

11th Street Residence LLC

115 West 30th Street, Suite 709

New York, New York 10001

Re: 543 11th Street Condominium

543 11th Street

Brooklyn, New York 11215

(the "Property")

Dear Sir/Madam:

11th Street Residence LLC ("Sponsor") of the Condominium Offering Plan ("Offering Plan") for the Property retained FirstService Residential New York, Inc. ("Firm") to review the percentage of Common Interest in the Common Elements allocated to each Unit in the Property set forth in Schedule A of the Offering Plan.

The Firm is licensed as a real estate brokerage firm in the State of New York. The principals of the Firm have been engaged in the real estate and brokerage business for over twenty-five (25) years and have been actively associated with sale and management of condominium and cooperative buildings.

The Firm has been advised by Sponsor that the Common Interest of each Unit has been determined in accordance with Real Property Law Section 339-(i)(1) 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 (iv).

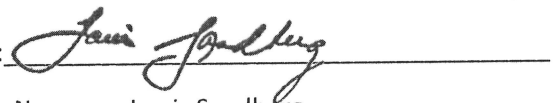
In the Firm's opinion, within the framework of Real Property Law Section 339-(i)(1); this method of determining Common Interest is reasonable and equitable.

The Firm certifies that it is not owned or controlled by Sponsor and that it has no financial interest in the offering other than its fee for services rendered in connection with the preparation of this letter (and acting as Managing Agent under the Offering Plan). The Firm understands that a copy of this letter is intended to be incorporated into the Offering Plan.

All capitalized terms not defined in this letter shall have the meaning ascribed to them in the Offering Plan.

Very truly yours,

Sandberg Management Corp.

By: 

Name: Louis Sandberg

Title: President

INTERIM USE AND OCCUPANCY AGREEMENT

Subject to all applicable Zoning Laws and pursuant to an issued certificate of occupancy, Sponsor or its designee reserves the right, freely and without restriction, to rent or lease vacant Units to Purchasers, both before and after the First Unit Closing. The Sponsor shall not rent any Unit to a non-Purchaser until the Offering Plan has been declared effective and the First Unit Closing has occurred. However, once a Purchase Agreement is signed for a vacant Unit, and for so long as such Purchase Agreement is in effect, such Unit at Sponsor's sole option may only be rented to the Purchaser thereof. Such agreement (an "Interim Use and Occupancy Agreement") will be for such use and occupancy fee, but not to exceed the maximum of such fee legally collectible, and upon such other terms as may be mutually agreed upon. The form Interim Use and Occupancy Agreement is set forth in Part II of the Offering Plan. The term of such Interim Use and Occupancy Agreement, if any, shall be for a period which will expire on the earlier of the date of the closing of such Unit or one year after the execution date of the Agreement. The Interim Use and Occupancy is not subject to any rental protection laws. In the event this Plan is abandoned, the Purchaser may, at any time at his or her sole option, cancel the Use and Occupancy Agreement, if any, and remove from the Building upon thirty (30) days prior written notice to the Sponsor at the address set forth on the cover page of this Plan. Should Purchaser rescind his or her Purchase Agreement pursuant to any permitted rescission, the Interim Use and Occupancy Agreement shall terminate thirty (30) days thereafter and Purchaser shall be obligated to vacate the apartment no later than that time.

Any person who occupies a Unit pursuant to an Interim Use and Occupancy Agreement shall bear the risk of loss or other casualty with respect to such Unit, which is not otherwise covered by either the Condominium's insurance or the Sponsor's insurance.

An Interim Use and Occupancy Agreement will provide that an uncured default by the Purchaser under this Purchase Agreement will constitute a default under the Interim Use and Occupancy Agreement, entitling the landlord (i.e., Sponsor), at its sole option, to terminate the Interim Use and Occupancy Agreement. The Purchase Agreement shall also contain a similar cross-default provision entitling Sponsor to cancel the Purchase Agreement in the event that the Purchaser fails to cure a default under the Interim Use and Occupancy Agreement within any applicable grace period. However, before the Sponsor may utilize a default under the Interim Use and Occupancy Agreement to declare a default under the Purchase Agreement, the Sponsor must (i) obtain an order of eviction or other judgment or order from a court or agency of competent jurisdiction against the interim occupant or (ii) the interim occupant must have vacated the Unit. The interim occupant must vacate the Unit within five (5) days after any default under the Purchase Agreement which remains uncured after five (5) days. No portion of the rental paid under an Interim Use and Occupancy Agreement will be credited toward the Unit's purchase price.
Sponsor's right and its designee's right to rent or lease any Unsold Unit will not be subject to any right of first refusal in favor of the Condominium Board to lease such Unit from Sponsor or its designee on the same terms offered to the prospective tenant or occupant.

Purchasers entering into an Interim Use and Occupancy Agreement for an Unsold Unit will be required to pay the legal fees of D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP, in connection therewith, upon execution of the Interim Use and Occupancy Agreement.

Such fee shall be approximately $1,000.00, plus disbursements. Notwithstanding the foregoing, Sponsor will be under no obligation to enter into any Interim Use and Occupancy Agreement and no portion of the Use and Occupancy fee paid under the Interim Use and Occupancy Agreement will be credited towards the Purchase Price of an Unsold Unit unless the Interim Use and Occupancy Agreement expressly provides. A copy of the form Interim Use and Occupancy Agreement is located in Part II of the Plan.

If any provisions of the Interim Use and Occupancy Agreement conflict with the terms of the Offering Plan, the terms of the filed Offering Plan shall prevail.

PROCEDURE TO PURCHASE

A Person desiring to purchase a Unit in the Condominium shall be required to execute a Purchase Agreement in quadruplicate, the form of which is contained in Part II, and return it to the Sponsor and/or Selling Agent, together with a check representing the Down Payment in an amount equal to (a) ten percent (10%) of the purchase price, or (b) fifty percent (50%) of the purchase price if the Purchaser is a foreign government, a resident representative of a foreign government or other person or entity otherwise entitled to the immunities from suit enjoyed by a foreign government (i.e., diplomatic or sovereign immunity). All such payments shall be made by check drawn on a member bank of the New York Clearing House Association made payable to "D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP, as escrow agent". All such checks shall be subject to collection and if any such check is returned for insufficient funds or any other reason, Sponsor shall have the right, among other things, to deem such Purchase Agreement to be cancelled and of no further force or effect, and to retain any Down Payment and other amounts previously deposited. These Down Payment deposits may be increased for the entire cost of special custom work requested by the Purchaser which is agreed to by Sponsor in its sole discretion and itemized in the Purchase Agreement. D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP shall be the "Escrow Agent" for Sponsor and Purchaser pursuant to the Purchase Agreement and the Offering Plan. Notwithstanding anything herein to the contrary, whether or not the Seller has canceled the Purchase Agreement as provided above, if the Seller has not collected the proceeds of any check for any payment due under the Purchase Agreement, then the Seller may take such actions at law and in equity as may be required in order to collect such payments and any and all costs of collection, including, without limitation, all attorneys' fees and expenses incurred by the Seller in connection therewith.

Purchasers pursuant to this Offering Plan who have not had an opportunity to review the Offering Plan and any filed amendments for at least three (3) business days prior to their executing a Purchase Agreement shall be afforded seven (7) days after delivering an executed Purchase Agreement together with the required deposit to rescind the Purchase Agreement and have the full deposit refunded promptly. Such rescission must be in writing, addressed to the Sponsor, and be postmarked or hand delivered by midnight of the seventh (7^{th}) day subsequent to Purchaser's executing and delivering such Agreement. Those Purchasers who execute a Purchase Agreement after having had an opportunity to review the Offering Plan and any filed amendments for not less than three (3) business days prior to their executing a Purchase Agreement shall not be permitted the aforementioned time period to rescind for any reason.

A deposit in the amount of no more than $200.00 payable in check or money order to the Sponsor is required of all prospective purchasers in order to obtain a copy of the Plan. The amount of the deposit will either be credited toward the Down Payment of a Unit or returned upon execution of the Purchase Agreement by Sponsor for anyone who purchases a Unit or refunded to

anyone who does not purchase a Unit if a copy of the Plan is returned undamaged, but subject to normal wear and tear, together with the original receipt, within thirty (30) days of receipt of a copy of the Plan.

A Purchaser may seek to finance any portion of the Purchase Price through a bank or other lending institution. The obligations of a Purchaser under a Purchase Agreement are not conditioned on obtaining financing. Any prospective Purchaser who executes a Purchase Agreement and does not obtain financing may lose his or her deposit if he or she is unable to otherwise raise the monies for the balance of the purchase price. Prospective Purchasers who require financing are advised to consult with a lending institution before execution of a Purchase Agreement. No representation is made by the Sponsor or the Selling Agent as to the availability or cost of such financing. Because the Purchaser's obligation under the Purchase Agreement is not conditioned upon obtaining financing, a Purchaser will be obligated to pay the balance of the Purchase Price regardless of the fact that either: (i) such Purchaser fails, or is unable to obtain a satisfactory mortgage commitment, or (ii) once a satisfactory mortgage commitment has been obtained, the same either lapses, expires or is terminated. In the event that a Purchaser fails, neglects or refuses to duly pay the balance of the Purchase Price for any reason, including financing problems, such Purchaser will be in default under the Purchase Agreement.

In accordance with section 71-a(3) of the Lien Law the Sponsor has appointed the law firm of D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP, with an address at 9 East 40th Street, 5th Floor, New York, New York 10016, telephone number (212) 564-9800, to serve as escrow agent ("Escrow Agent") for the Sponsor and Purchaser to hold all deposits, down payments or advances, other than the deposit for a copy of the Offering Plan, received by it from Purchasers, either directly or through its agents or employees in trust, whether received before or after the date of Consummation of the Plan (the "Deposit" or "Deposits"). The Escrow Agent shall establish a special segregated escrow account or accounts at Webster Bank (formerly Sterling National Bank), located at 489 Fifth Avenue, 5th Floor, New York, New York 10017 (the "Bank"), a bank authorized to do business in the State of New York. The Escrow Account is titled "D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP, Escrow Account for 543 11th Street," or a similar name ("Escrow Account"). Within five (5) business days after the Purchase Agreement is executed by all necessary parties and tendered along with the Deposits to Escrow Agent, Escrow Agent shall place the Deposits in the Escrow Account. Purchasers are advised that Purchaser's funds are insured by the Federal Deposit Insurance Corporation ("FDIC") up to $250,000.00 in the aggregate. If a Purchaser makes a Down Payment in excess of $250,000 for the purchase of a Unit, it is a special risk of this offer that such Deposits will not be federally insured in excess of $250,000. Additionally, if Purchaser has an additional account at the Bank, the aggregate of Purchaser's funds at the Bank, including funds in the additional account and the Down Payment, may not be insured in excess of $250,000.00. Therefore, if a Purchaser has an additional account at the Bank, Purchaser's Down Payment, including a Down Payment that is less than $250,000.00, may not be insured in part or in its entirety. Furthermore, while the Down Payment is in the non-

interest bearing check portion of the Master Escrow Account, the Down Payment may not be fully federally insured, even if the Down Payment does not exceed $250,000.00. Sponsor and Escrow Agent make no guarantee of the solvency of the Bank. If the limits of federal bank deposit insurance change in any manner in the future, Escrow Agent will have no obligation to make any change to the Escrow Account. As of September 5, 2023, the interest rate for such Escrow Account is 0.0100%. Escrow Agent has designated the following partners of the law firm to serve as signatories: Wayne R. Landesman, Esq., Bruce H. Lederman, Esq., Jose M. Rivera, Esq., Bettina Miraglia, Esq., Jonharold A. Cicero, Esq., Christopher M. Tarnok, Esq. and Eric Garcia, Esq. All designated signatories are admitted to practice law in the State of New York. Neither the Escrow Agent nor any authorized signatories on the account are the Sponsor, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing.

This escrow account will be interest-bearing and unless the Purchaser defaults, interest will be credited to the Purchaser at closing. The interest rate to be earned will be the prevailing rate from this type of account as stated by the Bank at the time of the initial deposit and as provided thereafter. Interest will begin to accrue as of the date the deposit of the down payment clears and is posted by Webster Bank (formerly Sterling National Bank) to the escrow account. Notwithstanding anything to the contrary contained herein, unless and until Purchaser has delivered to the Escrow Agent a completed and signed 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), whichever may be applicable, the Down Payment will be deposited in a non-interest-bearing escrow account at the depository. No fees of any kind from the account principal or any interest earned thereon may be deducted. Sponsor shall bear any administrative cost for maintenance of the account.

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

The Form Purchase Agreement is set forth in Part II of the Offering Plan. The relevant escrow trust fund provisions are set forth in Section 16 of the Purchase Agreement, which must be executed by the Escrow Agent. The Escrow Agent is obligated to send notice to the Purchaser once the Deposits are placed in the Escrow Account. If the Purchaser does not receive notice of such deposit within fifteen (15) business days after tender of the fully-executed Purchase Agreement and Deposits to Escrow Agent, the Purchaser may cancel the Purchase Agreement within ninety (90) days after tender of the fully-executed Purchase Agreement and Deposit to Escrow Agent.

Complaints concerning the failure to honor such cancellation requests may be referred to the New York State Department of Law, Real Estate Finance Bureau, 28 Liberty Street, New York, New York. Rescission shall not be afforded where proof satisfactory to the Attorney General is submitted establishing that the Deposits were 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.

Section 71-a(3) of the Lien Law, as applicable herein, also provides for the following:

(a) Down payments shall be placed in an interest bearing account if so requested by Purchaser. Such down payment, with any accumulated interest, shall remain the property of the Purchaser, except as otherwise provided by law.

(b) As an alternative to depositing down payments in escrow as set forth in (a) above, Sponsor may post a bond or indemnity contract with a licensed surety company ensuring return of such monies, which bond or contract is to be delivered to Purchaser. If Sponsor elects to post a bond pursuant to this paragraph (b), an amendment to the Plan which complies with the applicable provisions of the Attorney General's Regulations will be filed disclosing same.

(c) Down payments will be retained in escrow or bonded as set forth above until: (i) Sponsor performs under the terms of the Purchase Agreement or (ii) Purchaser rescinds, if permitted, or defaults in performance, thereby excusing performance by Sponsor or (iii) release or discharge of Sponsor's liability to refund such down payment or (iv) transfer of title to the Unit to the Purchaser, or (v) release by mutual consent of Sponsor and Purchaser.

(d) The Purchase Agreement shall contain the following:

"YOU, AS THE PURCHASER OF THIS RESIDENCE, MAY REQUIRE THE RECIPIENT OR CONTRACTOR TO DEPOSIT THE INITIAL ADVANCE MADE BY YOU IN AN ESCROW ACCOUNT. IN LIEU OF SUCH DEPOSIT, THE RECIPIENT OR CONTRACTOR MAY POST A BOND OR CONTRACT OF INDEMNITY WITH YOU GUARANTEEING THE RETURN OF SUCH ADVANCE."

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

Under no circumstances shall Sponsor seek or accept release of the Deposits of a defaulting Purchaser until after Consummation of the Offering Plan, as evidenced by the acceptance of an effectiveness 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 §§ 352-3(2-b) and 352-h.

The Escrow Agent shall release the Deposits if so directed:

(a) upon closing of title to the Unit, to Sponsor, pursuant to the terms and conditions set forth in the Purchase Agreement; 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 Deposits pursuant to paragraphs (a), (b), or (c) above, and the Escrow Agent receives a request by either party to release the Deposits, then the Escrow Agent must give both the Purchaser and Sponsor prior written notice of not fewer than thirty (30) days before releasing the Deposits. If the Escrow Agent has not received notice of objection to the release of the Deposits prior to the expiration of the thirty (30) day period, the Deposits 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 Deposits within said thirty (30) day period, the Escrow Agent shall continue to hold the Deposits 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 Deposits contained in the Escrow Account with the clerk of the county where the Condominium is located and shall give written notice to both parties of such deposit.

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

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

Prior to funds being transferred to a new escrow account, or if the Escrow Agent is replaced, the Offering Plan will be amended to provide the same full disclosure with respect to the new account, the new escrow agent and the escrow agreement as was originally provided. A bond, letter of credit or other security may be substituted for the escrow account only after the

Department of Law approves in writing the use of such alternate form of security, pursuant to the applicable provisions of the Attorney General's Regulations.

In the event that insufficient funds are raised through the offering or otherwise to effectuate the contemplated transaction, or in the event the Sponsor is unable for any reason to perform in accordance with the terms of the Purchase Agreement and the Purchase Agreement has been subsequently terminated as set forth above, such monies will be fully returned to Purchaser with any interest. In the event a Purchaser is entitled to rescind his Purchase Agreement, the Purchaser will not receive a refund of any additional escrowed funds for custom work to the extent such funds have been expended or will be expended on costs Sponsor has accrued with respect to custom work. However, should Sponsor abandon this Offering Plan, the Purchase Agreement shall be deemed cancelled, and Sponsor shall, not later than twenty (20) days thereafter, return in full all monies paid by Purchaser thereunder, including any funds paid for custom work.

As set forth above, the only other time monies received for the purchase of a Unit shall be disbursed from the special account are at the closing of title to a Unit by such Purchaser or upon a default by a Purchaser which is not cured within any time periods permitted, provided that no Deposit to be released pursuant to an uncured default shall be released prior to the Consummation of the Offering Plan. Any withdrawals or disbursement of funds from this special account or accounts shall be made only upon the written approval by a partner in the firm of D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP, despite the fact that Webster Bank (formerly Sterling National Bank) may be a party to an escrow agreement with respect to such account or accounts. The amounts paid by the Purchasers prior to closing will be handled in accordance with the escrow and trust fund provisions of the Section 352-h and Section 352-e (2-b) of the New York General Business Law and the Attorney General's regulations promulgated thereto. If this Offering is not consummated for any reason, Purchaser shall not lose any of his Down Payment.

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

The Escrow Agent will maintain all records concerning the escrow account for seven (7) years after the release of the funds.

Subsequent to the date that the Plan has been declared effective, the Sponsor will fix dates for closing title to all Units for which Purchase Agreements have been executed by serving notice on each Purchaser. The notice shall state the date of the First Unit Closing and set forth the closing date for the respective Unit. Purchasers shall be given not less than thirty (30) days' notice of the closing of title on their Units, which notices shall be sent subsequent to the date that the Plan has

been declared effective. This notice period may be waived by Purchasers. The notice shall also provide that the balance of the purchase price shall be due at closing of title. The balance of the cash portion of the purchase price must be paid by cash, unendorsed certified, teller's or cashier's check made payable to the order of Sponsor or as otherwise directed by Sponsor. In all cases, all checks are to be drawn on a member bank of the New York Clearing House Association. The notice to Purchaser shall also specify when Common Charges will be due and payable.

Further, pursuant to the form Purchase Agreement set forth in Part II of the Offering Plan, Purchaser shall be entitled to one reasonable adjournment of up to ten (10) days (hereinafter the "Adjourned Closing Date"), on five (5) days written notice by Purchaser to Seller, provided that Purchaser may not seek an adjournment of any kind based upon any provision set forth in Paragraph number 18(i) of said form Purchase Agreement. Paragraph number 18(i) provides that Purchaser shall accept title (without abatement in or credit against the purchase price or provision for escrow) notwithstanding that construction of (a) minor details of the Unit, including custom work, or the Building or (b) other Units or (c) any recreation facilities or amenities or (d) the landscaped areas or (e) other portions of the Common Elements have not been completed. Minor details referred to in (a) above shall include but not be limited to any items which Sponsor and Purchaser agree to and set forth on the Punchlist Inspection Statement, appearing in Part II of the Plan. The Punchlist Inspection Statement shall survive the closing of title.

If, through no fault of Sponsor, Purchaser fails for any reason to close title to his Unit on the originally scheduled Closing Date, or the Adjourned Closing Date (as defined in the form Purchase Agreement set forth in Part II of the Plan), and Sponsor does not have the right to, or elects not to, cancel this Agreement as a result of the same, (a) the adjustments for real estate taxes and Common Charges will be made as of midnight of the day preceding the originally scheduled Closing Date, regardless of when the actual closing of title occurs, and (b) Purchaser will be required to pay to Sponsor, as a reimbursement of Sponsor's higher carrying costs for the Unit by virtue of the delay, and in addition to the other payments to be made to Sponsor under the Purchase Agreement and the Plan, an amount equal to 0.04% of the Purchase Price for the Unit for each day starting from (and including) the originally scheduled Closing Date to (and including) the day before the actual Closing Date. If, through no fault of Purchaser, Sponsor postpones the originally scheduled Closing Date, these provisions shall apply to the rescheduled Closing Date if Purchaser fails for any reason to close title to his Unit on the rescheduled Closing Date.

The notice of closing will be served upon all Purchasers who have executed and delivered a Purchase Agreement for a Unit to the Sponsor or Selling Agent (and whose Purchase Agreements are in effect and not in default). The notice of closing will be served either by personal delivery or sent by registered or certified mail to the address of the Purchaser as set forth in the Purchase Agreement. Notices served by personal delivery shall be deemed complete upon delivery. Service by mailing shall be presumed complete on the fifth day after the date of mailing.

Sponsor anticipates the First Residential Unit Closing to occur on or about January 1, 2024 but said closing may occur sooner should the Building be completed and ready for occupancy earlier. In the event that the First Residential Unit Closing with a temporary or permanent Certificate of Occupancy is delayed twelve (12) months or more beyond January 1, 2024, then all Purchasers who have executed Purchase Agreements and whose Purchase Agreements are still in effect, will be given the right to rescind their Purchase Agreements.

Purchasers should note that even if the First Unit Closing occurs on or before January 1, 2024 (or such other date projected as the date of commencement of the First Year of Condominium Operation at the time the Purchase Agreement was entered into) or within the twelve month period thereafter, the closing of subsequent Units may be substantially delayed beyond such dates if a TCO has not been issued for such Units or for the floor on which such Units are located. In such case, provided that Sponsor is diligently pursuing completion of construction and the issuance of a certificate of occupancy and is otherwise is compliance with its obligations under the Plan, Purchaser will not be entitled to a right to rescission or to make claims against the Sponsor for damages or losses as a result of such delays and will not be excused from paying the Total Purchase Price for the Unit. PROSPECTIVE PURCHASERS SHOULD THEREFORE CAREFULLY CONSIDER THE POSSIBILITY OF SUCH DELAYS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT. In the event, however, Sponsor cannot convey title in connection with the First Unit Closing on or before twelve (12) months from January 1, 2024, affected Purchasers will be afforded the right of rescission.

If Purchaser defaults under the Purchase Agreement, Sponsor shall notify Purchaser in writing of such default and advise Purchaser that he has thirty (30) days from the mailing date or thirty (30) days after personal delivery of such notice within which to cure such default. TIME IS OF THE ESSENCE FOR PURCHASER TO CURE ANY DEFAULT UNDER THE PURCHASE AGREEMENT WITHIN THE APPLICABLE PERIOD. “Time is of the essence” means that if such default is not cured within thirty (30) days from the mailing date or thirty (30) days after personal delivery of such written notice, Sponsor may (but shall not be obligated to) elect to cancel the Purchase Agreement. If Sponsor elects to cancel the Purchase Agreement, Sponsor shall notify Purchaser in writing of said cancellation and the monies held by the Escrow Agent, but not more than ten percent (10%) or, if applicable, fifty percent (50%) of the total purchase price plus any interest earned thereon, shall be paid over to the Sponsor as and for liquidated damages and thereafter the Purchase Agreement shall become null and void. Notwithstanding the above, Sponsor may receive the actual costs incurred for any special custom work requested by Purchaser which is agreed to by Sponsor in its sole discretion and itemized in the Purchase Agreement as a part of its liquidated damages even though the total amount of liquidated damages thereby exceeds ten percent (10%) or, if applicable, fifty percent (50%) of the total purchase price. Sponsor hereby waives any right to seek specific performance in the event of a default by Purchaser.

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

The risk of loss from fire or other casualty with respect to the Unit shall remain with the Sponsor until the closing of title for the Unit. The Sponsor, at its sole discretion, reserves the right to either repair or restore such Unit, whereupon Purchaser shall be obligated to close without an abatement in the purchase price, or not repair or restore and grant Purchaser the right to rescind the Purchase Agreement. Sponsor shall make its election to restore or not restore within sixty (60) days of the casualty and promptly notify Purchase of its decision. Notwithstanding the above, in the event that Purchaser, or one claiming by or through Purchaser, enters into possession of the Unit prior to the closing of title, then Purchaser shall bear the risk of loss or other casualty with respect to the Unit, which is not otherwise covered by the Condominium's insurance and/or the Sponsor's insurance. Additionally, Purchaser shall be solely responsible for any uninsured damage to, or uninsured loss or other condition in, the Unit and Sponsor shall not be obligated to repair any uninsured damages to the Unit or its appliances, fixtures and equipment. Accordingly, Purchaser, or one claiming by or through Purchaser, who takes possession of the Unit prior to the closing of title should obtain insurance coverage for the Unit prior to taking possession, since, despite any loss, Purchaser will remain obligated to purchase the Unit under the terms of this Purchase Agreement, without any abatement in the purchase price. Purchaser should consult with an attorney and/or insurance agent as to his or her insurance needs.

Within thirty (30) days of receiving four (4) copies of a Purchase Agreement, both executed by Purchaser, together with the required Down Payment, the Sponsor must either accept the Purchase Agreement by returning to Purchaser a fully executed copy of the Purchase Agreement or reject the Purchase Agreement by returning to Purchaser the Down Payment tendered. If Sponsor takes no action within said thirty (30) day period the Purchase Agreement shall be deemed null and void. Sponsor reserves the right to request thorough identification and financial information concerning any prospective Purchaser, subject to any limitations and requirements imposed by law. Sponsor reserves the right to reject any prospective Purchaser without cause or explanation, provided that such rejection is not based on race, creed, color, age, sex, disability, marital status, national origin, ancestry, or any other ground proscribed by law, and to refuse to execute a Purchase Agreement for any Unit, or a Purchase Agreement or Purchase Agreements, as the case may be, for more than one Unit to any one person or entity.

At the closing of title to a Unit, and as a condition thereto, the Purchaser shall be required to execute a Power of Attorney to the Board of Managers of the Condominium and to the Sponsor. The Power of Attorney appoints (i) the Board of Managers as attorney-in-fact to acquire, on behalf of all Unit Owners, any Unit the Unit Owner of which wishes to sell or abandon together with the Appurtenant Interests thereto and to deal with any such Units so acquired as they may determine;

(ii) the Sponsor, its designee and/or the Commercial Unit Owner, as attorney-in-fact, to amend the Declaration, the By-Laws, and the Rules and Regulations of the Condominium or any of said documents under certain conditions set forth in the Power of Attorney; and (iii) the Sponsor, as attorney-in-fact, to execute any document to effectuate the transfer, assignment or conveyance by Sponsor, in whole or part, of the transferable air rights and/or development rights which Sponsor has retained for itself, and/or its successors and assigns. The Form of Power of Attorney to be executed is set forth in Part II of the Offering Plan. A Purchaser shall be required to execute a Power of Attorney to the Board of Managers of the Condominium and to the Sponsor as a condition of closing title to a Unit.

Further, any Purchaser that is a foreign government, a resident representative of a foreign government or other person or entity otherwise entitled to the immunities from suit enjoyed by a foreign government (i.e., diplomatic or sovereign immunity) will also be required at the time of closing of title to the Purchaser's Unit, to expressly waive any and all immunity from suit by Sponsor and/or the Board of Managers of the Condominium. Such Purchasers at closing will be required to execute the "Waiver of Diplomatic or Sovereign Immunity and Consent to Jurisdiction" set forth as Exhibit A to the Purchase Agreement which is included in Part II of the Offering Plan.

Any conflict between this Offering Plan and the Purchase Agreement will be resolved in favor of the Offering Plan. In no event may the Purchase Agreement or Offering Plan contain, or be modified to contain, any provision waiving Purchaser's rights, other than the ability of Purchaser to waive his right to thirty (30) days' notice prior to the closing of title to Purchaser's Unit. In no event may the Purchase Agreement or Offering Plan contain, or be modified to contain, any provision abrogating Sponsor's obligations under the Offering Plan or under Article 23-A of the General Business Law. Purchase Agreements are not assignable without Sponsor's prior written consent which may be withheld for any reason.

Sponsor reserves the right to negotiate all aspects of the purchase price of Units, including, but not limited to, the terms of the financing contingency, if any, decorating allowances, payment of fees otherwise paid by Purchasers, common charge rebates or subsidies, payment of all or part of Purchaser's financing costs, price reductions tied to rental of Units, reduced Down Payment deposits (but at least $1,000.00) and extra custom work. Furthermore, Sponsor reserves the right to amend the Plan from time to time to add and/or delete negotiable terms.

Additionally, pursuant to the form Purchase Agreement set forth in Part II of the Offering Plan, Sponsor and Purchaser agree to keep all of the terms and conditions of the Purchase Agreement confidential. Sponsor and Purchaser agree that any information which is required to be disclosed to the parties respective lawyers, architects/engineers, accountants, individuals who "need to know" or governmental agencies shall not be deemed to be a breach by Sponsor or Purchaser of the parties undertaking of confidentiality contained in the Purchase Agreement. Any

failure by Purchaser to keep the terms and conditions of the Purchase Agreement confidential shall be a default by Purchaser, entitling Sponsor to the default remedies set forth therein.

Purchasers should be aware that the condominium building was designated as part of the Park Slope Historic District Extension by the Landmarks Preservation Commission of the City of New York in 2020. Because the condominium building has landmark protection, any work that is to be performed to the condominium building must be approved by the Landmarks Preservation Commission of the City of New York. The New York City Landmark Preservation Commission approved a permit for interior alteration work and exterior alteration work were previously obtained. The condominium building is part of the Park Slope Historic District Extension and was built c. 1910. It is unknown as to who owns the adjoining landmark Buildings but they are not owned by the Sponsor. Before any work may be performed to the Condominium Building, the Board of Managers would have to obtain approval from the Landmarks Preservation Commission of the City of New York. Unit owners may also incur delays and additional costs and expenses related to requirements for renovations of units due to the approval from the Landmarks Preservation Commission of the City of New York.

Existing elements in the condominium may not be up to current standards and may be at, near, or beyond the anticipated useful life or include materials that are unknown. Examples of such elements and materials are the foundation walls at the cellar level, exterior walls, chimneys and caps, existing vestibule doors, exterior building entrance stairs, roof insulation, roof drain, flashing materials, skylights, concrete paving at front yard, railings and storm drainage system.

EFFECTIVE DATE

The offer to sell embodied in this Offering Plan is contingent upon the Plan being declared effective in accord with its terms and conditions, and the terms and conditions imposed by law.

For offerings of five or fewer units, the Plan shall be declared effective by personal service of notice on each purchaser or by commencement of service by mail stating that the plan was declared effective on a particular date, the percentage used to declare the plan effective, and a list of units being counted to meet the minimum percentage under the terms of the Plan to declare it effective. To clarify, for offerings of five or fewer units, a closing may occur without the Sponsor submitting an amendment to the Department of Law to declare the Plan effective; however, Sponsor must comply with 13 NYCRR §20.5(e) when submitting a post-closing amendment pursuant to 13 NYCRR §20.5(f).

The Plan may be declared effective upon the execution of Purchase Agreements for 15% (in number, not common interest) of the units in the building to bona fide purchasers, including investors; therefore, in the case of this Plan, the Sponsor needs only to sell one (1) unit in order to declare the Plan effective. The count of Purchase Agreements towards the minimum number for effectiveness shall not include those: signed by Purchasers granted a right of rescission which has neither expired nor been waived; a Purchaser who has not had at least three (3) business days to review the Offering Plan and all filed amendments prior to executing a purchase agreement or had less than seven (7) days after delivering an executed purchase agreement together with the required deposit to rescind the purchase agreement and have the full deposit refunded immediately; with any Purchaser who is the Sponsor, the selling agent, or the managing agent, or is a principal for the Sponsor, the selling agent, or the managing agent, or is related to the Sponsor, the selling agent, or the managing agent, or to any principal of the Sponsor, or the selling agent, or the managing agent by blood, marriage, or adoption, or as a business associate, employee, 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. Units purchased by an investor or for the purpose of resale shall be counted towards the minimum number of units required to declare the Plan effective.

Notwithstanding the fact that not all purchasers used for purposes of declaring the Plan effective may actually close, Sponsor must re-declare the Plan effective in order to consummate the Offering Plan in accordance with 13 N.Y.C.R.R. § 20.1(c)(6). If all purchase agreements are either rescinded or terminated prior to the date of first unit closing, regardless of whether the condominium declaration has been recorded, then Sponsor must re-declare the Offering Plan effective.

The Plan must be declared effective upon the execution of Purchase Agreements for 80% (in number, not common interest) of the units, which, in the case of this Plan means all three units. Prior to the sale of 80% of such Units, or prior to being declared effective, the Plan may be abandoned by the Sponsor at its option. The Sponsor cannot abandon the plan for any judgments or liens against the property resulting from acts of the Sponsor or any of its principals or which are

known to the Sponsor on the date of the plan. If the Sponsor abandons the plan, the Sponsor will return all monies paid by Purchasers, including down payments and the cost of custom work, if any, together with interest earned, if any, within ten business days. The Sponsor will also file with the New York State Department of Law an amendment abandoning the Plan and form RS-3, detailing why the Plan was abandoned, and explaining all disbursements of funds. If payments under Purchase Agreements have been received, the amount of such funds and the manner and time when these funds will be returned to purchasers must be disclosed. The funds must be returned within five (5) days after the amendment abandoning the Plan has been accepted for filing.

The Sponsor may not abandon the Plan after it has been declared effective for any reason other than: a defect in title which cannot be cured without litigation, or expenditure of an amount in excess of one-half (1/2) of one percent (1%) of the total offering price, or substantial damage or destruction of the building by fire or other casualty which cannot be cured for less than one-half (1/2) of one percent (1%) of the total offering price, or the taking of any material portion of the property by condemnation or eminent domain; however, any stated dollar amount relied upon as a basis for abandonment after effectiveness must exclude any attorney’s fees. Such title defects, violations, or substantial damage or destruction of the building by fire or other casualty, or determinations of any authority or regulatory association, which exist on the date of the presentation of the Plan, and are either known to the Sponsor, or are a matter of public record, shall be excluded from calculations under this section. Additionally, any dollar amount relied on as a basis for abandonment after effectiveness must exclude any attorney's fees. The Sponsor may also not abandon the plan on account of any judgments or liens against the property resulting from the acts of the Sponsor or any of its Principals, or which are known to the Sponsor or any of its Principals on the date of presentation of the Plan.

TERMS OF SALE

Upon closing, Sponsor will deliver to Purchaser a Bargain and Sale Deed with Covenants Against Grantor's Acts in the proper form for recording, as set forth in Part II of this Offering Plan. Title, together with the appurtenant interest in the Common Elements, will be conveyed at closing free and clear of all leases, mortgages, liens, encumbrances, and title exceptions other than the easement set forth in the aforementioned Deed, the Condominium Declaration, and any state of facts an accurate survey may show, provided same does not render title unmarketable.

Title to each Unit will be subject to the following title exceptions:

a) Utility Easements, if any;

b) Any other covenants, restrictions, easements, or any other encumbrance (other than for the payment of money), provided that they do not prohibit the existence and residential use of the Units as the case may be. The title company will affirmatively insure that none of the same affect the use of the premises as a Condominium.

c) Rights, if any, to maintain vaults and chutes under the sidewalk;

d) The lien of any Common Charges, real estate taxes, water frontage and/or meter charges, sewer rents, vault charges and assessments, provided that apportionment of such items are made as provided in this Plan;

e) Any Interim Use and Occupancy Agreement with the Purchaser of such Unit and any other leases, tenancies and occupancies permitted by the Purchase Agreement for such Unit;

f) Any lien, encumbrance or lis pendens either (i) for which the instrument required to remove said encumbrance of record is delivered at or prior to the Closing Date to the proper party or to the Purchaser’s title insurance company together with the required recording or filing fee or (ii) as to which the Purchaser’s title insurance company or the Preferred Title Company will insure that the lie, encumbrance or lis pendens will not be collected out of or enforced against the Unit;

g) The lien of any assessment or assessments which are or may become payable in annual installments of which any installment is then a charge or a lien, provided that apportionment thereof is made as provided below;

h) Party wall agreements, if any;

i) Judgments, bankruptcies or other returns against other persons having names the same as or similar to that of the Sponsor or any of its principals, provided Sponsor delivers to the Purchaser or the Purchaser’s title insurance company or the Preferred Title

Company an affidavit showing that such judgments, bankruptcies or other returns are not against the Sponsor;

j) Uniform Commercial Code financing statements or conditional bills of sale provided that (i) such statements were filed on a date more than five years prior to the Closing Date, (ii) Sponsor executes and delivers to the Condominium an affidavit setting forth that the property covered thereby is no longer in the Units or is fully paid for, or (iii) a tenant is the debtor thereunder;

k) The printed exceptions set forth in the title insurance policy issued by a title company that is authorized to do business in the State of New York and that is a Member of the New York Board of Title Underwriters, including without limitation the following:

l) Defects and encumbrances arising or becoming a lien after the Closing Date;

m) Consequences of the exercise and enforcement or attempted enforcement of any governmental, war or police powers over the Units or the Property;

n) Any laws, regulations or ordinances (including, but not limited to zoning, Building, and environmental protection) as to the use, occupancy, subdivision or improvement of the Units or the Property, adopted or imposed by any governmental body, or the effect of any noncompliance with or any violation thereof;

o) Judgments against the insured or estates, interests, defects, objections, liens or encumbrances created, suffered, assumed or agreed to, by or with the privity of the Purchaser;

p) Title to any property beyond the lines of the Units or the Property, or title to areas within or rights to easements in any abutting streets, roads, avenues, lanes, ways or waterways, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement, other than the ordinary rights of access and egress belonging to abutting owners;

q) Title to any personal property, whether the same be attached to or used in connection with the Units or the Property or otherwise;

r) All of the terms, easements, covenants and conditions of the Declaration and By-Laws as they are subsequently filed or recorded and the Plan and Purchase Agreement and any amendments thereto, including, without limitations, the following:

s) Easements for the continuance of encroachments on the Units and on the Common Elements then existing, by reason of the construction, renovation or rehabilitation of the Building, or thereafter occurring by reason of the settling or shifting of the Building, or by reason of the repair, alteration and/or restoration by Sponsor, or the Board or encroachments by such other Units or such Common Elements, after damage by fire or other casualty or after taking in

condemnation or eminent domain proceedings, or by reason of an alteration or repair to any Unsold Unit or the Common Elements made by Sponsor, or the Board and similar encroachments by the Unit on other Units, and/or the Common Elements, so that any such encroachments may remain as long as the Building stands;

t) Easements in favor of the owners of other Units to use sidewalks, pipes, flues, wires, conduits, ducts, cables, storm drainage facilities, sanitary system, water, sewer, utility lines, and other Common Elements including those located in any Unit itself or elsewhere on the Property, serving such other Units, and easements of support, subjacency and necessity in favor of each Unit and/or the Common Elements;

u) Easements to the Sponsor, and their assigns, invitees, licensees, contractors, employees, and tenants on, in, over and across all areas of the Property for (i) construction, installation, maintenance, ingress to and egress from and the right to use sidewalks, pipes, flues, conduits, ducts, cables, wires, storm drainage facilities, sanitary system, water, sewer, and other utility lines and other Common Elements; (ii) ingress to and egress from all areas of the Property and the use thereof (in common with Unit Owners) for construction contemplated by the Plan and for development and maintenance of the Property or any Unit; and (iii) the erection, maintenance, repair and replacement from time to time of one or more signs on the Property for the purposes of advertising the sale of Units and the leasing of space in any Unit (see also the heading "Sponsor's Right of Access" in "Rights and Obligations of Sponsor");

v) Easements in favor of the Board, its agents, contractors and employees to (i) have an unlimited right of access to the Units and to the Common Elements, to inspect, maintain or repair or to make repairs to the Units to prevent damage to the Common Elements, or any other Units;

w) Sponsor shall have an easement without the necessity of obtaining the consent of the Condominium Board and/or Unit Owners (1) over the Property, including each Unit and the Common Elements, for access to and to construct, install, erect, inspect, maintain, repair, operate, use and replace from time to time one or more Signs (as hereinafter defined) on the Property (including, without limitation on any Common Element, exterior façade, lobby or any other public portion of the Property) for the purposes of advertising the sale of Units and the leasing of the Units or of space in any of the Units or advertising any of the services and/or facilities of such Unit Owner or the services and/or facilities of any tenant occupying such Unit Owner's Unit(s); (2) over the Property, including each Unit and the Common Elements in connection with the sales and/or leasing of Units; (3) over any portion of the Property, including each Unit and the Common Elements (including, without limitation, the stairways, walkways, vestibules and other public spaces within the Property) for purposes of access to and for all purposes in connection with the installation (whether on Common Elements or within its Unit), inspection, maintenance, repair, operation, improvement or use of any of the following serving their respective Units, the Service Equipment, flues and/or ducts, security systems (including, without limitation, any and all cables and electrical lines as may be desirable in connection with the installation, maintenance, repair and/or replacement of telecommunications or similar equipment on any portion of the roof that is

not a Residential Limited Common Element or part of a Residential Unit) heating, air-conditioning systems and devices and exhaust and ventilation fan, systems and devices, in each case, located anywhere on the Property.

x) Any additional declarations, covenants, restrictions, reservations, exceptions, easements and agreements which have been recorded, or appear in recorded documents, or are yet to be recorded, provided they do not prevent use of each Unit as a Condominium Unit.

y) Covenants and Restrictions recorded in Liber 361 at Page 59.

z) Covenants and Restrictions recorded in Liber 408 Page 55.

aa) Covenants and Restrictions recorded in Liber 769 at Page 7.

bb) Zoning Lot Certificate recorded 07/30/2018 in CRFN 2018000252746.

cc) Zoning Lot Description and Ownership Statement recorded 07/30/2018 in CRFN2018000252747.

dd) Landmark Designation CRFN 2020000354624.

ee) The Board of Managers and the Unit Owner of Unit 1 shall be required to permit access to the cellar level upon reasonable notice for the purpose of inspection and repair of any mechanical equipment that may service the Condominium building. The Board of Managers and Unit Owners shall have an easement through Unit 3 and its rooftop terraces solely for access, installation, maintenance, repair and replacement of any flues, vents, air-conditioning, gas, heating, ventilating, water and other mechanical lines, equipment and fixtures and any other machinery, pipes, wires, conduits, equipment or meters servicing any other portion of the Condominium.

ff) There is no leak management system such as drip pans or leak detection below terraces. Roofs were protected with a liquid applied waterproof membrane. The Unit Owner of Unit 3 is responsible for leaks from the roof above the penthouse level. Leak damage from the second-floor terrace of Unit 2, above the first floor, and from the penthouse level terraces above the third floor shall be the responsibility of the Condominium Board. Damage not covered by the roof membrane warranty would be the responsibility of

either the Unit Owner of Unit 3, for the roof above the penthouse level, or the Condominium Board for the roof above the first floor and the roof above the third floor. The Unit 3 Unit Owner is responsible for repairs to their Unit, stemming from any leak originating from the roof above the penthouse level and must report the leak to the roof membrane manufacturer. The Unit Owners must report any leaks affecting any floor below the third-floor roof to the Condominium Board, which will report such leaks to the membrane manufacturer. Where a leak is not covered by warranty, a contractor certified by the roof membrane manufacturer to make repairs to the roof membrane shall be hired. Interior repairs from such a leak shall be performed by a contractor hired by the Condominium Board.

Risk of loss from fire or other casualty remains with the Sponsor until title is passed, unless and until the Purchaser is given the right of possession of a unit pursuant to an Interim Use and Occupancy Agreement with the Sponsor. Upon Purchaser acquiring the right of possession of the unit, all risk of loss to the unit and its contents, to the extent not covered by building insurance, passes to Purchaser, and Sponsor shall not thereafter be responsible for repairing any damage.

All personal property owned by the Sponsor or Owner of the property that is 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, is included in the conveyance unless specifically excepted elsewhere in this Offering Plan.

The Declaration, By-Laws, and Floor Plans for the Condominium, and such other documents as are required by law, will be recorded with the New York City Register for the County of Kings in accordance with the New York Condominium Act prior to the first conveyance of title to a unit.

A Closing will take Place only concurrently with the issuance of a Temporary or Final Certificate of Occupancy for the Building 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 amount of real estate tax escrow, if applicable, will be disclosed in the post-closing amendment until the Units are separately assessed.

If any mortgages or construction loans encumbering the property will not be satisfied at or prior to closing of the first unit, each mortgagee will, at the time of the conveyance of the first unit, either consent to the formation of a Condominium and acknowledge that its lien will be limited to Unsold Condominium Units, or subordinate the lien of its mortgage to the Declaration of the Condominium, or release its lien upon the Condominium Unit being conveyed and its interest in the Common Elements.

RIGHTS AND OBLIGATIONS OF THE SPONSOR

The Sponsor will complete the work set forth in this Plan relating to the building and the apartments contained therein in conformity with and in accordance with the Building Plans and Specifications, the Building Code of the City of New York now in effect, and all applicable New York City Administrative Code requirements, and subject to procurement of all applicable and proper permits required, if any. All open Housing, Building, and/or Fire Department violations will be cured prior to closing. The Sponsor may make changes in design, layout, and arrangement of apartments, and substitute equipment and materials, except that the Sponsor may not (i) substitute materials or equipment of lesser quality or design, or (ii) change the size, location of buildings or units, other improvements, or common elements, if such changes adversely affect the public areas, or affect the percentage of common interest, or adversely affect the value of any unit to which title has closed, or for which a Purchase Agreement has been executed and is in effect, unless all affected unit owners and contract vendees consent in writing to such change, and all affected contract vendees are given the opportunity to rescind their contracts and receive a refund of the deposit or down-payment given to the Sponsor. All representations under the Offering Plan, and all obligations pursuant to the GBL, and any additional obligations under the Offering Plan that are to be performed subsequent to the closing date, will survive delivery of the Deed.

Sponsor has obtained construction loan financing from KFNY Park Slope LLC, 40 Marcus Drive, Suite 202, Melville, New York 11747. The Sponsor must obtain a release of lien from each loan by the Mortgagee prior to or at the time of conveyance of a Condominium Unit to the Purchaser. In order to release a Unit, Sponsor must make a principal reduction equal to 85% of the gross contract sales price of the Unit as determined by Lender. If the terms of the financing as they apply to the Sponsor's obligation to market the Units for sale, including any minimum number or percentage of Units which must be under contract, the existence of either a minimum release price set by the lender or a required minimum payment per sale which must be made to the lender in order for the lender to release its lien from the Unit being sold, and limits or requirements imposed by the lender for Sponsor to rent rather than sell under specified market conditions change, Sponsor will file an amendment to the offering plan to disclose such financing changes as well as disclose such terms.

While the Sponsor will endeavor in good faith to sell all units, the Sponsor is retaining the unconditional right to rent rather than sell units after consummation. Thus, Sponsor may never sell more than the 15% of units required to declare the plan effective, which in the case of this plan means one (1) unit. As a result of this, the 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. The condominium Board does not have the right to approve or disapprove Purchasers, so there is no limit on the number of owners who may purchase for investment rather than personal occupancy. There may always be a substantial percentage of owners who are non-residents. Owner-occupants and nonresident owners, including Sponsor or purchasers for investment, may have inherent conflict on how the condominium should be managed because of their different reasons for purchasing (i.e., purchase as home as opposed to purchase as investment).

The Sponsor gives no warranty as to materials or workmanship that shall survive sale of a unit. The Housing Merchant Implied Warranty applies to this offering but is limited. Sponsor will not be held liable for consequential damages, and Sponsor's sole obligation shall be to repair or replace any defective item of construction. Sponsor's obligation, regardless of any limitations in warranty or in this offering plan, is to construct the premises in accordance with all applicable codes and filed plans and specifications, and any conflict between the disclaimers and the Sponsor's obligation to construct the premises in accordance with all applicable codes and filed plans and specifications shall be resolved in favor of the latter. All representations under this Offering Plan, all obligations pursuant to the General Business Law, and such additional obligations under the Offering Plan that are specifically to be performed subsequent to the closing date, shall survive delivery of the deed.

Each prospective purchaser may have the building and apartments therein inspected by an architect or engineer of their own choosing, and at their own expense, to determine the quality of materials and workmanship.

Unless the plan has been abandoned pursuant to the EFFECTIVE DATE section of this offering plan, Sponsor will repair any damage from casualty or other cause that occurs prior to the closing of a unit. A Purchaser is under the obligation to inspect the unit prior to closing. Sponsor will have no liability of any kind for any damage to a unit not reported prior to closing. With regard to damage to a unit which is reported prior to closing, Sponsor will, as set forth above, repair all such damage within fifteen (15) days after closing (or such longer time as is required to accommodate the delivery of materials which must be ordered to complete any such repairs, so long as such longer time period is reasonable). In the event Sponsor fails to perform such obligation, Purchaser may enforce same in a court of competent jurisdiction.

The Sponsor will pay for the authorized and proper work involved in the conversion of the property that the Sponsor is obligated to complete under the Plan. All mechanics' liens that are lodged against the property by virtue of work done by the Sponsor, or on the Sponsor's behalf, will be promptly discharged or appropriately bonded. Sponsor guarantees payment of all common charges and assessments with respect to unsold units. Such guarantees will remain in effect until all units are sold. Sponsor warrants and represents that it has adequate financial resources to meet its obligations with respect to any unsold unit.

The Sponsor agrees to pay all common charges, special assessments, and real estate taxes with regards to unsold units, and has financial resources to meet its obligations with respect to such unsold units, which source of funding includes both proceeds of the sale of units and existing financial resources of the Sponsor. No bond or other security has been furnished to secure Sponsor's obligations. In the event of dissolution or liquidation of the Sponsor, or transfer of 20% or more of the total number of residential units in the condominium, the principals of the Sponsor will provide financially responsible entities or individuals who will assume the status and all of the obligations of the Sponsor for those units under the Offering Plan, applicable laws, or regulations.

The Sponsor will defend any suits or proceedings against the condominium arising out of the Sponsor's acts or omissions, and the Sponsor does hereby indemnify the condominium, the Board of Managers, and individual unit owners therefor. Nothing contained herein shall limit the rights of the condominium that are granted pursuant to law and statute.

In the event the work on the building as set forth herein is not fully completed at the time the building becomes occupied, the Sponsor will have the right to enter the premises to complete its obligations under this Plan. Such entry shall be conducted in such a manner so as to produce a minimum of discomfort to those purchasers already in possession.

In the event the Sponsor finds it necessary to enter the property after closing of title to complete work, then such work will be performed between 8 am and 6 pm on weekdays and non-holiday weekends. Damage caused by such work will be repaired in a good and workmanlike manner.

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 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 the insured and Unit Owners and waivers of pro-rata reduction of liability of the insurer due to other insurance carried by individual Unit Owners.

Sponsor also agrees to deliver a set of "as built" plans to the Board of Managers upon election of the first Board of Managers after closing of the first unit. Sponsor will assign any manufacturer's warranties with respective equipment and appliances installed in any individual unit to the unit owner, and with respect to equipment and appliances installed in the common elements, same will be assigned to the Board of Managers.

The property will be conveyed free and clear of all liens. The Sponsor will not dissolve or liquidate for a minimum of six (6) years. Copies of the plans, exhibits and documents referred to herein shall be kept on file at the office of the Attorney for the sponsor for a period of six years after filing of the Declaration of Condominium. No bond or other security has been furnished to secure Sponsor's obligations hereunder. The Sponsor will repair any damage from a casualty or other cause that occurs prior to the closing of any unit, and no Purchaser shall be required to accept a damaged unit.

The building will require a new Certificate of Occupancy. An application has been filed with the New York City Department of Buildings under Alteration Type I #321383588 and with the New York City Fire Department under Alteration Type II #321837571. The scope of the work requires a new Certificate of Occupancy.

In the event that work is proposed for the building that would change the buildings use, occupancy, ingress, or egress, a new Certificate of Occupancy would be required. If a new Certificate of

Occupancy becomes required, then Purchasers should be advised that in New York City, newly constructed and newly renovated buildings are sometimes offered as condominium projects without a final certificate of occupancy ("FCO") covering the entire building, but with only a temporary certificate of occupancy ("TCO"), and sometimes with several successive temporary certificates of occupancy. Certificates of occupancy are generally governed by section 301 of the New York Multiple Dwelling Law and local building codes and rules. Both TCOs and FCOs are issued by the New York City Department of Buildings ("DOB"). A TCO is intended to indicate that the "property conforms substantially to the DOB approved plans and specifications, and to the requirements of all applicable laws, rules, and regulations for the uses and occupancies specified in the TCO. No change of use or occupancy shall be made unless a new certificate of occupancy is issued." All TCOs have an expiration date. A TCO typically expires 90 days after the date of issuance. When a TCO expires and is not renewed, it may be difficult or impossible to buy insurance, refinance, or sell units. In New York City, it is common for sponsors to commence unit closings when some or all units are covered by a TCO rather than a FCO. If this scenario were to occur, Sponsor and its principals would be obligated to procure the Final Certificate of Occupancy for the entire building, and to exercise best efforts to obtain the FCO within such two year period while keeping the TCO current. Unit owners and the board of managers would be obligated to cooperate with and refrain from obstructing sponsor in these undertakings. Notwithstanding anything else to the contrary in this Plan or elsewhere, the Sponsor has an obligation to maintain sufficient funds with Escrow Agent to procure a Final Certificate of Occupancy in an amount that is reasonably necessary to complete all work needed to obtain a Final Certificate of Occupancy.

Sponsor shall have the obligation to build and complete the Condominium in accordance with applicable codes and the Building Plans and specifications identified in this Offering Plan.

(i) Sponsor shall have the right to substitute equipment or materials of Equal or Better Quality and design as those originally specified.

(ii) Sponsor may not change the size, location or buildings, layout, location or buildings 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. The Sponsor's obligation to build and complete the Condominium in accordance with the Building Plans and specifications identified in the Plan and Sponsor's right to substitute equipment or materials and make modifications of layout or design, provided however, that Sponsor may not:

(a) substitute equipment or materials of lesser quality or design; or

(b) change the size, location of Building 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.

In no event will Sponsor be responsible for any condition in the Residential Unit or the Common Elements resulting from (i) normal wear and tear or natural deterioration or from the normal movement, settlement and/or shrinkage of the Building and/or Building materials; (ii) defects of an immaterial nature, such as, without limitation, partial or total loss of any trees, shrubs, bushes or other Landscape improvements that may abut the Building, nail pops, protruding dry wall fastenings, ridging on gypsum Board, lumber shrinkage, door or window sticking, door warpage including, without limitation, warpage of the main entrance door within reasonable tolerances of doors of similar size and weight, scratches in plastic laminate, vitreous china, natural stone, wood, stainless steel or porcelain surfaces; bathroom finish grouting; adjustment of doors; walls not square; electrical plates not straight; discoloration or shrinkage; slight separation between base and floors; (iii) normal settlement and deflection or any consequential damage resulting therefrom including, without limitation, cracks in roof ballast, or concrete cracks which do not reduce the structural integrity of the Building; (iv) deviations in the level of ceilings, and imperfections in ceiling finishes; (v) imperfections in painting finishes; (vi) deviations in the level of a floor or failure of finished floors and walls to be straight or on plane or at less than 90° from each other; (vii) alignment of bathroom finishes and variation in grouting thickness; (viii) air infiltration and water infiltration from windows in accordance with customary practice and professional standards; (ix) noise from normal plumbing and the HVAC system; (x) normal floor noises and creaking; (xi) carpet or floor discoloring or stretching; (xii) scratches and imperfections or variations in width, length, thickness, finish or color range of wood floor strips or other flooring or floor finishes, also, normal shrinkage or expansion of wood flooring due to changes in moisture content of wood; (xiii) repair of chips, scratches, mars, breaks, dents, cracks or other defects in: exterior stone; windows, window glass, frames and hardware; insulation attached to the curtain wall; sliding glass doors, frames, door glass and hardware; louvers; shower doors; lighting fixtures, lenses, baffles and globes; all painted surfaces; all sinks, tubs, basins, water closets; kitchen cabinets, back splashes and countertops; vanity tops and cabinets; all tile or natural stone floors and walls; saddles; all appliances; woodwork, millwork and doors; mirrors and after the Residential Unit Closing, paint touch-ups, repair of dented appliances, or replacement of light bulbs; (xiv) cracks or variations in tone or color of natural stone or variations in tone or color of vanity tops or variations in veining of any natural stone surfaces; (xv) leaching or color variation in color mortar and colored brick, and dimensional variations in brick joints, and mortar droppings on bricks; (xvi) ponding and/or controlled drainage on the roof surface; (xvii) cracks in pressure-treated lumber used or intended for use outside the Building; (xviii) cracks or discoloration in concrete and/or paving; (xix) discoloration to hardware and plumbing finishes; (xx) stains, runs, lumps, shags or imperfections in weave in fabric panels; (xxi) scratched, dirty or cracked lenses in light fixtures; or (xxii) terrace or balcony tiles not laid flat, or color variation in tiles or mortar, or stained tiles; (xxiii) subsequent to the Residential Unit Closing, paint touch-ups, repairs of dented appliances or replacement of fluorescent light ballasts, or (xxiv) salting or color variation in exterior colored mortar and deep colored brick; (xxv) remove mold from the Building or any Residential Unit therein, or (xxvi) or normal water penetration in frameless shower doors. Sponsor will be obligated to repair only abnormally chipped stone, formica and porcelain surfaces, which repair will be made by filling the stone or formica or refinishing the porcelain, but Sponsor will not be obligated to replace such stone, formica or porcelain surfaces. THE ITEMS AND CONDITIONS DESCRIBED IN THIS PARAGRAPH ARE NOT DEFECTS AND MAY BE FOUND IN ANY NEWLY

CONSTRUCTED OR RENOVATED BUILDING OR RESIDENTIAL UNIT. PURCHASERS WHO PURCHASE A RESIDENTIAL UNIT IN THE BUILDING OR IN ANY OTHER NEWLY CONSTRUCTED OR RENOVATED BUILDING MAY EXPERIENCE SOME OR ALL OF THESE ITEMS AND CONDITIONS IN THEIR RESIDENTIAL UNIT, THE COMMON ELEMENTS OR ELSEWHERE IN THE BUILDING OR RESIDENTIAL UNIT. SPONSOR HAS NO OBLIGATION TO CORRECT OR REPAIR ANY IMMATERIAL DEFECTS OR IMMATERIAL CONDITIONS AND WILL NOT BE LIABLE TO ANY PURCHASER OR THE BOARD OF MANAGERS THEREOF. IF PURCHASERS OR ANY BOARD OF MANAGERS DESIRES TO CORRECT OR REPAIR ANY OF THESE ITEMS OR CONDITIONS, TO THE EXTENT THEY CAN BE CORRECTED OR REPAIRED, THEY WILL HAVE TO PROCEED AT THEIR SOLE COST AND EXPENSE BY THEMSELVES AND/OR UNDER ANY WARRANTIES OR UNDERTAKINGS ASSIGNED TO THEM BY SPONSOR.

The Sponsor has no obligation to make any repair to the Common Elements except as expressly set forth in the Offering Plan.

Sponsor will not be obligated to correct and will not be liable to any Purchaser as a result of (i) any insubstantial variations from the plans and specifications or the description of any portion of the Building or a Residential Unit set forth in the Plan or (ii) variations from the Plans and Specifications or the description of any portion of the Building or a Residential Unit set forth in the Plan which are neither in violation of applicable Building codes, nor require the approval of any governmental authority having jurisdiction, provided such variations are of substantially similar or better quality than as set forth in the Plans and Specifications or description in this Plan as solely determined by Sponsor's architect. Any such variation affecting the Building or a Residential Unit which is material will be disclosed in a duly filed amendment to the Plan.

CONTROL BY THE SPONSOR

The Sponsor's Control of the Board of Managers of the Condominium will be subject to the following:

The By-Laws are reproduced in Part II. A summary of certain pertinent provisions of these By-Laws is set forth below. The By-Laws limit the number of Managers on the Board of Managers (hereinafter called "Managers") to not less than three (3). The first Board of Managers to be elected by the Unit Owners shall consist of three (3) members. There will be a 3-member Board of Managers before and after the initial Sponsor control period.

At the time of the First Closing there will be three Managers designated by the Sponsor. However, the Managers will resign in favor of Managers who will be elected by the purchasers at a meeting to be convened within 60 days after two (2) of the Units have been conveyed to Bona Fide Unit Owners. If the Sponsor still owns 50% or more of the units in the building at this time, a majority of the new Board of Managers may be Sponsor-appointees.

Transfer of control of the Condominium Board of Managers shall pass to unit owners other than the Sponsor at the earlier of the following:

a) Sixty (60) days after the date by which two (2) of the units have been conveyed to unit purchasers; or

b) Three (3) years after the first conveyance of a unit to a unit purchaser.

The Sponsor will not hold voting control of the condominium board after the Sponsor control period.

So long as a majority of the Board of Managers consists of managers elected by the Sponsor or holders of unsold units, the Board:

1. Shall not eliminate or reduce the number of employees, insurance coverages, or any service to a level less than that provided in Schedule B unless a majority of Board members elected by bona fide unit purchasers vote in favor thereof.

2. Shall, to the extent of their authority as Board Members, use all reasonable efforts to cause the Building (including its equipment, services, and installations) to be kept operational, clean, and in a good state of repair and condition;

3. Shall not veto expenditures required to comply with applicable laws or regulations and/or expenses necessary to remedy notice of violations of law, or order of an insurance carrier, or for any matter affecting the health and safety of the occupants of the building.

The Sponsor may exercise veto power over other expenses for a period ending not more than five (5) years after the closing of the first unit, or whenever the unsold units constitute less than 25% of the common interest, whichever is sooner. Additionally, the By-Laws do not include a provision that a majority of the Board of Managers must be owner-occupants or members of an owner-occupant's household that are unrelated to the Sponsor and its Principals after the end of the initial Sponsor control period.

Until the earlier of five years from the date of closing, or at the time at which the Sponsor or other Holder of Unsold Units owns units consisting of less that 25% of the common interest of the Condominium, Sponsor may exercise veto power over any expenses other than those described in SCHEDULE B, or which are required to comply with applicable laws or regulations, remedy any notice of a violation, or remedy any work order from an insurer. Additionally, so long as the Sponsor retains ownership of at least one unit in the building, the By-Laws, Declaration, and Rules and Regulations of the Condominium may not be amended or modified in any way so as to adversely affect the Sponsor without written consent by the Sponsor.

All Board Members who are unit owners shall serve without compensation. A majority of the Board of Managers may authorize reasonable compensation for a Board Member who is not a unit owner for attendance at Board Meetings, either in person or by proxy. Such compensation shall be per meeting attended. Any member of the Board of Managers who is a designee of the Sponsor, may contract or deal with Sponsor or a partner, affiliate, or entity controlled by the Sponsor; however, such Board members shall remain under a fiduciary duty to act in the best interest of the condominium. Additionally, such Board Members shall be required to disclose the nature of their relationship(s) in dealing with the Sponsor to all unit owners.

DEFINITIONS

"Appurtenant Interest"	-	With respect to any Unit, the undivided interest of the owner thereof, pursuant to the terms of Section 339-x of the Condominium Act, in and to: (i) the Common Elements; (ii) any other Units owned or leased at the time in question by the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners; (iii) any proceeds of the sale or lease of Units of the nature described in subdivision (ii) above; and (iv) any other assets of the Condominium.
"Assessments"	-	The charges allocated and assessed by the Board of Managers to the Unit Owners, pro rata, in accordance with their respective Common Interest, (except as otherwise provided in the Declaration or in the By-Laws).
"Board of Managers" or "Condominium Board"	-	The governing board of the Condominium composed of representatives elected by Unit Owners voting in accordance with their respective percentages of Common Interest.
"Building"	-	The structure known as "543 11th Street Condominium," a condominium being newly renovated at 543 11th Street, Brooklyn, New York 11215.
"Building Department" or "Department of Buildings" or "DOB"	-	The New York City Department of Buildings or any successor agency.
"By-Laws"	-	The By-Laws governing the operation of the Condominium, the form of which is set forth in Part II of the Plan, as the same may be amended from time to time.
"Common Charges"	-	Each Unit Owner's proportionate share of the Common Expenses (as defined in the Condominium Documents), payable by the individual Unit Owner.

"Common Elements"	-	All portions of the Property other than Units. Common Elements are comprised of General Common Elements and Limited Common Elements.
"Common Expenses"	-	(a) Expenses of operation of the Property, and (b) All sums designated Common Expenses by or pursuant to the provisions of the New York Condominium Act, the Declaration or the By-Laws.
"Common Interest"	-	The proportionate, undivided interest in fee simple absolute in the Common Elements appertaining to each Unit as expressed in the Declaration.
"Condominium"	-	A form of ownership of real property in which individual Units as component parts of a whole are owned in fee simple with the right of exclusive use, by separate individuals or entities, which separate individuals and/or entities jointly own those parts of the whole designated as Common Elements. In the context of this Offering Plan "Condominium" specifically refers to "543 11th Street Condominium."
"Condominium Act"	-	Article 9-B of the Real Property Law of the State of New York, as the same may be amended from time to time.
"Condominium Documents"	-	The Declaration and all Schedules thereto, the By-Laws, the Rules and Regulations, the Floor Plans, form of Unit Deed and the form of Unit Owners Power of Attorney.
"Consummation of the Plan"	-	Means filing the Declaration of Condominium and the first transfer of title to a condominium unit to at least one (1) purchaser under the Offering Plan following a declaration of effectiveness by the Sponsor/Declarant and acceptance of the Amendment to the Offering Plan by the Department of Law confirming or declaring the Plan effective.
"Declarant"	-	The entity causing the Declaration to be recorded.

"Declarant-designee"	-	Any Person designated by Declarant to hold title to any Unit. Declarant's statement in writing that a Person is a Declarant-designee shall be conclusive evidence of such status so as to entitle such Person to all the rights of a Declarant-designee under this Declaration. A Declarant-designee shall have the right to designate a Person to succeed to its rights and any such designee shall also be deemed a "Declarant-designee".
"Declaration"	-	The instrument, as may be amended from time to time, by which the Property is submitted to the provisions of the New York State Condominium Act, consistent with the provisions of the New York Condominium Act and the By-Laws.
"Department of Law"	-	The Real Estate Finance Bureau of the New York State Attorney General.
"Effective Date"	-	The date upon which Sponsor has declared the Offering Plan effective pursuant to the provisions of the General Business Law of the State of New York.
"Eligible Holder"	-	A holder, insurer or guarantor of a first mortgage on a Unit. KFNY Park Slope LLC, together with its successors and assigns, will also be deemed an Eligible Holder.
"Equal or Better Quality"	-	This phrase shall mean comparable or higher quality as recognized by industry standards or performance, efficiency, longevity and/or classifications, as applicable.
"Exhibits"	-	Exhibits A, B, C and D which were submitted to the Department of Law in connection with the submission of this Plan to such Department.
"Facility" or "Facilities"	-	As used in the Declaration, the word "Facility" or "Facilities" includes, but is not limited to, the following items (grouped more or less functionally) which are set forth only for purposes of illustrating the broad scope of that term: system, equipment, apparatus, radiator, heater, convertor, heat exchanger, mechanism, device, machinery, motor, pump, control, tank or tank assembly, insulation,

induction unit, condenser, compressor, fan, damper, blower, thermostat, thermometer, coil, vent, sensor, shut-off valve or other valve, gong, panel, receptacle, outlet, relay, alarm, sprinkler head, electric distribution facility, wiring, wireway, switch, switchboard, circuit breaker, transformer, fitting, siamese connection, hose, plumbing fixture, lighting fixture, other fixture, bulb, sign, telephone, meter, meter assembly, scaffolding, piping, line, duct, conduit, cable, riser, main shaft, pit, flue, lock or other hardware, rack, screen, strainer, trap, drain, catch basin, leader, filter, canopy, incinerator, closet, cabinet, door, railing, coping, step, furniture, mirror, furnishing, appurtenance, urn, basket, mailbox, carpeting, tile or other floor covering, drapery, shade or other window covering, wallpaper or other wall covering.

"Filing" - Means the issuance of a letter from the Attorney General stating that an Offering Plan and/or an Amendment thereto has been accepted for filing.

"First Unit Closing" - The first closing of title with a bona fide purchaser of a Residential Unit.

"First Year's Budget" or "First Year of Operation" or "Operating Budget" or "Annual Operating Budget" - The Section of the Plan entitled "Schedule B – First Year's Budget". The First Year's Budget is sometimes referred to herein as "Schedule B".

"Floor Plans" - The floor plans of the Units certified by a licensed engineer or registered architect, and filed in the Register's Office of Kings County simultaneously with the recording of the Declaration, together with any supplemental floor plans thereto.

"General Common Elements" - The General Common Elements include, without limitation:

(1) The land on which the Building is physically erected, including any rear or side yard areas, if any, and all other lands comprising the Property, if any. Specifically excluded are any unused transferable air

rights and/or development rights pertaining to the Land and Building, which rights are being reserved by Declarant for itself and any successors or assigns, unless provided herein. Except as otherwise provided herein, yard areas or other areaways at the Property, if any, which are not for the exclusive use of a particular Residential Unit, are not intended for public use except for fire egress or other egress purposes, and are subject to easement rights, if any, in favor of the Sponsor and/or Sponsor-designees;

(2) To the extent they exist, all foundations, footings, columns, girders, floor slabs and concrete ceilings, beams, supports, and interior bearing walls (except to the extent included below as Limited Common Elements); also at those levels, those portions of the exterior walls and any insulation or framing beyond the unexposed face of the dry wall at the exterior face of the Building, or where applicable, those portions of the exterior walls beyond the interior face of the exterior walls or the concealed block work or concealed structural members of those walls; those portions of the walls and partitions dividing a Unit from the corridors, mechanical equipment spaces which are not part of a Unit, fire staircases and stairs located beyond the unexposed face of the dry walls enclosing the a Unit, or where applicable, the blockwork or concrete work of the interior walls of the Building separating a Unit from another subdivided Unit, or separating a Unit from corridors, mechanical equipment spaces which are not part of the Unit, fire staircases, stairs, vestibules, if any, or lobbies not within a Unit; the subfloors and framing joists, if any, including any framing attached to such joists from which the dry wall ceiling of the Unit is attached; all cellar areas which are not included within a Unit which are not specifically designated below as Limited Common Elements, roof bulkheads, unless specifically designated below as Limited Common Elements; roof areas, if any, which are not part of a Unit or Limited Common Elements for the exclusive use of a particular Unit or Units, the use of which shall be at the sole discretion of the Board of Managers; water towers or tanks, if any,

sprinkler systems, standpipe systems or parts thereof installed in the common area of the Building, if any, service corridors, fire corridors, corridors, halls, stairs, and stairway areas located beyond the unexposed face of the dry walls or blockwork or concrete work of the walls enclosing a Unit, which are not specifically designated below as Limited Common Elements; storage and utility areas, if any, which are not part of a Unit or which are not specifically designated below as Limited Common Elements and are located beyond the unexposed face of the drywalls or blockwork, brickwork, masonry or concrete work enclosing a Unit or the unexposed face of a dry wall enclosing all or part of such Units; all cellar and attic areas which are not specifically designated below as a Limited Common Element and not part of a Unit; the sidewalks in front of the Building; including any trash collection area and any tree, shrubbery, flower or other planting or horticulture tub or box located thereon; the main entrances and service entrances to the Building, if any, together with any stairs or means of access and egress thereto; any awnings or canopies, if any, which are not part of a particular Unit or which are not specifically designated as a Limited Common Element; and any ladder and roof hatch leading to the main roof of the Building;

(3) Unless designated as part of a Unit or specified as Limited Common Elements, any mechanical or other rooms located at the cellar level; the gas meters, water meters, electric meters, sprinklers, and other equipment in the cellar which is not part of a Unit, if any; any and all cellar or other areas of the Building and Facilities which are not designated as part of a Unit or a Limited Common Element;

(4) The common service or public corridors and staircase wherever located at the Building, all of which shall be for the use of the Residential Unit Owners or the tenants thereof, their servicemen, consultants and/or repairmen (i) to install, access, maintain, repair and/or replace any and all

mechanical equipment servicing any such Unit; and (ii) for fire egress purposes;

(5) The mailboxes for all of the Units located at the front exterior or vestibule of the Building; the trash collection area extending outside the Building and property line fronting 11th Street;

(6) The heating equipment, boilers, hot water heaters, if any, ventilation and/or air-conditioning equipment, cooling towers and water tanks, if any, and related machinery or Facilities, wherever located in the Building, which service two (2) or more of the Units and/or the Common Elements;

(7) Any piping and/or ductwork which is necessary for the functioning of the boilers and hot water heaters, if any, heating and/or air-conditioning equipment, if any, wherever located in the Building, which service two (2) or more of the Units and/or the Common Elements;

(8) All installations and Facilities on the Property outside the Units for services such as gas, power, light, cable television, heat, telephone and water which service two (2) or more Units and/or the Common Elements;

(9) Those portions of the main roof of the Building which have been designated for the installation of mechanical equipment and Facilities servicing the Units and/or the Common Elements;

(10) All sewer pipes and drainage pipes;

(11) To the extent they exist, any common tanks, common water towers or tanks, pumps, including, but not limited to, sprinklers, if any, the under slab drain pump for the Building, if any, motors, fans, compressors, ducts, siamese connections, and, in general, all apparatus and installations and Facilities existing for common use;

(12) The common storage area at the basement level of the building, if any, together with any stairs or means of access and egress thereto. The use of any storage area shall be subject to the By-Laws of the Condominium and any and all rules and regulations promulgated with regard thereto by the Board of Managers in their sole discretion;

(13) The inclined platform lift at the exterior of the Building that provides barrier-free access from the front grade area adjacent to the sidewalk to the 1st floor entrance; and

(14) Except as specifically noted, all other apparatus and installations and Facilities existing in the Building for common use or necessary or convenient to the existence, maintenance or safety of the Building.

"Insurance Trustee" - A bank, a trust company or savings and loan association, having an office in the City of New York, from time to time appointed to serve as such by the Condominium Board. Until its loans encumbering the Property and the Unsold Units are satisfied, KFNY Park Slope LLC, for itself and as administrator for its participating lenders, shall be named Insurance Trustee.

"Land" - All that certain tracts, plots, pieces and parcels of land situate, lying and being in City of New York, Kings County and State of New York as more particularly described in Schedule A to the Declaration.

"Law" - The laws and ordinances of any or all of the Federal, New York State, New York City, and Kings County governments, the rules, regulations, orders and directives of any or all departments, subdivisions, bureaus, agencies, or offices thereof or of any other governmental, public, or quasi-public authorities, including the Landmarks Preservation Commission, having jurisdiction over the Property and/or the Condominium, and/or the direction of any public officer pursuant to law.

"Limited Common Elements" - The following portions of the Common Elements will be Limited Common Elements, which shall be for the exclusive use of an individual Unit Owner:

(1) The skylights, if any, existing or installed at some future date, that are directly above any Unit, which shall be for the exclusive use of such Unit Owner. The maintenance, repair and replacement of such skylights shall be the responsibility of the individual Unit Owners of such Units;

(2) The private yard, deck and/or terrace (including the steps, if any, that lead from the rear of Unit 1 to the yard, deck and/or terrace) located at the rear of the Building, together with any fencing or walls delineating such areas, which are adjacent to and directly accessed from Unit 1, as delineated on the Floor Plans, which shall be for the exclusive use of the Unit Owner of Unit 1. The Unit Owner of Unit 1 shall have the sole responsibility for the repairs, maintenance and replacements, ordinary or extra-ordinary, structural or non-structural, relating to the respective private yard and deck (including the steps, if any, that lead from the rear of Unit 1 to the yard and/or deck), together with any fencing or walls which delineate such areas;

(3) Any fireplace, together with any flue and/or ductwork attached thereto, whether gas-fired, wood-burning or ventless, existing or installed at some future date in any Unit shall be for the exclusive use of such Unit Owner; the maintenance, repair and replacement of such fireplace, including any flue and/or ductwork attached thereto, if any, shall be the responsibility of the individual Unit Owners of such Unit; and

(4) The private terrace(s), together with any fencing delineating such areas, which are adjacent to or directly accessed from Residential Units 2 and 3, as delineated on the Floor Plans. Nonstructural, ordinary repairs and maintenance of the private terrace(s), together with any stairs or fencing which delineates such area or provides access thereto, shall

		be the responsibility of the individual Unit Owner(s) who have the exclusive use thereof.
"Majority"	-	Majority of Unit Owners means either (i) more than fifty percent (50%) in Common Interest in the aggregate, or (ii) more than fifty percent (50%) in number of Units in the aggregate, or (iii) more than fifty percent (50%) in the aggregate in both Common Interest and in number of Units, as may be specified herein or in the Declaration or the By-Laws with respect to any matter or matters. Any specified percentage of Unit Owners means (i) such percentage in Common Interest in the aggregate, or (ii) such percentage in number of Units in the aggregate, or (iii) such percentage in Common Interest and such percentage in number of Units, as may be specified herein or in the Declaration or the By-Laws with respect to any matter or matters, provided, however, that different percentages in interest and in number of Units may be so specified.
"Managing Agent"	-	A person employed by the Condominium Board pursuant to Article II, Section 3 of the By-Laws, who shall undertake to perform the duties and services that the Condominium Board shall direct and who shall have whatever powers the Condominium shall delegate, subject to the limitations contained in such Section of the By-Laws. As it is intended that the Condominium be self-managed, there is no Managing Agent for the First Year of Condominium Operation.
"Offering Plan"	-	The document filed with the New York State Department of Law which describes the condominium property and pursuant to which individual Units in the Condominium are offered for sale, as the same may be amended from time to time. Sometimes herein referred to as the "Plan".
"Operation of the Property"	-	The administration and operation of the Property and the maintenance, repair and replacement of, and the making of any additions and improvements to, the Common Elements.

"PCO" or "Final Certificate of Occupancy"	-	Refers to a permanent certificate of occupancy issued by the Department of Buildings of the City of New York.
"Permitted Encumbrances"	-	Those matters encumbering title to a Unit subject to which a Purchaser agrees to take title, as more particularly described in this Offering Plan.
"Permitted Mortgage"	-	A first and/or second mortgage made to a bank, trust, trust company, insurance company, federal savings and loan association, pension fund or other institutional lender or a purchase money mortgage made to the Declarant, Declarant-designee, or to the seller of the Unit.
"Permitted Mortgagee"	-	Refers to the holder of a Permitted Mortgage and shall include, without limitation, such banks and financial institutions as constitute the holder(s) of the mortgages given by Sponsor to acquire and construct the Property, including the successors, assigns, and affiliates thereof (The initial Permitted Mortgagee shall refer to KFNY Park Slope LLC).
"Person"	-	A natural person, corporation, limited liability company, partnership, association, trustee or other legal entity.
"Plans and Specification"	-	The plans and specifications for the construction of the Building which (to the extent required by Law) have been or will be filed with the NYC Department of Buildings and which may from time to time be amended in accordance with the provisions of the Plan.
"Power of Attorney"	-	The document, signed by Unit Owners, which appoints: (i) the Board of Managers as attorney-in-fact to acquire, on behalf of all Unit Owners, any Unit the Unit Owner of which wishes to sell or abandon together with the Appurtenant Interests thereto and to deal with any such Units so acquired as they may determine.

(ii) the Sponsor, its designee, and/or their successors and assigns, as attorney-in-fact, to amend the Declaration, the By-Laws, and the Rules and Regulations of the Condominium or any of said documents under certain conditions set forth in the Power of Attorney.

(iii) the Sponsor, its designee, and/or their successors and assigns, as attorney-in-fact, to execute any document to effectuate the transfer, assignment or conveyance by Sponsor, its designee, and/or their successors and assigns, in whole or part, of the unused transferable air rights and/or development rights which Sponsor has retained for itself, its designee and/or their successors and assigns.

"Property" - Means and includes the Land, the Building and all other improvements thereon, (i) owned in fee simple absolute, and all easements, rights and appurtenances belonging thereto, and all other property, personal or mixed, intended for use in connection therewith, which have been or are intended to be submitted to the provisions of the New York State Condominium Act.

"Purchaser" - Any Person who has entered into an agreement with Sponsor to purchase a Residential Unit and is not in default thereunder.

"Recording officer and "Recording" or "Recorded" - Shall have the meanings stated in section two hundred ninety of the New York State Real Property Law.

"Residential Unit" - A designated apartment in the Building comprising the Condominium which is owned in fee simple absolute.

"Residential Units" - Collectively, all the apartments in the Building.

"Residential Unit Owner" - Means the person, persons or entity owning a Residential Unit in fee simple absolute.

"Rules and Regulations"	-	The rules and regulations of the Condominium, which are annexed as an addendum to the By-Laws, as any of the same may be amended, modified, added to, or deleted from time to time pursuant to the terms of the By-Laws, provided that they are not in conflict with the terms of the Condominium Act, the Declaration, or the By-Laws.
"Selling Agent"	-	The entity which will, on behalf of the Sponsor, originate and supervise sales of Units. Compass RE, LLC d/b/a Compass is the Selling Agent pursuant to the terms of the Offering Plan.
"Special Assessments"	-	The charges allocated and assessed by the Condominium Board to the Unit Owners, pro-rata in accordance with their respective Common Interest (except as otherwise provided in the Declaration or in the By-Laws), in accordance with the By-Laws of the Condominium.
"Sponsor"	-	The promoter of the project and/or Offering Plan to convert the Premises, 543 11th Street, Brooklyn, New York to Condominium Ownership; 11TH STREET RESIDENCE LLC is the Sponsor of this Offering Plan.
"Sponsor-designee"	-	Any Person designated by Sponsor to hold title to any Unit. Sponsor's statement in writing that a Person is a Sponsor-designee shall be conclusive evidence of such status so as to entitle such Person to all the rights of a Sponsor-designee under this Offering Plan. A Sponsor-designee shall have the right to designate a Person to succeed to its rights and any such designee shall also be deemed a Sponsor-designee. A Sponsor-designee assumes the status of and the obligations of Sponsor under the Offering Plan and applicable law with respect to the Units such Sponsor-designee acquires.
"TCO"	-	Refers to a temporary certificate of occupancy issued by the Department of Buildings of the City of New York.
"Unit"	-	Any space in the Building designated as a Unit, Such Units are a part of the Property intended for any type

		of legal use or uses, and adjoin an exit to a public street or highway or a Common Element or elements leading to a public street or highway, and may include such appurtenances as a private balcony, terrace and/or a roof terrace. Any mechanical equipment, including, but not limited to, sprinkler, heating, hot water and air-conditioning equipment, with all related ductwork and piping attached thereto, located outside or inside a Unit which only services a particular Unit shall be a fixture which is the personal property of the Unit Owner of the Unit it services. Such Unit Owner shall be responsible for the cost of any maintenance, repair or replacement of such mechanical equipment.
"Unit Deed"	-	The deed transferring title to a specified Unit from Sponsor to Purchaser in fee simple absolute.
"Unit Designation"	-	The number, letter or combination thereof or other official designations conforming to the tax lot number, if any, designating the Unit in the Declaration and on the floor plans.
"Unit Owner" or "Unit Owners"	-	The person or persons, or entity owning a Unit in fee simple absolute. It collectively means the respective owners of the Residential Units.
"Unsold Units"	-	Any Unit owned by Sponsor or its designee at the time in question.

BOARD OF MANAGERS

The Condominium shall be governed according to the By-Laws in Part II.

The By-Laws limit the number of Managers to not less than three (3) members. The first Board of Managers shall consist of three (3) members designated by the Sponsor. However, these Officers and Managers will resign in favor of Officers and Managers which will be elected by the Unit Owners at a meeting to be convened within 60 days after the First Closing; they may, however, be re-elected at such time. The Sponsor has no obligation to sell more than one (1) unit in the Condominium. The By-Laws do not include a provision that a majority of the Board of Managers must be owner-occupants or members of an owner-occupant's household who are unrelated to the Sponsor and its Principals after the end of the initial Sponsor control period.

Managers shall be elected by a plurality of the votes at a meeting at which a quorum shall be present. When voting for Managers, each Condominium Unit shall be entitled to elect one manager to the Board of Managers. In the event that there are less than three different Unit Owners, the third Manager shall be elected through the unanimous consent of the Unit Owners, and need not be a Unit Owner him/herself. The third Manager can be any adult elected through unanimous consent of the Unit Owners, and may be a hired professional such as an accountant or attorney, as the By-laws provide that a majority of the Board of Managers may authorize reasonable compensation for a Board Member who is not a unit owner or Sponsor designee. Transfer of control of the Condominium Board of Managers shall pass to unit owners other than the Sponsor at the earlier of the following:

a) Sixty (60) days after the date by which two (2) of the units have been conveyed to unit purchasers; or
b) Three (3) years after the first conveyance of a unit to a unit purchaser.

Members of the Board of Managers who are unit owners shall serve without compensation, except for reimbursement for expenses actually incurred in the course of any furtherance of business for the Board of Managers. A majority of the Board of Managers may authorize reasonable compensation for a Board Member who is not a unit owner for attendance at Board Meetings, either in person or by proxy. Such compensation shall be per meeting attended, and shall be borne by the unit owners. Officers and/or members of the Board appointed by the Sponsor or Sponsor's designees may NOT serve with compensation borne by the unit owners.

The Board of Managers shall meet at least annually in March of each year, and at such regularly scheduled times as shall be adopted by resolution by the Board. Special meetings may be called on five (5) days written notice by any two Managers.

The Board Managers will be responsible for the operations of the affairs of the Condominium, including, but not limited to, the fiscal operation, repairs and maintenance of the common areas of the Property, replacement and capital improvements to the common areas of the Property, the hiring, supervision and discharging of employees and Managing Agent (if any), and the

enforcement of the provisions of the By-Laws, and shall have the powers and duties necessary for the administration of such affairs. As per Article IV, Section 10 of the By-Laws, Board Members who are unit owners shall not receive any salary or other compensation from the Condominium for acting as such or for services rendered in an official capacity. A majority of the Board of Managers may authorize reasonable compensation for a Board Member who is not a unit owner for attendance at Board Meetings, either in person or by proxy. Such compensation shall be per meeting attended.

Any Manager may be removed from office at any time with or without cause upon the affirmative vote of the Unit Owners whose aggregate votes are at least 51% of the votes of the Condominium at a Unit Owner's meeting duly called for the purpose, provided, however, that the Manager(s) elected by the Holder(s) of Unsold Units can be removed only for cause by vote of a majority of the Unit Owners or without cause by the Holders of the Unsold Units.

The members of the Board of Managers shall not be liable to the Unit Owners for any mistake of judgment, negligence, or otherwise, except for willful misconduct or bad faith. The Unit Owners shall severally indemnify the members of the Board of Managers against any liability or claims except those arising out of the bad faith or willful misconduct of a member or members of the Board of Managers. It is intended that the members of the Board of Managers shall have no personal liability with respect to any contract made by them on behalf of the Condominium. It is also intended that the liability of any Unit Owner arising out of any contract made by the Board of Managers, or out of the aforesaid indemnity in favor of the members of the Board of Managers, shall be limited to such proportion of the total liability thereunder as his/her interest in the Common Elements of all Unit Owners.

The Officers of the Condominium shall be chosen by the Board of Managers and shall be a President, a Vice President, a Secretary and a Treasurer. The Board of Managers may also choose one (1) or more Assistant Secretaries and Assistant Treasurers and such other Officers as in their judgment may be necessary. All Officers must be Residential Unit Owners or Members of the Board of Managers except any Assistant Secretaries or Assistant Treasurers. In addition, the President must be both a Residential Unit Owner and a Member of the Board of Managers. Two (2) or more offices may be held by the same person, except the President, who can only hold the office of President.

The names of the anticipated first officers and members of the Board of Managers are:
Matthew Chua – President, Daniel Chun – Vice President, Eric Chan – Secretary & Treasurer, of whom Matthew Chua, is the principal of the Sponsor and Daniel Chun and Eric Chan are affiliates of Sponsor.

The President shall be the chief executive officer of the Condominium, and shall have all of the general powers and duties which are incident to the office of a president pursuant to Section 9B of the Real Property Law of the state of New York (New York’s Condominium Act).

The Vice-President shall take the place of the President and perform his/her duties whenever the President shall be absent or unable to act. The Vice-President shall also perform such other duties as shall from time to time be imposed upon him/her by the Board of Managers or by the President.

The Secretary shall keep the minutes of all meetings of the Unit Owners and of the Board of Managers, shall have charge of such books and papers as the Board of Managers may direct, and shall, in general, perform all the duties incident to the office of a secretary pursuant to Section 9B of the Real Property Law of the state of New York (New York's Condominium Act).
The Treasurer shall have the responsibility for Condominium funds and securities and shall be responsible for keeping full and accurate financial records and books of account, and deposit of all moneys and other valuable effects in the name of the Board of Managers, or the Managing Agent, in such depositories as may from time to time be designated by the Board of Managers.

The Board of Managers, or the Secretary, shall keep detailed records of the actions and minutes of the meetings of the Board of Managers, minutes of the meetings of the Unit Owners, and financial records and books of account of the Condominium. In addition, an annual audited financial statement of the Condominium and an income tax deduction statement certified by an independent Certified Public Accountant shall be rendered by the Board of Managers to all Unit Owners on March 1 of each calendar year.

The Secretary shall mail a notice of each annual or special meeting to all Unit Owners of record. The notice shall state the purpose of the meeting as well as the time and place where it is to be held, and the notice will be given at least ten (10), but not more than forty (40) days prior to such meeting.

Each Unit Owner and each mortgagee of a Unit shall, upon prior request, be permitted to examine the books of account of the Condominium and other records of the Condominium during normal business hours on business days at the office of the Condominium.

Both the Declaration and the By-Laws may be modified or amended by unanimous (100% in number and in common interest) vote of the Unit Owners as per Article XI, Section 1 of the By-Laws, at a meeting of Unit Owners duly held for such purpose. Anything herein contained to the contrary notwithstanding, so long as the Sponsor is the owner of one or more unsold units, the By-Laws may not be altered, amended, repealed, or added to without the consent of the Sponsor.

The Board of Managers shall be required to maintain hazard and casualty insurance on the building in an amount sufficient to ensure that the condominium shall not be a co-insurer (which generally means that the policy must be retained at replacement value), and it shall also maintain liability insurance in an amount which it deems appropriate. The proceeds of the hazard and fire insurance policy shall be payable to the condominium Board in the event of a loss amounting to $100,000 or less and to the insurance trustee if the loss exceeds $100,000. Such proceeds shall be applied to the repairing, restoring, or rebuilding of the building unless otherwise determined by unit owners. In no event shall the proceeds of any such insurance policy be paid to the holder of any mortgage on a unit unless there has been a determination by unit owners not to rebuild the building. The

insurance trustee, if any, shall be a bank or trust company having an office in the city and state of New York.

The Condominium shall continue, unless terminated by reason of casualty, loss, or by condemnation, until such time as the Condominium shall be legally abandoned and terminated as a result of the vote of Unit Owners owning at least eighty (80%) percent of the total votes of the Condominium, at which time the Property shall be subject to an action for partition by any Unit Owner, or any lienor, as if owned in common, and the net proceeds of the sale resulting therefrom shall be divided among all Unit Owners in proportion to their respective interests in the Common Elements, after first applying the share of the net proceeds of such sale otherwise payable to each Unit Owner to the payment of any liens on his/her Unit in the order of the priority of such liens. Copies of the Declaration and By-Laws are set forth in Part II of the Plan.

Any provisions that give the Sponsor control of the enforcement of the Sponsor's obligations are not lawful. If there are non-Sponsor members of the Board, and there is a vote on whether to sue the Sponsor, the Sponsor's board representatives cannot lawfully vote on that issue.

RIGHTS AND OBLIGATIONS OF UNIT OWNERS AND BOARD OF MANAGERS

The headings used in this Section are inserted only as a matter of convenience and in no way define or limit the scope of the information contained within this Section.

1. Sale, lease, and mortgaging of units by unit owners.

Unit Owners will have the right to sell, lease, or mortgage their units, without restriction, except as set forth herein, subject to the requirements that all Common Charges are current. A Unit Owner may only sell or lease the entire Unit. A Unit Owner may not sell or rent only a portion of a Unit. While lease of a condominium unit, like any other contract, is subject to regulation by certain state laws (General Obligations Law, Multiple Dwelling Law, etc.), the terms of the lease (including rent) will not be subject to any state or local rent regulatory laws.

2. No right of first refusal.

The Board of Managers does not have a right of first refusal with regards to the sale or lease of any unit.

3. Common charges and assessments.

The Board of Managers shall from time to time, but at least annually, prepare a budget for the Condominium determining the amount of the Common Charges payable by the Unit Owners. Common charges will be established by determining the operating budget for the coming year of condominium operation and allocating to each unit owner a percentage of that budget in accordance with their percentage of ownership for common interest in the condominium. The Common expenses include, among other things, the cost of all insurance premiums on all policies of insurance required to be, or which have been, obtained by the Board of Managers. The Common Expenses may also include such amounts as the Board of Managers may deem proper for the operation and maintenance of the Property, including, without limitation, an amount of working capital and a general operating reserve. The Board of Managers shall advise all Unit Owners promptly, in writing, of the amount of Common Charges payable by each of them, and shall furnish copies of each budget on which such Common Charges are based to all Unit Owners and to their mortgagees of record, if requested.

Under the provisions of Section 339-z of the Real Property Law, the Board of Managers on behalf of the Unit Owners shall have a lien on each Unit for unpaid Common Charges assessed against such Unit by the Board of Managers, together with interest thereon. Such lien shall be subordinate only to liens for real estate taxes on the Unit and to any sums unpaid on the first mortgage or record of such Unit. Any lien for unpaid Common Charges against a Unit shall be effective from and after the filing of a notice thereof in the KINGS County Office of the City Register, and until all sums secured thereby with the interest thereon shall have been fully paid, or until six years from the date

of filing (unless foreclosure of such lien is started within such six year period), whichever may be earlier. Such lien may be foreclosed by a suit brought in the name of the Board of Managers acting on behalf of the Unit Owners in like manner as the foreclosure of a mortgage on real property, or an action may be brought by the Board of Managers to recover the Unpaid Common Charges without foreclosing the lien. In the event the Sponsor is more than thirty (30) days in arrears on Common Charges for any unsold Unit during the time the Sponsor is in control of the Board of Managers, Sponsor will cause the Board of Managers to file a lien as provided for in section 339-aa of the Real Property law.

Under section 339-kk of the Real Property Law, the Board of Managers has the right to require the tenant in an apartment owned by a non-occupying owner to make rental payments directly to the Board of Managers where such non-occupying owner is in default on payments of common charges, assessments, or late fees for such unit for a period of 60 days after the expiration of any grace period after they are due. Payments by such rental tenant to the condominium pursuant to this statute relieves such rental tenant from the obligation to pay such rent to such non-occupying owner, and is an absolute defense in any nonpayment proceeding commenced by such non-occupying owner. The procedures by which the Board of Managers may enforce this right, including required notice, means of protest, and termination are set forth in the aforementioned section which is recited at Page RE1 of this Offering Plan.

No Unit Owner may exempt himself from liability for Common Charges or Expenses by waiver of the use or enjoyment of any of the Common Elements, or by abandonment of his Unit. The liability of each Unit Owner for the payment of the Common Charges and Expenses thereafter assessed or becoming due against the Unit shall terminate upon a permissible sale, transfer, or other conveyance of such Unit and the appurtenant interests in the Common Elements. In addition, any Unit Owner may, subject to the terms and conditions specified in the By-Laws, convey his/her Unit together with the said appurtenant interests to the Board of Managers or its nominee on behalf of all other Unit Owners, and in such event be exempt from all Common Charges and Expenses thereafter assessed.

4. Repairs and Maintenance.

All maintenance or any repair to any Unit, ordinary or extraordinary, and to the doors and windows (except the painting and decoration of the side of the elevator doors and stairwell doors which do not face into a Unit), electrical (except Common Elements) within the Unit or belonging to the Unit Owner, shall be at the Unit Owner's expense, except for structural elements as specifically required herein. All maintenance, repairs, and replacements to the Common Elements (including the exterior walls of the Building) and the painting and decorating of the side of the elevator doors and stairwell doors which do not face into a Unit shall be made at the direction of the Board of Managers, and be proportionately charged to all the Unit Owners as a Common Expense, except to the extent that the same are necessitated by the negligence, misuse, or neglect of a Unit Owner, in which case such expense shall be charged to such Unit Owner. Unit owners who enjoy use of a limited common element are responsible for regular repair and maintenance of such limited common element such as cleaning, painting, repair to surface damage, etc. Damage to the structural

or mechanical systems serving such limited common element (except where directly caused by act or omission of the unit owner, their agents, employees, or invitees) are the responsibility of the condominium through the Board of Managers.

There is no leak management system such as drip pans or leak detection below terraces. Roofs were protected with a liquid applied waterproof membrane. The Unit Owner of Unit 3 is responsible for leaks from the roof above the penthouse level. Leak damage from the second-floor terrace of Unit 2, above the first floor, and from the penthouse level terraces above the third floor shall be the responsibility of the Condominium Board. Damage not covered by the roof membrane warranty would be the responsibility of either the Unit Owner of Unit 3, for the roof above the penthouse level, or the Condominium Board for the roof above the first floor and the roof above the third floor. The Unit 3 Unit Owner is responsible for repairs to their Unit, stemming from any leak originating from the roof above the penthouse level and must report the leak to the roof membrane manufacturer. The Unit Owners must report any leaks affecting any floor below the third-floor roof to the Condominium Board, which will report such leaks to the membrane manufacturer. Where a leak is not covered by warranty, a contractor certified by the roof membrane manufacturer to make repairs to the roof membrane shall be hired. Interior repairs from such a leak shall be performed by a contractor hired by the Condominium Board.

5. Additions, alterations, and improvements.

No Unit Owner may make any structural addition, alteration or improvement in his Unit without the prior written approval of the Board of Managers. As a condition of the granting of its consent to the above acts, the Board of Managers may require the Unit Owner to execute an agreement in form and substance satisfactory to the Board of Managers setting forth the terms and conditions under which such alteration, addition, improvement, or repair may be made, including, without limitation, the days and hours during which any work may be done. No application shall be filed with any governmental authority for a permit covering an addition, alteration, or improvement to be made in a Unit unless approved and executed by the Board of Managers; such approval, however, shall not result in liability on the part of the Board of Managers, or any of them, to a contractor, subcontractor, materialman, 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. The provisions of this paragraph shall not apply to an Unsold Unit, provided that any alterations to such Unsold Units shall be in accordance with, and only as permitted by, the Condominium Act and all governmental regulations. Nonstructural alterations and improvements to Residential Units that do not affect the exterior of the Building or the value of other Units may be made without prior approval of the Board of Managers.

Unit owners may perform all standard repair and maintenance items within their apartments and standard home improvement items without permission of the Board of Managers. Thus, unit owners may repair or replace fixtures, equipment, cabinetry, flooring, sheetrock, etc., without permission of the Board of Managers. However, unit owners may not relocate plumbing, heating, electric, or other service lines affecting other units in the building during the course of such repairs or improvements without receiving Board permission.

Purchasers should be aware that the condominium building was designated as a New York City Landmark in 2012, as part of the Park Slope Historic District Extension. Because the condominium building has landmark protection, any work that is to be performed to the condominium building must be approved by the Landmarks Preservation Commission of the City of New York. The condominium building located at 543 11th Street is part of a nine building landmark, where the buildings located from 531 to 543 11th Street were built in approximately 1891-1893. The nine Romanesque Revival style row houses were c. 1891-1893 at a time when proximity to the recently completed Prospect Park and improvements in transportation hastened the construction of many exceptionally fine brick and stone row houses in the Park Slope area. The houses feature angled bay; rough-faced voussoirs above the main entryway and the second-story window above the main entryway; rough-faced lintels above the other windows; projecting window sills in continuous brownstone bands; bracketed cornice with fluting, dentils, and decorated frieze panels. Certain types of construction on the building that affect its historic façade must receive a permit from the Landmark Preservation Commission prior to the start of construction. Prior to commencement of construction that may alter the outward appearance of the building, building owners are required to apply to the Landmark Preservation Commission for permission to perform such construction, and must provide detailed construction plans and information regarding the contractor, including but not limited to the contractor's contract and insurance information

6. Insurance.

The Board of Managers shall obtain and maintain: (1) hazard insurance with extended coverage, insuring the Building and Units (but not including furniture, furnishings, or other personal property supplied to, or installed by, Unit Owners), together with all service machinery contained therein covering the interests of the Condominium, The Board of Managers, and all Unit Owners and their mortgagees, as their interest may appear, in an amount equal to the full replacement value of the insured property without deduction for depreciation; (2) liability insurance for personal injury or property damage in an amount not less than one million dollars; and (3) such other insurance as the Board of Managers may determine. Each of the policies shall contain a New York standard mortgage 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 interests may appear, subject, however, to the loss payment provisions in favor of the Board of Managers in the event of casualty or Condemnation. Unit Owners shall be entitled to carry casualty insurance protection for their furniture and the interiors of their Units and for personal liability coverage for their own benefit at their own expense provided that 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 other insurance carried by a Unit Owner. Please see SCHEDULE B for details of insurance coverage.

The proceeds of the hazard and fire insurance policy shall be payable to the condominium Board in the event of a loss amounting to $100,000.00 or less and to the insurance trustee if the loss exceeds $100,000.00. Such proceeds shall be applied to the repairing, restoring, or rebuilding of

the subject premises unless otherwise determined by unit owners. In no event shall the proceeds of any insurance policy be paid to the holder of any mortgage on a unit unless there has been a determination by unit owners not to rebuild the building. The insurance trustee, if any, shall be a bank or trust company having an office in the City and State of New York.

7. Restrictions on occupancy and use.

The By-Laws provide that the use of the Units shall be restricted to and be in accordance with the following provisions:

(a) A Unit Owner may only use his/her Unit for a purpose consistent with any applicable ordinance or statute, or regulation of a government authority that has jurisdiction over the Condominium, but in no event for a use that violates the By-Laws of the Condominium.
(b) The Common Elements shall be used for the furnishing of services and facilities for which they are reasonably suited and capable, and which are incident to the use and occupancy of Units.
(c) No nuisances shall be allowed on the Property, nor shall any use or practice be allowed that interferes with the peaceful possession or use of the Property by its residents or occupants.
(d) No improper, offensive, or unlawful use shall be made of the Property nor any part thereof. Violations of laws, orders, rules, regulations, or requirements, of any governmental agency having jurisdiction thereof, relating to any portion of the Property, shall be eliminated by, and at the sole expense of, the respective Unit Owners or by the Board of Managers, whichever shall have the obligation to maintain or repair such portion of the Property or comply with such laws.
(e) Each Unit Owner shall keep his Unit in a good state of cleanliness and repair in accordance with the provisions of the By-Laws and the rules and regulations of municipal departments or agencies having jurisdiction thereof.

    Each Unit Owner will have an undivided interest in the Common Elements in the respective percentages set forth in SCHEDULE A in Part I. Subject to the provisions of the By-Laws and Rules and Regulations, the Common Elements are appurtenant to, serve, and benefit each Unit to the extent of such Unit's percentage share of the Common Elements, and the Common Elements are for the common use of all Unit Owners.

(f) No animals or reptiles of any kind shall be raised, bred, or kept in any Residential Unit or in the Common Elements or Limited Common Elements, except that dogs, cats or other common household pets may be kept in Residential Units, subject to the Rules and Regulations adopted by the Board of Managers, including those prohibiting any animals being kept or maintained for any commercial purpose; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the Property upon fifteen (15) days written notice

to the Residential Unit Owner by certified mail or other means evidencing receipt by the Residential Unit Owner from the Board of Managers. All Residential Unit Owners shall advise the Board of Managers of any household pet intended to be kept in their Residential Unit prior to the household pet residing therein. The Board of Managers shall have the right to limit the number, size and type of pet permitted to be kept in a Residential Unit. Residential Unit Owners will be permitted to keep dogs, cats or other common household pets in their Residential Unit subject to the conditions of this provision. The foregoing notwithstanding, no breed or mix of dog, including American Pit Bulls, Terrier or Rottweiler, deemed to be dangerous to the safety of the residents of the Condominium shall be permitted to be kept or harbored in the Condominium or any Residential Unit. No exceptions will be permitted unless the same in each instance be expressly permitted in writing by the Board of Managers of the Condominium. All dogs, cats, and other pets must be leashed and shall not be permitted to run loose within the Building. In no event shall any animal be permitted in any of the public corridors or lobbies of the Condominium unless carried or on leash and in compliance with the local and municipal rules and regulations regarding pets. All Residential Unit Owners shall be responsible for picking up and disposing of their pets' waste and for any damage caused by their pets to any Common Elements of the Condominium.

(g) The Board of Managers and the Unit Owner of Unit 1 shall be required to permit access to the cellar level upon reasonable notice for the purpose of inspection and repair of any mechanical equipment that may service the Condominium building. The Board of Managers and Unit Owners shall have an easement through Unit 3 and its rooftop terraces solely for access, installation, maintenance, repair and replacement of any flues, vents, air-conditioning, gas, heating, ventilating, water and other mechanical lines, equipment and fixtures and any other machinery, pipes, wires, conduits, equipment or meters servicing any other portion of the Condominium.

Further restrictions on the use of Units are set forth in the By-Laws, which are set forth in Part II of the Plan, and in Rules and Regulations made in accordance with the By-Laws. Rules and Regulations concerning the use of the Units may be promulgated and amended from time to time by the Board of Managers as provided in the By-Laws. Such restrictions include a restriction that the unit shall be used for private residence only, or any home occupation use permitted under applicable zoning law, ordinances, building codes, or other governmental regulations. Units may not be used for any unlawful purpose, and any use which amounts to a violation of law or to rules, regulations, or requirements of any governmental agency having jurisdiction thereover shall be eliminated at the sole expense of the unit owner.

8. Other material rights and obligations

A Unit Owner by acceptance of a Deed for a Unit shall have granted a right of access to the Unit and to all appurtenant areas, if any, to the Managing Agent and/or any other person authorized by the Board of Managers or the Managing Agent for the purpose of performing installations,

alterations, or repairs to the mechanical or electrical services of other Common Elements in his/her Unit or elsewhere in the Building in which the Unit is located, to remove violations, cure defaults by a Unit Owner, and for any other purpose provided in the Plan, Declaration, or as may be required by law or governmental regulation, provided that requests for entry (except in emergency situations) are at a time reasonably convenient to the Unit Owner. In case of emergency, such right of entry shall be immediate, whether the Unit Owner is present at the time or not. Provided reasonable care is exercised to safeguard the Unit Owner's property, such entry shall not render the Board of Managers or its authorized agents liable for damage incurred in connection with the exercise of such right of entry. Each Unit Owner will deposit with the President of the Board of Managers a key to his/her Unit to allow for entry in an emergency. The Board of Managers may designate responsible individual(s) to hold such keys.

Each Unit Owner shall be required to pay the Common Charges and Expenses levied by the Board of Managers. All Unit Owners, mortgagees, lessees, and occupants of Units and their employees, and any other persons who may use the facilities of the Property in any manner, are subject to the By-Laws, the Declaration, and the Rules and Regulations. A copy of the Declaration and By-Laws and Rules and Regulations appear in Part II of this Plan. The violation of any of the Rules and Regulations or the breach of any By-Laws or provision of the Declaration shall give the Board of Managers, in addition to other rights set forth in specific provisions of the By-Laws, the right to: (i) enter any Unit in which, or as to which, such violations or breach exists and to abate and/or remove same summarily, at the expense of the defaulting Unit Owner. The Board of Managers shall not thereby be deemed guilty or liable for trespass nor be liable for any damage to the Unit, nuisances or fixtures incurred in connection with such rights unless such damage is caused by negligence on the part of the Board of Managers; or (ii) enjoin, abate, or remedy by appropriate legal proceedings, the continuance of any such violation or breach. The costs incurred by the Board by virtue of the exercise of its rights to correct such breaches or violations, including attorney's fees, shall be due upon demand from the Unit Owner in question, and shall constitute a Common Expense against his/her Unit.

At the time of closing, Purchaser will be required to execute a broad Power of Attorney in favor of the Board of Managers of the Condominium. This Power of Attorney will give the Board of Managers the right to acquire and otherwise administer defaulted, abandoned, or foreclosed units in the name of the condominium. It will also give the Board of Managers the right to execute amendments to the Condominium Declaration, Deeds conveying condominium property, filing for severance of tax lots, and other functions reasonable or necessary to effectuate the purposes set forth in the Condominium Declaration, on behalf of all of the unit Owners. Purchaser must sign the Power of Attorney at closing; failure to sign the Power of Attorney will be deemed a default and will result in cancellation of the transaction and possible loss of the down payment. Please see the POWER OF ATTORNEY set forth in Part II of this Offering Plan.

9. Smoking policy

No person may carry or smoke any kind of lighted pipe, cigar, cigarette, tobacco, or any other lighted smoking apparatus, equipment or product, including but not limited to electronic cigarettes,

in any area of the Building, whether indoor or outdoor, at any time. For clarification of doubt, smoking shall be prohibited in all common areas of the Building as well as in all Units and Limited Common Elements appurtenant thereto, including any private balcony, terrace, rooftop, and/or garden. This paragraph shall be deemed to be incorporated into the Purchase Agreement for each Unit.

Notwithstanding the said prohibition against smoking, the Board may designate (or remove from designation) an outdoor area for smoking, provided the smoking area(s) shall not cause secondhand smoke to drift into indoor common areas, exclusive use areas or individual units.

REAL ESTATE TAXES

As set forth in the Notes to Schedule A, the estimates of real estate taxes due for each Residential Unit for the First Year of Condominium operation commencing on January 1, 2024 and ending December 31, 2024 ("First Year") are based upon the last six (6) months of the 2023/2024 tax year which commences July 1, 2023 and the first six (6) months of the 2024/2025 tax year which commences July 1, 2024. Estimates of real estate taxes due for the Residential Units are based upon (i) the projected 2023/2024 and 2024/2025 assessed valuations for the Property as apportioned to all the Residential Units, and (ii) projected tax rates for the 2023/2024 and 2024/2025 tax years. The apportioned and estimated aggregate taxable assessed valuation for all of the Residential Units, and the projected tax rates, have been projected by Metropolitan Realty Exemptions, Inc., 349 Keap Street, Brooklyn, NY 11211. A copy of Metropolitan Realty Exemptions, Inc.'s letter is set forth in Part I of the Plan. Metropolitan Realty Exemptions, Inc.'s letter projects that the tax year aggregate assessed valuation during the First Year of Condominium operation shall be $15,774.00.

Since the Property is being newly-renovated into residential apartments, it can be expected that the aggregate Actual Total Assessed Valuation may be further increased for the First Year of Condominium operation and subsequent tax years due to such construction renovation. See "Notes to Schedule A" located in Part I of the Plan for an additional discussion of the total increase in assessed valuation and real estate taxes for the Property due to the construction renovation to be completed by Sponsor.

As stated above, Sponsor's projection of real estate taxes for all of the Units for the First Year of Condominium operation are based upon projections by Metropolitan Realty Exemptions, Inc., which projected the total taxable assessed valuation for the Units upon partial completion of construction renovation for the 2023/2024 tax year, assumed to be effective July 1, 2023, as $63,089.00, and upon 100% completion, assumed to be prior to January 5, 2024, with a projected post-construction renovation actual assessment for all the Units, assumed to be effective July 1, 2024 for the 2024/2025 tax year, as $92,250.00.

It is the last six (6) months of the projected 2023/2024 tax year and the first six (6) months of the 2024/2025 Actual Total Assessment of the Property, as apportioned to all of the Units, upon which real estate taxes for the First Year of Condominium operation have been based.

Therefore, the real estate taxes for all of the Units for the First Year of Condominium Operation are projected to be approximately $15,774.00.

Another assumption is that each Unit will be assessed in direct proportion to each Unit's percentage of Common Interest as it bears to the aggregate percentage of Common Interest of all of the Residential Units. No warranties are made that the assessments of the individual Units amongst the various type Units will be arrived at in a manner stated above. The Department of Finance of the City of New York may arrive at individual Unit assessments (or the apportionment of the entire value of the Property) which are different from those projected by the Metropolitan

Realty Exemptions, Inc. and may use a methodology which varies from that set forth herein. For example, the City of New York may apportion the total tax due for the Property among the individual Unit Owners in proportion to the relative value of each Unit as indicated by the Offering Prices set forth in the initial Offering Plan or any amendment to the Offering Plan. In such event, Sponsor makes no representation as to what Purchase Prices the City would use.

There can be no assurance that there will not be a further increase in the assessed valuation of the Units comprising the Property and/or an increase in the tax rate above those projected for the First Year of Condominium operation or subsequent years.

NO REPRESENTATION OR WARRANTY IS MADE AS TO THE AMOUNT OF THE ASSESSED VALUATION OF THE PREMISES OR AN INDIVIDUAL CONDOMINIUM UNIT OR THE TAX RATE THAT WILL BE IN EFFECT AT ANY TIME OR THE AMOUNT OF REAL ESTATE TAXES WHICH WILL BE DUE. There is also no assurance that the New York City property taxing authority will allocate taxes among the Units in proportion to their respective Common Interests. If they are not so allocated, Unit Owners having the same Common Interests may pay different amounts of real estate taxes.

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

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

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

It shall be the responsibility of the individual Unit Owners, at their sole cost and expense, to review the real estate tax assessments of their Units and, if they so desire, to take any steps necessary to review and/or challenge such assessments. Notwithstanding the foregoing, if proceedings are pending for the reduction of real estate taxes on the land and building for the tax year in which the First Unit Closing occurs, the Condominium will continue such proceedings with the attorney previously employed by the Sponsor. Sponsor shall have the sole right to negotiate and settle all claims in connection with said proceedings. The cost of such proceedings, including legal fees, and (in the event taxes are reduced) any refund shall be apportioned between the Sponsor and the respective Unit Owners according to the ownership of the Property during

respective portions of the tax year. Any refund attributed to a Unit, and all apportioned expenses incurred in connection with obtaining of such refund, shall belong to and be incurred by the Unit Owner receiving said refund. Any refund covering a period prior to the First Unit Closing and all expenses incurred in connection with the obtaining such refund, shall belong to and be incurred by the Sponsor alone.

There are no tax certiorari proceedings currently pending.

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

The projections of real estate taxes due for each of the Residential Units set forth in Schedule A, located in Part I of the Offering Plan, are for (i) the anticipated First Year of Condominium operation, and (ii) upon one hundred percent (100%) completion of Sponsor's construction renovation of the Building, as set forth in the Notes to Schedule A, located in Part I of the Offering Plan, are estimates only. These estimates may vary due to future changes in the assessment guidelines and procedures of the Department of Finance of the City of New York and future increases in the tax assessments and rates for the City of New York. In the event such projections for real estate taxes increase due to future changes in the assessment guidelines and procedures of the Department of Finance of the City of New York and future increases in the tax assessments and rates for the City of New York, Sponsor shall amend the Plan to set forth the revised estimates. HOWEVER, SAID AMENDMENT SHALL NOT AFFORD ANY PURCHASER THE RIGHT TO RESCIND HIS OR HER PURCHASE AGREEMENT. *It should be noted that the Property's real estate tax burden for the First Year of Condominium Operation may not be based on the Building being completed, but instead on the assumption that less than 100% of the improvements were completed by January 5, 2023, the Taxable Status Date. It is assumed for projection purposes that the Property will not be fully assessed for the 2023/2024 tax year, but will be fully assessed for the 2024/2025 tax year*.

Upon 100% completion of the construction renovation by Sponsor, which is assumed to be prior to January 5, 2024 for assessment purposes, and the implementation of the post construction renovation actual total assessment of the Property, the post construction renovation actual assessed valuations for all of the Units has been projected by Metropolitan Realty Exemptions, Inc., Sponsor's Consultant, as $92,250.00.

This projected actual total assessed valuation for all of the Units as set forth above is assumed to be effective as of July 1, 2024. Further, Metropolitan Realty Exemptions, Inc. has projected the tax rate for the Units during the First Year of Condominium operation to be 20.309%. BASED UPON THE PROJECTED TOTAL ASSESSMENT FOR ALL THE RESIDENTIAL UNITS AND THE PROJECTED TAX RATES FOR THE RESIDENTIAL UNITS, AS SET FORTH ABOVE, THE REAL ESTATE TAXES DUE FOR THE ENTIRE FIRST YEAR OF CONDOMINIUM OPERATION WOULD BE APPROXIMATELY $15,774.00 FOR ALL OF THE RESIDENTIAL UNITS. BASED UPON THE PROJECTED AGGREGATE POST-CONSTRUCTION TOTAL ASSESSMENT FOR ALL THE RESIDENTIAL UNITS

UPON 100% COMPLETION, AS SET FORTH ABOVE, AND THE PROJECTED TAX RATE OF 20.309%, THE REAL ESTATE TAXES DUE FOR THE ENTIRE CONDOMINIUM UPON 100% COMPLETION WOULD BE APPROXIMATELY $18,735.00 FOR ALL OF THE RESIDENTIAL UNITS. The estimates are based on the further assumption that the final assessment when apportioned amongst the individual condominium tax lots will be apportioned to the Units in accordance with the proportion that each Unit's percentage of Common Interest bears to the aggregate Common Interest of all of the Residential Units. However, no assurance can be given that this method of apportionment of real estate taxes will be the final method used by the City of New York taxing authorities in establishing real estate taxes. **For example, the City of New York may apportion the total tax due for the Property among the individual Unit Owners in proportion to the relative value of each Unit as indicated by the Offering Prices set forth in the Plan or as amended.** The estimates are also based upon the projection of Metropolitan Realty Exemptions, Inc. that the taxable total assessed valuation for the Property upon partial completion of construction renovation for the 2023/2024 tax year will be $63,089.00, while the final actual and taxable total assessed valuation for the Property upon one hundred percent (100%) completion of the construction renovation of the improvements for the 2024/2025 tax year will be $92,250.00. However, no representation or warranties are herewith given by the Sponsor that the actual assessed valuations of the Property will not exceed or be less than those amounts or that the City of New York will use any assumed method of apportionment.

Projected real estate taxes for each of the Residential Units are set forth in the notes to Schedule A located in Part I of the Offering Plan. See the Notes to Schedule A for a full discussion of projected real estate taxes.

DEDUCTIONS TO UNIT OWNERS, AND TAX STATUS OF CONDOMINIUM

A Unit Owner will own his or her Unit and its appurtenant Common Elements in fee simple absolute and each Unit will be a separate tax lot for purposes of New York City real estate taxes and assessments. Since each Unit Owner owns his or her Unit in fee simple absolute, he or she may mortgage his or her Unit and become individually liable for the payment of the principal and any finance charges or interest on such mortgage indebtedness.

As fully set forth in the tax opinion by D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP, counsel to the Sponsor ("Sponsor's Counsel"), in Part I of this Plan (the "Tax Opinion"), under present law, a Residential Unit Owner will, for Federal income tax purposes, be entitled to a deduction for mortgage interest and real estate taxes in the year paid under sections 163 and 164. These deductions are subject, however, to certain exceptions and limitations that are more particularly discussed in the Tax Opinion. These deductions may also affect an individual Residential Unit Owner's liability for the alternative minimum Federal income tax. Each individual Residential Unit Owner will, for New York State and New York City income tax purposes, be entitled to similar deductions for the mortgage interest and real estate taxes paid during the taxable year. It is the opinion of Sponsor's Counsel that a Residential Unit Owner who itemized his deductions and whose Unit is used by him for residential purposes will, for Federal income tax purposes, be entitled to a deduction limited to $10,000.00 ($5,000.00 in the case of a married individual filing a separate return) for real estate taxes incurred with respect to his Unit in the year paid under section 164. The Federal limitation on the deduction for real estate taxes applies in the aggregate to 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 income taxes combined is $10,000.00 ($5,000.00 in the case of a married individual filing a separate return). Though the foregoing limitation is in effect as of the date of filing of the Offering Plan, neither Sponsor nor Sponsor's Counsel make any representation as to whether the same will be in effect, or what the Internal Revenue Code or state or local tax code will provide, at any time in the future, as such applicable law is subject to change without notice.

Once the Building is converted to condominium ownership, the affairs of the Condominium will be governed by a Condominium Board. Common Charges will be borne by all Unit Owners and assessed and collected by the Condominium Board. Under present law, the exact tax status of the Condominium Board is uncertain and no opinion has been rendered with respect to it. The Federal income tax consequences to the Condominium Board with respect to the receipt of the Common Charges and of the expenditure of Condominium funds will depend on whether the Condominium Board:

(i) is treated as a conduit,
(ii) qualifies and elects to be taxed under section 528, or
(iii) is treated as a corporation.

If the Condominium Board is treated as a conduit, it will not be subject to tax. Rather, items of income, expenses, credits and deductions will be attributed to each Unit Owner in proportion to

his Common Charges. Thus, for example, interest earned on funds reported by the Condominium Board would be taxed to the Unit Owners. There appear to be no judicial precedents directly supporting such treatment and the position of the Internal Revenue Service (the "Service"), which is described more fully below, appears to be that a condominium management association is an association taxable as a corporation.

If it satisfies the requirements of section 528, the Condominium Board may elect to be exempt from Federal income tax on the Common Charges. Generally, those requirements are:

(i) The condominium management association must be organized and operated solely to provide for the acquisition, construction, management, maintenance, and care of association property;

(ii) Sixty percent (60%) or more of the gross income of the condominium management association for the taxable year must consist of assessments from residential unit owners ("Exempt Function Income");

(iii) Ninety percent (90%) or more of the expenditures of the condominium management association for the taxable year must be for the acquisition, construction, management, maintenance, and care of the condominium management association's property;

(iv) No part of the net earnings can inure to the benefit of private individuals other than by the acquisition, construction, management, or maintenance of the condominium management association's property or by rebates of excess assessments;

(v) The condominium management association must annually elect to be treated as a condominium management association; and

(vi) Substantially all (at least eighty five percent (85%)) of the square footage of the units must be used for residential purposes.

Under the Treasury regulations issued pursuant to section 528, a condominium management association must qualify annually for the election under section 528, and additionally, it must make a separate election for each taxable year. Accordingly, the ability of the Condominium Board to elect the benefits of section 528 will depend on the particular facts and circumstances prevailing in the taxable year at issue.

A condominium management association meeting the requirements of section 528 and electing to be exempt from Federal income tax on Exempt Function Income would be taxable at a rate of thirty percent (30%) on the amount by which its other income exceeds the amount of allowable deductions that are directly connected with the production of such income. Such an association, however, would not be allowed certain deductions that are available to corporations that are not taxable under section 528.

If the Condominium Board either cannot qualify (and for the purposes of the Plan, Sponsor has assumed that it will not qualify) or chooses not to elect the benefits of section 528, certain published rulings of the Service implicitly state that a condominium management association will be treated as an association taxable as a corporation. Consequently, unless a valid election pursuant to section 528 has been made, it appears that the Condominium Board would be taxable on that portion of the Common Charges which exceeds the deductible expenses paid or incurred by the Condominium Board for the operation of the Condominium property. The Condominium would also be taxable on income derived from the interim investment of the Common Charges, on income from nonresidential leases of Common Elements, and on income from the operation of facilities that are available to outsiders, net of deductible expenses related to the production of such income.

If the Condominium is treated as a corporation for Federal income tax purposes, the Condominium Board might still contend that a portion of the Common Charges that it receives should not be includible in its gross income. For example, published rulings of the Service indicate that assessments collected by a condominium management association and expressly designated for use for specified capital improvements that are owned in common, and which are not commingled with funds collected for operating expenses or as contingency reserves, should not be included in the gross income of a condominium management association. No part of such an assessment may, however, be expended by the condominium management association for the benefit of an individual owner.

In addition, in connection with assessments for ordinary operating expenses, such as the Common Charges, a condominium management association may not have any taxable income if the expenses of the condominium management association with respect to managing, operating, and replacing the common elements of the Condominium either equal the assessment or any excess amount is annually returned to unit owners or applied to the next year's assessment. Based on the facts in existence at the present time, it appears that the Condominium Board is unlikely to have a substantial amount of income other than the Common Charges.

If section 528 is not applicable, moreover, the Service has noted that a condominium management association may be eligible for the tax treatment afforded to certain cooperatives under Subchapter T of the Code. However, there is very little guidance with respect to the applicability of these provisions to an association managing residential condominium units since generally only farming cooperatives avail themselves of these provisions.

If the Condominium Board makes additional assessments to cover the amounts of any Federal, New York State, or New York City tax liability incurred, such additional assessments may also be taxable to the Condominium.

The Sponsor's counsel have opined whether the Condominium will qualify as a "Condominium Management Association" under Section 528 of the Internal Revenue Code of 1986, as amended, and for the purposes of the Plan have assumed that it will likely qualify. Therefore, the possible income tax consequences to the Condominium of not qualifying as a "Condominium Management Association" has been set forth in Part I of the Offering Plan as a special risk of the offering of the Units hereunder. An estimate of the possible income tax due from

the Condominium is not included as a projected expense in Schedule B of the Plan. However, in the event that an income tax is due from the Condominium, the amount of Common Charges payable by each Unit Owner will increase.

The foregoing summary is for informational purposes only and Sponsor's counsel expresses no opinion with respect to the likelihood of which method of taxation will be applied to the Condominium.

EACH PURCHASER SHOULD CONSULT HIS OR HER OWN TAX COUNSEL AS TO THE TAX CONSEQUENCES OF THE PLAN AND OF RESIDENTIAL UNIT OWNERSHIP.

DLPARTNERS

D'AGOSTINO, LEDERMAN, LANDESMAN,
RIVERA & MIRAGLIA, LLP

9 EAST 40th STREET, 5th FLOOR, NEW YORK, NEW YORK 10016

TEL: 212.564.9800 | FAX: 212.564.9802
DLPARTNERSLAW.COM

JOHN D'AGOSTINO
WAYNE R. LANDESMAN*
BRUCE H. LEDERMAN*
BETTINA M. MIRAGLIA◊
JOSE M. RIVERA*
ERIC R. GARCIA
CHRISTOPHER M. TARNOK
JONHAROLD A. CICERO

SPECIAL COUNSEL
SUSAN M. SCHARBACH*°
KELLYANN STANARD

CHRISTOPHER L. PALLADINO
JANE S. JEONG

* Also Admitted In NJ
◊ Also Admitted In CT
° Also Admitted In MA

COUNSEL'S INCOME TAX OPINION LETTER

November 10, 2023

The Board of Managers of
"543 11th Street Condominium"
a Condominium located at
543 11th Street
Brooklyn, New York 11215

Re: **Offering Plan for Condominium Ownership of Premises "543 11th Street Condominium" a Condominium located at 543 11th Street Brooklyn, New York 11215**

Gentlemen/Mesdames:

You have requested our opinion concerning (i) the availability of certain deductions for Federal, New York State and New York City income tax purposes (but not for purposes of the New York City earnings tax on non-residents) to persons who purchase Residential Units for private residential use ("Residential Unit Owners") under the Plan and (ii) the proper treatment by the Condominium Board for such income tax purposes of the Common Charges paid or borne by all Unit Owners. Except where otherwise indicated herein, the terms used in this opinion have the same meanings as in the Plan.

The condominium units of "543 11th Street Condominium" will be organized under the laws of the State of New York for the purpose of providing for the management, maintenance and care of a multistory residential building to be newly renovated at 543 11th Street, Brooklyn, New

York 11215. The newly renovated building will contain three (3) Residential Units. The By-Laws of the Condominium provide that in addition to the status conferred upon the Condominium Board pursuant to the provisions of the New York Condominium Act, to the extent permitted by applicable law, the Condominium Board is deemed to constitute an unincorporated association for all purposes under the provisions of the General Association Law of the State of New York.

In this connection, we have reviewed the Plan, relevant sections of the Internal Revenue Code of 1986, as amended ("Code"), the New York State Tax Law, the New York City Administrative Code ("Tax Law"), the regulations ("Regulations") promulgated thereunder and such other materials as we deemed relevant as they exist as of the date hereof, and we have assumed that the closing under the Plan will occur in 2024 pursuant to said Code, Tax Law and Regulations as they currently exist.

I. Deductions for Mortgage Interest and Real Estate Taxes

A Unit Owner will own his Unit and its Appurtenant Interest in the Common Elements in fee simple absolute. Accordingly, each Unit will be taxed as a separate tax lot for real estate tax purposes and the Unit Owner will be individually liable for the payment of such real estate taxes. A Unit Owner, pursuant to the terms of the Offering Plan, may also mortgage such Unit(s) and become individually liable for the payment of any finance charges or interest on such mortgage indebtedness.

In our opinion, a non-corporate Residential Unit Owner who itemizes his deductions will be entitled to a deduction in computing his taxable income for Federal income tax purposes for bona fide mortgage interest incurred with respect to his 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 $375,000.00 in the case of a married individual filing a separate return, and (d) the Unit is a "qualified residence." Interest paid on indebtedness that refinances indebtedness incurred to acquire, construct and renovate or improve a Unit is similarly deductible. A Unit will be a "qualified residence" if it is either (i) the Owner's "principal residence" within the meaning of Code Section 121 or (ii) a residence as defined by Code Section 280A(d)(1) that the Owner selects as a qualified residence. Thus, a single taxpayer or a married couple filing a joint return may have two, and only two, qualified residences. In the case of a married couple filing separate returns, each taxpayer may take into account a single "qualified residence," unless by written agreement they consent to one of them taking into account a principal residence and one other residence. Under Section 461(g) of the Code, no deduction will be allowed to a cash basis taxpayer in the year of payment for prepaid interest (other than points paid in certain cases).

In our opinion, a Residential Unit Owner who itemizes his deductions and whose Unit is used by him for residential purposes will, for Federal income tax purposes, be entitled to a deduction limited to $10,000.00 ($5,000.00 in the case of a married individual filing a separate return) for real estate taxes incurred with respect to his Unit in the year paid under Section 164 of the Code. The Federal limitation on the deduction for real estate taxes applies in the aggregate to 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

income taxes combined is $10,000.00 ($5,000.00 in the case of a married individual filing a separate return).

It is also our opinion that each Unit Owner whose Unit is used in an active profession and/or trade or business, other than the rental of such Unit, in which the Unit Owner materially participates, will, for Federal income tax purposes, be entitled to a deduction for the full amount of real estate taxes incurred with respect to his Unit in the year paid under Section 164 of the Code.

Other rules are applicable to a Unit Owner if the Unit is to be used in a trade or business or is to be held for rental. In these cases, the Tax Reform Act of 1986 will have broad impact, and no opinion is offered as to the consequences to such a Residential Unit Owner.

It is also our opinion that each Residential Unit Owner will, for New York State and New York City income tax purposes, be entitled to the same deduction which is allowed for Federal income tax purposes for the mortgage interest and real estate taxes paid during the taxable year. Section 615 of the New York State Tax Law; Section 11.1715 of the Administrative Code of the City of New York. However, in the case of a Residential Unit Owner whose New York State or New York City adjusted gross income exceeds $100,000.00, the amount of such deduction may be reduced by up to twenty-five percent (25%) of such deduction.

In addition to the Federal limitations on itemized deductions noted above, the benefit of a Unit Owner's deductions for interest and real estate taxes may be further reduced if the Unit Owner is subject to the Federal alternative minimum tax. Section 55 of the Code. It should also be noted that state and local taxes, including real estate taxes, are not deductible for purposes of calculating an individual's federal alternative minimum taxable income.

It should be noted that our opinion as to the availability of deductions to a Unit Owner with respect to mortgage interest and real estate taxes in connection with his or her Unit used in an active profession and/or trade or business, other than the rental of such unit, is based on the assumption that such owner will have "at risk" within the meaning of Section 465 of the Code, in such profession, trade or business, an amount equal to, or in excess of his losses in connection with said profession, trade or business, including such deduction.

II. Common Charges

Common Charges will be borne by the Unit Owners and assessed and collected by the Board of Managers ("Condominium Board").

Under Section 528, added to the Code by the Tax Reform Act of 1976, some Condominium Boards may be eligible to be exempt from tax on Common Charges collected from the Unit Owners, provided the requirements of Section 528 are met. However, because of certain tests for qualification, including the composition of the Condominium Board's receipts and expenditures, and because of certain ambiguities in the language of Section 528 which are not clarified by the legislative history, rulings or regulations, it is not presently possible to determine the application of Section 528 to the Condominium. Accordingly, while a Section 528 election may be contemplated, it is not possible at this time to express an

opinion as to the Section's applicability and we assume for the first year of operation that the Condominium will not qualify under Section 528.

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

To qualify as a condominium management association, the Condominium must meet all of the following conditions: (1) it must be organized and operated to provide for the acquisition, construction, management, maintenance and care of association property, (2) at least 60% of its gross income for each taxable year must consist solely of amounts received as membership dues, fees or assessments from Residential Unit Owners, (3) 90% or more of its expenditures for each taxable year must be made for the acquisition, construction, management, maintenance and care of association property, (4) no part of its net earnings can inure to the benefit of any private shareholder or individual (other than by acquiring, constructing, or providing management, maintenance, and care of association property, and other than by rebate of excess membership dues, fees, or assessments), (5) the Condominium must annually elect to be treated as a condominium management association, and (6) at least 85% of the total square footage of all Units within the Condominium must be used by individuals for residential purposes. See Treasury Regulation §1.528-4(b). The qualification of an organization under the provisions of Section 528 is to be determined annually at the close of each taxable year and it is possible, therefore, that if the Condominium does not qualify in one year, it may nevertheless, qualify in one or more future years.

Based upon the information contained in Schedule A, the Description of the Property and Building Specifications and the Plot and Floor Plans to the Plan, we can affirmatively opine that the Property will likely qualify as a condominium management association under Section 528 of the Code. Our ability to affirmatively opine is conditioned solely due to the uncertainty of the current state of the law as to what floor space specifically qualifies as total square footage for residential purposes (i.e., stairwells, lobby; balconies, terraces, etc.). Accordingly, we cautiously opine as to whether the Condominium will or will not be eligible to elect to be created as a condominium management association under Section 528 of the Code.

Even if the Condominium Board were eligible to make a Section 528 election, it would still be subject to tax on any income not received as assessments or other such payment from Unit Owners; thus, if the Condominium Board realized interest income from funds on deposit, such interest may be taxable to it.

If an election under Section 528 is not in effect for the taxable year, the tax status of the Condominium Board will be governed by the rules in effect prior to the enactment of Section 528 ("existing law").

Under existing law, the tax status of the Condominium Board is uncertain. The By-Laws provide that the Condominium Board will act as the agent of the Unit Owners. Thus, the Condominium Board may take the position that it is simply a conduit for receipts and payments of the Unit Owners for whom it acts as agent and not a separate entity. In such case, the Unit Owners would themselves be taxable on any interest or similar income which is earned from investments of the amounts which are assessed and collected from the Unit Owners and/or held as reserve funds.

However, the Internal Revenue Service may contend that for purposes of those matters administered through the Condominium Board, such as the assessment and expenditure of Common Charges, the Unit Owners through the Condominium Board, constitute an association taxable as a corporation. In such event, such association may be deemed subject to the Federal corporate income tax (and also to New York State and New York City corporate income taxes) on the portion of the Common Charges which is deemed to constitute gross income of such association, to the extent that such portion (together with any income earned from other sources, such as interim investments of funds by such association) exceeds the current expenses paid or incurred through the Condominium Board which are deductible for Federal income tax purposes.

In this connection, published rulings indicate that Common Charges which are assessed by the Condominium Board and designated for use solely to make specified capital improvements and which are maintained in a separate bank account should not constitute gross income to such Board, either because it is deemed to receive and hold such Common Charges as agent for the Unit Owners from whom the assessments were collected, Rev. Rul. 75-370, 1975-2 Cum. Bull. 25, or because the assessed Common Charges are deemed to be nontaxable contributions to the capital of the association. Rev. Rul. 75-371, 1975-2 Cum. Bull. 52 Cf. Concord Village, Inc., 65 T.C. 142 (1975). However, if treated as contributions to the capital of the association, it should be noted that when such amounts (together with any other funds accumulated by the association) are expended for capital improvements, the Internal Revenue Service may contend that the capital expenditures benefit the Unit Owners, and that each Unit Owner should therefore be treated as receiving a distribution equal to the fair market value of that benefit; under the usual rules applicable to distributions of associations, a distribution is first treated as taxable ordinary income to the extent of the distributee's proportionate share of the association's earnings and profits, then as a tax-free recovery of basis to the extent thereof, and the balance, if any, as capital gain.

In this connection, it should be noted that if the Condominium Board is determined to be a separate taxable entity for federal income tax purposes, it is possible that the limitations of Section 277 may be found to apply. If this were the case, the Condominium Board's income from sources other than Unit Owners, if any, could not be offset by the Condominium Board's expenses incurred in the provision of services to Unit Owners. It is unclear how interest or other income earned on the investment of a required reserve fund would be treated for this purpose; if such income were treated as not derived from the Unit Owners in consideration of services rendered them by the Condominium Board, then such income may not be reduced by the Condominium Board's operating expenses with respect to the property and may result in a liability for taxes.

In the event that the Condominium Board is required to pay any Federal, New York State or New York City income tax, and the Condominium Board makes an additional assessment in order to meet this tax liability, it should be noted that the additional amount collected through such assessment may itself be subject to tax. See, Old Colony Trust Co. v. Commission, 279 U.S. 716 (1929); Rev. Rul. 74-75. 1974-1 Cum. Bull. 19; Rev. Rul. 86-14 I.R.B. 1986-5, 33.

We express no views as to any Federal, New York State and/or New York City tax consequences or as to any aspects of the Plan other than those consequences and aspects explicitly discussed in this opinion, or as to any tax status of the Plan of a Unit under the laws of any other U.S. or foreign jurisdiction.

Thus, this opinion does not deal with tax consequences which may result from ownership of a Unit in connection with the Unit Owner's trade or business, other than set forth herein, or for purposes of investment or the production of income, or which may result to a foreign Unit Owner by reason of his foreign status. This opinion also does not deal with the tax consequences which may arise if Units or Limited Common Elements are acquired and/or leased by the Condominium Board. It is also to be noted that under certain circumstances an owner of any Residential Unit, by virtue of such ownership, may be deemed to become a resident of New York City and that this opinion does not deal with the circumstances under which this may occur, or with the income, estate or other tax consequences that may arise therefrom. Thus, each person contemplating the purchase of a Unit is strongly advised to consult his own tax advisor as to all such tax matters (as well as with respect to the tax matters discussed in this opinion).

In our opinion, Unit Owners will be entitled to income tax deductions. However, this opinion is not a guarantee; it is based on existing rules of law applied to the facts and documents referred to above. No assurances can be given that the tax laws upon which counsel base this opinion will not change and based upon the current financial status of the country, most likely will change. In no event will the Sponsor, the Sponsor's counsel, the Board of Managers of the Condominium or any other person be liable if there are changes in the facts on which counsel relied in issuing this opinion or if there are changes in the applicable statutes, regulations, decisional law or Internal Revenue Service rulings on which counsel relied which cause Unit Owners not to be entitled to income tax deductions.

We hereby authorize the use of this opinion, or a reproduction thereof, in the Plan.

Very truly yours,

D'AGOSTINO, LEDERMAN, LANDESMAN, RIVERA & MIRAGLIA, LLP

D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP

UNIT CLOSING COSTS AND ADJUSTMENTS

1. The estimated Closing costs and expenses to be incurred by each Purchaser upon the purchase of a Unit are as follows:

(i) Estimated Costs, Fees and Charges to be Paid by Purchaser:

At the time of the Closing, the Purchaser will be responsible for paying the costs, fees and charges in connection with the Closing of title: title insurance fee premium; title insurance mortgage premium if the Purchaser obtains mortgage financing; mortgage recording tax; New York State Real Property Transfer Tax; New York City Real Property Transfer Tax; Recording fees for the recording of the deed, mortgage and Unit power of attorney; contributions to the Condominium's Working Capital fund; first month's Common Charges; Offering Plan reimbursement fee and Sponsor's attorney's fee.

I. Title Insurance Fee Premium:

Although Purchasers are free to use any title insurance company that they choose without incurring a penalty, title insurance is available from K&G Abstract Inc., 134 N. 4th Street, 2nd Floor, Queens, New York 11249, Tel.: 516.882.5621 or from a title insurance company selected by the Purchaser. Sponsor is required to convey marketable title and cure defects regardless of the title company utilized by Purchaser. Current rates for fee title insurance in accordance with the scheduled rates set by the New York Board of Title Underwriters and filed with the New York State Insurance Department are set forth below (approximate amounts): (Sponsor does not guaranty the accuracy of the title insurance rates set forth herein).

Amount of Title Insurance (non-bulk rate)

Fee Amount	Premium
From $100,000 to $500,000	$658 plus $3.71 per Thousand over $100,000;
From $500,000 to $999,999	$2,142 plus $3.38 per Thousand over $500,000;
From $1,000,000 to $5,000,000	$4,508 plus $3.66 per Thousand over $1,000,000;

Amount of Title Insurance (bulk rate)

Fee Amount	Premium
From $100,000 to $500,000	$461 plus $2.595 per Thousand over $100,000;
From $500,000 to $999,999	$1,499 plus $2.37 per Thousand over $500,000;
From $1,000,000 to $5,000,000	$3,155 plus $2.562 per Thousand over $1,000,000;

If the project qualifies for the Bulk Rate pursuant to Section 20 of the TIRSA Rate Manual, then Owner's insurance shall be charged at 70% of the applicable Fee Title Insurance (Owner's) Rate.

II. Title Insurance Mortgage Premium:

If Purchaser elects to simultaneously obtain both fee title insurance and mortgage title insurance, the premium for the mortgage title insurance will be at a simultaneous rate. The premium for mortgage title insurance will be computed using the "Basic Rate" schedule as described below. The premium on the amount of the loan policy that does not exceed the owner's policy shall be calculated at thirty percent (30%) of the regular scheduled rate for loan policies according to the rates set forth below:

Amount of Title Insurance (non-bulk rate)	
Mortgage Amount	Premium
From $100,000 to $500,000	$196 plus $1.092 per Thousand over $100,000;
From $500,000 to $999,999	$633 plus $0.995 per Thousand over $500,000;
From $1,000,000 to $5,000,000	$1,130 plus $0.915 per Thousand over $1,000,000;

Amount of Title Insurance (bulk rate)	
From $100,000 to $500,000	$137 plus $0.765 per Thousand over $100,000;
From $500,000 to $999,999	$433 plus $0.745 per Thousand over $500,000;
From $1,000,000 to $5,000,000	$791 plus $0.641 per Thousand over $1,000,000;

III. Cost of Survey.

Each Purchaser shall also be required to pay the cost of any survey or survey inspection prepared at his request. Purchaser shall reimburse to Sponsor the sum of $500.00 as contribution of costs of surveys and surveying services incurred by Sponsor. Prints of Sponsor's survey will be available for a nominal charge.

IV. Cost of Recording Documents.

The fee charged by the New York City Register's Office for the recording of the deed is approximately $275.00. The fee for the recording of the Unit power of attorney is approximately $100.00. The fee for recording the mortgage is approximately $250.00. The fee for recording the New York City Real Property Transfer Tax Return payable by the Purchaser is $125.00.

V. Costs to Purchaser for the Payment of New York State and New York City Transfer Taxes.

While the New York State and New York City Transfer Taxes are customarily paid for by the Sponsor in single family home transactions, the burden of paying such taxes may be modified by contract. As is common with many other Condominium developments in the State of New York, the purchase agreement for this Condominium provides that the Purchaser of a Condominium Unit will be required to pay the New York State and New York City Transfer Taxes at the Closing. The New York City Department of Finance takes the position that where the Purchaser pays the transfer taxes, the amount thereof will be added to the taxable consideration for determining the transfer taxes. The amount of the New York State Transfer Tax will not be included in the total consideration subject to the New York State Transfer Tax.

Pursuant to the terms of the Offering Plan and the Purchase Agreement contained in Part II, the Purchaser is required to pay as a closing cost the New York State Real Property Transfer Tax ("deed stamps" or "NYS Transfer Tax") and the New York City Real Property Transfer Tax ("NYCRPT"). In condominium transactions, either seller or the purchaser can pay these transfer taxes. The obligation is assumed by the purchaser if such obligation is imposed on the purchaser by the terms of the sale. Under the terms of this Offering Plan, Sponsor is transferring such obligation to Purchaser. New York State Real Estate Transfer Taxes (deed stamps) are currently at the rate of $2.00 per each $500.00 of consideration or part thereof, where such consideration is under $3,000,000.00, and at the rate of $3.25 per each $500.00 where such consideration is $3,000,000.00 or more. New York City Real Property Transfer Tax are currently equal to one percent (1%) of the purchase price with respect to the Residential Units which are sold for less than $500,000.00 and 1.425% where the consideration is equal to or greater than $500,000.00. For purposes of paying this tax with respect to this project, consideration also includes the amount of NYCRPT to be paid for the Unit. See the section of the Offering Plan located in Part I, titled "Unit Closing Costs and Adjustments," for further details.

In the event that the taxing authority of the City of New York determines that the conveyance of more than one (1) condominium unit to the same Purchaser, is taxable at the "commercial transfer tax rates," then, in such event, the transfer tax to be paid by Purchaser shall be 1.425% of the aggregate consideration, as discussed above, where the consideration is $500,000.00 or less, and 2.625% of the aggregate consideration when the consideration is greater than $500,000.00. In the event that the City of New York determines additional transfer taxes are due following an audit of any closed transactions, it shall be the Purchaser's sole obligation, which shall survive the closing, to respond to and defend such audit and pay any additional tax imposed.

Under the State Tax law, Section 1402-a, a tax is payable by the grantee (Purchaser) on each conveyance of residential real property, including condominium units, which tax is equal to one percent (1%) of consideration (or part thereof attributable to the real property being conveyed) where the consideration for the entire conveyance is $1,000,000.00-$1,999,999.00; one and a quarter percent (1.25%) where the consideration for the entire conveyance is $2,000,000.00-$2,999,999.00; one and a half percent (1.50%) where the consideration for the entire conveyance is $3,000,000.00-$4,999,999.00; two and a quarter percent (2.25%) where the consideration for the entire conveyance is $5,000,000.00-$9,999,999.00; three and a quarter percent (3.25%) where the consideration for the entire conveyance is $10,000,000.00-$14,999,999.00; three and a half percent (3.50%) where the consideration for the entire conveyance is $15,000,000.00-$19,999,999.00; three and a three-quarters percent (3.75%) where the consideration for the entire conveyance is $20,000,000.00-$24,999,999.00; and three and a nine-tenths percent (3.90%) where the consideration for the entire conveyance is $25,000,000.00 or more (the "Mansion Tax"). Residential real property includes a one (1) to three (3) family house, an individual condominium unit and a cooperative unit that is or may be used, in whole or in part, as a personal residence. The Mansion Tax, in its current form, applies to conveyances occurring on or after July 1, 2019 other than conveyances pursuant to binding written contracts entered into on or before April 1, 2019. If applicable, a Purchaser under the terms of the Offering Plan shall be liable for payment of the

Mansion Tax at the closing of title of the Unit being purchased. For purposes of paying this tax with respect to this project, consideration also includes the amount of New York City Transfer Tax to be paid for the Unit by Purchaser, as well as, Purchaser's payment of Sponsor's legal fees. Pursuant to recent changes to N.Y. Tax Law § 1404, consideration no longer includes the amount of NYS Transfer Tax where a purchaser has assumed the obligation to pay the NYS Transfer Tax by the terms of sale of the applicable transaction. Such change affects conveyances occurring on or after July 1, 2021 (other than conveyances pursuant to binding written contracts entered into on or before April 1, 2021). However, with respect to any binding written contract entered into on or before April 1, 2021, consideration shall also include the amount of NYS Transfer Tax to be paid for the Unit.

VI. Cost of Mortgage Recording Taxes.

In the event that a Purchaser obtains a mortgage from a lending institution, then he or she will customarily pay at the Closing of tile the following additional costs: (i) mortgage recording taxes in the amount of 1.80% of the first ten thousand dollars of the amount of the mortgage executed by the Purchaser and a mortgage recording tax of 2.05% of the amount of the balance of the mortgage actually executed by Purchaser for mortgages in the amount of less than $500,000.00. The mortgage recording tax for mortgages in the amount of $500,000.00 or more is 2.175% after the $30.00 deduction on the first ten thousand dollars of mortgage amount and, (ii) in addition, the recording charges imposed by the New York City Register which are approximately $20.00 plus $5.00 per page or part thereof and a service charge of approximately $20.00 per document in the approximate total amount of $250.00. All Purchasers will also be required to pay all fees and charges imposed by their respective lending institutions. Purchaser will also likely pay lender's appraiser fees, origination fees, lender's attorney's fees, reserves for real estate taxes and insurance premiums. The Sponsor makes no representation as to what additional Closing costs may be charged by a particular lender.

VII. Working Capital Contribution by Purchaser.

A Working Capital Fund for the Condominium shall be established as follows:

Upon the Closing of the purchase of a Unit, the Purchaser will be required to pay to the Condominium an amount equal to two months' Common Charges then in effect for the Unit pursuant to the Budget in accordance with Schedule A hereto, as the same may be amended from time to time ("Unit Working Capital Fund Contribution") as initial Working Capital. This contribution is not refundable or transferable if the Purchaser sells his or her Unit.

VIII. Cost of Purchaser's Attorney's Fees.

Purchaser shall have the sole responsibility for payment of his or her own attorney's fees and any attorneys fees or other fees required by his or her lending institution.

IX. Late Fees.

If the Purchaser fails to close on the Closing Date for any reason, then (i) the Closing adjustments shall be made as of midnight of the day preceding the date originally scheduled for the Closing Date and (ii) the Purchaser shall pay to Sponsor, as a late fee, an amount equal to 0.400% times the unpaid portion of the purchase price for his or her Unit for each days delay, beginning with the date originally scheduled for the Closing Date to and including the day immediately preceding the actual Closing Date. Purchasers will be required to pay an additional fee of $750.00 to Sponsor's Closing attorneys if Purchaser does not close title to his or her Unit on the date stated in the notice of Closing because such Purchaser has not complied with the terms of the executed Purchase Agreement. The provisions of this paragraph shall not be applicable if, through no fault of Purchaser, Sponsor postpones the Closing Date except to the extent that thereafter the Purchaser postpones the Closing for any reason or is in default.

X. Estimated Apportioned Costs, Fees and Charges to be Paid by Purchaser:

The following costs are to be apportioned at the Closings:

If Units have not been separately assessed for real estate tax purposes prior to the Closing of title to the first Unit, Sponsor shall place in escrow, in the name of the Board of Managers, an amount equal to the unpaid real estate taxes which will be levied against the parcel for the six month period following the first Closing. Alternatively, if the Units have not been separately assessed as of the first Closing date, the Sponsor shall place in escrow, in the name of the Board of Managers, an amount equal to the real estate taxes attributable to the unsold Units for such six month period and may collect at each Unit Closing the estimated amount of taxes attributable to such Unit for the balance of the six month period. The Board of Managers will pay the real estate taxes from the escrow account when taxes are due and payable and the funder of the escrow account will be entitled to reimbursement from, or obligated to pay any deficit to, the Board of Managers, to the extent of the actual assessment. No escrow will be required if the Condominium By-Laws include as part of the Common Expenses, real estate taxes on the property until the Units are separately assessed and after assessment Unit Owners will be reimbursed for any overpayment of taxes or assessed for an underpayment. The amount of the escrow that the Sponsor Deposits with the Board of managers for unsold Units will be disclosed in the initial post-Closing amendment to the Plan.

Purchasers should note that if, as of the date of Closing, the Units are not separately assessed and the Unit owner is required to deposit monies with the Board so that the Board can pay the real estate taxes that in addition to a Unit owners' deposit of funds with the Board, the Unit owner's lender, if any, may also require an escrow for real estate taxes.

The following is an example of the Closing costs applicable to a purchase price of $2,699,000.00 and a mortgage of $2,159,200.00 based on a simultaneous rate:

Owners Policy and Endorsements:

Fee Title Insurance	$ 10,194.00

Loan Policy and Endorsements:

Mortgage Insurance	$ 2,082.00

Real Estate Tax Escrow:

For a closing occurring on January 1, 2024, 2nd half 2023/2024 real estate taxes will have been paid. Therefore, for 1st half 2024/2025 real estate taxes, due July 1, 2024, six (6) months of real estate tax escrow would be picked up. For example, for Unit 1, this amount would be estimated at approximately $2,957.76 based upon the estimates in Schedule A for the First Year of Condominium operation. It is also noted that a January 1, 2024 closing where the 2nd half 2023/2024 real estate taxes have been paid, Purchaser would have to reimburse Sponsor for six (6) months of real estate taxes. For Unit 1, based upon the estimates in Schedule A for the First Year of Condominium operation, this amount would equal approximately $2,957.76

State and Local Taxes:

Mortgage Tax	$41,534.60
New York State Transfer Tax	$10,950.00
New York City Transfer Tax	$34,218.26
Mansion Tax	$39,162.66

Recording Fees:

Recording costs for deed and power of attorneys	$400.00
Recording cost of mortgage, partial release, UCC Termination Statement and ACRIS filings	$650.00

Additional Expenses

Condominium Working Capital (2 months Common Charges):	$ 797.34
First Month's Common Charges	$ 398.67
Sponsor Attorney Fees for Preparation of Deed, Power of Attorney And other Closing Documents	$ 3,500.00
TOTAL:	**$149,803.05**

XI. Credits for Mortgage Recording Taxes Paid by Sponsor.

To the extent that the Purchaser is entitled to any credit against the mortgage recording tax by reasons of any prior mortgage against the Unit or the Property, the Purchaser shall pay to the Sponsor at the Closing for such Unit the amount of any such credit.

The Sponsor may pay or may have paid a mortgage recording tax in connection with obtaining a mortgage loan for the acquisition and/or the construction of the Condominium. Section 339-ee(2) of the New York Real Property Law provides for a mortgage tax credit upon transfer of the Units.

Sponsor shall be entitled to a credit for the mortgage taxes paid pursuant to Section 339-ee(2) of the New York Real Property Law. The pertinent language of the statute is as follows:

> *"If in the event the proceeds of a construction mortgage were applied to construction of a Unit of a Condominium submitted to the provisions of this article, or in the event that a Unit submitted to the provisions of this act was subject to a blanket mortgage, and a mortgage tax was duly paid on such construction or blanket mortgage in accordance with article eleven of the tax law, then, as each Unit is first conveyed, there shall be allowed a credit against the mortgage tax that would otherwise be payable on a purchase money mortgage, said credit to be in the amount resulting from the product of the Purchaser's pro rata percentage of interest in the Common Elements and the mortgage tax already paid on the construction or blanket mortgage. No credit shall be allowed under this subdivision (a) on account of the special additional mortgage recording tax imposed by subdivision one "a" of section two hundred fifty three of the tax law or (b) where the first Condominium Unit is sold more than two years after the construction or blanket mortgage was recorded".*

The Sponsor shall receive the benefit from any credit on Purchaser's mortgage recording tax which may be available pursuant to the quoted statute. Accordingly, at Closing, each Purchaser electing mortgage financing shall pay the full amount of the mortgage recording tax chargeable on the entire amount being financed. Sponsor will be reimbursed at Closing to the extent of any mortgage tax credit allowed.

If Sponsor has paid a mortgage recording tax for a construction loan and/or blanket mortgage on the Property and in the event that a mortgage tax credit becomes available pursuant to New York Real Property Law, then it is specifically understood that such credit shall inure to the benefit of the Sponsor. Accordingly, at closing, each Purchaser electing mortgage financing shall pay an amount equal to the full amount (but not in excess thereof) of the mortgage recording tax chargeable on the entire amount being financed. At closing the Sponsor will be reimbursed by Purchaser to the extent of any mortgage tax credit allowed.

Notwithstanding the foregoing, Sponsor, at its option, may arrange, in lieu of the mortgage recording tax credit, to have its current or future lenders, as the holders of the loans encumbering the Property (hereinafter "Sponsor's Mortgages"), assign to a Purchaser's lender, a portion of Sponsor's Mortgages, in an amount equal to the mortgage loan obtained by Purchaser (the "Mortgage Assignment"). If Sponsor chooses to have its lenders deliver a Mortgage Assignment to Purchaser's lender and Purchaser's lender is willing to accept such Mortgage Assignment, then the Sponsor will pay the costs and fees charged by Purchaser's lender, and Purchaser's lender's attorneys, as well as all applicable recording charges to effect the contemplated assignment ("Mortgage Assignment Expenses"). The foregoing transaction, as contemplated herein, will not result in any additional risk or cost to the Purchaser and can only be initiated if Purchaser has

procured mortgage financing for their Unit purchase. As a mortgage assignment transaction may require additional coordination between lenders, Purchaser and Sponsor, it may potentially delay the Closing. In which case, Purchaser shall not be liable for any adjournment fees.

If, at Sponsor's option, the Mortgage Assignment is effected, Purchaser shall, in lieu of paying mortgage recording tax to the State of New York, pay Sponsor, at Closing, an amount equal to the mortgage recording tax which would otherwise have been due by Purchaser ("Mortgage Recording Tax Reimbursement"). Sponsor also reserves the right to direct Purchaser to pay, from the Mortgage Recording Tax Reimbursement, the Mortgage Assignment Expenses. The Mortgage Assignment may require additional coordination between Sponsor's Lender, Purchaser's Lender, Sponsor and Purchaser and purchaser and seller, it may potentially delay the closing. In the event that the Closing is delayed as a result of the coordination of the Mortgage Assignment, the Purchaser shall not be liable for any adjournment fees. It is intended that Purchaser shall not be obligated to pay or incur any expense or sum of money that it would not have paid in the event the mortgage recording tax credit was available.

The entire contents of this Section XI above, as same may be revised or amended, shall be deemed to be incorporated into the Purchase Agreement for each Unit.

XII. Mortgage financing costs.

The Purchaser will be responsible for all Closing costs in connection with mortgage financing if the Purchaser obtains a mortgage.

XIII. Costs for Sponsor's Attorney's Fees to be Paid by Purchaser.

Purchaser shall pay the fee of Sponsor's Closing attorneys in the amount of $3,500.00 per Unit at the time of Closing for document preparation fees for preparation of Closing documents and for attendance by Sponsor's counsel at the Closing. If a Closing takes place, at the request of the Purchaser, at any location other than the office of Sponsor's attorney, Purchaser shall pay to Sponsor's attorney (in addition to the fee set forth above), an attendance travel fee in the sum of $750.00 provided that the Closing is held in the City of New York or Nassau County. Sponsor and Sponsor's counsel are not required to attend a Closing at any location other than in the City of New York or Nassau County. In the event that a Closing is adjourned with Sponsor's consent, at the request of the Purchaser, or Purchaser's attorney within forty eight (48) hours of the scheduled time of Closing, Purchaser shall also pay Sponsor's attorney an adjournment fee in the sum of $750.00. There will be a fee charged of $500.00 for the preparation by Sponsor's counsel of E-tax forms, which are required for the ACRIS recording of the transfer documents.

XIV. Apportioned Costs to be Paid by Purchaser.

If Units have not been separately assessed for real estate tax purposes prior to the Closing of title to the first Unit, Sponsor shall place in escrow, in the name of the Board of Managers, an amount equal to the unpaid real estate taxes which will be levied against the parcel for the six month period following the first Closing. Alternatively, the Sponsor shall place in escrow, in the

name of the Board of Managers, an amount equal to the real estate taxes attributable to the unsold Units for such six month period and may collect at each Unit Closing the estimated amount of taxes attributable to such Unit for the balance of the six month period. The Board of Managers will pay the real estate taxes from the escrow account when taxes are due and payable and the funder of the escrow account will be entitled to reimbursement from, or obligated to pay any deficit to, the Board of Managers to the extent of the actual assessment. No escrow will be required if the Condominium By-Laws include as part of the Common Expenses, real estate taxes on the property until the Units are separately assessed and after assessment Unit Owners will be reimbursed for any overpayment of taxes or assessed for an underpayment. The amount of the escrow that the Sponsor Deposits with the Board of managers for unsold Units will be disclosed in the initial post-first Closing amendment to the Plan.

Purchasers should note that if, as of the date of Closing, the Units are not separately assessed and the Unit owner is required to deposit monies with the Board so that the Board can pay the real estate taxes that in addition to a Unit owners' deposit of funds with the Board, the Unit owner's lender, if any, may also require an escrow for real estate taxes.

RESERVE FUND

Sponsor is not creating a fund on closing to be used as a reserve for capital expenditures. However, the budget for the first year of condominium operation in SCHEDULE B includes a budgeted Yearly Reserve Fund for repair and replacement of major systems or structural elements of the building. This budgeted item will start the gradual creation of a reserve fund. Unit owners will therefore be contributing to the Yearly Reserve Fund through their common charges, beginning with common charge adjustments paid at the closings of their individual condominium units. (Unit owners will also, at closing, pay their contributions to the building's Working Capital Fund.) In the event a need arises for capital expenditures such as renewal or replacement of building components or systems, or to remedy major building defects, and the reserve fund is inadequate to pay for those expenditures, it will be necessary to raise needed capital either by assessing individual units or owners for the cost of such expenditures. However, in the Sponsor's estimation, and in view of the fact that all major building systems and components are newly renovated, it is anticipated that there will be no needed capital expenditures within the five (5) years immediately following the first closing of a condominium unit under the Offering Plan. While the Sponsor is in control of the Board of Managers, the reserve fund may not be used to reduce projected common charges in the Plan.

Neither the Department of Law nor any other governmental agency has passed upon the adequacy of the fund.

WORKING CAPITAL FUND

At the time of the first closing of title to each Unit to a bona fide Purchaser, such Purchaser shall pay a sum equal to two (2) months Common Charges for the Unit being purchased, to the Board of Managers for its working capital (the "Working Capital Fund"). This fund is to be used for payment by the Board of Managers of any net closing adjustment expenses owed to Sponsor at the First Unit Closing. The amount of the net closing adjustment owed to Sponsor will be paid to Sponsor by the Board of Managers, without interest, by applying the two (2) months' Common Charges paid by each Purchaser at the closing of title to each Unit to the terms of a non-interest bearing note due on the first (1st) anniversary of the First Unit Closing to be executed by the Board of Managers at the First Unit Closing. Sponsor is hereby authorized to endorse the two (2) months Common Charge checks payable to the Board of Managers over to Sponsor and to apply such payments without any further action of the Board of Managers until the promissory note is paid in full. If the promissory note is not fully paid by the due date from such payments, the Board of Managers will pay the note in full from its general funds. The Board of Managers will be entitled to prepay the note, in full only, at any time and without penalty. Sponsor will waive any net adjustments in its favor which would reduce the Working Capital Fund below zero after making provision for the amount of monies that would be generated by the payment of the two (2) months' Common Charges for each Residential Unit in the Building. If the result of the closing adjustments is a net credit in favor of the Condominium, or if any amounts remain after the promissory note has been fully paid, such amounts in the Working Capital Fund may be held or used at any time for working capital, to make repairs or for such other appropriate purposes permitted under the Declaration and the By-Laws as will be determined by the Board of Managers in its sole discretion.

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

No representation is made that the Working Capital Fund will be adequate to cover current or future expenses. If additional funds are required over and above the Working Capital Fund, it may be necessary to increase Common Charges or separately assess all Unit Owners. Neither the Department of Law nor any other government agency has passed upon the adequacy of the Working Capital Fund.

MANAGEMENT AGREEMENT

The Building will be self-managed. Therefore, the individual Unit Owners will be responsible for the work normally done by a Managing Agent.

Sponsor has reserved the right, prior to the First Unit Closing, to modify, renew and replace any existing agreements and to enter into new agreements that will be binding on the Condominium Board, provided that there will be no material increase in the estimated Common Charges for the "Projected Budget for the First Year of Condominium Operation" located in Part I of the Plan. Should Sponsor modify, renew, or replace any such agreements, Sponsor shall amend this Plan to disclose the same, should such modification, renewal, or replacement materially affect the projections in Schedule B.

The current service contracts which are anticipated to be effective at the date of the First Unit Closing or service contract projections pertaining to the Building are set forth in the "Projected Budget for the First Year of Condominium Operation" located in Part I of the Plan.

In the event that the Board of Managers controlled by the Unit Owners decides to hire a management agent, the common charges can be expected to increase significantly.

The Condominium will only be bound by further contracts made by the Condominium Board.

There are presently no leases binding on the Condominium.

IDENTITY OF PARTIES

SPONSOR: The Sponsor of the Offering Plan is, 11TH STREET RESIDENCE LLC, a New York limited liability company.

The Sponsor's address is 115 W. 30TH STREET, SUITE 709, NEW YORK, NEW YORK 10001.

The Sponsor is a New York Limited Liability Company organized on May 4, 2023.

Matthew Chua is the principal of Sponsor and has over 5 years of experience in commercial and residential real estate.

There are no other cooperatives, Condominiums or homeowners associations in New York State filed within the past five years where the Sponsor or a principal of Sponsor or an affiliate of Sponsor is an owner or Principal or the owner of shares or Units therein and where in the aggregate such owner owns more than 10% of the shares or Units, other than:

189 PROSPECT PLACE CONDOMINIUM (File No. CD22-0223) which is currently under review with the NYS Department of Law.

The term "Principal" as used herein shall mean a "Principal" as presently defined under the regulations of the Department of Law of the State of New York".

Only Matthew Chua is a Principal of Sponsor pursuant to 13 NYCRR §20.1(c)(2)

There have been no prior bankruptcy filings or felony convictions of Sponsor, or any principal of Sponsor or any affiliate of Sponsor; and no prior convictions, injunctions and judgments against Sponsor, or any principals or affiliates of Sponsor that may be material to the Plan or an offering of securities generally, that occurred within fifteen (15) years prior to submission of this Plan.

COUNSEL: The Sponsor initially retained the law firm of Tsoromokos & Papadopoulos, PLLC, 45-02 Ditmars Blvd., Suite 1000, Astoria, New York 11105 to represent it in the preparation and consummation of the Offering Plan. Sponsor subsequently retained the law firm of D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP, 9 East 40th Street, 5th Floor, New York, New York 10016, to represent it in the preparation, completion and consummation of the Offering Plan. Jonharold A. Cicero, Esq., a partner of the firm updated and drafted the Declaration, the By-Laws, this Plan, the form of Purchase Agreement, the form of 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. It is suggested and expected that each Purchaser will consult and be represented by his own counsel in connection with this Offering.

D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP, and/or the members thereof, have no financial interest in the Property, the Sponsor or the Selling Agent, except that they are to be paid a fee for their services.

ARCHITECT: The architect, David Bucovy Architect, PLLC, has offices at 334 East 7th Street, Brooklyn, New York 11218, has examined the physical condition of the property and has rendered his report thereof as set forth in Part II starting at Page AR1. The architect has no relationship or financial interest in the property, Sponsor, condominium, selling agent, any principal, or any other party interested in this transaction, except for his fee for services rendered in connection with his report. The architect has experience in residential, commercial and hospitality projects. His residential projects include townhouses in both the West and East Village, apartments in Dumbo, and Prospect Park in Brooklyn, Flatiron, Central Park South and Park Avenue in New York City.

SELLING AGENT: The Selling Agent for this offering is Compass RE NY, LLC d/b/a Compass, a licensed real estate brokerage firm which has offices at 111 Fifth Avenue, New York, New York 10003. The principals of the Selling Agent have been involved with the development and marketing of numerous luxury condominium and cooperative projects in New York City since 2012. The Selling Agent, and/or the principals or officers thereof, have no financial interest in the Property or the Sponsor, except that they are to be paid a fee for their services. There have been no prior convictions, injunctions, or judgments against the Selling Agent or the principals or officers thereof that may be relevant or material to the Offering Plan or any offering of securities generally.

METROPOLITAN
Realty Exemptions

Office: 349 Keap Street, Brooklyn, NY 11211
Mailing: 118 Middleton Street, Brooklyn, NY 11206
Phone: (718) 387-3004 | **Fax:** (718) 228-3503
Email: martin@mretax.com | **Web:** www.mretax.com

June 5, 2023

543 11th Street LLC
115 W 30th Street, Ste 709
New York NY 10001

RE: 543 11 Street
Brooklyn, NY
Block & Lot: 1094 – 57

Letter of Opinion Regarding Real Estate Tax Liabilities
Three (3) Residential Condominium Units

Dear Sir,

You have requested us to advise you with our opinion in respect to determining the projected Annual Assessment and tax liabilities in regard to the above captioned real property according to our experiences.

The New York City Department of Finance assesses the values in regard to all New York City residential and commercial properties annually. Based on the assessor's determination of the assessment on taxable status date January 5th, the Department of Finance releases tentative assessments of the property value in January of every year and final assessments every May, prior to the beginning of each tax year, which commences July 1st.

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. In regard to one-, two- and three-family homes (tax class 1), Finance estimates market values based on comparable sales. Finance's records indicate that the

assessor's assessment on market values, only deviate from actual sales prices by 15 percent or less.

In rendering this opinion, we have relied upon the following facts and information that you have provided us with:

- The subject property is located at 543 11 Street, Brooklyn, NY, and is known as Block: 1094 – 57, with the NYC Department of Finance ("DOF").
- The proposed is to convert an existing 3-framily house into 3 condominium units.
- There will be separate condominium tax lots filed with the DOF for each residential unit.
- The property is currently classed as Tax Class 1 with the DOF.
- Based on the explanation below, the DOF Surveyor's Office shall class the structure as a tax class one (1) and thus levy the assessed value on a 6% rate of the market value.

Tax Class 1 CAP
Per New York Real Property Tax Law Section 1805, tax class one (1) properties are subject to an assessment cap of 6%. Specifically, the law states that an assessor of any special assessing unit "shall not increase the assessed value of any tax class 1 property" in a single year by more than 6% of the previous year's assessed value, as listed on the assessment roll. Additionally, the assessor may not increase the tax class one (1) property's assessed value by more than 20% within any five-year period. The assessment cap does not apply to increases in assessed value due to physical alterations or the expiration of any tax exemptions or abatements.

We believe there will be a substantial increase in value for 2023/24 as a result of the new construction, and that such increase will be placed on the assessment roll immediately and not subject to the limitation on increases described above.
In future years increases in assessed value cannot exceed 6% annually and 20% over any five-year period.

In the event if the Department of Finance will change the classification to a Tax Class 2, the assessed value and property taxes will differ the amounts listed below.

Property tax is only levied on a portion of the market value. This portion is called the assessed value. In regard to 1-3 family homes and Condominiums with no more than three (3) dwelling units, provided such property was previous classified as class one (1), the assessed values are levied on 6% of the market value. In regard to all other properties, taxes are levied on 45% of the market value.

Post-Completion Proposed Full Real Estate Tax Liabilities
We have taken the following factors in account when formulating our opinion: (a) the recent tax assessment history on the property; (b) comparable condominium projects in the neighborhood which have been recently altered; (c) market conditions in the general area; (e) proposed estimate of the cost of construction; (f) calculation of the gross floor area mentioned above.

Considering the aforementioned factors, we are estimating that **following completion of construction**, the DOF will set the assessed value at approximately **$92,250.**

METROPOLITAN Realty Exemptions, Inc.

Assuming the 2023 tax rate of 20.309% for tax class 1 (i.e., $20.309 per $100 of AV), the Projected Tax Liability will be approximately **$18,735.**

In determining the assessed values for the individual units, the Department of Finance may use the common interest percentages set forth in the condominium declaration if such percentages are rationally and fairly determined.

Blended taxes for the first year of condominium operation
The first year of condominium operation will begin on January 1, 2024 and end on December 31, 2024.
Taxes for the first year of condominium operation will be approximately as follows:

Estimated Full Tax Liability For 2023/24 And 2024/25 Tax Years

	Assessed Value	Tax Rate	Real Estate Tax
2023/24 TAX YEAR	$63,089	20.309%	$12,813
2024/25 TAX YEAR	$92,250	20.309%	$18,735

Estimated Taxes First Year of Condominium Operation

	Assessed Value	Tax Rate	Real Estate Tax
50% of year 2023/24	$31,545	20.309%	$6,406
50% of year 2024/25	$46,125	20.309%	$9,368
First year of condominium operation	$77,669		$15,774

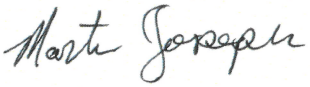
Taxes for the first year of condominium operation will be comprised of 50% of the taxes due for the 2023/24 tax year and 50% of the taxes due for the 2024/25 tax year.

Disclaimer
Though the aforesaid estimate of the Actual Assessed Valuation is a good-faith estimate, it is not possible to estimate same with any degree of certainty. Assessed valuations, when made, may be lesser or greater based on the interpretation of the administrative code and the applicable rules and regulations of the City of New York.

Although we believe our opinions are well-founded, they are not intended, and should not be construed as warranties or guaranties or representations as to future assessed valuations of the property under discussion and we accept no responsibility or liability in the event that the figures or projections set forth herein are incorrect or inaccurate. In no event will this firm, the Sponsor, the Sponsor's counsel or any other person be liable if the assessed valuation, when actually made, is lesser or greater that that estimated above, or if the administrative code and the applicable rules and regulations of the City of New York are changed in the future, or if the facts as represented prove to be untrue.

Sincerely yours,

METROPOLITAN Realty Exemptions, Inc.



Martin Joseph
Metropolitan Realty Exemptions, Inc.

GENERAL

The Plan does not knowingly omit any material fact or contain any untrue statement of any material fact. Exact copies are contained in Part II hereof of the Condominium Declaration, Purchase Agreement, Condominium By-Laws, and form of Unit Deed.

There are no lawsuits or other proceedings now pending, or any judgments outstanding, either against the Sponsor or any other person or persons that might become a lien against the Property or that may materially affect this offering, the Property, Sponsor's capacity to perform all obligations under the Plan, the Condominium, or the operation of the Condominium.

No units in this building are occupied by residential or commercial tenants. No contracts or agreements, written or oral, have been entered into for the sale or transfer of any of the units offered pursuant to the Offering Plan. No deposits or advances of funds have been taken by, or on behalf of, the Sponsor in connection with the reservation, sale, or transfer of any units offered pursuant to this Offering Plan.

The Property has not been the subject of any prior cooperative or condominium offerings. There are no preliminary binding agreements entered with any purchasers, nor has any money been collected from any prospective purchasers. There has been no market test pursuant to Cooperative Policy Statement No. 1.

In accordance with the provisions of the laws of the State and City of New York, the Sponsor represents that the Sponsor, and the Selling Agent, will not discriminate against any person because of race, creed, color, sex, sexual orientation, disability, age, marital status, national origin, or ancestry in the sale of the units offered by the Plan, or in the leasing of any apartment in the building.

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

Operable smoke detectors and carbon monoxide detectors will be installed in all apartments as per the New York City Administrative Code.

If there is a material amendment to the Offering Plan that adversely affects a purchaser, such purchaser shall have the right to rescind his/her purchase agreement within fifteen (15) days after the date of presentation by the Sponsor, which rescission shall be made by CERTIFIED MAIL - RETURN RECEIPT REQUESTED, and shall be deemed made on the date when notice of rescission is deposited with the United States Post Office. Sponsor shall return the deposit on contract to any purchaser who validly rescinds.

No person has been authorized to make a representation that is not expressly contained herein.

This Plan may not be changed or modified orally.

DOCUMENTS ON FILE

Sponsor shall keep copies of the Offering Plan, all documents referred to in the Offering Plan, and all exhibits submitted to the Department of Law in connection with the Offering Plan on file and available for inspection without charge, and for copying at a reasonable charge, at the Sponsor's office as set forth in this Offering Plan, or at the office of the Sponsor's attorney, for a period of six (6) years from the date of first closing. The Sponsor shall deliver to the Board of Managers of the Condominium a copy of all documents filed with the appropriate recording office at the time of the first closing of a condominium unit.

REPORTS TO UNIT OWNERS

The Board of Managers of the Condominium shall give annually to each and every Unit Owner:

1) On or before March 1st of each year a financial statement. During the period the Sponsor is in control of the Board of Managers, there shall be a certified financial statement prepared by a certified public accountant or public accountant.
2) Prior notice of the annual Unit Owners meeting, which shall occur in March, and which notice shall be no less than thirty (30) days prior to the scheduled meeting.
3) A copy of the proposed annual budget of the Condominium, no less than thirty (30) days prior to the date set for adoption thereof by the Board of Managers. During the time the Board is controlled by the Sponsor, this budget shall be certified by a qualified budget expert.

SPONSOR'S STATEMENT OF BUILDING CONDITION

The Sponsor hereby adopts the DESCRIPTION OF PROPERTY AND SPECIFICATIONS set forth in Part II of this Offering Plan. With reference to such material, a licensed architect or engineer prepared the description of property and building condition contained therein.

The Sponsor represents that it does not know of any defect or need for major repairs except as hereinafter set forth, and that, to the best of the Sponsor's knowledge, the following description accurately states the condition of the building and its equipment (see DESCRIPTION OF PROPERTY AND SPECIFICATIONS in Part II of the Plan).

The Property will be offered in its condition as described in this plan. Neither the Sponsor nor its Principal will have any obligation to make repairs or improvements except to the extent that the building or its systems do not conform to the conditions as described in the Plan. The Sponsor will cure, or cause to be cured, all violations of record against the Property on the closing date, eliminate all known dangerous or hazardous conditions, and comply with all work orders from mortgagees.

PART II

THIS DOCUMENT IS A LEGALLY BINDING DOCUMENT AND SHOULD BE READ CAREFULLY BY EACH PROSPECTIVE PURCHASER AND SHOULD BE REVIEWED BY EACH PROSPECTIVE PURCHASER'S ATTORNEY BEFORE EXECUTING IT.

PURCHASE AGREEMENT ("Agreement")

543 11TH STREET ("Condominium")

Purchaser's Name:_____

Social Security No.:_____

Address:_____

Telephone No.:_____

Additional Purchaser's Name:

Social Security No.:_____

Address:_____

Telephone No.:_____

Unit Number:_____

Percentage Interest in Common Elements:_____

Aggregate Down Payment (not including custom work**):

a) Down Payment (10%) (50% if applicable***) $_____

Balance Due at Closing $_____

Total Purchase Price*** $_____

Name(s) and manner in which title will be taken:_____

** additional Deposit for custom work $_____

*** If a Purchaser is a foreign government, a resident representative of a foreign government or other person or entity otherwise entitled to the immunities from suit enjoyed by a foreign government (i.e., diplomatic or sovereign immunity), such Purchaser will be required to make an Down Payment equal to fifty percent (50%) of the applicable Total Purchase Price.

Statement of Seller

11TH STREET RESIDENCE LLC, with addresses at 115 West 30th Street, Suite 709, New York, New York 10001, a limited liability company formed pursuant to the laws of the State of New York, (hereinafter collectively the "Sponsor" or "Seller"), having promulgated a Plan of Condominium Ownership of "543 11th Street," a Condominium ("the Plan") pursuant to which the land with appurtenances and the Residential Units ("the Units") being newly renovated by Seller, located at 543 11th Street, Brooklyn, New York 11215, will be declared to be a condominium under the provisions of Article 9-B of the Real Property Law of the State of New York on the terms and conditions more particularly set forth in the Plan.

Statement of Purchaser

Purchaser acknowledges as follows:

I have received and read a copy of the Plan and all filed amendments thereto. Said Plan, which includes the Declaration to be made by the Seller and to be recorded in the Office of the Register of the City of New York, Kings County, the Schedules, By-Laws and Rules and Regulations attached thereto, are incorporated herein by reference and made part of this Agreement with the same force and effect as if fully set forth herein.

AFTER DELIVERING AN EXECUTED AGREEMENT, TOGETHER WITH THE REQUIRED DEPOSIT, I WILL BE AFFORDED SEVEN (7) DAYS TO RESCIND THIS PURCHASE AGREEMENT AND HAVE THE FULL DEPOSIT REFUNDED TO ME PROMPTLY, PROVIDED THAT I HAVE NOT HAD AN OPPORTUNITY TO REVIEW THE OFFERING PLAN AND ANY FILED AMENDMENTS FOR AT LEAST THREE (3) BUSINESS DAYS PRIOR TO SUCH DELIVERY. SUCH RESCISSION MUST BE BY WRITTEN NOTICE, ADDRESSED TO SPONSOR, AND BE POSTMARKED OR HAND DELIVERED NO LATER THAN MIDNIGHT OF THE 7TH DAY SUBSEQUENT TO MY DELIVERING THE EXECUTED PURCHASE AGREEMENT. IF I HAVE HAD AN OPPORTUNITY TO REVIEW THE OFFERING PLAN AND ANY FILED AMENDMENTS FOR NOT LESS THAN THREE (3) BUSINESS DAYS PRIOR TO MY MAKING THE AFORESAID DELIVERY, I SHALL NOT BE PERMITTED THE AFOREMENTIONED SEVEN (7) DAY TIME PERIOD TO RESCIND THIS PURCHASE AGREEMENT.

The seven (7) day rescission period is (delete whichever is incorrect): applicable; not applicable.

Purchaser has been given an opportunity to examine the architectural plans for the above-numbered Unit and for the building in which it is located ("the Building"), prepared by David Bucovy Architect, PLLC ("the Architect").

Purchaser is desirous of purchasing the above-numbered Unit or Units, as designated in the Declaration and on the floor plans filed or to be filed in the aforesaid Register's Office, together with an undivided interest appurtenant thereto to in the Common Elements appurtenant thereto (the above-numbered Unit and the undivided interest being hereinafter collectively called the "Unit");

Agreement Between Sponsor and Purchaser

For good and valuable consideration, receipt of which is hereby acknowledged, Seller and Purchaser mutually agree as follows:

1. **Payment for Unit**. Seller hereby agrees to sell and Purchaser hereby agrees to purchase the Unit for the Total Purchase Price stated above. The Down Payment stated above has been made on the signing of this Agreement, receipt of which by check subject to collection is hereby acknowledged by Sponsor. If the check representing the Down Payment is returned for insufficient funds or for any other reason (i) such return shall be deemed a non-curable default by Purchaser and this Agreement shall automatically be deemed cancelled, and (ii) upon such cancellation Purchaser and Sponsor will be released and discharged of all further liability and obligations hereunder and under the Plan, and the Unit may be sold to another as though this Agreement had never been made and without any obligation to account to Purchaser for any of the proceeds of such sale. Notwithstanding anything herein to the contrary, whether or not the Sponsor has canceled this Agreement as provided above, if the Sponsor has not collected the proceeds of any check for any payments due under this Agreement, then the Sponsor may take such actions at law and in equity as may be required in order to collect such payments and any and all costs of collection, including, without limitation, all attorneys' fees and expenses incurred by the Sponsor in connection therewith. The Balance Due at Closing shall be payable at the closing of title, as hereinafter provided in Paragraph 2, by unendorsed certified or cashier's check of Purchaser drawn on a bank or trust company which is a member of the New York Clearing House Association to the order of Seller or as otherwise directed by Sponsor.

2. **Closing of Title**. The closing of title shall take place on no less than thirty (30) days' prior written notice to Purchaser at such place as Sponsor may designate, at an hour and on a date (hereinafter called the "Closing Date") to be specified by Sponsor. Such date shall be no earlier than thirty (30) days after the date on which written notice is given to Purchaser that the Plan has been declared effective (unless Purchaser and Sponsor shall agree on an earlier Closing Date). Sponsor shall have the right, from time to time, to adjourn the Closing Date on written notice to Purchaser. If adjourned, Sponsor shall fix a new date and time for the closing of title to the Unit and shall give Purchaser not less than five (5) days written notice of the newly scheduled Closing Date. Purchaser shall be entitled to one reasonable adjournment of up to fifteen (15) days, on five (5) days written notice by Purchaser to Sponsor, provided that Purchaser may not seek an adjournment of any kind based upon any provision set forth in Paragraph number 18(i) herein. If, through no fault of Sponsor, Purchaser fails for any reason to close title to his Unit on the originally scheduled Closing Date, or the Adjourned Closing Date (hereinafter the "Adjourned Closing Date"), and Sponsor does not have the right to, or elects not to, cancel this Agreement as a result of the same, (a) the adjustments for real estate taxes and Common Charges will be made as of

midnight of the day preceding the originally scheduled Closing Date, regardless of when the closing of title occurs, and (b) Purchaser will be required to pay Sponsor, as a reimbursement of Sponsor's higher carrying costs for the Unit by virtue of the delay, and in addition to the other payments to be made to Sponsor under this Agreement and the Plan, an amount equal to 0.04% of the total Purchase Price for each day starting from (and including) the originally scheduled Closing Date to (and including) the day before the actual Closing Date. If, through no fault of Purchaser, Sponsor postpones the originally scheduled Closing Date, these provisions shall apply to the rescheduled Closing Date if Purchaser fails for any reason to close title to his Unit on the rescheduled Closing Date.

At the closing of title Sponsor shall deliver to Purchaser a bargain and sale deed, with covenant against grantor's acts, conveying the Unit to Purchaser, such deed to be in the form contained in Part II of the Plan, executed and acknowledged by Sponsor in form for recording.

Simultaneously with the delivery of the deed, Purchaser (i) shall cause the proceeds of any mortgage loan to be transferred to the Sponsor on account of the Total Purchase Price, (ii) if applicable, shall execute and deliver to the mortgagee the note and mortgage, and any other documents required by the mortgagee, as well as any documents required by Sponsor and (iii) shall deliver the Balance Due at Closing.

Title to the Unit will close only after or concurrently with the occurrence of the events set forth in the Section of the Plan entitled "Closing of Title to Units".

3. **Power of Attorney to Board of Managers and Sponsor**. At the closing of title and simultaneously with the delivery to Purchaser of the deed conveying the Unit, Purchaser shall execute and acknowledge the power of attorney to the Board of Managers and Sponsor in the form contained in Part II of the Plan. Purchaser agrees to deliver such power of attorney to Sponsor at the closing of title for recording and to pay the recording fee.

4. **Binding Effect of Declaration, By-Laws, Plan, Rules and Regulations**. Purchaser hereby agrees to be bound by the Declaration, the By-Laws, the Rules and Regulations and the Plan, as same may be amended from time to time.

Purchaser acknowledges the Declaration, the By-Laws and Regulations set forth the following with respect to smoking in the Building:

No person may carry or smoke any kind of lighted pipe, cigar, cigarette, tobacco, or any other lighted smoking apparatus, equipment or product, including but not limited to electronic cigarettes, in any area of the Building, whether indoor or outdoor, at any time. For clarification of doubt, smoking shall be prohibited in all common areas of the Building as well as in all Units and Limited Common Elements appurtenant thereto, including any private balcony, terrace, and/or garden.

5. **Condition of Title**. Sponsor agrees to convey to Purchaser title in fee simple to the Unit free and clear of all liens and encumbrances other than those set forth in the Plan, specifically in Part I thereof in the section titled "Terms of Sale," and Exhibits submitted in connection therewith (as well as other mortgages, if any, obtained by Purchaser).Purchaser will be responsible to pay the title company the entire premium for Purchaser's title insurance.

However, and notwithstanding anything herein to the contrary, Purchaser may obtain title insurance from any title insurance company or not obtain any title insurance at all, at Purchaser's sole discretion.

Notwithstanding the above, the existence of unpaid taxes or liens of any kind at the time of title closing shall not constitute an objection to title, provided that a reputable title insurance company licensed to do business in the State of New York shall be willing to insure against collection of same from the Unit herein described. The parties agree that the Sponsor may pay and discharge any liens and encumbrances upon the property, not provided for in the Plan or this Agreement, out of the monies to be paid by the Purchaser at the time of closing title.

6. **Expenses of Closing and Closing Adjustments**. Purchaser will pay the closing costs and expenses referred to in the Section of the Plan (as same may be amended to date) entitled "Unit Closing Costs and Adjustments," including, but not limited to, the amount of any credit for mortgage recording tax or mortgage recording tax reimbursement as set forth in such Section, payment for title insurance, if Purchaser elects or is required by a lender to obtain same, recording fees for recording the Deed, Power of Attorney and any Partial Release and/or UCC-3 Termination Statement for the Unit related to Sponsor's financing encumbering the Building, real estate taxes, New York City Real Property Transfer Tax, New York State Transfer Tax, Sponsor's attorney's fees for closing the Unit, and costs associated with obtaining a mortgage loan. The legal fees of Sponsor's attorneys in the amount of $3,000.00 will be payable by Purchaser to D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP, if rendered by such firm, provided that an additional fee of $750.00 per closing shall be due and payable for any Unit closing which occurs outside the office of Sponsor's attorneys at the request of Purchaser, Purchaser's attorney, Purchaser's lender or the title company. A further fee of $750.00 shall be payable by Purchaser to Sponsor's attorneys for the work involved for each assignment of a purchase agreement or contract. Assignments are permitted only with prior written consent of Sponsor. A legal fee of $750.00 shall be payable for the work involved as a result of any adjournment by a Purchaser, beyond that permitted under any right of adjournment set forth in the Offering Plan. Finally, a legal fee in the amount of $750.00 shall be paid by Purchaser to Sponsor's attorneys for each cancellation of a Purchase Agreement and/or release related thereto if prepared by such firm. Purchaser will also pay to the Board of Managers the sum equal to two (2) months of Common Charges for the Unit being purchased as Purchaser's contribution to the Working Capital Fund of the Condominium. Except as otherwise provided in this agreement, real estate taxes and Common Charges and expenses shall be adjusted between Sponsor and Purchaser as of midnight preceding the Closing Date in accordance with the provisions of the Plan. Any such expenses or adjustments payable to Sponsor in excess of $750.00 will be paid by certified check or bank check drawn on a bank or trust company which is a member of the New York Clearing House Association or any

successor organization. The obligation of the Purchaser to pay the transfer taxes as stated above shall survive the Closing.

Notwithstanding anything herein to the contrary, one of Purchaser's costs of closing title to his or her Unit shall be the payment of the cost of fee title insurance, if Purchaser elects to obtain title insurance. Purchaser may order such insurance from any reputable title or abstract company authorized to do business in the State of New York, including First American Title Insurance Company. Title insurance rates are regulated by law, subject to the approval of the Department of Financial Services of the State of New York, and should be the same, regardless of the title or abstract company used, for any given property.

7. **Agreement Subject to Mortgages**. Purchaser agrees that all terms and provisions of this Agreement are and shall be subject and subordinate to the lien of any building loan mortgage or development loan mortgage heretofore or hereafter made and any advances heretofore or hereafter made thereon and any payments or expenses already made or incurred or which may hereafter be made or incurred, pursuant to the terms thereof, or incidental thereto, or to protect the security thereof, to the full extent thereof without the execution of any further legal documents by Purchaser. This subordination shall apply whether such advances are voluntary or involuntary and whether made in accordance with the building loan schedule of payments or accelerated thereunder by virtue of lender's right to make advances before they become due in accordance with the schedule of payments. Notwithstanding anything to the contrary contained in this Paragraph 7, however, on the Closing Date the only mortgage to which the Unit will be subject will be to the mortgage(s) obtained by Purchaser, if any.

8. **Mortgage Financing Contingency**. THE PURCHASE OF THE UNIT WILL NOT BE CONDITIONED ON FINANCING AND THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED. Any prospective purchaser who executes this Purchase Agreement and does not obtain financing may lose his or her deposit if he or she is unable to otherwise raise the monies for the balance of the purchase price. A purchaser will be obligated to pay the balance of the Purchase Price regardless of the fact that either: (i) such Purchaser fails, or is unable to obtain a satisfactory mortgage commitment, or (ii) once a satisfactory mortgage commitment has been obtained, the same either lapses, expires or is terminated. In the event that a Purchaser fails, neglects or refuses to duly pay the balance of the Purchase Price for any reason, including financing problems, such Purchaser will be in default under this Purchase Agreement. Prospective purchasers who require financing are advised to consult with a lending institution before execution of this Purchase Agreement. No representation is made by the Sponsor as to the availability or cost of such financing.

9. **Default by Purchaser**. If Purchaser shall fail to pay any portion of the Down Payment or the balance of the Total Purchase Price when due, fail to close title on the date, hour and place specified by Sponsor pursuant to Paragraph 2 hereof or on the Adjournment Closing Date or fail to perform any of Purchaser's other obligations hereunder, such failure shall constitute a default by Purchaser. Sponsor shall notify Purchaser in writing of such default and advise Purchaser that he has thirty (30) days from the mailing date or thirty (30) days after personal

delivery of such notice within which to cure such default. TIME IS OF THE ESSENCE FOR PURCHASER TO CURE ANY DEFAULT UNDER THIS AGREEMENT WITHIN SUCH THIRTY (30) DAY PERIOD. If such default is not cured within thirty (30) days from the mailing date or thirty (30) days after personal delivery of such written notice, Sponsor has no obligation to extend the time to cure and may (but shall not be obligated to) elect to cancel the Purchase Agreement. If Sponsor elects to cancel the Purchase Agreement, Sponsor shall notify Purchaser in writing of said cancellation and the Down Payment and any other amounts paid by Purchaser for any special or custom work (to the extent that such funds have been used by Sponsor to pay for such custom or special work ordered by Purchaser (collectively hereinafter the Down Payment and such deposits are referred to as the "Deposit" or "Deposits") shall be paid over to Sponsor as and for liquidated damages and thereafter the Purchase Agreement shall become null and void. In the event that Sponsor shall elect so to cancel this Agreement, Sponsor shall certify to its attorneys, D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP, that title has not closed because of Purchaser's default, that a notice to cure was delivered to Purchaser and Purchaser has failed to cure the default within thirty (30) days from the mailing date or within thirty (30) days from personal delivery of such notice and that Sponsor has elected to cancel this Agreement by reason thereof, and D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP, shall thereupon pursuant to Paragraph 16 hereunder, cause to have paid over to Sponsor as liquidated damages the Down Payment (and the actual cost incurred by Sponsor for any custom and special work in the Unit ordered by Purchaser) and any interest earned thereon, and upon such payment being made each of the parties hereto shall be relieved of any further liabilities or obligations hereunder. If Sponsor instructs the Escrow Agent 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 Down Payment. 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 either (a) upon closing of title to the Unit, to Sponsor, pursuant to the terms and conditions set forth in this Purchase Agreement; (b) a subsequent writing signed by both Sponsor and Purchaser; or (c) a final, non-appealable order or judgment of a court. 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 Condominium is located and shall give written notice to both parties of such deposit. Sponsor shall reimburse D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP insofar as it is acting in its capacity as Escrow Agent for its reasonable cost and expenses, including attorney's fees and the fair value of legal services rendered by the Escrow Agent to itself incurred as a result of any dispute or litigation concerning the right to the Deposit. Sponsor shall not seek the remedy of specific performance in connection with Purchase Agreements as to which there has been a default by Purchaser. If this Agreement shall be canceled by Sponsor pursuant to the provisions of this Paragraph 9, Sponsor may sell the Unit to any third party and shall be under no obligation to account to Purchaser for any part of the proceeds of such sale. D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP may rely upon the truth and accuracy of the facts contained in Sponsor's

certification and the authority of the person or persons executing the same and shall have no liability as a result of such reliance.

10. **Agreement May Not be Assigned; Advertising**. Purchaser shall have no right to assign this Agreement without the prior consent in writing of Sponsor and any purported assignment of this Agreement in violation hereof shall be voidable at the option of Sponsor. In the event Sponsor consents to the assignment of this Agreement, Purchaser shall pay D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP the legal fee of Sponsor's attorneys for reviewing the assignment agreement. Such fee shall be approximately $350.00, plus disbursements. Prior to and for eighteen (18) months subsequent to the closing of title to the Unit, Purchaser shall not advertise or otherwise offer, promote or publicize the availability of such Unit for sale or resell the Units. The provisions of this paragraph shall survive the closing of the Unit.

11. **Notices**. Any notice to be given hereunder shall be in writing and sent by registered or certified mail or personal delivery to Purchaser at the address given above and to Sponsor at 115 West 30th Street, Suite 709, New York, New York 10001 (with a copy to D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP, 9 East 40th Street, 5th Floor, New York, New York 10016) or at such other address as either party may hereafter designate to the other in writing. All such notices and communications shall be deemed to have been received on the date of personal delivery or on the fifth day after mailing.

12. **No Representation**. Except as herein or in the Plan specifically set forth, Purchaser acknowledges that he has not relied upon any architect's plans, sales plans, selling brochures, advertisements, representations, warranties or statements of any nature, whether made by Sponsor, Sponsor's Counsel or Sponsor Agent or otherwise, including, but not limited to, any relating to the description or physical condition of the Building or the Unit, the size or the dimensions of the Unit or the rooms therein contained or any other physical characteristics thereof, the building services or amenities, the estimated Common Charges and expenses allocable to the Unit or the right to any income tax deduction on account of any real estate taxes and/or mortgage interest paid by Purchaser. Purchaser agrees that Sponsor shall have no liability or responsibility to Purchaser if the layout or dimensions of the Unit or any part thereof or of the Common Elements as shown on the floor plans or on the architectural plans and specifications for the Building are not accurate or correct, provided such layout or dimensions conform substantially to the floor plans and the architectural plans and specifications for the Building and the site as modified or supplemented in accordance with the Plan and that Purchaser will not be relieved from his obligations hereunder by reason of any minor inaccuracy or error. This provision shall survive the closing of title to the Unit.

13. **Recording of Deed and Power of Attorney**. At the closing of title, Purchaser will deliver the executed deed received from Sponsor and executed and acknowledged power of attorney to the representative of the title company, if any, or to Sponsor for recording in the Office of the Register of the City of New York, Kings County. Such deed and power of attorney will be in the form set forth in the Plan.

14. **Binding Effect**. This Purchase Agreement shall not be effective or binding on Sponsor until a counterpart hereof is executed by Sponsor and delivered to Purchaser. Subject to the provisions hereof, this Purchase Agreement shall bind and inure to the benefit of the parties hereto, their heirs, personal representatives, successors and permitted assigns.

15. **Agreement Subject to Plan Becoming Effective; Sponsor's Right to Cancel**. This Purchase Agreement is contingent upon the Plan being declared effective. The Plan may be abandoned by Sponsor at any time prior to its being declared effective and before eighty percent (80%) of the Residential Units have been purchased. Sponsor also reserves the right to abandon the Plan after it has been declared effective pursuant to other provisions of the Offering Plan as set forth in the section titled "Effective Date of Plan". Additionally, the Plan shall be abandoned and deemed abandoned if it has not been declared effective within the time prescribed by the Plan. If the Plan is abandoned or does not become effective this Purchase Agreement shall be deemed cancelled, and the Plan terminated and Purchaser is to receive back, not later than twenty (20) days thereafter, in full, all monies paid by him hereunder, and upon such repayment no party shall have any claim against any other party, person or entity, and all parties shall be released from all obligations hereunder and under the Plan. If, after the Plan is declared effective, title to the Unit shall not close within the time set forth in Paragraph 2 hereof or in the Plan, for any reason other than Purchaser's default, then, at Purchaser's option, upon prior written notice sent by Purchaser to Sponsor within fifteen (15) days subsequent to the end of the scheduled closing date, after permitted adjournments, this Purchase Agreement shall be deemed cancelled. If this Purchase Agreement is cancelled pursuant to the provisions of this paragraph, then not later than twenty (20) days thereafter, Purchaser shall receive a refund in full, of all monies paid by Purchaser hereunder, with the interest earned thereon, if any. Upon such repayment, neither party shall have any claim against the other and both shall be released from all obligations.

Sponsor may cancel this Purchase Agreement by forwarding its check in the full amount paid by the Purchaser, together with a notice in writing, addressed to the Purchaser at his address hereinabove set forth in the event of the occurrence of any of the following: (a) that any governmental bureau, department or subdivision thereto shall impose restrictions on the manufacture, sale, distribution and/or use of materials necessary in the construction of residential housing and such restrictions shall prevent the Sponsor from obtaining such materials from its regular suppliers or from using same in the construction and/or completion of the dwellings; or (b) that the Sponsor is unable to obtain materials from its usual sources due to strikes, lockouts, war, military operations and requirements, national emergencies, acts of God or if the installation of public utilities is restricted or curtailed.

16. **Down Payment Deposit; Escrow Agent and Escrow Account; Down Payment; Payment of Purchase Price; Notice of Closing**.

The required aggregate Down Payment pursuant to this Agreement will be either ten percent (10%) or, if applicable, fifty percent (50%) of the Total Purchase Price for the Unit set forth in the Plan, as amended, which Down Payment shall be increased by special custom work or

materials, if any, requested by Purchaser and agreed to by Sponsor in its sole discretion and as itemized in this Agreement.

In accordance with section 71-a(3) of the Lien Law, Sponsor has appointed the law firm of D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP , with an address at 9 East 40th Street, 5th Floor, New York, New York 10016, telephone number (212) 564-9800, to serve as escrow agent (the "Escrow Agent") for Sponsor and Purchaser to hold all Deposits, other than the deposit for a copy of the Offering Plan, received by it from Purchasers, either directly or through its agents or employees in trust. The Escrow Agent has established the escrow account at Webster Bank (formerly Sterling National Bank), located at 489 Fifth Avenue, 5th Floor, New York, New York 10017 (the "Escrow Bank"), a bank authorized to do business in the State of New York. The escrow account is entitled "D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP Escrow Account for 543 11th Street or a similar name (the "Escrow Account"). Purchasers are further advised that a Purchaser's funds are insured by the Federal Deposit Insurance Corporation ("FDIC") up to $250,000.00 in the aggregate per account type per insured bank. If a Purchaser makes a Down Payment in excess of $250,000.00 for the purchase of a Unit, such Down Payment will not be federally insured in excess of $250,000.00. Additionally, if Purchaser has an additional account at the Escrow Bank, the aggregate of Purchaser's funds at the Escrow Bank, including funds in the additional account and the Down Payment, may not be insured in excess of $250,000.00. Therefore, if a Purchaser has an additional account at the Escrow Bank, that a Purchaser's Down Payment, including a Down Payment that is less than $250,000.00, may not be insured in part or in its entirety. Furthermore, while the Down Payment is in the non-interest-bearing check portion of the Master Escrow Account, the Down Payment may not be fully federally insured, even if the Down Payment does not exceed $250,000.00. Purchaser should consult with the FDIC website and with their attorneys to determine which part, if any, of their funds are insured by the FDIC. Sponsor and Escrow Agent make no guarantee of the solvency of the Bank. If the limits of federal bank deposit insurance change in any manner in the future, Escrow Agent will have no obligation to make any changes to the Escrow Account.

The Escrow Agent has designated the following partners to serve as signatories: Wayne R. Landesman, Esq., Bruce H. Lederman, Esq., Jose M. Rivera, Esq., Bettina Miraglia, Esq., Jonharold A. Cicero, Esq., Christopher M. Tarnok, Esq. and Eric Garcia, Esq. All designated signatories are admitted to practice law in the State of New York. Neither the Escrow Agent nor any authorized signatories on the account are the Sponsor, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing.

The Escrow Agent and all authorized signatories hereby submit to the jurisdiction of the State of New York and its Courts for any cause of action arising out of the Purchase Agreement or otherwise concerning the maintenance of release of the Deposit from escrow.

The Escrow Agent and all authorized signatories hereby submit to the jurisdiction of the State of New York and its Courts for any cause of action arising out of the Purchase Agreement or otherwise concerning the maintenance or release of the Deposit from escrow.

All Deposits remitted to Escrow Agent shall be in the form certified or official checks, personal checks subject to collection, wire transfers, upon prior consent of Sponsor and Escrow Agent, and shall be made payable to, or endorsed by the Purchaser to, the order of D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP, as Escrow Agent.

The interest rate for all Deposits made into the Escrow Account shall be the prevailing rate for such accounts. Interest shall begin to accrue as of the date the deposit of the Deposit clears and is posted by the Bank to the Escrow Account. Absent Purchaser's default, all interest earned thereon shall be paid to or credited to the Purchaser at closing. Prior to the release of the Deposits, no fees of any kind from the principal or any interest earned thereon may be deducted from the Escrow Account, and the Sponsor shall bear all administrative costs associated with the maintenance of the Escrow Account.

Within five (5) business days after the Purchase Agreement has been executed by all necessary parties and tendered to Escrow Agent along with the Deposits, the Escrow Agent shall sign the Purchase Agreement and place the Deposits into the Escrow Account. Within ten (10) business days of the placing the Deposits in the Escrow Account, Escrow Agent shall provide written notice to Purchaser and Sponsor, confirming the Deposits. 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 with the terms of the Purchase Agreement between Purchaser and Sponsor.

The Escrow Agent is obligated to send notice to the Purchaser once the Deposits are placed in the Escrow Account. If the Purchaser does not receive notice of such deposit within fifteen (15) business days after the Purchase Agreement has been executed by all necessary parties and tendered, along with the Deposits, to the Escrow Agent, (the "Date of Tender") he or she may cancel the Purchase Agreement within ninety (90) days after the Date of Tender. Complaints concerning the failure to honor such cancellation requests may be referred to the New York State Department of Law, Real Estate Finance Bureau, 28 Liberty Street, New York, New York, 10005. Rescission shall not be afforded where proof satisfactory to the Attorney General is submitted establishing that the Deposits were timely placed in the Escrow Account in accordance with the New York State Department of Law's regulations concerning Deposits and requisite notice was timely mailed to the Purchaser.

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

Under no circumstances shall Sponsor seek or accept release of the Deposits of a defaulting Purchaser until after consummation of the Offering Plan, as evidenced by the acceptance of an 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 §§352-3(2-b) and 352-h.

The Escrow Agent shall release the Deposits if so directed:

(a) upon closing of title to the Unit, to Sponsor, pursuant to the terms and conditions set forth in this Purchase Agreement; 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 Deposits pursuant to paragraphs (a), (b), or (c) above, and the Escrow Agent receives a request by either party to release the Deposits, then the Escrow Agent must give both the Purchaser and Sponsor prior written notice of not fewer than thirty (30) days before releasing the Deposits. If the Escrow Agent has not received notice of objection to the release of the Deposits prior to the expiration of the thirty (30) day period, the Deposits 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 Deposits within said thirty (30) day period, the Escrow Agent shall continue to hold the Deposits 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 Deposits contained in the Escrow Account with the clerk of the county where the Condominium is located and shall give written notice to both parties of such deposit.

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

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

Any provision of any Purchase Agreement or separate agreement, whether oral or in writing, by which a Purchaser purports to waive or indemnify any obligation of the Escrow Agent holding any Deposit in trust is absolutely void. The provisions of the Attorney General's regulations and GBL §§352-e(2-b) and 352-h concerning escrow trust funds shall prevail over any

conflicting or inconsistent provisions in the Purchase Agreement, Offering Plan, or any amendment thereto.

The Escrow Agent shall maintain the Escrow Account under its direct supervision and control.

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).

The 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.

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.

Sponsor shall obtain, or cause the selling agent under the Offering Plan to obtain, a completed and signed 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), whichever may be applicable, from Purchaser and deliver such form to Escrow Agent together with the Deposit and this Purchase Agreement. Notwithstanding anything contained herein to the contrary, unless and until Purchaser has delivered to the Escrow Agent a completed and originally-executed Form W-9 or Form W-8BEN, whichever may be applicable, the Down Payment will be deposited in a non-interest-bearing escrow account at the Bank.

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.

As an alternative to depositing Down Payments in escrow as set forth above, Seller may post a bond or indemnity contract with a licensed surety company ensuring return of such monies, which bond or contract is to be delivered to Purchaser. The use of the foregoing alternative escrow will first be disclosed in an amendment to the Offering Plan and made subject to all applicable laws and regulations. See "Rights and Obligations of Sponsor" section of the Offering Plan for further information.

YOU, AS THE PURCHASER OF THIS RESIDENCE, MAY REQUIRE THE RECIPIENT OR CONTRACTOR TO DEPOSIT THE INITIAL ADVANCE MADE BY YOU IN AN ESCROW ACCOUNT. IN LIEU OF SUCH DEPOSIT, THE RECIPIENT OR CONTRACTOR MAY POST A BOND OR CONTRACT OF INDEMNITY WITH YOU GUARANTEEING THE RETURN OF SUCH ADVANCE, IF THE SAME IS FIRST DISCLOSED IN AN AMENDMENT TO THE OFFERING PLAN AND APPROVED BY THE DEPARTMENT OF LAW.

In the event of an uncured default by Purchaser in his obligations under the Purchase Agreement, no more than ten percent (10%) or, if applicable, fifty percent (50%) of the Total Purchase Price plus any interest earned thereon, may be retained as liquidated damages. Notwithstanding the above, the actual cost incurred by Sponsor for any special work in the Unit ordered by Purchaser and agreed to by Sponsor, in its sole discretion may also be retained as liquidated damages. Sponsor agrees not to seek the remedy of specific performance in connection with Purchase Agreements as to which there has been a default by Purchaser. No Down Payment or other monies shall be released pursuant to an uncured default by Purchaser prior to the First Unit Closing and/or the Consummation of the Plan.

The balance of the Total Purchase Price will not be payable until closing of title to the Unit.

Following the declaration of effectiveness of the Plan, Purchaser will be given at least thirty (30) days prior written notice of the closing date for his Unit, which notice will also remind him of his obligation to pay the balance of the purchase price at that time and will state when Common Charges will be due and payable.

17. **Equipment and Furnishings**. Sponsor will provide Purchaser only with the fixtures, equipment, hardware, appliances and furnishings referred to in the Plan, which are included in the purchase price of the Unit. Furnishings, equipment, appliances and decorations in any model unit or sales office not referred to in the Plan are excluded from this sale unless specifically included by a rider to this Purchase Agreement. The cost of any such items will be added to the purchase price of the Unit.

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

(i) Purchaser shall accept title (without abatement in or credit against the purchase price or provision for escrow) notwithstanding that construction of (a) minor details of the Unit,

including custom work, or the Building or (b) other Units or (c) any recreation facilities or amenities or (d) the landscaped areas or (e) other portions of the Common Elements have not been completed. Minor details referred to in (a) above shall include but not be limited to any items which Sponsor and Purchaser agree to and set forth on the Punchlist Inspection Statement, appearing in Part II of the Plan. The Punchlist Inspection Statement shall survive the closing of title.

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

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

(iv) The risk of loss from fire or other casualty with respect to the Unit shall remain with Sponsor until the closing of title for the Unit. Sponsor at its sole discretion, reserves the right to either repair or restore such Unit whereupon Purchaser shall be obligated to close without an abatement in the purchase price, or not repair or restore and grant Purchaser the right to rescind the Purchase Agreement. Notwithstanding the above, in the event that Purchaser, or one claiming by or through Purchaser, enters into possession of the Unit prior to the closing of title, then Purchaser shall bear the risk of loss or other casualty with respect to the Unit, which loss or other casualty is not otherwise covered by either the Condominium's insurance or the Sponsor's insurance. Additionally, in the event that Purchaser, or one claiming by or through Purchaser enters into possession of the Unit prior to the closing of title, Purchaser shall be solely responsible for any damage to, or loss or other condition in, the Unit and Sponsor shall not be obligated to repair any damages to the Unit or its appliances, fixtures and equipment. Accordingly, Purchaser, or one claiming by or through Purchaser, who takes possession of the Unit prior to the closing of title should obtain insurance coverage for the Unit prior to taking possession, since, despite any loss, Purchaser will remain obligated to purchase the Unit under the terms of this Purchase Agreement, without any abatement in the purchase price. PURCHASER SHOULD CONSULT WITH AN ATTORNEY AND/OR INSURANCE AGENT AS TO HIS OR HER INSURANCE NEEDS.

19. **Possession of Unit Prior to Closing**. It is expressly understood and agreed that the Purchaser shall in no event take possession of the Unit prior to the time of the delivery of the deed and full compliance by the Purchaser with the terms of this Purchase Agreement, and should the

Purchaser violate this provision, the Purchaser consents that the Sponsor shall have the right to remove him from the Unit as a squatter and intruder by summary proceedings. Upon the Purchaser's unauthorized possession, the Purchaser shall be deemed in default hereunder at the option of the Sponsor if the Sponsor so elects, the Sponsor may cancel this Purchase Agreement and the amount deposited hereunder shall belong to the Sponsor as liquidated damages deemed earned hereunder. It is further understood and agreed that the Sponsor will not be responsible for damage or loss to any property belonging to Purchaser whether same is delivered to the property before, on or after the closing of title herein. The provisions of this Paragraph 19 shall survive the Closing.

20. **Limitation of Sponsor's Liability**. 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 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 Plan in order to cure such inability. If Sponsor is not so obligated under the 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 Plan. The foregoing remedy must be exercised by written notice sent by Purchaser to Sponsor within ten (10) 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 above to acquire title subject to such inability.

(i) The Sponsor's liability under this Purchase Agreement for failure to complete and/or deliver title for any reasons whatsoever shall be limited to the return of the money deposited hereunder (with interest, if any), and upon the return of said money, this Agreement shall be null and void and the parties hereto released from any and all liability hereunder. In any event, the Sponsor shall not be required to bring any action or proceeding or otherwise incur any expense to render the title to the Unit marketable or to cure any objection to title.

(ii) The Sponsor and/or Purchaser shall be excused from timely performing any obligation or undertaking provided for in this Purchase Agreement and/or under the Offering Plan, as amended, for so long as such performance is prevented, delayed or hindered by the following occurrences or similar or dissimilar occurrences which are not within the control of Sponsor: an act of God, weather, fire, flood, explosion, war, riot, sabotage, outbreaks, epidemics, pandemics,

order(s) of public authority having jurisdiction implementing shelter-in-place rules, requirements and/or quarantine measures, acts of terrorism, freight embargos, inability to procure or general shortage of energy, labor, equipment, facilities, materials or supplies in the open market, failure of transportation, government prohibitions, governmental restrictions, governmental orders, governmental preemptions or governmental approvals, strike, lockout, action of labor unions or any other cause. Purchaser's and Sponsor's time to perform such delayed obligations or undertakings shall be tolled for the length of time during which such performance and/or obligation was excused in accordance with this sub-paragraph or as otherwise determined in a final decision or order issued by a court of competent jurisdiction or any governmental or quasi-governmental Department or agency or by an executive order (collectively, the "Tolling Period").

Notwithstanding anything to the contrary contained herein, nothing herein shall be construed to limit any rights which Purchaser may otherwise have pursuant to Article 23-A of the General Business Law, Part 20 of the Regulations promulgated by the Attorney General and/or the Offering Plan, (collectively, "Article 23-A") except as otherwise ordered by a court of competent jurisdiction or any governmental or quasi-governmental Department or agency or by an executive order. However, Purchaser agrees that should any right of rescission which accrues pursuant to Article 23-A of the General Business Law, Part 20 of the Regulations promulgated by the Attorney General and/or the Offering Plan as a result of Sponsor's inability to timely consummate the Offering Plan pursuant to its terms during the Tolling Period, Sponsor shall not be obligated to offer such right of rescission until: (i) the Tolling Period has expired, and (ii) subsequent to that expiration of the Tolling Period, a period of time equal to the length of time of the Tolling Period (collectively the "Delay Period"). For the avoidance of doubt and as an example, if the Tolling Period is sixty (60) days, then the Delay Period shall be one hundred and twenty days (120) days and Purchaser's right to rescind the Purchase Agreement pursuant to Article 23-A shall not arise until the expiration of the Delay Period. However, if Sponsor is not able to consummate the Offering Plan pursuant to its terms within the Delay Period, Purchaser must be granted the right of rescission in accordance with the terms of the Offering Plan and in the event that the Purchaser exercises such rescission right, the Sponsor must timely return the down payment as provided in the Offering Plan and this Purchase Agreement. However, if Sponsor, is able to consummate the Offering Plan pursuant to its terms prior to expiration of the Delay Period, Purchaser agrees to waive any rescission right and close title to the Unit in accordance with the terms of this Purchase Agreement even though the aforementioned rescission right may have accrued pursuant to Article 23-A.

21. **Definitions**. The term "Purchaser" shall be read as "Purchasers" if more than one person are purchasers, in which case their obligations shall be deemed joint and several. The terms used herein shall have the same meanings as ascribed thereto in the Plan.

22. **Gender**. The use of the masculine gender in this Purchase Agreement shall be deemed to refer to the feminine gender or to an entity whenever the context so requires.

23. **Other Agreements**. This Purchase Agreement supersedes any and all understandings and agreements between the parties and constitutes the entire agreement between them and no oral representations or statements shall be considered a part hereof.

24. **Amendment of Purchase Agreement**. This Purchase Agreement may not be amended, altered or discharged except by agreement in writing signed by the party sought to be charged therewith or by his, her or its duly authorized agent.

25. **Brokerage**. Purchaser represents and warrants to Sponsor that Urban Compass, Inc. d/b/a Compass and _____, as the co-broker, are/is the only broker(s) or sales agents with whom Purchaser has dealt in connection with this transaction, hereinafter the "Broker". Sponsor agrees to pay the commission earned by the Broker pursuant to a separate agreement between Sponsor and Broker. Purchaser agrees that should any claim be made against Sponsor or Broker, for commissions by any other broker or co-broker, other than the aforementioned Broker, on account of any acts of Purchaser or Purchaser's representatives, Purchaser will indemnify and hold Sponsor and Broker free and harmless from and against any and all liabilities and expenses in connection therewith, including reasonable legal fees. The provisions of this paragraph 25 shall survive the closing of title.

26. **Governing Law**. This Purchase Agreement shall be governed by and construed in accordance with the law of the State of New York, notwithstanding the principals of Conflict of Laws.

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

28. **Costs of Enforcing and Defending Agreement**. Purchaser shall be obligated to reimburse Sponsor for any legal fees and disbursements incurred by Sponsor in successfully defending Sponsor's rights under this Purchase Agreement, or in the event Purchaser defaults under this Purchase Agreement beyond any applicable grace period, in canceling this Purchase Agreement or otherwise successfully enforcing either Seller's rights or Purchaser's obligations hereunder.

29. **Acceptance by Seller**. Within twenty (20) days after delivery to Seller or its Agent by Purchaser of this Purchase Agreement, executed by Purchaser, together with the required Down Payment, Seller will either:

(a) accept this Purchase Agreement and cause to be returned to Purchaser a fully executed counterpart thereof, or

(b) reject this Purchase Agreement offer and refund the Down Payment tendered by Purchaser.

If Seller takes no action within said twenty (20) day period this Purchase Agreement shall be deemed null and void and Seller will return Purchaser's Down Payment within twenty (20) days.

Upon such refund being made, neither party shall have any further rights, obligations or liabilities hereunder with respect to the other. Prior to Sponsor's countersigning and returning this Purchase Agreement to Purchaser, and at any time thereafter, Purchaser agrees upon request to provide Sponsor with written 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 has the right, without incurring any liability, to reject this Purchase Agreement without cause or explanation to Purchaser. This Purchase Agreement may not be rejected due to Purchaser's sex, race, creed, color, national origin, ancestry, disability, marital status, or other ground proscribed by law.

30. **Transfer Tax Returns**. At closing, Purchaser will duly complete and sign before a Notary Public the transfer tax return required to be filed with the City of New York and the appropriate New York State form (TP-584 or its successor) required to be filed with the Kings County Register's office. This transfer tax return and TP-584 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.

31. **Foreign Investment in Real Property Tax Act**. Pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA), upon disposition of a United States real property interest by a foreign person on or after February 17, 2016, the Purchaser of such real property interest must deduct and withhold a tax equal to fifteen percent (15%) of the purchase price unless the Sponsor furnishes a certificate that it is not a foreign entity or individual. Sponsor, a New York limited liability company, will furnish to Purchaser a non-foreign certification at closing, thereby complying with FIRPTA and relieving Purchaser from any withholding obligations.

32. **Custom Work**. Purchaser acknowledges and agrees that all custom work ordered by Purchaser and consented to by Sponsor in its sole and absolute discretion, is to be performed by Sponsor's contractors. The cost of such custom work will be in addition to the total purchase price for the Unit and will be at the sole cost and expense of Purchaser. The Down Payment for the purchase of the Unit will be increased by the total cost of the custom work. Although initially deposited in escrow, upon the rescission of a Purchase Agreement by Purchaser, the funds deposited for the extra custom work will not be refunded to the Purchaser to the extent such funds have already been expended or will be expended on costs Sponsor has accrued and is obligated to pay with respect to custom work. In the event that the Offering Plan is abandoned or withdrawn by the Sponsor, all funds received for custom work will be refunded.

33. **Damage to Public Improvements, Amenities and Common Elements**. Purchaser shall repair and/or restore to their original condition and standards any public improvement,

amenity or Common Element on the Property damaged by Purchaser or Purchaser's agents, employees, contractors or licensees. Upon failure of Purchaser to complete such repair and/or restoration work within thirty (30) days after written notice from Sponsor, then and in that event, Sponsor may complete same at the expense of Purchaser who shall reimburse Sponsor for the cost thereof immediately upon demand. This paragraph shall survive delivery of the deed at Closing.

34. **Waiver of Diplomatic or Sovereign Immunity and Consent to Jurisdiction**. If applicable, any Purchaser that is a foreign government, a resident representative of a foreign government or other person or entity otherwise entitled to the immunities from suit enjoyed by a foreign government (i.e., diplomatic or sovereign immunity) will be required at the time of closing of title to the Purchaser's Unit, to expressly waive any and all immunity from suit by Sponsor and/or the Board of Managers of the Condominium. Such Purchasers at closing will be required to execute the "Waiver of Diplomatic or Sovereign Immunity and Consent to Jurisdiction" which is attached hereto as Exhibit A to the Purchase Agreement.

35. **Lead-Based Paint Warning.** Regulations governing disclosure of information regarding Residential Lead Based Paint (the "Regulations"), issued by the US Environmental Protection Agency ("EPA") and the US Department of Housing and Urban Development ("HUD") became effective on September 6, 1996. Such Regulations apply to the sale of Residential Condominium Units, except for studio apartments and open lofts which do not have a child less than six years old in residence. The Sponsor does not have any actual knowledge of any lead-based paint or lead-based paint hazards in the Unit or in the Property. However, the Property was constructed prior to 1978 and therefore either the Property or the Unit may contain lead-based paint and lead-based paint hazards. The Sponsor has not under taken any separate investigation or risk assessment as to the presence of lead-based paint and/or lead-based paint hazards in the Property and/or the Unit. The Sponsor also does not have any actual knowledge that anyone else has undertaken any such investigation or risk assessment. The Purchaser hereby acknowledges that the Sponsor indicated it did not have any reports or records pertaining to lead-based paint or lead-based paint hazards as to the Unit or the Property. The Regulations require the Sponsor to disclose to the Purchaser that the exposure to lead from lead-based paint may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Purchaser further recognizes and agrees that the Sponsor does not guaranty the accuracy of Sponsor's disclosure as to lead-based paint or lead-based hazards set forth herein as to the existence (including the magnitude thereof) or nonexistence of lead-based paint hazards in the Unit or the Property. The Purchaser hereby assumes all risks, if any, as to lead-based paint hazards in the Unit or the Property. The Purchaser may undertake his or her own risk assessment or inspection for possible lead-based paint hazards. It is hereby agreed if Purchaser wishes to complete such inspection or risk assessment, it shall be undertaken by Purchaser prior to the execution of this Purchase Agreement. In connection therewith and pursuant to a "Pre-Contract Lead Paint Inspection Agreement," attached hereto as **Exhibit B** which shall be simultaneously executed by the Purchaser with this Agreement, the Purchaser has either undertaken its own inspection or risk assessment or waived its rights to undertake same. Also the Purchaser hereby acknowledges

receipt of a copy of the lead-based paint hazard information brochure entitled "Protect your Family From Lead in Your Home" prepared by the EPA, HUD and the Consumer Product Safety Commission.

36. **Confidentiality**. Sponsor and Purchaser hereby acknowledge and agree to keep all of the terms and conditions of this Agreement confidential. Sponsor and Purchaser agree that any information which is required to be disclosed to the parties' respective lawyers, architects/engineers, accountants, individuals who "need to know" or governmental agencies shall not be deemed to be a breach by Sponsor or Purchaser of the parties undertaking of confidentiality contained in this Agreement. Any failure by Purchaser to keep the terms and conditions of this Agreement confidential shall be a default by Purchaser, entitling Sponsor to the default remedies set forth in this Agreement.

37. **Purchaser's Representations Regarding OFAC and the Patriot Act**. 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 Down Payment 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 Down Payment.

Purchaser is not now, nor shall it be at any time prior to or at the Closing, 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 (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 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.

Purchaser has taken, and shall continue to take until the Closing, such measures as are required by applicable law to assure that the funds used to pay to Sponsor 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. App. 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.

Purchaser shall comply with any and all applicable reporting requirements of governmental or quasi-governmental agencies, including, but not limited to, the United States Department of the Treasury, regarding the natural born individuals who own and control a Purchaser that is an entity and/or source of the funds utilized to consummate the transaction memorialized by this Purchase Agreement.

Purchaser shall comply with any and all applicable reporting requirements of governmental or/or quasi-governmental agencies, including, but not limited to, the Unit States Department of the Treasury.

The provisions of this paragraph 36 shall survive the Closing of title to the Unit or termination of this Agreement.

38. **Survival**. The closing of title to the Unit and the delivery of the deed thereto shall be deemed full compliance by Sponsor with each and every term of this Purchase Agreement, except as to any item specifically listed and excepted therefrom. All representations under the Offering Plan, all obligations pursuant to the GBL, and such additional obligations under the Offering Plan which are to be performed subsequent to the closing date will survive delivery of the deed.

39. **Smoking Policy**. Purchaser acknowledges the Condominium's smoking policy is as follows: No person may carry or smoke any kind of lighted pipe, cigar, cigarette, tobacco, or any other lighted smoking apparatus, equipment or product, including but not limited to electronic cigarettes, in any area of the Building, whether indoor or outdoor, at any time. For clarification of doubt, smoking shall be prohibited in all common areas of the Building as well as in all Units and Limited Common Elements appurtenant thereto, including any private balcony, terrace, and/or garden.

40. **Conflict with Plan**. Any conflict between the Plan and this Purchase Agreement will be resolved in favor of the Plan.

41. **Counterparts**. This Purchase Agreement and any Rider(s) attached thereto may be executed by facsimile and/or pdf signature and/or in any number of counterparts and each of such facsimile and/or pdf signature and/or counterpart shall for all purposes be deemed to be an original; and all such facsimile and/or pdf signatures and/or counterparts shall together constitute but one and same Purchase Agreement.

[Signature Page to Follow.]

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

Dated: _____, New York

_____, 20__ _____L.S.

_____Purchaser

_____L.S.

_____Purchaser

Accepted: ESCROW AGENT:

11TH STREET RESIDENCE LLC

By:_____

Name:

Title:

D'Agostino, Lederman, Landesman, Rivera & Miraglia, LLP

By:_____

_____, Partner

Dated: _____, 20__

EXHIBIT A

WAIVER OF DIPLOMATIC OR SOVEREIGN IMMUNITY

AND CONSENT TO JURISDICTION

In consideration of Sponsor/Seller conveying title to Unit _____ in 543 11th Street, a Condominium located at 543 11th Street, Brooklyn, New York 11215 and for other good and valuable consideration to Sponsor/Seller, the receipt and sufficiency of which is hereby acknowledged by Sponsor/Seller, Purchaser hereby agrees to the following:

(1) Capitalized terms used and not otherwise defined in this Waiver shall have the respective meanings ascribed thereto in the Offering Plan, as amended from time to time.

(2) Purchaser represents and warrants that the Purchase Agreement for Unit _____ and the sales transaction contemplated thereunder is a commercial rather than a public or governmental act, and that Purchaser is not entitled to claim immunity from legal proceedings with respect to Purchaser or any property of Purchaser on the grounds of sovereignty or otherwise under any law or in any jurisdiction where any action may be brought for enforcement of Purchaser's obligations thereunder.

(3) To the extent that Purchaser has now or may hereafter acquire such, Purchaser hereby irrevocably waives, in respect of Purchaser's obligations under the Purchase Agreement and the Condominium Declaration and By-Laws, (i) immunity from the jurisdiction of any court (including but not limited to the courts of the United States or any State thereof) and (ii) immunity of Purchaser's revenues, assets or properties (whether commercial or non-commercial) (A) from execution upon, attachment in aid of execution upon, and attachment prior to a judgment of any such court, (B) from setoff, and (C) from any other legal action or proceeding taken to enforce any obligation or liability of Purchaser arising, directly or indirectly, out of or relating to the Purchase Agreement and/or the Condominium Declaration and By-Laws. In addition to the extent not prohibited by the laws of the United States or international law, Purchaser hereby irrevocably waives, in respect of Purchaser's obligations under the Purchase Agreement and/or the Condominium Declaration and By-Laws, "mission inviolability" as same has been interpreted under the Vienna Convention on Diplomatic Relations, 23 U.S.T. 3227.

(4) Purchaser, Sponsor/Seller and the Board of Managers of the Condominium acknowledge and agree that all disputes arising, directly or indirectly, out of or relating to the Purchase Agreement and/or the Condominium Declaration and By-Laws and all actions to enforce the Purchase Agreement and/or the Condominium Declaration and By-Laws may be dealt with and adjudicated in the courts of the United States of America or the State of New York, as Sponsor/Seller and/or the Board of Managers of the Condominium elect, and, by execution of the Purchase Agreement, Purchaser hereby expressly and irrevocably accepts for itself and, to the extent permitted by law, in respect of Purchaser's property, generally

and unconditionally, the non-exclusive jurisdiction of the aforesaid courts in any suit, action or proceeding arising, directly or indirectly, out of or relating to the Purchase Agreement and/or the Condominium Declaration and By-Laws or in any action to enforce the Purchase Agreement and/or the Condominium Declaration and By-Laws. So far as is permitted under applicable law, this consent to personal jurisdiction by Purchaser shall be self operative and no further instrument or action, other than service of process in one of the manners specified in this Waiver, or as otherwise permitted by law, shall be necessary in order to confer jurisdiction upon the person of Purchaser in any such court.

(5) Provided that service of process is effected upon Purchaser in one of the manners specified in this Waiver or as otherwise permitted by applicable law, Purchaser hereby irrevocably waives, to the fullest extent permitted by law, and agrees not to assert, by way of motion, as a defense or otherwise, (i) any objection which Purchaser may now or hereafter have to the laying of venue or any suit, action or proceeding relating, directly or indirectly, to the Purchase Agreement and/or the Condominium Declaration and By-Laws in the State of New York, (ii) any claim that the State of New York is not a convenient forum for any such suit, action or proceeding, and (iii) any claim that Purchaser is not personally subject to the jurisdiction of the above named courts. Provided that service of process is effected upon Purchaser in one of the manners specified in this Waiver or as otherwise permitted by law, 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 of competent jurisdiction shall be conclusive and binding upon Purchaser and may, to the fullest extent permitted by 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.

(6) In the case of the courts of the United States of America and the State of New York, Purchaser hereby designates, appoints and empowers the party described below ("Purchaser's Agent"):

_____

_____

_____

as its authorized agent to accept and acknowledge for and on Purchaser's behalf service of process in any legal action or proceeding of the nature referred to in the Purchase Agreement and/or the Condominium Declaration and By-Laws, but for no other purpose. Purchaser acknowledges that the provisions of this Section 6, and the provisions of Section 8, below constitute a "special arrangement for service" within the meaning of 28 USC §1608.

(7) Purchaser shall have Purchaser's Agent execute all documents and affidavits reasonably necessary to insure that (i) the designation and appointment of Purchaser's Agent as such shall be irrevocable until one year after the date of the closing of title to the Unit, and (ii) Purchaser's Agent shall not cease to act as the agent for service unless and until, in either case, another agent for such purpose reasonably satisfactory to Sponsor/Seller and/or the Board of Managers of the Condominium shall have been irrevocably designated and appointed and Purchaser shall have delivered to Sponsor/Seller and/or the Board of Managers of the Condominium or any of its successors or assigns, evidence in writing of such other agent's acceptance of such appointment. Any attempt by Purchaser's Agent to cease to so act shall be ineffective and without force or effect unless the foregoing provisions of this Section 7 shall be complied with.

(8) Purchaser hereby consents to process being served in any suit, action or proceeding of the nature referred to in the Purchase Agreement and/or the Condominium Declaration and By-Laws either by the mailing of a copy thereof by registered or certified mail, postage prepaid, return receipt requested to (i) Purchaser at the address set forth in the Purchase Agreement, if mailed prior to the closing of title to the Unit, and thereafter at the Unit conveyed, and (ii) to Purchaser's Agent at the address set forth in Section 6 of this Waiver. Service shall be deemed completed ten (10) days after delivery thereof to such party served. Purchaser irrevocably waives, to the fullest extent permitted by law, all claim of error by reason of any such service and agrees that such service (i) shall be deemed in every respect effective service of process upon Purchaser in any such suit, action or proceeding, and (ii) shall to the fullest extent permitted by law, be taken and held to be valid personal service upon and personal, delivery to Purchaser. Copies of any process or other papers served on Purchaser's Agent shall be forwarded promptly to Purchaser but failure to do so shall have no effect on the effectiveness of such service on Purchaser's Agent. Purchaser undertakes to enter an unconditional appearance within thirty (30) days after the completion of such service.

(9) 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 (a) the appointment of Purchaser's Agent, (b) the consent of Purchaser to jurisdiction of the state courts of New York and the federal courts sitting in New York, and (c) any other provisions of this Waiver.

(10) Nothing in this Waiver shall affect the right of Sponsor/Seller and/or the Board of Managers of the Condominium to serve process in any other manner permitted by law or limit the right of Sponsor/Seller and/or the Board of Managers of the Condominium or any of its successors or assigns, to bring proceedings against Purchaser in the courts of any jurisdiction or jurisdictions.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

(11) The provisions of this Waiver shall survive the closing of title to the Unit to Purchaser for the purpose of any suits, action or proceeding arising, directly or indirectly, out of or relating to the Purchase Agreement and/or the Condominium Declaration and By-Laws or any action to enforce the Purchase Agreement and/or Condominium Declaration and By-Laws.

Dated: _____, 20__

_____

, Purchaser

_____

, Purchaser

EXHIBIT B

TO PURCHASE AGREEMENT

PRE-CONTRACT LEAD PAINT INSPECTION AGREEMENT

_____ ("Prospective Purchaser") is considering the purchase of Residential Unit _____ (the "Unit") at 543 11th Street Condominium, 543 11th Street, Brooklyn, New York 11215 (the "Premises") from 11TH STREET RESIDENCE LLC ("Prospective Seller").

The parties acknowledge that applicable Federal regulations, specifically 24 CFR Part 35 and 40 CFR Part 645, require (among other things) with respect to the Unit ". . . that the Purchaser has received a ten (10) day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based hazards (unless the parties have mutually agreed to a different period of time) before becoming obligated under the contract to purchase the Unit. Alternatively, a purchaser who chooses to waive the risk assessment or inspection opportunity must so indicate in writing.

In accordance with the foregoing requirement (cross out and initial (a), (b) or (c) below, whichever does not apply):

1. The Prospective Purchaser hereby chooses to waive any risk assessment or inspection opportunity for lead paint with respect to the Unit or Premises; or

2. The parties hereto hereby agree to reduce the ten (10) day opportunity to inspect to a period not to exceed five (5) business days;

3. The parties have agreed that Prospective Purchaser shall have the opportunity to inspect the Unit and Premises during the period beginning _____, 20__, through and including _____, 20__. If Prospective Purchaser elects to make an inspection, he or she shall comply with the following requirements:

    (a) Prospective Purchaser hereby indemnifies and holds harmless Prospective Seller from any and all claims, liabilities, causes of action, losses, damages, costs and expenses (including reasonable attorneys' fees) resulting from the inspection;

    (b) Initially, Prospective Purchaser shall use only such inspection methods as do not require any removal of any wallpaper, paint or any item permanently affixed to the Unit or Premises. If Prospective Purchaser deems it necessary to remove paint or wallpaper or any other item permanently affixed to the Unit or Premises, no removal may occur until the specific location of the work is identified to Prospective Seller, Prospective Purchaser agrees to repair and restore the Unit and Premises to the same condition that currently

exists immediately following the inspection, and Prospective Purchaser delivers into escrow to be held by Prospective Seller's attorneys an amount agreed between the parties to be sufficient to complete such repair and restorations, which amount shall be held and applied as invoices are presented.

Prior to undertaking any such inspection, the Prospective Seller may require the contractor performing such inspection to add the Prospective Seller as an additional insured party on such contractor's comprehensive general liability insurance policy and to provide evidence of such coverage.

Prospective Purchaser hereby acknowledges that he or she has not been pressured or coerced by Prospective Seller or any other person to waiver or limit the ten (10) day opportunity to inspect.

The parties agree that this document does not constitute a contract for the sale of the Unit, and does not bind either of the parties in any way except as it relates to the right and manner of conducting an inspection for lead paint in the Unit. Whether or not the Prospective Purchaser desires to undertake a lead-based paint inspection, the Prospective Seller reserves the right to continue to market the Unit to other Prospective Purchasers and to enter into a Purchase Agreement with another Prospective Purchaser during or after pendancy of the inspection period.

Dated: _____, 20__

_____

PROSPECTIVE PURCHASER

_____

PROSPECTIVE PURCHASER

11TH STREET RESIDENCE LLC

By:_____

Name:

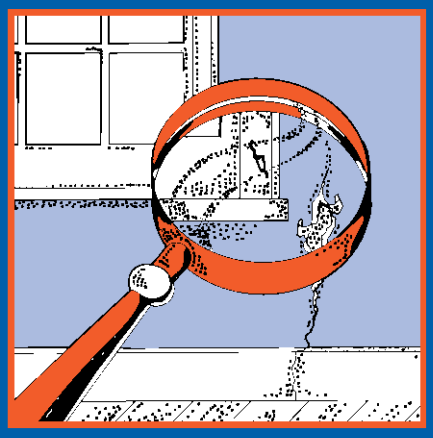
Title:

_____

Name:

Title:

The broker signing above is a real estate broker duly licensed in the State of New York who provided this form to the parties and who has received a fully executed copy of the Pre-Contract Agreement on the _____ day of _____, 20__. Broker acknowledges that he or she is not entitled to a commission solely based upon the execution and delivery of this Pre-Contract Lead Paint Inspection Agreement.



Protect Your Family From Lead In Your Home

United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

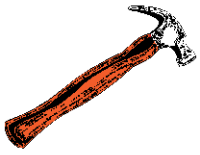
Many houses and apartments built before 1978 have paint that contains high levels of lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.

OWNERS, BUYERS, and RENTERS are encouraged to check for lead (see page 6) before renting, buying or renovating pre-1978 housing.

Federal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing:

LANDLORDS have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a disclosure about lead-based paint.

SELLERS have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure about lead-based paint. Buyers have up to 10 days to check for lead.



RENOVATORS disturbing more than 2 square feet of painted surfaces have to give you this pamphlet before starting work.

IMPORTANT!

Lead From Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly

FACT: Lead exposure can harm young children and babies even before they are born.

FACT: Even children who seem healthy can have high levels of lead in their bodies.

FACT: People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.

FACT: People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.

FACT: Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

Lead Gets in the Body in Many Ways

Childhood lead poisoning remains a major environmental health problem in the U.S.

Even children who appear healthy can have dangerous levels of lead in their bodies.

People can get lead in their body if they:

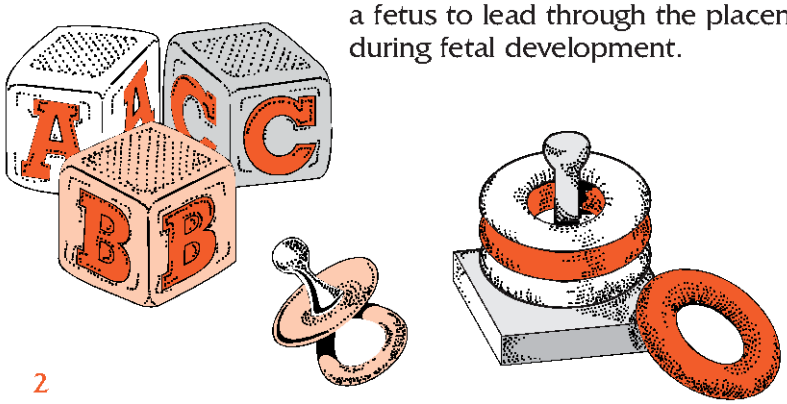
- Breathe in lead dust (especially during renovations that disturb painted surfaces).
- Put their hands or other objects covered with lead dust in their mouths.
- Eat paint chips or soil that contains lead.

Lead is even more dangerous to children under the age of 6:

- At this age children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.

Lead is also dangerous to women of childbearing age:

- Women with a high lead level in their system prior to pregnancy would expose a fetus to lead through the placenta during fetal development.



Lead's Effects

It is important to know that even exposure to low levels of lead can severely harm children.

In children, lead can cause:

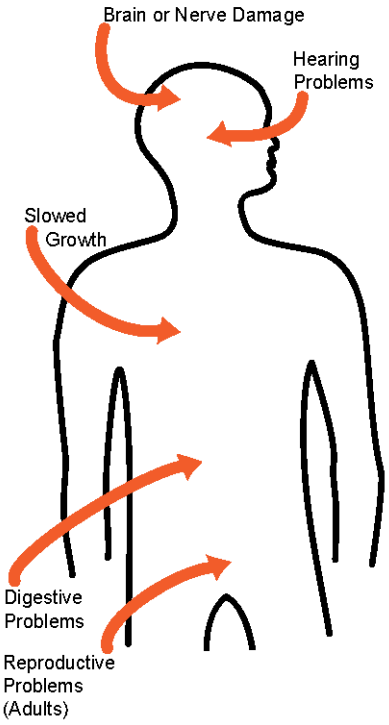
- Nervous system and kidney damage.
- Learning disabilities, attention deficit disorder, and decreased intelligence.
- Speech, language, and behavior problems.
- Poor muscle coordination.
- Decreased muscle and bone growth.
- Hearing damage.

While low-lead exposure is most common, exposure to high levels of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults too.

In adults, lead can cause:

- Increased chance of illness during pregnancy.
- Harm to a fetus, including brain damage or death.
- Fertility problems (in men and women).
- High blood pressure.
- Digestive problems.
- Nerve disorders.
- Memory and concentration problems.
- Muscle and joint pain.



Lead affects the body in many ways.

Where Lead-Based Paint Is Found

In general, the older your home, the more likely it has lead-based paint.

Many homes built before 1978 have lead-based paint. The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier. Lead can be found:

- In homes in the city, country, or suburbs.
- In apartments, single-family homes, and both private and public housing.
- Inside and outside of the house.
- In soil around a home. (Soil can pick up lead from exterior paint or other sources such as past use of leaded gas in cars.)

Checking Your Family for Lead

Get your children and home tested if you think your home has high levels of lead.

To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home has paint in poor condition and was built before 1978), and fix any hazards you may have. Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect high levels of lead. Blood tests are usually recommended for:

- Children at ages 1 and 2.
- Children or other family members who have been exposed to high levels of lead.
- Children who should be tested under your state or local health screening plan.

Your doctor can explain what the test results mean and if more testing will be needed.

Identifying Lead Hazards

Lead-based paint is usually not a hazard if it is in good condition, and it is not on an impact or friction surface, like a window. It is defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter, or more than 0.5% by weight.

Deteriorating lead-based paint (peeling, chipping, chalking, cracking or damaged) is a hazard and needs immediate attention. It may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear, such as:

- Windows and window sills.
- Doors and door frames.
- Stairs, railings, banisters, and porches.

Lead from paint chips, which you can see, and lead dust, which you can't always see, can both be serious hazards.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it. The following two federal standards have been set for lead hazards in dust:

- 40 micrograms per square foot ($\mu g/ft^2$) and higher for floors, including carpeted floors.
- 250 $\mu g/ft^2$ and higher for interior window sills.

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. The following two federal standards have been set for lead hazards in residential soil:

- 400 parts per million (ppm) and higher in play areas of bare soil.
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard.

The only way to find out if paint, dust and soil lead hazards exist is to test for them. The next page describes the most common methods used.

Checking Your Home for Lead

Just knowing that a home has lead-based paint may not tell you if there is a hazard.

You can get your home tested for lead in several different ways:

- A paint **inspection** tells you whether your home has lead-based paint and where it is located. It won't tell you whether or not your home currently has lead hazards.
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards.
- A combination risk assessment and inspection tells you if your home has any lead hazards and if your home has any lead-based paint, and where the lead-based paint is located.

Hire a trained and certified testing professional who will use a range of reliable methods when testing your home.

- Visual inspection of paint condition and location.
- A portable x-ray fluorescence (XRF) machine.
- Lab tests of paint, dust, and soil samples.

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency (see bottom of page 11) for more information, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.

Home test kits for lead are available, but may not always be accurate. Consumers should not rely on these kits before doing renovations or to assure safety.

What You Can Do Now To Protect Your Family

If you suspect that your house has lead hazards, you can take some immediate steps to reduce your family's risk:

- **If you rent, notify your landlord of peeling or chipping paint.**
- **Clean up paint chips immediately.**
- **Clean floors, window frames, window sills, and other surfaces weekly**. Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.

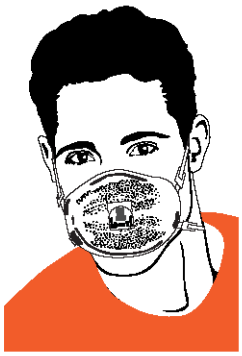
- **Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas**.
- **Wash children's hands often, especially before they eat and before nap time and bed time.**
- **Keep play areas clean.** Wash bottles, pacifiers, toys, and stuffed animals regularly.
- **Keep children from chewing window sills or other painted surfaces.**
- **Clean or remove shoes before entering your home to avoid tracking in lead from soil.**

- **Make sure children eat nutritious, low-fat meals high in iron and calcium,** such as spinach and dairy products. Children with good diets absorb less lead.

Reducing Lead Hazards In The Home

Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

Always use a professional who is trained to remove lead hazards safely.



In addition to day-to-day cleaning and good nutrition:

- You can **temporarily** reduce lead hazards by taking actions such as repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called "interim controls") are not permanent solutions and will need ongoing attention.
- To **permanently** remove lead hazards, you should hire a certified lead "abatement" contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent removal.

Always hire a person with special training for correcting lead problems—someone who knows how to do this work safely and has the proper equipment to clean up thoroughly. Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Once the work is completed, dust cleanup activities must be repeated until testing indicates that lead dust levels are below the following:

- 40 micrograms per square foot ($\mu g/ft^2$) for floors, including carpeted floors;
- 250 $\mu g/ft^2$ for interior windows sills; and
- 400 $\mu g/ft^2$ for window troughs.

Call your state or local agency (see bottom of page 11) for help in locating certified professionals in your area and to see if financial assistance is available.

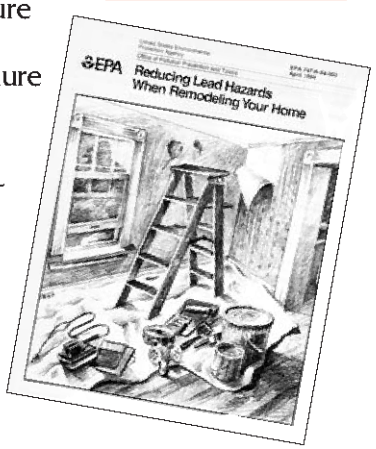
Remodeling or Renovating a Home With Lead-Based Paint

Take precautions before your contractor or you begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):

- **Have the area tested for lead-based paint.**
- **Do not use a belt-sander, propane torch, high temperature heat gun, dry scraper, or dry sandpaper** to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- **Temporarily move your family** (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- **Follow other safety measures to reduce lead hazards.** You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

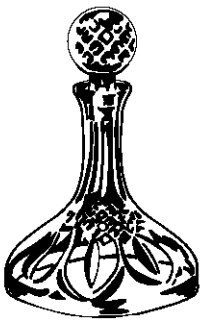
If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined on page 7 of this brochure.

If not conducted properly, certain types of renovations can release lead from paint and dust into the air.



Other Sources of Lead

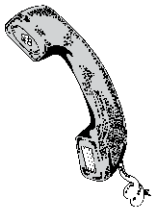
While paint, dust, and soil are the most common sources of lead, other lead sources also exist.



- **Drinking water.** Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it:
  - Use only cold water for drinking and cooking.
  - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.
- **The job.** If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- Old painted **toys** and **furniture.**
- Food and liquids stored in **lead crystal** or **lead-glazed pottery or porcelain.**
- **Lead smelters** or other industries that release lead into the air.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture.
- **Folk remedies** that contain lead, such as "greta" and "azarcon" used to treat an upset stomach.

For More Information

The National Lead Information Center

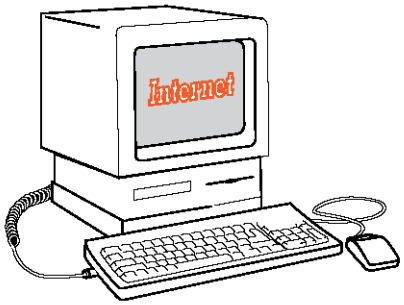


Call **1-800-424-LEAD (424-5323)** to learn how to protect children from lead poisoning and for other information on lead hazards. To access lead information via the web, visit **www.epa.gov/lead** and **www.hud.gov/offices/lead/.**

EPA's Safe Drinking Water Hotline

Call **1-800-426-4791** for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline



To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call **1-800-638-2772**, or visit CPSC's Web site at: **www.cpsc.gov.**

Health and Environmental Agencies

Some cities, states, and tribes have their own rules for lead-based paint activities. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your local contacts on the Internet at **www.epa.gov/lead** or contact the National Lead Information Center at **1-800-424-LEAD.**

For the hearing impaired, call the Federal Information Relay Service at **1-800-877-8339** to access any of the phone numbers in this brochure.

EPA Regional Offices

Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

EPA Regional Offices

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
Suite 1100 (CPT)
One Congress Street
Boston, MA 02114-2023
1 (888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 209, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, Washington DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3 (3WC33)
1650 Arch Street
Philadelphia, PA 19103
(215) 814-5000

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-6003

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
(ARTD-RALI)
901 N. 5th Street
Kansas City, KS 66101
(913) 551-7020

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
999 18th Street, Suite 500
Denver, CO 80202-2466
(303) 312-6021

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. Region 9
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4164

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10
Toxics Section WCM-128
1200 Sixth Avenue
Seattle, WA 98101-1128
(206) 553-1985

CPSC Regional Offices

Your Regional CPSC Office can provide further information regarding regulations and consumer product safety.

Eastern Regional Center
Consumer Product Safety Commission
201 Varick Street, Room 903
New York, NY 10014
(212) 620-4120

Western Regional Center
Consumer Product Safety Commission
1301 Clay Street, Suite 610-N
Oakland, CA 94612
(510) 637-4050

Central Regional Center
Consumer Product Safety Commission
230 South Dearborn Street, Room 2944
Chicago, IL 60604
(312) 353-8260

HUD Lead Office

Please contact HUD's Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control and research grant programs.

U.S. Department of Housing and Urban Development
Office of Healthy Homes and Lead Hazard Control
451 Seventh Street, SW, P-3206
Washington, DC 20410
(202) 755-1785

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U.S. EPA Washington DC 20460
U.S. CPSC Washington DC 20207
U.S. HUD Washington DC 20410

EPA747-K-99-001
June 2003

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

(ii) _____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

(ii) _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home.*

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

PUNCHLIST INSPECTION STATEMENT

Date:_____

11TH STREET RESIDENCE LLC
543 11th Street
Brooklyn, New York 11215

RE: "543 11th Street Condominium," a Condominium
Unit #____,

Building Address: 543 11th Street
Brooklyn, New York 11215

Gentlemen:

As a result of my/our final inspection, please be advised that the following items need either completion, adjustment or repair:

ITEM

1. _____
2. _____
3. _____
4. _____
5. _____

I/we understand that certain items, as set forth in the Offering Plan, are not the responsibility of Sponsor. I/we also understand that to prevent pilferage certain items such as medicine cabinet doors, shower heads, toilet seats and bifold door knobs,

_____
_____
_____ will be installed just prior to my/our date of moving.

_____Purchaser's signature

_____Purchaser's signature

_____
Seller's Representative

POWER OF ATTORNEY

The undersigned, _____ the Owner of Residential Unit No. _____ located at 543 11th Street Brooklyn, New York, in the Condominium known as "543 11th Street Condominium" consisting of the property submitted to the provisions of Article 9-B of the Real Property Law of the State of New York pursuant to Declaration dated _____, 20__, and recorded in the Office of the Register of the City of New York, County of Kings, as CRFN _____ and on the Floor Plans on file in said office as CRFN _____, do(es) hereby nominate, constitute and appoint the persons who may from time to time constitute the Board of Managers of "543 11th Street Condominium" jointly, true and lawful attorneys-in-fact for the undersigned, coupled with an interest, with power of substitution, to acquire in their own name, as members of the Board of Managers, or in the name of their designee, corporate or otherwise, on behalf of all Owners of Units in said Property, in accordance with their common interests, any Unit whose Owner desires to abandon or sell the same, including the undivided interest in the Common Elements appurtenant thereto, the interest of such Unit Owner in any other Units theretofore acquired by the Board of Managers, or its designee, on behalf of all Unit Owners, or in the proceeds of sale or lease thereof, if any, and the rights and privileges appurtenant thereto, the interest of such Unit Owner in all other assets of the Condominium as defined in the aforementioned Declaration or any Unit, which shall be the subject of a foreclosure or other judicial sale, or to lease any Unit whose Owner desires to rent the same, at such price or on such rental, as the case may be, and on such terms as said attorneys-in-fact shall deem proper, and thereafter to convey, sell, lease or mortgage (but not to vote the votes appurtenant thereto) to otherwise deal with any such Units so acquired by them, or to sublease any Unit so leased by them on such terms as said attorneys-in-fact may determine, granting to such attorneys-in-fact the power to do all things in the said premises which the undersigned could do if the undersigned were personally present.

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

The undersigned do(es) hereby nominate, constitute and appoint 11th Street Residence LLC, a New York limited liability company ("Sponsor"), Sponsor's designee, and/or their successors and assigns, as attorney-in-fact for the undersigned, their successors, assigns and/or heirs, coupled with an interest, with power of substitution, to severally amend from time to time the Declaration, the By-Laws and the Rules and Regulations of the Condominium, or any of said documents, when such amendment (1) shall be required to effectuate the provisions of Sections Tenth and Seventeenth of the Declaration and any other provision thereof or set forth in the Condominium's By-Laws and/or Rules and Regulations, or to reflect any change in Unsold Units and/or the reapportionment of the Common Interests of the affected Unsold Units resulting therefrom made by Sponsor or its designee in accordance with Sections Tenth and Seventeenth of the Declaration or any other provision thereof or set forth in the Condominium's By Laws and/or Rules and Regulations, or (2) shall be required by (a) an institutional lender procured by Sponsor or its designee, to make a mortgage loan secured by a mortgage on any Unit, (b) any governmental agency having regulatory jurisdiction over the Condominium, or (c) any title insurance company

selected by Sponsor or its designee, to insure title to any Unit, provided, however, that any amendment made pursuant to the terms of this paragraph shall not (i) change the Common Interest of the undersigned's Unit, (ii) require a material, physical modification to the undersigned's Unit, or (iii) adversely affect the priority or validity of the lien of any purchase money mortgage or any mortgage held by an institutional lender covering the undersigned's Unit unless the undersigned (in the event described in subdivision (i) or (ii) of this paragraph) and the holder of such mortgage (in the event described in subdivision (iii) of this paragraph) shall consent thereto by joining in the execution of such amendment. With regard to Sponsor's Unsold Units, the terms, covenants and conditions contained in, and the powers granted pursuant to this paragraph shall remain in full force and effect until such time as the Sponsor or Sponsor-designee(s) shall cease to own any Units in the Condominium.

The undersigned do(es) further nominate, constitute and appoint 11th Street Residence LLC, its designee, and/or their successors and assigns as attorney-in-fact for the undersigned, their successors, assigns and/or heirs, coupled with an interest, with power of substitution, to execute any document on behalf of the undersigned, if same is necessary, to effectuate the transfer, assignment or conveyance by Sponsor, its designee, and/or their successors and assigns in whole or in part, of the transferable air rights and/or development rights which Sponsor has retained for itself, its designee, and/or their successors and assigns in accordance with Paragraph numbered 20 of the Declaration. This power of attorney shall in no way be construed to grant any interest in such transferable air rights and/or development rights to the undersigned.

The undersigned do(es) further nominate, constitute and appoint (i) the persons who may from time to time constitute the Board of Managers of the Condominium jointly, and (ii) 11th Street Residence LLC and/or its designee, their successors or assigns, as attorneys-in-fact for the undersigned, their successors, assigns and/or heirs, coupled with an interest, with power of substitution, to execute, acknowledge and deliver, and, if necessary, to cause to be recorded in the Office of the Register of Kings County, (a) any declaration or other instrument affecting the Condominium that the Condominium Board deems necessary or appropriate to comply with any law, ordinance, regulation, zoning resolution, or requirement of the Department of Buildings, the Landmarks Preservation Commission, the City Planning Commission, the Board of Standards and Appeals, or any other public authority, applicable to the maintenance, demolition, construction, alteration, repair, or restoration of the Condominium or (b) any agreement, consent, covenant, restriction, easement or declaration, or any amendment thereto, affecting the Condominium or the Common Elements that the Condominium Board deems necessary or appropriate.

This power of attorney shall be irrevocable.

IN WITNESS WHEREOF, the undersigned, has (have) executed this Power of Attorney this _____ day of _____, 20__.

_____

_____

STATE OF NEW YORK)
) ss.:
COUNTY OF)

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

_____
Notary Public

FORM OF UNIT DEED

THIS INDENTURE made the _____ day of _____, 20__, between 11TH STREET RESIDENCE LLC, a New York limited liability, having an office at 115 West 30th Street, Suite 709, New York, New York 10001, "Grantor", and _____, "Grantee," residing at _____.

W I T N E S S E T H:

That the Grantor, in consideration of Ten Dollars ($10.00) and other 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 Unit known as Unit No. _____ in the Building known as 543 11th Street Condominium, located at 543 11th Street, in the Borough of Brooklyn, Kings County, City and State of New York and also designated and described as Unit No. _____ in the Declaration establishing 543 11th Street Condominium (hereinafter called the "Property") made by the Grantor 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 _____, 20__, and recorded in the Kings County Office of the Register of the City of New York, on the _____ day of _____, 20__, as CRFN _____ (hereinafter called the "Declaration"), which Unit is also designated as Block No. 1094, Tax Lot No. _____ on the Floor Plans and Site Plan (the "Floor Plans") of the Building, certified by David Bucovy Architect, PLLC, filed in the Real Property Assessment Department of the City of New York on the _____ day of _____, 20__, as CRFN _____ and filed simultaneously with said Declaration in the said Office of the Register of the City of New York, Kings County, as Condominium Plan No. ____, CRFN _____ (hereinafter called the "Unit"). The land area of the Property is described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Eleventh Street distant one hundred and ninety-seven (197) feet, ten (10) inches, westerly from the comer formed by the intersection of the northerly side of Eleventh Street with the westerly side of Eighth Avenue;

RUNNING THENCE northerly, parallel with Eighth Avenue and part of the distance through a party wall, one hundred (100) feet;

THENCE westerly parallel with Eleventh Street, twenty (20) feet;

THENCE southerly parallel with Eighth Avenue and part of the distance through a party wall, one hundred (100) feet to the northerly side of Eleventh Street;

THENCE easterly along the northerly side of Eleventh Street, twenty (20) feet to the point or place

of BEGINNING.

SAID PREMISES being known as and by the street number 543 11th Street, Brooklyn, New York.

TOGETHER with all right, title and interest, if any, to any interior strips or gores adjoining the above described premises on any sides thereof.

TOGETHER with an undivided _____ percent interest in the common elements of the Property described in said Declaration (hereinafter called the "Common Elements");

TOGETHER with an easement for the continuance of all encroachments by the Unit on any adjoining Units or Common Elements now existing as a result of the construction or rehabilitation of the Building, or which may come into existence hereafter as a result of settling of the Building, or as a result of repair or restoration of the Building, or the Unit, after damage by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Elements made by or with the consent of the Board of Managers, so that any such encroachments may remain so long as the Building shall stand;

TOGETHER with an easement in common with the Owners of other Units to use any pipes, wires, ducts, cables, conduits, public utility lines, and other Common Elements located in any of the other Units or elsewhere on the Property, and serving the Unit;

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

TOGETHER with and SUBJECT to all easements of necessity in favor of the Unit or in favor of other Units or the Common Elements;

SUBJECT to easements in favor of adjoining Units and in favor of the Common Elements for the continuance of all encroachments of such adjoining Units or Common Elements on the Unit, now existing as a result of the construction or rehabilitation of the Building, or which may come into existence hereafter as a result of settling of the Building, or as a result of repair or restoration of the Building or any adjoining Unit or of the Common Elements, after damage, condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Elements made by or with the consent of the Board of Managers, so that any such encroachments may remain so long as the Building shall stand. Each Unit shall be subject to the aforesaid easements in favor of all other Units. In addition, each Unit shall have, and shall be subject to, easements of subjacent support and necessity in favor of such Unit or in favor of other Units and the Common Elements;

SUBJECT also to an easement in favor of the other Units to use the pipes, wires, ducts, conduits, cables, public utility lines and other Common Elements located in the Unit or elsewhere on the Property and serving such other Units;

TOGETHER with and SUBJECT TO EASEMENTS, rights of way, restrictions and encumbrances created by the Declaration for "543 11th Street Condominium" recorded in the Kings County

Office of the Register of the City of New York on the _____ day of _____, 20__ as CRFN _____.

SUBJECT to the provisions of the Declaration, By-Laws, and Floor Plans of the Condominium recorded simultaneously with and as part of the Declaration, as the same may be amended from time to time by instruments recorded in the Kings County Office of the Register of the City of New York, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein;

AND the Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid; this deed was authorized at a duly called meeting of the members of Grantor;

TO HAVE AND TO HOLD the same unto the Grantee, and the heirs or successors and assigns of the Grantee, forever.

The Unit is intended to, and, subject to and by the terms of the Declaration, is to be used as a Residential Unit.

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 clause 18 of the Declaration shall control.

The Grantor, in compliance with Section 13 of the Lien Law, 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 improvement and will apply the same first to the payment of the cost of the improvements before using any part of the same for any other purpose.

The Grantee accepts and ratified the provisions of the Declaration and the By-Laws and the Rules and Regulations of the Condominium recorded simultaneously with and as part of the Declaration and agrees to comply with all the terms and provisions thereof, as the same may be amended from time to time by instruments recorded in the office of the New York City Register, Kings County.

This conveyance has been made with the consent of all the members of the party of the first part entitled to vote thereon at a meeting duly called.

IN WITNESS WHEREOF, the Grantor has duly executed this deed the day and year first above written.

Grantor:

11TH STREET RESIDENCE LLC

By:_____
Name:
Title:

_____
Grantee:

_____
Grantee:

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

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

_____
Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

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

_____
Notary Public

FORM OF INTERIM USE AND OCCUPANCY AGREEMENT

The Sponsor and Purchaser/Occupant agree as of _____ that Purchaser/Occupant shall use and occupy the Apartment (Apartment shall mean "Unit" where applicable herein) as follows:

SPONSOR/OWNER:	**PURCHASER/OCCUPANT:**
11TH STREET RESIDENCE LLC	[TBD]
543 11th Street	
Brooklyn, New York 11215	
Address for Notices:	**Same as Above**

Apartment #___ (the "Apartment") at **543 11th Street Condominium, a Condominium**

543 11th Street

Brooklyn, New York 11215

Term: see **Paragraph** 33

Security: $TBD; **Rent:** $TBD

Bank: Not Applicable

Use and Occupancy Fee is $TBD per month for each of the maximum of Twelve (12) months. At the closing of title to the Unit Purchaser/Occupant and Sponsor shall adjust the use and occupancy fee on a pro rata basis for the month in which the closing occurs.

1. **Use.** The Apartment must be used only for residential use as a private Apartment for living and for no other reason. Only a party signing this Interim Use and Occupancy Agreement and/or the spouse and children of that party may use the Apartment. All references to "Purchaser/ Occupant" shall be read to mean "Purchaser and/or Occupant."

2. **Failure to give possession.** Sponsor and Owner, hereinafter collectively referred to as Sponsor, shall not be liable for failure to give Purchaser/Occupant possession of the Apartment on the beginning date of the Term. The Use and Occupancy Fee shall be payable as of the beginning of the Term unless Sponsor is unable to give possession of the Unit. In such event, the Use and Occupancy Fee shall then be payable as of the date possession of the Unit is available. Sponsor must give possession within a reasonable time, if not, Purchaser/Occupant may cancel and obtain a refund of the money deposited for

the Use and Occupancy Fee. Sponsor will notify Purchaser/Occupant as to the date possession of the Unit is available. The ending date of the Term will not change.

3. **Use and Occupancy Fee, Added Use and Occupancy Fee.** The Use and Occupancy Fee payment for each month must be paid on the first day of that month at Sponsor's address. Sponsor need not give notice to pay the Use and Occupancy Fee for such fee to be due. The Use and Occupancy Fee must be paid in full. The first month's Use and Occupancy Fee and security is to be paid when Purchaser/Occupant signs this Interim Use and Occupancy Agreement. Purchaser/Occupant may be required to pay other charges to Sponsor under the terms of this Interim Use and Occupancy Agreement. They are to be called an "Added Use and Occupancy Fee." This Added Use and Occupancy Fee is payable in the same manner as the Use and Occupancy Fee, together with the next monthly Use and Occupancy Fee due. If Purchaser/Occupant fails to pay the Added Use and Occupancy Fee on time, Sponsor shall have the same rights against Purchaser/Occupant as if Purchaser/Occupant failed to pay the Use and Occupancy Fee.

4. **Notices.** Any bill, statement or notice must be in writing and sent by certified mail. If to Purchaser/Occupant, it must be mailed to the Purchaser/Occupant at the Apartment. If to Sponsor it must be mailed to Sponsor's address. It will be considered delivered on the day following the mailing. Sponsor must notify Purchaser/Occupant if Sponsor's address is changed.

5. **Security.** Purchaser/Occupant has given security to Sponsor in the amount stated above. The security has been deposited in the Bank named above and delivery of this Interim Use and Occupancy Agreement is notice of the deposit. If the Bank is not named, Sponsor will notify Purchaser/Occupant of the Bank's name and address in which the security is deposited.

If Purchaser/Occupant does not pay the Use and Occupancy Fee on time, Sponsor may use the security to pay for the Use and Occupancy Fee past due. If Purchaser/Occupant fails to perform any other term in this Interim Use and Occupancy Agreement, Sponsor may use the security for payment of money Sponsor may spend, or damages Sponsor suffers because of Purchaser/Occupant's failure. If the Sponsor uses the security, Purchaser/Occupant shall, upon notice from Sponsor, send an amount equal to the sum used by Sponsor. At all times Sponsor is to have the amount of security stated above.

If Purchaser/Occupant fully performs all terms of this Interim Use and Occupancy Agreement, pays the Use and Occupancy Fee on time and leaves the Apartment in good condition upon vacating the Apartment or closes title pursuant to the Purchase Agreement, as same may be amended from time to time, then Sponsor will return the security being held.

If Sponsor sells or leases the Building, Sponsor may give the security to the buyer or lessee. Sponsor will notify Purchaser/Occupant by certified mail of the name and address of the new buyer or lessee of the building to whom the deposit has been transferred. In that event Purchaser/Occupant will look only to the buyer or lessee for the return of the security. The security is in a trust fund for Purchaser/Occupant. The Sponsor may use the security as stated in this Section. Sponsor may put the security in any place permitted by law. If the law states the security must bear interest, unless the security is used by Sponsor as stated Sponsor will give Purchaser/Occupant the interest less the sum Sponsor is

allowed to keep for expenses. If the law does not require security to bear interest, Purchaser/Occupant will not be entitled to it.

6. **Services.** Sponsor will supply: (a) heat as required by law, (b) hot and cold water to the bathroom and kitchen, (c) use of the building's common elevator, if any, and (d) cooling if central air conditioning is installed. Stopping or reducing of service(s) will not be reason for Purchaser/Occupant to stop paying Use and Occupancy Fee, to make a money claim or to claim eviction. Purchaser/Occupant may enforce its rights under the warranty of habitability. Damage to the equipment or appliances supplied by Sponsor, caused by Purchaser/Occupant's acts or neglect, may be repaired by Sponsor at Purchaser/Occupant's expense. The repair cost will be an Added Use and Occupant Fee.

Purchaser/Occupant must pay for all electric, steam, telephone and other utility services used in the Apartment and arrange for them with the public utility company. Purchaser/Occupant must not use a dishwasher, washing machine, dryer, freezer, heater, ventilator, air cooling equipment or other appliance unless installed by Sponsor or with Sponsor's written consent. Purchaser/Occupant must not use more electric than the wiring or feeders to the Building can safely carry.

Sponsor may stop service of the plumbing, heating, elevator, air cooling or electrical systems, because of accident, emergency, repairs, or changes until the work is complete.

7. **Alterations.** Purchaser/Occupant must obtain Sponsor's prior written consent to install any paneling, flooring, "built in" decoration, partitions, railings or make alterations or to paint or wallpaper the Apartment. Purchaser/Occupant must not change the plumbing, ventilating, air conditioning, electric or heating systems. If consent is given, the alterations and installations shall become the property of Sponsor when completed and paid for. They shall remain with and as part of the Apartment at the end of the Term. Sponsor has the right to demand that Purchaser/Occupant remove the alterations and installations before the end of the Term. The demand shall be by notice, given at least fifteen (15) days before the end of the Term. Purchaser/Occupant shall comply with the demand at Purchaser/Occupant's own cost. Sponsor is not required to do or pay for any work unless stated in this Interim Use and Occupancy Agreement.

If a Mechanic's Lien is filed on the Apartment or Building for Purchaser/Occupant's failure to pay for alterations or installations in the Apartment, Purchaser/Occupant must immediately pay or bond the amount stated in the Lien. Sponsor may pay or bond the Lien if Purchaser/Occupant fails to do so within twenty (20) days after Purchaser/Occupant is given notice of the Lien. Sponsor's reasonable costs shall be an Added Use and Occupancy Fee.

8. **Repairs.** Purchaser/Occupant must take good care of the Apartment and all equipment and fixtures in it. Sponsor will repair the plumbing, heating and electrical systems. Purchaser/ Occupant must, at Purchaser/Occupant's cost, make all repairs and replacements whenever the need results from Purchaser/Occupant's act or neglect. If Purchaser/Occupant fails to make a needed repair or replacement, Sponsor may do it. Sponsor's reasonable expense will be an Added Use and Occupancy Fee.

9. **Fire, Accident, Defects, Damage.** Purchaser/Occupant must give Sponsor prompt notice of fire, accident, damage or dangerous or defective condition. If the Apartment cannot be used because of fire or other casualty, Purchaser/Occupant is not required to pay the Use and Occupancy Fee for the time the Apartment is unusable. If part of the Apartment cannot be used, Purchaser/Occupant must pay a reasonable proportion of the Use and Occupancy Fee for the usable part. Sponsor shall have the right to decide which part of the Apartment is usable. Sponsor need only repair the damaged part of the Apartment. Sponsor is not required to repair or replace any equipment, fixtures, furnishings or decorations unless originally installed by Sponsor. Sponsor is not responsible for delays due to settling insurance claims, obtaining estimates, labor and supply problems or any other cause not fully under Sponsor's control.

If the Apartment cannot be used, Sponsor has thirty (30) days to decide whether to repair it. Sponsor's decision to repair must be given to Purchaser/Occupant within thirty (30) days of the fire or casualty. Sponsor shall have a reasonable time to repair. In determining what is a reasonable time, consideration shall be given to any delays in receipt of insurance settlements, labor trouble and causes not within Sponsor's control. If Sponsor fails to give Purchaser/Occupant notice of its decision within thirty (30) days, Purchaser/Occupant may cancel this Interim Use and Occupancy Agreement as of the date of the fire or casualty. The cancellation shall be effective only if it is given before Sponsor begins to repair or before Sponsor notifies Purchaser/Occupant of its decision to repair. If the fire or other casualty is caused by an act or neglect of Purchaser/Occupant or guest of Purchaser/Occupant all repairs will be made at Purchaser/Occupant's expense and Purchaser/ Occupant must pay the full Use and Occupancy Fee with no abatement or adjustment. The cost of the repairs will be an Added Use and Occupancy Fee.

Sponsor has the right to demolish or rebuild the Building if there is substantial damage, by fire or other casualty. Even if the Apartment is not damaged, Sponsor may cancel this Use and Occupancy Agreement within thirty (30) days after the substantial fire or casualty by giving Purchaser/Occupant notice of Sponsor's intention to demolish or rebuild. This Interim Use and Occupancy Agreement will end thirty (30) days after Sponsor's cancellation notice to Purchaser/Occupant. Purchaser/Occupant must deliver the Apartment to Sponsor on or before the cancellation date in the notice and pay all of the Use and Occupancy Fee due to the date of the fire or casualty. If this Interim Use and Occupancy Agreement is cancelled Sponsor is not required to repair the Apartment or Building. The cancellation does not release Purchaser/Occupant of liability in connection with the fire or casualty. This Section is intended to replace the terms of New York Real Property Law Section 227.

In the event of damage or destruction to any Unit by fire or other casualty prior to the Closing, but subsequent to the signing of a Purchase Agreement, if Sponsor within a one hundred twenty (120) day period notifies Purchaser that it does not elect (which election shall be in its sole discretion) to repair or restore the Unit, the Purchase Agreement shall be deemed cancelled and of no further force or effect and Sponsor shall return the Deposit, together with any interest earned thereon, to Purchaser, whereupon Sponsor and Purchaser shall be released and discharged from all obligations and liability under the Purchase Agreement and the Plan; provided, however, if Purchaser is then in default under the

Purchase Agreement (beyond any applicable grace period), Sponsor shall retain all such sums as and for liquidated damages.

10. **Liability.** Sponsor is not liable for loss, expense, or damage to any person or property, unless due to Sponsor's negligence. Sponsor is not liable to Purchaser/Occupant for permitting or refusing entry of anyone into the Building.

Purchaser/Occupant must pay for damages suffered and reasonable expenses of Sponsor relating to any claim arising from any act or neglect of Purchaser/Occupant. If an action is brought against Sponsor arising from Purchaser/Occupant's act or neglect Purchaser/Occupant shall defend Sponsor at Purchaser/Occupant's expense with an attorney of Sponsor's choice.

Purchaser/Occupant is responsible for all acts of Purchaser/Occupant's family, employees, guests or invitees.

11. **Entry by Sponsor.** Sponsor may enter the Apartment at reasonable hours to: repair, inspect, exterminate, install or work on master antennas or other systems and perform other work that Sponsor decides is necessary. At reasonable hours Sponsor may show the Apartment to possible buyers, lenders, or lessee of the entire Building or land. At reasonable hours Sponsor may show the Apartment to possible or new purchaser/occupants during the last four (4) months of the Term, if applicable. Entry by Sponsor must be on reasonable notice except in emergency.

12. **Assignment and Sublease.** Purchaser/Occupant may not assign this Interim Use and Occupancy Agreement or sublet all or part of the Apartment or permit any other person to use the Apartment, unless consented to in writing by Sponsor.

13. **Subordination.** This Interim Use and Occupancy Agreement and Purchaser/Occupant's rights, are subject and subordinate to all present and future (a) leases for the Building or the land on which it stands, (b) mortgages on the leases or the Building or land, (c) agreements securing money paid or to be paid by a lender, and (d) terms, conditions, renewals, changes of any kind and extensions of the mortgages, leases or lender agreements. Purchaser/Occupant must promptly execute any certificate(s) that Sponsor requests to show that this Interim Use and Occupancy Agreement is so subject and subordinate. Purchaser/Occupant authorizes Sponsor to sign these certificate(s) for Purchaser/Occupant. This Interim Use and Occupancy Agreement and Purchaser/Occupant's rights are also subject and subordinate to the Condominium Offering Plan for **543 11th Street Condominium**, as same may be amended from time to time. This Interim Use and Occupancy Agreement and Purchaser/Occupant's rights are also subject and subordinate to the Condominium Declaration for **543 11th Street Condominium**, as same may be amended from time to time.

14. **Condemnation.** If all of the Apartment or Building is taken or condemned by a legal authority, the Term, and Purchaser/Occupant's rights shall end as of the date the authority takes title to the Apartment or Building. If any part of the Apartment or Building is taken, Sponsor may cancel this Interim Use and Occupancy Agreement on notice to Purchaser/Occupant. The notice shall set a cancellation date not less

than thirty (30) days from the date of the notice. If this Interim Use and Occupancy Agreement is cancelled, Purchaser/Occupant must deliver the Apartment to Sponsor on the cancellation date together with the total Use and Occupancy Fee due to that date. The entire award for any taking belongs to Sponsor. Purchaser/Occupant gives Sponsor any interest Purchaser/Occupant may have to any part of the award. Purchaser/Occupant shall make no claim for the value of the remaining part of the Term.

15. **Purchaser/Occupant Duty to Obey Laws and Regulations.** Purchaser/Occupant must, at Purchaser/Occupant's expense, promptly comply with all laws, orders, rules, requests and directions, of all governmental authorities, Sponsor's insurers, Board of Fire Underwriters, or similar groups. Notices received by Purchaser/ Occupant from any authority or group must be promptly delivered to Sponsor. Purchaser/Occupant may not do anything which may increase Sponsor's insurance premiums. If Purchaser/Occupant does, Purchaser/Occupant must pay the increase in premium as an Added Use and Occupancy Fee.

16. **Purchaser/Occupant's Default.** A. Sponsor must give Purchaser/ Occupant written notice of default stating the type of default. The following are defaults and must be cured by Purchaser/Occupant within the time stated:

(1) Failure to pay the Use and Occupancy Fee or an Added Use and Occupancy Fee on time. Three (3) days in which to cure.

(2) Failure to move into the Apartment within fifteen (15) days after the beginning date of the Term. Ten (10) days in which to cure.

(3) Issuance of a court order under which the Apartment may be taken by another party. Ten (10) days in which to cure.

(4) Improper conduct by Purchaser/Occupant annoying other purchasers/occupants. Ten (10) days in which to cure.

(5) Failure to comply with any other term or Rule in this Interim Use and Occupancy Agreement. Ten (10) days in which to cure.

A. If Purchaser/Occupant fails to cure the default in the time stated, Sponsor may cancel this Interim Use and Occupancy Agreement by giving Purchaser/Occupant a cancellation notice. The cancellation notice will state the date the Term will end which may be no less than ten (10) days after the date of the notice. On the cancellation date in the notice the Term of this Interim Use and Occupancy Agreement shall end. Purchaser/Occupant must leave the Apartment and give Sponsor the keys on or before the cancellation date. Purchaser/Occupant continues to be responsible for any damage to Sponsor/Owner resulting from such breach as provided in this Interim Use and Occupancy Agreement. If the default cannot be cured in the time stated, Purchaser/Occupant must begin to cure within that time and continue diligently until cured.

B. If Purchaser/Occupant's application for the Apartment contains any material misstatement of fact, Sponsor may cancel this Interim Use and Occupancy Agreement. Cancellation shall be by cancellation notice as stated in Paragraph 16A.

C. If (1) this Interim Use and Occupancy Agreement is cancelled; or (2) the Use and Occupancy Fee or an Added Use and Occupancy Fee is not paid on time; or (3) Purchaser/Occupant vacates the Apartment, Sponsor may, in addition to other remedies, take any of the following steps: (a) peacefully enter the Apartment and remove Purchaser/Occupant and any person or property, and (b) use eviction or other lawful method to take back the Apartment.

D. If this Interim Use and Occupancy Agreement is cancelled, or Sponsor takes back the Apartment, the following shall occur:

(1) The Use and Occupancy Fee and an Added Use and Occupancy Fee for the unexpired Term become immediately due and payable.

(2) Sponsor may relet the Apartment and anything in it. The reletting may be for any Term. Sponsor may charge any rent or no rent and give allowances to the new tenant. Sponsor may, at Purchaser/Occupant's expense, do any work Sponsor reasonably feels needed to put the Apartment in good repair and prepare it for renting. Purchaser/Occupant shall be liable for any cost and expense of Sponsor for any necessary repair.

(3) Any Use and Occupancy Fee received by Sponsor for the re-renting shall be used first to pay Sponsor's expenses and second to pay any amounts Purchaser/Occupant owes under this Interim Use and Occupancy Agreement. Sponsor's expenses include the costs of obtaining possession and re-renting the Apartment, including, but not only reasonable legal fees, brokers' fees, cleaning and repairing costs, decorating costs and advertising costs.

(4) From time to time Sponsor may bring actions for damages. Delay or failure to bring an action shall not be a waiver of Sponsor's rights. Purchaser/Occupant is not entitled to any excess of the Use and Occupancy Fees collected over the Use and Occupancy Fee paid by Purchaser/Occupant to Sponsor under this Interim Use and Occupancy Agreement.

(5) If Sponsor relets the Apartment combined with other space an adjustment will be made based on square footage. Money received by Sponsor from the next purchaser/occupant other than the monthly Use and Occupancy Fee, shall not be considered as part of the Use and Occupancy Fee paid to Sponsor. Sponsor shall be entitled to all of the Use and Occupancy Fee.

If Sponsor relets the Apartment the fact that all or part of the next purchaser/occupant's Use and Occupancy Fee is not collected does not affect Purchaser/Occupant's liability. Sponsor has no duty to

collect the next purchaser/occupant's Use and Occupancy Fee. Purchaser/Occupant must continue to pay the Use and Occupancy Fee, damages, losses and expenses without offset.

E. If Sponsor takes possession of the Apartment by Court order, or under this Interim Use and Occupancy Agreement, Purchaser/Occupant has no right to return to the Apartment.

17. **Jury Trial and Counterclaims.** Sponsor and Purchaser/Occupant agree not to use their right to a Trial by Jury in any action or proceeding brought by either against the other, for any matter concerning this Interim Use and Occupancy Agreement or the Apartment. This does not include actions for personal injury or property damage and warranty of habitability actions. Purchaser/Occupant gives up any right to bring a counterclaim or set-off in any action by Sponsor against Purchaser/Occupant on any matter directly or indirectly related to this Interim Use and Occupancy Agreement.

18. **No Waiver, Illegality.** Sponsor's acceptance of the Use and Occupancy Fee or failure to enforce any term in this Interim Use and Occupancy Agreement is not a waiver of any of Sponsor's rights. If a term in this Interim Use and Occupancy Agreement is illegal, the rest of this Use and Occupancy Agreement remains in full force.

19. **Insolvency.** If (1) Purchaser/Occupant assigns property for the benefit of creditors, or (2) a non-bankruptcy trustee or receiver of Purchaser/Occupant or Purchaser/Occupant's property is appointed, Sponsor may give Purchaser/Occupant thirty (30) days' notice of cancellation of the Term of this Interim Use and Occupancy Agreement. If any of the above is not fully dismissed within the thirty (30) days, the Term shall end as of the date stated in the notice. Purchaser/Occupant must continue to pay the Use and Occupancy Fee, damages, losses and expenses without offset. If Purchaser/Occupant files a voluntary petition in bankruptcy or an involuntary petition in bankruptcy is filed against Purchaser/Occupant, Sponsor may not terminate this Interim Use and Occupancy Agreement.

20. **Rules.** Purchaser/Occupant must comply with these Rules. Notices of new Rules will be given to Purchaser/Occupant. Sponsor need not enforce Rules against other purchasers/occupants. Sponsor is not liable to Purchaser/Occupant if another purchaser/occupant violates these Rules. Purchaser/Occupant receives no rights under these Rules:

(1) The comfort or rights of other purchasers/occupants must not be interfered with. This means that annoying sounds, smells and/or lights are not allowed.

(2) No one is allowed on the roof, except in the designated common terrace areas, if any. Nothing may be placed on or attached to fire escapes, sills, areaways, gardens, balconies, terraces, roof terraces, windows or exterior walls of the Apartment or in the hallways or public areas.

(3) Smoking is not permitted in elevators. Messengers and trade people must only use service elevators and service entrances, if any.

(4) Purchaser/Occupant must give to Sponsor keys to all locks. Doors must be locked at all times. Windows must be locked when Purchaser/Occupant is out.

(5) Apartment floors must be covered by carpets or rugs.

(6) Dogs, cats or other animals or pets are not allowed in the Apartment or Building.

(7) Garbage disposal rules must be followed. Wash lines, vents and plumbing fixtures must be used for their intended purpose.

(8) Laundry machines, if any, are used at Purchaser/Occupant's sole risk and cost. Instructions must be followed.

(9) Moving furniture, fixtures or equipment must be scheduled with Sponsor. Purchaser/Occupant must not send Sponsor's employees on personal errands.

(10) Purchaser/Occupant must not allow the cleaning of the windows or other part of the Apartment or Building from the outside.

Purchaser/Occupant shall also comply with the Rules and Regulations at the end of the By-Laws in the Condominium Offering Plan for **543 11th Street Condominium**, as amended.

21. **Representations, Changes in This Interim Use and Occupancy Agreement.** Purchaser/Occupant has read this Interim Use and Occupancy Agreement. All promises made by the Sponsor are in this Interim Use and Occupancy Agreement. There are no other Sponsor representations. This Interim Use and Occupancy Agreement may be changed only by an agreement in writing signed by and delivered to each party.

22. **Sponsor Unable to Perform.** If due to labor trouble, government order, lack of supply, Purchaser/Occupant's act or neglect, or any other cause not fully within Sponsor's reasonable control, Sponsor is delayed or unable to (a) carry out any of Sponsor's promises or agreement, (b) supply any service to be supplied, (c) make any required repair or change in the Apartment or Building, or (d) supply any equipment or appliances, this Interim Use and Occupancy Agreement shall not be ended or Purchaser/Occupant's obligations affected. Purchaser/Occupant may enforce its rights under the warranty of habitability.

23. **End of Term.** At the end of the Term, Purchaser/Occupant must: leave the Apartment clean and in good condition, subject to ordinary wear and tear; remove all of Purchaser/Occupant's property and all Purchaser/Occupant's installations and decorations; repair all damages to the Apartment and Building caused by moving; and restore the Apartment to its condition at the beginning of the Term. If the last day of the Term is on a Saturday, Sunday or Federal holiday the Term shall end on the prior business day.

24. **Punchlist.** Purchaser/Occupant has inspected the Apartment and Building and submitted a Punchlist Inspection Statement to Sponsor, a copy of which is attached hereto. Purchaser/Occupant states

that the Apartment is in good order and repair and takes the Apartment as is except for items listed on the Punchlist Inspection Statement attached hereto which are Sponsor's obligation to cure pursuant to the terms of the Offering Plan. Since Purchaser/Occupant will be occupying the subject condominium apartment prior to the closing under his Purchase Agreement, as amended, Purchaser/Occupant agrees to assume all risk and responsibility for the condition of the Apartment from and after the date hereon, and agrees to accept the Apartment at closing under the Purchase Agreement, as amended, in its then existing condition, without any obligation of the Sponsor to make any repairs, improvements or alterations except as may be required above.

25. **Sponsor's Warranty of Habitability.** Sponsor states that the Apartment is fit for human living and there is no condition dangerous to health, life or safety. This warranty applies to all sections of this Interim Use and Occupancy Agreement. Purchaser/Occupancy may not waive any of Purchaser/Occupant's rights under this warranty.

26. **Sponsor's Consent.** If Purchaser/Occupant requires Sponsor's consent to any act and such consent is not given, Purchaser/Occupant's only right is to ask the Court to force Sponsor to give consent. Purchaser/Occupant agrees not to make any claim against Sponsor for money or subtract any sum from the use and occupancy fee because such consent was not given.

27. **Use and Occupancy Agreement Binding On.** This Interim Use and Occupancy Agreement is binding on Sponsor and Purchaser/Occupant and their heirs, distributees, executors, administrators, successors and lawful assign.

28. **Sponsor.** Sponsor means the owner, or the lessee of the Building, or the holder of unsold Units, or a lender in possession. Sponsor's obligations end when Sponsor's interest in the Unit or Building, as the case may be, is transferred. Any acts Sponsor may do may be performed by Sponsor's agents or employees.

29. **Paragraph headings.** The paragraph headings are for convenience only.

30. Notwithstanding anything above to the contrary, it is hereby acknowledged and agreed that simultaneously with the execution of this Interim Use and Occupancy Agreement, the Purchaser/Occupant shall execute a Rider to the Purchase Agreement, as amended amending the Purchase Agreement, as amended (collectively the "Purchase Agreement, as amended,"), with the Sponsor for the purchase of Unit ___ at **543 11th Street Condominium, a Condominium located at 543 11th Street, Brooklyn, New York 11215** to reflect the terms of this Interim Use and Occupancy Agreement. It is herewith agreed that in the event Purchaser/Occupant shall default in the payment or performance of any of Purchaser/Occupant's obligations under said Purchase Agreement, as amended, which default shall not be cured by the default cure period set forth in the Purchase Agreement, as amended, then Sponsor (at Sponsor's sole option) shall have the right to cancel this Interim Use and Occupancy Agreement so long as such default shall be continuing, it being intended that a default under the Purchase Agreement, as amended, shall constitute a default under this Interim Use and Occupancy Agreement. In the event Sponsor exercises its right of cancellation, then this Interim Use and Occupancy Agreement shall

cease and come to an end upon Sponsor's sending Purchaser/Occupants five (5) days prior written notice of its intention to cancel this Interim Use and Occupancy Agreement, except Purchaser/Occupants shall remain liable for any amounts unpaid up to the date such cancellation becomes effective (it being intended that the provisions of this sentence shall survive such cancellation). It is also herewith agreed that in the event Purchaser/Occupant shall default in the payment or performance of any of Purchaser/Occupant's obligations under this Interim Use and Occupancy Agreement, then the Sponsor, shall have the right to cancel such Purchase Agreement, as amended, it being a default under the Purchase Agreement, as amended (the provision of this sentence shall be deemed to supplement said Purchase Agreement, as amended, and shall inure to the benefit of said Sponsor). If Sponsor elects to cancel, Purchaser/Occupant shall have five (5) days after the sending of the cancellation notice to Purchaser within which to cure the specified default. Time is of the essence to cure such default within said five (5) day period. If such default is not so cured the Purchase Agreement, as amended, shall be deemed terminated and Sponsor shall have the right to retain, as and for liquidated damages all Down Payments previously made by Purchaser/Occupant (Purchaser) and released to Sponsor under said Purchase Agreement, as amended. Before the Sponsor may utilize the default under the Interim Use and Occupancy Agreement to declare a default under the Purchase Agreement, the Sponsor must either obtain an order of eviction or other judgment or order from a court or agency of competent jurisdiction against the lessee unless the lessee has vacated the Unit.

31. Notwithstanding anything above to the contrary, Purchaser/Occupant hereunder agrees and understand if Purchaser/Occupant fails to pay the balance of the purchase price for Unit ___ pursuant to the Purchase Agreement, as amended, or fails to close title to Unit ___ pursuant to such Purchase Agreement, as amended, the Purchase Agreement, as amended, shall be deemed null and void and of no further force and effect and the Sponsor/Owner and Purchaser/Occupant shall have no further obligations to each other, except that Purchaser/Occupant shall remain liable for any amounts unpaid up to the date such cancellation becomes effective.

32. Notwithstanding anything above to the contrary, Purchaser/Occupant shall be the purchaser of the Apartment pursuant to the Purchase Agreement, as amended, and hereby assumes the risk of loss to Apartment not covered by Sponsor's or Condominium's Insurance Policies resulting from fire or other casualty unless the cause of such loss originated outside the Apartment and did not result from the acts of Purchaser/Occupant or other occupants of the Apartment or Purchaser/Occupants' guests, invitees or workmen.

33. Notwithstanding anything above to the contrary, this Interim Use and Occupancy Agreement shall commence on _____, 20__ (the "Commencement Date") and terminate on the earlier of (i) twelve (12) months from the date of commencement (_____, 20__); or (ii) on the date of and immediately prior to the closing of title to Unit ___ located at **543 11th Street Condominium, a Condominium located at 543 11th Street, Brooklyn, New York 11215**; or, (iii) at the option of Sponsor, upon a default pursuant to this Interim Use and Occupancy Agreement or the Purchase Agreement, as amended.

34. Purchaser/Occupant understands that once in possession of the Apartment, they have assumed the risk of loss not covered by insurance, and therefore covenants and agrees to provide on or before the

Commencement Date and to keep in force during the term hereof the following insurance coverage which coverage shall be effective on the Commencement Date:

(a) A comprehensive policy of liability insurance naming Sponsor as an additional insured protecting Sponsor and Purchaser/Occupant against any liability whatsoever occasioned by accident in or about the Apartment or any appurtenances thereto. Such policy shall have limits of liability of not less than One Million Dollars ($1,000,000.00) combined single limit coverage on a per occurrence basis, including property damage;

(b) Fire and Extended coverage in an amount adequate to cover the cost of replacement of all personal property, fixtures, furnishings and equipment located in the Apartment.

All such policies shall be issued by companies of recognized responsibility licensed to do business in New York State and rated by Best's Insurance Reports or any successor publication of comparable standing and carrying a rating of A+ VIII or better or the then equivalent of such rating, and all such policies shall contain a provision whereby the same cannot be canceled or modified unless Purchaser and any additional insured are given at least thirty (30) days prior written notice of such cancellation or modification.

Prior to the time such insurance is first required to be carried by Purchaser/Occupant and thereafter, at least fifteen (15) days prior to the expiration of any such policies, Purchaser/Occupant shall deliver to Sponsor either duplicate originals of the aforesaid policies or certificates evidencing such insurance, together with evidence of payment for the policy. Purchaser/Occupant's failure to provide and keep in force the aforementioned insurance shall be regarded as a material default hereunder, entitling Sponsor to exercise any or all of the remedies as provided in this Interim Use and Occupancy Agreement in the event of Purchaser/Occupant's default. In addition, in the event Purchaser/Occupant fails to provide and keep in force the insurance required by this Interim Use and Occupancy Agreement, at the times and for the durations specified in this lease, Sponsor shall have the right, but not the obligation, at any time and from time to time, and without notice, to procure such insurance and/or pay the premiums for such insurance in which event Purchaser/Occupant shall repay Sponsor within five (5) days after demand by Sponsor, as an Additional Use and Occupancy Fee, all sums so paid by Sponsor and any costs or expenses incurred by Sponsor in connection therewith without prejudice to any other rights and remedies of Sponsor under this Interim Use and Occupancy Agreement.

C. If, by reason of a failure of Purchaser/Occupant to comply with the provisions of Paragraph 34, the rate of fire insurance with extended coverage on the building or equipment or other property of Sponsor shall be higher than it otherwise would be, Purchaser/Occupant shall reimburse Sponsor, on demand, for that part of the premiums for fire insurance and extended coverage paid by Sponsor because of such failure on the part of Purchaser/Occupant.

D. Each policy evidencing the insurance to be carried by Purchaser/Occupant under this Interim Use and Occupancy Agreement shall contain a clause that such policy and the coverage evidenced

thereby shall be primary with respect to any policies carried by Sponsor, and that any coverage carried by Owner shall be excess insurance.

35. Notwithstanding anything above to the contrary, Purchaser/Occupant agrees that TIME IS OF THE ESSENCE as to Purchaser/Occupant concerning its surrender to landlord of the Apartment upon the expiration or other termination of the term of this Interim Use and Occupancy Agreement. If Purchaser/Occupant fails to grant and surrender to Sponsor said Apartment, broom clean, in good order and condition, ordinary wear excepted upon the expiration or other termination of this Interim Use and Occupancy Agreement, Purchaser/Occupant shall pay to Sponsor additional rent of $1,500.00 per day until it so surrenders the Apartment.

36. In the event of any conflict between the terms of this Interim Use and Occupancy Agreement and the terms of the Offering Plan, as amended, the terms of the Offering Plan, as amended, shall govern.

37. Purchaser/Occupant acknowledges that the Condominium's smoking policy is as follows:

No person may carry or smoke any kind of lighted pipe, cigar, cigarette, tobacco, or any other lighted smoking apparatus, equipment or product, including but not limited to electronic cigarettes, in any area of the Building, whether indoor or outdoor, at any time. For clarification of doubt, smoking shall be prohibited in all common areas of the Building as well as in all Units and Limited Common Elements appurtenant thereto, including any private balcony, terrace, rooftop, and/or garden. This paragraph shall be deemed to be incorporated into the Purchase Agreement for each Unit.

Notwithstanding the said prohibition against smoking, the Board may designate (or remove from designation) an outdoor area for smoking, provided the smoking area(s) shall not cause secondhand smoke to drift into indoor common areas, exclusive use areas or individual units..

∗38. IT HAS BEEN FULLY AND CLEARLY EXPLAINED TO PURCHASER/ OCCUPANT AND PURCHASER/OCCUPANT AGREES AND ACKNOWLEDGES, THAT THE APARTMENT IS NOT SUBJECT TO THE EMERGENCY TENANTS PROTECTION ACT, THE RENT CONTROL LAWS OF THE STATE OF NEW YORK, OR ANY OTHER RENT LAWS AND REGULATIONS.

39. If any provision of paragraphs 30 – 38 conflict or are otherwise inconsistent with any other provision of this Interim Use and Occupancy Agreement, the provisions of paragraphs 30 – 37 shall prevail.

If any provisions of this Interim Use and Occupancy Agreement regarding the Apartment conflict with the terms of the Offering Plan, filed with the New York State Department of Law, as amended, the terms of the filed Offering Plan, as amended, shall prevail.

∗ Delete whichever is inapplicable.

40. **Signature, Effective Date.** Sponsor and Purchaser/Occupant have signed this Interim Use and Occupancy Agreement as of the above date.

This Interim Use and Occupancy Agreement may be executed by electronic, PDF, or facsimile signature and/or in any number of counterparts and each of such electronic, PDF, or facsimile signature and/or counterpart shall for all purposes be deemed to be an original; and all such electronic, PDF, or facsimile signatures and/or counterparts shall together constitute but one and the same Interim Use and Occupancy Agreement.

OWNER/SPONSOR:

11TH STREET RESIDENCE LLC

By: _____
Name:
Title:

PURCHASER/OCCUPANT:

_____ _____
[TBD] [TBD]

Section 20.7 Description of Property and Specifications or Building Condition

November 7, 2023

(a) LOCATION AND USE OF PROPERTY

1. Address: 543 11th Street, Brooklyn, NY, 11215
2. Block & Lot: tax lot number is 57 located in block 1094
3. Zoning: zoning district is R6B as designated on map 08c in the 1961 zoning resolution of the City of New York
4. Permissible Uses: 1&2

Property and use have been designed to comply with all zoning and use requirements as reflected in the approved plans on file with the City of New York.

City Register File Numbers (CFRN's) 2018000252746 & 2018000252747 recorded to document proof of ownership and verification of zoning lot 57 in block 1094.

Quality Housing requirements:

ZR 28-12 Refuse Storage does not apply (< (9) units)
ZR 28-13 Each individual unit has a washing machine
ZR 28-20 Recreation space does not apply (< (9) units)
ZR 28-23 Planting Areas: zone between street wall and street line planted
ZR 28-31 Density per corridor FAR deduct not used
ZR 28-40 Parking does not apply – no parking required per zoning calculations

(b) STATUS OF CONSTRUCTION:

a. Applicable building code is the 2014 NYC Construction Code with optional use of the 1968 building code per §28-101.4.3.

1. Class of Construction: 1968 Code class IIB (construction class refers to new class attributed to building after a circa 1990's alteration, building had no construction class when built in 1891).
2. Certificate of Occupancy, type and number: A new certificate of occupancy will be issued for the Condominium. In New York City, it is common for sponsors to commence unit closings when some or all units are covered by a temporary certificate of occupancy rather than a final certificate of occupancy. Sponsor anticipates this scenario may occur. Sponsor and its principals will undertake the responsibility for extending each temporary certificate of occupancy received prior to expiration thereof, and ultimately for obtaining a final certificate of occupancy covering the entire building.
3. Alteration permit numbers and description of work done: Alteration Type 1 Application number 321383588 approved 9/4/2019 for other trades, structural, foundation, TPPN monitoring, mechanical, plumbing and sprinkler work. 321837571 filed for fire alarm and pending approval. Change the existing J-3 occupancy classification dwelling to a three-family R2 occupancy classification dwelling, Class A multiple dwelling with a vertical enlargement adding a penthouse, horizontal enlargement to the 1st floor and cellar, roof terrace, terrace at 2nd floor setback created by 1st floor horizontal enlargement, cellar excavation, new interior partitions, doors, windows, plumbing, sprinkler system, fire alarm system and HVAC systems.
    - Existing Certificate of Occupancy is Final.

- Latest valid Certificate of Occupancy is 300196446 as stated above.
- Temporary Certificate of Occupancy will be obtained by the sponsor prior to closing.
- All work is under a single Alt 1 application number. The fire alarm system is FDNY Reference # 2021-TMFALM-003176-PLAN

4. Under the Offering Plan the projected completion date for the Building is on or about January 1, 2024.

(c) SITE

1. Size: 20'-0" x 100'-0" = 2000 square feet
2. Number of buildings and use: one building will have three residential units
3. Streets owned or maintained by the project;
   (i) Paving (material and condition): asphalt in good condition
   (ii) Curbing (material and condition): steel in fair condition
   (iii) Catch basins, drainage (location and condition): Catch basins in fair condition on the street catch storm water run-off into the New York City combined sanitary and storm sewer system
   (iv) Street lighting (material, type, location and condition): high intensity luminaries in fair condition with metal extension arms mounted on posts.
   (v) State whether these items are in conformity with local fire district, town or municipal building codes: In conformity.
4. Drives, sidewalks and ramps;
   (i) Paving (material and condition): sidewalk is City owner and is poured concrete in fair condition,
   (ii)Curbing (material and condition); steel in fair condition as stated above.
   (iii)Catch basins, drainage (location and condition): Catch basins in fair condition on the street catch storm water run-off into the New York City combined sanitary and storm sewer system
   (iv)Street lighting (material, type, location and condition); high intensity luminaries on City street in fair condition with metal extension arms mounted on posts.
   (v)State whether these items are in conformity with local fire district, town or municipal building codes. In conformity.

(d) UTILITIES

Electricity is provided by Consolidated Edison Company of New York, Inc. which is a public utility company whose rates and terms of service are governed by the New York State Public Service Commission. Gas is provided by National Grid which is a public utility company whose rates and terms of service are governed by the New York State Public Service. Water and sewer are provided by the City of New York. The storm and sanitary sewers are owned and maintained by the City of New York.
Telephone is provided by Verizon, a private company.

Electricity is metered individually with a common charge for electricity used in the common areas which include the front exterior light fixture, the intercom system, the common area of the cellar and the public corridor and stair. Gas is metered individually. Telephone is private for each dwelling unit. Property is accessed for water and sewer services based upon the amount of water consumed (assessed by a meter from the New York City Department of Environmental Protection). Assessment is paid to the City of New York by the board of managers of the Condominium.

(e) SOIL AND SUB-SOIL CONDITIONS

1. No evidence that uneven foundation movement has occurred has been observed;

2. No unusual conditions were apparent regarding the sub- soil and no water was detected in the three borings made;
3. There is no danger of flooding due to the water table or other bodies of water. The soil capacity is adequate, with a minimum capacity of 3,000 PSF. Site is not in a Special Flood Hazard Area. There are no City Environmental Quality Review (CEQR) Environmental Restrictive Declarations or Zoning Map Amendment ("D") Restrictive Declarations.

(f) LANDSCAPING

1. Grass cover (type, location); Roughstalk Bluegrass, Poa trivialis Sabre 3 in rear yard
2. Plantings (type, location); Brunnera macrophylla Jack of Diamonds, Brunnera macrophylla Jack of Diamonds, Galium odoratum, Phlox paniculata "David" in front yard to meet zoning requirements.
3. Trees (location); existing two cedar trees in rear yard. Trees are acceptable from a building code perspective but no representation is made here regarding their health.
4. Fencing (type, location); existing six foot tall cedar fence at the east, west and north sides of the rear yard, an existing iron fence dating from the original construction is an existing encroachment in the right of way as it is located beyond the lot line on the City Street at the front of the building. Front yard iron fence to be repaired and refurbished per approved LPC plans.
5. Gates (type, location); existing iron gate dating from the original construction is an existing encroachment on the right of way as it is located beyond the lot line on the City Street at the front of the building. Existing iron gate to be refurbished per approved LPC plans. Existing condition is unacceptable due to deterioration over time from the elements but will be acceptable once suitably refurbished as per the approved plans.
6. Garden walls (type, location); not applicable
7. Retaining walls (type, location); concrete and stone planter/retaining wall as shown on plans
8. Display pools and fountains (location, materials). not applicable

(g) BUILDING SIZE

1. Total height (approximate total feet from ground level to highest part of roof); The building has three stories, a cellar and a penthouse. The building has an approximate height of 36’-0” measured from the sidewalk. The roof of the penthouse is 46’-10” high measure from the grade plane.
2. Crawl spaces (floor to ceiling, height); not applicable
3. Number of sub-cellars and cellars; one cellar
4. Number of floors (actual including penthouses); four floors including penthouse which does not count as a floor in the building code
5. Equipment rooms (location and use); common area utility room in cellar for gas meters, electric meters, house trap, RPZ for domestic water, RPXZ for sprinkler system water, water meters, ejector pump
6. Parapet (height above roof): 2’-0”

(h) STRUCTURAL SYSTEM

- Foundation of existing building is existing rubble and brick is acceptable and to remain. Foundation for horizontal enlargement is steel reinforced concrete doweled to existing foundation walls.
- Underpinning: not applicable
- Floor impact noise compliance does not comply with BC 1207.3 as this is not the applicable code as the sponsor has elected to comply with the 1968 building code. §27-769(b)(1) requires a minimum impact noise rating (INR) of zero and this is what the floor-ceiling construction separating dwelling units has been designed to.
- Structural system of floors is either metal joists or LVL’s or wood joists sister with LVL’s.

- No sub-grade drainage system for the foundation is provided.
- No waterproofing for the foundation walls is provided. Foundation walls are existing for most of the building.

1. Exterior of building

(i) Walls

Building exterior wall to north, south, east and west is existing acceptable un-reinforced brick masonry construction except at horizontal and vertical enlargements. Existing exterior walls are acceptable and to remain. The existing exterior brick masonry wall is acceptable, and is insulated with 3" of high density closed-cell polyurethane spray foam for an R-value of approximately 21. Exterior wall of 1st floor horizontal enlargement is a reinforced solid masonry wall of 4" thick CMU and a single wythe of brick masonry. This exterior wall is insulated with 3" of high density closed-cell polyurethane spray foam for an R-value of approximately 21. East and West exterior wall of vertical enlargement (penthouse) light gauge metal framing.

This exterior wall is insulated with 3" of high density closed-cell polyurethane spray foam for an R-value of approximately 21. North and south exterior walls of vertical enlargement (penthouse) are light gauge metal framing with a thin brick exterior cladding. This exterior wall is insulated with 3" of high density closed-cell polyurethane spray foam for an R-value of approximately 21. Local Law 10 does not apply to this building.

(ii) Windows

Windows are mostly double hung with two operable sashes. Manufacturer of all windows is Pella with exception of skylight. Skylights are Velux. Skylights are thermally broken. Windows in walls are not thermally broken, they are aluminum clad wood with insulated glazing units. No lot line windows exist. There are no window guards or storm windows. Lintels are a mix of brick arch, sandstone and steel angles. Window frames are caulked into the masonry openings. Glazing is double-glazed. U-value, SHGC and air leakage meet 2016 New York City Energy Code Requirements.

(iii) Landmark Status

Building is in the Park Slope Extension Historical District. All work to the building must comply with Title 63 of the Rules of the City of New York. This requires that an application be filed with the New York City Landmarks Preservation Commission to obtain a Permit for Minor Work, Certificate of No Effect or Certificate of Appropriateness prior to almost any interior or exterior work except where specifically exempted in Title 63.

2. Parapets and Copings

Existing copings on party walls are covered with existing waterproofing membrane are acceptable and no evidence of deterioration exists and are deemed acceptable on this basis. Copings at north parapet walls on 1st and 3rd floors are of stone anchored with metal handrail posts epoxied into masonry exterior walls.

3. Chimneys and Caps

Not applicable.

4. Balconies and Terraces

(i) Deck finish (material); deck finish consists or porcelain pavers on pedestals.

(ii) Balustrade (type, material) steel

(iii) Railings (material); steel, guard pickets are vertical so no ladder effect exists within the steel.

(iv) Copings (material); stone

(v) Soffits (material); not applicable

(vi) Doors to balconies and terraces (type, material). Aluminum clad wood slider facing south and aluminum clad French door facing north. No thermal break provided as window is wood.

- North roof over first floor drains to a scupper and a secondary roof drain.
- North roof over third floor drains to a scupper and a secondary roof drain.
- floor has two roof drains.
- There is no leak management system such as drip pans or leak detection below terraces. Roofs were protected with a liquid applied waterproof membrane. The Unit Owner of Unit 3 is responsible for leaks from the roof above the penthouse level. Leak damage from the second-floor terrace of Unit 2, above the first floor, and from the penthouse level terraces above the third floor shall be the responsibility of the Condominium Board. Damage not covered by the roof membrane warranty would be the responsibility of either the Unit Owner of Unit 3, for the roof above the penthouse level, or the Condominium Board for the roof above the first floor and the roof above the third floor. The Unit 3 Unit Owner is responsible for repairs to their Unit, stemming from any leak originating from the roof above the penthouse level and must report the leak to the roof membrane manufacturer. The Unit Owners must report any leaks affecting any floor below the third-floor roof to the Condominium Board, which will report such leaks to the membrane manufacturer. Where a leak is not covered by warranty, a contractor certified by the roof membrane manufacturer to make repairs to the roof membrane shall be hired. Interior repairs from such a leak shall be performed by a contractor hired by the Condominium Board.

5. Exterior Entrances

i. Exterior doors and frames (material, type, lock): Main entrance at 1st floor is a solid mahogany wood door with insulated glazing unit. Door has anentrance lockset with electric strike interlinked with intercom system

ii. Vestibule doors and frames (material, type, lock): Each unit door to the public corridor (there is no vestibule) has an intercom with door release that communicates with the exterior entrance door intercom.

iii. Exterior stairs (material, location); Existing exterior stairs are sandstone original to building are acceptable.

iv. Railings (material, location): original cast-iron railing altered at one point with 1-1/2” diameter painted steel pipe railings. An inclined platform lift at the entrance provides accessibility in compliance with the New York City Building Code.

v. Mail boxes (type, location) Aluminum ADA compliant mailbox is located in the public corridor on the first floor

vi. Lighting (type, location) Main entrance exterior lighting is a cast aluminum lantern style light fixture by Herwig Lantern

6. Service Entrance

i. Doors and frames (material, type, lock): insulated hollow metal door and frame with keyed entry.

ii. Gates (material, type, lock): not applicable

iii. Exterior stairs (material, location) not applicable

iv. Railings (materials, location). not applicable

7. Roof and Roof Structures

(i)Type roofs for all areas:

(a) Material: Kemper System 2kPur liquid applied membrane for all surfaces expect the sloped portion of the penthouse roof which is Rheinzink standing seam

(b) Insulation (size, type and insulating value if available): GAF Energyguard brand polyisocyanurate continuous insulation 5" thick at the north half of the roof and at the penthouse roof for an R-value of R-28.8 with R-30 batt insulation in the roof joists. The south half of the roof and the roof of the 1st floor at setback is tapered polyisocyanurate for an average R-value of R-17 with R30 batt insulation in the roof joist cavities.

(c) Surface finish: not applicable

(d) Bond or guarantee; manufacturer's 20 year Premier NDL Limited Warranty. Contractor shall provide owner with manufacturer's warranty. Warranty provided for labor and materials.

(e) Flashing materials including counter flashing. Flashing is Kemper systems liquid applied flashing. Counterflashing is 16oz copper.

- Roof terrace is accessory to the residential space. It is shown on the approved plans but not listed on the Certificate of Occupancy as each terrace is of limited area and accessible to only a single dwelling unit.
- Roof terrace pavers on pedestals are acceptable overburden for the specified roof membrane to retain warranty.

(ii) Drains:

(a)Location, material and type: South portion of roof has two roof drains with secondary roof drain inlet 2" above roof. Leader is interior to building and leads to combined sanitary/storm sewer. Penthouse has a single roof drain with leader is interior to building and leads to the combined sanitary/storm sewer. Penthouse secondary drainage spills over onto either north side or south side and is picked up by roof drainage below.

(b) Gutters and leaders (type, material): North half of roof drains through a copper scupper to a 4" copper roof gutter with a 3" copper leader that runs the exterior of the building and penetrates the 1st floor roof and runs interior to the combined sanitary/storm sewer. 1st floor setback roof leads to drains through a copper scupper to a 4" copper roof gutter with a 3" copper leader that leads to the ejector that leads to the combined sanitary/storm sewer.

(iii) Skylights (location, type, material): There are two skylights manufactured by Velux in the penthouse and third floor roofs. they have a thermally broken aluminum frame in insulated glazing unit with a laminated glass inner lite and tempered glass outer lite.

(iv) Bulkheads:

(a)Stairs (material) Not applicable;

(b)Elevator (material) Not applicable;

(c) Other: There is an insulated stainless steel roof scuttle that provides access to the roof from the 3rd floor stair enclosure. It is manufactured by Bilco.

(v) Metal work at roof levels:

(a) Exterior, metal stairs, (material): Not applicable.

(b) Vertical ladders, including gooseneck (material) Painted steel ladders permanently affixed to the building penthouse provide fire department access to the penthouse.

(c) Railings (material); There is a painted steel guardrail with steel cables at the penthouse level. Painted metal railing at north roof and north 1st floor terrace parapet walls.

(d) (d) Hatches to roof (type, material) Stainless steel hatch to roof.

(e) (e) Other: portion of penthouse roof is standing seam zinc described above.

(vi) Rooftop Facilities: Not applicable.

8. Fire Escapes N/A, Building has no fire escapes.

9. Yard and courts. Describe each yard or court including front, rear and interior areas, listing methods of access:

(i) Paving (material) Front yard is accessed from the street. It is paved with 1-1/2" thick blue stone pavers over a 4" thick concrete slab on grade. The front yard pavers continue beyond the south lot line onto the city sidewalk. And terminate at an existing bluestone curb and cast-iron fence. The fence is unacceptable because of decay and will be scraped and painted to be rendered acceptable. The bluestone curb is old and worn but is acceptable as an authentic historical feature. These features constitute an existing encroachment in the public right-of-way which is permitted to be maintained as per 3201.6 of the New York City 2014 Building Code. Rear yard is accessed from the cellar of the first-floor unit and from the deck of the first-floor unit. It has a lower-level area referred to as a sunken terrace that is level with the cellar floor level. It is paved with permeable paving system of 1-1/2" thick bluestone pavers. It is bounded to the south by the building wall, to the east and west lot lines by a reinforced concrete retaining wall and to the north by a stone clad reinforced concrete retaining walls with planters and a steps to the upper level of the rear yard;

(ii) Drainage (type and material) There is one area drain in the front yard lower landing and rear yard drains using a permeable paving system of 1-1/2" thick bluestone pavers over sand and coarse gravel. The upper level of the rear yard has grass and trees where water percolates into the soil;

(iii) Railings (material) Front yard railing is existing steel and cast iron painted. To be refurbished per LPC approved plans and will be acceptable refurbished according to plans. Rear yard deck railing is painted steel;

(iv) Stairs (material); Front yard has sandstone steps to the existing acceptable stoop leading up to a landing and the 1st floor entrance. There are bluestone stepsleading to the lower landing at the cellar entrance door. There is one area drain in this lower landing;

(v) Fencing (type and material) There is a six-foot-high cedar fence around the perimeter of the rear yard;

(vi) Walls (type and material). Not applicable.

10. Interior Stairs

(i) Number of stairs of each type: There is a single stair in the building from the first floor entrance to the third floor. There is a stair within the 1st floor duplex unit that leads from the 1st floor to the cellar within Unit 1. There is a stair within the Unit 3 duplex unit that leads from the 3rd floor to the penthouse level;

(ii) Enclosure (construction and interior finishes) painted gypsum board;

(iii) Stair construction (steel, concrete, wood) wood;

(iv) Stringers (material) wood;

(v) Treads (material) wood;

(vi) Risers (material) wood ;

(vii) Guard rails (material) not applicable;

(viii) Balustrade (material) wood.

11. Interior doors and frames. Describe material, type and location for each, and state whether fireproof or exceeds fire/safety standards:

(i) Unit entrance doors and frames are hollow metal doors with a 90 minute fire rating and exceed one hour fire rating for public corridors and stair enclosures;

(ii) Corridor doors and frames: not applicable;

(iii) Stair hall doors and frames: not applicable/addressed by item (i) above;

(iv) Roof doors, basement doors and frames: roof doors and frames are aluminum clad wood doors with no fire rating. Building has not basement. Cellar door and frame to exterior rear yard is aluminum clad wood. Cellar door to front yard is insulated hollow metal door and frame with 90 minute fire rating which exceeds the zero fire rating for exterior doors.

12. Elevators

(i)Number of passenger and service elevators: There are no passenger or service elevators but there is inclined platform lift on the exterior of the building that provides barrier-free access from the sidewalk to the 1st floor entrance

(ii) Manufacturer, age of each and capacity (in pounds and number of passengers): manufactured by Savaria and is new to the building. Installed per LPC approved drawings. Capacity is a single passenger with a maximum load of 550lbs.

(iii) Type of operation for each elevator by elevator number or location in building (for large numbers of elevators describe by class-passenger/ freight): inclined;

(iv)Automatic (type of controls): Control consists of two constant pressure directional buttons to move the lift up or down the stairway and an emergency STOP button to stop the lift in an emergency.;

(v)Floors served: first floor;

(vi)Type (hydraulic; gearless): not applicable;

(vii)Doors (sliding, swinging, manual, automatic): not applicable

(viii) Location of machine rooms: not applicable;

(ix) DC motor (manufacturer): Savaria;

(x) AC motor-generator set (manufacturer): not applicable;

(xi) Other

13. Elevator Cabs Describe:

(i)Kind (manufacturer): not applicable;

(ii)Floor (material): not applicable;

(iii)Walls (material): not applicable;

(iv)Ceiling (material): not applicable;

(v)Lighting: not applicable;

(vi) Alarm, safety system: not applicable.

(i) AUXILIARY FACILITIES:

1. Laundry rooms. Describe:

(i) Location and number of rooms: not applicable;

(ii) Clothes washers, number and type (e.g. heavy duty, coin operated, electric, gas) : not applicable;

(iii) Clothes dryers (number and type): not applicable;

(iv) Room ventilation (method and final exhaust): not applicable;

(iv) Dryer ventilation (method and final exhaust).

2. Refuse disposal. Describe, including:

(i)Incinerator(s) (number, location, capacity, type, manufacturer): not applicable;

(ii) Compactor(s) (number, location, capacity, type, manufacturer): not applicable;

(iii) Approvals by authority having jurisdiction (date of each approval): not applicable;

(iv) Initial storage location (ultimate storage location): Initial storage outside of dwelling unit is in front yard inside unit owner furnished plastic garbage and recycling pails;

(v)Pick-up schedule, and whether public or private provider: Collection of garbage and large items is twice a week

by the New York City Department of Sanitation on Wednesdays and Saturdays as of Spring 2022. Collection of recycling is once a week by the New York City Department of Sanitation on Wednesdays as of Spring 2022. There is no collection of composting.

(j) PLUMBING AND DRAINAGE

1. Water Supply

The water supply to the building is provided by the City of New York water system. The domestic cold water and hot water are piped using copper. The service is provided to the building through an RPZ style backflow preventer and is located in the cellar "Common Room".

- Size of water service is 2". Pipe is copper.
- Main shut-off valve is located in cellar common area.
- Insulation of piping meets Code requirements.
- Energy Code Requirements for circulating hot water systems not applicable. There is no circulating system.
- Domestic hot and cold water piping is insulated with ½" thick fiberglass insulation, factory applied vapor barrier jacket, joints and fittings vapor sealed. Insulation with maximum K factor of .24 at 75 degrees Fahrenheit mean temperature,

2. Fire Protection System

There is a City of New York supplied water connection for the fire sprinkler system that includes sprinklers throughout each condominium unit as well as the common areas. The piping is all black steel. A Siamese connection is located on the front of the building.

(i)Standpipes (material, size, location): not applicable;

(ii) Hose racks, hoses and nozzles (location): not applicable;

(iii) Sprinkler heads (type system, location): wet pipe system with black steel and with heads located throughout interior;

(iv) Siamese connection (type, location): front of building in front yard.

3. Water Storage Tanks

(i)Number, type, location of each: not applicable;

(ii)Material (interior, exterior and roof of tank): not applicable;

(iii)Access to tank (e.g. vertical gooseneck ladder): not applicable;

(iv)Capacity (total gallons): not applicable;

(v)Capacity (fire reserve): not applicable.

4. Water Pressure and how maintained

Water pressure inside the building is between 40 and 60 psi. Water is provided by the City of New York at the street. No pump is required to boost pressure.

5. Sanitary sewage system

(i)Sewage piping (materials): All of the piping is cast iron for the piping leaving the building and no-hub cast iron piping in the interior condominium spaces;

(ii) Sewage pumps (if any): there is a single sewage ejector pump in the cellar of the building to move the cellar level bathroom waste into the gravity sewer system;

(iii) Sewage disposal (public/private; treatment; drainfield; sewer): The sanitary sewage system connects to the city of New York sewage system.

6. Permit(s) required. List and include date(s) obtained.
Work received plan approval from the New York City Department of Buildings on September 4, 2019.

7. Storm drainage system. Describe system, adequacy, method of disposal and materials including:

(i) Catch basins (location): not applicable;

(ii) Yard and roof drains (location): An area drain is located in the front yard. There are roof drains on the north and penthouse roofs that connect to interior storm drainage piping as well as a roof gutter on south roof that drains down the rear building roof leader and connects to the interior storm drainage piping. The storm drainage piping connects the sanitary sewer prior to discharging to the street sewage system. The storm drainage piping is no-hub cast iron piping

(iii) Piping (materials) black steel;

(iv) Ejector or sump pumps (describe in detail and describe conditions requiring pumps): not applicable.

K. HEATING Describe (including space heating and domestic hot water heating):

The home space heating will be provided by the electric heat pump systems which are dedicated to each condominium apartment. The heat pump systems are the Mitsubishi Hi Heat heat pump system with a single condenser for each condominium and multiple indoor air handlers. The common hallways are heated with a baseboard electric heater. The indoor heat pump units are all individually controlled by their own thermostats. The outdoor heat pump units are controlled by the Mitsubishi VRV integral controllers.

1. Heating and distribution of domestic hot water and whether capable of providing peak required services. Describe heating system's ability to maintain legally required conditions under anticipated weather conditions, specifying internal temperature and ambient temperature used in calculations: The domestic water heating system is arranged with a single 199 MBH gas-fired instant hot water heater for each individual condominium unit. Each of the domestic hot water heaters are a Naviene forced draft direct vent, Model NPE-240S2 5.8 GPM @ 67F rise;

2. Number of boilers and description: Not applicable as there are no boilers in this building;

3. Manufacturer and age of boiler(s) (model, capacity; alternatively, give type, approximate age and approximate remaining useful life); Not applicable

4. Manufacturer and age of burners (model; alternatively, give type and approximate remaining useful life);

5. Type of controls: Not applicable;

6. Radiators, piping, insulation, valves, pumps: Not applicable;

7. Fuel (if oil give type and grade; if gas give type and supply system): Not applicable;

8. Location of oil tank, materials, enclosure: Not applicable;

9. Capacity of oil tank: Not applicable.

l. GAS SUPPLY (if not described above). Describe:

1. Type: The main gas supply is provided by the National Grid City of New York gas system;

2. Meters: Gas enters the building to the 3 condominium apartment gas meters located in the cellar. Each condominium unit will be separately metered for gas usage;

3. Piping: Gas piping is then routed in schedule 40 black steel pipe to the condominium dedicated domestic hot water heaters located in the cellar and then to the condominium dwelling unit clothes dryers and kitchen ranges.

m. AIR CONDITIONING. Describe cooling system's adequacy to maintain comfortable conditions under anticipated weather conditions, specifying internal temperature and base ambient temperature used in calculations.

Describe:

1. Type of system: VRV;

2. Central system (manufacturer, model and capacity): Each of the condominium apartments are provided with dedicated Mitsubishi VRV system heat pump systems that provide both heating and cooling to the apartment. The two lower apartments are each provided with 3-tons of cooling capacity while the top floor apartment is provided with 4-tons of cooling capacity;

3. Cooling towers, condensers (roof top, self contained units, including number, location and description) The Mitsubishi VRV system heat pump condensers for the third floor/penthouse dwelling unit and the first floor/cellar dwelling unit are located on the north roof on prefabricated curbs. The Mitsubishi VRV system heat pump condenser for the second floor dwelling unit is located on a wall bracket on the second floor roof terrace;

4. Individual units covered by the offer (window/sleeve - specify number, capacity, amperage and efficiency): Not applicable.

(n) VENTILATION. Describe system in kitchens, fireplaces and all windowless areas such as corridors, garages, laundries, baths, etc.

The kitchen hoods are provided with dedicated exhaust stacks and independent exhaust hood fans. Each condominium bathroom has a dedicated exhaust fan operated by a switch. These exhaust fans connect into condominium dedicated exhaust riser. Each condominium dryer has a dedicated exhaust fan and exhaust stack riser except one dryer on the 1st floor which is a self-venting condensing dryer. Ventilation air is brought in through a louvered opening on the penthouse level and a vertical shaft to provide ventilation and make-up intake air to each of the common room air handlers in each of the condominium apartments. This make-up air system will provide code required ventilation for the occupants as well as limit the infiltration air from the outside.

(o) ELECTRICAL SYSTEM. Specify:

1. Service from main service switchgear (amperes, voltage, phases, wire, protective equipment): The incoming electrical service to the building is 400 amps, 3 phase, 120/208 volt service;

2. Service to individual units (risers, etc.): The main incoming service connects to 4 meters in the cellar. The incoming service is just inside the cellar main entrance door. There is a dedicated meter for each condominium unit as well as a common meter for the cellar and hallway common areas;

3. Compartment switch gear (location and floor of sectional meter boards and transformers supplying power to the meter boards): Not applicable;

4. Unit service (ratings of fuses and circuit breakers); adequacy of electrical system to handle modern usage and appliances such as air conditioners, dishwashers and dryers: The common meter and panel are 3 phase and 100 amps and serves the common area electric baseboard heat as well as the ejector pump and the common area lighting. Each condominium is provided with a dedicated panel in the apartment and is rated at 150 Amps, 120/208V, 3 phase;

5. Adequacy:
(i) Service - average number of circuits
per apartment and capacity to handle modern appliances - specifically air conditioners, dishwashers and electric dryers;
(ii)Lighting and fixtures;
(iii)Convenience outlets, appliance outlets:
Each of the panel boards shall have a 30 branch positions and include breakers and provided power to the single pole and 2 pole equipment, lighting and receptacles associated with each condominium apartment.

(p) INTERCOMMUNICATION AND/OR DOOR SIGNAL SYSTEMS, SECURITY CLOSED CIRCUIT TV. Specify mode of operation and condition. Describe television reception facilities (master antennae, cable TV, antennae by tenants).

Main entrance door has an exterior video intercom linked to an indoor video intercom in each of the three condominium units. A door release permits the interior intercom to release the electric strike and provide access to the building.

Building has a Verizon FIOS with a point of demarcation inside each of the three condominium units.

(q) PUBLIC AREA LIGHTING. Describe and state adequacy (entrances, halls and stairs, corridors, basements, courts and yards).

Exterior 1st floor landing has a 9 Watt LED E26 lamp in the outdoor light fixture and is controlled by an astronomical switch located in the cellar common area. First floor entry has three recessed LED light fixtures and one battery pack emergency light fixture. There is a wall mounted sconce on each landing and one battery pack emergency light fixture on each floor. Lighting in entry and stair is always on. Cellar common area entrance has an LED fixture at the lower landing that is on an astronomical switch located in the cellar common area. Cellar common room has three 13W T5 fluorescent strip lights, mechanical room has one 13W T5 fluorescent strip light, meter room has two 13W T5 fluorescent strip lights and ejector pump room has one 13W T5 fluorescent strip lights.

(r) GARAGES AND PARKING AREAS. Describe:

1. Location of garages (description of facility): Not applicable;
2. Location of parking areas (number of spaces in each): Not applicable;
3. Surfaces (materials used, lighting, fencing etc.): Not applicable;
4. Parking (attended or unattended) : Not applicable;
5. Garage ventilation (method and equipment): Not applicable;

6. Garage fire protection (method and equipment): Not applicable;

7. Drainage: Not applicable.

(s) SWIMMING POOL(S). Describe in detail:

1. Type (concrete, material composition) and location on property: Not applicable;

2. Size including length, width, depth, and approximate number of bathers permitted at any time: Not applicable;

3. Enclosure (material including roof): Not applicable;

4. Pumping and filter system (describe material) : Not applicable;

5. Water heating equipment or usage of building's hot water (feed or heat exchangers): Not applicable;

6. If on building roof, specify structural support system: Not applicable.

(t) TENNIS COURTS, PLAYGROUNDS AND RECREATION FACILITIES

1. Tennis courts. Describe:

(i) Type (clay, macadam, turf): Not applicable;

(ii) Number and size: Not applicable;

(iii) Lighting (number and type): Not applicable;

(iv) Fencing or enclosure (including distance between fence or enclosure and all sides of court): Not applicable.

2. Playgrounds. Describe location and size(s), fencing (if any), equipment types and sand bed or safety padding: Not applicable.

3. Other recreation facilities. Describe any beach or lake front, boating facilities, golf course(s), handball, basketball or other game courts: Not applicable.

(u) PERMITS AND CERTIFICATES. List all applicable permits which must be obtained and inspections which are to be done. List type of inspection, authority inspecting and duration of approval once obtained. Include all compactors, incinerators, boilers, oil storage tanks, elevators, etc. In New York City include Department of Air Resources, Elevator Safety, Boiler Safety, Fire Department and Buildings Department permits.

Alteration Type 1 Application 321383588 approved by the New York City Department of Buildings 321383588 for architectural, structural, mechanical, plumbing and sprinkler work. Work permits have been pulled. Sponsor responsible for ensuring application is signed-off.

Fire Alarm application FDNY Reference # 2021-TMFALM-003176-PLAN was approved by the NYC FDNY 8/11/2022. Sponsor responsible for ensuring an FDNY Letter of Approval is obtained.

Certificate of Appropriateness permit Docket #: LPC-19-39680 from the New York City Landmarks Preservation Commission. Sponsor responsible for ensuring LPC Notice of Compliance obtained.

Electrical permit B00414477

Recurring inspections responsibility of Sponsor and then Condominium Board include sprinkler, fire alarm and back-flow preventor.

Work received plan approval from the New York City Department of Buildings on September 4, 2019.

(v.) VIOLATIONS. List all violations outstanding as of the date of this report and the agency imposing the violation, the condition involved, the date violation issued, and work required by violation notice to cure. If no violations are outstanding, so state.

ECB violation 32015817P from June 17, 1998 for failure to maintain boiler was paid but no compliance is recorded and violation is in default. Sponsor responsible to ensure violation will be cured.

ECB violation 35646011X served 2/19/2022 for inadequate work or storage zone-solid barrier with mesh. . Scheduled Hearing Date: 07/06/2022. Certificate of Correction accepted and found in compliance. Violation Resolved 04/25/2022.

ECB violation 35505942P served November 11, 2021 failure to institute and maintain temporary safety equipment. Scheduled Hearing Date: 04/13/2022. Certificate of Correction accepted and found in compliance. Violation Resolved 05/24/2022.

(w) UNIT INFORMATION. Specify the number of units inspected. Specify the unit designations for each typical unit or line of units, including the number and type of rooms. Give criteria for calculations of the number of rooms. For lofts give useable residential space in square feet. Describe (include foyers, living rooms, dining areas, kitchen, bedrooms, bathrooms,
etc.):

There are 3 units in the building

1st Floor Unit has three habitable rooms on the first floor and one occupiable room in the cellar. This includes one bedroom, an open kitchen/living/dining space, one full bathroom, a walk-in closet, a bedroom closet, a hall closet, a laundry closet, a two (2) piece bathroom, a laundry room, a cellar closet and an open accessory space on the cellar. It also has exclusive access to the rear yard. Its gross floor area is 2,231 square feet.

2nd Floor Unit has three habitable rooms and a north facing exterior terrace. This includes two bedrooms, an open kitchen/living/dining space, one full bathroom, one two-piece bathroom, a laundry closet, two-bedroom closets and an entry closet. Its gross floor area is 978 square feet.

Penthouse Duplex Unit has three habitable rooms on the third floor and a habitable room in the penthouse. This includes three bedrooms, an open kitchen/living/dining space, two full bathrooms, a laundry closet, two-bedroom closets, one walk-in closet and an entry closet. It also has a north facing exterior terrace. Its gross floor area is 1292 square feet.

- Inclined platform lift information provided above in item 10 elevators.
- Standing showers (located on first floor, second floor and penthouse) are all custom made with lead pans, bituminous waterproofing, cement board and tile. Glass doors are tempered glass.
- Ceiling heights:
    - First floor: 9’-5 ½”, 9’-2” and 8’0”;
    - Second floor: 9’-1”, 8’-10 ½” and 8’-0”;
    - Third floor: 10’-6 ½”, 9’-2” and 9’-0”
    - Penthouse: 8’-9” and 8’-0”
- Bathroom Fixtures: see item 2) below;
- Kitchen and laundry equipment: see item 3) below;
- Kitchen countertops shall be stone and cabinets shall be custom millwork.

1) Finish materials

Flooring: 5/8” thick pre-finished engineered hardwood floor throughout units

Bathroom flooring: ½” thick stone tile

Walls: one coat primer and two coats latex finish paint over 5/8" thick gypsum board
Bathroom walls: ½" thick stone tile over 5/8" thick cement board
Ceilings: one coat primer and two coats latex finish paint over 5/8" thick gypsum board

2) Bathroom Fixtures

All fixtures are new. Typical fixtures are as follows (manufacturer, model #):

- Toilets: Duravit, 2173010085
- Lavatories: Duravit, 330430017 with faucet: Dornbracht, 36 712 892-280010
- Lavatory (first floor powder room): Duravit, 2336530060 with faucet: Dornbracht, 36 717 892-330010
- Shower bodies: Dornbracht, 36 425 970-280010 (anti-scald)
- Hand shower: Dornbracht, 27 802 660-280010
- Fixed shower head: Dornbracht, 28 508 979-000010
- Bathtub: Duravit, 700332000000090
- Tub spout: Dornbracht, 13 801 892-28
- Kitchen Sink: Franke CUX11021with faucet: Dornbracht, 870 875-000010

3) Kitchen and Laundry Equipment

All fixtures are new. Typical fixtures are as follows (manufacturer, model #):

- 32" Integrated French door refrigerator freezer: Fisher and Paykel, RS32A72J1
- 30" Master series gas range 5 burner: Bertazzoni,
- 30" Over the range microwave with 300CFM recirculating exh: Bertazzoni, KOTR30MXE
- 24" Panel ready dishwasher: Blomberg, DWT51600FBI
- 27" LG washer WM3600HWA (cellar)
- 27" LG gas dryer DLG3601W (cellar)
- 24" GE washer and electrical vent-less dryer (stacked):, DLHC1455W (1st floor)
- 24" GE gas washer dryer GUD24GSSMWW (stacked); (2nd and 3rd floors)

x) FINISH SCHEDULE OF SPACES OTHER THAN UNITS

ROOM	FLOOR	WALLS	CEILING
Common Room C01	Concrete Painted	Gypsum Board Painted	Gypsum Board Painted
Entry 001	½" Thick Porcelain Tile	Gypsum Board Painted	Gypsum Board Painted
Public Stair and Landings	Hardwood Risers and Treads Sealed with Polyurethane	Gypsum Board Painted	Gypsum Board Painted

y) SAFETY AND WARNING DEVICES

Combination smoke and carbon monoxide detectors are located in all the units. They are located in each sleeping room, on each floor and along the path of egress. The 1st floor unit has a heat detector in the cellar laundry room. The cellar common space has a heat detector in the mechanical room, combination smoke and carbon monoxide detectors in the meter room and common room. There are combination smoke and carbon monoxide detectors on each level of the public stair. The building has a fire alarm system that includes fire alarms with combination horn and strobe in each unit, in the cellar common room and on each floor of the public stair. The entry on the first floor has a remote annunciator. The cellar meter room has a

fire alarm pull switch and fire alarm control panel. These are required according to the New York City Building Code.

z) ADDITIONAL INFORMATION REQUIRED

1. A site plan showing landscape features, roads, the outside dimensions of the building(s) and designated common areas, including recreation and refuse disposal areas, and all privately owned access roads: provided.

2. An area map showing the location of the condominium with respect to its surroundings, if the condominium is not located in a highly urban area: not applicable.

3. Floor plan for each line or type of unit drawn to scale, indicating room dimensions and unit boundaries: Scale floor plans of each floor are attached. Floor to ceiling heights are shown on the plans along with the approximate total area of each unit

4. Floor to ceiling heights of units: Scale floor plans of each floor are attached with floor to ceiling heights. Floor to ceiling heights also provided above as requested under item w) UNIT INFORMATION.

5. Approximate total area of each unit: Scale floor plans of each floor are attached with approximate area of each unit.

6. It is a Special Risk that as of the Date of Acceptance for Filing of this Offering Plan, the approved plans for the Building, as accepted by the New York City Department of Buildings ("DOB"), do not match the floor plans provided herein under the Section entitled, "Floor Plans and Unit Plans" in Part II of this Offering Plan. Currently, a Post-Approval Amendment to the approved plans ("PAA") is under review at DOB and is expected to be accepted for filing, as it was previously approved by the New York City Landmarks Preservation Commission. Notwithstanding the foregoing, no Unit closings shall occur until after the approval of the PAA by DOB. An amendment to the Offering Plan disclosing such PAA approval must also be accepted for filing by the NYS Department of Law prior to any Unit closings.

A general description of the aforementioned discrepancies include minor interior layout changes, minor façade and elevation revisions which match the scope previously approved by LPC, a minor increase in the penthouse level square footage, updated ceiling heights, and the removal of a skylight no longer shown in the offering plan drawings.

7. A master floor plan showing unit boundaries and the relationship of units to each other. The master floor plan may be omitted if the site plan clearly shows unit boundaries and plan clearly shows unit boundaries and appropriate unit designations: not applicable as there is a single dwelling unit on each floor.

- The following elements are called out on the corresponding building drawing:
    - Inclined platform lift described above under elevators.
    - Façade finish material is acceptable existing brick masonry, sandstone sills and lintels and wood cornice. Vertical enlargement façade is brick masonry with no sills or lintels. Horizontal enlargement facade is brick masonry .
    - Planters are teak. Retaining wall is CIP concrete. Fence is cedar.
    - Common mechanical room is shown in plan.
    - Access hatch is shown in roof plan.
- Drawings have been added and updated to provide information requested in bullet points 2 through 7.

(aa) In the event that certain conditions in the building(s)shown. cannot be adequately evaluated by a visual examination, the Department of Law may, in its. discretion, direct that an independent engineer or testing laboratory be retained to perform such tests or monitoring as may be necessary in order to make adequate disclosure. Conditions which may require additional testing or monitoring include, but are not limited to:

settlement, masonry cracks, rusting of structural steel, adequacy of concrete cover, firestopping, etc. Test results must be reported in the offering plan or in an amendment thereto.

DEPARTMENT OF LAW MANDATED INDEPENDENT TESTS N/A

(ab) FURTHER DEVELOPMENT: Not applicable

(ac) ASBESTOS

No asbestos containing material is present inside the building according to the report of a Certified Asbestos Investigator who found no asbestos other than in the roof. An Asbestos Contractor is removing the asbestos containing roofing material.

(ad) LEAD-BASED PAINT

Lead based paint has been used in the building given it age. Most if not all lead based paint will have been removed over the course of the interior demolition.

(bb) FURTHER DEVELOPMENT. If the sponsor intends to add additional units to the building, either above the existing roof, outside the existing building development, or by altering space within the building, it must make disclosure about the new units to conform to 13 NYCRR Section 20.7. In addition:

1. If additional units are to be added, sponsor must submit plans and specifications approved by all necessary local governmental agencies before the offering plan may be accepted for filing: Not applicable;

2. If additional units will be on top of an existing structure, state:

   (i) Whether the existing structure has sufficient capacity to support the additional load, and, if not, what steps are being taken to support the increased load: Not appliable;

   (ii) What the resulting building height will be: Not appliable;

3. Describe the components which will be removed, relocated, or extended, *e.g.*, parapet, bulkheads, roof, tanks, elevators, service rooms, landscaping, etc.: Existing roof dunnage, existing roof and existing masonry chimneys are being removed, portion of rear wall is being removed and all interior partitions, finishes and slab on grade are being removed. Existing flues of chimneys on the party walls that are to remain shall be extended to comply with the New York City Mechanical Code. Contractor shall identify with neighbors at which flues are active and extend these flues. Contractor shall obtain access agreement as required and shall ensure work is approved by the New York City Landmarks Preservation Commission. The existing flues will be acceptable once altered as described.

4. Describe the effect the additional structure will have on existing systems and state the adequacy of all existing systems which will be affected by the addition, including heat and hot water, water pressure, sewage, elevators, electricity, air conditioning, parking, and sprinklers: additional structure has no effect on existing masonry bearing walls or foundation. Existing systems are all being removed with exception of sewage which is adequate, electrical service which is adequate and water pressure which is adequate and acceptable.

5. Include a list of facilities that will be shared by the existing and new structures, *e.g.*, laundry room, intercom, garage, etc.:

   a. Front yard;

   b. Stoop and inclined platform lift;

   c. Intercom system;

   d. Interior enclosed stair;

   e. Cellar common area identified on plans as Meter Room C01 and Mech Room C03;

6. State the effect that the renovation or construction will have on tenants in occupancy. Specifically:

(i) The manner in which construction debris will be handled and its effect on common areas used by tenants: Not applicable;

(ii) The schedule for renovation and construction work, e.g., Monday- Friday, 8:00 a.m. to 5:00 p.m., except holidays: Not applicable;

(iii) Any measures that will be taken to protect the security of the building during the construction or renovation process. Include a statement of the manner in which tenants and construction workers will gain access to the building: Not applicable;

(iv) Whether there will be any interruption of services during construction or renovation and, if so, provide details. This includes water, electricity, elevator service, and laundry rooms: Not applicable;

(v) Whether new piping will be added to existing piping and whether such work may cause breaks in existing piping. If so, state whether precautions will be taken to minimize damage and state who will be responsible for any such damage: Not applicable;

(vi) Whether the sponsor and/or contractors will have liability insurance in effect during construction: Not applicable.

(cc) ASBESTOS. State whether Asbestos Containing Material (ACM) is present in insulating or fireproofing material anywhere in the building. Sponsor shall perform such tests as are necessary to make such determination. In the event that ACM is present, sponsor shall have a person who is qualified to render an opinion on asbestos prepare a report on the asbestos in the building (the "asbestos report"). Such asbestos report shall contain at least the following information:.

1. The qualifications of the person preparing the report: Richard Maniscalco, Certified Asbestos Inspector submitted an Asbestos Assessment Report dated 8/14/2018 stating premises is free from ACM with exception of the 900 square foot roof. ACP 21 attached showing that ACM on roof was legally disposed of as an asbestos project.
2. A detailed inventory of the asbestos in each unit and in all other areas of the property, including the location, amount of ACM, type and concentration of asbestos in ACM, and condition. At least 10% of all units must be inspected in an initial inspection. If ACM is found in any of these units, a second inspection, with notice to tenants, must be performed in all remaining accessible units. List units inspected: Not applicable;
3. Recommendations for handling each and every item of the asbestos inventory, *i.e*., removal, enclosure, encapsulation, or leaving undisturbed: all ACM at roof area was removed; see ACP 21.
4. How the recommendations should be implemented. Include, if applicable, whether units must be vacated or whether use of certain rooms will be limited and the projected duration thereof. State whether the work must be performed in compliance with New York City Local Law 76 of 1985 or any other applicable laws: Not applicable;
5. A recommended protocol (operations and maintenance program) for the future handling and maintenance of asbestos which will remain in the building, whether encapsulated, enclosed or left undisturbed: Not applicable.

(dd) LEAD-BASED PAINT. Include records, reports, violations and any other information known or available to the sponsor or its agents concerning the presence of lead-based paint and/or lead-based paint hazards: not applicable as entire interior was removed to wood joists, sheathing and brick masonry.

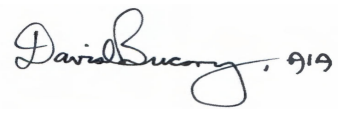
DOCUMENTS TO BE TRANSFERRED TO CONDOMINIUM MANAGEMENT

The following documents shall be transmitted to the Condominium Board of Managers upon Sponsor's Transfer of Control

- Final as-built drawings, e.g. structural mechanical electrical, plumbing, approved shop drawings;
- Operation and maintenance (O&M) manuals for mechanical equipment;
- Equipment warranties;
- Roof warranty;
- Major equipment start-up sheets;
- Original test & balance report for HVAC system

I declare 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.

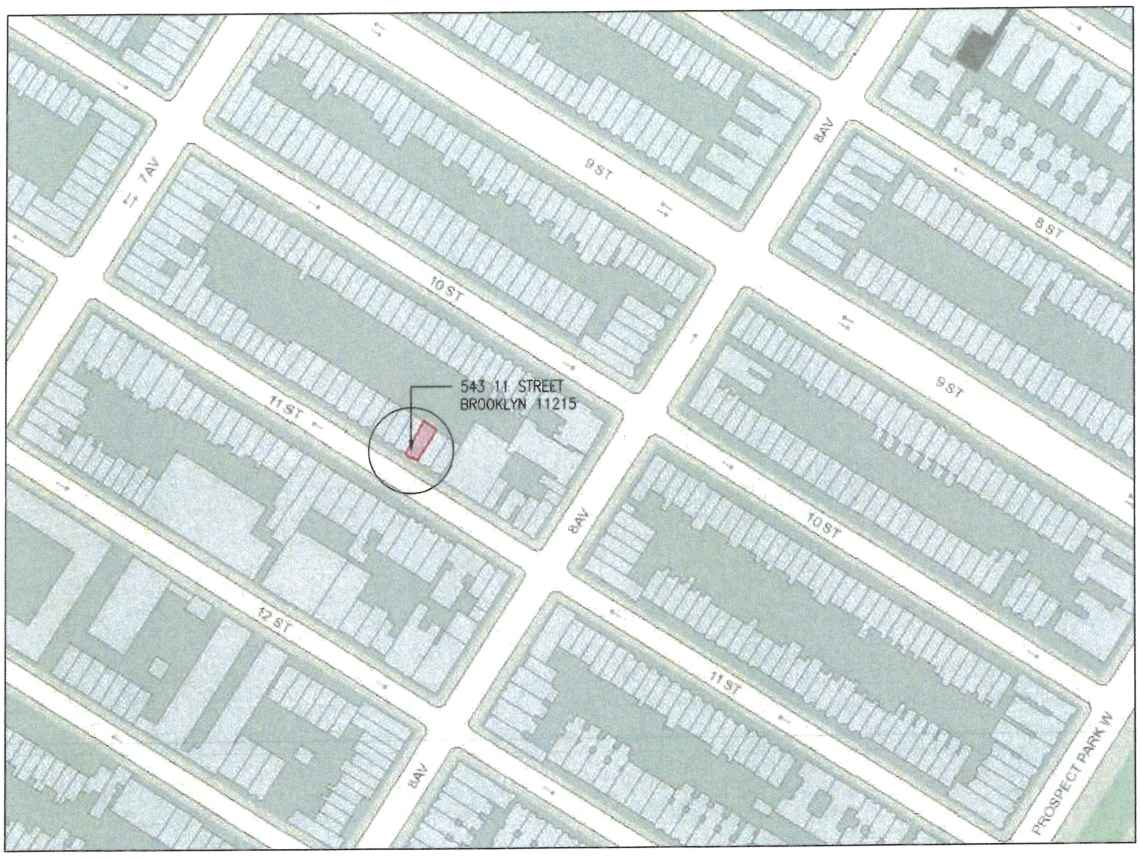
Executed on November 7th, 2023, by:



Sincerely,

David Bucovy, AIA
David Bucovy Architect, PLLC

543 11TH STREET
CONDOMINIUM
BROOKLYN, NY 11215



REGISTERED ARCHITECT
DAVID S E BUCOVY
No. 029093
STATE OF NEW YORK
11/7/23

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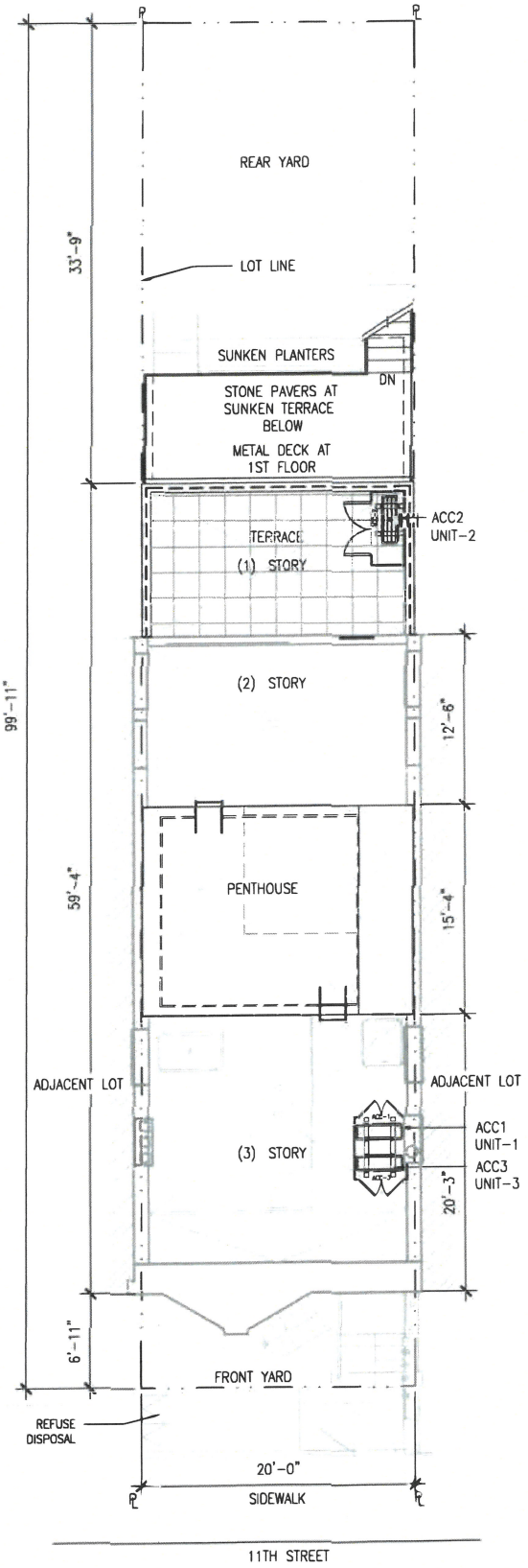
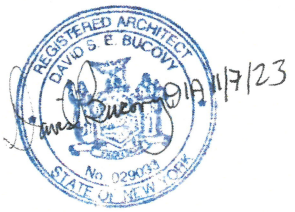
David Bucovy Architect, PLLC
334 East 7th Street, Brooklyn NY 11218
t: 718 369 0212 f: 718 369 0305 davidbucovyarchitect.com

N

543 11th Street,
Brooklyn, NY 11215

SD-1
AREA MAP
scale: N/S date: 07.19.23





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0' 1' 2' 4' 8' 16'

David Bucovy Architect, PLLC
334 East 7th Street, Brooklyn NY 11218
t: 718 369 0212 f: 718 369 0305 davidbucovyarchitect.com

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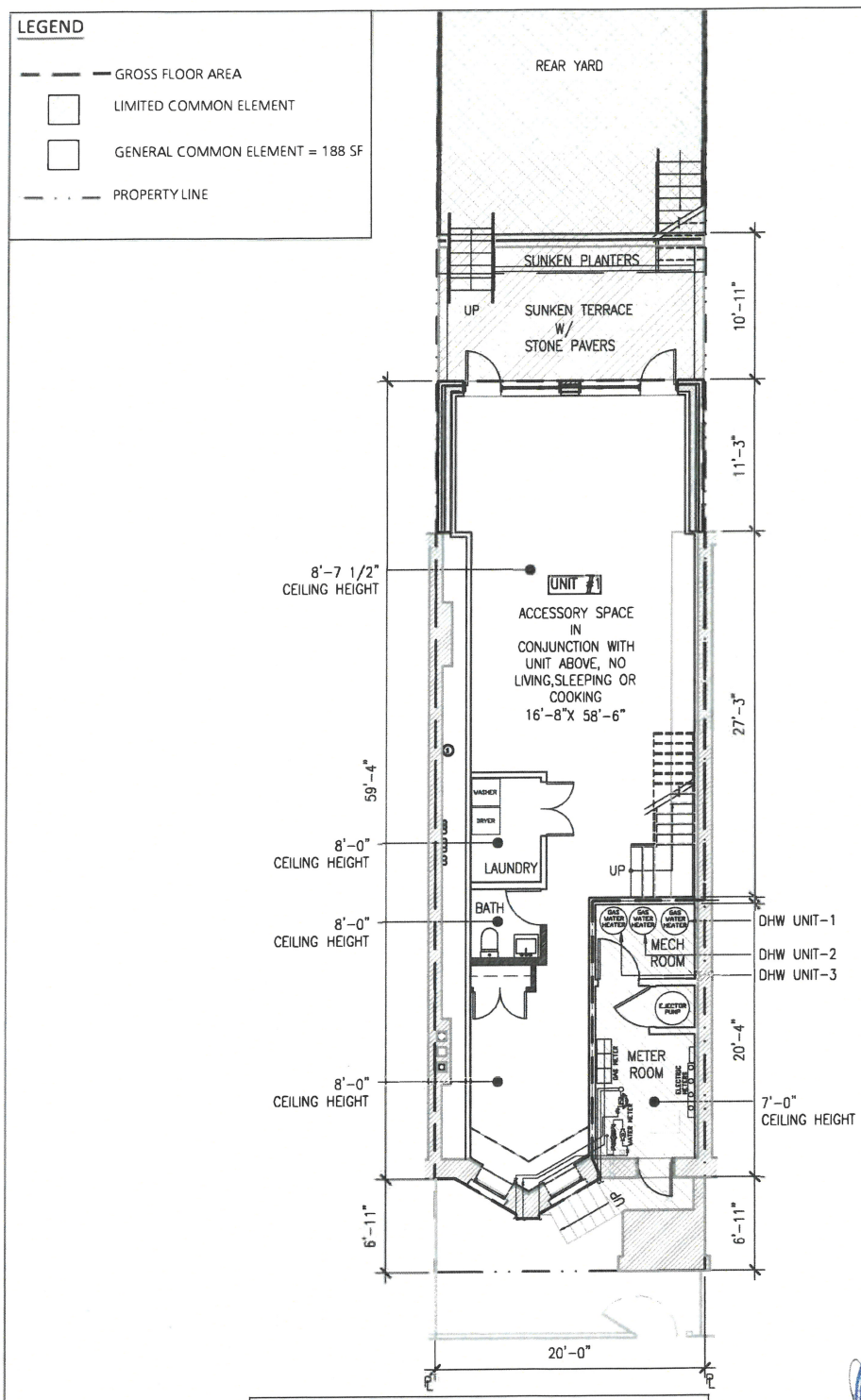
SD-2
SITE PLAN
scale: 1/8" = 1'-0" date: 07.19.23



UNIT#1

CELLAR ACCESSORY SPACE GROSS AREA= 1031SF

SUNKEN TERRACE= 217 SF
REAR YARD = 453 SF

REGISTERED ARCHITECT DAVID S. E. BUCOVY No. 029039 STATE OF NEW YORK

11/7/23

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David Bucovy Architect, PLLC
334 East 7th Street, Brooklyn NY 11218
t: 718 369 0212 f: 718 369 0305 davidbucovyarchitect.com

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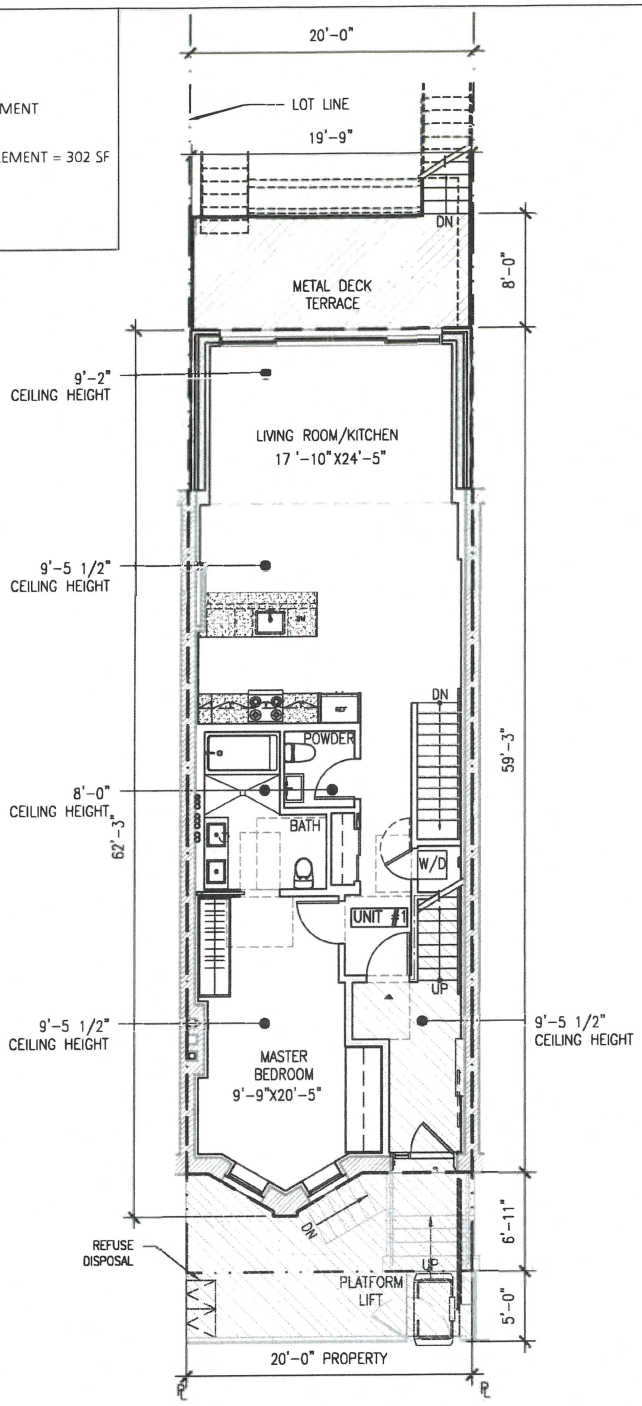
SD-3
CELLAR PLAN - UNIT #1
scale: 1/8" = 1'-0" date: 07.19.23

LEGEND

- GROSS FLOOR AREA
- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT = 302 SF
- PROPERTY LINE



UNIT#1

FIRST FLOOR GROSS AREA= 1200 SF

FIRST FLOOR METAL DECK AREA = 158 SF

REGISTERED ARCHITECT DAVID S. E. BUCOVY No. 029733 STATE OF NEW YORK

9/17/23

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David Bucovy Architect, PLLC
334 East 7th Street, Brooklyn NY 11218
t: 718 369 0212 f: 718 369 0305 davidbucovyarchitect.com

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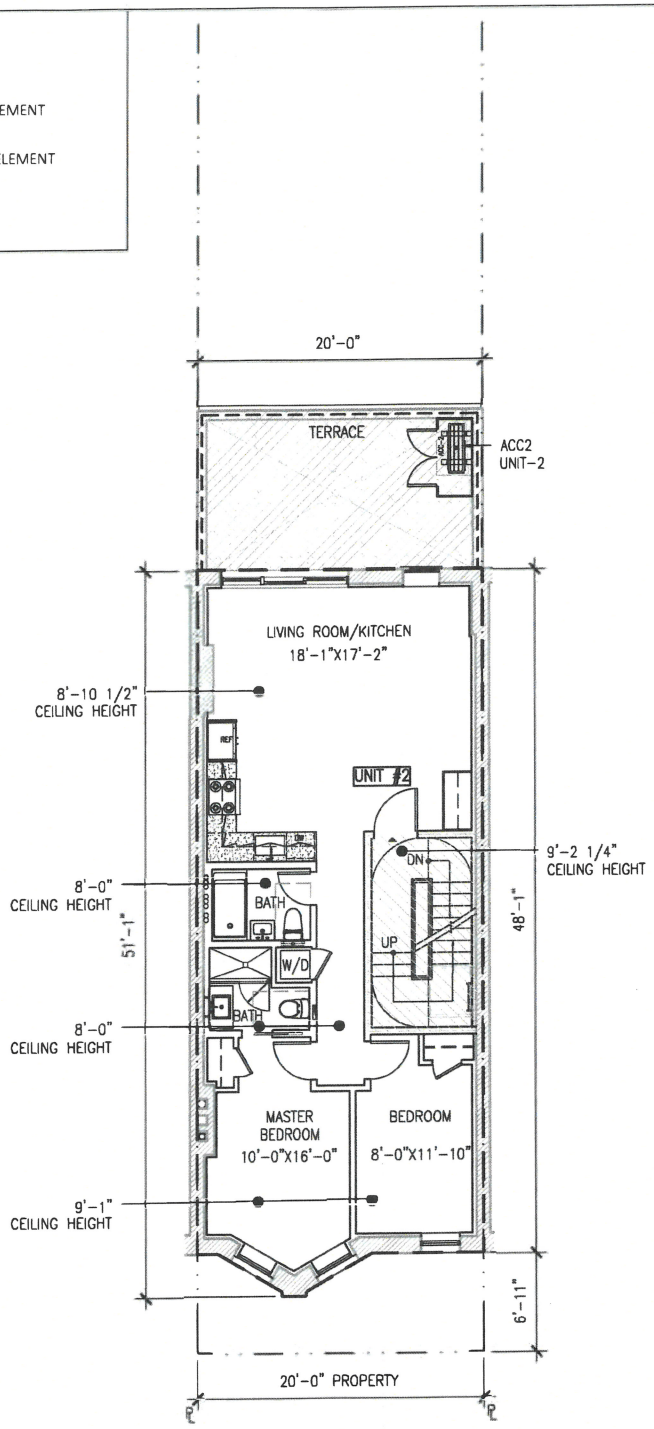
SD-4
1ST FLOOR PLAN - UNIT #1
scale: 1/8" = 1'-0" date: 07.19.23

LEGEND

- GROSS FLOOR AREA
- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- PROPERTY LINE



REGISTERED ARCHITECT
DAVID S. E. BUCOVY
No. 029033
STATE OF NEW YORK

10/A 11/7/23

UNIT#2

SECOND FLOOR GROSS AREA= 978 SF

SECOND FLOOR TERRACE AREA = 223 SF

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334 East 7th Street, Brooklyn NY 11218
t: 718 369 0212 f: 718 369 0305 davidbucovyarchitect.com

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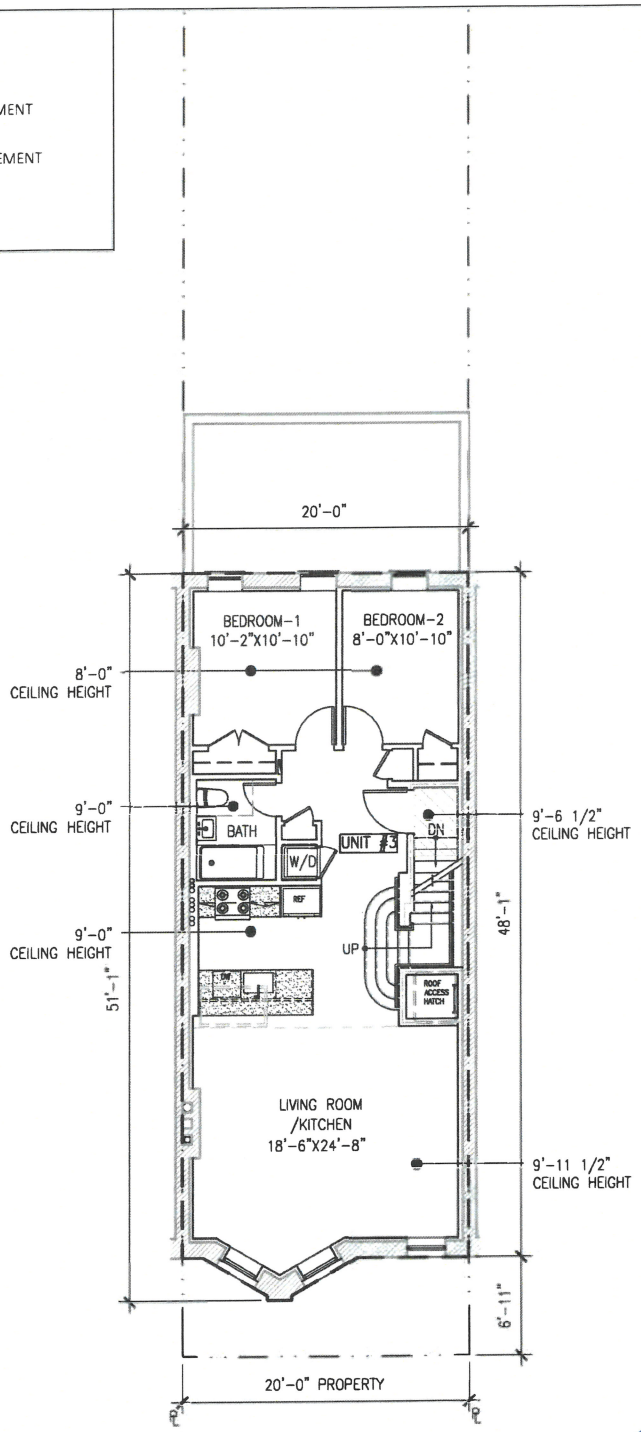
SD-5
SECOND FLOOR PLAN - UNIT-2
scale: 1/8" = 1'-0" date: 07.19.23

LEGEND

- GROSS FLOOR AREA
- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- PROPERTY LINE



UNIT#3

THIRD FLOOR GROSS AREA= 978 SF

REGISTERED ARCHITECT DAVID S. E. BUCOVY No. 029035 STATE OF NEW YORK

11/7/23

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David Bucovy Architect, PLLC
334 East 7th Street, Brooklyn NY 11218
t: 718 369 0212 f: 718 369 0305 davidbucovyarchitect.com

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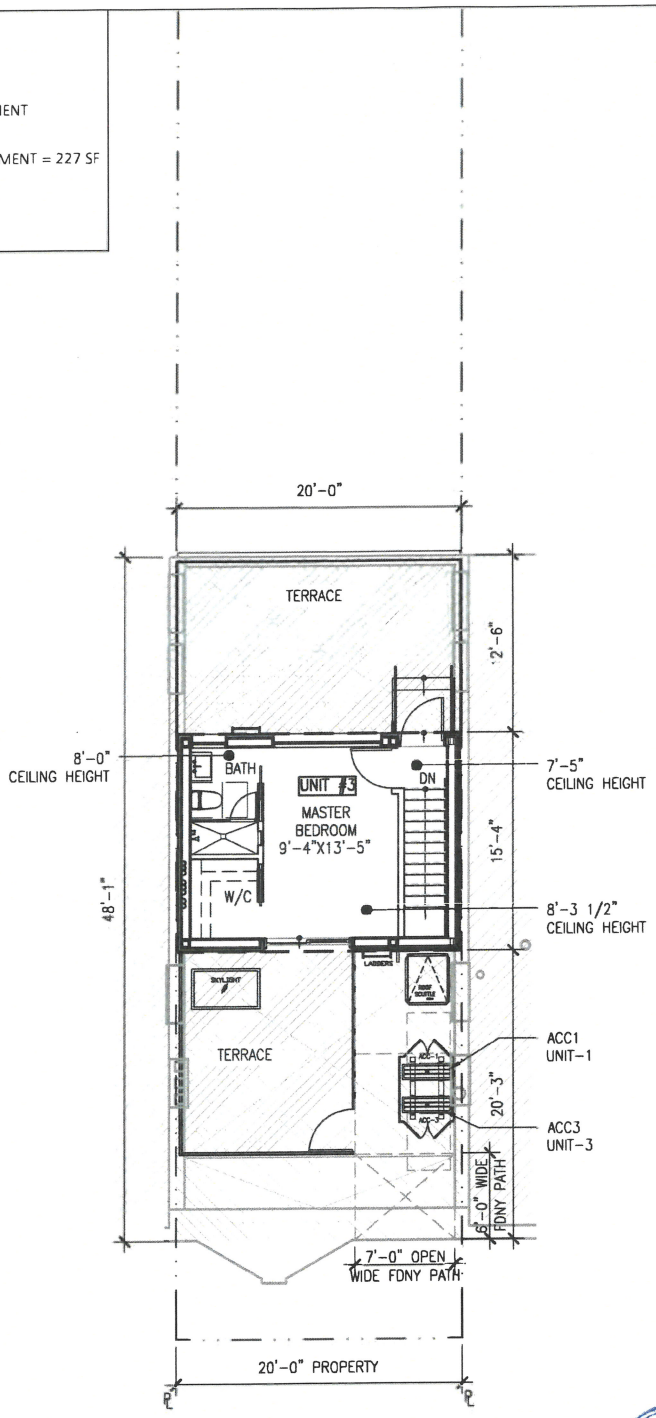
SD-6
THIRD FLOOR PLAN - UNIT #3
scale: 1/8" = 1'-0" date: 07.19.23

LEGEND

- GROSS FLOOR AREA
- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT = 227 SF
- PROPERTY LINE



UNIT#3

PENTHOUSE GROSS AREA = 304 SF

PENTHOUSE TOTAL L.C.E. AREA = 438 SF

REGISTERED ARCHITECT DAVID S E BUCOVY NO 029033 STATE OF NEW YORK

11/7/23

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334 East 7th Street, Brooklyn NY 11218
t: 718 369 0212 f: 718 369 0305 davidbucovyarchitect.com

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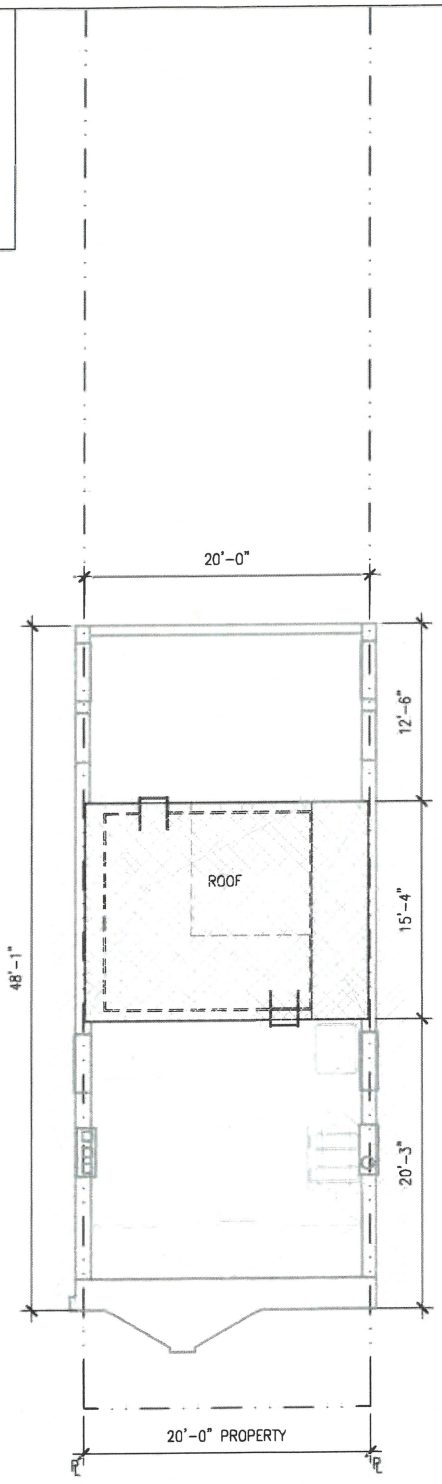
SD-7
PENTHOUSE - UNIT #3
scale: 1/8" = 1'-0" date: 07.19.23

LEGEND

- GROSS FLOOR AREA
- LIMITED COMMON ELEMENT = 303 SF
- GENERAL COMMON ELEMENT
- PROPERTY LINE



ROOF

LIMITED COMMON ELEMENT = 303 SF

REGISTERED ARCHITECT DAVID S. E. BUCOVY No. 029034 STATE OF NEW YORK

10/17/23

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334 East 7th Street, Brooklyn NY 11218
t: 718 369 0212 f: 718 369 0305 davidbucovyarchitect.com

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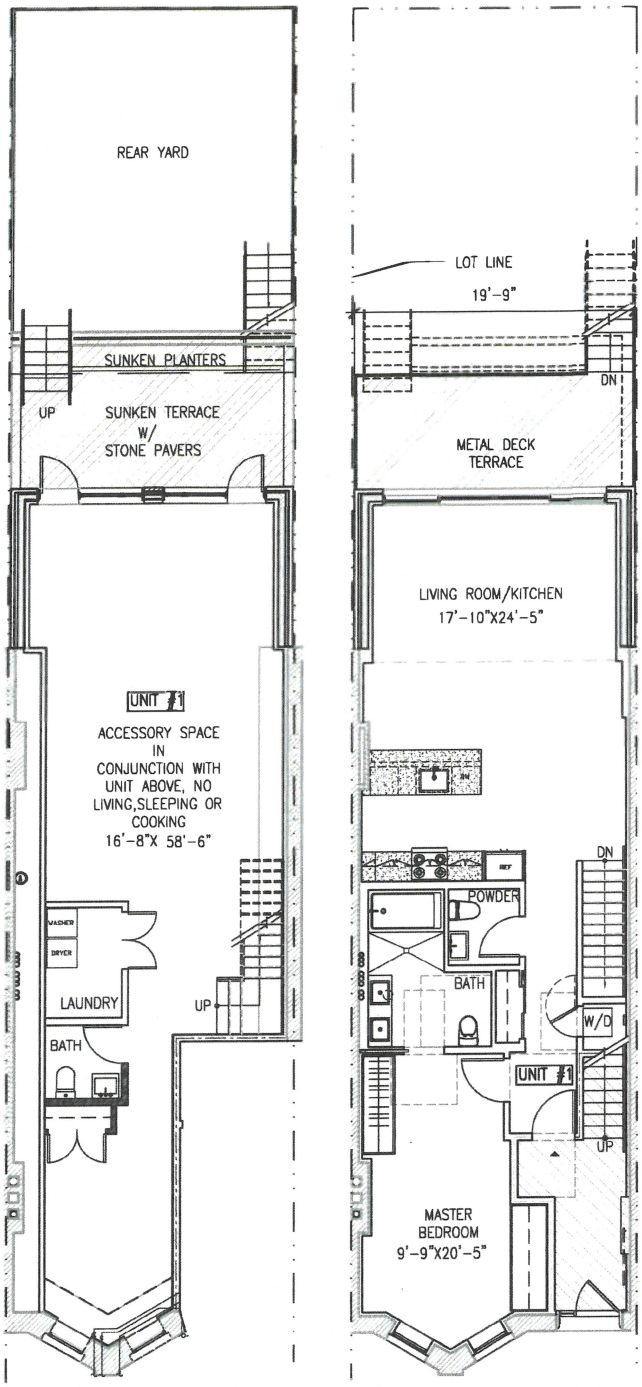
Brooklyn, NY 11215

SD- 8
ROOF
scale: 1/8" = 1'-0" date: 07.19.23

LEGEND

- GROSS FLOOR AREA
- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT = 302 SF
- PROPERTY LINE



11/7/23

UNIT #1

CELLAR KEY PLAN

1ST FLOOR KEY PLAN

CELLAR ACCESSORY SPACE GROSS AREA=	1031 SF
FIRST FLOOR GROSS AREA=	1200 SF
TOTAL DWELLING UNIT #1 GROSS AREA =	2231 SF
SUNKEN TERRACE/REAR YARD AREA =	670 SF
1ST FLOOR METAL DECK AREA =	158 SF
TOTAL LIMITED COMMON ELEMENT=	828 SF

1 BEDROOM
1 FULL BATHROOM
(2) POWDER BATHROOM

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David Bucovy Architect, PLLC
334 East 7th Street, Brooklyn NY 11218
t: 718 369 0212 f: 718 369 0305 davidbucovyarchitect.com

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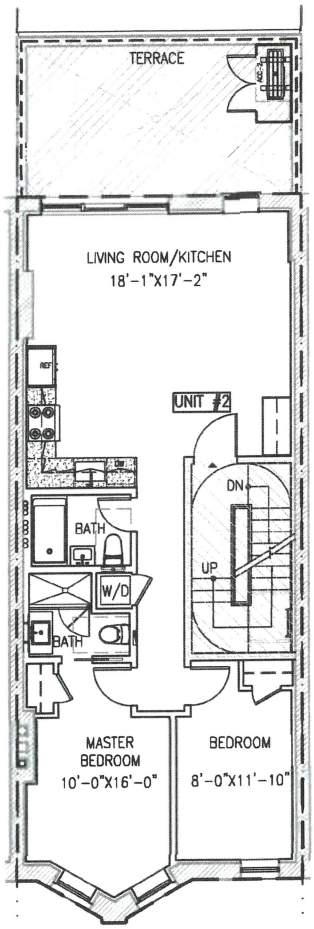
SD-9
COMPILED - UNIT #1
scale: 1/8" = 1'-0" date 07.19.23

LEGEND

- GROSS FLOOR AREA
- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT = 309 SF
- PROPERTY LINE



2ND FLOOR KEY PLAN

REGISTERED ARCHITECT DAVID S E BUCOVY No. 029073 STATE OF NEW YORK

10/17/23

UNIT #2

TOTAL DWELLING UNIT #2 GROSS AREA = 978 SF

PENTHOUSE TOTAL LIMITED COMMON ELEMENT = 223 SF

2 BEDROOM
2 FULL BATHROOM

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334 East 7th Street, Brooklyn NY 11218
t: 718 369 0212 f: 718 369 0305 davidbucovyarchitect.com

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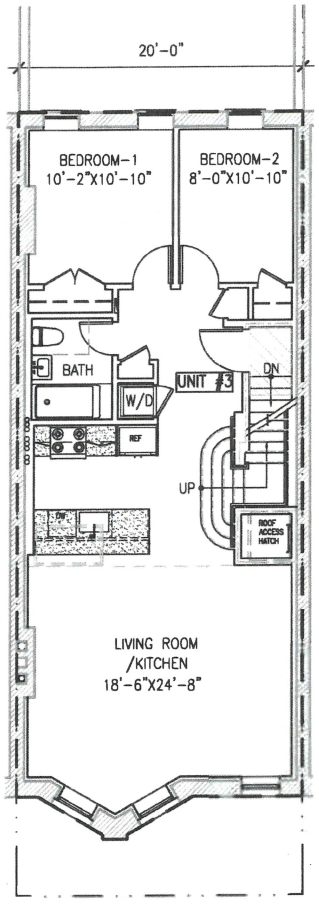
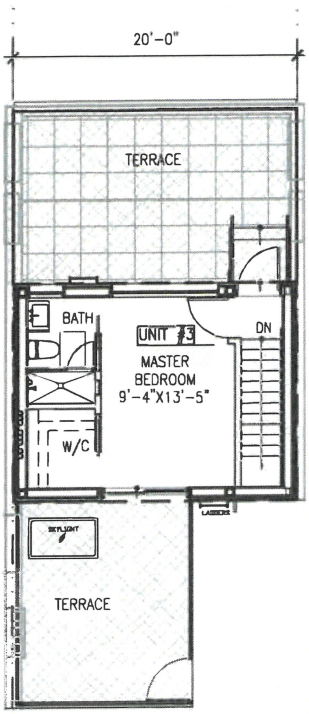
SD-10
COMPILED - UNIT #2
scale: 1/8" = 1'-0" date: 07.19.23

LEGEND

- GROSS FLOOR AREA
- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT = 227 SF
- PROPERTY LINE



THIRD KEY PLAN



PENTHOUSE KEY PLAN

11/7/23

UNIT #3

3 BEDROOM
2 FULL BATHROOM

THIRD FLOOR PLAN GROSS AREA=	978 SF
PENTHOUSE GROSS AREA =	304 SF
APPROXIMATE TOTAL DWELLING UNIT #3 GROSS AREA =	1282 SF
FRONT L.C.E. AREA =	262 SF
REAR L.C.E. AREA =	176 SF
TOTAL LIMITED COMMON ELEMENT=	438 SF

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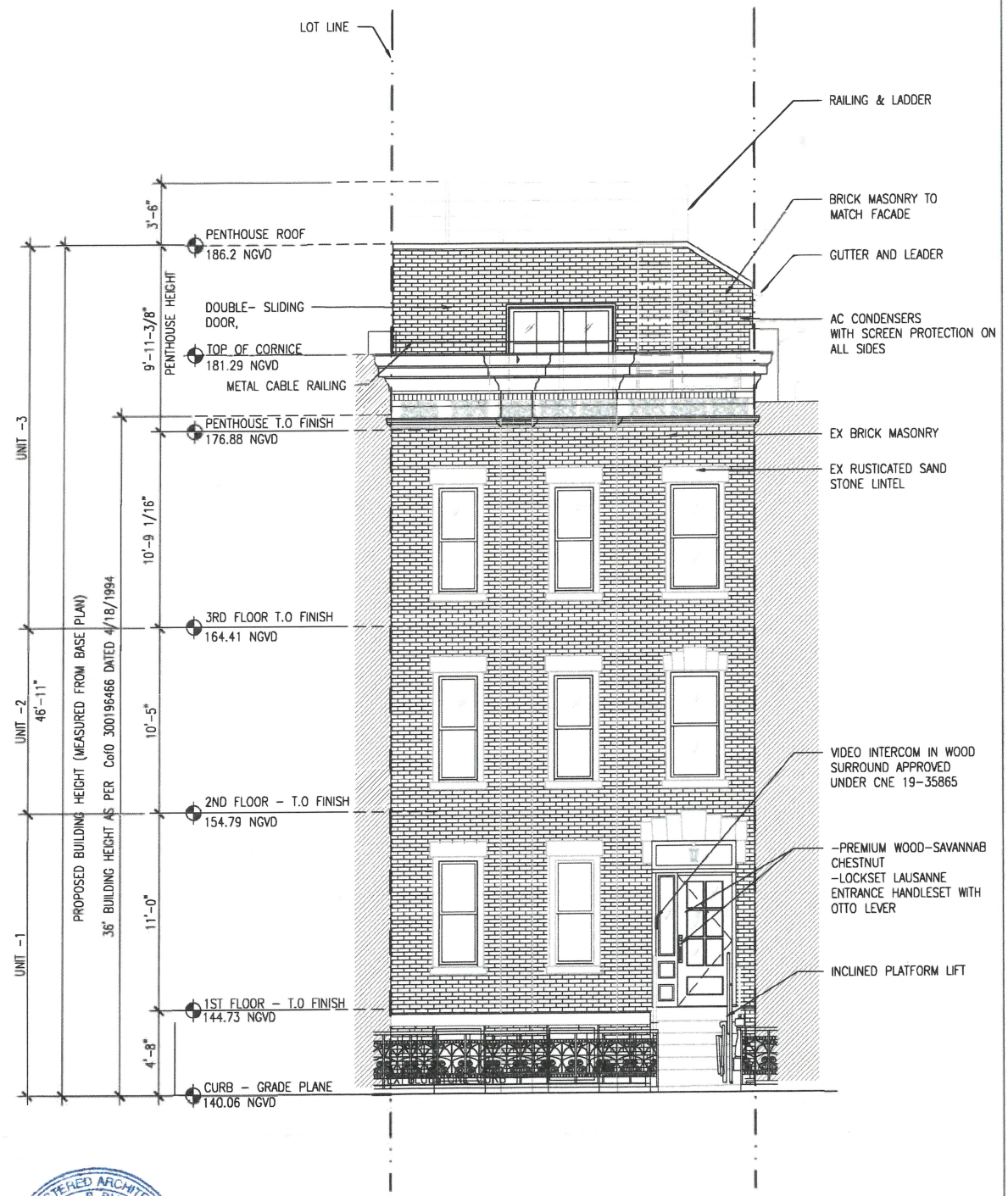
SD-11
COMPILED - UNIT #3
scale: 1/8" = 1'-0" date: 07.19.23



REGISTERED ARCHITECT
DAVID S. E. BUCOVY
No. 029033
STATE OF NEW YORK

11/7/23

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334 East 7th Street, Brooklyn NY 11218
t: 718 369 0212 f: 718 369 0305 davidbucovyarchitect.com

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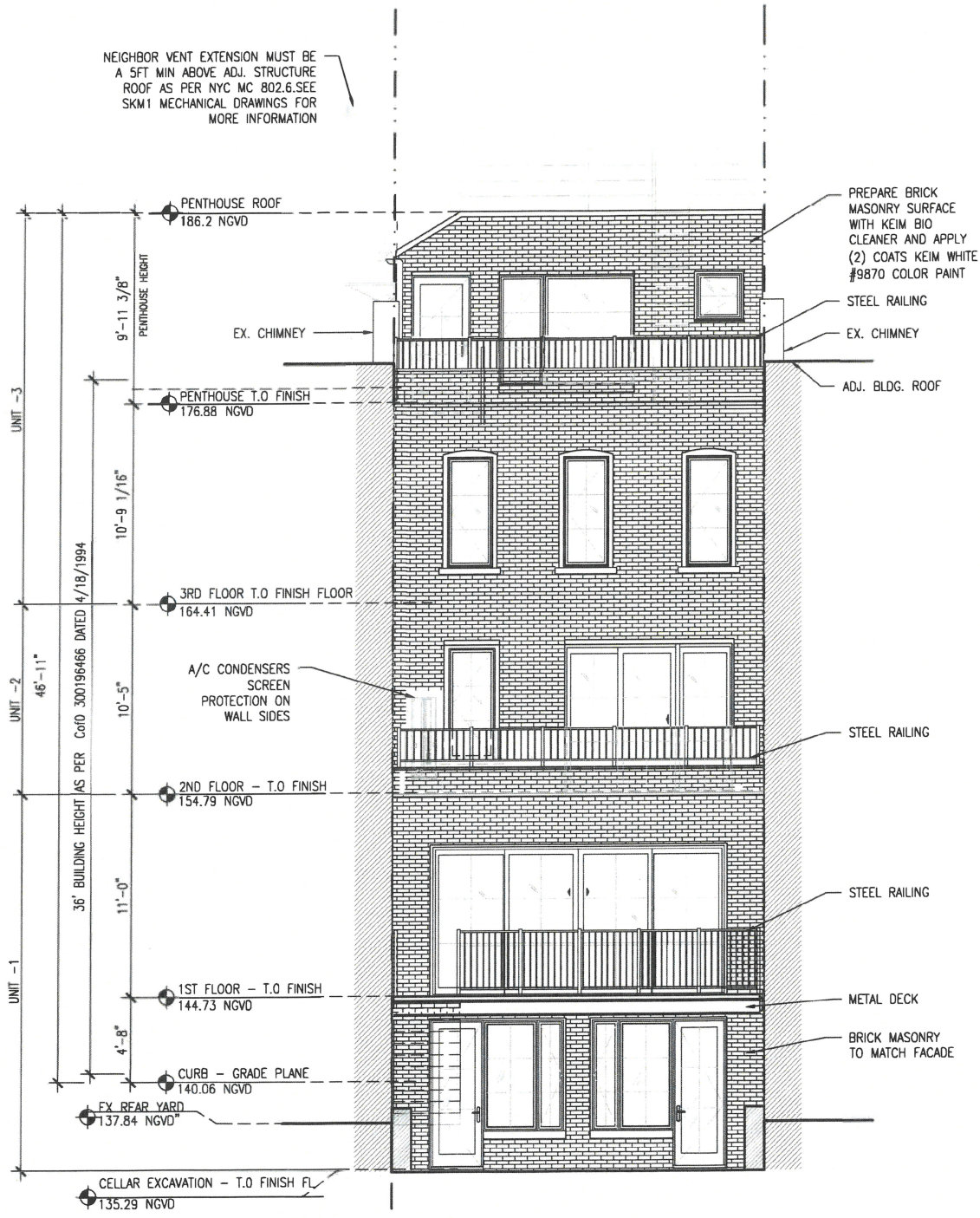
SD-11
FRONT ELEVATION
scale: 3/16" = 1'-0" date: 07.19.23



REGISTERED ARCHITECT DAVID E. BUCOVY No. 020033 STATE OF NEW YORK

10/17/23

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t: 718 369 0212 f: 718 369 0305 davidbucovyarchitect.com

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Brooklyn, NY 11215

SD-12
REAR ELEVATION
scale: 3/16" = 1'-0" date: 07.19.23

HOUSING MERCHANT IMPLIED WARRANTY LAW

ARTICLE 36-B

WARRANTIES ON SALE OF NEW HOMES

Section 777. Definitions.
777-a. Housing Merchant Implied Warranty.
778-b. Exclusion or Modification of Warranties.

Section 777. Definitions. As used in this article, the following terms shall have the following meanings:

1. "Builder" means any person, corporation, partnership or other entity contracting with an owner for the construction or sale of a new home.

2. "Building code" means the uniform fire prevention and building code promulgated under section three hundred seventy-seven of the executive law, local building code standards approved by the uniform fire prevention and building code council under section three hundred seventy-nine of the executive law, and the building code of the city of New York, as defined in titled twenty-seven of the administrative code of the city of New York.

3. "Constructed in a skillful manner" means that workmanship and materials supplied by Sponsor meet or exceed the specific standards of the applicable building code. When the applicable building code does not provide a relevant specific standard, such term means that workmanship and materials meet or exceed the standards of locally accepted building practices.

4. "Material defect" means actual physical damage to the following load-bearing portions of the home caused by failure of such load-bearing portions which affects their load-bearing functions to the extent that the home becomes unsafe, unsanitary or otherwise unlivable: foundation systems and footings, beams, girders, lintels, columns, walls and partitions, floor systems, and roof framing systems.

5. "New home" or "home" means any single family house or for-sale unit in a multi-unit residential structure of five stories or less in which title to the individual units is transferred to owners under a condominium or cooperative regime. Such terms do not include dwellings constructed solely for lease, mobile homes as defined in section seven hundred twenty-one of this chapter, or any house or unit in which the builder has resided in or leased continuously for three years or more following the date of completion of construction, as evidenced by a certificate of occupancy.

6. "Owner means the first person to whom the home is sold and, during the unexpired portion of the warranty period, each successor in title to the home and any mortgagee in possession. Owner does not include the builder of the home or any firm under common control of the builder.

7. “Plumbing, electrical, heating, cooling and ventilation systems” shall mean:

a. in the case of plumbing systems: gas supply lines and fittings; water supply, waste and vent pipes and their fittings; septic tanks and their drain fields; water, gas and sewer service piping, and their extensions to the tie-in of a public utility connection, or on-site well and sewage disposal system, as actually installed by Sponsor;

b. in the case of electrical systems: all wiring, electrical boxes, switches, outlets and connections up to the public utility connection, as actually installed by Sponsor; and

c. in the case of heating, cooling and ventilation systems: all duct work, steam, water and refrigerant lines, registers, convectors, radiation elements and dampers, as actually installed by Sponsor.

8. “Warranty date” means the date of the passing of title to the first owner for occupancy by such owner or such owner’s family as a residence, or the date of first occupancy of the home as a residence, whichever first occurs.

Section 777-a. Housing Merchant Implied Warranty.

1. Notwithstanding the provisions of section two hundred fifty-one of the real property law, a housing merchant implied warranty is implied in the contract or agreement for the sale of a new home and shall survive the passing of title. A housing merchant implied warranty shall mean that:

a. one year from and after the warranty date the home will be free from defects due to a failure to have been constructed in a skillful manner;

b. two years from and after the warranty date the plumbing, electrical, heating, cooling and ventilation systems of the home will be free from defects due to a failure by the builder to have installed such systems in a skillful manner; and

c. six years from and after the warranty date the home will be free from material defects.

2. Unless the contract or agreement by its terms clearly evidences a different intention of the seller, a housing merchant implied warranty does not extend to:

a. any defect that does not constitute (i) defective workmanship by the builder or by an agent, employee or subcontractor of the builder, (ii) defective materials supplied by the builder or by an agent, employee or subcontractor of the builder, or (iii) defective design provided by a design professional retained exclusively by the builder; or

b. any patent defect which an examination ought in the circumstances to have revealed, when the buyer before taking title or accepting construction as complete has examined the home as fully as the buyer desired, or has refused to examine the home.

3. In the case of goods sold incidentally with or included in the sale of the new home, such as stoves, refrigerators, freezers, room air conditioners, dishwashers, clothes washers and dryers, a housing merchant implied warranty shall mean that such goods shall be free from defects due to failure by the builder or any agent, employee or subcontractor of the builder to have installed such systems in a skillful manner. Merchantability, fitness and all other implied warranties with respect to goods shall be governed by part three of article two of the uniform commercial code and other applicable statutes.

4. a. Written notice of a warranty claim for breach of a housing merchant implied warranty must be received by the builder prior to the commencement of any action under paragraph b of this subdivision and no later than thirty days after the expiration of the applicable warranty period, as described in subdivision one of this section. The owner and occupant of the home shall afford the builder reasonable opportunity to inspect, test and repair the portion of the home to which the warranty claim relates.

b. An action for damages or other relief caused by the breach of a housing merchant implied warranty may be commenced prior to the expiration of one year after the applicable warranty period , as described in subdivision one of this section, or within four years after the warranty date, whichever is later. In addition to the foregoing, if the builder makes repairs in response to a warranty claim under paragraph a of this subdivision, an action with respect to such claim may be commenced within one year after the last date on which such repairs are performed. The measure of damages shall be the reasonable cost of repair or replacement and property damage to the home proximately caused by the breach of warranty, not to exceed the replacement cost of the home exclusive of the value of the land, unless the court finds that, under the circumstances, the diminution in value of the home caused by the defect is a more equitable measure of damages.

c. In addition to any other period for the commencement of an action permitted by law, an action for contribution or indemnification may be commenced at any time prior to the expiration of one year after the entry of judgment in an action for damages under paragraph b of this subdivision.

5. Except as otherwise provided in section seven hundred seventy-seven-b of this article, any provision of a contract or agreement for the sale of a new home which excludes or modifies a housing merchant implied warranty shall be void as contrary to public policy.

6. Except as otherwise provided in section seven hundred seventy-seven-b of this article, other implied warranties may arise from the terms of the contract or agreement or from course of dealing or usage of trade.

77-b. Exclusion or Modification of Warranties.

1. Except in the case of a housing merchant implied warranty, the builder or seller of a new home may exclude or modify all warranties by any clear and conspicuous terms contained in the written contract or agreement of sale which call the buyer's attention to the exclusion or modification of warranties and make the exclusion or modification plain.

2. Except in the case of a housing merchant implied warranty, the builder or seller of a new home may exclude or modify warranties with respect to particular defects by any clear and conspicuous terms contained in the written contract or agreement of sale which identify such defects, call the buyer s attention to the exclusion or modification of warranties and make the exclusion or modification plain.

3. A housing merchant implied warranty may be excluded or modified by the builder or seller of a new home only if the buyer is offered a limited warranty in accordance with the provisions of this subdivision.

a. A copy of the express terms of the limited warranty shall be provided in writing to the buyer for examination prior to the time of the buyer's execution of the contract or agreement to purchase the home.

b. A copy of the express terms of the limited warranty shall be included in, or annexed to and incorporated in, the contract or agreement.

c. The language of the contract or agreement for sale of the home must conspicuously mention the housing merchant implied warranty and provide that the limited warranty excludes or modifies the implied warranty. Language to exclude all implied warranties is sufficient if it states, for example, that "There are no warranties which extend beyond the face hereof."

d. The limited warranty shall meet or exceed the standards provided in subdivisions four and five of this section.

4. A limited warranty sufficient to exclude or modify a housing merchant implied warranty must be written in plain English and must clearly disclose:

a. that the warranty is a limited warranty which limits implied warranties on the sale of the home; the words "limited warranty" must be clearly and conspicuously captioned at the beginning of the warranty document;

b. the identification of the names and addresses of all warrantors;

c. the identification of the party or parties to whom the warranty is extended and whether it is extended to subsequent owners; the limited warranty must be extended to the first owner of the home and survive the passing of title but may exclude any or all subsequent owners;

d. a statement of the products or parts covered by the limited warranty;

e. the clear and conspicuous identification of any parts or portions of the home or premises that are excepted or excluded from warranty coverage, and the standards that will be used to determine whether a defect has occurred; provided, however, that:

i. any exception, exclusion or standard which does not meet or exceed a relevant specific standard of the applicable building code, or in the absence of such relevant specific standard a locally accepted building practice, shall be void as contrary to public policy and shall be deemed to establish the applicable building code standard or locally accepted building practice as the warranty standard; and

ii. any exception, exclusion or standard that fails to ensure that the home is habitable, by permitting conditions to exist which render the home unsafe, shall be void as contrary to public policy.

f. what the builder and any other warrantor will do when a defect covered by the warranty does arise, and the time within which the builder and any other warrantor will act;

g. the term of the warranty coverage and when the term begins, provided, however, that such term shall be equal to or exceed the warranty periods of a housing merchant implied warranty, as defined in subdivision one of section seven hundred seventy-seven-a of this article;

h. step-by-step claims procedures required to be undertaken by the owner, if any, including directions for notification of the builder and any other warrantor; an owner shall not be required to submit to binding arbitration or to pay any fee or charge for participation in nonbinding arbitration or any mediation process;

i. any limitations on or exclusions of consequential or incidental damages, and any limitations on the builder s and other warrantor s total liability, conspicuously expressed on the first page of the warranty. Notwithstanding the foregoing, a limited warranty shall not be construed to permit any limitation on or exclusion of property damage to the home proximately caused by a breach of the limited warranty, where the court finds that such limitation or exclusion would cause the limited warranty to fall of its essential purpose, except that such property damage may be limited by an express limitation on the builder’s or other warrantor’s total liability in accordance with the provisions of this paragraph.

5. a. This article shall not be construed to authorize or validate any covenant, promise, agreement or understanding which is void and unenforceable under Section 5-322.1 of the general obligations law.

b. This article shall preempt any local law inconsistent with the provisions of this article. This article shall not preempt any builder subject to its provisions from complying with any local law with respect to the regulation of home builders except as expressly provided herein.

c. Nothing in this article shall be construed to repeal, invalidate, supersede or restrict any right, liability or remedy provided by any other statute of the state, except where such construction would, as a matter of law, be unreasonable.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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2020121000961001001E889E

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 113**

Document ID: 2020121000961001 Document Date: 12-10-2020 Preparation Date: 12-10-2020
Document Type: LANDMARK DESIGNATION
Document Page Count: 70

PRESENTER:
NYC LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH
NEW YORK, NY 10007
MABEER@LPC.NYC.GOV

RETURN TO:
NYC LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH
NEW YORK, NY 10007
MABEER@LPC.NYC.GOV

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1000	40	Entire Lot		294 7 AVENUE

Property Type: OTHER

Borough	Block	Lot		Unit	Address
BROOKLYN	1000	41	Entire Lot		296 7 AVENUE

Property Type: OTHER

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

PARTIES

PARTY 1:
NYC LANDMARKS PRESERVATION COMMISSION

FEES AND TAXES

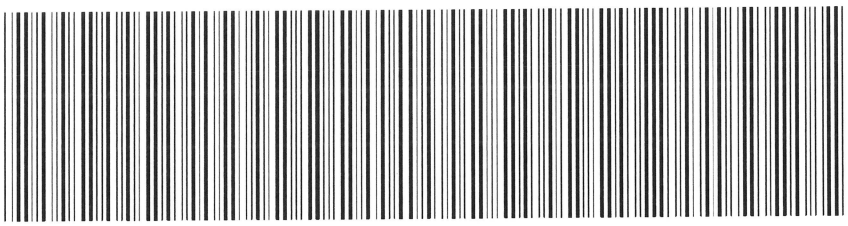
Mortgage :		
Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	EXEMPT
Affidavit Fee:	$	0.00

Filing Fee: $ 0.00
NYC Real Property Transfer Tax: $ 0.00
NYS Real Estate Transfer Tax: $ 0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 12-14-2020 10:48
City Register File No.(CRFN): **2020000354624**

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2020121000961001001C8A1E

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) **PAGE 2 OF 113**

Document ID: 2020121000961001 Document Date: 12-10-2020 Preparation Date: 12-10-2020
Document Type: LANDMARK DESIGNATION

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1000	42	Entire Lot		298 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1000	43	Entire Lot		300 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1000	44	Entire Lot		302 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1000	45	Entire Lot		304 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1000	46	Entire Lot		306 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1000	47	Entire Lot		308 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1000	48	Entire Lot		310 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1000	49	Entire Lot		312 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1006	37	Entire Lot		314 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1006	38	Entire Lot		316 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1006	39	Entire Lot		318 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1006	40	Entire Lot		320 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1006	41	Entire Lot		322 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1006	42	Entire Lot		324 7 AVENUE
Property Type: OTHER					

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 3 OF 113

Document ID: 2020121000961001 Document Date: 12-10-2020 Preparation Date: 12-10-2020
Document Type: LANDMARK DESIGNATION

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1006	43	Entire Lot		326 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1012	41	Entire Lot		444 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1012	42	Entire Lot		340 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1012	43	Entire Lot		342 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1012	44	Entire Lot		344 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1012	45	Entire Lot		346 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1012	46	Entire Lot		525 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1018	41	Entire Lot		350 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1018	42	Entire Lot		352 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1018	43	Entire Lot		354 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1018	44	Entire Lot		356 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1018	45	Entire Lot		358 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1018	46	Entire Lot		360 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1018	47	Entire Lot		362 7 AVENUE
Property Type: OTHER					

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) **PAGE 4 OF 113**

Document ID: 2020121000961001 Document Date: 12-10-2020 Preparation Date: 12-10-2020
Document Type: LANDMARK DESIGNATION

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1018	48	Entire Lot		364 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1018	49	Entire Lot		366 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1018	50	Entire Lot		368 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1024	40	Entire Lot		370 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1024	41	Entire Lot		372 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1024	42	Entire Lot		374 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1024	44	Entire Lot		378 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1024	46	Entire Lot		382 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1024	47	Entire Lot		386 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1024	48	Entire Lot		388 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1024	49	Entire Lot		390 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1030	40	Entire Lot		402 12 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1030	42	Entire Lot		398 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1030	43	Entire Lot		400 7 AVENUE
Property Type: OTHER					

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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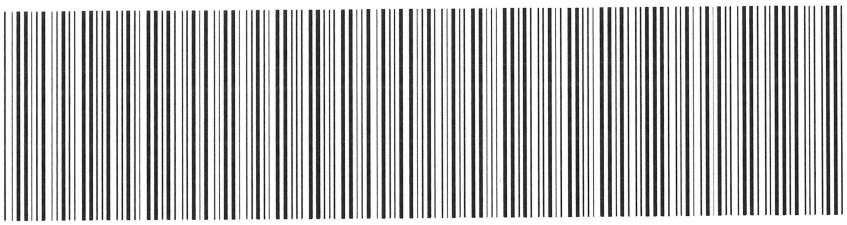
RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) **PAGE 5 OF 113**

Document ID: 2020121000961001 Document Date: 12-10-2020 Preparation Date: 12-10-2020
Document Type: LANDMARK DESIGNATION

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1030	44	Entire Lot		402 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1030	45	Entire Lot		404 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1030	46	Entire Lot		406 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1036	45	Entire Lot		414A 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1036	46	Entire Lot		416 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1036	47	Entire Lot		418 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1036	48	Entire Lot		422 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1036	147	Entire Lot		420 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1043	42	Entire Lot		374 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1043	43	Entire Lot		426 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1043	44	Entire Lot		426A 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1043	45	Entire Lot		428 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1043	46	Entire Lot		430 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1043	47	Entire Lot		432 7 AVENUE
Property Type: OTHER					

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) **PAGE 6 OF 113**

Document ID: 2020121000961001 Document Date: 12-10-2020 Preparation Date: 12-10-2020
Document Type: LANDMARK DESIGNATION

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1043	48	Entire Lot		434 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1043	49	Entire Lot		436 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1043	50	Entire Lot		438 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1043	1001	Entire Lot		440 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1043	1001	Entire Lot		440 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	1	Entire Lot		299 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	2	Entire Lot		297 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	3	Entire Lot		295 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	4	Entire Lot		293 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	5	Entire Lot		291 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	6	Entire Lot		289 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	8	Entire Lot		476 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	9	Entire Lot		478 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	10	Entire Lot		480 7 STREET
Property Type: OTHER					

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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) **PAGE 7 OF 113**

Document ID: 2020121000961001 Document Date: 12-10-2020 Preparation Date: 12-10-2020
Document Type: LANDMARK DESIGNATION

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1088	12	Entire Lot		484 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	13	Entire Lot		486 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	14	Entire Lot		488 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	15	Entire Lot		490 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	16	Entire Lot		492 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	17	Entire Lot		494 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	18	Entire Lot		496 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	19	Entire Lot		498 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	20	Entire Lot		500 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	21	Entire Lot		502 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	22	Entire Lot		504 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	23	Entire Lot		506 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	24	Entire Lot		508 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	25	Entire Lot		510 7 STREET
Property Type: OTHER					

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) **PAGE 8 OF 113**

Document ID: 2020121000961001 Document Date: 12-10-2020 Preparation Date: 12-10-2020
Document Type: LANDMARK DESIGNATION

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1088	26	Entire Lot		512 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	27	Entire Lot		514 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	28	Entire Lot		516 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	29	Entire Lot		518 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	30	Entire Lot		520 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	31	Entire Lot		522 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	32	Entire Lot		524 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	33	Entire Lot		526 7 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	35	Entire Lot		704 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	37	Entire Lot		708 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	39	Entire Lot		712 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	41	Entire Lot		501 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	41	Entire Lot		501 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	42	Entire Lot		499 8 STREET
Property Type: OTHER					

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OFFICE OF THE CITY REGISTER

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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) **PAGE 9 OF 113**

Document ID: 2020121000961001 Document Date: 12-10-2020 Preparation Date: 12-10-2020
Document Type: LANDMARK DESIGNATION

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1088	43	Entire Lot		497 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	44	Entire Lot		495 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	45	Entire Lot		493 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	46	Entire Lot		491 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	47	Entire Lot		489 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	48	Entire Lot		487 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	49	Entire Lot		485 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	50	Entire Lot		483 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	51	Entire Lot		481 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	52	Entire Lot		479 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	53	Entire Lot		477 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	54	Entire Lot		475 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	55	Entire Lot		473 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	56	Entire Lot		471 8 STREET
Property Type: OTHER					

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1088	57	Entire Lot		469 8 STREET
Property Type: OTHER					
BROOKLYN	1088	58	Entire Lot		467 8 STREET
Property Type: OTHER					
BROOKLYN	1088	59	Entire Lot		465 8 STREET
Property Type: OTHER					
BROOKLYN	1088	60	Entire Lot		463 8 STREET
Property Type: OTHER					
BROOKLYN	1088	61	Entire Lot		461 8 STREET
Property Type: OTHER					
BROOKLYN	1088	62	Entire Lot		459 8 STREET
Property Type: OTHER					
BROOKLYN	1088	63	Entire Lot		457 8 STREET
Property Type: OTHER					
BROOKLYN	1088	64	Entire Lot		455 8 STREET
Property Type: OTHER					
BROOKLYN	1088	65	Entire Lot		453 8 STREET
Property Type: OTHER					
BROOKLYN	1088	66	Entire Lot		451 8 STREET
Property Type: OTHER					
BROOKLYN	1088	67	Entire Lot		449 8 STREET
Property Type: OTHER					
BROOKLYN	1088	68	Entire Lot		447 8 STREET
Property Type: OTHER					
BROOKLYN	1088	69	Entire Lot		445 8 STREET
Property Type: OTHER					
BROOKLYN	1088	70	Entire Lot		443 8 STREET
Property Type: OTHER					

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1088	71	Entire Lot		441 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	72	Entire Lot		439 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	73	Entire Lot		437 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	74	Entire Lot		435 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	75	Entire Lot		433 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	76	Entire Lot		431 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	77	Entire Lot		429A 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	78	Entire Lot		429 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	79	Entire Lot		427A 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	80	Entire Lot		427 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1088	80	Entire Lot		427 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1089	1	Entire Lot		719 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1089	1	Entire Lot		719 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1089	7	Entire Lot		703 8 AVENUE
Property Type: OTHER					

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1090	1	Entire Lot		315 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	2	Entire Lot		313 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	3	Entire Lot		311 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	4	Entire Lot		309 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	4	Entire Lot		309 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	6	Entire Lot		420 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	7	Entire Lot		422 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	8	Entire Lot		424 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	9	Entire Lot		426 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	10	Entire Lot		428 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	11	Entire Lot		430 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	12	Entire Lot		432 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	13	Entire Lot		434 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	14	Entire Lot		436 8 STREET
Property Type: OTHER					

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1090	15	Entire Lot		438 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	16	Entire Lot		440 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	17	Entire Lot		442 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	18	Entire Lot		442 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	19	Entire Lot		444 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	20	Entire Lot		446 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	21	Entire Lot		448 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	22	Entire Lot		450 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	23	Entire Lot		452 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	24	Entire Lot		452A 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	25	Entire Lot		454 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	26	Entire Lot		456 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	27	Entire Lot		458 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	28	Entire Lot		460 8 STREET
Property Type: OTHER					

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1090	29	Entire Lot		462 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	30	Entire Lot		462A 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	31	Entire Lot		464 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	32	Entire Lot		466 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	33	Entire Lot		468 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	35	Entire Lot		804 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	37	Entire Lot		808 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	38	Entire Lot		812 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	40	Entire Lot		816 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	42	Entire Lot		820 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	48	Entire Lot		491 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	51	Entire Lot		485 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	52	Entire Lot		483 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	53	Entire Lot		481 9 STREET
Property Type: OTHER					

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1090	54	Entire Lot		479 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	55	Entire Lot		477 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	56	Entire Lot		475 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	57	Entire Lot		473 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	58	Entire Lot		471 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	59	Entire Lot		469 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	60	Entire Lot		467 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	61	Entire Lot		465 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	62	Entire Lot		463 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	63	Entire Lot		461 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	64	Entire Lot		459 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	65	Entire Lot		457 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	66	Entire Lot		455 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1090	67	Entire Lot		453 9 STREET
Property Type: OTHER					

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1090	68	Entire Lot		451 9 STREET
Property Type: OTHER					
BROOKLYN	1090	69	Entire Lot		449 9 STREET
Property Type: OTHER					
BROOKLYN	1090	70	Entire Lot		447 9 STREET
Property Type: OTHER					
BROOKLYN	1090	71	Entire Lot		445 9 STREET
Property Type: OTHER					
BROOKLYN	1090	72	Entire Lot		443 9 STREET
Property Type: OTHER					
BROOKLYN	1090	73	Entire Lot		441 9 STREET
Property Type: OTHER					
BROOKLYN	1090	74	Entire Lot		439 9 STREET
Property Type: OTHER					
BROOKLYN	1090	110	Entire Lot		0000 8 STREET
Property Type: OTHER					
BROOKLYN	1091	1	Entire Lot		819 8 AVENUE
Property Type: OTHER					
BROOKLYN	1091	2	Entire Lot		817 8 AVENUE
Property Type: OTHER					
BROOKLYN	1091	3	Entire Lot		815 8 AVENUE
Property Type: OTHER					
BROOKLYN	1091	4	Entire Lot		813 8 AVENUE
Property Type: OTHER					
BROOKLYN	1091	6	Entire Lot		809 8 AVENUE
Property Type: OTHER					
BROOKLYN	1091	7	Entire Lot		807 8 AVENUE
Property Type: OTHER					

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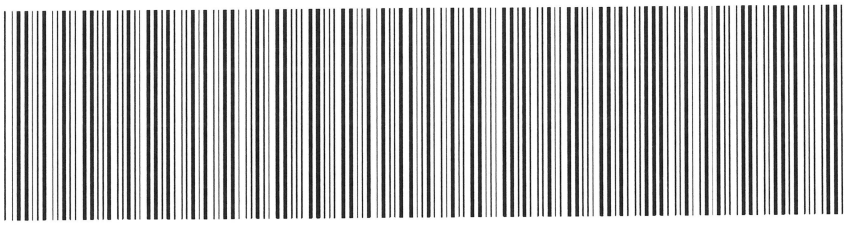

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1091	8	Entire Lot		805 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1091	1001	Entire Lot		484 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1091	1002	Entire Lot		484 8 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	1	Entire Lot		446 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	2	Entire Lot		448 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	3	Entire Lot		450 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	4	Entire Lot		452 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	5	Entire Lot		454 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	6	Entire Lot		456 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	7	Entire Lot		456A 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	8	Entire Lot		458 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	9	Entire Lot		460 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	10	Entire Lot		462 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	11	Entire Lot		464 9 STREET
Property Type: OTHER					

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1092	12	Entire Lot		466 9 STREET
Property Type: OTHER					
BROOKLYN	1092	13	Entire Lot		468 9 STREET
Property Type: OTHER					
BROOKLYN	1092	14	Entire Lot		470 9 STREET
Property Type: OTHER					
BROOKLYN	1092	15	Entire Lot		472 9 STREET
Property Type: OTHER					
BROOKLYN	1092	16	Entire Lot		474 9 STREET
Property Type: OTHER					
BROOKLYN	1092	17	Entire Lot		476 9 STREET
Property Type: OTHER					
BROOKLYN	1092	18	Entire Lot		478 9 STREET
Property Type: OTHER					
BROOKLYN	1092	19	Entire Lot		480 9 STREET
Property Type: OTHER					
BROOKLYN	1092	20	Entire Lot		482 9 STREET
Property Type: OTHER					
BROOKLYN	1092	21	Entire Lot		484 9 STREET
Property Type: OTHER					
BROOKLYN	1092	22	Entire Lot		486 9 STREET
Property Type: OTHER					
BROOKLYN	1092	23	Entire Lot		488 9 STREET
Property Type: OTHER					
BROOKLYN	1092	24	Entire Lot		490 9 STREET
Property Type: OTHER					
BROOKLYN	1092	25	Entire Lot		492 9 STREET
Property Type: OTHER					

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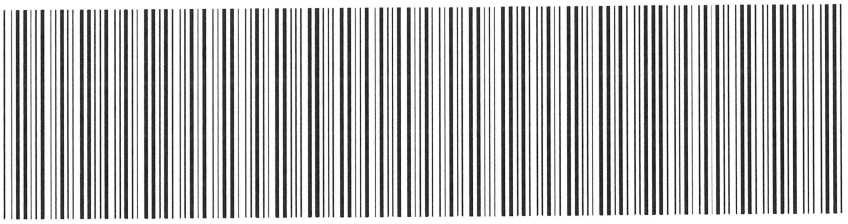

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1092	26	Entire Lot		494 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	27	Entire Lot		496 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	28	Entire Lot		498 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	29	Entire Lot		500 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	30	Entire Lot		502 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	31	Entire Lot		502A 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	32	Entire Lot		504 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	33	Entire Lot		506 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	34	Entire Lot		508 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	35	Entire Lot		510 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	36	Entire Lot		512 9 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	38	Entire Lot		914 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	40	Entire Lot		918 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	41	Entire Lot		920 8 AVENUE
Property Type: OTHER					

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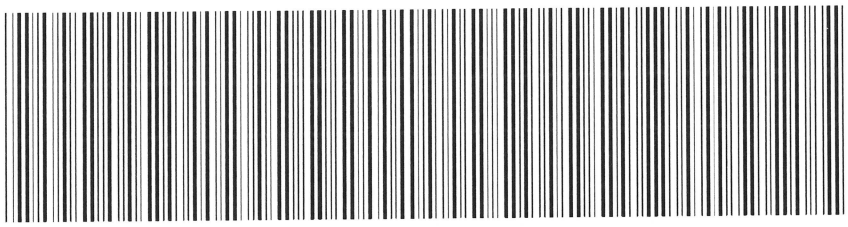

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1092	42	Entire Lot		922 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	44	Entire Lot		601 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	45	Entire Lot		599 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	46	Entire Lot		597 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	47	Entire Lot		595 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	48	Entire Lot		593 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	49	Entire Lot		591 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	50	Entire Lot		589 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	53	Entire Lot		583 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	54	Entire Lot		581 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	55	Entire Lot		579 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	56	Entire Lot		577 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	57	Entire Lot		575 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	58	Entire Lot		573 10 STREET
Property Type: OTHER					

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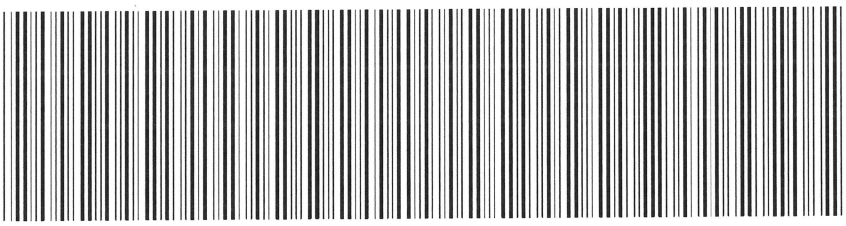

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1092	59	Entire Lot		571 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	60	Entire Lot		569 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	61	Entire Lot		567 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	62	Entire Lot		565 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	63	Entire Lot		563 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	64	Entire Lot		561 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	65	Entire Lot		559 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	66	Entire Lot		557 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	67	Entire Lot		555 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	68	Entire Lot		553 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	69	Entire Lot		551 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	70	Entire Lot		549 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	71	Entire Lot		547 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1092	72	Entire Lot		545 10 STREET
Property Type: OTHER					

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PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	1092	73 Entire Lot		543 10 STREET
Property Type: OTHER				
BROOKLYN	1092	1002 Entire Lot		514 9 STREET
Property Type: OTHER				
BROOKLYN	1092	1002 Entire Lot		514 9 STREET
Property Type: OTHER				
BROOKLYN	1092	1003 Entire Lot		514 9 STREET
Property Type: OTHER				
BROOKLYN	1092	1003 Entire Lot		514 9 STREET
Property Type: OTHER				
BROOKLYN	1093	1 Entire Lot		911 8 AVENUE
Property Type: OTHER				
BROOKLYN	1093	3 Entire Lot		518 9 STREET
Property Type: OTHER				
BROOKLYN	1093	3 Entire Lot		516 9 STREET
Property Type: OTHER				
BROOKLYN	1093	5 Entire Lot		520 9 STREET
Property Type: OTHER				
BROOKLYN	1093	6 Entire Lot		522 9 STREET
Property Type: OTHER				
BROOKLYN	1093	7 Entire Lot		524 9 STREET
Property Type: OTHER				
BROOKLYN	1093	32 Entire Lot		574 9 STREET
Property Type: OTHER				
BROOKLYN	1093	38 Entire Lot		150 PROSPECT PARK WEST
Property Type: OTHER				
BROOKLYN	1093	105 Entire Lot		520A 9 STREET
Property Type: OTHER				

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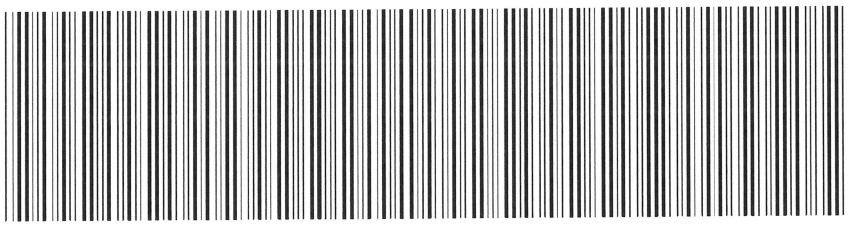

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PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	1093	1101 Entire Lot		145 PROSPECT PARK WEST
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1094	1 Entire Lot		367 7 AVENUE
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1094	2 Entire Lot		365 7 AVENUE
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1094	3 Entire Lot		363 7 AVENUE
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1094	4 Entire Lot		361 7 AVENUE
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1094	5 Entire Lot		359 7 AVENUE
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1094	6 Entire Lot		357 7 AVENUE
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1094	7 Entire Lot		355 7 AVENUE
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1094	8 Entire Lot		353 7 AVENUE
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1094	9 Entire Lot		351 7 AVENUE
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1094	10 Entire Lot		349 7 AVENUE
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1094	12 Entire Lot		552 10 STREET
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1094	13 Entire Lot		554 10 STREET
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1094	14 Entire Lot		556 10 STREET
Property Type: OTHER				

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1094	15	Entire Lot		558 10 STREET
Property Type: OTHER					
BROOKLYN	1094	16	Entire Lot		560 10 STREET
Property Type: OTHER					
BROOKLYN	1094	17	Entire Lot		562 10 STREET
Property Type: OTHER					
BROOKLYN	1094	18	Entire Lot		564 10 STREET
Property Type: OTHER					
BROOKLYN	1094	19	Entire Lot		566 10 STREET
Property Type: OTHER					
BROOKLYN	1094	20	Entire Lot		568 10 STREET
Property Type: OTHER					
BROOKLYN	1094	21	Entire Lot		570 10 STREET
Property Type: OTHER					
BROOKLYN	1094	22	Entire Lot		572 10 STREET
Property Type: OTHER					
BROOKLYN	1094	23	Entire Lot		574 10 STREET
Property Type: OTHER					
BROOKLYN	1094	24	Entire Lot		576 10 STREET
Property Type: OTHER					
BROOKLYN	1094	25	Entire Lot		578 10 STREET
Property Type: OTHER					
BROOKLYN	1094	26	Entire Lot		580 10 STREET
Property Type: OTHER					
BROOKLYN	1094	27	Entire Lot		582 10 STREET
Property Type: OTHER					
BROOKLYN	1094	28	Entire Lot		584 10 STREET
Property Type: OTHER					

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1094	29	Entire Lot		586 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	30	Entire Lot		588 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	31	Entire Lot		590 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	32	Entire Lot		592 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	33	Entire Lot		606 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	34	Entire Lot		608 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	35	Entire Lot		610 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	36	Entire Lot		612 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	37	Entire Lot		614 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	38	Entire Lot		616 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	39	Entire Lot		618 10 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	41	Entire Lot		1014 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	48	Entire Lot		569 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	48	Entire Lot		569 11 STREET
Property Type: OTHER					

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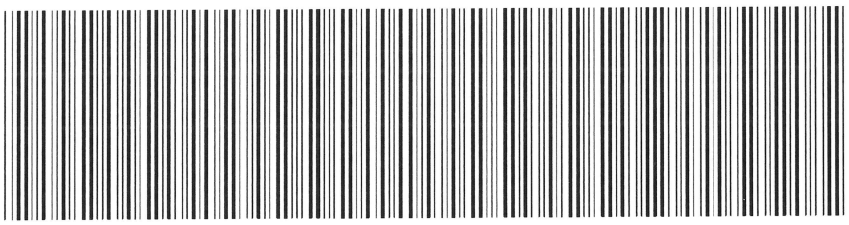

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1094	48	Entire Lot		569 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	48	Entire Lot		569 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	50	Entire Lot		565 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	52	Entire Lot		555 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	55	Entire Lot		547 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	56	Entire Lot		545 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	57	Entire Lot		543 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	58	Entire Lot		541 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	59	Entire Lot		539 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	60	Entire Lot		537 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	61	Entire Lot		535 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	62	Entire Lot		533 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	64	Entire Lot		529 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	65	Entire Lot		527 11 STREET
Property Type: OTHER					

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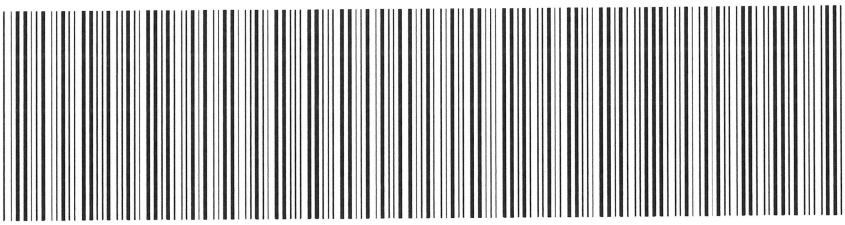

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1094	66	Entire Lot		525 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	67	Entire Lot		523 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	68	Entire Lot		521 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	69	Entire Lot		519 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	70	Entire Lot		517 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	71	Entire Lot		515 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	72	Entire Lot		513 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	73	Entire Lot		511 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	74	Entire Lot		509 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	75	Entire Lot		507 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	76	Entire Lot		505 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	77	Entire Lot		503 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1094	78	Entire Lot		501 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1095	1	Entire Lot		1021 8 AVENUE
Property Type: OTHER					

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1095	3	Entire Lot		1017 8 AVENUE
Property Type: OTHER					
BROOKLYN	1095	5	Entire Lot		1013 8 AVENUE
Property Type: OTHER					
BROOKLYN	1095	7	Entire Lot		634 10 STREET
Property Type: OTHER					
BROOKLYN	1095	7	Entire Lot		634 10 STREET
Property Type: OTHER					
BROOKLYN	1095	8	Entire Lot		636 10 STREET
Property Type: OTHER					
BROOKLYN	1095	9	Entire Lot		638 10 STREET
Property Type: OTHER					
BROOKLYN	1095	10	Entire Lot		640 10 STREET
Property Type: OTHER					
BROOKLYN	1096	1	Entire Lot		389 7 AVENUE
Property Type: OTHER					
BROOKLYN	1096	2	Entire Lot		387 7 AVENUE
Property Type: OTHER					
BROOKLYN	1096	3	Entire Lot		385 7 AVENUE
Property Type: OTHER					
BROOKLYN	1096	4	Entire Lot		383 7 AVENUE
Property Type: OTHER					
BROOKLYN	1096	5	Entire Lot		381 7 AVENUE
Property Type: OTHER					
BROOKLYN	1096	8	Entire Lot		496 11 STREET
Property Type: OTHER					
BROOKLYN	1096	10	Entire Lot		498 11 STREET
Property Type: OTHER					

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1096	11	Entire Lot		500 11 STREET
Property Type: OTHER					
BROOKLYN	1096	13	Entire Lot		504 11 STREET
Property Type: OTHER					
BROOKLYN	1096	14	Entire Lot		506 11 STREET
Property Type: OTHER					
BROOKLYN	1096	15	Entire Lot		510 11 STREET
Property Type: OTHER					
BROOKLYN	1096	16	Entire Lot		512 11 STREET
Property Type: OTHER					
BROOKLYN	1096	17	Entire Lot		514 11 STREET
Property Type: OTHER					
BROOKLYN	1096	18	Entire Lot		516 11 STREET
Property Type: OTHER					
BROOKLYN	1096	19	Entire Lot		518 11 STREET
Property Type: OTHER					
BROOKLYN	1096	20	Entire Lot		520 11 STREET
Property Type: OTHER					
BROOKLYN	1096	21	Entire Lot		522 11 STREET
Property Type: OTHER					
BROOKLYN	1096	22	Entire Lot		524 11 STREET
Property Type: OTHER					
BROOKLYN	1096	23	Entire Lot		526 11 STREET
Property Type: OTHER					
BROOKLYN	1096	24	Entire Lot		528 11 STREET
Property Type: OTHER					
BROOKLYN	1096	25	Entire Lot		530 11 STREET
Property Type: OTHER					

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1096	26	Entire Lot		532 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1096	27	Entire Lot		536 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1096	28	Entire Lot		540 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1096	29	Entire Lot		542 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1096	30	Entire Lot		544 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1096	31	Entire Lot		548 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1096	32	Entire Lot		550 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1096	33	Entire Lot		552 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1096	34	Entire Lot		554 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1096	35	Entire Lot		558 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1096	37	Entire Lot		560 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1096	38	Entire Lot		562 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1096	38	Entire Lot		562 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1096	39	Entire Lot		1108 8 AVENUE
Property Type: OTHER					

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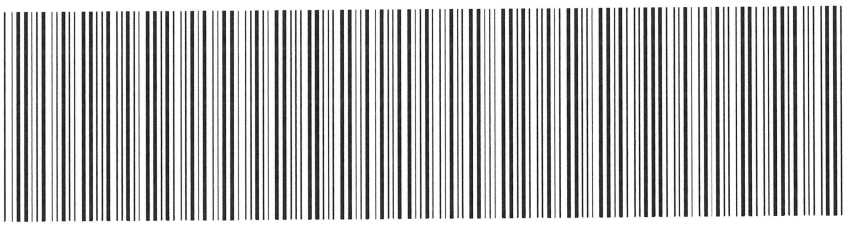

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1096	41	Entire Lot		1118 8 AVENUE
Property Type: OTHER					
BROOKLYN	1096	43	Entire Lot		461 12 STREET
Property Type: OTHER					
BROOKLYN	1096	45	Entire Lot		457 12 STREET
Property Type: OTHER					
BROOKLYN	1096	48	Entire Lot		449 12 STREET
Property Type: OTHER					
BROOKLYN	1096	50	Entire Lot		445 12 STREET
Property Type: OTHER					
BROOKLYN	1096	54	Entire Lot		441A 12 STREET
Property Type: OTHER					
BROOKLYN	1096	55	Entire Lot		429 12 STREET
Property Type: OTHER					
BROOKLYN	1096	63	Entire Lot		425 12 STREET
Property Type: OTHER					
BROOKLYN	1096	64	Entire Lot		423 12 STREET
Property Type: OTHER					
BROOKLYN	1096	65	Entire Lot		419 12 STREET
Property Type: OTHER					
BROOKLYN	1096	66	Entire Lot		417 12 STREET
Property Type: OTHER					
BROOKLYN	1096	67	Entire Lot		415 12 STREET
Property Type: OTHER					
BROOKLYN	1096	68	Entire Lot		413 12 STREET
Property Type: OTHER					
BROOKLYN	1096	69	Entire Lot		411 12 STREET
Property Type: OTHER					

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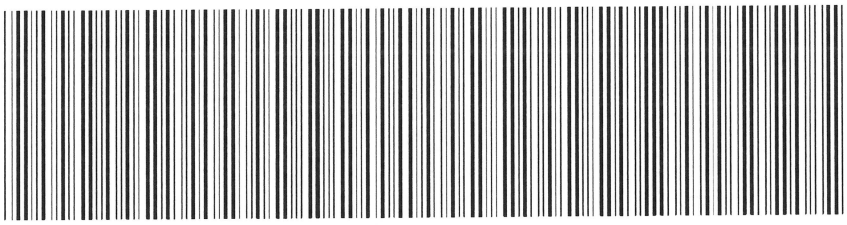

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1096	164	Entire Lot		421 12 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1096	1001	Entire Lot		369 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1096	1002	Entire Lot		369 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1097	6	Entire Lot		1111 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1097	8	Entire Lot		1105 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1097	10	Entire Lot		574 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1097	12	Entire Lot		578 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1097	12	Entire Lot		576 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1097	13	Entire Lot		580 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1097	14	Entire Lot		582 11 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	1	Entire Lot		420 12 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	37	Entire Lot		1202 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	38	Entire Lot		1204 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	39	Entire Lot		1206 8 AVENUE
Property Type: OTHER					

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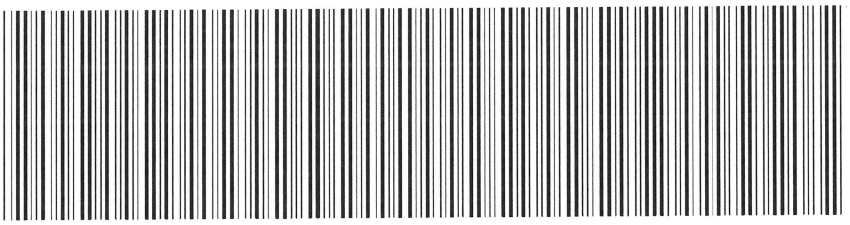

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1098	40	Entire Lot		1208 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	41	Entire Lot		1210 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	42	Entire Lot		1212 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	43	Entire Lot		1214 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	44	Entire Lot		1216 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	45	Entire Lot		1218 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	46	Entire Lot		1220 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	47	Entire Lot		1222 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	48	Entire Lot		1224 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	50	Entire Lot		443 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	51	Entire Lot		441 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	51	Entire Lot		441 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	52	Entire Lot		439 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	60	Entire Lot		421 13 STREET
Property Type: OTHER					

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1098	61	Entire Lot		419 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	62	Entire Lot		417 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	63	Entire Lot		415 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	64	Entire Lot		413 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	65	Entire Lot		411 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1098	66	Entire Lot		409 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	1	Entire Lot		419 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	3	Entire Lot		417A 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	4	Entire Lot		417 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	5	Entire Lot		415 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	6	Entire Lot		413 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	7	Entire Lot		411 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	8	Entire Lot		409 7 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	9	Entire Lot		407 7 AVENUE
Property Type: OTHER					

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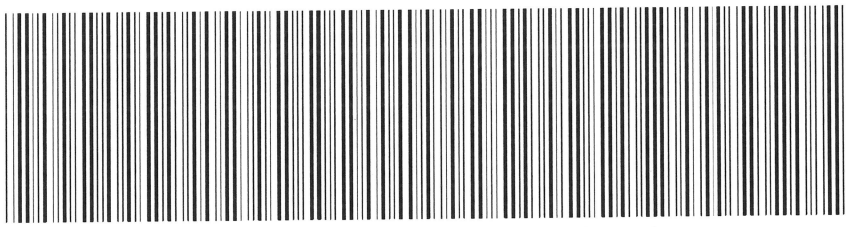

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1100	11	Entire Lot		400 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	12	Entire Lot		400 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	13	Entire Lot		402 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	14	Entire Lot		404 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	15	Entire Lot		406 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	16	Entire Lot		406A 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	17	Entire Lot		408 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	18	Entire Lot		410 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	19	Entire Lot		412 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	20	Entire Lot		412A 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	21	Entire Lot		414 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	22	Entire Lot		416 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	23	Entire Lot		416A 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	24	Entire Lot		418 13 STREET
Property Type: OTHER					

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1100	25	Entire Lot		420 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	26	Entire Lot		422 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	27	Entire Lot		424 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	30	Entire Lot		430 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	31	Entire Lot		432 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	32	Entire Lot		434 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	33	Entire Lot		434 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	34	Entire Lot		436 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	35	Entire Lot		438 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	36	Entire Lot		440 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	37	Entire Lot		440A 13 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	38	Entire Lot		1302 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	39	Entire Lot		1304 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	40	Entire Lot		1306 8 AVENUE
Property Type: OTHER					

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1100	41	Entire Lot		1308 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	42	Entire Lot		1310 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	43	Entire Lot		1312 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	44	Entire Lot		1314 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	60	Entire Lot		409 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	60	Entire Lot		409 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	60	Entire Lot		409 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	60	Entire Lot		409 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	60	Entire Lot		409 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	60	Entire Lot		409 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	61	Entire Lot		407 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	62	Entire Lot		405 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	63	Entire Lot		403A 14 STREET
Property Type: OTHER					

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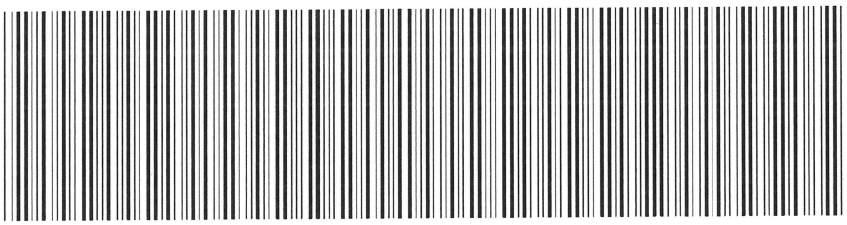

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PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1100	64	Entire Lot		403 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	65	Entire Lot		401 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	66	Entire Lot		399A 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	67	Entire Lot		399 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	69	Entire Lot		395 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	70	Entire Lot		393A 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	71	Entire Lot		393 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	72	Entire Lot		391 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	72	Entire Lot		391 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	73	Entire Lot		387 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	73	Entire Lot		387 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	74	Entire Lot		385 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	75	Entire Lot		383 14 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1100	167	Entire Lot		397 14 STREET
Property Type: OTHER					

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PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	1100	1030 Entire Lot		425 14 STREET
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1100	1031 Entire Lot		425 14 STREET
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1100	1032 Entire Lot		425 14 STREET
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1100	1033 Entire Lot		425 14 STREET
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1100	1034 Entire Lot		425 14 STREET
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1100	1035 Entire Lot		425 14 STREET
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1100	1036 Entire Lot		425 14 STREET
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1102	2 Entire Lot		435 7 AVENUE
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1102	4 Entire Lot		431 7TH AVENUE
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1102	7 Entire Lot		425 7 AVENUE
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1102	8 Entire Lot		423 7 AVENUE
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1102	8 Entire Lot		423 7 AVENUE
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1102	8 Entire Lot		423 7 AVENUE
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
BROOKLYN	1102	1101 Entire Lot		429 7 AVENUE
Property Type: OTHER				

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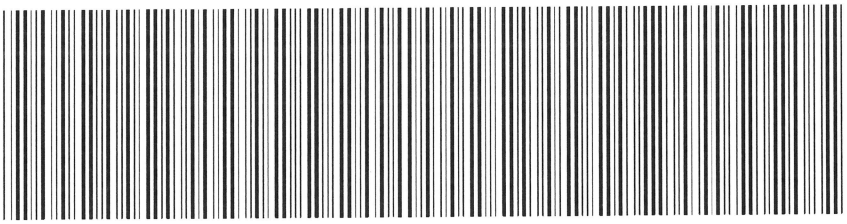
PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	1102	1102 Entire Lot		429 7 AVENUE
Property Type: OTHER				
BROOKLYN	1102	1103 Entire Lot		429 7 AVENUE
Property Type: OTHER				
BROOKLYN	1103	1 Entire Lot		1419 8 AVENUE
Property Type: OTHER				
BROOKLYN	1103	9 Entire Lot		442 14 STREET
Property Type: OTHER				
BROOKLYN	1103	37 Entire Lot		496 14 STREET
Property Type: OTHER				
BROOKLYN	1103	42 Entire Lot		190 PROSPECT PARK WEST
Property Type: OTHER				
BROOKLYN	1103	48 Entire Lot		195 PROSPECT PARK WEST
Property Type: OTHER				
BROOKLYN	1103	50 Entire Lot		467 15 STREET
Property Type: OTHER				
BROOKLYN	1103	51 Entire Lot		465 15 STREET
Property Type: OTHER				
BROOKLYN	1103	52 Entire Lot		463 15 STREET
Property Type: OTHER				
BROOKLYN	1103	53 Entire Lot		461 15 STREET
Property Type: OTHER				
BROOKLYN	1103	54 Entire Lot		459 15 STREET
Property Type: OTHER				
BROOKLYN	1103	56 Entire Lot		455 15 STREET
Property Type: OTHER				
BROOKLYN	1103	57 Entire Lot		453 15 STREET
Property Type: OTHER				

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) **PAGE 41 OF 113**

Document ID: 2020121000961001 Document Date: 12-10-2020 Preparation Date: 12-10-2020
Document Type: LANDMARK DESIGNATION

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1103	58	Entire Lot		451 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1103	59	Entire Lot		447 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1103	60	Entire Lot		445 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1103	61	Entire Lot		443 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1103	62	Entire Lot		441 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1103	63	Entire Lot		439 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1103	64	Entire Lot		437 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1103	65	Entire Lot		435 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1103	66	Entire Lot		427 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1103	69	Entire Lot		423 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1103	71	Entire Lot		417 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1103	73	Entire Lot		411 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1103	1009	Entire Lot		1405 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1103	1009	Entire Lot		1405 8 AVENUE
Property Type: OTHER					

NYC DEPARTMENT OF FINANCE
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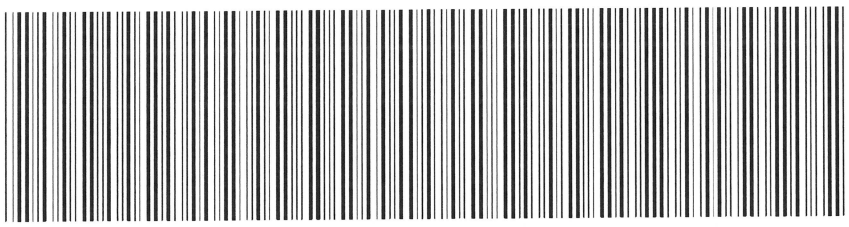

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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) **PAGE 42 OF 113**

Document ID: 2020121000961001 Document Date: 12-10-2020 Preparation Date: 12-10-2020
Document Type: LANDMARK DESIGNATION

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1103	1010	Entire Lot		1405 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1103	1010	Entire Lot		1405 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	10	Entire Lot		1503 8 AVENUE
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	12	Entire Lot		432 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	13	Entire Lot		434 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	14	Entire Lot		436 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	15	Entire Lot		438 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	16	Entire Lot		440 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	18	Entire Lot		442 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	20	Entire Lot		444 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	22	Entire Lot		446 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	24	Entire Lot		448 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	25	Entire Lot		452 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	26	Entire Lot		454 15 STREET
Property Type: OTHER					

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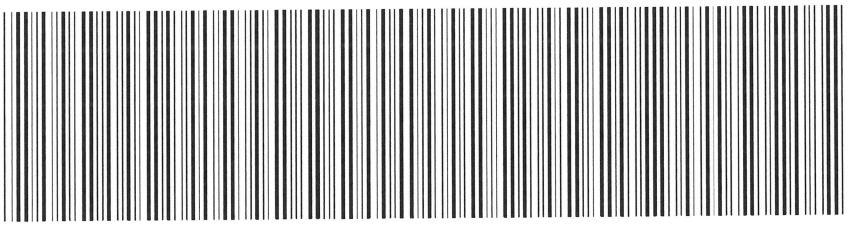

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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) **PAGE 43 OF 113**

Document ID: 2020121000961001 Document Date: 12-10-2020 Preparation Date: 12-10-2020
Document Type: LANDMARK DESIGNATION

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1105	28	Entire Lot		456 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	29	Entire Lot		458 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	30	Entire Lot		460 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	31	Entire Lot		462 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	34	Entire Lot		470 15 STREET
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	36	Entire Lot		196 PROSPECT PARK WEST
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	38	Entire Lot		202 PROSPECT PARK WEST
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	40	Entire Lot		208 PROSPECT PARK WEST
Property Type: OTHER					
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1105	41	Entire Lot		210 PROSPECT PARK WEST
Property Type: OTHER					

NOTICE OF DESIGNATION
PURSUANT TO CHAPTER 74 SECTION 3020
OF THE NEW YORK CITY CHARTER
AND
CHAPTER 3 OF TITLE 25 OF THE ADMINISTRATIVE CODE
OF THE CITY OF NEWYORK

TAKE NOTICE that pursuant to the provisions of Chapter 74 Section 3020 of the New York City Charter and Chapter 3 of Title 25 of the Administrative Code of the City of New York, Landmarks Preservation Commission of the City of New York, Municipal Building, 1 Centre Street, New York, NY 10007, has designated as an Historic District the blocks and lots hereinafter enumerated and set forth.

PROPERTY
Park Slope Historic District Extension, Brooklyn

BOUNDARY DESCRIPTION
The Park Slope Historic District Extension, Section 1, consists of the property bounded by a line beginning at northwest corner of Prospect Park West and 16th Street, then proceeding westerly along the northern curbline to a point extending southerly from the eastern property line of 455 16th Street, then northerly along said property line to the southern property line of 474 15th Street, then westerly along said property line to the northwest corner of 424 15th Street, then northerly along the western property line of 424 15th Street to the southeast corner of 422 15th Street, then westerly along the southern property line of 422 15th Street to the eastern curbline line of Eighth Avenue, northerly along the eastern curbline of Eighth Avenue to the northern curbline of 14th Street, then easterly to the center of Eighth Avenue, northerly along the center of Eighth Avenue to a point on a line extending easterly along the northern curbline of 14th Street, then westerly along said curbline to a point on a line extending northerly along the eastern property line of 388 14th Street, then southerly across 14th Street and along the eastern property lines 388 14th Street to 439 Seventh Avenue to the north curbline of 15th Street, then westerly along said line to a point on a line extending southerly from the western property line of 341 15th Street, then northerly along the western property lines of 440 to 432 Seventh Avenue, then westerly along a portion of the southern property line of 430 Seventh Avenue, then northerly along the western property lines of 430 to 424 Seventh Avenue, then across 14th Street along the western property lines of 422 to 414 Seventh Avenue, westerly along the southern property lines of 412 Seventh Avenue, northerly along the western property line of 412 and 410 Seventh Avenue, then easterly along the northern property line of 410 Seventh Avenue, northerly along the western property line of 408 Seventh Avenue, northerly across 13th Street and then easterly along said curbline to a point on a line formed by extending a line from the western property line of 406 Seventh Avenue, then northerly across 13th Street and along the western property lines of 406 and 404 Seventh Avenue, westerly along the southern property line of 402 Seventh Avenue, and northerly along the western property lines of 402 to 398 Seventh Avenue, easterly along the northern property line of 398 Seventh Avenue and then northerly along the western property line of 392 Seventh Avenue to the northern curbline of 12th Street, then westerly along said curbline to a point on a line extending south from the western property line of 390 to 370 Seventh Avenue, northerly along said line across 11th Street

to the northern curb line of 11th Street, westerly along said curbline to a point on a line extending southerly from the western property line of 368 Seventh Avenue, northerly along said line to the southern property line of 362 Seventh Avenue, westerly along said property line, northerly along the western property lines of 362 and 360 Seventh Avenue, easterly along the northern property line of 360 Seventh Avenue, then northerly along the western property lines of 358 to 350 Seventh Avenue and across 10th Street, northerly along the western property lines of 348 to 340 Seventh Avenue, easterly along the northern property line of 340 Seventh Avenue, northerly along the western property line of 332-36 Seventh Avenue, northerly and across 9th Street to the northern curbline of 9th Street, westerly along said curbline to a line extending south along the western property line of 326 Seventh Avenue, then northerly along the western property lines of 326 and 324 Seventh Avenue, westerly along the southern property line of 322 Seventh Avenue, then northerly along 322 to 314 Seventh Avenue to the northern curbline of 8th Street, then westerly along said curbline to a point extending southerly from the western property line of 312 Seventh Avenue, then northerly along the western property lines of 312 to 304 Seventh Avenue, then easterly along the northern property line of 304 Seventh Avenue, then northerly along the western property lines of 302 to 294 Seventh Avenue to the south curbline of 7th Street, then easterly along said curbline to a point on a line extending from the eastern property line of 701 Eighth Avenue, then southerly along said line to the north curbline of 8th Street, then westerly to a point extending northerly from the eastern property line of 801 Eighth Avenue, then southerly along said line to southern curb line of 9th Street, then east to a point from a line extending north from the eastern property line of 524 9th Street, southerly along the eastern property lines of 524 9th Street and 911 Eighth Avenue, westerly along the southern property line of 911 8th avenue to the middle of Eighth Avenue, southerly along a line in the middle of Eighth Avenue to a point on a line extending along the middle of 10th Street, easterly along said line to a point extending northerly from the eastern property line of 640 10th Street, then southerly along said line to the northern property line of 1013 Eighth Avenue, easterly along the northern property line of 1013 Eighth Avenue, then southerly along the eastern property line of 1013 to 1023 Eighth Avenue to a point in the middle of 11th Street, then easterly along a line in the middle of 11th Street to a point extending northerly from the eastern property line of 582 11th Street, then southerly along said line, westerly along the southern property lines of 582 11th Street and 1111 Eighth Avenue to a point in the middle of Eighth Avenue, then southerly along a line in the middle of Eighth Avenue to a point in the middle of 14th Street, easterly along a line in the middle of 14th Street to a point extending northerly from the eastern property line of 442 14th Street, then southerly along said line to southwest corner of 442 14th Street, then easterly along the northern property lines of 448 to 486 14th Street, northerly along the western property line of 496 14th Street to a point in the middle of 14th Street, then easterly along a line in the middle of 14th Street to a point in the middle of Prospect Park West, then southerly along said line to a point extending easterly from the northwest corner of Prospect Park West and Bartell Pritchard Square, then westerly to the western curbline, and then southerly along the curving west curbline of Prospect Park West and Bartell Pritchard Square to the point of beginning.

The Park Slope Historic District Extension, Section 2, consists of the property bounded by a line beginning at the southwest corner of 145 Prospect Park West, then extending northerly along the western property lines of 145 Prospect Park West and 574 9th Street to the middle of 9th Street, then easterly along the line in the middle of Prospect Park West, then southerly along the line in the middle of Prospect Park West to a point on a line extending from the middle of 10th Street, then westerly along said line to a point

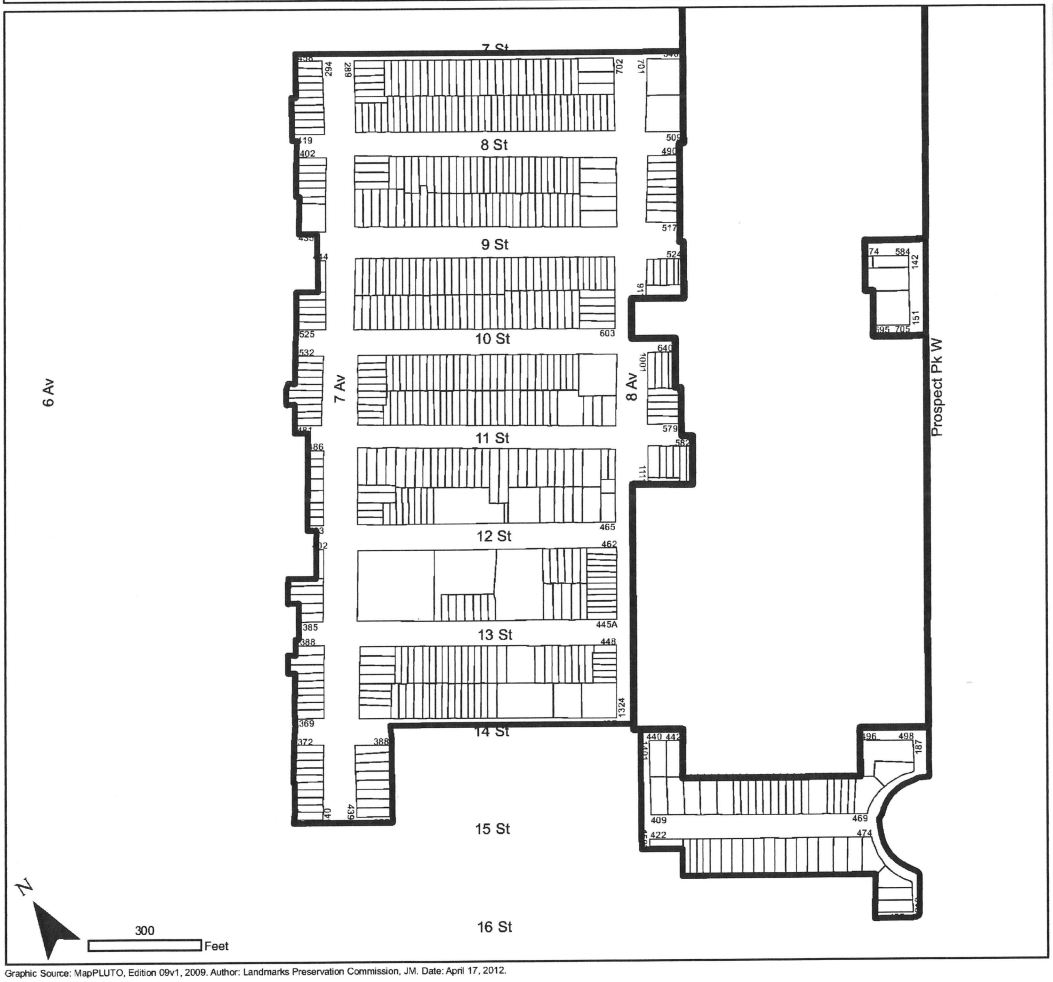
extending southerly from the western property line of 151 Prospect Park West, then northerly along said line to the southern property line of 145 Prospect Park West, then westerly to the point of beginning.

TAKE FURTHER NOTICE that all construction, reconstruction, alteration or demolition, with the exception of ordinary repairs and maintenance as defined by N.Y.C. Admin. Code '25-302r, within the historic district described above, must be approved by the Landmarks Preservation Commission ("Commission") prior to commencing such work. Failure to obtain prior approval from the Commission may subject the owner and other person(s) to imprisonment, civil fines and/or an injunction to restore the premises to a lawful condition. N.Y.C. Admin. Code '25-317 and 25-317.1.

TAKE FURTHER NOTICE that such designation was made at a duly constituted meeting of the Landmarks Preservation Commission held on

Designation Date 17 Apr 2012 [Designation List#454 LP-02443, (LP-02443)]

Park Slope Historic District Extension



Graphic Source: MapPLUTO, Edition 09v1, 2009. Author: Landmarks Preservation Commission, JM. Date: April 17, 2012.

Landmarks Preservation Commission

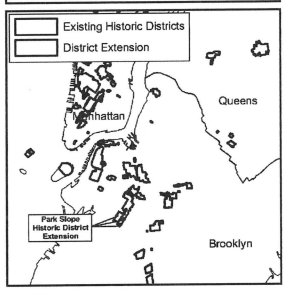
Park Slope Historic District Extension
Borough of Brooklyn, NY
[LP-2443]

Calendared: August 10, 2010
Public Hearing: October 26, 2010
Designated: April 17, 2012

Boundary of Existing District

Boundary of District Extension

Tax Map Lots, District Extension



NYC Landmarks Preservation Commission

Park Slope Historic District Extension
CONTINUED

DATED: 10 December 2020 AT New York
LANDMARKS PRESERVATION COMMISSION

BY Lisa Kersavage

Lisa Kersavage, Executive Director, NYC Landmarks Preservation Commission

STATE OF NEW YORK, COUNTY OF NEW YORK

On the 10th day of December in the year 2020 before me, the undersigned, personally appeared, **LISA KERSAVAGE**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument. This document was notarized pursuant to the requirements of Executive Order 202.7.

Lily I. Fan

SIGNATURE AND OFFICE OF INDIVIDUAL TAKING ACKNOWLEDGEMENT

LILY I FAN
Notary Public, State of New York
No. 02FA5020867
Qualified in Queens County
Commission Expires Nov 29, 2021

Designation List#: LP-02443

BBL	Designation Address	Owner
Block 1000, Lot 40	294 7TH AVENUE (AKA 458-464 7TH STREET)	ANELLO, JOSEPH 315 BOSCOMBE AVE. STATEN ISLAND NY 10309-2635
Block 1000, Lot 41	296 7TH AVENUE	BYRNES REALTY LLC 4904 50TH AVE. W. BRADENTON FL 34210-4908
Block 1000, Lot 42	298 7TH AVENUE	298 7 AVENUE REALTY LLC 1995 FLATBUSH AVE. BROOKLYN NY 11234-3524
Block 1000, Lot 43	300 7TH AVENUE	300 7TH AVENUE LLC 300 7TH AVE. BROOKLYN NY 11215-7251
Block 1000, Lot 44	302 7TH AVENUE	CORTESE, MARY C. 23 E. 4TH ST. BROOKLYN NY 11218-1023
Block 1000, Lot 44	302 7TH AVENUE	CORTESE, FRANK 537 3RD ST. BROOKLYN NY 11215-3001
Block 1000, Lot 44	302 7TH AVENUE	CORTESE, JOHN J. JR. 3341 HANCOCK STREET SAN DIEGO CA 92110
Block 1000, Lot 44	302 7TH AVENUE	CORTESE, JOSEPH J. 302 7TH AVE. BROOKLYN NY 11215-7252
Block 1000, Lot 45	304 7TH AVENUE	304-7TH AVENUE CORP. 304 7TH AVE. BROOKLYN NY 11215-7253
Block 1000, Lot 46	306 7TH AVENUE	ESTATECORPORATION ANTONIO GAITA 3904 FILLMORE AVE. BROOKLYN NY 11234-4522
Block 1000, Lot 47	308 7TH AVENUE	CAMBAS GEORGE 313 PACIFIC ST. BROOKLYN NY 11201-6314

Block 1000, Lot 48	310 7TH AVENUE	BLUE DOOR HOLDING LLC C/O SUSAN FARRELL 391 7TH ST. BROOKLYN NY 11215-3312
Block 1000, Lot 49	419 8TH STREET (AKA 312 7TH AVENUE)	ZUMYHA LLC 505 NORTHERN BLVD. GREAT NECK NY 11021-5112
Block 1006, Lot 37	402 8TH STREET (AKA 402-408 8TH STREET, 314 7TH AVENUE)	314 7TH AVENUE LLC TOMMY 235 BATTERY AVE. BROOKLYN NY 11209-7140
Block 1006, Lot 38	316 7TH AVENUE	316 7TH AVE. CORP. 316 7TH AVE. BROOKLYN NY 11215-7255
Block 1006, Lot 39	318 7TH AVENUE	WALSH, JOHN C 318 7TH AVE. BROOKLYN NY 11215-4149
Block 1006, Lot 40	320 7TH AVENUE	320 7TH AVENUE LLC 320 7TH AVE. BROOKLYN NY 11215-4194
Block 1006, Lot 41	322 7TH AVENUE	322 LLC 322 7TH AVE. BROOKLYN NY 11215-7257
Block 1006, Lot 42	324 7TH AVENUE	324 7TH AVENUE LLC TOMMY 235 BATTERY AVE. BROOKLYN NY 11209-7140
Block 1006, Lot 43	326 7TH AVENUE (AKA 326-330 7TH AVENUE, 435-435A 9TH STREET)	435 NINTH, LLC 105 7TH AVE. BROOKLYN NY 11215-1305
Block 1012, Lot 41	444 9TH STREET (AKA 332-338 7TH AVENUE)	PARK SLOPE PLAZA ASSOCIATES WEST LLC C/O PAN BROTHERS ST. NEW YORK NY 10010-5223
Block 1012, Lot 42	340 7TH AVENUE	340 7TH AVE. LLC 340 7 AVENUE 7 BROOKLYN NY 11215
Block 1012, Lot 43	342 7TH AVENUE	342 7TH AVE., LLC 342 7TH AVE. BROOKLYN NY 11215-8112

Block 1012, Lot 44	344 7TH AVENUE	INFINITY AND ECSTASY LLC C/O GEORGE BASSILE 1536 SUN MEADOW DR. ORLANDO FL 32824-5077
Block 1012, Lot 45	346 7TH AVENUE	346 7TH AVE. LLC 3 FIRETHORNE LN. VALLEY STREAM NY 11581-1727
Block 1012, Lot 46	525 10TH STREET (AKA 348 7TH AVENUE)	525 10TH ST. RLTY CORP. 525 10TH ST. BROOKLYN NY 11215-4685
Block 1018, Lot 41	350 7TH AVENUE (AKA 532 10TH STREET)	GNA LLC 350 7 AVENUE BROOKLYN NY 11215
Block 1018, Lot 42	352 7TH AVENUE	352 7TH AVENUE LLC 352 7TH AVE. BROOKLYN NY 11215-4315
Block 1018, Lot 43	354 7TH AVENUE	SEVENTH K. REALTY LLC 31 FRANKLIN AVE. HEWLETT NY 11557-2038
Block 1018, Lot 44	356 7TH AVENUE	DESIMONE DENNIS 356 7TH AVE. BROOKLYN NY 11215-4315
Block 1018, Lot 45	358 7TH AVENUE	DENNIS DE SIMONE 1161 FAIRFIELD RD. BRIDGEWATER NJ 08807-1441
Block 1018, Lot 46	360 7TH AVENUE	TRUSTEE 360 7TH AVE. BROOKLYN NY 11215-4315
Block 1018, Lot 47	362 7TH AVENUE	VIRGILIO ROGOBELLO 362 7TH AVE. BROOKLYN NY 11215-4315
Block 1018, Lot 48	364 7TH AVENUE	CALDAROLA, EMILIO 30 RAVENWOOD DR. KINGS PARK NY 11754-2928
Block 1018, Lot 49	366 7TH AVENUE	D. & A. REALTY GROUP LLC 366 7TH AVE. BROOKLYN NY 11215-4315
Block 1018, Lot 50	368 7TH AVENUE (AKA 481 11TH STREET)	D. & A. REALTY GROUP LLC 368 7TH AVE. BROOKLYN NY 11215-4315

Block 1024, Lot 40	370 7TH AVENUE AKA 490 11TH STREET	RONALD F. LOPEZ 486 11TH ST. BROOKLYN NY 11215-4684
Block 1024, Lot 41	372 7TH AVENUE	372 7TH AVENUE GUARDIAN PROPERTY MGMT OF BKLY GUARDIAN 24TH ST. BROOKLYN NY 11232
Block 1024, Lot 42	374 7TH AVENUE	THE LIVING TRUST OF MARISA BABAKHANHERSINI WAY BOYNTON BEACH FL 33473-5006
Block 1024, Lot 44	378 7TH AVENUE	378 7TH AVENUE, LLC 406 7TH ST. BROOKLYN NY 11215-7241
Block 1024, Lot 46	382 7TH AVENUE	ISSAC WOLHENDLER P.O. BOX 21974 BROOKLYN NY 11202-1974
Block 1024, Lot 47	386 7TH AVENUE	ARROYO, MANUEL 386 7TH AVE. BROOKLYN NY 11215-4392
Block 1024, Lot 48	388 7TH AVENUE	JOSE DONALDO AMAYA 1772 ELTON RD. SILVER SPRING MD 20903-1750
Block 1024, Lot 49	390 7TH AVENUE AKA 403 12TH STREET	JFW DEVELOPMENT LLC ANDREW FAGELMAN 21 S. END AVE. NEW YORK NY 10280-1063
Block 1030, Lot 40	396 7TH AVENUE AKA 402 12TH STREET	396 7 AVE, LLC 862 BROADWAY NEW YORK NY 10003-1242
Block 1030, Lot 42	398 7TH AVENUE	398 7TH AVENUE LLC 398 7TH AVE. BROOKLYN NY 11215-5042
Block 1030, Lot 43	400 7TH AVENUE	LLC 120 BLOOMINGDALE RD. WHITE PLAINS NY 10605-1518

Block 1030, Lot 44	402 7TH AVENUE	SLOPE DEVELOPMENT REALTY CORP. LORI FALCO GREENBERG 100 N. CENTRE AVE. ROCKVILLE CENTRE NY 11570-6302
Block 1030, Lot 45	404 7TH AVENUE	SLOPE DEVELOPMENT REALTY CORP. SLOPE DEVELOPMENT REALTY CORP 100 N. CENTRE AVE. ROCKVILLE CENTRE NY 11570-6302
Block 1030, Lot 46	406 7TH AVENUE AKA 385 13TH STREET	406 SEVENTH AVE. CORP. 406 7TH AVE. BROOKLYN NY 11215-7306
Block 1036, Lot 45	414A 7 AVENUE	GEORGE E. LUTFEY FAM 123 80TH ST. BROOKLYN NY 11209-3511
Block 1036, Lot 46	416 7 AVENUE	HOLTAN, BRIAN 517 8TH AVE. BROOKLYN NY 11215-3744
Block 1036, Lot 47	418 7 AVENUE	HOLTAN LANG, KIM 96 DEFOREST HTS. BURLINGTON VT 05401-4001
Block 1036, Lot 48	422 7 AVENUE (AKA 369-375 14 STREET)	HOLTAN GARY 487 4TH ST. BROOKLYN NY 11215-7149
Block 1036, Lot 147	420 7 AVENUE	LLC 706 TRUMBULL ST. ELIZABETH NJ 07201-2837
Block 01036, Lot (7502) 1001, Unit COMM	412 7 AVENUE	412 7TH AVE. ASSOC LTD. 412 7TH AVE. BROOKLYN NY 11215-8065
Block 01036, Lot (7502) 1002, Unit RES	412 7 AVENUE	412 7 OWNERS CORP. RES 412 7TH AVE. BROOKLYN NY 11215-8065
Block 01036, Lot (7503) 1201, Unit 1	408 7 AVENUE (AKA 408A AND 408B 7 AVENUE AND 388 13 STREET)	SOUTH SLOPE REALTY OF BROOKLYN INC. 1556 59TH ST. BROOKLYN NY 11219-5028
Block 01036, Lot (7504) 1301, Unit 1	410 7 AVENUE	BURKE, JOHN P. 412 7TH AVE. BROOKLYN NY 11215-8065

Block 01036, Lot (7504) 1302, Unit 2	410 7 AVENUE	CORP. 410 7TH AVE. BROOKLYN NY 11215-8064
Block 1036, Lot 7501	414 7 AVENUE	OWNER/AGENT 414 7TH AVE. BROOKLYN NY 11215-8067
Block 1036, Lot 7502	412 7 AVENUE	OWNER/AGENT 412 7TH AVE. NEW YORK NY 10001
Block 1036, Lot 7503	408 7 AVENUE (AKA 408A AND 408B 7 AVENUE AND 388 13 STREET)	OWNER/AGENT 408 7TH AVE. BROOKLYN NY 11215-5012
Block 1036, Lot 7504	410 7 AVENUE	OWNER/AGENT 410 7TH AVE. BROOKLYN NY 11215-8064
Block 1043, Lot 42	424 7 AVENUE (AKA 372-374 14 STREET)	424 7TH AVE, LLC 424 7TH AVE. BROOKLYN NY 11215-5030
Block 1043, Lot 43	426 7 AVENUE	LLC 12 PARK PL. BROOKLYN NY 11217-3256
Block 1043, Lot 44	426A 7 AVENUE	426A SEVENTH REALTY 426A 7TH AVE. BROOKLYN NY 11215-5050
Block 1043, Lot 45	428 7 AVENUE	428 7TH AVENUE, LLC 221 W. 38TH ST. NEW YORK NY 10018-4596
Block 1043, Lot 46	430 7 AVENUE	430 7TH AVE., LLC 24 BAY RIDGE PKWY. BROOKLYN NY 11209-1918
Block 1043, Lot 47	432 7 AVENUE	JIMENEZ, JUANITA 432 7TH AVE. BROOKLYN NY 11215-7341
Block 1043, Lot 48	434 7 AVENUE	SUSAN BOGER 317 E. 7TH ST. BROOKLYN NY 11218-3313
Block 1043, Lot 49	436 7 AVENUE	HOLTAN, BRIAN 517 8TH AVE. BROOKLYN NY 11215-3744

Block 1043, Lot 50	438 7 AVENUE	438 206 PROSPECT PARK W. BROOKLYN NY 11215-5748
Block 01043, Lot (7501) 1001, Unit COMM1	440 7 AVENUE (AKA 341 15 STREET (DISPLAY ADDRESS))	SHAMMAS ELIAS S. 317 E. 7TH ST. BROOKLYN NY 11218-3313
Block 01043, Lot (7501) 1001, Unit COMM1		SHAMMAS ELIAS S. 317 E. 7TH ST. BROOKLYN NY 11218-3313
Block 1043, Lot 7501	440 7 AVENUE (AKA 341 15 STREET (DISPLAY ADDRESS))	ASSOC ATTN: TREASURER 341 15TH ST. BROOKLYN NY 11215-5005
Block 1043, Lot 7501		ASSOC ATTN: TREASURER 341 15TH ST. BROOKLYN NY 11215-5005
Block 1088, Lot 1	299 7TH AVENUE	CORP. 32 7TH AVE. BROOKLYN NY 11217-2693
Block 1088, Lot 2	297 7TH AVENUE	TRUST 297 7TH AVE. BROOKLYN NY 11215-7260
Block 1088, Lot 3	295 7TH AVENUE	WANG, CHENG HUI 1048 64TH STREET BROOKLYN NY 11219
Block 1088, Lot 4	293 7TH AVENUE	PARK SLOPE 293 LLC 506 3RD ST. BROOKLYN NY 11215-3097
Block 1088, Lot 5	291 7TH AVENUE	DELFINO, MARIANNA 22 DIRENZO CT. STATEN ISLAND NY 10309-3624
Block 1088, Lot 6	472 7TH STREET (AKA 466-472 7TH STREET, 289 7TH AVENUE)	DELFINO, MARIANNA 238 7TH AVE. BROOKLYN NY 11215-3474
Block 1088, Lot 8	476 7TH STREET	476 7TH STREET, LLC 2066 RICHMOND AVE. STATEN ISLAND NY 10314-3960

Block 1088, Lot 9	478 7TH STREET	478 SEVENTH STREET REALTY INC. 478 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 10	480 7TH STREET	CAROL M. ADAMS 480 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 12	484 7TH STREET	JOAN M. KOWALSKI 484 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 13	486 7TH STREET	LICHTASH DAVID 486 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 14	488 7TH STREET	488 7TH STREET LLC 488 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 15	490 7TH STREET	CORPORATION 490 7TH ST. BROOKLYN NY 11215-6934
Block 1088, Lot 16	492 7TH STREET	JOHN PELLEGRINO 492 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 17	494 7TH STREET	SEVENTH STREET CAPITAL 494, LLC 1325 PATERSON PLANK RD. SECAUCUS NJ 07094-3746
Block 1088, Lot 18	496 7TH STREET	EMERSON, JOAN 496 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 19	498 7TH STREET	498 SEVENTH STREET LLC ATTN: ELI GOTTESDIENER 929 PRESIDENT ST. BROOKLYN NY 11215-1645
Block 1088, Lot 20	500 7TH STREET	MATTHEW URBANSKI 500 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 21	502 7TH STREET	SHING, WILLIAM C. 502 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 22	504 7TH STREET	MAGUIRE, JOHANNA V. 504 7TH ST. BROOKLYN NY 11215-3613

Block 1088, Lot 23	506 7TH STREET	NOOL, CAMILO R. 506 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 24	508 7TH STREET	508 SEVENTH STREET, LLC 508 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 25	510 7TH STREET	MILLER 510 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 26	512 7TH STREET	BRET A. BOONE 512 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 27	514 7TH STREET	ARON PHIL 514 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 28	516 7TH STREET	ROSE K. ORTIZ 516 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 29	518 7TH STREET	KRAMER, JOSHUA 675 SACKETT ST. BROOKLYN NY 11217-3178
Block 1088, Lot 30	520 7TH STREET	ANDREW J. KOVER 520 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 31	522 7TH STREET	KLEINMAN, BERNARD 522 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 32	524 7TH STREET	LARRY M. CARLIN 524 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 33	526 7TH STREET	BAKER, MICHAEL 526 7TH ST. BROOKLYN NY 11215-3613
Block 1088, Lot 35	704 8TH AVENUE (AKA 702-704 8TH AVENUE, 528-536 7TH STREET)	358-362 11TH STREET ASSOCIATES LLC 342 7TH AVE. BROOKLYN NY 11215-8112
Block 1088, Lot 37	708 8TH AVENUE	708 8TH HOUSING CORP. 708 8TH AVE. BROOKLYN NY 11215-6902

Block 1088, Lot 39	712 8TH AVENUE	712 8 HOUSING CORP 712 8 AVENUE BROOKLYN NY 11215
Block 1088, Lot 41	501 8TH STREET (AKA 714-724 8TH AVENUE)	501 EIGHTH STREET, 501 8TH ST. BROOKLYN NY 11215-3457
Block 1088, Lot 41	501R 8TH STREET	501 EIGHTH STREET, 501 8TH ST. BROOKLYN NY 11215-3457
Block 1088, Lot 42	499 8TH STREET	EDWARD A. MCDONALD 499 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 43	497 8TH STREET	FRIEDLANDER BRUCE 497 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 44	495 8TH STREET	LUK, IVAN C. 495 8TH ST. BROOKLYN NY 11215-3456
Block 1088, Lot 45	493 8TH STREET	ZEHNDER, ROBERT P. 487 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 46	491 8TH STREET	FRANCIS RENZLER 491 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 47	489 8TH STREET	ALDEN H. WOLFE 151 S. MAIN ST. NEW CITY NY 10956-3544
Block 1088, Lot 48	487 8TH STREET	ZEHNDER, ROBERT P. 487 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 49	485 8TH STREET	RONALD ELTON 485 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 50	483 8TH STREET	LEE CATHERINE 483 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 51	481 8TH STREET	GETZELS, KATHERINE ANN 481 8TH ST. BROOKLYN NY 11215-3617

Block 1088, Lot 52	479 8TH STREET	GRIFFIN 479 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 53	477 8TH STREET	GAETANO F. MINUTOLI 477 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 54	475 8TH STREET	JLC ASSOCIATES LLC 8044 HARBOR VIEW TER. BROOKLYN NY 11209-2844
Block 1088, Lot 55	473 8TH STREET	MICHERI, GIORGIO 473 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 56	471 8TH STREET	DENNIS P. FISHER 471 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 57	469 8TH STREET	HELD, MICHAEL 361 1ST ST. BROOKLYN NY 11215-1905
Block 1088, Lot 57	469 8TH STREET	SHERMAN, JACQUELINE D. 469 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 58	467 8TH STREET	PURI, SANJEEV 467 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 59	465 8TH STREET	MCKENZIE JOHN A. 465 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 60	463 8TH STREET	TRUSTEE C/O ANTHONY G CT. NORTH BELLMORE NY 11710-2043
Block 1088, Lot 61	461 8TH STREET	LINDA ROUSE, AS SUCCESSOR TRUSTEE 461 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 62	459 8TH STREET	TAMIS, LAURIE 459 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 63	457 8TH STREET	KLECKNER TANIA J. 457 8TH ST. BROOKLYN NY 11215-3617

Block 1088, Lot 64	455 8TH STREET	LENORE W. TUCKER 455 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 65	453 8TH STREET	GEORGE HAGEN 453 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 66	451 8TH STREET	TRUST 451 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 67	449 8TH STREET	CLAREMONT, CHRISTOPHER S. 449 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 68	447 8TH STREET	METZ, MARY GRIFFIN 447 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 69	445 8TH STREET	MOLLER, ALEXANDRIA 445 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 70	443 8TH STREET	MISKEL HELENA A. 443 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 71	441 8TH STREET	LOURIE, ELLEN 441 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 72	439 8TH STREET	KASTIN FAMILY TRUST 439 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 73	437 8TH STREET	KAUFMAN HENCHY, ELISE 437 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 74	435 8TH STREET	JOHN W. DOWNING 435 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 75	433 8TH STREET	JEFF V. NELSON 433 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 76	431 8TH STREET	HICKEY, BRIAN 445 7TH AVE. BROOKLYN NY 11215-5593

Block 1088, Lot 76	431 8TH STREET	HICKEY, JESSICA 431 8TH ST. BROOKLYN NY 11215-3617
Block 1088, Lot 77	429A 8TH STREET	DAVID L. SHANE 429A 8TH ST. BROOKLYN NY 11215-7083
Block 1088, Lot 78	429 8TH STREET	TRUSTEE 4166 MELROSE CLUB DR. MATTHEWS NC 28105-8437
Block 1088, Lot 79	427A 8TH STREET	JO HAZLETT, ALICIA 410 10TH ST. BROOKLYN NY 11215-4093
Block 1088, Lot 79	427A 8TH STREET	CHARLES HELLABY, EDWARD JOHN 401 10TH ST. BROOKLYN NY 11215-6888
Block 1088, Lot 80	427 8TH STREET (AKA 301-307 7TH AVENUE)	ELINE CAPITAL CORP. 427 8TH ST. BROOKLYN NY 11215-3455
Block 1088, Lot 80	427 8TH STREET	ELINE CAPITAL CORP. 427 8TH ST. BROOKLYN NY 11215-3455
Block 1088, Lot 7501	482 7TH STREET	OWNER/AGENT 482 7TH ST. BROOKLYN NY 11215-6933
Block 1089, Lot 1	723 8TH AVENUE (AKA 719-723 8TH AVENUE, 503-509 8TH STREET)	LIDO REALTY LLC 342 7TH AVE. BROOKLYN NY 11215-8112
Block 1089, Lot 1	711 8TH AVENUE (AKA 711-715 8TH AVENUE)	LIDO REALTY LLC 342 7TH AVE. BROOKLYN NY 11215-8112
Block 1089, Lot 7	701 8TH AVENUE (AKA 701-709 8TH AVENUE, 538-546 7TH STREET)	ST. SAVIOURS CHURCH 611 8TH AVE. BROOKLYN NY 11215-3705
Block 1090, Lot 1	315 7TH AVENUE	MARIA PERROTTA 15 HIGHPOINT RD. STATEN ISLAND NY 10304-1308
Block 1090, Lot 2	313 7TH AVENUE	ANELLO, JOSEPH 313 7TH AVE. BROOKLYN NY 11215-8056

Block 1090, Lot 3	311 7TH AVENUE	311SA LLC 10 LINCOLN PL. MADISON NJ 07940-7059
Block 1090, Lot 4	418 8TH STREET	309 SEVENTH AVENUE REALTY CORP. PATRICK C. ROOD OWNER \MANAGING 34 MEADOWBROOK AVE. EATONTOWN NJ 07724-2339
Block 1090, Lot 4	414 8TH STREET (AKA 410-418 8TH STREET, 309 7TH AVENUE)	309 SEVENTH AVENUE REALTY CORP. PATRICK C. ROOD OWNER \MANAGING 34 MEADOWBROOK AVE. EATONTOWN NJ 07724-2339
Block 1090, Lot 6	420 8TH STREET	PISANO VINCENT 420 8TH ST. BROOKLYN NY 11215-3631
Block 1090, Lot 7	422 8TH STREET	TEMPLE, EDWARD 422 8TH ST. BROOKLYN NY 11215-3459
Block 1090, Lot 8	424 8TH STREET	KAREN E. SCHLAIN 424 8TH ST. BROOKLYN NY 11215-3616
Block 1090, Lot 9	426 8TH STREET	CAHILL TRUSTEE, MARY 415 BEVERLY ROAD BROOKLYN NY 11218
Block 1090, Lot 10	428 8TH STREET	TRUSTEE 3400 COAST VIEW DR. MALIBU CA 90265-4810
Block 1090, Lot 11	430 8TH STREET	SILVER CHARLES 430 8TH ST. BROOKLYN NY 11215-3616
Block 1090, Lot 12	432 8TH STREET	JAIN, VIDYUT 432 8TH ST. BROOKLYN NY 11215-3616
Block 1090, Lot 13	434 8TH STREET	MICHAEL HOWARD 2009 2/9/09 434 8TH ST. BROOKLYN NY 11215-3616
Block 1090, Lot 14	436 8TH STREET	RODRIGUEZ, RICARDO 436 8TH ST. BROOKLYN NY 11215-3616

Block 1090, Lot 15	438 8TH STREET	ANN HAWKINS, KIMBERLY 438 8TH ST. BROOKLYN NY 11215-3616
Block 1090, Lot 16	440 8TH STREET	LOCKE, SARAH 440 8TH ST. BROOKLYN NY 11215-3616
Block 1090, Lot 17	442 8TH STREET	MBF 442, LLC. 14 CHICAGO BLVD. SEA GIRT NJ 08750-2109
Block 1090, Lot 18	442A 8TH STREET	MESSER, JOY 442A 8TH ST. BROOKLYN NY 11215-3616
Block 1090, Lot 19	444 8TH STREET	HARRIS PAUL 444 8TH ST. BROOKLYN NY 11215-3616
Block 1090, Lot 20	446 8TH STREET	HUERGO PROPERTY PARK SLOPE LLC 15 FRONTIER LN. EAST NORTHPORT NY 11731-5520
Block 1090, Lot 21	448 8TH STREET	LEVINE, LORI 448 8TH ST. BROOKLYN NY 11215-3616
Block 1090, Lot 22	450 8TH STREET	BETCHEN, SIMONE ALISE 450 8TH ST. BROOKLYN NY 11215-3616
Block 1090, Lot 23	452 8TH STREET	RUESS, WOLFGANG 452 8TH ST. BROOKLYN NY 11215-3616
Block 1090, Lot 24	452A 8TH STREET	ALLEN A. BRAFMAN 452A 8TH ST. BROOKLYN NY 11215-3616
Block 1090, Lot 25	454 8TH STREET	GIFFIN DANIEL J. 451 9TH ST. BROOKLYN NY 11215-4102
Block 1090, Lot 26	456 8TH STREET	GREENE, FRANCIS J. 456 8TH ST. BROOKLYN NY 11215-3616

Block 1090, Lot 27	458 8TH STREET	458 EIGHTH STREET ASSOCIATES, LLC AVE. BROOKLYN NY 11215-7253
Block 1090, Lot 28	460 8TH STREET	EVAN A. BAUER 460 8TH ST. BROOKLYN NY 11215-3616
Block 1090, Lot 29	462 8TH STREET	LEVINE GAVRIELLE 462 8TH ST. BROOKLYN NY 11215-3616
Block 1090, Lot 30	462A 8TH STREET	MADAR, WILLIAM CHASE 462A 8TH ST. BROOKLYN NY 11215-3616
Block 1090, Lot 31	464 8TH STREET	BRUNO LAURA 464 8TH ST. BROOKLYN NY 11215-3616
Block 1090, Lot 32	466 8TH STREET	OKOCHI MICHIKO (APT 1) 590 6TH AVE. BROOKLYN NY 11215-5472
Block 1090, Lot 33	468 8TH STREET	GORSSBERG, SHEILA 468 8TH ST. BROOKLYN NY 11215-3616
Block 1090, Lot 35	474 8TH STREET (AKA 470-478 8TH STREET, 804 8TH AVENUE)	474 8TH ST. LLC 89 FOUR CORNERS RD. STATEN ISLAND NY 10304-1217
Block 1090, Lot 37	808 8TH AVENUE	808 TENANTS CORP 808 8 AVENUE BROOKLYN NY 11215
Block 1090, Lot 38	812 8TH AVENUE	ASSOCIATES AVE. BROOKLYN NY 11215-8112
Block 1090, Lot 40	816 8TH AVENUE	816 8TH AVE. REALTY CORP. 816 8TH AVE. BROOKLYN NY 11215-4192
Block 1090, Lot 42	505 9TH STREET (AKA 820-822 8TH AVENUE)	9 WEST ASSOCIATES LLC 505 9TH ST. BROOKLYN NY 11215-4191

Block 1090, Lot 48	491 9TH STREET	RICHARD A. HADDAD 92 FAWN HILL RD. TUXEDO PARK NY 10987-3514
Block 1090, Lot 51	485 9TH STREET	ELLIOTTS LIMESTONE LLC DOLORES ELLIOTT 207 BEACH 149TH ST. NEPONSIT NY 11694-1024
Block 1090, Lot 52	483 9TH STREET	GREGORY R. MADZIO GREGORY MADZIO 85 JESSICA LN. SOUTHPORT CT 06890-1073
Block 1090, Lot 53	481 9TH STREET	481 9TH STREET LLC 637 10TH ST. BROOKLYN NY 11215-4501
Block 1090, Lot 54	479 9TH STREET	AZCUE, HENRY 496 9TH ST. BROOKLYN NY 11215-4658
Block 1090, Lot 55	477 9TH STREET	EDWARD LEMANSKY 477 9TH ST. BROOKLYN NY 11215-4102
Block 1090, Lot 56	475 9TH STREET	MARINGER, STEPHEN 475 9TH ST. BROOKLYN NY 11215-4102
Block 1090, Lot 57	473 9TH STREET	STEWART, SCOTT H. 473 9TH ST. BROOKLYN NY 11215-4102
Block 1090, Lot 58	471 9TH STREET	471 9TH STREET, LLC 469 9TH ST. BROOKLYN NY 11215-4102
Block 1090, Lot 59	469 9TH STREET	POLYZOS, KONSTANTINOS 20 PONTIAC ST. STATEN ISLAND NY 10302-2212
Block 1090, Lot 59	469 9TH STREET	THOMAS K. POLYZOS IRREVOCABLE TRUST 469 9TH ST. BROOKLYN NY 11215-4102
Block 1090, Lot 59	469 9TH STREET	POLYZOS, HELEN 56 CENTRAL BLVD. MERRICK NY 11566-3740

Block 1090, Lot 59	469 9TH STREET	DIONISIA 21 80TH ST. BROOKLYN NY 11209-2814
Block 1090, Lot 60	467 9TH STREET	MANNING, MYRA 467 9TH ST. BROOKLYN NY 11215-4102
Block 1090, Lot 61	465 9TH STREET	DIERKS, TIMOTHY MATTHEW 465 9TH ST. BROOKLYN NY 11215-4102
Block 1090, Lot 62	463 9TH STREET	TERESA PARISH 463 9TH ST. BROOKLYN NY 11215-4645
Block 1090, Lot 63	461 9TH STREET	RUGGIERO, JOSEPH 461 9 STREET 7 BROOKLYN NY 11215
Block 1090, Lot 64	459 9TH STREET	TRUSTEE 3915 SE 14TH AVE. PORTLAND OR 97202-3885
Block 1090, Lot 64	459 9TH STREET	TRUSTEE 535 9TH ST. BROOKLYN NY 11215-4205
Block 1090, Lot 64	459 9TH STREET	TRUSTEE 409 S. CLOVERDALE AVE. LOS ANGELES CA 90036-3441
Block 1090, Lot 65	457 9TH STREET	COOGAN, MATTHEW 457 9TH ST. BROOKLYN NY 11215-4102
Block 1090, Lot 66	455 9TH STREET	GOLDMAN, DANIEL 455 9TH ST. BROOKLYN NY 11215-4102
Block 1090, Lot 67	453 9TH STREET	JAMES DAVID SEGER 453 9TH ST. BROOKLYN NY 11215-4102
Block 1090, Lot 68	451 9TH STREET	GRIFFIN DANIEL J. 451 9TH ST. BROOKLYN NY 11215-4102
Block 1090, Lot 69	449 9TH STREET	449 NINTH OWNERS CORP 449 9 STREET BROOKLYN NY 11215

Block 1090, Lot 70	447 9TH STREET	447 9TH ST, LLC C/O: J WALSH 675 10TH ST. BROOKLYN NY 11215-4501
Block 1090, Lot 71	445 9TH STREET	WEISS INVESTMENTS 1237 S. VICTORIA AVENUE OXNARD CA 93035
Block 1090, Lot 72	443 9TH STREET	JOE JEN SIB, LLC 443 9 STREET 5 BROOKLYN NY 11215
Block 1090, Lot 73	441 9TH STREET	441 9TH STREET, LLC 441 9TH STREET APT.1 BROOKLYN NY 11215
Block 1090, Lot 74	439 9TH STREET (AKA 437-439 9TH STREET, 317-327 7TH AVENUE)	439 9TH STREET ASSOCIATES LLC 342-7TH 7TH AVE. BROOKLYN NY 11215-8107
Block 1090, Lot 110	[NO NUMBER] 8TH STREET	DCAS 1 CENTRE ST. NEW YORK NY 10007-1604
Block 1090, Lot 7501	489 9TH STREET	OWNER/AGENT 489 9TH ST. BROOKLYN NY 11215-4135
Block 1090, Lot 7502	493 9TH STREET	OWNER/AGENT 495 9TH ST. BROOKLYN NY 11215-4133
Block 1090, Lot 7502	495 9TH STREET	OWNER/AGENT 495 9TH ST. BROOKLYN NY 11215-4133
Block 1090, Lot 7503	497 9TH STREET	OWNER/AGENT 497 9TH ST. BROOKLYN NY 11215-4132
Block 1090, Lot 7504	487 9TH STREET	OWNER/AGENT 487 9TH ST. BROOKLYN NY 11215-4136
Block 1091, Lot 1	511 9TH STREET (AKA 509-517 9TH STREET, 819-821 8TH AVENUE)	4G REALTY 819 8TH AVE. BROOKLYN NY 11215-4106
Block 1091, Lot 2	817 8TH AVENUE	817 8TH PARTNERS LLC 12 E. 44TH ST. NEW YORK NY 10017-3624

Block 1091, Lot 3	815 8TH AVENUE	CORP. 813-815 8 AVE. BROOKLYN NY 11215
Block 1091, Lot 4	813 8TH AVENUE	CORP. 813 8TH AVE. BROOKLYN NY 11215-4116
Block 1091, Lot 6	809 8TH AVENUE	PARKVIEW EIGHT LLC 809 8 AVENUE 8 BROOKLYN NY 11215
Block 1091, Lot 7	807 8TH AVENUE	807 8TH AVE. LLC 557 1ST ST. BROOKLYN NY 11215-2305
Block 1091, Lot 8	805 8TH AVENUE	LLC C/O BROOKLYN PROMENADE MANAGEM 26 COURT ST. BROOKLYN NY 11242-1133
Block 01091, Lot (7501) 1001, Unit COM-A	484 8TH STREET (AKA 480-490 8TH STREET, 801-803 8TH AVENUE)	PASTA LOUISE LLC 484 8TH ST. BROOKLYN NY 11215-4231
Block 01091, Lot (7501) 1002, Unit COM-B	484 8TH STREET (AKA 480-490 8TH STREET, 801-803 8TH AVENUE)	INNAB IYAD 484 8TH ST. BROOKLYN NY 11215-4231
Block 1091, Lot 7501	484 8TH STREET (AKA 480-490 8TH STREET, 801-803 8TH AVENUE)	OWNER/AGENT 484 8TH ST. BROOKLYN NY 11215-4231
Block 1092, Lot 1	446 9TH STREET (AKA 329-339 7TH AVENUE)	PARK SLOPE PLAZA ASSOC., LLC 14 W. 23RD ST. NEW YORK NY 10010-5203
Block 1092, Lot 2	448 9TH STREET\r\r\n 9TH STREET	PETER BALIS 3701 INTERNATIONAL DR. SILVER SPRING MD 20906-1573
Block 1092, Lot 2	448 9TH STREET\r\r\n 9TH STREET	TRUST 5801 NICHOLSON LN. ROCKVILLE MD 20852-5732
Block 1092, Lot 3	450 9TH STREET	SKANDAN, ALAN 450 9TH ST. BROOKLYN NY 11215-4103

Block 1092, Lot 4	452 9TH STREET	LEVINE, ROBERT 452 9TH ST. BROOKLYN NY 11215-4103
Block 1092, Lot 5	454 9TH STREET	LASSER, DAVID 454 9TH ST. BROOKLYN NY 11215-4103
Block 1092, Lot 6	456 9TH STREET	FAZAL N. ASGARALI 456 9TH ST. BROOKLYN NY 11215-4103
Block 1092, Lot 7	456A 9TH STREET	HOLDER, BRIGITTE A. 456A 9TH ST. BROOKLYN NY 11215-4644
Block 1092, Lot 8	458 9TH STREET	STAVISH, DAVID ALLAN 458 9TH ST. BROOKLYN NY 11215-4103
Block 1092, Lot 9	460 9TH STREET	382 EIGHT, LLC 460 9TH ST. BROOKLYN NY 11215-4284
Block 1092, Lot 10	462 9TH STREET	NEUSTADT DAVID L. 462 9TH ST. BROOKLYN NY 11215-4103
Block 1092, Lot 11	464 9TH STREET	MAVRIDES , MICHAEL 464 9TH ST. BROOKLYN NY 11215-4103
Block 1092, Lot 12	466 9TH STREET	153-155 W. 23 LLC F.M. RING ASSOCIATES, INC 767 3RD AVE. NEW YORK NY 10017-9001
Block 1092, Lot 13	468 9TH STREET	153-155 W. 23 LLC F.M. RING ASSOCIATES, INC 767 3RD AVE. NEW YORK NY 10017-9001
Block 1092, Lot 14	470 9TH STREET	FOURNIER, DALE J. 470 9TH ST. BROOKLYN NY 11215-4103
Block 1092, Lot 15	472 9TH STREET	BO KYUN KIM 472 9TH ST. BROOKLYN NY 11215-4152
Block 1092, Lot 16	474 9TH STREET	J WALSH 474 9TH ST. BROOKLYN NY 11215-4103

Block 1092, Lot 17	476 9TH STREET	KIM, BO KYUN 476 9TH ST. BROOKLYN NY 11215-4103
Block 1092, Lot 18	478 9TH STREET	CAIRE, ROBERT GILMORE 478 9TH ST. BROOKLYN NY 11215-4103
Block 1092, Lot 19	480 9TH STREET	AKLEH ELIAS 480 9TH ST. BROOKLYN NY 11215-4103
Block 1092, Lot 20	482 9TH STREET	STOLL BATSCHA, ELISE 160 PROSPECT PL. BROOKLYN NY 11238-3847
Block 1092, Lot 21	484 9TH STREET	MARY HELEN POE 484 9TH ST. BROOKLYN NY 11215-4103
Block 1092, Lot 22	486 9TH STREET	FOSTER ANDRES REVOCABLE LIVING TRUST 486 9TH ST. BROOKLYN NY 11215-4176
Block 1092, Lot 23	488 9TH STREET	FARRAR, WILLIAM H. 488 9TH ST. BROOKLYN NY 11215-4103
Block 1092, Lot 24	490 9TH STREET	SAN PIETRO, EMILY 490 9 STREET 4 BROOKLYN NY 11215
Block 1092, Lot 25	492 9TH STREET	THE JACK L. BOLEN REV. LIV TRUST DTD 9/19/18 492 9TH ST. BROOKLYN NY 11215-4103
Block 1092, Lot 26	494 9TH STREET	L. RUOCCO UX 494 9TH ST. BROOKLYN NY 11215-4103
Block 1092, Lot 27	496 9TH STREET	AZCUE, HENRY 496 9TH ST. BROOKLYN NY 11215-4658
Block 1092, Lot 28	498 9TH STREET	CHIN OYMIN 498 9TH ST. BROOKLYN NY 11215-4103
Block 1092, Lot 29	500 9TH STREET	ROSNER NATALIE 500 9TH ST. BROOKLYN NY 11215-4112

Block 1092, Lot 30	502 9TH STREET	MIHOVICH, EVA G. 502 9TH ST. BROOKLYN NY 11215-4103
Block 1092, Lot 31	502A 9TH STREET	ROSS, LISA 502A 9TH ST. BROOKLYN NY 11215-4660
Block 1092, Lot 32	504 9TH STREET	LEMPERT, SUSAN D. 504 9TH ST. BROOKLYN NY 11215-4103
Block 1092, Lot 33	506 9TH STREET	FROST ROBERT W. 506 9TH ST. BROOKLYN NY 11215-4659
Block 1092, Lot 34	508 9TH STREET	JOHN MORAN 221 SAINT JOHNS PL. BROOKLYN NY 11217-3425
Block 1092, Lot 35	510 9TH STREET	510 9TH ST. OWNERS CP 510 9TH ST. BROOKLYN NY 11215-4103
Block 1092, Lot 36	512 9TH STREET	HAMBOUZ, ELZBIETA 118 GELSTON AVE. BROOKLYN NY 11209-5922
Block 1092, Lot 38	914 8TH AVENUE	EIGHT KINGS HOUSE INC. B. FACTOR 914 8TH AVE. BROOKLYN NY 11215-4346
Block 1092, Lot 40	918 8TH AVENUE	JOSEPH MARUCCI 918 8TH AVE. BROOKLYN NY 11215-4344
Block 1092, Lot 41	920 8TH AVENUE	WEISSMAN NORMAN H. P.O. BOX 1054 VALLEY STREAM NY 11582-1054
Block 1092, Lot 42	922 8TH AVENUE (AKA 603-615 10TH STREET)	EVAN TOUHEY TURF COMPANY INC 7 FRONT STREET BROOKLYN NY 11201
Block 1092, Lot 44	601 10TH STREET	HEALY BRIDGET M. BRIDGET M HEALY 62 COOPER SQ. NEW YORK NY 10003-7101
Block 1092, Lot 45	599 10TH STREET	LEWINE EDWARD M. 599 10TH ST. BROOKLYN NY 11215-4401

Block 1092, Lot 46	597 10TH STREET	TANASIJCZUK 597 10TH ST. BROOKLYN NY 11215-4401
Block 1092, Lot 47	595 10TH STREET	BAHNSEN JANE 202 SEELEY ST. BROOKLYN NY 11218-1252
Block 1092, Lot 48	593 10TH STREET	MARY CONDE 593 10TH ST. BROOKLYN NY 11215-4401
Block 1092, Lot 49	591 10TH STREET	STEINBERG YEHUDA 847 E. 19TH ST. BROOKLYN NY 11230-3162
Block 1092, Lot 50	589 10TH STREET	DAVID R. PEREZ 378 E. FREEHOLD RD. FREEHOLD NJ 07728-7717
Block 1092, Lot 53	583 10TH STREET	FULLER, THOMAS 583 10TH ST. BROOKLYN NY 11215-4401
Block 1092, Lot 54	581 10TH STREET	581 10TH STREET LLC 637 10TH ST. BROOKLYN NY 11215-4501
Block 1092, Lot 55	579 10TH STREET	JOHN C. CIMPERMAN 579 10TH ST. BROOKLYN NY 11215-4401
Block 1092, Lot 56	577 10TH STREET	NICHOLAS M. VENEZIANO 577 10TH ST. BROOKLYN NY 11215-4401
Block 1092, Lot 57	575 10TH STREET	LAURENS, MARGARET 575 10TH ST. BROOKLYN NY 11215-4401
Block 1092, Lot 58	573 10TH STREET	HEMINGWAY, GEORGE II 573 10TH ST. BROOKLYN NY 11215-4401
Block 1092, Lot 59	571 10TH STREET	CHIARELLI, ANGELA 571 10TH ST. BROOKLYN NY 11215-4401
Block 1092, Lot 59	571 10TH STREET	CHIARELLI, SALVATORE 20 CABOT DR. ESSEX JCT VT 05452-2633

Block 1092, Lot 60	569 10TH STREET	569 10TH STREET LLC 569 10TH ST. BROOKLYN NY 11215-4663
Block 1092, Lot 61	567 10TH STREET	567 10TH LLC 565 10TH ST. BROOKLYN NY 11215-4401
Block 1092, Lot 62	565 10TH STREET	PRIETO, ANTONIO 565 10TH ST. BROOKLYN NY 11215-4401
Block 1092, Lot 63	563 10TH STREET	CORP. 563 10TH ST. BROOKLYN NY 11215-4401
Block 1092, Lot 64	561 10TH STREET	561 TENTH ST OWNERS C 561 10TH ST. BROOKLYN NY 11215-4401
Block 1092, Lot 65	559 10TH STREET	WRYNN PHYLLIS 559 10TH ST. BROOKLYN NY 11215-4401
Block 1092, Lot 66	557 10TH STREET	SCHROEDER CAROLE T. 80 SYLVAN PL. VALLEY STREAM NY 11581-1311
Block 1092, Lot 67	555 10TH STREET	PODDUBNAYA, OLGA 555 10TH ST. BROOKLYN NY 11215-4401
Block 1092, Lot 68	553 10TH STREET	JAMES S. CANNON 7 RADCLIFF RD. STATEN ISLAND NY 10305-2609
Block 1092, Lot 69	551 10TH STREET	NASSY, CARLOS B. 551 10TH ST. BROOKLYN NY 11215-4401
Block 1092, Lot 70	549 10TH STREET	549 10TH STREET LLC 549 10TH ST. BROOKLYN NY 11215-4492
Block 1092, Lot 71	547 10TH STREET	547 10TH ST REALTY CORP. 547 10TH ST. BROOKLYN NY 11215-4401
Block 1092, Lot 72	545 10TH STREET	545 10TH ST REALTY CORP. 545 10TH ST. BROOKLYN NY 11215-4401

Block 1092, Lot 73	543 10TH STREET (AKA 541 10TH STREET AND 341-347 7TH AVENUE)	PARK SLOPE PLAZA ASSOC., LLC 14 W. 23RD ST. NEW YORK NY 10010-5203
Block 01092, Lot (7501) 1002, Unit 5	514 9TH STREET (AKA 902 8TH AVENUE)	ELLIOTT DOLORES L. 207 BEACH 149TH ST. NEPONSIT NY 11694-1024
Block 01092, Lot (7501) 1002, Unit 5	514R 9TH STREET	ELLIOTT DOLORES L. 207 BEACH 149TH ST. NEPONSIT NY 11694-1024
Block 01092, Lot (7501) 1003, Unit 6	514 9TH STREET (AKA 902 8TH AVENUE)	ELLIOTT DOLORES L. 207 BEACH 149TH ST. NEPONSIT NY 11694-1024
Block 01092, Lot (7501) 1003, Unit 6	514R 9TH STREET	ELLIOTT DOLORES L. 207 BEACH 149TH ST. NEPONSIT NY 11694-1024
Block 1092, Lot 7501	514 9TH STREET (AKA 902 8TH AVENUE)	OWNER/AGENT 514 9TH ST. BROOKLYN NY 11215-4488
Block 1092, Lot 7501	514R 9TH STREET	OWNER/AGENT 514 9TH ST. BROOKLYN NY 11215-4488
Block 1092, Lot 7502	916 8TH AVENUE	OWNER/AGENT 916 8TH AVE. BROOKLYN NY 11215-4345
Block 1092, Lot 7503	587 10TH STREET	OWNER/AGENT 587 10TH ST. BROOKLYN NY 11215-4664
Block 1092, Lot 7504	585 10TH STREET	585 10TH DEVELOPER LLC 1140 BROADWAY NEW YORK NY 10001-7861
Block 1093, Lot 1	911 8TH AVENUE	911 8TH AVE. APTS. LLC P.O. BOX 150610 BROOKLYN NY 11215-0610
Block 1093, Lot 3	516 9TH STREET (AKA 901 8TH AVENUE)	STARK, ROBERT 516 9TH ST. BROOKLYN NY 11215-4206
Block 1093, Lot 3	518 9TH STREET	STARK, ROBERT 516 9TH ST. BROOKLYN NY 11215-4206

Block 1093, Lot 5	520 9TH STREET	M. YABROUDY 549 9TH ST. BROOKLYN NY 11215-4205
Block 1093, Lot 6	522 9TH STREET	ZUPANCICH, JOSEPHINE 10780 EAST MERCER LANE SCOTTDALE AZ 11215-4206
Block 1093, Lot 6	522 9TH STREET	JOSEPHINE ZUPANCICH REVOCABLE TRUST 10780 E. MERCER LN. SCOTTSDALE AZ 85259-3805
Block 1093, Lot 7	524 9TH STREET	BIDON, MARC G. 30 W. CLARKSTOWN RD. NEW CITY NY 10956-1218
Block 1093, Lot 32	574 9TH STREET	PAMELA A. MANN, TRUSTEE 572-574 NINTH STREET BROOKLYN NY 11215
Block 1093, Lot 38	150 PROSPECT PARK WEST (AKA 150-151 PROSPECT PARK WEST AND 695 -705 10TH STREET	150 PPW RESIDENCES, LLC 256 W. 116TH ST. NEW YORK NY 10026-3570
Block 1093, Lot 105	520A 9TH STREET	MCDONOUGH, PATRICK J. 790 SANTA ROSA BLVD. FT WALTON BCH FL 32548-6715
Block 1093, Lot 105	520A 9TH STREET	OCONNOR, JEANNE-MARIE 520 A. 9TH STREET BROOKLYN NY 11215
Block 01093, Lot (7501) 1101, Unit C-A	145 PROSPECT PARK WEST	LLC 16 MYRTLE PL. EASTCHESTER NY 10709-2011
Block 1093, Lot 7501	145 PROSPECT PARK WEST	OWNER/AGENT 145 PROSPECT PARK W. BROOKLYN NY 11215-4565
Block 1093, Lot 7502	142 PROSPECT PARK WEST (AKA 576-584 9TH STREET)	OWNER/AGENT 142 PROSPECT PARK W. BROOKLYN NY 11215-4506
Block 1094, Lot 1	367 7TH AVENUE (AKA 491-497 11TH STREET)	LLC 665 10TH ST. BROOKLYN NY 11215-4501

Block 1094, Lot 2	365 7TH AVENUE	MARK C. GIBSON LLC 365 7TH AVE. BROOKLYN NY 11215-4320
Block 1094, Lot 3	363 7TH AVENUE	363 7TH AVENUE LLC 363 7TH AVE. BROOKLYN NY 11215-4320
Block 1094, Lot 4	361 7TH AVENUE	FU GUI INC. 1359 73RD ST. BROOKLYN NY 11228-2103
Block 1094, Lot 5	359 7TH AVENUE	HO YING INC. 1359 73RD ST. BROOKLYN NY 11228-2103
Block 1094, Lot 6	357 7TH AVENUE	R. AND R. TWO REALTY LLC 357 7TH AVE. BROOKLYN NY 11215-4320
Block 1094, Lot 7	355 7TH AVENUE	KIM KEUM C. 1961 W. 4TH ST. BROOKLYN NY 11223-2706
Block 1094, Lot 8	353 7TH AVENUE	SOMMERS STEVEN 353 7TH AVE. BROOKLYN NY 11215-7173
Block 1094, Lot 9	351 7TH AVENUE	HIRAPUR REALTY CORP 351 7TH AVE. BROOKLYN NY 11215-4320
Block 1094, Lot 10	349 7TH AVENUE (AKA 349 A 7TH AVENUE AND 542-550 10TH STREET)	JEROME BUNKE 643 10TH ST. BROOKLYN NY 11215-4501
Block 1094, Lot 12	552 10TH STREET	WESTERMAN ROGER 552 10TH ST. BROOKLYN NY 11215-4402
Block 1094, Lot 13	554 10TH STREET	SHERIDAN, THOMAS M. 554 10TH ST. BROOKLYN NY 11215-4402
Block 1094, Lot 14	556 10TH STREET	GOLDSCHMIDT BERNARD 556 10TH ST. BROOKLYN NY 11215-4402
Block 1094, Lot 15	558 10TH STREET	VICKI BREITBART, TRUSTEE 558 10TH ST. BROOKLYN NY 11215-4402

Block 1094, Lot 16	560 10TH STREET	SHEA, GEORGA 560 10TH ST. BROOKLYN NY 11215-4402
Block 1094, Lot 17	562 10TH STREET	MCCARTHY , JOHN MICHAEL 562 10TH ST. BROOKLYN NY 11215-4402
Block 1094, Lot 18	564 10TH STREET	GILBERT C. HOOVER IV 564 10TH ST. BROOKLYN NY 11215-4402
Block 1094, Lot 19	566 10TH STREET	ROSENBERG, JOSHUA D. 566 10TH ST. BROOKLYN NY 11215-4402
Block 1094, Lot 20	568 10TH STREET	FRASCONA, HOLLY 39 FURNESS PLACAE STATEN ISLAND NY 10314
Block 1094, Lot 21	570 10TH STREET	WILLIS, JANE NIXON 570 10TH ST. BROOKLYN NY 11215-4402
Block 1094, Lot 22	572 10TH STREET	FRANKLIN, DANIEL 572 10TH ST. BROOKLYN NY 11215-4402
Block 1094, Lot 23	574 10TH STREET	JOHN C. WALSH 675 10TH ST. BROOKLYN NY 11215-4501
Block 1094, Lot 24	576 10TH STREET	UROVE, ERIK 576 10TH ST. BROOKLYN NY 11215-4402
Block 1094, Lot 25	578 10TH STREET	BERTINO MARRO 578 10TH ST. BROOKLYN NY 11215-4402
Block 1094, Lot 26	580 10TH STREET	FRANK PUYDAK 580 10TH ST. BROOKLYN NY 11215-4665
Block 1094, Lot 27	582 10TH STREET	SALVATORE MESSINA 44 SUMMIT AVE. STATEN ISLAND NY 10306-1353
Block 1094, Lot 28	584 10TH STREET	PORTER, DANIEL 584 10TH ST. BROOKLYN NY 11215-4402

Block 1094, Lot 29	586 10TH STREET	ESA, DAOWLH 586 10TH ST. BROOKLYN NY 11215-4440
Block 1094, Lot 30	588 10TH STREET	PENNY BREIMAN 588 10TH ST. BROOKLYN NY 11215-4439
Block 1094, Lot 31	590 10TH STREET	LLC 590 10TH ST. BROOKLYN NY 11215-4406
Block 1094, Lot 32	592 10TH STREET	EVIS , ALEXANDER 592 10TH ST. BROOKLYN NY 11215-4437
Block 1094, Lot 32	592 10TH STREET	LYNCH, BRIEHAN MORE 418 10TH ST. BROOKLYN NY 11215-4009
Block 1094, Lot 33	606 10TH STREET	SHAIKH, ANWAR M. 606 10TH ST. BROOKLYN NY 11215-4402
Block 1094, Lot 34	608 10TH STREET	ESTROFF, STEVEN 608 10TH ST. BROOKLYN NY 11215-4402
Block 1094, Lot 35	610 10TH STREET	MARGARET KATHERINE TRUST 610 10TH ST. BROOKLYN NY 11215-4402
Block 1094, Lot 36	612 10TH STREET	DAVIS, JONATHAN E. 612 10TH ST. BROOKLYN NY 11215-4402
Block 1094, Lot 37	614 10TH STREET	BOZIWICK GEORGE 614 10TH ST. BROOKLYN NY 11215-4402
Block 1094, Lot 38	616 10TH STREET	BERNSTEIN, MARGARET 91 E. 3RD ST. BROOKLYN NY 11218-1405
Block 1094, Lot 38	616 10TH STREET	OVANESSIAN, EILEEN 1587 208TH ST. BAYSIDE NY 11360-1119
Block 1094, Lot 39	618 10TH STREET	PREDEGAN, JOSEPHINE 618 10TH ST. BROOKLYN NY 11215-4402

Block 1094, Lot 41	1014 8TH AVENUE (AKA 1002-1014 8TH AVENUE AND 620-630 10TH STREET)	CHURCH OF GETHSEMANE 1012 8TH AVE. BROOKLYN NY 11215-4312
Block 1094, Lot 48	569 11TH STREET (AKA 1024 8TH AVENUE)	WALNUT PROPERTIES LLC 1020 8TH AVE. BROOKLYN NY 11215-8102
Block 1094, Lot 48	1018 8TH AVENUE	WALNUT PROPERTIES LLC 1020 8TH AVE. BROOKLYN NY 11215-8102
Block 1094, Lot 48	567 11TH STREET	WALNUT PROPERTIES LLC 1020 8TH AVE. BROOKLYN NY 11215-8102
Block 1094, Lot 48	1016 8TH AVENUE	WALNUT PROPERTIES LLC 1020 8TH AVE. BROOKLYN NY 11215-8102
Block 1094, Lot 50	565 11TH STREET	JUNG MICHAEL 565 11TH ST. BROOKLYN NY 11215-4303
Block 1094, Lot 52	555 11TH STREET	CODY PARKING CORP. 184 5TH AVE. NEW YORK NY 10010-5926
Block 1094, Lot 55	547 11TH STREET	SCOTT H. KOLBER 547 11TH ST. BROOKLYN NY 11215-4303
Block 1094, Lot 56	545 11TH STREET	BOGATY, PETER 545 11TH ST. BROOKLYN NY 11215-4303
Block 1094, Lot 57	543 11TH STREET	543 11TH STREET LLC 594 LEONARD ST. BROOKLYN NY 11222-6882
Block 1094, Lot 58	541 11TH STREET	LYONS, HESTER A. 541 11TH ST. BROOKLYN NY 11215-4303
Block 1094, Lot 59	539 11TH STREET	POLLARD, TANYA 539 11TH ST. BROOKLYN NY 11215-4303
Block 1094, Lot 60	537 11TH STREET	KARDASZ, PAULINA 537 11TH ST. BROOKLYN NY 11215-4303

Block 1094, Lot 61	535 11TH STREET	NELSON, THOMAS A. 535 11TH ST. BROOKLYN NY 11215-4303
Block 1094, Lot 62	533 11TH STREET	ARCHIPELIGO HOLDINGS 533 11TH ST. BROOKLYN NY 11215-4303
Block 1094, Lot 64	529 11TH STREET	529 11TH STREET LLC P.O. BOX 492 CORNWALL NY 12518-0492
Block 1094, Lot 65	527 11TH STREET	KALB JONATHAN F. 527 11TH ST. BROOKLYN NY 11215-4303
Block 1094, Lot 66	525 11TH STREET	WHITE, CATHERINE 525 11TH ST. BROOKLYN NY 11215-4303
Block 1094, Lot 67	523 11TH STREET	VS DUFF REALTY, LLC 235 W. 71ST ST. NEW YORK NY 10023-3738
Block 1094, Lot 68	521 11TH STREET	521 11TH STREET LLC 444 CENTRAL PARK W. NEW YORK NY 10025-4358
Block 1094, Lot 69	519 11TH STREET	CAFIERO RENEE 519 11TH ST. BROOKLYN NY 11215-4303
Block 1094, Lot 70	517 11TH STREET	JOHN J. LAVELLE 517 11TH ST. BROOKLYN NY 11215-4303
Block 1094, Lot 71	515 11TH STREET	THOMAS J. NAU 515 11TH ST. BROOKLYN NY 11215-4303
Block 1094, Lot 72	513 11TH STREET	OZBAY, NURI SERCAN 513 11TH ST. BROOKLYN NY 11215-4303
Block 1094, Lot 73	511 11TH STREET	HORLICK, ALAN 511 11TH ST. BROOKLYN NY 11215-4303
Block 1094, Lot 74	509 11TH STREET	509 11TH STREET LLC 780 CARROLL ST. BROOKLYN NY 11215-1403

Block 1094, Lot 75	507 11TH STREET	PORITZ, RACHEL 507 11TH ST. BROOKLYN NY 11215-4303
Block 1094, Lot 76	505 11TH STREET\r\r\n 11TH STREET	SHEILA ROOPCHAND 505 11TH ST. BROOKLYN NY 11215-4303
Block 1094, Lot 77	503 11TH STREET	GRANDIN, GREGORY 503 11TH ST. BROOKLYN NY 11215-4303
Block 1094, Lot 78	501 11TH STREET	COSMO J. LEE 501 11TH ST. BROOKLYN NY 11215-4303
Block 1094, Lot 7501	1014 8TH AVENUE (AKA 1002-1014 8TH AVENUE AND 620-630 10TH STREET)	OWNER/AGENT 628 10TH ST. BROOKLYN NY 11215-4409
Block 1094, Lot 7502		OWNER/AGENT 561 11TH ST. BROOKLYN NY 11215-4412
Block 1094, Lot 7502		OWNER/AGENT 561 11TH ST. BROOKLYN NY 11215-4412
Block 1094, Lot 7503	531 11TH STREET	OWNER/AGENT 531 11TH ST. BROOKLYN NY 11215-4661
Block 1095, Lot 1	1021 8TH AVENUE (AKA 1021-1023 8TH AVENUE AND 571-579 11TH STREET	KEYSTONE 1021 EIGHTH AVENUE LLC 160 BROADWAY NEW YORK NY 10038-4218
Block 1095, Lot 3	1017 8TH AVENUE	CORP. 4 1017 8TH AVE. BROOKLYN NY 11215-4384
Block 1095, Lot 5	1013 8TH AVENUE	TEN13, LLC 1013 8TH AVE. BROOKLYN NY 11215-4347
Block 1095, Lot 7	634 REAR 10TH STREET	BERMAN JOSEPH 105 7TH AVE. BROOKLYN NY 11215-1305
Block 1095, Lot 7	634 10TH STREET	BERMAN JOSEPH 105 7TH AVE. BROOKLYN NY 11215-1305

Block 1095, Lot 8	636 10TH STREET	BRYAN GOLUBOFF 636 10TH ST. BROOKLYN NY 11215-4502
Block 1095, Lot 9	638 10TH STREET	638 10ST, LLC 444 CENTRAL PARK W. NEW YORK NY 10025-4358
Block 1095, Lot 10	640 10TH STREET	R&S VENTURES APARTMENT CORP. 640 10TH ST. BROOKLYN NY 11215-4502
Block 1095, Lot 7501	1015 8TH AVENUE	OWNER/AGENT 1015 8TH AVE. BROOKLYN NY 11215-8109
Block 1095, Lot 7503	1019 8TH AVENUE	OWNER/AGENT 1019 8TH AVE. BROOKLYN NY 11215-4348
Block 1096, Lot 1	389 7TH AVENUE AKA 407-409 12TH STREET	HANSHOLD LLC 389 7TH AVE. BROOKLYN NY 11215-4305
Block 1096, Lot 2	387 7TH AVENUE	SAUVEUR PORRACCHIO 308 POND RD. MILLSBORO DE 19966-9539
Block 1096, Lot 3	385 7TH AVENUE	CHENG, JENNY CHOICHING 158 HESTER ST. NEW YORK NY 10013-4989
Block 1096, Lot 4	383 7TH AVENUE	FOREST SLOPE LLC 383 7 AVENUE 8 BROOKLYN NY 11215
Block 1096, Lot 5	381 7TH AVENUE	LABRADOR, ROBERTO Q JR 381 7 AVENUE BROOKLYN NY 11215
Block 1096, Lot 8	496 11TH STREET	SCAGNELLI JOHN B. P.O. BOX 423 NAVESINK NJ 07752-0423
Block 1096, Lot 10	498 11TH STREET	CORP. 498 11TH ST. BROOKLYN NY 11215-4325
Block 1096, Lot 11	500 11TH STREET	WOLHENDER ISSAC P.O. BOX 21974 BROOKLYN NY 11202-1974

Block 1096, Lot 13	504 11TH STREET	SAKOW, JASON S. PL. BROOKLYN NY 11217-3605
Block 1096, Lot 14	506 11TH STREET	EDANA REALTY INC. 310 85TH STREET, A2 BROOKLYN NY 11209
Block 1096, Lot 15	510 11TH STREET	CABRERA,HILDA DE LACRUZ 510 11TH ST. BROOKLYN NY 11215-4304
Block 1096, Lot 16	512 11TH STREET	William J. Flood 512 11TH ST. BROOKLYN NY 11215-4304
Block 1096, Lot 17	514 11TH STREET	GOLDSCHMIDT BERNARD 514 11TH ST. BROOKLYN NY 11215-4304
Block 1096, Lot 18	516 11TH STREET	HELLENBRAND LEONARD 516 11TH ST. BROOKLYN NY 11215-4304
Block 1096, Lot 19	518 11TH STREET	JACOBSON, MARK 518 11TH ST. BROOKLYN NY 11215-4304
Block 1096, Lot 20	520 11TH STREET	FLICS FAMILY TRUST 520 11TH ST. BROOKLYN NY 11215-4304
Block 1096, Lot 21	522 11TH STREET	FRIEDMAN, RACHEL 522 11TH ST. BROOKLYN NY 11215-4304
Block 1096, Lot 22	524 11TH STREET	MARION D. SMITH 524 11TH ST. BROOKLYN NY 11215-4304
Block 1096, Lot 23	526 11TH STREET	OSULLIVAN, FRANCIS P. 526 11TH ST. BROOKLYN NY 11215-4304
Block 1096, Lot 24	528 11TH STREET	OLAUGHLIN, MATTHEW W. 528 11TH ST. BROOKLYN NY 11215-4304
Block 1096, Lot 25	530 11TH STREET	FIRE DEPARTMENT 250 530 11TH ST. BROOKLYN NY 11215-4304

Block 1096, Lot 26	532 11TH STREET	FIRE DEPARTMENT 250 532 11TH ST. BROOKLYN NY 11215-4304
Block 1096, Lot 27	536 11TH STREET	WALSH JOHN P.O. BOX 150494 BROOKLYN NY 11215-0494
Block 1096, Lot 28	540 11TH STREET	540 BROOKLYN ASSOCIATES, LLC 540 11 STREET BROOKLYN NY 11215
Block 1096, Lot 29	542 11TH STREET	MICHAEL AMENO 27 UTOPIA CT. STATEN ISLAND NY 10304-1262
Block 1096, Lot 30	544-546 11TH STREET	RADZINSKY, VICTOR 546 11TH ST. BROOKLYN NY 11215-4304
Block 1096, Lot 31	548 11TH STREET	DIN, ZAHIDA 190 BEACH 149TH ST. ROCKAWAY PARK NY 11694-1023
Block 1096, Lot 31	548 11TH STREET	DIN, IFTIKHAR 326 7TH ST. BROOKLYN NY 11215-3311
Block 1096, Lot 32	550 11TH STREET	550 11TH ST. HOUSING LLC 176 33RD ST. BROOKLYN NY 11232-2142
Block 1096, Lot 33	552 11TH STREET	GONZALEZ, ARMANDO 820 CATON AVE. BROOKLYN NY 11218-2604
Block 1096, Lot 34	554 11TH STREET	554-11 REALTY LLC C/O C.N. VASSILAKOS 110 TERRACE PL. BROOKLYN NY 11218-1104
Block 1096, Lot 35	558 11TH STREET	558 11TH ST. LLC 342 7TH AVE. BROOKLYN NY 11215-8107
Block 1096, Lot 37	560 11TH STREET	PARAHUS, STEPHEN 560 11TH ST. BROOKLYN NY 11215-4304

Block 1096, Lot 38	1110 8TH AVENUE AKA 1106 8TH AVENUE (DISPLAY ADDRESS)	VILLAR-OBRIEN LLC 150 HICKORY LN. WESTTOWN NY 10998-2828
Block 1096, Lot 38	566 11TH STREET AKA 1102-1108 8TH AVENUE, 1102-1104 8TH AVENUE (DISPLAY ADDRESS)	VILLAR-OBRIEN LLC 150 HICKORY LN. WESTTOWN NY 10998-2828
Block 1096, Lot 39	1112-1114 8TH AVENUE, AKA 1108 8TH AVENUE (DISPLAY ADDRESS)	SPANO MICHAEL 1108 8TH AVE. BROOKLYN NY 11215-4314
Block 1096, Lot 41	1116-1124 8TH AVENUE AKA 1112-1116 8TH AVENUE (DISPLAY ADDRESS), 463-465 12TH STREET	A. C. SAN INC. 1114 8TH AVE. BROOKLYN NY 11215-4314
Block 1096, Lot 43	459 12TH STREET AKA 459-461 12TH STREET	CORP. 459 12TH ST. BROOKLYN NY 11215-5153
Block 1096, Lot 45	457 12TH STREET	STEVENS PATRICIA A. 457 12TH ST. BROOKLYN NY 11215-5101
Block 1096, Lot 48	449-451 12TH STREET	449-51 12TH ST. OWNERS 449 12TH ST. BROOKLYN NY 11215-5167
Block 1096, Lot 50	443 12TH STREET AKA 443-447 12TH STREET	ANSONIA STORAGE WAREHOUSE CORP. 430 16TH ST. BROOKLYN NY 11215-5810
Block 1096, Lot 54	441A 12TH STREET	ANSONIA STORAGE WAREHOUSE CORP. 430 16TH ST. BROOKLYN NY 11215-5810
Block 1096, Lot 55	427-441 12TH STREET	SLOPE CAR PARK INC. 184 5TH AVE. NEW YORK NY 10010-5926
Block 1096, Lot 63	425 12TH STREET	AUDREY WOON 425 12TH ST. BROOKLYN NY 11215-5101
Block 1096, Lot 63	425 12TH STREET	KENNETH KWOK 2133 E. 12TH ST. BROOKLYN NY 11229-4103

Block 1096, Lot 64	423 12TH STREET	TEAGUE, CHRISTOPHER J. 2424 DETOUR DR. LOS ANGELES CA 90068-3013
Block 1096, Lot 65	419 12TH STREET	LENTZ GREGORY 419 12TH ST. BROOKLYN NY 11215-5101
Block 1096, Lot 66	417 12TH STREET	CAMPOVERDE JUAN C. 417 12TH ST. BROOKLYN NY 11215-5101
Block 1096, Lot 67	415 12TH STREET	VELEZ, CARLOS 415 12TH ST. BROOKLYN NY 11215-5101
Block 1096, Lot 68	413 12TH STREET	CEDRIC DEVITT, JAMES 413 12TH ST. BROOKLYN NY 11215-5101
Block 1096, Lot 69	411 12TH STREET	RICHARD L. BUCKWALTER 331 E. ORANGE ST. LANCASTER PA 17602-2916
Block 1096, Lot 164	421 12TH STREET	SMITH, DAVID A. 421 12TH ST. BROOKLYN NY 11215-5101
Block 01096, Lot (7501) 1001, Unit COM	369 7TH AVENUE AKA 492 11TH STREET	492 11TH STREET LLC M.Y. SAFRA BANK, FSB 499 PARK AVE. NEW YORK NY 10022-1240
Block 01096, Lot (7501) 1002, Unit RES	369 7TH AVENUE AKA 492 11TH STREET	492 11TH STREET LLC M.Y. SAFRA BANK, FSB 499 PARK AVE. NEW YORK NY 10022-1240
Block 01096, Lot (7503) 1201, Unit 1	455 12TH STREET	LETTIERI, JANINE 16 PROSPECT PARK SW BROOKLYN NY 11215-5973
Block 01096, Lot (7503) 1201, Unit 1	455 12TH STREET	MAHLMANN, JAMES H. 455 12TH ST. BROOKLYN NY 11215-5197
Block 01096, Lot (7503) 1202, Unit 2	455 12TH STREET	WILKOS, DANIEL C. 455 12TH ST. BROOKLYN NY 11215-8216
Block 01096, Lot (7503) 1203, Unit 3	455 12TH STREET	OZEROV, VITALIY 455 12TH AVENUE BROOKLYN NY 11215

Block 01096, Lot (7503) 1204, Unit 4	455 12TH STREET	LO, MAN CHING 14308 ROOSEVELT AVE. FLUSHING NY 11354-6150
Block 01096, Lot (7503) 1204, Unit 4	455 12TH STREET	OZEROV , VITALIY 455 12TH ST. BROOKLYN NY 11215-8216
Block 01096, Lot (7503) 1205, Unit 5	455 12TH STREET	KERN, JEFFREY WARREN 455 12TH ST. BROOKLYN NY 11215-5198
Block 01096, Lot (7503) 1205, Unit 5	455 12TH STREET	SMITH , CLARK CHARLES 550 W. 54TH ST. NEW YORK NY 10019-5993
Block 01096, Lot (7503) 1206, Unit 6	455 12TH STREET	FRANCOIS 455 12TH ST. BROOKLYN NY 11215-5198
Block 1096, Lot 7501	369 7TH AVENUE AKA 492 11TH STREET	OWNER/AGENT 369 7TH AVE. BROOKLYN NY 11215-4305
Block 1096, Lot 7502	453 12TH STREET	OWNER/AGENT 453 12TH ST. BROOKLYN NY 11215-6141
Block 1096, Lot 7503	455 12TH STREET	OWNER/AGENT 455 12TH ST. BROOKLYN NY 11215-8216
Block 1097, Lot 6	1111 8TH AVENUE	WOODS, JOHN 1111 8TH AVE. BROOKLYN NY 11215-4313
Block 1097, Lot 8	572 11TH STREET AKA 1105 8TH AVENUE	CORP. C/O ELIZABETH SHERWOOD 1105 8TH AVE. BROOKLYN NY 11215-4354
Block 1097, Lot 10	574 11TH STREET	GARKHEL, SEEMA 574 11TH ST. BROOKLYN NY 11215-5203
Block 1097, Lot 12	578 11TH STREET	578 11TH STREET LLC 578 11TH ST. BROOKLYN NY 11215-5203
Block 1097, Lot 12	576 11TH STREET	578 11TH STREET LLC 578 11TH ST. BROOKLYN NY 11215-5203

Block 1097, Lot 13	580 11TH STREET	REINER, YAIR 580 11TH ST. BROOKLYN NY 11215-5203
Block 1097, Lot 14	582 11TH STREET	HYNES JAMES 582 11TH ST. BROOKLYN NY 11215-5203
Block 1098, Lot 1	420 12TH STREET AKA 406-424 12TH STREET, 391-405 7TH AVENUE, 383-407 13TH STREET	ANSONIA COURT TENANTS TKR PROPERTY SERVICES,INC. 430 16TH ST. BROOKLYN NY 11215-5810
Block 1098, Lot 37	1202 8TH AVENUE AKA 462 12TH STREET	GERARD & JUNE OKEEFE 625 11TH ST. BROOKLYN NY 11215-5202
Block 1098, Lot 38	1204 8TH AVENUE	MARTIN TRICIA 1204 8TH AVE. BROOKLYN NY 11215-5106
Block 1098, Lot 39	1206 8TH AVENUE	BURKETT, JOYCE A. 1206 8TH AVE. BROOKLYN NY 11215-5106
Block 1098, Lot 40	1208 8TH AVENUE	CHOU, TRACY 1208 8TH AVE. BROOKLYN NY 11215-5106
Block 1098, Lot 40	1208 8TH AVENUE	THEMISTOKLIS 363 PROSPECT PL. BROOKLYN NY 11238-4284
Block 1098, Lot 41	1210 8TH AVENUE	JANCZYS, THOMAS 1210 8TH AVE. BROOKLYN NY 11215-5106
Block 1098, Lot 42	1212 8TH AVENUE	MARTIN TRICIA 1212 8TH AVE. BROOKLYN NY 11215-5192
Block 1098, Lot 43	1214 8TH AVENUE	TEMPLE, EDWARD 422 8TH ST. BROOKLYN NY 11215-3459
Block 1098, Lot 44	1216 8TH AVENUE	FRIED, JONATHAN 1216 8TH AVE. BROOKLYN NY 11215-5106
Block 1098, Lot 45	1218 8TH AVENUE	GILODO ANITA 1218 8TH AVE. BROOKLYN NY 11215-5106

Block 1098, Lot 46	1220 8TH AVENUE	PILGRIM , STEVEN M. 1220 8TH AVE. BROOKLYN NY 11215-5106
Block 1098, Lot 47	1222 8TH AVENUE	JOSE A. GONZALEZ 1222 8TH AVE. BROOKLYN NY 11215-5106
Block 1098, Lot 48	1224 8TH AVENUE AKA 445-447 13TH STREET	GASTRO REALTY, LLC 1224 8TH AVE. BROOKLYN NY 11215-5106
Block 1098, Lot 50	443 13 STREET	PARKER, ANN E. 484 13TH ST. BROOKLYN NY 11215-5207
Block 1098, Lot 51		SHEILA ROOPCHAND 505 11TH ST. BROOKLYN NY 11215-4303
Block 1098, Lot 51	441R 13TH STREET	SHEILA ROOPCHAND 505 11TH ST. BROOKLYN NY 11215-4303
Block 1098, Lot 52	439 13TH STREET	FAC RENAISSANCE HOUSING DEVELOPMENT FUND CORP. FIFTH AVENUE COMMITTEE, INC. 621 DEGRAW ST. BROOKLYN NY 11217-3120
Block 1098, Lot 60	421 13TH STREET	SCHWERIN, ANDREW 421 13TH ST. BROOKLYN NY 11215-5103
Block 1098, Lot 61	419 13TH STREET	COLLIER, SARAH LOUISE 419 13TH ST. BROOKLYN NY 11215-5103
Block 1098, Lot 62	417 13TH STREET	STIMLER, ROBERT IAN 417 13TH ST. BROOKLYN NY 11215-5103
Block 1098, Lot 63	415 13TH STREET	KAMBLE, RAVI 415 13TH ST. BROOKLYN NY 11215-5103
Block 1098, Lot 64	413 13TH STREET	KLEIN, LOIS BEN. 413 13TH ST. BROOKLYN NY 11215-5103
Block 1098, Lot 65	411 13TH STREET	JOSHUA H. HENKIN 411 13TH ST. BROOKLYN NY 11215-5103

Block 1098, Lot 66	409 13TH STREET	MILLIGAN, JASON 409 13TH ST. BROOKLYN NY 11215-5103
Block 01098, Lot (7507) 1201, Unit 1	448 12TH STREET	KADIEV, BOJIDAR 190 HIGHLAWN AVE. BROOKLYN NY 11223-2602
Block 01098, Lot (7505) 1230, Unit 1	454 12TH STREET	GORDON, THEODORE M. 454 12 STREET 1 BROOKLYN NY 11215
Block 01098, Lot (7505) 1231, Unit 2	454 12TH STREET	FEHLANDT, TINA 454 12 STREET BROOKLYN NY 11215
Block 01098, Lot (7505) 1232, Unit 3	454 12TH STREET	CHAWLA, NIKHIL 454 12TH ST. BROOKLYN NY 11215-7179
Block 01098, Lot (7510) 1401, Unit 1	423 13TH STREET	SAMRA, VICTOR M. III 444 12 STREET 1 BROOKLYN NY 11215
Block 01098, Lot (7510) 1401, Unit 1	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	SAMRA, VICTOR M. III 444 12 STREET 1 BROOKLYN NY 11215
Block 01098, Lot (7510) 1401, Unit 1	446 12TH STREET	SAMRA, VICTOR M. III 444 12 STREET 1 BROOKLYN NY 11215
Block 01098, Lot (7510) 1401, Unit 1	431 13TH STREET AKA 431-433 13TH STREET	SAMRA, VICTOR M. III 444 12 STREET 1 BROOKLYN NY 11215
Block 01098, Lot (7510) 1402, Unit 2	423 13TH STREET	COLLIER SIMON/SARAH 419 13TH ST. BROOKLYN NY 11215-5103
Block 01098, Lot (7510) 1402, Unit 2	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	COLLIER SIMON/SARAH 419 13TH ST. BROOKLYN NY 11215-5103
Block 01098, Lot (7510) 1402, Unit 2	446 12TH STREET	COLLIER SIMON/SARAH 419 13TH ST. BROOKLYN NY 11215-5103
Block 01098, Lot (7510) 1402, Unit 2	431 13TH STREET AKA 431-433 13TH STREET	COLLIER SIMON/SARAH 419 13TH ST. BROOKLYN NY 11215-5103

Block 01098, Lot (7510) 1403, Unit 3	423 13TH STREET	OMAR R. REHMAN 391 UNION ST. BROOKLYN NY 11231-5071
Block 01098, Lot (7510) 1403, Unit 3	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	OMAR R. REHMAN 391 UNION ST. BROOKLYN NY 11231-5071
Block 01098, Lot (7510) 1403, Unit 3	446 12TH STREET	OMAR R. REHMAN 391 UNION ST. BROOKLYN NY 11231-5071
Block 01098, Lot (7510) 1403, Unit 3	431 13TH STREET AKA 431-433 13TH STREET	OMAR R. REHMAN 391 UNION ST. BROOKLYN NY 11231-5071
Block 01098, Lot (7510) 1404, Unit 4	423 13TH STREET	PRASSAS, ELENA 444 12 STREET 4 BROOKLYN NY 11215
Block 01098, Lot (7510) 1404, Unit 4	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	PRASSAS, ELENA 444 12 STREET 4 BROOKLYN NY 11215
Block 01098, Lot (7510) 1404, Unit 4	446 12TH STREET	PRASSAS, ELENA 444 12 STREET 4 BROOKLYN NY 11215
Block 01098, Lot (7510) 1404, Unit 4	431 13TH STREET AKA 431-433 13TH STREET	PRASSAS, ELENA 444 12 STREET 4 BROOKLYN NY 11215
Block 01098, Lot (7510) 1405, Unit 5	423 13TH STREET	PIENKNY, BRUCE 444 12TH ST. BROOKLYN NY 11215-8210
Block 01098, Lot (7510) 1405, Unit 5	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	PIENKNY, BRUCE 444 12TH ST. BROOKLYN NY 11215-8210
Block 01098, Lot (7510) 1405, Unit 5	446 12TH STREET	PIENKNY, BRUCE 444 12TH ST. BROOKLYN NY 11215-8210
Block 01098, Lot (7510) 1405, Unit 5	431 13TH STREET AKA 431-433 13TH STREET	PIENKNY, BRUCE 444 12TH ST. BROOKLYN NY 11215-8210
Block 01098, Lot (7510) 1405, Unit 5	423 13TH STREET	SHAPIRO, AVIVA 20 PLAZA ST. E. BROOKLYN NY 11238-7324

Block 01098, Lot (7510) 1405, Unit 5	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	SHAPIRO, AVIVA 20 PLAZA ST. E. BROOKLYN NY 11238-7324
Block 01098, Lot (7510) 1405, Unit 5	446 12TH STREET	SHAPIRO, AVIVA 20 PLAZA ST. E. BROOKLYN NY 11238-7324
Block 01098, Lot (7510) 1405, Unit 5	431 13TH STREET AKA 431-433 13TH STREET	SHAPIRO, AVIVA 20 PLAZA ST. E. BROOKLYN NY 11238-7324
Block 01098, Lot (7510) 1406, Unit 6	423 13TH STREET	KALAGASSY PAUL 438 12TH ST. BROOKLYN NY 11215-5190
Block 01098, Lot (7510) 1406, Unit 6	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	KALAGASSY PAUL 438 12TH ST. BROOKLYN NY 11215-5190
Block 01098, Lot (7510) 1406, Unit 6	446 12TH STREET	KALAGASSY PAUL 438 12TH ST. BROOKLYN NY 11215-5190
Block 01098, Lot (7510) 1406, Unit 6	431 13TH STREET AKA 431-433 13TH STREET	KALAGASSY PAUL 438 12TH ST. BROOKLYN NY 11215-5190
Block 01098, Lot (7510) 1407, Unit 7	423 13TH STREET	CYNTHIA LEVY 444 12TH ST. BROOKLYN NY 11215-8208
Block 01098, Lot (7510) 1407, Unit 7	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	CYNTHIA LEVY 444 12TH ST. BROOKLYN NY 11215-8208
Block 01098, Lot (7510) 1407, Unit 7	446 12TH STREET	CYNTHIA LEVY 444 12TH ST. BROOKLYN NY 11215-8208
Block 01098, Lot (7510) 1407, Unit 7	431 13TH STREET AKA 431-433 13TH STREET	CYNTHIA LEVY 444 12TH ST. BROOKLYN NY 11215-8208
Block 01098, Lot (7510) 1408, Unit 8	423 13TH STREET	SHELDON, ROBERT A. 444 12TH ST. BROOKLYN NY 11215-8208
Block 01098, Lot (7510) 1408, Unit 8	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	SHELDON, ROBERT A. 444 12TH ST. BROOKLYN NY 11215-8208

Block 01098, Lot (7510) 1408, Unit 8	446 12TH STREET	SHELDON, ROBERT A. 444 12TH ST. BROOKLYN NY 11215-8208
Block 01098, Lot (7510) 1408, Unit 8	431 13TH STREET AKA 431-433 13TH STREET	SHELDON, ROBERT A. 444 12TH ST. BROOKLYN NY 11215-8208
Block 01098, Lot (7510) 1409, Unit 9	423 13TH STREET	COHEN, JESSICA BARIST 277 13TH ST. BROOKLYN NY 11215-4909
Block 01098, Lot (7510) 1409, Unit 9	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	COHEN, JESSICA BARIST 277 13TH ST. BROOKLYN NY 11215-4909
Block 01098, Lot (7510) 1409, Unit 9	446 12TH STREET	COHEN, JESSICA BARIST 277 13TH ST. BROOKLYN NY 11215-4909
Block 01098, Lot (7510) 1409, Unit 9	431 13TH STREET AKA 431-433 13TH STREET	COHEN, JESSICA BARIST 277 13TH ST. BROOKLYN NY 11215-4909
Block 01098, Lot (7510) 1409, Unit 9	423 13TH STREET	COHEN, PAUL DOUGLAS 444 12 STREET 9 BROOKLYN NY 11215
Block 01098, Lot (7510) 1409, Unit 9	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	COHEN, PAUL DOUGLAS 444 12 STREET 9 BROOKLYN NY 11215
Block 01098, Lot (7510) 1409, Unit 9	446 12TH STREET	COHEN, PAUL DOUGLAS 444 12 STREET 9 BROOKLYN NY 11215
Block 01098, Lot (7510) 1409, Unit 9	431 13TH STREET AKA 431-433 13TH STREET	COHEN, PAUL DOUGLAS 444 12 STREET 9 BROOKLYN NY 11215
Block 01098, Lot (7510) 1410, Unit 10	423 13TH STREET	JUNG, ALEXANDER B. 444 12TH ST. BROOKLYN NY 11215-8210
Block 01098, Lot (7510) 1410, Unit 10	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	JUNG, ALEXANDER B. 444 12TH ST. BROOKLYN NY 11215-8210
Block 01098, Lot (7510) 1410, Unit 10	446 12TH STREET	JUNG, ALEXANDER B. 444 12TH ST. BROOKLYN NY 11215-8210

Block 01098, Lot (7510) 1410, Unit 10	431 13TH STREET AKA 431-433 13TH STREET	JUNG, ALEXANDER B. 444 12TH ST. BROOKLYN NY 11215-8210
Block 01098, Lot (7510) 1411, Unit 11	423 13TH STREET	GENIA HAY 444 12TH ST. BROOKLYN NY 11215-8209
Block 01098, Lot (7510) 1411, Unit 11	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	GENIA HAY 444 12TH ST. BROOKLYN NY 11215-8209
Block 01098, Lot (7510) 1411, Unit 11	446 12TH STREET	GENIA HAY 444 12TH ST. BROOKLYN NY 11215-8209
Block 01098, Lot (7510) 1411, Unit 11	431 13TH STREET AKA 431-433 13TH STREET	GENIA HAY 444 12TH ST. BROOKLYN NY 11215-8209
Block 01098, Lot (7510) 1412, Unit 12	423 13TH STREET	ROTHSTEIN, KARLA MARIA 444 12 STREET 12 BROOKLYN NY 11215
Block 01098, Lot (7510) 1412, Unit 12	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	ROTHSTEIN, KARLA MARIA 444 12 STREET 12 BROOKLYN NY 11215
Block 01098, Lot (7510) 1412, Unit 12	446 12TH STREET	ROTHSTEIN, KARLA MARIA 444 12 STREET 12 BROOKLYN NY 11215
Block 01098, Lot (7510) 1412, Unit 12	431 13TH STREET AKA 431-433 13TH STREET	ROTHSTEIN, KARLA MARIA 444 12 STREET 12 BROOKLYN NY 11215
Block 01098, Lot (7510) 1413, Unit 13	423 13TH STREET	SALAMA, PAUL 438 12TH ST. BROOKLYN NY 11215-5190
Block 01098, Lot (7510) 1413, Unit 13	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	SALAMA, PAUL 438 12TH ST. BROOKLYN NY 11215-5190
Block 01098, Lot (7510) 1413, Unit 13	446 12TH STREET	SALAMA, PAUL 438 12TH ST. BROOKLYN NY 11215-5190
Block 01098, Lot (7510) 1413, Unit 13	431 13TH STREET AKA 431-433 13TH STREET	SALAMA, PAUL 438 12TH ST. BROOKLYN NY 11215-5190

Block 01098, Lot (7510) 1414, Unit 14	423 13TH STREET	KJOME, BENJAMIN 444 12TH STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1414, Unit 14	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	KJOME, BENJAMIN 444 12TH STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1414, Unit 14	446 12TH STREET	KJOME, BENJAMIN 444 12TH STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1414, Unit 14	431 13TH STREET AKA 431-433 13TH STREET	KJOME, BENJAMIN 444 12TH STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1415, Unit 15	423 13TH STREET	PETER E. KENT 470 13TH ST. BROOKLYN NY 11215-5207
Block 01098, Lot (7510) 1415, Unit 15	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	PETER E. KENT 470 13TH ST. BROOKLYN NY 11215-5207
Block 01098, Lot (7510) 1415, Unit 15	446 12TH STREET	PETER E. KENT 470 13TH ST. BROOKLYN NY 11215-5207
Block 01098, Lot (7510) 1415, Unit 15	431 13TH STREET AKA 431-433 13TH STREET	PETER E. KENT 470 13TH ST. BROOKLYN NY 11215-5207
Block 01098, Lot (7510) 1416, Unit 16	423 13TH STREET	HUGHES, GINA D. 444 12 STREET 16 BROOKLYN NY 11215
Block 01098, Lot (7510) 1416, Unit 16	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	HUGHES, GINA D. 444 12 STREET 16 BROOKLYN NY 11215
Block 01098, Lot (7510) 1416, Unit 16	446 12TH STREET	HUGHES, GINA D. 444 12 STREET 16 BROOKLYN NY 11215
Block 01098, Lot (7510) 1416, Unit 16	431 13TH STREET AKA 431-433 13TH STREET	HUGHES, GINA D. 444 12 STREET 16 BROOKLYN NY 11215
Block 01098, Lot (7510) 1417, Unit 17	423 13TH STREET	OWNER/AGENT 444 12 STREET 17 BROOKLYN NY 11215

Block 01098, Lot (7510) 1417, Unit 17	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	OWNER/AGENT 444 12 STREET 17 BROOKLYN NY 11215
Block 01098, Lot (7510) 1417, Unit 17	446 12TH STREET	OWNER/AGENT 444 12 STREET 17 BROOKLYN NY 11215
Block 01098, Lot (7510) 1417, Unit 17	431 13TH STREET AKA 431-433 13TH STREET	OWNER/AGENT 444 12 STREET 17 BROOKLYN NY 11215
Block 01098, Lot (7510) 1418, Unit 18	423 13TH STREET	LIEBER, RONALD B 444 12 STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1418, Unit 18	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	LIEBER, RONALD B 444 12 STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1418, Unit 18	446 12TH STREET	LIEBER, RONALD B 444 12 STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1418, Unit 18	431 13TH STREET AKA 431-433 13TH STREET	LIEBER, RONALD B 444 12 STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1419, Unit 19	423 13TH STREET	GARY HOLTON 487 4TH ST. BROOKLYN NY 11215-7149
Block 01098, Lot (7510) 1419, Unit 19	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	GARY HOLTON 487 4TH ST. BROOKLYN NY 11215-7149
Block 01098, Lot (7510) 1419, Unit 19	446 12TH STREET	GARY HOLTON 487 4TH ST. BROOKLYN NY 11215-7149
Block 01098, Lot (7510) 1419, Unit 19	431 13TH STREET AKA 431-433 13TH STREET	GARY HOLTON 487 4TH ST. BROOKLYN NY 11215-7149
Block 01098, Lot (7510) 1420, Unit 20	423 13TH STREET	PENDLETON, DEVON 406 15TH ST. BROOKLYN NY 11215-6076
Block 01098, Lot (7510) 1420, Unit 20	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	PENDLETON, DEVON 406 15TH ST. BROOKLYN NY 11215-6076

Block 01098, Lot (7510) 1420, Unit 20	446 12TH STREET	PENDLETON, DEVON 406 15TH ST. BROOKLYN NY 11215-6076
Block 01098, Lot (7510) 1420, Unit 20	431 13TH STREET AKA 431-433 13TH STREET	PENDLETON, DEVON 406 15TH ST. BROOKLYN NY 11215-6076
Block 01098, Lot (7510) 1421, Unit 21	423 13TH STREET	FINE, ANNIE 444 12TH ST. BROOKLYN NY 11215-8209
Block 01098, Lot (7510) 1421, Unit 21	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	FINE, ANNIE 444 12TH ST. BROOKLYN NY 11215-8209
Block 01098, Lot (7510) 1421, Unit 21	446 12TH STREET	FINE, ANNIE 444 12TH ST. BROOKLYN NY 11215-8209
Block 01098, Lot (7510) 1421, Unit 21	431 13TH STREET AKA 431-433 13TH STREET	FINE, ANNIE 444 12TH ST. BROOKLYN NY 11215-8209
Block 01098, Lot (7510) 1422, Unit 22	423 13TH STREET	RIEGEL, DANIEL 433 13TH ST. BROOKLYN NY 11215-5103
Block 01098, Lot (7510) 1422, Unit 22	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	RIEGEL, DANIEL 433 13TH ST. BROOKLYN NY 11215-5103
Block 01098, Lot (7510) 1422, Unit 22	446 12TH STREET	RIEGEL, DANIEL 433 13TH ST. BROOKLYN NY 11215-5103
Block 01098, Lot (7510) 1422, Unit 22	431 13TH STREET AKA 431-433 13TH STREET	RIEGEL, DANIEL 433 13TH ST. BROOKLYN NY 11215-5103
Block 01098, Lot (7510) 1425, Unit 1C/2C	423 13TH STREET	MAGARO, JOHN R. 444 12TH ST. BROOKLYN NY 11215-8208
Block 01098, Lot (7510) 1425, Unit 1C/2C	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	MAGARO, JOHN R. 444 12TH ST. BROOKLYN NY 11215-8208
Block 01098, Lot (7510) 1425, Unit 1C/2C	446 12TH STREET	MAGARO, JOHN R. 444 12TH ST. BROOKLYN NY 11215-8208

Block 01098, Lot (7510) 1425, Unit 1C/2C	431 13TH STREET AKA 431-433 13TH STREET	MAGARO, JOHN R. 444 12TH ST. BROOKLYN NY 11215-8208
Block 01098, Lot (7510) 1426, Unit 1D/2D	423 13TH STREET	DAVIS , THERESA 444 12TH STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1426, Unit 1D/2D	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	DAVIS , THERESA 444 12TH STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1426, Unit 1D/2D	446 12TH STREET	DAVIS , THERESA 444 12TH STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1426, Unit 1D/2D	431 13TH STREET AKA 431-433 13TH STREET	DAVIS , THERESA 444 12TH STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1429, Unit 1G/2G	423 13TH STREET	INA DIANE ARCHER 444 12 STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1429, Unit 1G/2G	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	INA DIANE ARCHER 444 12 STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1429, Unit 1G/2G	446 12TH STREET	INA DIANE ARCHER 444 12 STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1429, Unit 1G/2G	431 13TH STREET AKA 431-433 13TH STREET	INA DIANE ARCHER 444 12 STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1430, Unit 1H/2H	423 13TH STREET	KISLIN, ESTER R. 271 SMITH STREET BROOKLYN NY 11231
Block 01098, Lot (7510) 1430, Unit 1H/2H	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	KISLIN, ESTER R. 271 SMITH STREET BROOKLYN NY 11231
Block 01098, Lot (7510) 1430, Unit 1H/2H	446 12TH STREET	KISLIN, ESTER R. 271 SMITH STREET BROOKLYN NY 11231
Block 01098, Lot (7510) 1430, Unit 1H/2H	431 13TH STREET AKA 431-433 13TH STREET	KISLIN, ESTER R. 271 SMITH STREET BROOKLYN NY 11231

Block 01098, Lot (7510) 1449, Unit 5C/6C	423 13TH STREET	SEMMELHACK, ERILK 444 12TH ST. BROOKLYN NY 11215-8208
Block 01098, Lot (7510) 1449, Unit 5C/6C	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	SEMMELHACK, ERILK 444 12TH ST. BROOKLYN NY 11215-8208
Block 01098, Lot (7510) 1449, Unit 5C/6C	446 12TH STREET	SEMMELHACK, ERILK 444 12TH ST. BROOKLYN NY 11215-8208
Block 01098, Lot (7510) 1449, Unit 5C/6C	431 13TH STREET AKA 431-433 13TH STREET	SEMMELHACK, ERILK 444 12TH ST. BROOKLYN NY 11215-8208
Block 01098, Lot (7510) 1450, Unit 5D/6D	423 13TH STREET	KJOME, BENJAMIN 444 12TH STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1450, Unit 5D/6D	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	KJOME, BENJAMIN 444 12TH STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1450, Unit 5D/6D	446 12TH STREET	KJOME, BENJAMIN 444 12TH STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1450, Unit 5D/6D	431 13TH STREET AKA 431-433 13TH STREET	KJOME, BENJAMIN 444 12TH STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1458, Unit LOFTA	423 13TH STREET	SAMRA, VICTOR M. III 444 12 STREET LOFTA BROOKLYN NY 11215
Block 01098, Lot (7510) 1458, Unit LOFTA	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	SAMRA, VICTOR M. III 444 12 STREET LOFTA BROOKLYN NY 11215
Block 01098, Lot (7510) 1458, Unit LOFTA	446 12TH STREET	SAMRA, VICTOR M. III 444 12 STREET LOFTA BROOKLYN NY 11215
Block 01098, Lot (7510) 1458, Unit LOFTA	431 13TH STREET AKA 431-433 13TH STREET	SAMRA, VICTOR M. III 444 12 STREET LOFTA BROOKLYN NY 11215
Block 01098, Lot (7510) 1459, Unit LOFTB	423 13TH STREET	RIEGEL, DANIEL 433 13TH ST. BROOKLYN NY 11215-5103

Block 01098, Lot (7510) 1459, Unit LOFTB	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	RIEGEL, DANIEL 433 13TH ST. BROOKLYN NY 11215-5103
Block 01098, Lot (7510) 1459, Unit LOFTB	446 12TH STREET	RIEGEL, DANIEL 433 13TH ST. BROOKLYN NY 11215-5103
Block 01098, Lot (7510) 1459, Unit LOFTB	431 13TH STREET AKA 431-433 13TH STREET	RIEGEL, DANIEL 433 13TH ST. BROOKLYN NY 11215-5103
Block 01098, Lot (7510) 1459, Unit LOFTB	423 13TH STREET	MATLINS, MELISSA 444 12TH STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1459, Unit LOFTB	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	MATLINS, MELISSA 444 12TH STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1459, Unit LOFTB	446 12TH STREET	MATLINS, MELISSA 444 12TH STREET BROOKLYN NY 11215
Block 01098, Lot (7510) 1459, Unit LOFTB	431 13TH STREET AKA 431-433 13TH STREET	MATLINS, MELISSA 444 12TH STREET BROOKLYN NY 11215
Block 1098, Lot 7501	435 13TH STREET	ALEXANDRA SHEPPARD IN CARE OF BETHEL SQ. NEW YORK NY 10038-1000
Block 1098, Lot 7502	437 13TH STREET	ADVANCED MANAGEMENT SERVICES LTD. 437 13TH ST 26 COURT ST. BROOKLYN NY 11242-1108
Block 1098, Lot 7502	437 13TH STREET	437 13TH STREET CONDO 7 CHATHAM SQ. NEW YORK NY 10038-1000
Block 1098, Lot 7503	450 12TH STREET	DASKAL LEIBISH ST. BROOKLYN NY 11204-2138
Block 1098, Lot 7504	452 12TH STREET	DASKAL LEIBISH ST. BROOKLYN NY 11204-2138
Block 1098, Lot 7505	454 12TH STREET	DASKAL LEIBISH ST. BROOKLYN NY 11204-2138

Block 1098, Lot 7506	454A 12TH STREET	OWNER/AGENT 454A 12TH ST. BROOKLYN NY 11215-7180
Block 1098, Lot 7507	448 12TH STREET	OWNER/AGENT 448 12TH ST. BROOKLYN NY 11215-7176
Block 1098, Lot 7508	456 12TH STREET	OWNER/AGENT 456 12TH ST. BROOKLYN NY 11215-7181
Block 1098, Lot 7509	438 12TH STREET	INC. 430 16TH ST. BROOKLYN NY 11215-5810
Block 1098, Lot 7509	438 12TH STREET	INC. 430 16TH ST. BROOKLYN NY 11215-5810
Block 1098, Lot 7509	438 12TH STREET	INC. 430 16TH ST. BROOKLYN NY 11215-5810
Block 1098, Lot 7509	438 12TH STREET	INC. 430 16TH ST. BROOKLYN NY 11215-5810
Block 1098, Lot 7510	423 13TH STREET	ZR ANSONIA LLC ANSONIA MUSE CONDOMINIUM 250 PARK AVE. S. NEW YORK NY 10003-1402
Block 1098, Lot 7510	444 12TH STREET WITH ADDITIONAL FOOTAGE ON 13TH STREET	ZR ANSONIA LLC ANSONIA MUSE CONDOMINIUM 250 PARK AVE. S. NEW YORK NY 10003-1402
Block 1098, Lot 7510	446 12TH STREET	ZR ANSONIA LLC ANSONIA MUSE CONDOMINIUM 250 PARK AVE. S. NEW YORK NY 10003-1402
Block 1098, Lot 7510	431 13TH STREET AKA 431-433 13TH STREET	ZR ANSONIA LLC ANSONIA MUSE CONDOMINIUM 250 PARK AVE. S. NEW YORK NY 10003-1402
Block 1100, Lot 1	419 7 AVENUE (AKA 419-421 7 AVENUE, 377 14 STREET)	LTD. AVE. BROOKLYN NY 11215-8065

Block 1100, Lot 3	417A 7 AVENUE	ANDREA GHUNEIM, AS TRUSTEE OF THE 417 7TH AVE. BROOKLYN NY 11215-5394
Block 1100, Lot 4	417 7 AVENUE	BELWILL REALTY INC. P.O. BOX 150473 BROOKLYN NY 11215-0473
Block 1100, Lot 5	415 7 AVENUE	SANTIAGO SANDRA P.O. BOX 150401 BROOKLYN NY 11215-0401
Block 1100, Lot 6	413 7 AVENUE (AKA 413A AND 413B 7 AVENUE)	LFL REALTY LLC 413 7 AVENUE BROOKLYN NY 11215
Block 1100, Lot 7	411 7 AVENUE	LLC P.O. BOX 150417 BROOKLYN NY 11215-0417
Block 1100, Lot 8	409 7 AVENUE (AKA 409A AND 409B 7 AVENUE)	MAJAS, LLC 66 ASPEN DR. W. WOODBURY NY 11797-3022
Block 1100, Lot 9	407 7 AVENUE (AKA 392-398 13 STREET AND 398A 13 STREET)	407 SEVENTH AVE. CORP. 398 13TH ST. BROOKLYN NY 11215-8069
Block 1100, Lot 11	400 13 STREET	400 13TH ST. HOUSING LLC 176 33RD ST. BROOKLYN NY 11232-2142
Block 1100, Lot 12	400A 13 STREET (AKA 400 1/2 13 STREET)	CORTES, FLORA 539 LINDLEY ST. BRIDGEPORT CT 06606-5451
Block 1100, Lot 12	400A 13 STREET (AKA 400 1/2 13 STREET)	CALDERON, ELBA 11881 NAUTICA DR. ORLANDO FL 32827-7117
Block 1100, Lot 12	400A 13 STREET (AKA 400 1/2 13 STREET)	MIELES, CARMEN 17 HINSDALE AVE. FLORAL PARK NY 11001-1501
Block 1100, Lot 12	400A 13 STREET (AKA 400 1/2 13 STREET)	GONZALEZ, IRIS 434 LYON TER. BRIDGEPORT CT 06604-3626
Block 1100, Lot 13	402 13 STREET	KALB JASON 12 REEVE PL. BROOKLYN NY 11218-1306

Block 1100, Lot 14	404 13 STREET	MY TREE, LLC 261 ADELPHI ST. BROOKLYN NY 11205-4008
Block 1100, Lot 15	406 13 STREET	FEISEL KENNETH D. 406 13TH ST. BROOKLYN NY 11215-5104
Block 1100, Lot 16	406A 13 STREET (AKA 406 1/2 13 STREET)	TENSEN, DORY HOT 406A 13TH ST. BROOKLYN NY 11215-5104
Block 1100, Lot 17	408 13 STREET	CARLUCCI PHILIP G. 408 13TH ST. BROOKLYN NY 11215-5104
Block 1100, Lot 18	410 13 STREET	SEAN DINEEN 389 9TH ST. BROOKLYN NY 11215-4101
Block 1100, Lot 19	412 13 STREET	AGUILERA 412 13TH ST. BROOKLYN NY 11215-5104
Block 1100, Lot 20	412A 13 STREET (AKA 412 1/2 13 STREET)	PAULY, THEODORE 782 PRESIDENT ST. BROOKLYN NY 11215-1381
Block 1100, Lot 21	414 13 STREET	RAMON E. REYES JR. 414 13TH ST. BROOKLYN NY 11215-5104
Block 1100, Lot 22	416 13 STREET	CAROL S. PARKER 416 13TH ST. BROOKLYN NY 11215-5104
Block 1100, Lot 23	416A 13 STREET (AKA 416 1/2 13 STREET)	EASTMAN BETH 416A 13TH ST. BROOKLYN NY 11215-5104
Block 1100, Lot 24	418 13 STREET	LENARTZ, ROBERT D. 418 13TH ST. BROOKLYN NY 11215-5104
Block 1100, Lot 25	420 13 STREET	MELENDEZ, ANITA 420 13TH ST. BROOKLYN NY 11215-5104
Block 1100, Lot 26	422 13 STREET	OWNER/AGENT 422 13 STREET 6 BROOKLYN NY 11215

Block 1100, Lot 27	426 13 STREET (AKA 424-428 13 STREET)	OWNER/AGENT 424 13TH ST. BROOKLYN NY 11215-5164
Block 1100, Lot 30	430 13 STREET	AKLAI, SAM 158 MANN AVE. STATEN ISLAND NY 10314-4424
Block 1100, Lot 31	432 13 STREET	BUTTERWORTH, SARAH 432 13TH ST. BROOKLYN NY 11215-7175
Block 1100, Lot 32	434 13 STREET	KUNTZMAN GERSH 434 13TH ST. BROOKLYN NY 11215-5104
Block 1100, Lot 33	434A 13 STREET	ABEL TORRES 434A 13TH ST. BROOKLYN NY 11215-5104
Block 1100, Lot 34	436 13 STREET	ENG, ALBERT P.O. BOX 421 MARLBORO NJ 07746-0421
Block 1100, Lot 35	438 13 STREET	TRUSTEE 1 RIVER PL. NEW YORK NY 10036-4365
Block 1100, Lot 36	440 13 STREET	KHAN RAMJOHN 440 13TH ST. BROOKLYN NY 11215-5104
Block 1100, Lot 37	440A 13 STREET	STORM ENTERPRISES, I. 440A 13TH ST. BROOKLYN NY 11215-5104
Block 1100, Lot 38	442 13 STREET	1942 REALTY, LLC 440A 13TH ST. BROOKLYN NY 11215-5104
Block 1100, Lot 39	1304 8 AVENUE	JENNIFER PARSONS 1304 8TH AVE. BROOKLYN NY 11215-5107
Block 1100, Lot 40	1306 8 AVENUE	SIRABELLA, LISA 165 COURT ST. BROOKLYN NY 11201-4345
Block 1100, Lot 41	1308 8 AVENUE	LEVINE MYRON 1308 8TH AVE. BROOKLYN NY 11215-5107

Block 1100, Lot 42	1310 8 AVENUE	SZUFLITA, GENE M. J. 1310 8TH AVE. BROOKLYN NY 11215-5107
Block 1100, Lot 43	1312 8 AVENUE	NEVEUX, BERTRAND 1312 8TH AVE. BROOKLYN NY 11215-5107
Block 1100, Lot 44	1314 8 AVENUE (AKA 1314-1324 8 AVENUE, 429-435 14 STREET)	PK SLOPE JEWISH CENTER# 1314 8 AVENUE BROOKLYN NY 11215
Block 1100, Lot 60	409 14 STREET	5540-409-421 14TH STREET BROOKLYN LLC C/O AKELIUS REAL ESTATE MANAGE 110 WILLIAM ST. NEW YORK NY 10038-3947
Block 1100, Lot 60	413 1/2 14 STREET (AKA 415 14 STREET (DISPLAY ADDRESS))	5540-409-421 14TH STREET BROOKLYN LLC C/O AKELIUS REAL ESTATE MANAGE 110 WILLIAM ST. NEW YORK NY 10038-3947
Block 1100, Lot 60	411 14 STREET	5540-409-421 14TH STREET BROOKLYN LLC C/O AKELIUS REAL ESTATE MANAGE 110 WILLIAM ST. NEW YORK NY 10038-3947
Block 1100, Lot 60	413 14 STREET (AKA 413 14 STREET (DISPLAY ADDRESS))	5540-409-421 14TH STREET BROOKLYN LLC C/O AKELIUS REAL ESTATE MANAGE 110 WILLIAM ST. NEW YORK NY 10038-3947
Block 1100, Lot 60	417 14 STREET (AKA 419 14 STREET (DISPLAY ADDRESS))	5540-409-421 14TH STREET BROOKLYN LLC C/O AKELIUS REAL ESTATE MANAGE 110 WILLIAM ST. NEW YORK NY 10038-3947
Block 1100, Lot 60	415 14 STREET (AKA 417 14 STREET (DISPLAY ADDRESS))	5540-409-421 14TH STREET BROOKLYN LLC C/O AKELIUS REAL ESTATE MANAGE 110 WILLIAM ST. NEW YORK NY 10038-3947

Block 1100, Lot 60	419 14 STREET (AKA 421 14 STREET (DISPLAY ADDRESS))	5540-409-421 14TH STREET BROOKLYN LLC C/O AKELIUS REAL ESTATE MANAGE 110 WILLIAM ST. NEW YORK NY 10038-3947
Block 1100, Lot 61	407 14 STREET	407 14 STREET LLC 807 PRESIDENT ST. BROOKLYN NY 11215-1347
Block 1100, Lot 62	405 14 STREET	MARK MICHENER 805 NATHAN HALE DR. WEST CHESTER PA 19382-7053
Block 1100, Lot 63	403A 14 STREET (AKA 403 1/2 14 STREET)	DEPEIZA, MARY 1012 HALSEY ST. BROOKLYN NY 11207-1015
Block 1100, Lot 64	403 14 STREET	MCFARLANE, ANTHONY T. 403 14TH ST. BROOKLYN NY 11215-5110
Block 1100, Lot 65	401 14 STREET	WILSON, BRIAN D. 401 14TH ST. BROOKLYN NY 11215-5110
Block 1100, Lot 66	399A 14TH STREET (AKA 399 1/2 14TH STREET)	OWENS, ROBERT H. 399A 14TH ST. BROOKLYN NY 11215-5110
Block 1100, Lot 67	399 14 STREET	VICTOR, LEWIS 399 14TH ST. BROOKLYN NY 11215-5110
Block 1100, Lot 69	395 14 STREET	ELLIAV PROPERTIES LLC 16 MARTIN CT. GREAT NECK NY 11024-1620
Block 1100, Lot 70	393A 14 STREET (AKA 393 1/2 14 STREET)	THE CHIRIBER CORPORAT P.O. BOX 150556 BROOKLYN NY 11215-0556
Block 1100, Lot 71	393 14 STREET	KRASE KRISTIN M. 393 14TH ST. BROOKLYN NY 11215-5110
Block 1100, Lot 72	391 REAR 14 STREET	391 14TH ST. REALTY, LLC 391 14TH ST. BROOKLYN NY 11215-7394
Block 1100, Lot 72	391 14 STREET (VACANT LOT)	391 14TH ST. REALTY, LLC 391 14TH ST. BROOKLYN NY 11215-7394

Block 1100, Lot 73	389 REAR 14TH STREET	387 14TH ST. REALTY LLC 387 14TH ST. BROOKLYN NY 11215-6943
Block 1100, Lot 73	389 14 STREET (AKA 387 14 STREET (DISPLAY ADDRESS))	387 14TH ST. REALTY LLC 387 14TH ST. BROOKLYN NY 11215-6943
Block 1100, Lot 74	387 14 STREET (AKA 385 14 STREET (DISPLAY ADDRESS))	HART, MARION H. 385 14TH ST. BROOKLYN NY 11215-5110
Block 1100, Lot 75	383 14 STREET (AKA 383-385 14 STREET)	BAILEY, SHARON 383 14TH ST. BROOKLYN NY 11215-5110
Block 1100, Lot 167	397 14 STREET	AMEEN, JOANNE 397 14TH ST. BROOKLYN NY 11215-8207
Block 01100, Lot (7501) 1030, Unit CS1	425 14 STREET (AKA 421-427 14 STREET)	THE TIMOTHY J. KINSELLA REVOCABLE TRUST 425 14TH ST. BROOKLYN NY 11215-5132
Block 01100, Lot (7501) 1031, Unit CS2	425 14 STREET (AKA 421-427 14 STREET)	OWNER/AGENT 425 14 STREET CS2 BROOKLYN NY 11215
Block 01100, Lot (7501) 1032, Unit CS3	425 14 STREET (AKA 421-427 14 STREET)	REVESZ, DEBORAH 604 E. BROAD ST. WESTFIELD NJ 07090-2118
Block 01100, Lot (7501) 1033, Unit RD1	425 14 STREET (AKA 421-427 14 STREET)	LEUNG, JANICE C. 425 14TH ST. BROOKLYN NY 11215-5133
Block 01100, Lot (7501) 1034, Unit RD2	425 14 STREET (AKA 421-427 14 STREET)	HORNER, JONATHAN JAMES 425 14TH ST. BROOKLYN NY 11215-5154
Block 01100, Lot (7501) 1035, Unit RD3	425 14 STREET (AKA 421-427 14 STREET)	CAVUOTO, MICHELLE 425 14TH ST. BROOKLYN NY 11215-5134
Block 01100, Lot (7501) 1036, Unit RD4	425 14 STREET (AKA 421-427 14 STREET)	MA, STEVEN XUZHONG 425 14TH ST. BROOKLYN NY 11215-5131

Block 1100, Lot 7501	425 14 STREET (AKA 421-427 14 STREET)	425 14 CONDOMINUM TKR PROPERTY SERVICES, INC. 430 16TH ST. BROOKLYN NY 11215-5810
Block 1102, Lot 2	435 7 AVENUE	435 7TH REALTY LLC 145 HUGUENOT ST. NEW ROCHELLE NY 10801-5236
Block 1102, Lot 4	431 7TH AVENUE	SKAHG MAINTENENACE INC. P.O. BOX 150417 BROOKLYN NY 11215-0417
Block 1102, Lot 7	425 7 AVENUE	THE ABDEL GHUNEIM SHARE B. FAMILY TRUST C/O KATZ REAL ESTATE MGMT 3900 12TH AVE. BROOKLYN NY 11218-1925
Block 1102, Lot 8		XARM, LLC ASIM MALIK M. D. 188 OLD WESTBURY RD. OLD WESTBURY NY 11568-1100
Block 1102, Lot 8		XARM, LLC ASIM MALIK M. D. 188 OLD WESTBURY RD. OLD WESTBURY NY 11568-1100
Block 1102, Lot 8	423 7 AVENUE (AKA 380, 386, AND 388 14 STREET)	XARM, LLC ASIM MALIK M. D. 188 OLD WESTBURY RD. OLD WESTBURY NY 11568-1100
Block 01102, Lot (7501) 1101, Unit COM1	429 7 AVENUE	429 SEVENTH AVENUE LLC 309 SMITH ST. BROOKLYN NY 11231-4610
Block 01102, Lot (7501) 1102, Unit COM2	429 7 AVENUE	PEPPERMINT BUTLER LLC 2370 FREER HOLLOW RD. WALTON NY 13856-3221
Block 01102, Lot (7501) 1103, Unit RES3	429 7 AVENUE	CORP. TOM BEER 429 7TH AVE. BROOKLYN NY 11215-5097
Block 01102, Lot (7502) 1201, Unit COM1	433 7 AVENUE	MBH 433 SEVENTH LLC 250 PASSAIC ST. NEWARK NJ 07104-3700

Block 01102, Lot (7502) 1202, Unit COM2	433 7 AVENUE	MARIUS-ZILBERSTEIN 267 11TH ST. BROOKLYN NY 11215-3910
Block 01102, Lot (7502) 1203, Unit R3	433 7 AVENUE	433 SEVENTH AV. CO-OPLTD 433 7TH AVE. BROOKLYN NY 11215-7300
Block 01102, Lot (7503) 1301, Unit COM1	427 7 AVENUE (AKA 427A AND 427B 7 AVENUE)	427 STORE LEFT LLC 417 7TH AVE. BROOKLYN NY 11215-8304
Block 01102, Lot (7503) 1302, Unit COM2	427 7 AVENUE (AKA 427A AND 427B 7 AVENUE)	TOAST 247 LLC JOSEPH ELORRIAGA 438 12TH ST. BROOKLYN NY 11215-5189
Block 01102, Lot (7503) 1303, Unit RES3	427 7 AVENUE (AKA 427A AND 427B 7 AVENUE)	427 SEVENTH AVENUE BUYERS CORP. 427 7TH AVE. BROOKLYN NY 11215-7344
Block 01102, Lot (7504) 1401, Unit COMM	437 7 AVENUE (AKA 437-439 7 AVENUE, 343-355 15 STREET)	SALON BOHEMIA INC. 437 7TH AVE. BROOKLYN NY 11215-5029
Block 01102, Lot (7504) 1402, Unit RESD	437 7 AVENUE (AKA 437-439 7 AVENUE, 343-355 15 STREET)	OWNER/AGENT 437 7 AVENUE RESD BROOKLYN NY 11215
Block 1102, Lot 7501	429 7 AVENUE	429 7TH AVE OWNERS CORP 429 7TH AVE. BROOKLYN NY 11215-5095
Block 1102, Lot 7502	433 7 AVENUE	CRUTCHFIELD, MICHELLE A. 433 7TH AVE. BROOKLYN NY 11215-7300
Block 1102, Lot 7503	427 7 AVENUE (AKA 427A AND 427B 7 AVENUE)	OWNER/AGENT 427 7TH AVE. BROOKLYN NY 11215-7344
Block 1102, Lot 7504	437 7 AVENUE (AKA 437-439 7 AVENUE, 343-355 15 STREET)	GOLDIN MANAGEMENT 25 8TH AVE. BROOKLYN NY 11217-3976
Block 1103, Lot 1	1419 8 AVENUE (AKA 1413-1419 8 AVENUE, [redacted] STREET)	1419 8TH AVENUE LLC [redacted] 8TH AVE. BROOKLYN NY 11215-5152
Block 1103, Lot 9	442 14 STREET	CORP. 6308 12TH AVE. BROOKLYN NY 11219-5585

Block 1103, Lot 37	496 14 STREET (AKA 496A AND 498 14 STREET, 187-191 PROSPECT PARK WEST)	LLC 136 METROPOLITAN AVE. BROOKLYN NY 11249-3963
Block 1103, Lot 42	192 PROSPECT PARK WEST (AKA 193, 194, AND 194A PROSPECT PARK WEST)	192 PPW LLC 190 PROSPECT PARK WEST BROOKLYN NY 11215
Block 1103, Lot 48	195 PROSPECT PARK WEST (AKA 467-469 15 STREET)	CORP. CHOICE NEW YORK MGMT. P.O. BOX 1120 HICKSVILLE NY 11802-1120
Block 1103, Lot 50	465 15 STREET (AKA 467 15 STREET (DISPLAY ADDRESS))	JOAN PELLETIER 467 15TH ST. BROOKLYN NY 11215-5703
Block 1103, Lot 51	463A 15 STREET (AKA 465 15 STREET (DISPLAY ADDRESS))	GOMEZ, DANIEL EDWARD 567 8TH ST. BROOKLYN NY 11215-6922
Block 1103, Lot 52	463 15 STREET	BEZKOROVAINY, GREGORY 463 15TH ST. BROOKLYN NY 11215-5703
Block 1103, Lot 53	461 15 STREET	461 15 STREET LLC 1237 FLATBUSH AVE. BROOKLYN NY 11226-8237
Block 1103, Lot 54	457 15 STREET	457 15TH STREET INVESTORS LLC 38 E. 29TH ST. NEW YORK NY 10016-7911
Block 1103, Lot 56	455 15 STREET	HOFF, ROBERT KEITH 455 15TH ST. BROOKLYN NY 11215-5703
Block 1103, Lot 57	453 15 STREET	WEINTRAUB, HENRY 453 15TH ST. BROOKLYN NY 11215-5703
Block 1103, Lot 58	451 15 STREET	THEODORE MATERN 451 15TH ST. BROOKLYN NY 11215-5703
Block 1103, Lot 59	447 15 STREET	HRYCKOWIAN, ANNA 447 15TH ST. BROOKLYN NY 11215-5703
Block 1103, Lot 60	445 15 STREET	LLC 445 15TH ST. BROOKLYN NY 11215-5703

Block 1103, Lot 61	443 15 STREET	ADRIANA DELGADO 443 15TH ST. BROOKLYN NY 11215-5703
Block 1103, Lot 62	441 15 STREET	GURL, THERESA 646 10TH ST. BROOKLYN NY 11215-4502
Block 1103, Lot 63	439 15 STREET	RODRIGUEZ 439 15TH ST. BROOKLYN NY 11215-5703
Block 1103, Lot 64	437 15 STREET	CLIFFORD PATELLA 437 15TH ST. BROOKLYN NY 11215-5703
Block 1103, Lot 65	435 15 STREET	435 15TH STREET, LLC 10 FLAMINGO DR. ST AUGUSTINE FL 32080-5406
Block 1103, Lot 66	427 15 STREET	427 15 ST. HOUSING CORP. P.O. BOX 1120 HICKSVILLE NY 11802-1120
Block 1103, Lot 69	423 15 STREET	CORP. C/O GOLDIN MANAGEMENT, INC 25 8TH AVE. BROOKLYN NY 11217-3767
Block 1103, Lot 71	417 15 STREET (AKA 415-417 15 STREET)	HARARI REALTY CORP. 417 15 STREET 16 BROOKLYN NY 11215
Block 1103, Lot 73	411 15 STREET	CORP. 5414 NEW UTRECHT AVE. BROOKLYN NY 11219-4129
Block 01103, Lot (7501) 1009, Unit 1-2C	1405 8 AVENUE (AKA 1401-1411 8 AVENUE, 440-442 14 STREET)	ELIEZER MAYER 1405 8TH AVE. BROOKLYN NY 11215-8206
Block 01103, Lot (7501) 1009, Unit 1-2C		ELIEZER MAYER 1405 8TH AVE. BROOKLYN NY 11215-8206
Block 01103, Lot (7501) 1010, Unit 3C	1405 8 AVENUE (AKA 1401-1411 8 AVENUE, 440-442 14 STREET)	BELOW, BRETT MICHAEL 1405 EIGHTH AVENUE BROOKLYN NY 11215
Block 01103, Lot (7501) 1010, Unit 3C		BELOW, BRETT MICHAEL 1405 EIGHTH AVENUE BROOKLYN NY 11215

Block 1103, Lot 7501	1405 8 AVENUE (AKA 1401-1411 8 AVENUE, 440-442 14 STREET)	GOLDIN MANAGEMENT INC. 25 8TH AVE. BROOKLYN NY 11217-3976
Block 1103, Lot 7501		GOLDIN MANAGEMENT INC. 25 8TH AVE. BROOKLYN NY 11217-3976
Block 1105, Lot 10	1503 8 AVENUE (AKA 1501-1503 8 AVENUE, 422-430 15 STREET, AND 1501/426 (DISPLAY ADDRESSES))	1501 8TH AVENUE MANAGEMENT LLC 1503 8TH AVE. BROOKLYN NY 11215
Block 1105, Lot 12	432 15 STREET	BOODOO, DEONARINE 432 15TH ST. BROOKLYN NY 11215-5704
Block 1105, Lot 13	434 15 STREET	GONZALES SEGUNDO 434 15TH ST. BROOKLYN NY 11215-5704
Block 1105, Lot 14	436 15 STREET	RENAUD LESLIE J 436 15TH ST. BROOKLYN NY 11215-6953
Block 1105, Lot 15	438 15 STREET	CARRUZZO, FABIEN 438 15TH ST. BROOKLYN NY 11215-5704
Block 1105, Lot 16	440 15 STREET	4G REALTY LLC 342 7TH AVE. BROOKLYN NY 11215-8112
Block 1105, Lot 18	442 15 STREET	442 15 LLC 320 7TH AVE. BROOKLYN NY 11215-4194
Block 1105, Lot 20	444 15 STREET	ASKINAZY SELMA 8017 VALHALLA DR. DELRAY BEACH FL 33446-9514
Block 1105, Lot 22	446 15 STREET	446 15TH ST. OWNERS CORP. 308 84TH ST. BROOKLYN NY 11209-4407
Block 1105, Lot 24	448 15 STREET	ROSE GARDENS 3006 QUENTIN RD. BROOKLYN NY 11229-1838
Block 1105, Lot 25	452 15 STREET	452 15TH HOUSING CORP. 452 15TH ST. BROOKLYN NY 11215-5777

Block 1105, Lot 26	454 15 STREET	OWNER/AGENT 454 15 STREET 8 BROOKLYN NY 11215
Block 1105, Lot 28	456 15 STREET	300 8 AVE. OWNERS CORP. EM HOLDING CORP 80 JORALEMON ST. BROOKLYN NY 11201-4092
Block 1105, Lot 29	458 15 STREET	PORTOFINO PARTNERS, LLC 458 15 STREET 8 BROOKLYN NY 11215
Block 1105, Lot 30	460 15 STREET	KOJAKAFYAN, GEORGE 1441 RAYMOND AVE. GLENDALE CA 91201-1277
Block 1105, Lot 31	462 15 STREET	15-462 OWNERS CORP. 462 15TH ST. BROOKLYN NY 11215-5769
Block 1105, Lot 34	470 15 STREET	470 15TH STREET LLC C/O HEIDI KNECHT- SEEGERS 150 MAIN ST. GREENWICH NY 12834-1010
Block 1105, Lot 36	196 PROSPECT PARK WEST (AKA 196-200 PROSPECT PARK WEST, 474 15 STREET)	GH 200 PPW FEE, LLC 119 W. 23RD ST. NEW YORK NY 10011-6369
Block 1105, Lot 38	202 PROSPECT PARK WEST (AKA 202-206 PROSPECT PARK WEST)	206 206 PROSPECT PARK W. BROOKLYN NY 11215-5748
Block 1105, Lot 40	208 PROSPECT PARK WEST (AKA 208A AND 208B PROSPECT PARK WEST)	CIRCLE 208 LLC ST. BROOKLYN NY 11215-4501
Block 1105, Lot 41	210 PROSPECT PARK WEST (AKA 210A AND 210B PROSPECT PARK WEST, 455 16 STREET)	210 PROSPECT PARK WE 342 7TH AVE. BROOKLYN NY 11215-8112
Block 1105, Lot 7501	466 15 STREET	OWNER/AGENT 466 15TH ST. BROOKLYN NY 11215-5767

NYC Environmental Protection

NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION

Asbestos Control Program
59-17 Junction Boulevard, 8th Floor, Flushing, NY 11373

ASBESTOS ASSESSMENT REPORT

RECEIVED
8/14/2018
DEP
ASBESTOS CONTROL
PROGRAM
FEE PAID

1. NYC DOB Job # (if applicable) _____ **Control Number: 3463160**

2. Premise No. 543 Street Name 11th Street Borough Brooklyn Zip 11215

3. AKA _____ Type of Facility Residence BIN 3026162 Block 01094 Lot 0057

4. Building Owner RDC Homes LLC Address 400 Garden City Plaza, Suite 210

5. City Garden City State NY Zip 11530 Contact Person Mark Disanti

6. Tel. # (516) 526-2863 Fax # _____ Email MDisanti@aol.com

7. Description of the Entire Scope of Work
Interior gut renovation.

8. I, RICHARD MANISCALCO , have conducted an asbestos investigation on
Name of Certified Asbestos Investigator

04/05/2018 10:00AM-1:00PM in accordance
Date(s)

with Sections 1-16 and 1-28 of the NYC DEP Asbestos Control Program Rules and declare that at said facility address, the

[X] a. portion(s) of the premises affected by the work is free of asbestos containing material (ACM).

[ ] b. premise (or portions thereof) affected by the work contains 10 square feet or less or 25 linear feet or less of ACM. Specify locations in section 9: Note: This material must be abated as a minor project in accordance with relevant provisions of the DEP Asbestos Rules.

[X] c. asbestos is present and will not be disturbed during construction activity. Specify the quantity and area where asbestos is present. Specify amount: 900 sq. ft _____ linear ft.
Specify locations (attach additional documents as necessary):
Roof membrane, flashing and penetrations

[ ] d. entire building is free of asbestos containing material (ACM).

9. RESULTS OF ASBESTOS BUILDING SURVEY:

LOCATION	FLOOR NUMBER	DESCRIBE SECTION OF FLOOR	ALL MATERIALS ASSUMED TO CONTAIN ACM AND/OR SAMPLED	NUMBER OF SAMPLES ANALYZED	ASBESTOS PRESENT	ASSUMED ACM
Building Floors	1 to 3	Basement, 1st, 2nd, 3rd & Roof-Entire	sheetrock, spackle, wall tile grout, cove base mastic, floor tile grout,roof membrane, flashing, linoleum, floor tile composite, pipe joint compound	67	No	No

I hereby declare the information provided herein is true and complete

Richard Maniscalco

RICHARD MANISCALCO	8/14/2018	114783	6/24/2019
DEP Certified Asbestos Investigator's Signature	*Date*	*Certificate Number*	*Expiration Date*

Tel. # (631) 331-3811 Fax # (631) 642-7499

Email jet98@optonline.net

The investigator shall assume that some or all of the areas investigated contain ACM, and for each area that is not assumed to contain ACM, collect and submit for analysis bulk samples in accordance with §§ 1-36, 1-37, and 1-44 of the DEP Asbestos Rules and EPA publications 560/5-85-024 and 560/5-85-030a and 40 CFR 763.86, 40 CFR 763.80, 40 CFR 763.85.

CITY OF NEW YORK RICHARD MANISCALCO CERTIFIED ASBESTOS INVESTIGATOR

SEAL OF THE NYC DEP CERTIFIED ASBESTOS INVESTIGATOR

Is it a Build-It-Back project? [ ] Yes, App ID # _____ [X] No

25413928

NYC Environmental Protection

NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION
Asbestos Control Program
59-17 Junction Boulevard, 8th Floor, Flushing, NY 11373
ASBESTOS ASSESSMENT REPORT

RECEIVED
8/14/2018
DEP
ASBESTOS CONTROL
PROGRAM
FEE PAID

10. ANALYTICAL LABORATORY:

NAME	ELAP # (NYS DOH CERTIFICATION)	DATE(S) SAMPLES ANALYZED
EMSL Analytical Inc.	11469	4/9/2018

11. NYS DOL Asbestos Handling license # 84245 Company Name Jet Environmental Testing Inc.

I hereby declare the information provided herein is true and complete

RICHARD MANISCALCO	8/14/2018	114783	6/24/2019
DEP Certified Asbestos Investigator's Signature	*Date*	*Certificate Number*	*Expiration Date*

Tel. # (631) 331-3811 Fax # (631) 642-7499

Email jet98@optonline.net

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SEAL OF THE NYC DEP CERTIFIED ASBESTOS INVESTIGATOR

CITY OF NEW YORK
RICHARD MANISCALCO
CERTIFIED ASBESTOS INVESTIGATOR

Is it a Build-It-Back project? ☐ Yes, App ID # _____ ☒ No

2541302B

NYC Environmental Protection

NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION

Asbestos Control Program
59-17 Junction Boulevard, 8th Floor, Flushing, NY 11373

ASBESTOS ASSESSMENT REPORT

RECEIVED
8/14/2018
DEP
ASBESTOS CONTROL
PROGRAM
FEE PAID

1. NYC DOB Job # (if applicable) _____ **Control Number: 3463160**

2. Premise No. 543 Street Name 11th Street Borough Brooklyn Zip 11215

3. AKA _____ Type of Facility Residence BIN 3026162 Block 01094 Lot 0057

4. Building Owner RDC Homes LLC Address 400 Garden City Plaza, Suite 210

5. City Garden City State NY Zip 11530 Contact Person Mark Disanti

6. Tel. # (516) 526-2863 Fax # _____ Email MDisanti@aol.com

7. Description of the Entire Scope of Work
Interior gut renovation.

8. I, RICHARD MANISCALCO , have conducted an asbestos investigation on
Name of Certified Asbestos Investigator

04/05/2018 10:00AM-1:00PM in accordance
Date(s)

with Sections 1-16 and 1-28 of the NYC DEP Asbestos Control Program Rules and declare that at said facility address, the

[X] a. portion(s) of the premises affected by the work is free of asbestos containing material (ACM).

[ ] b. premise (or portions thereof) affected by the work contains 10 square feet or less or 25 linear feet or less of ACM. Specify locations in section 9: Note: This material must be abated as a minor project in accordance with relevant provisions of the DEP Asbestos Rules.

[X] c. asbestos is present and will not be disturbed during construction activity. Specify the quantity and area where asbestos is present. Specify amount: 900 sq. ft _____ linear ft.
Specify locations (attach additional documents as necessary):
Roof membrane, flashing and penetrations

[ ] d. entire building is free of asbestos containing material (ACM).

9. RESULTS OF ASBESTOS BUILDING SURVEY:

LOCATION	FLOOR NUMBER	DESCRIBE SECTION OF FLOOR	ALL MATERIALS ASSUMED TO CONTAIN ACM AND/OR SAMPLED	NUMBER OF SAMPLES ANALYZED	ASBESTOS PRESENT	ASSUMED ACM
Building Floors	1 to 3	Basement, 1st, 2nd, 3rd & Roof-Entire	sheetrock, spackle, wall tile grout, cove base mastic, floor tile grout,roof membrane, flashing, linoleum, floor tile composite, pipe joint compound	67	No	No

I hereby declare the information provided herein is true and complete

Richard Maniscalco

RICHARD MANISCALCO — *DEP Certified Asbestos Investigator's Signature*
8/14/2018 — *Date*
114783 — *Certificate Number*
6/24/2019 — *Expiration Date*

Tel. # (631) 331-3811 Fax # (631) 642-7499

Email jet98@optonline.net

The investigator shall assume that some or all of the areas investigated contain ACM, and for each area that is not assumed to contain ACM, collect and submit for analysis bulk samples in accordance with §§ 1-36, 1-37, and 1-44 of the DEP Asbestos Rules and EPA publications 560/5-85-024 and 560/5-85-030a and 40 CFR 763.86, 40 CFR 763.80, 40 CFR 763.85.

SEAL OF THE NYC DEP CERTIFIED ASBESTOS INVESTIGATOR

CITY OF NEW YORK
RICHARD MANISCALCO
CERTIFIED ASBESTOS INVESTIGATOR

Is it a Build-It-Back project? [ ] Yes, App ID # _____ [X] No

25413928

NYC Environmental Protection

NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION
Asbestos Control Program
59-17 Junction Boulevard, 8th Floor, Flushing, NY 11373
ASBESTOS ASSESSMENT REPORT

RECEIVED
8/14/2018
DEP
ASBESTOS CONTROL
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10. ANALYTICAL LABORATORY:

NAME	ELAP # (NYS DOH CERTIFICATION)	DATE(S) SAMPLES ANALYZED
EMSL Analytical Inc.	11469	4/9/2018

11. NYS DOL Asbestos Handling license # 84245 Company Name Jet Environmental Testing Inc.

I hereby declare the information provided herein is true and complete

RICHARD MANISCALCO	8/14/2018	114783	6/24/2019
DEP Certified Asbestos Investigator's Signature	*Date*	*Certificate Number*	*Expiration Date*

Tel. # (631) 331-3811 Fax # (631) 642-7499

Email jet98@optonline.net

The investigator shall assume that some or all of the areas investigated contain ACM, and for each area that is not assumed to contain ACM, collect and submit for analysis bulk samples in accordance with §§ 1-36, 1-37, and 1-44 of the DEP Asbestos Rules and EPA publications 560/5-85-024 and 560/5-85-030a and 40 CFR 763.86, 40 CFR 763.80, 40 CFR 763.85.

SEAL OF THE NYC DEP CERTIFIED ASBESTOS INVESTIGATOR

CITY OF NEW YORK
RICHARD MANISCALCO
CERTIFIED ASBESTOS INVESTIGATOR

Is it a Build-It-Back project? ☐ Yes, App ID # _____ ☒ No

25413928

NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION

Asbestos Control Program
59-17 Junction Boulevard, 8th Floor, Flushing, NY 11373

ASBESTOS PROJECT NOTIFICATION (Form ACP7)

ACCEPTED
11/19/2021
DEP
BUREAU OF ENVIRONMENT REMEDIATION & ENFORCEMENT
ASBESTOS CONTROL PROGRAM
TRU 1

This form must be submitted to the DEP not less than one week in advance of the start of abatement activities.

I. FACILITY

1. Premise No. 543 Street Name 11th Street Borough Brooklyn Zip 11215
2. AKA _____ Type of Facility Residence BIN 3026162 Block 01094 Lot 0057
3. Is the abatement activity not associated with a building / structure (ie., a street activity job)? ☐ Yes ☒ No
4. If yes, specify location, on _____ between _____ and _____
5. Is this building a one-or-two family residence? ☒ Yes ☐ No Is the building height more than 75 feet? ☐ Yes ☒ No
6. Is the abatement activity conducted in a Government owned building? ☐ Yes ☒ No
6a. Is it a Build-It-Back project? ☐ Yes ☒ No App ID # _____

II. BUILDING OWNER

7. Name 543 11th Street LLC Address 115 W 30th Street 709
8. City New York State NY Zip 10001 Contact Person Mat Rostek
9. Tel. # 3478191842 Fax # _____ Email _____

III. APPLICANT

10. Applicant's Affliation ☐ Owner ☒ Asbestos contractor ☐ Third Party Air Monitor ☐ Other _____
11. Name Maximiliano Chan Address 94-11 59TH Ave Suite # E6
12. City Elmhurst State NY Zip 11373 Contact Person Maximiliano Chan
13. Tel. # 6462204340 Fax # _____ Email MCHAN@GIG-CORP.COM

IV. ASBESTOS ABATEMENT CONTRACTOR

14. Name Gig Services, Corp. DOL Lic. # 215297 Address 94-11 59TH Ave Suite # E6
15. City Elmhurst State NY Zip 11373 Contact Person Maximiliano Chan
16. Tel. # (646) 220-4340 Fax # _____ Email MCHAN@GIG-CORP.COM

V. THIRD PARTY AIR MONITOR

17. Name AVM Environmental Inc DOL Lic. # 112205 Address 501 5th Avenue Rm 1400
18. City New York State NY Zip 10017 Contact Person Ana Macio
19. Tel. # 3473075517 Fax # _____ Email ana@avmenvironmental.com
20. Sample Analysis Laboratory A1 Environmental & Asbestos Laboratory NYS DOH ELAP # 12052

VI. PROJECT INFORMATION

21. Start date 11/28/2021 Projected completion date 11/17/2022
22. Asbestos work schedule Monday 7:00AM - 4:30PM, Tuesday 7:00AM - 4:30PM, Wednesday 7:00AM - 4:30PM, Thursday 7:00AM - 4:30PM, Friday 7:00AM - 4:30PM, Saturday 7:00AM - 4:30PM

Access to inspect the premises must be provided during the work schedule indicated above.

TRU #	ACP7 Fee	EN #
TRU1941BK21	$1,200.00	

23. Total amount of asbestos-containing material 1,350 Square Feet, and/or _____ Linear Feet

24. Is the area under containment on any single floor equal to or more than a. 15,000 sq.ft ☐ Yes ☒ No b. 7,500 sq.ft. ☐ Yes ☒ No

25. TYPE OF ABATEMENT: Removal

26. ABATEMENT PROCEDURE: Exterior Foam, Exterior Vertical Surface

VII. PROJECT DETAILS

27. DOES THE ASBESTOS PROJECT INVOLVE

(Checking "Yes" to any of the following subsections will require notice to FDNY as per Section 901.7 NYC Fire Code, Local Law 26 of 2008)

A. Disengagement or obstruction of any component of exit signage or exit lighting system? ☐ Yes ☒ No

B. Disengagement of any fire alarm system component including any fire alarm-initiating device? ☐ Yes ☒ No

C. Shut-off of the sprinkler system water supply? ☐ Yes ☒ No

D. Shut-off of any part of a standpipe system or standpipe system components, including valves or fire pumps? ☐ Yes ☒ No

28. DOES THE ASBESTOS PROJECT INVOLVE

(If you answer "Yes" to any of the following, you must submit a complete Work Place Safety Plan and obtain an Asbestos Abatement permit from DEP before commencing abatement activities. Please see section 1-26 of the DEP Asbestos Rules and the instructions for this form)

A. Obstruction of an exit door leading to an exit stair or the exterior of the building? ☐ Yes ☒ No

B. Obstruction of an exterior fire escape or access to that fire escape? ☐ Yes ☒ No

C. Obstruction of a fire-rated corridor leading to an exit door? ☐ Yes ☒ No

D. Removal of handrails in an exit stair or ramp within the work area*? ☐ Yes ☒ No

E. Removal or dismantling of any fire alarm system component including any fire alarm-initiating device (e.g. smoke detectors and manual pull stations) within the work area*? ☐ Yes ☒ No

F. Removal or dismantling of any exit sign, including directional signs, or any component of the exit lighting system, including photoluminescent exit path marking within the work area*? ☐ Yes ☒ No

G. Removal or dismantling of any part of a sprinkler system including piping or sprinkler head within the work area*? ☐ Yes ☒ No

H. Removal or dismantling of any part of a standpipe system, including valves or fire pumps within the work area*? ☐ Yes ☒ No

I. Obstruction of an interior stairway leading to an exit or exit passageway of a building? ☐ Yes ☒ No

29. DOES THE ASBESTOS PROJECT INVOLVE

(If you answer " Yes" to any of the following, you must obtain an Asbestos Abatement Permit from DEP before commencing abatement activities. Please see section 1-26 of the DEP Asbestos Rules and the instruction form that will be generated once you submit this application)

A. Removal of any fire-resistance rated portions of a wall, ceiling, floor, door, corridor, partition, or structural element enclosure including spray on fire-resistance rated materials within the work area*? ☐ Yes ☒ No

B. Removal of any fire dampers, smoke dampers, fire stopping materials, fireblocking or draft stopping within fire-resistance rated assemblies or within concealed spaces? ☐ Yes ☒ No

C. Removal of any non-load bearing / non-fire-resistance rated wall (greater than 45 sq.ft or 50% of a given wall) within the work area*? ☐ Yes ☒ No

D. Any plumbing work other than the repair or replacement of plumbing fixtures within the work area*? ☐ Yes ☒ No

TRU #	ACP7 Fee	EN #
TRU1941BK21	$1,200.00	

VIII. ASBESTOS HAULER

30. Asbestos Hauler GIG Services Corp NYS DEC Permit # 2A-1054 TEL.# (646) 220-4340

Disposal Site(s) 110 SAND COMPANY 136 Spagnoli Road Melville NY 11747, TRI-STATE Transfer 1199 Randall Avenue Bronx NY 10474

IX. LOCATION OF ABATEMENT

Total amount of asbestos-containing material 1,350 Square Feet, and/or _____ Linear Feet

Floor	Entire Floor	Section of Floor	Type Of Abatement	Abatement Procedure	Type of Asbestos Containing Material	Amount of ACM		A-TRU Review/ Approval/Permit Required
						Square Feet	Linear Feet	
Roof	Yes		Removal	Exterior Foam	Roof Membrane	1,050		No
Roof	Yes		Removal	Exterior Vertical Surface	Base Flashing	120		No
Roof	No	Chimneys	Removal	Exterior Vertical Surface	Tar	180		No
					TOTAL ACM	1,350		

TRU #	ACP7 Fee	EN #
TRU1941BK21	$1,200.00	

X. ACKNOWLEDGEMENT

31. I hereby declare that the information provided herein is true and complete to the best of my knowledge. I am familiar with Federal, State and NYC laws and regulations applicable to asbestos-related work.

AVM Environmental Inc	Gig Services, Corp.	Maximiliano Chan
Print Name of Air Monitor	Print Name of Asbestos Contractor	Print Name of Applicant
11/18/2021	11/18/2021	11/18/2021
Date Acknowledged	Date Acknowledged	Date Acknowledged

32. I understand that as the owner of a building where asbestos abatement activity occurs, I am responsible for the performance of the asbestos abatement activities in accordance with the Asbestos Control Program Rules. I have contracted the third party air monitor who is completely independent of all parties involved in the asbestos project. I hereby declare that I have authorized the filing of this notification for the work specified herein.

543 11th Street LLC	N/A
Print Name of Owner	Date Acknowledged

Please note:

1. The requirements of the Asbestos Control Program Rules may not be lawfully avoided or lessened through the performance of work in incremental or piecemeal fashion

2. Any modification of information provided on this form must be reported immediately in writing directly to the NYC DEP Asbestos Control Program

TRU #	ACP7 Fee	EN #
TRU1941BK21	$1,200.00	

NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION
Asbestos Control Program
59-17 Junction Boulevard, 8th Floor, Flushing, NY 11373

ASBESTOS PROJECT AMENDMENT FORM (Form ACP8)

A modification is valid only if it is received by the NYCDEP prior to the previously filed date of completion, except for start date changes that must be received by the original start date. A notification may be modified no more than twice.
Only the building owner may amend items II. The original applicant or building owner may amend all other items.
If you answered "No" to the questions listed under Items 27, 28, or 29 of the ACP7, but this amendment changes one or more of these answers to "Yes", then you are required to file a new ACP7 and obtain an Asbestos Permit from DEP before proceeding with the work.

Date ACP7 was filed 11/18/2021 Var# _____

Was this ACP7 amended before? [X] Yes [ ] No If yes, please specify date _____

I. FACILITY

1. Premise No. 543 Street Name 11th Street Borough Brooklyn Zip 11215
2. AKA _____ Type of Facility Residence BIN 3026162 Block 01094 Lot 0057
3. Is the abatement activity not associated with a building / structure (ie., a street activity job)? [ ] Yes [X] No
4. If yes, specify location, on _____ between _____ and _____
5. Will this additional asbestos abatement require a new A-TRU Permit? [ ] Yes [X] No
   - 5A. If No to the Question 5, will you be using an existing A-TRU Permit for this additional asbestos abatement? [ ] Yes [X] No
   - 5B. If Yes to the Question 5A, would the answers to the threshold trigger questions (28 and 29) be the same as in the original ACP7? [ ] Yes [ ] No
6. Is this a request to extend or reinstate an existing Asbestos Work permit? [ ] Yes [ ] No

PLEASE ENTER THE INFORMATION THAT IS BEING CHANGED

II. ASBESTOS ABATEMENT CONTRACTOR

7. Name _____ DOL Lic. # _____ Address _____
8. City _____ State _____ Zip _____ Contact Person _____
9. Tel. # _____ Fax # _____ Email _____

III. THIRD PARTY AIR MONITOR

10. Name _____ DOL Lic. # _____ Address _____
11. City _____ State _____ Zip _____ Contact Person _____
12. Tel. # _____ Fax # _____ Email _____
13.

IV. PROJECT INFORMATION

14. Start date _____ Projected completion date _____
15. Asbestos work schedule _____
16. Additional amount of asbestos-containing material 0 Square Feet, and/or 0 Linear Feet (from page 2)
17. Reduction in amount of asbestos-containing material 180 Square Feet, and/or 0 Linear Feet (from page 2)
18. ABATEMENT PROCEDURE: Exterior Vertical Surface

V. LOCATION OF ABATEMENT- Additional material

TRU #	Amendment	Total Fee
TRU1941BK21	2	$0.00

Floor	Entire Floor	Section of Floor	Type Of Abatement	Abatement Procedure	Type of Asbestos Containing Material	Amount of ACM	
						Square Feet	Linear Feet
					TOTAL		

VI. LOCATION OF ABATEMENT- ACM not being abated (to be deleted)

Floor	Entire Floor	Section of Floor	Type Of Abatement	Abatement Procedure	Type of Asbestos Containing Material	Amount of ACM	
						Square Feet	Linear Feet
Roof	No	Chimneys	Removal	Exterior Vertical Surface	Tar	180	
					TOTAL	180	

19. OTHER CHANGES

20. Applicant's Affliation ☐ Owner ☒ Asbestos Contractor ☐ Third party Air Monitor ☐ Other _____

21. Name of the Company/ Owner Maximiliano Chan Email MCHAN@GIG-CORP.COM

22. Address 94-11 59TH Ave City Elmhurst State NY Zip 11373

I hereby declare that the information provided herein is true and complete.

Maximiliano Chan	N/A
Print Name of Applicant	Date Acknowledged
543 11th Street LLC	N/A
Print Name of Building Owner	Date Acknowledged

TRU #	Amendment	Total Fee
TRU1941BK21	2	$0.00

NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION

Asbestos Control Program

59-17 Junction Boulevard, 8th Floor, Flushing, NY 11373

ASBESTOS PROJECT COMPLETION FORM- ACP21

TRU1941BK21

Build It Back App ID # _____

Premise Address 543 11th Street Borough Brooklyn Zip 11215

DEP Asbestos Control Program is in receipt of the following document (s)

- [x] Project Monitor's Report
- [ ] A-TR1 form filed by Registered Design Professional

Based on the above submitted documentation the Department is issuing the

- [X] Project Completion Form (entire project)
- [ ] Project Completion Form (partial project)

(See next page for the list of closed-out location(s) of abatement)

DEP hereby acknowledges that it has received the above documentation required pursuant to section 1-22(b) of the DEP Asbestos Rules (15 RCNY Chapter 1) for the completion of this project. Please note that the issuance of this Form is not a certification that the asbestos project was performed in accordance with the DEP Asbestos Rules or that the building is free of asbestos containing material. This Form is issued based on representations contained in documentation submitted by the applicant, or other relevant party.

Date: December 2, 2021

Signature

NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION

Asbestos Control Program

59-17 Junction Boulevard, 8th Floor, Flushing, NY 11373

ASBESTOS PROJECT COMPLETION FORM- ACP21

TRU1941BK21

Build It Back App ID # _____

Premise Address 543 11th Street Borough Brooklyn Zip 11215

CLOSED-OUT LOCATION(S) OF ABATEMENT

Floor	Section of Floor	Type of Asbestos Containing Material	Amount of ACM		DOB Job Number(s) (if applicable)
			Square Feet	Linear Feet	
Roof		Roof Membrane	1,050		
Roof		Base Flashing	120		
		TOTAL ACM	1,170		

DECLARATION

Establishing a Plan for Condominium Ownership of Premises located at 543 11th Street, Brooklyn, New York, County of KINGS, City and State of New York Pursuant to Article 9-B of the Real Property Law of the State of New York.

NAME: THE 543 11TH STREET CONDOMINIUM

DECLARANT: **11TH STREET RESIDENCE LLC**
115 WEST 30TH STREET, SUITE 709
NEW YORK, NEW YORK 10001

DATE OF DECLARATION:

The land affected by the within instrument lies in Block 1094 on the Tax Map of the Borough of BROOKLYN, County of KINGS, City and State of New York.

F/k/a: Lot(s) 57
N/k/a: Lot(s) _____

Record and Return:

D'AGOSTINO, LEDERMAN, LANDESMAN, RIVERA & MIRAGLIA, LLP
Attorney for Declarant
9 East 40th Street, 5th Floor
New York, New York 10016

DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP of Premises to be known as THE 543 11TH STREET CONDOMINIUM, located at 543 11th Street, Brooklyn, New York 11215, Borough of Brooklyn, County of KINGS, City and State of New York, pursuant to Article 9B of the Real Property Law of the State of New York.

11TH STREET RESIDENCE LLC, located at 115 West 30th Street, Suite 709, New York, New York 10001, hereinafter referred to collectively as “the Sponsor” and/or "the Declarant," does hereby declare:

1. SUBMISSION OF PROPERTY: Declarant hereby submits the land hereinafter described, together with the Buildings and improvements thereon erected ("the Property"), to the provisions of Article 9-B of the Real Property Law of the State of New York.

2. AREA AND LOCATION OF LAND: The land ("Land") consists of all that certain tract, plot, piece, and parcel of land situate, lying and being in the County of KINGS, City and State of New York, more particularly described on Schedule A annexed hereto and made a part hereof. The Land is owned by the Declarant in fee simple absolute.

3. NAME OF CONDOMINIUM: The Condominium shall be known as the 543 11TH STREET CONDOMINIUM.

4. DESCRIPTION OF THE BUILDING: The condominium consists of a single building composed of three stories and a cellar, and containing, in aggregate, three (3) residential units. The legal occupancy will match the proposed occupancy hereunder. The building complies with 1968 Code class IIB (construction class refers to new class attributed to building after a circa 1990’s alteration, building had no construction class when built in 1891).

5. THE UNITS: SCHEDULE B annexed hereto and made a part hereof sets forth the following data with respect to each Unit necessary for the proper identification thereof: Unit designation; tax lot number; approximate square foot area; location; number of rooms; the portion of the Common Elements, including Limited Common Elements to which the Unit has immediate access (if any) and the percentage of interest in the Common Elements. The location of each Unit and any Limited Common Elements appurtenant thereto is more clearly designated on the Floor Plans (as hereinafter defined) and reference should be made thereto for the statement of the location of each Unit.

6. FLOOR PLANS: As shown on the Floor Plans of the Buildings (the "Floor Plans"), certified by David Bucovy Architect, PLLC, and intended to be filed in the KINGS County Office of the register of the City of New York simultaneously with the recording of this Declaration, the dimensions indicated are approximate, and are incorporated by reference as if fully set forth herein. The approximate physical dimensions of each Unit consists of the area of the Unit, measured horizontally by the inside face of the exterior wall of the Building to the centerline of the interior walls and partitions separating the Unit from another Unit, common corridors, common stairways,

common elevators and elevator shafts, mechanical equipment spaces or other Common Elements. Vertically, each Unit consists of the space between the upper face of either the subfloor or concrete floor and the upper face of the drywall ceiling above or where there is no dry wall ceiling, the under face of the joists or floor slab above. Doors and windows which open from, or form a border of a Residential Unit shall be deemed part of the Unit.

Any access stair located within a Unit which is for the exclusive use of the Unit Owner thereof shall be deemed a part of such Unit. Further, any mechanical equipment, including, but not limited to, sprinkler, heating, hot water and air-conditioning equipment, with all related ductwork and piping attached thereto, located outside or inside a Unit which only services a particular Unit shall be a fixture which is the personal property of the Unit Owner of the Unit it services. Such Unit Owner shall be responsible for the cost of any maintenance, repair or replacement of such mechanical equipment.

Any Common Elements located within a Unit will not be considered a part of such Unit.

Exterior private yard, deck, balcony or terrace areas are measured from the exterior face of the Unit wall to the exterior face of the walls, railings, or fencing delineating such areas, as may be applicable.

7. COMMON ELEMENTS: The Common Elements of the Condominium consist of the entire Property, including parts of the Buildings and improvements thereon other than the Units. Common Elements are comprised of General Common Elements and Limited Common Elements. They include, to the extent applicable, the following:

a) General Common Elements:

(i) The land on which the Building is physically erected, including any rear or side yard areas, if any, and all other lands comprising the Property, if any. Specifically excluded are any unused transferable air rights and/or development rights pertaining to the Land and Building, which rights are being reserved by Declarant for itself and any successors or assigns, unless provided herein. Except as otherwise provided herein, yard areas or other areaways at the Property, if any, which are not for the exclusive use of a particular Residential Unit, are not intended for public use except for fire egress or other egress purposes, and are subject to easement rights, if any, in favor of the Sponsor and/or Sponsor-designees;

(ii) To the extent they exist, all foundations, footings, columns, girders, floor slabs and concrete ceilings, beams, supports, and interior bearing walls (except to the extent included below as Limited Common Elements); also at those levels, those portions of the exterior walls and any insulation or framing beyond the unexposed face of the dry wall at the exterior face of the Building, or where applicable, those portions of the exterior walls beyond the interior face of the exterior walls or the concealed block work or concealed structural members of those walls; those portions of the walls and partitions dividing a Unit

from the corridors, mechanical equipment spaces which are not part of a Unit, fire staircases and stairs located beyond the unexposed face of the dry walls enclosing the a Unit, or where applicable, the blockwork or concrete work of the interior walls of the Building separating a Unit from another subdivided Unit, or separating a Unit from corridors, mechanical equipment spaces which are not part of the Unit, fire staircases, stairs, vestibules, if any, or lobbies not within a Unit; the subfloors and framing joists, if any, including any framing attached to such joists from which the dry wall ceiling of the Unit is attached; all cellar areas which are not included within a Unit which are not specifically designated below as Limited Common Elements, roof bulkheads, unless specifically designated below as Limited Common Elements; roof areas, if any, which are not part of a Unit or Limited Common Elements for the exclusive use of a particular Unit or Units, the use of which shall be at the sole discretion of the Board of Managers; water towers or tanks, if any, sprinkler systems, standpipe systems or parts thereof installed in the common area of the Building, if any, service corridors, fire corridors, corridors, halls, stairs, and stairway areas located beyond the unexposed face of the dry walls or blockwork or concrete work of the walls enclosing a Unit, which are not specifically designated below as Limited Common Elements; storage and utility areas, if any, which are not part of a Unit or which are not specifically designated below as Limited Common Elements and are located beyond the unexposed face of the drywalls or blockwork, brickwork, masonry or concrete work enclosing a Unit or the unexposed face of a dry wall enclosing all or part of such Units; all cellar and attic areas which are not specifically designated below as a Limited Common Element and not part of a Unit; the sidewalks in front of the Building; including any trash collection area and any tree, shrubbery, flower or other planting or horticulture tub or box located thereon; the main entrances and service entrances to the Building, if any, together with any stairs or means of access and egress thereto; any awnings or canopies, if any, which are not part of a particular Unit or which are not specifically designated as a Limited Common Element; and any ladder and roof hatch leading to the main roof of the Building;

(iii) Unless designated as part of a Unit or specified as Limited Common Elements, any mechanical or other rooms located at the cellar level; the gas meters, water meters, electric meters, sprinklers, and other equipment in the cellar which is not part of a Unit, if any; any and all cellar or other areas of the Building and Facilities which are not designated as part of a Unit or a Limited Common Element;

(iv) The common service or public corridors and staircase wherever located at the Building, all of which shall be for the use of the Residential Unit Owners or the tenants thereof, their servicemen, consultants and/or repairmen (i) to install, access, maintain, repair and/or replace any and all mechanical equipment servicing any such Unit; and (ii) for fire egress purposes;

(v) The mailboxes for all of the Units located at the front exterior or vestibule of the Building; the trash collection area extending outside the Building and property line fronting 11th Street;

(vi) The heating equipment, boilers, hot water heaters, if any, ventilation and/or air-conditioning equipment, cooling towers and water tanks, if any, and related machinery or Facilities, wherever located in the Building, which service two (2) or more of the Units and/or the Common Elements;

(vii) Any piping and/or ductwork which is necessary for the functioning of the boilers and hot water heaters, if any, heating and/or air-conditioning equipment, if any, wherever located in the Building, which service two (2) or more of the Units and/or the Common Elements;

(viii) All installations and Facilities on the Property outside the Units for services such as gas, power, light, cable television, heat, telephone and water which service two (2) or more Units and/or the Common Elements;

(ix) Those portions of the main roof of the Building which have been designated for the installation of mechanical equipment and Facilities servicing the Units and/or the Common Elements

(x) All sewer pipes and drainage pipes;

(xi) To the extent they exist, any common tanks, common water towers or tanks, pumps, including, but not limited to, sprinklers, if any, the under slab drain pump for the Building, if any, motors, fans, compressors, ducts, siamese connections, and, in general, all apparatus and installations and Facilities existing for common use;

(xii) The common storage area at the basement level of the building, if any, together with any stairs or means of access and egress thereto. The use of any storage area shall be subject to the By-Laws of the Condominium and any and all rules and regulations promulgated with regard thereto by the Board of Managers in their sole discretion;

(xiii) The inclined platform lift at the exterior of the Building that provides barrier-free access from the front grade area adjacent to the sidewalk to the 1st floor entrance; and

(xiv) Except as specifically noted, all other apparatus and installations and Facilities existing in the Building for common use or necessary or convenient to the existence, maintenance or safety of the Building.

b) Limited Common Elements:

Limited Common Elements are those portions of the Common Elements which shall be for the exclusive use of an individual Residential Unit Owner.

(i) The skylights, if any, existing or installed at some future date, that are directly above any Unit, which shall be for the exclusive use of such Unit Owner. The maintenance, repair and replacement of such skylights shall be the responsibility of the individual Unit Owners of such Units;

(ii) The private yard, deck and/or terrace (including the steps, if any, that lead from the rear of Unit 1 to the yard, deck and/or terrace) located at the rear of the Building, together with any fencing or walls delineating such areas, which are adjacent to and directly accessed from Unit 1, as delineated on the Floor Plans, which shall be for the exclusive use of the Unit Owner of Unit 1. The Unit Owner of Unit 1 shall have the sole responsibility for the repairs, maintenance and replacements, ordinary or extra ordinary, structural or non structural, relating to the respective private yard and deck (including the steps, if any, that lead from the rear of Unit 1 to the yard and/or deck), together with any fencing or walls which delineate such areas;

(iii) Any fireplace, together with any flue and/or ductwork attached thereto, whether gas-fired, wood-burning or ventless, existing or installed at some future date in any Unit shall be for the exclusive use of such Unit Owner; the maintenance, repair and replacement of such fireplace, including any flue and/or ductwork attached thereto, if any, shall be the responsibility of the individual Unit Owners of such Unit; and

(iv.) The private terrace(s), together with any fencing delineating such areas, which are adjacent to or directly accessed from Residential Units 2 and 3, as delineated on the Floor Plans. Nonstructural, ordinary repairs and maintenance of the private terrace(s), together with any stairs or fencing which delineates such area or provides access thereto, shall be the responsibility of the individual Unit Owner(s) who have the exclusive use thereof.

Each Unit Owner shall be solely and only responsible for repair and maintenance of the Limited Common Element appurtenant to his/her Unit including, but not limited to, painting, cleaning, patching, and surface repair. In the event a Unit Owner fails to properly maintain his/her Limited Common Element, the Condominium Board of Managers may take such steps as in its exclusive judgment are necessary to maintain the areas and the cost thereof shall be assessed against the Condominium Unit to which such Limited Common Elements are appurtenant. To the extent that any damage to a Limited Common Element is caused by building condition, or by other condition for which the Condominium carries insurance, the cost of repair of such damage shall be borne by the Condominium.

Notwithstanding anything contained herein, there is no leak management system such as drip pans or leak detection below terraces. Roofs were protected with a liquid applied waterproof membrane. The Unit Owner of Unit 3 is responsible for leaks from the roof above the penthouse level. Leak damage from the second-floor terrace of Unit 2, above the first floor, and from the penthouse level terraces above the third floor shall be the responsibility of the Condominium Board. Damage not covered by the roof membrane

warranty would be the responsibility of either the Unit Owner of Unit 3, for the roof above the penthouse level, or the Condominium Board for the roof above the first floor and the roof above the third floor. The Unit 3 Unit Owner is responsible for repairs to their Unit, stemming from any leak originating from the roof above the penthouse level and must report the leak to the roof membrane manufacturer. The Unit Owners must report any leaks affecting any floor below the third-floor roof to the Condominium Board, which will report such leaks to the membrane manufacturer. Where a leak is not covered by warranty, a contractor certified by the roof membrane manufacturer to make repairs to the roof membrane shall be hired. Interior repairs from such a leak shall be performed by a contractor hired by the Condominium Board.

8. DETERMINATION OF PERCENTAGES OF COMMON INTEREST: The determination of percentages of Common Interest allocated to each unit is 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, as per Section 339-(i)(1)(iv) of the New York State Real Property Law.

9. USE OF UNITS: Subject to compliance with the By-Laws of the Condominium, each of the Residential Units may be used only for private residential use, except that a Residential Unit Owner may use his Residential Unit for any home occupation use permitted under applicable zoning law and ordinances, building code or other rules and regulations of governmental authorities having jurisdiction. Such Residential Units may also be used as professional offices by a resident thereof provided such professional use does not violate any zoning law and ordinances and provided further, that the prior written consent of the Board of Managers to such professional use is obtained. Notwithstanding the foregoing, the Sponsor or its designee may, without the permission of the Board of Managers, retain ownership of one or more Units for use as models, sales and/or production offices in connection with the sale or rental of the Units.

A Residential Unit may only be occupied by: (i) any individual who is a Unit Owner or permitted lessee; (ii) any officer, director, shareholder or employee of any corporation which is a Unit Owner or permitted lessee; (iii) any partner or employee of any partnership which is a Unit Owner or permitted lessee; (iv) any member or employee of any limited liability company which is a Unit Owner or permitted lessee; (v) the fiduciary or beneficiary or employee of any fiduciary which is a Unit Owner or permitted lessee; (vi) any principal or employee of any other entity (including, but not limited to, embassies and consulates of foreign governments) which is a Unit Owner or permitted lessee; provided that in each instance in clauses (ii) through (vi) above: (A) the designated officer, director, shareholder, partner, member, fiduciary, beneficiary, principal or employee is designated as the primary occupant of the Unit and is not being designated to use the Unit on a transient basis or as other than the primary occupant; and (B) such use is not, in fact or in effect, part of in furtherance of a program, plan, entity, agreement or other arrangement providing for short-term, fractional or shared use and/or ownership of such Unit; and (vii) family members, domestic employees and/or non-paying guests of the foregoing..

10. ENCROACHMENTS: If any portion of the Common Elements now encroach upon any Unit, or if any Unit now encroaches upon any other Unit or upon any portion of the Common Elements, or if any encroachment shall occur hereafter as a result of (a) settling or shifting of the Building, or (b) alteration or repair to the Common Elements made by or with the consent of the Board of Managers, or (c) as a result of repair or restoration of the Building or a Unit after damage by fire or other casualty, or (d) as a result of condemnation or eminent domain proceedings; a valid easement shall exist for such encroachment and for the maintenance of the same so long as the Building shall stand.

10. MAINTENANCE AND OPERATION OF INTERNAL DRAINS:

A. Pursuant to the requirements of all applicable laws, ordinances and/or building codes, each Unit Owner, together with the Condominium, shall be responsible for the maintenance and operation of the internal drains within the Property which are Common Elements ("Internal Drains"). The cost of such maintenance and operation shall be a Shared Common Expense of all the Unit Owners.

B. Any charge or assessment for said maintenance and operation of the Internal Drains shall be a charge upon the Land or Unit against which the same are made and shall be a continuing lien upon the Land or Unit so charged or assessed. In addition such charge or assessment shall be the personal obligation of the record owner of such Land or Unit against which the same is made.

C. The Sponsor and/or Condominium and each Unit Owner thereof shall keep the Internal Drains wholly within the boundary lines of the Property, and its point of exit from the Property shall not be altered.

D. The Sponsor and/or Condominium and each and every Unit Owner thereof shall maintain the Internal Drains at all times throughout the life of the Condominium and Property. They shall be responsible for the abatement of any nuisance due to the use of the Internal Drains that would have an adverse effect on the health, safety and welfare of the City and State of New York.

E. The Sponsor shall insure that the utilization of the Internal Drains for the conveyance of the sanitary flow is to be designed as to size, shape, slope and velocity to have sufficient capacity to take the estimated peak sanitary flow from the Property.

F. The Sponsor and/or Condominium and each and every Unit Owner thereof, shall utilize the Internal Drains in such a manner, that it will not in any way have an adverse effect on the City of New York's complete or pending sanitary and storm water drainage plans for the tributary drainage area or the separate sewer outlets.

11. EASEMENTS:

a) A. Each Unit Owner shall have an easement in common with the owners of all other Units to use all pipes, wires, ducts, cables, conduits, public utility lines and other Common Elements located in any of the other Units and serving his Unit. Each Unit shall be subject to an easement in favor of the Owners of all other Units to use the pipes, ducts, cables, wires conduits, public utility lines and other Common Elements serving such other Units and located in such Unit. The Board of Managers shall have a right of access to all General Common Elements, to each Unit and any Limited Common Elements appurtenant thereto to inspect the same, to remove violations therefrom and/or to maintain, repair or replace the Common Elements contained within a particular Unit or elsewhere in the Building. In addition, each Unit shall have, and shall be subject to, easements of subjacent support and necessity in favor of such Unit and in favor of other Units and the Common Elements.

b) The Sponsor and its designees, their successors, assigns, invitees, licensees, contractors, employees and tenants, shall have an easement in, on, over and across the Property for (i) construction, installation and development thereon of recreation facilities, if any, and for the construction and installation, ingress to and egress from, and use of (including the right to connect with) all pipes, conduits, ducts, flues, cables, wires, storm drainage facilities, water, sewer and other utility lines for the benefit of the recreation facilities, if any, and (ii) construction and installation of, whether on the interior or exterior of the Building, ingress to and egress from and the right to use (in common with Unit Owners) all storm drainage facilities, water, sewer and other utility lines, pipes, conduits, flues, ducts, wires and cables necessary for the use of its Units, and (iii) ingress to and egress from all land areas of the Property and the use of said land areas (in common with Unit Owners) for any lawful purpose.

c) The Sponsor, its designees and their successors, assigns, invitees, licensees, contractors, employees and tenants (i) shall have an easement to erect, maintain, repair and replace from time to time one (1) or more signs on the Property for the purposes of advertising the sale of Units and the leasing of space in any Unit as well as an easement in and access to Units and Common Elements consistent with the purposes of the Offering Plan for the Property, as same may be amended, and Sponsor's rights and obligations thereunder, including, without limitation, the right to develop, renovate, maintain, repair, refurbish, offer, sell and lease Units and Common Elements and (ii) reserve the right to establish, grant and create easements for any additional underground, exterior wall mounted, or roof-top electric transformer, amplifier, gas, cable television, telephone, satellite, telecommunication equipment, water, storm drainage, sewer or other utility lines or services and appurtenances in, under, over and through the Property, including, without limitation, an easement or easements for the benefit of any property adjacent to the Property, to relocate any existing utility or equipment easements in any portion of the Property and to dedicate any or all of such facilities to any governmental body, public benefit corporation or utility company if the

Sponsor or designee shall deem it necessary or desirable for the proper operation and maintenance of the Property or any portion thereof, or for the general health or welfare of any Unit Owner, or the residents of any property adjacent to the Property, or users of the recreation facilities, if any, provided that such additional utilities or equipment or the relocation of existing utilities or equipment will not prevent or unreasonably interfere with the use of the Residential Units for dwelling purposes or home occupation purposes. Any utility company or service company or public benefit corporation furnishing services to the Property, and the employees and agents of any such company or corporation, shall have the right of access to any Unit, to the Common Elements or the Limited Common Elements in furtherance of such easements, provided such right of access is exercised in such a manner as to not unreasonably interfere with the use of the Units.

d) All Unit Owners, their servicemen, consultants and/or repairmen, shall have an easement by means of the shortest distance and/or route from the common entrances to the Building and through the public staircase in, on, over and across the main roofs or other applicable roofs of the Building for the sole purpose of maintaining, repairing and/or replacing any mechanical equipment, including but not limited to, air-conditioning equipment, located on such roofs of the Building which services one or more of the Units.

e) Sponsor, its assignee or designee and their respective successors, assigns, invitees, licensees, contractors, employees, agents and tenants shall have such rights of access, storage and use necessary to fulfill obligations under the Plan (in the case of Sponsor) and/or to effectuate the rights of such parties to make alterations, additions, improvements or repairs to Units owned by each, respectively, including without limitation the right to (i) use the elevator, stairs and other Building facilities during customary industry practice construction hours; (ii) maintain roll-off refuse containers on the Property and dumpsters adjacent to the Property; (iii) store and maintain tools and materials on the Property; (iv) connect to and use the Building's common electricity, water and other utility services and facilities with the cost thereof being a Common Expense paid by all Unit Owners as part of their Common Charges; (v) compel Unit Owners to facilitate penetration and entry into Units to permit the extension and provision of Building services to space under construction or to work, and (vi) erect and maintain hoists, sidewalk sheds, sidewalk fences and temporary walkways, construction shacks and trailers in the street adjacent to and on the Property.

f) The Board of Managers, their servicemen, consultants and/or repairmen, shall have an easement by means of the shortest distance and/or route from the common entrances to the Building and through the public staircase in, on, over and across the Units, Limited Common Elements and General Common Elements, including, but not limited to, Storage Rooms, the main roofs or other applicable roofs of the Building and private balconies, entryways and terraces, for the sole purpose of maintaining, cleaning, repairing and/or replacing (i) any windows of the Building; (ii) the exterior facade of

the Building; and (iii) any mechanical equipment, including but not limited to, air-conditioning equipment and/or window washing equipment, located on such roofs of the Building which services or is for the benefit of one or more of the Units. Such easement in favor of the Board of Managers, their servicemen, consultants and/or repairmen, shall include the right to temporarily remove any fencing or other improvements located on and/or which demarcate any such roof or balcony, terrace, or yard areas

g) In addition, each Unit shall have an easement for the exclusive use, alone or in common with one or more other specified Units, of its Limited Common Elements.

h) The Board of Managers and the Unit Owner of Unit 1 shall be required to permit access to the cellar level upon reasonable notice for the purpose of inspection and repair of any mechanical equipment that may service the Condominium building. The Board of Managers and Unit Owners shall have an easement through Unit 3 and its rooftop terraces solely for access, installation, maintenance, repair and replacement of any flues, vents, air-conditioning, gas, heating, ventilating, water and other mechanical lines, equipment and fixtures and any other machinery, pipes, wires, conduits, equipment or meters servicing any other portion of the Condominium.

i) The user of any easement granted by Sub-paragraphs "b" through "h" of this Paragraph 11 shall have the responsibility of repairing any damage resulting therefrom. No fee or charge may be imposed by the Board of Managers for any easement granted herein.

12. PERSON TO RECEIVE SERVICE: For the period during which Declarant is in control of the Board of Managers, 11TH STREET RESIDENCE LLC, 115 West 30th Street, Suite 709, New York, New York 10001, is hereby designated to receive notice of process in any action which may be brought against the Condominium. After Declarant relinquishes control of the Board of Managers notice of process in any action which may be brought against the Condominium shall be served on the President of the Condominium at the office of the Condominium located at 543 11TH Street, BROOKLYN, New York. In addition to the foregoing, the Secretary of State of the state of New York is hereby designated as agent of the Board of Managers to accept the service of process in any proceeding.

13. UNITS SUBJECT TO DECLARATION, BY-LAWS, AND RULES AND REGULATIONS: All present and future Owners, tenants, subtenants and occupants of Units shall be subject to and shall comply with the provisions of this Declaration, the By-Laws, and the Rules and Regulations (if any), as they may be amended from time to time. The initial By-Laws of the Condominium are attached hereto as **Schedule E**. The acceptance of a deed or conveyance or the entering into a lease or the entering unto occupancy of any Unit shall constitute an agreement that the provisions of this Declaration, the By-Laws, and the Rules and Regulations, as they may be amended from time to time, are accepted and ratified by such Owner, tenant, or occupant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at

any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed or conveyance or lease thereof.

14. AMENDMENT TO DECLARATION: This Declaration may be amended, modified, added to or deleted from by vote of Unit Owners representing at least 66-2/3% of all Unit Owners in number and in common interest, cast in person or by proxy at a meeting duly held in accordance with the provisions of the By-Laws, or in lieu of a meeting, any amendment may be approved, in writing by vote of Unit Owners representing at least 66- 2/3% of the Common Interest of all Unit Owners; provided however,

a) No amendment, modification, addition, or deletion which shall adversely affect the lien or any mortgage may be made without the written consent of the mortgagee;

b) No amendment which shall change the percentage of Common Interest allocated to any Unit or Units may be made without the written consent of such Owner;

c) No amendment, modification, addition, or deletion of or to this Declaration will be effective in any respect against the Declarant, its designee, or any Unsold Unit until the Declarant or such designee shall consent thereto in writing;

d) No amendment, modification, addition, or deletion of or to this Declaration which would in any way alter, restrict or change the use to which a Commercial Unit may be put shall be effective against any such Commercial Unit without the written consent of the Owner of such Commercial Unit.

The Declarant hereby reserves to itself and its designee(s) the right to amend this Declaration at any time without the requirements of a vote and without the approval or consent of any Unit Owners or mortgagees for the sole purpose of filing the Floor Plans required by the New York Real Property Law Section 339-p for any portion or portions of the Buildings and appurtenances that are incomplete upon the original filing of the Declaration provided that the verified statement of a registered architect or licensed professional engineer certifying that the plans being filed simultaneously with such amendment, fully and fairly depicting the layout, location, unit designations and approximate dimensions of the particular Unit or Units as built, as provided in said Section 339-p, will be filed with such amendment.

No such amendment shall be effective until recorded in the KINGS County Office of the Register of the City of New York.

15. POWER OF ATTORNEY TO BOARD OF MANAGERS AND SPONSOR: Each Unit Owner, their successors assigns and/or heirs, shall grant to the persons who shall from time to time constitute the Board of Managers, an irrevocable power of attorney, coupled with an interest, to acquire title to or lease any Unit whose owner desires to surrender, sell or lease the same, or which may be the subject of a foreclosure or other judicial sale, in the name of the Board of Managers or

its designee, corporate or otherwise on behalf of all Unit Owners, and to convey, sell, lease, mortgage (but not to vote the votes appurtenant thereto) or otherwise deal with any such Units so acquired or to sublease any Unit so leased by the Board of Managers. Each Unit Owner, their successors, assigns and/or heirs, shall also grant to the Sponsor or its designee, an irrevocable power of attorney, coupled with an interest, to exercise Sponsor's or Sponsor designee's rights hereunder, including but not limited to, the Sponsor's or Sponsor designee's rights set forth in Paragraph numbered 20 hereinafter. The Form of Power of Attorney to the Board of Managers and Sponsor is attached hereto as **Schedule D**.

16. ACQUISITION OF UNITS BY BOARD OF MANAGERS: In the event any Unit Owner shall surrender his Unit, together with: (i) the undivided interest in the Common Elements, general and limited, appurtenant thereto; (ii) the interest of such Unit Owner in any other Units acquired by the Board of Managers or its designee on behalf of all Unit Owners or the proceeds of the sale or lease thereof, if any; and (iii) the interest of such Unit Owner in any other assets of the Condominium; (hereinafter collectively called the "Appurtenant Interests"), pursuant to the provisions of Section 339-x of the Real Property Law of the State of New York, or in the event the Board of Managers shall purchase from any Unit Owner who has elected to sell the same, a Unit, together with the Appurtenant Interests, pursuant to the By-Laws, or in the event the Board of Managers shall purchase at a foreclosure or other judicial sale, a Unit, together with the Appurtenant Interests, title to any such Unit, together with the Appurtenant Interests, shall be held by the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners, in proportion to their respective Common Interests. The lease covering any Unit leased by the Board of Managers, or its designee, corporate or otherwise, shall be held by the Board of Managers, or its designee, on behalf of all Unit Owners, in proportion to their respective Common Interests.

17. CHANGES IN UNSOLD UNITS: For any Unit owned by the Sponsor or its designee(s), if not prohibited by the New York Condominium Act (as the same may be amended), the Sponsor or its designee(s) shall have the right, without the vote or consent of the Board of Managers, other Unit Owners or the holders of Unit mortgages, to (i) make alterations, additions, or improvements in, to and upon the Unit; (ii) change the layout or number of rooms in the Unit; (iii) change the size and/or number of such Units by subdividing a Unit, combining separate Units (including those resulting from any subdivision or otherwise) into one or more Units, altering the boundary walls between any Unit or otherwise; and (iv) reapportion among such Unit(s) affected by such change in size or number, subdivision, combination or alteration, their appurtenant interests in the Common Elements; provided, however, that the Sponsor or its designee(s) shall comply with all rules, ordinances and regulations of all governmental authorities, including the Landmarks Preservation Commission, if applicable, having jurisdiction and shall agree to hold the Board of Managers and all other Unit Owners harmless from any liability arising therefrom.

Additionally, and notwithstanding its effect on the Common Elements, Sponsor reserves the right to reconfigure, change, combine, relocate and/or modify the residential storage area in its sole discretion in order to sell, assign and/or lease any storage rooms and to increase the number of storage rooms provided such increase is in accordance with all applicable Law.

In connection with the foregoing as it relates to the Unsold Units, the Sponsor or its designee shall cause the Declaration to be amended, if necessary. Sponsor or its designee shall have the right pursuant to the Powers of Attorney granted by Unit Owners to amend and record any amendment to the Declaration on behalf of the Condominium and all Unit Owners as required to reflect the foregoing without any further consent of the Condominium Board, Unit Owners or Permitted Mortgagees. Sponsor or its designee shall each have the right, upon its request, to require any other Unit Owners or the Condominium Board or its officers to execute, file and/or record any amendment to the Declaration, together with any application, documents or instruments as they deem appropriate to effectuate the same, or any application, documents or instruments required by any governmental or quasi-governmental agency having or asserting jurisdiction in connection with the foregoing, or any application, documents or instruments necessary in connection with any change, addition, decoration, alteration, improvement, repair or subdivision of any Units owned by said parties or any operation of any Unit owned by said parties, at which time, the requesting party shall indemnify and hold the Condominium Board and the other Unit Owners and Sponsor or its designee harmless from any expense or liability by virtue of the execution of any of such applications, document or instruments. As an alternative, Sponsor or its designee shall have the right pursuant to the Powers of Attorney granted by Unit Owners to execute, file and/or record any such applications, documents or instruments on behalf of the Condominium Board and all Unit Owners. For purposes of recording any amendment to the Declaration or executing, filing or recording any applications, documents or instruments, Sponsor or its designee may rely on the authority contained in the Power of Attorney and no further consent of the Board or the Unit Owners or Permitted Mortgagees is required.

In accordance with law, the Common Elements appurtenant to each Unit as expressed in this Declaration shall have a permanent character and shall not be altered without the consent of all Unit Owners affected. Written consents will be obtained from Unit Owners, if any, who are adversely and directly affected as a result of the above changes. The provisions of this Paragraph 17 may not be added to, amended or deleted without the prior written consent of the Sponsor or its designees(s).

Unit Owners in the Condominium hold title to their respective Units subject to the benefits, rights, privileges, easements, burdens, covenants, and restrictions as described herein, in the By-Laws of the Condominium and any agreement of record recorded prior or subsequent to this Declaration..

18. INVALIDITY:

a) If any provision of this Declaration or of the By-Laws is invalid under, or would cause this Declaration or the By-Laws to be insufficient to submit the Property to, the provisions of the Condominium Act, such provision shall be deemed deleted from this Declaration or the By-Laws, as the case may be, for the purpose of submitting the Property to the provisions of the Condominium Act, but shall nevertheless be valid and binding upon, and shall inure to the benefit of, the owners of the Property and their

heirs, executors, administrators, legal representatives, successors and assigns, as covenants running with the Land and with every part thereof and interest therein under other applicable law with the same force and effect as if, immediately after the recording of this Declaration or the By-Laws, all Unit Owners had signed and recorded an instrument agreeing to each such provision as a covenant running with the Land. If any provision that is necessary to cause this Declaration or the By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from this Declaration or the By-Laws, then such provision shall be deemed included;

b) Subject to the terms of Paragraph "a" above, if this Declaration or the By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, this Declaration and By-Laws shall nevertheless be valid and binding upon, and shall inure to the benefit of, the owners of the Property and their heirs, executors, administrators, legal representatives, successors and assigns, as covenants running with the Land and with every part thereof and interest therein under other applicable law to the extent permitted under such applicable law with the same force and effect as if, immediately after the recording of this Declaration and the By-Laws, all Unit Owners had signed and recorded an instrument agreeing to each such provisions as a covenant running with the Land.

12. 19. COVENANT OF FURTHER ASSURANCES:

(a) Any person who is subject to the terms of this Declaration, whether such Person is a Unit Owner, a lessee or sublessee of a Unit Owner, an occupant of a Unit, a member of the Board of Managers, an officer of the Condominium, or otherwise, shall, at the expense of any such other Person requesting the same, execute, acknowledge and deliver to such other Person, such instruments, in addition to those specifically provided for herein, and take such other action as such other Person may reasonably request to effectuate the provisions of this Declaration or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

(b) If any Unit Owner or any other Person who is subject to the terms of this Declaration fails or refuses to execute, acknowledgment, or deliver any instrument, or fails or refuses, within ten (10) days after request therefor, to take any action that such Unit Owner or Person is required to take pursuant to this Declaration, then the Board of Managers is hereby authorized as attorney-in-fact for such Unit Owner or other Person, which power shall be deemed to be coupled with an interest, to execute, acknowledge and deliver such instrument, or to take such action, in the name of such Unit Owner or other Person, and such document or action shall be binding on such Unit Owner or other Person.

(c) If any Unit Owner or the Board of Managers or any other Person who is subject to the terms of this Declaration fails or refuses to execute, acknowledge, or deliver any instrument, or fails or refuses, within ten (10) days after request therefor, to take any action that the Board of Managers, Unit Owner, or other Person is required to take pursuant to this Declaration at the

request of Sponsor, then the Sponsor is hereby authorized as attorney-in-fact for the Board of Managers, such Unit Owner, or other Person, which power shall be deemed to be coupled with an interest, to execute, acknowledge and deliver such instrument, or to take such action, in the name of the Board of Managers, such Unit Owner, or other Person, and such document or action shall be binding on the Board of Managers, such Unit Owner, or other Person, as the case may be.

20. TERMINATION OF CONDOMINIUM: The Condominium may be terminated by casualty loss, condemnation, or eminent domain, in accordance with the provisions of the By-Laws, or by withdrawing the Property from the provisions of the New York Condominium Act if authorized by an affirmative vote of Unit Owners who own not less than eighty (80%) percent in Common Interest of the Units and the affirmative vote of Eligible Holders of first mortgages on Units to which not less than sixty-seven percent (67%) of the votes of Units subject to mortgages held by such Eligible Holders are allocated. The Declarant or its designees will not vote its interests appurtenant to any Unsold Units for such withdrawal unless at least eighty (80%) percent in Common Interest of all other Unit Owners and the affirmative vote of Eligible Holders of first mortgages on Units to which not less than sixty-seven percent (67%) of the votes of Units subject to mortgages held by such Eligible Holders are allocated have elected for such withdrawal, in which event Sponsor may choose to vote in favor of or against such withdrawal. In the event said withdrawal is authorized as aforesaid, the Property shall be subject to an action for partition by any Unit Owner or lienor as if owned in common, in which event the net proceeds of sale shall be divided among all the Unit Owners in proportion to their respective Common Interests, provided however, that no payment shall be made to a Unit Owner until all lienors have first been paid off out of his share of such proceeds, in the order of priority of such liens.

21. COMMON EXPENSE: Common Expenses of the Condominium mean and include all expenses of operation of the Property and all sums designated Common Expenses by or pursuant to the provisions of Article 9-B of the Real Property Law of the State of New York, the Declaration or the By-Laws. Common expenses shall be charged to unit owners according to their respective common interests, except that such expenses may be specially allocated and apportioned by the Board of Managers in a manner different from common profits and expenses for one (1) or more non-residential units. Additionally, common expenses may be specially allocated and apportioned to residential or non-residential units, or a combination thereof, based on special or exclusive use or availability, or exclusive control, of particular units or common areas by particular unit owners.

22. DEFINITION OF "DECLARANT-DESIGNEE": The term "Declarant- Designee" as used in this Declaration shall mean any person or entity designated by the Declarant to acquire title to a Unit, other than a good faith Purchaser for value purchasing pursuant to a validly executed Purchase Agreement. A "Declarant-Designee" shall have the right to designate a person or entity to succeed to its rights and any such designee shall also be deemed a "Declarant-Designee."

23. 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.

24. CAPTIONS: The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Declaration nor the intent of any provision thereof.

25. GENDER: The use of the masculine gender in this Declaration shall be deemed to refer to the plural, and vice versa, whenever the context so requires.

26. MORTGAGEES RIGHTS:

a) Notwithstanding anything to the contrary set forth in any other portion of this Declaration, amendments of a material adverse nature to the interest of the mortgagees must be agreed to by mortgagees holding mortgages on units entitled to cast at least 51.00% of the votes of the Condominium allocated to all units which are subject to mortgages;

b) Any action to terminate the legal status of the project after substantial destruction or condemnation, or for any other reason, must be agreed to by mortgagees holding mortgages on units entitled to cast at least 51.00% of the votes allocated to units which are encumbered by mortgages at the time of such termination. In the event notice of either of the foregoing is delivered to any mortgagee; and in the further event such mortgagee fails to submit a written response to such written notice within sixty (60) days after it receives such notice (and further provided that such notice was delivered by registered or certified mail with a return receipt requested); then in such case such mortgagee will be deemed to have consented to the notice to action.

IN WITNESS WHEREOF, the parties have caused this Declaration to be executed by its duly authorized representatives this ___ day of _____, 20___.

11TH STREET RESIDENCE LLC

By:_____
Name:
Title:

STATE OF NEW YORK)
COUNTY OF) SS.:

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

_____
NOTARY PUBLIC

SCHEDULE A
TO THE DECLARATION
OF CONDOMINIUM OF THE PREMISES
KNOWN AS

543 11TH STREET CONDOMINIUM

543 11TH STREET
BROOKLYN, NEW YORK 11215

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Eleventh Street distant one hundred and ninety-seven (197) feet, ten (10) inches, westerly from the comer formed by the intersection of the northerly side of Eleventh Street with the westerly side of Eighth Avenue;

RUNNING THENCE northerly, parallel with Eighth Avenue and part of the distance through a party wall, one hundred (100) feet;

THENCE westerly parallel with Eleventh Street, twenty (20) feet;

THENCE southerly parallel with Eighth Avenue and part of the distance through a party wall, one hundred (100) feet to the northerly side of Eleventh Street;

THENCE easterly along the northerly side of Eleventh Street, twenty (20) feet to the point or place of BEGINNING.

SCHEDULE B
TO THE DECLARATION OF
543 11TH STREET CONDOMINIUM
LOCATED AT 543 11TH STREET
BROOKLYN, NEW YORK 11215

8/2/2023

Block: 1094; Lots: f/k/a Lot 57; n/k/a Lots TBD to TBD

Unit**	Tax Lot Number	Percentage Interest In Common Elements	Approximate Square Foot Area of Unit	Approximate Square Foot Area of Yard, Deck and/or Terrace Which is Limited Common Element	Location	Number of Bedrooms/Baths/Etc.	Common Elements To Which Unit Has Immediate Access
1	TBD	37.5017%	819	670	Cellar	1Bd/1Bth/(2)0.5Bth/D/T/Y/Dx	Public Hallway & Stairs
			930	158	1st Floor		Public Hallway & Stairs
			1749	828			
2	TBD	27.7755%	752	223	2nd Floor	2Bd/2Bth/T	Public Hallway & Stairs
3	TBD	34.7228%	830		3rd Floor	3Bd/2Bth/2T/Dx	Public Hallway & Stairs
			227	438	Penthouse		Public Hallway & Stairs
			1057	438			
Totals		100.0000%	3558	1489			

BD - denotes Bedroom(s).
Bth - denotes Bathroom(s).
D - denotes private Deck(s).
Dx - denotes Duplex Unit.
T - denotes private Terrace(s).
Y - denotes private Yard.

**The Cellar level of Unit 1 contains approximately 819 square feet of non-habitable, accessory use space, not meant for cooking, living or sleeping.

SCHEDULE C
TO THE DECLARATION
OF CONDOMINIUMS OF THE PREMISES
KNOWN AS

543 11TH STREET CONDOMINIUM

LOCATED AT
543 11TH STREET
BROOKLYN, NEW YORK

DEFINITIONS

"Appurtenant Interest"	-	With respect to any Unit, the undivided interest of the owner thereof, pursuant to the terms of Section 339-x of the Condominium Act, in and to: (i) the Common Elements; (ii) any other Units owned or leased at the time in question by the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners; (iii) any proceeds of the sale or lease of Units of the nature described in subdivision (ii) above; and (iv) any other assets of the Condominium.
"Assessments"	-	The charges allocated and assessed by the Board of Managers to the Unit Owners, pro rata, in accordance with their respective Common Interest, (except as otherwise provided in the Declaration or in the By-Laws).
"Board of Managers" or "Condominium Board"	-	The governing board of the Condominium composed of representatives elected by Unit Owners voting in accordance with their respective percentages of Common Interest.
"Building"	-	The structure known as "543 11th Street Condominium," a condominium being newly renovated at 543 11th Street, Brooklyn, New York 11215.
"Building Department" or		

"Department of Buildings" or "DOB"	-	The New York City Department of Buildings or any successor agency.
"By-Laws"	-	The By-Laws governing the operation of the Condominium, the form of which is set forth in Part II of the Plan, as the same may be amended from time to time.
"Common Charges"	-	Each Unit Owner's proportionate share of the Common Expenses (as defined in the Condominium Documents), payable by the individual Unit Owner.
"Common Elements"	-	All portions of the Property other than Units. Common Elements are comprised of General Common Elements and Limited Common Elements.
"Common Expenses"	-	(a) Expenses of operation of the Property, and (b) All sums designated Common Expenses by or pursuant to the provisions of the New York Condominium Act, the Declaration or the By-Laws.
"Common Interest"	-	The proportionate, undivided interest in fee simple absolute in the Common Elements appertaining to each Unit as expressed in the Declaration.
"Condominium"	-	A form of ownership of real property in which individual Units as component parts of a whole are owned in fee simple with the right of exclusive use, by separate individuals or entities, which separate individuals and/or entities jointly own those parts of the whole designated as Common Elements. In the context of this Offering Plan "Condominium" specifically refers to "543 11th Street Condominium."
"Condominium Act"	-	Article 9-B of the Real Property Law of the State of New York, as the same may be amended from time to time.
"Condominium Documents"	-	The Declaration and all Schedules thereto, the By-Laws, the Rules and Regulations, the Floor Plans, form of Unit Deed and the form of Unit Owners Power of Attorney.

"Consummation of the Plan"	-	Means filing the Declaration of Condominium and the first transfer of title to a condominium unit to at least one (1) purchaser under the Offering Plan following a declaration of effectiveness by the Sponsor/Declarant and acceptance of the Amendment to the Offering Plan by the Department of Law confirming or declaring the Plan effective.
"Declarant"	-	The entity causing the Declaration to be recorded.
"Declarant-designee"	-	Any Person designated by Declarant to hold title to any Unit. Declarant's statement in writing that a Person is a Declarant-designee shall be conclusive evidence of such status so as to entitle such Person to all the rights of a Declarant-designee under this Declaration. A Declarant-designee shall have the right to designate a Person to succeed to its rights and any such designee shall also be deemed a "Declarant-designee".
"Declaration"	-	The instrument, as may be amended from time to time, by which the Property is submitted to the provisions of the New York State Condominium Act, consistent with the provisions of the New York Condominium Act and the By-Laws.
"Department of Law"	-	The Real Estate Finance Bureau of the New York State Attorney General.
"Effective Date"	-	The date upon which Sponsor has declared the Offering Plan effective pursuant to the provisions of the General Business Law of the State of New York.
"Eligible Holder"	-	A holder, insurer or guarantor of a first mortgage on a Unit. KFNY Park Slope LLC, together with its successors and assigns, will also be deemed an Eligible Holder.
"Equal or Better Quality"	-	This phrase shall mean comparable or higher quality as recognized by industry standards or performance, efficiency, longevity and/or classifications, as applicable.

"Exhibits"	-	Exhibits A, B, C and D which were submitted to the Department of Law in connection with the submission of this Plan to such Department.
"Facility" or "Facilities"	-	As used in the Declaration, the word "Facility" or "Facilities" includes, but is not limited to, the following items (grouped more or less functionally) which are set forth only for purposes of illustrating the broad scope of that term: system, equipment, apparatus, radiator, heater, convertor, heat exchanger, mechanism, device, machinery, motor, pump, control, tank or tank assembly, insulation, induction unit, condenser, compressor, fan, damper, blower, thermostat, thermometer, coil, vent, sensor, shut-off valve or other valve, gong, panel, receptacle, outlet, relay, alarm, sprinkler head, electric distribution facility, wiring, wireway, switch, switchboard, circuit breaker, transformer, fitting, siamese connection, hose, plumbing fixture, lighting fixture, other fixture, bulb, sign, telephone, meter, meter assembly, scaffolding, piping, line, duct, conduit, cable, riser, main shaft, pit, flue, lock or other hardware, rack, screen, strainer, trap, drain, catch basin, leader, filter, canopy, incinerator, closet, cabinet, door, railing, coping, step, furniture, mirror, furnishing, appurtenance, urn, basket, mailbox, carpeting, tile or other floor covering, drapery, shade or other window covering, wallpaper or other wall covering.
"Filing"	-	Means the issuance of a letter from the Attorney General stating that an Offering Plan and/or an Amendment thereto has been accepted for filing.
"First Unit Closing"	-	The first closing of title with a bona fide purchaser of a Residential Unit.
"First Year's Budget" or "First Year of Operation" or "Operating Budget" or "Annual Operating Budget"	-	The Section of the Plan entitled "Schedule B – First Year's Budget". The First Year's Budget is sometimes referred to herein as "Schedule B".

"Floor Plans" - The floor plans of the Units certified by a licensed engineer or registered architect, and filed in the Register's Office of Kings County simultaneously with the recording of the Declaration, together with any supplemental floor plans thereto.

"General Common Elements" - The General Common Elements include, without limitation:

(15) The land on which the Building is physically erected, including any rear or side yard areas, if any, and all other lands comprising the Property, if any. Specifically excluded are any unused transferable air rights and/or development rights pertaining to the Land and Building, which rights are being reserved by Declarant for itself and any successors or assigns, unless provided herein. Except as otherwise provided herein, yard areas or other areaways at the Property, if any, which are not for the exclusive use of a particular Residential Unit, are not intended for public use except for fire egress or other egress purposes, and are subject to easement rights, if any, in favor of the Sponsor and/or Sponsor-designees;

(16) To the extent they exist, all foundations, footings, columns, girders, floor slabs and concrete ceilings, beams, supports, and interior bearing walls (except to the extent included below as Limited Common Elements); also at those levels, those portions of the exterior walls and any insulation or framing beyond the unexposed face of the dry wall at the exterior face of the Building, or where applicable, those portions of the exterior walls beyond the interior face of the exterior walls or the concealed block work or concealed structural members of those walls; those portions of the walls and partitions dividing a Unit from the corridors, mechanical equipment spaces which are not part of a Unit, fire staircases and stairs located beyond the unexposed face of the dry walls enclosing the a Unit, or where applicable, the blockwork or concrete work of the interior walls of the Building separating a Unit from another subdivided Unit, or separating a Unit from corridors, mechanical equipment spaces which are not part of

the Unit, fire staircases, stairs, vestibules, if any, or lobbies not within a Unit; the subfloors and framing joists, if any, including any framing attached to such joists from which the dry wall ceiling of the Unit is attached; all cellar areas which are not included within a Unit which are not specifically designated below as Limited Common Elements, roof bulkheads, unless specifically designated below as Limited Common Elements; roof areas, if any, which are not part of a Unit or Limited Common Elements for the exclusive use of a particular Unit or Units, the use of which shall be at the sole discretion of the Board of Managers; water towers or tanks, if any, sprinkler systems, standpipe systems or parts thereof installed in the common area of the Building, if any, service corridors, fire corridors, corridors, halls, stairs, and stairway areas located beyond the unexposed face of the dry walls or blockwork or concrete work of the walls enclosing a Unit, which are not specifically designated below as Limited Common Elements; storage and utility areas, if any, which are not part of a Unit or which are not specifically designated below as Limited Common Elements and are located beyond the unexposed face of the drywalls or blockwork, brickwork, masonry or concrete work enclosing a Unit or the unexposed face of a dry wall enclosing all or part of such Units; all cellar and attic areas which are not specifically designated below as a Limited Common Element and not part of a Unit; the sidewalks in front of the Building; including any trash collection area and any tree, shrubbery, flower or other planting or horticulture tub or box located thereon; the main entrances and service entrances to the Building, if any, together with any stairs or means of access and egress thereto; any awnings or canopies, if any, which are not part of a particular Unit or which are not specifically designated as a Limited Common Element; and any ladder and roof hatch leading to the main roof of the Building;

(17) Unless designated as part of a Unit or specified as Limited Common Elements, any mechanical or other rooms located at the cellar level; the gas meters,

water meters, electric meters, sprinklers, and other equipment in the cellar which is not part of a Unit, if any; any and all cellar or other areas of the Building and Facilities which are not designated as part of a Unit or a Limited Common Element;

(18) The common service or public corridors and staircase wherever located at the Building, all of which shall be for the use of the Residential Unit Owners or the tenants thereof, their servicemen, consultants and/or repairmen (i) to install, access, maintain, repair and/or replace any and all mechanical equipment servicing any such Unit; and (ii) for fire egress purposes;

(19) The mailboxes for all of the Units located at the front exterior or vestibule of the Building; the trash collection area extending outside the Building and property line fronting 11th Street;

(20) The heating equipment, boilers, hot water heaters, if any, ventilation and/or air-conditioning equipment, cooling towers and water tanks, if any, and related machinery or Facilities, wherever located in the Building, which service two (2) or more of the Units and/or the Common Elements;

(21) Any piping and/or ductwork which is necessary for the functioning of the boilers and hot water heaters, if any, heating and/or air-conditioning equipment, if any, wherever located in the Building, which service two (2) or more of the Units and/or the Common Elements;

(22) All installations and Facilities on the Property outside the Units for services such as gas, power, light, cable television, heat, telephone and water which service two (2) or more Units and/or the Common Elements;

(23) Those portions of the main roof of the Building which have been designated for the installation of mechanical equipment and Facilities servicing the Units and/or the Common Elements;

(24) All sewer pipes and drainage pipes;

(25) To the extent they exist, any common tanks, common water towers or tanks, pumps, including, but not limited to, sprinklers, if any, the under slab drain pump for the Building, if any, motors, fans, compressors, ducts, siamese connections, and, in general, all apparatus and installations and Facilities existing for common use;

(26) The common storage area at the basement level of the building, if any, together with any stairs or means of access and egress thereto. The use of any storage area shall be subject to the By-Laws of the Condominium and any and all rules and regulations promulgated with regard thereto by the Board of Managers in their sole discretion;

(27) The inclined platform lift at the exterior of the Building that provides barrier-free access from the front grade area adjacent to the sidewalk to the 1st floor entrance; and

(28) Except as specifically noted, all other apparatus and installations and Facilities existing in the Building for common use or necessary or convenient to the existence, maintenance or safety of the Building.

"Insurance Trustee" - A bank, a trust company or savings and loan association, having an office in the City of New York, from time to time appointed to serve as such by the Condominium Board. Until its loans encumbering the Property and the Unsold Units are satisfied, KFNY Park Slope LLC, for itself and as administrator for its participating lenders, shall be named Insurance Trustee.

"Land" - All that certain tracts, plots, pieces and parcels of land situate, lying and being in City of New York, Kings County and State of New York as more particularly described in Schedule A to the Declaration.

"Law" - The laws and ordinances of any or all of the Federal, New York State, New York City, and Kings County governments, the rules, regulations, orders and directives of any or all departments, subdivisions, bureaus, agencies, or offices thereof or of any other governmental, public, or quasi-public authorities, including the Landmarks Preservation Commission, having jurisdiction over the Property and/or the Condominium, and/or the direction of any public officer pursuant to law.

"Limited Common Elements" - The following portions of the Common Elements will be Limited Common Elements, which shall be for the exclusive use of an individual Unit Owner:

(5) The skylights, if any, existing or installed at some future date, that are directly above any Unit, which shall be for the exclusive use of such Unit Owner. The maintenance, repair and replacement of such skylights shall be the responsibility of the individual Unit Owners of such Units;

(6) The private yard, deck and/or terrace (including the steps, if any, that lead from the rear of Unit 1 to the yard, deck and/or terrace) located at the rear of the Building, together with any fencing or walls delineating such areas, which are adjacent to and directly accessed from Unit 1, as delineated on the Floor Plans, which shall be for the exclusive use of the Unit Owner of Unit 1. The Unit Owner of Unit 1 shall have the sole responsibility for the repairs, maintenance and replacements, ordinary or extra-ordinary, structural or non-structural, relating to the respective private yard and deck (including the steps, if any, that lead from the rear of Unit 1 to the yard and/or deck), together with any fencing or walls which delineate such areas;

(7) Any fireplace, together with any flue and/or ductwork attached thereto, whether gas-fired, wood-burning or ventless, existing or installed at some future date in any Unit shall be for the exclusive use of such Unit Owner; the maintenance, repair and replacement of such fireplace, including any flue

and/or ductwork attached thereto, if any, shall be the responsibility of the individual Unit Owners of such Unit; and

(8) The private terrace(s), together with any fencing delineating such areas, which are adjacent to or directly accessed from Residential Units 2 and 3, as delineated on the Floor Plans. Nonstructural, ordinary repairs and maintenance of the private terrace(s), together with any stairs or fencing which delineates such area or provides access thereto, shall be the responsibility of the individual Unit Owner(s) who have the exclusive use thereof.

"Majority" - Majority of Unit Owners means either (i) more than fifty percent (50%) in Common Interest in the aggregate, or (ii) more than fifty percent (50%) in number of Units in the aggregate, or (iii) more than fifty percent (50%) in the aggregate in both Common Interest and in number of Units, as may be specified herein or in the Declaration or the By-Laws with respect to any matter or matters. Any specified percentage of Unit Owners means (i) such percentage in Common Interest in the aggregate, or (ii) such percentage in number of Units in the aggregate, or (iii) such percentage in Common Interest and such percentage in number of Units, as may be specified herein or in the Declaration or the By-Laws with respect to any matter or matters, provided, however, that different percentages in interest and in number of Units may be so specified.

"Managing Agent" - A person employed by the Condominium Board pursuant to Article II, Section 3 of the By-Laws, who shall undertake to perform the duties and services that the Condominium Board shall direct and who shall have whatever powers the Condominium shall delegate, subject to the limitations contained in such Section of the By-Laws. As it is intended that the Condominium be self-managed, there is no Managing Agent for the First Year of Condominium Operation.

"Offering Plan"	-	The document filed with the New York State Department of Law which describes the condominium property and pursuant to which individual Units in the Condominium are offered for sale, as the same may be amended from time to time. Sometimes herein referred to as the "Plan".
"Operation of the Property"	-	The administration and operation of the Property and the maintenance, repair and replacement of, and the making of any additions and improvements to, the Common Elements.
"PCO" or "Final Certificate of Occupancy"	-	Refers to a permanent certificate of occupancy issued by the Department of Buildings of the City of New York.
"Permitted Encumbrances"	-	Those matters encumbering title to a Unit subject to which a Purchaser agrees to take title, as more particularly described in this Offering Plan.
"Permitted Mortgage"	-	A first and/or second mortgage made to a bank, trust, trust company, insurance company, federal savings and loan association, pension fund or other institutional lender or a purchase money mortgage made to the Declarant, Declarant-designee, or to the seller of the Unit.
"Permitted Mortgagee"	-	Refers to the holder of a Permitted Mortgage and shall include, without limitation, such banks and financial institutions as constitute the holder(s) of the mortgages given by Sponsor to acquire and construct the Property, including the successors, assigns, and affiliates thereof (The initial Permitted Mortgagee shall refer to KFNY Park Slope LLC).
"Person"	-	A natural person, corporation, limited liability company, partnership, association, trustee or other legal entity.
"Plans and Specification"	-	The plans and specifications for the construction of the Building which (to the extent required by Law) have been or will be filed with the NYC Department of Buildings and which may from time to time be

amended in accordance with the provisions of the Plan.

"Power of Attorney" - The document, signed by Unit Owners, which appoints:

(iv) the Board of Managers as attorney-in-fact to acquire, on behalf of all Unit Owners, any Unit the Unit Owner of which wishes to sell or abandon together with the Appurtenant Interests thereto and to deal with any such Units so acquired as they may determine.

(v) the Sponsor, its designee, and/or their successors and assigns, as attorney-in-fact, to amend the Declaration, the By-Laws, and the Rules and Regulations of the Condominium or any of said documents under certain conditions set forth in the Power of Attorney.

(vi) the Sponsor, its designee, and/or their successors and assigns, as attorney-in-fact, to execute any document to effectuate the transfer, assignment or conveyance by Sponsor, its designee, and/or their successors and assigns, in whole or part, of the unused transferable air rights and/or development rights which Sponsor has retained for itself, its designee and/or their successors and assigns.

"Property" - Means and includes the Land, the Building and all other improvements thereon, (i) owned in fee simple absolute, and all easements, rights and appurtenances belonging thereto, and all other property, personal or mixed, intended for use in connection therewith, which have been or are intended to be submitted to the provisions of the New York State Condominium Act.

"Purchaser"	-	Any Person who has entered into an agreement with Sponsor to purchase a Residential Unit and is not in default thereunder.
"Recording officer and "Recording" or "Recorded"	-	Shall have the meanings stated in section two hundred ninety of the New York State Real Property Law.
"Residential Unit"	-	A designated apartment in the Building comprising the Condominium which is owned in fee simple absolute.
"Residential Units"	-	Collectively, all the apartments in the Building.
"Residential Unit Owner"	-	Means the person, persons or entity owning a Residential Unit in fee simple absolute.
"Rules and Regulations"	-	The rules and regulations of the Condominium, which are annexed as an addendum to the By-Laws, as any of the same may be amended, modified, added to, or deleted from time to time pursuant to the terms of the By-Laws, provided that they are not in conflict with the terms of the Condominium Act, the Declaration, or the By-Laws.
"Selling Agent"	-	The entity which will, on behalf of the Sponsor, originate and supervise sales of Units. Compass RE, LLC d/b/a Compass is the Selling Agent pursuant to the terms of the Offering Plan.
"Special Assessments"	-	The charges allocated and assessed by the Condominium Board to the Unit Owners, pro-rata in accordance with their respective Common Interest (except as otherwise provided in the Declaration or in the By-Laws), in accordance with the By-Laws of the Condominium.
"Sponsor"	-	The promoter of the project and/or Offering Plan to convert the Premises, 543 11th Street, Brooklyn, New York to Condominium Ownership; 11TH STREET RESIDENCE LLC is the Sponsor of this Offering Plan.

"Sponsor-designee"	-	Any Person designated by Sponsor to hold title to any Unit. Sponsor's statement in writing that a Person is a Sponsor-designee shall be conclusive evidence of such status so as to entitle such Person to all the rights of a Sponsor-designee under this Offering Plan. A Sponsor-designee shall have the right to designate a Person to succeed to its rights and any such designee shall also be deemed a Sponsor-designee. A Sponsor-designee assumes the status of and the obligations of Sponsor under the Offering Plan and applicable law with respect to the Units such Sponsor-designee acquires.
"TCO"	-	Refers to a temporary certificate of occupancy issued by the Department of Buildings of the City of New York.
"Unit"	-	Any space in the Building designated as a Unit, Such Units are a part of the Property intended for any type of legal use or uses, and adjoin an exit to a public street or highway or a Common Element or elements leading to a public street or highway, and may include such appurtenances as a private balcony, terrace and/or a roof terrace. Any mechanical equipment, including, but not limited to, sprinkler, heating, hot water and air-conditioning equipment, with all related ductwork and piping attached thereto, located outside or inside a Unit which only services a particular Unit shall be a fixture which is the personal property of the Unit Owner of the Unit it services. Such Unit Owner shall be responsible for the cost of any maintenance, repair or replacement of such mechanical equipment.
"Unit Deed"	-	The deed transferring title to a specified Unit from Sponsor to Purchaser in fee simple absolute.
"Unit Designation"	-	The number, letter or combination thereof or other official designations conforming to the tax lot number, if any, designating the Unit in the Declaration and on the floor plans.
"Unit Owner" or		

"Unit Owners"	-	The person or persons, or entity owning a Unit in fee simple absolute. It collectively means the respective owners of the Residential Units.
"Unsold Units"	-	Any Unit owned by Sponsor or its designee at the time in question.

SCHEDULE D
TO THE DECLARATION OF CONDOMINIUM
OF THE PREMISES KNOWN AS
543 11TH STREET CONDOMINIUM

POWER OF ATTORNEY
TO BOARD OF MANAGERS
AND SPONSOR

POWER OF ATTORNEY

The undersigned, _____ the Owner of Residential Unit No. _____ located at 543 11th Street Brooklyn, New York, in the Condominium known as "543 11th Street Condominium" consisting of the property submitted to the provisions of Article 9-B of the Real Property Law of the State of New York pursuant to Declaration dated _____, 20__, and recorded in the Office of the Register of the City of New York, County of Kings, as CRFN _____ and on the Floor Plans on file in said office as CRFN _____, do(es) hereby nominate, constitute and appoint the persons who may from time to time constitute the Board of Managers of "543 11th Street Condominium" jointly, true and lawful attorneys-in-fact for the undersigned, coupled with an interest, with power of substitution, to acquire in their own name, as members of the Board of Managers, or in the name of their designee, corporate or otherwise, on behalf of all Owners of Units in said Property, in accordance with their common interests, any Unit whose Owner desires to abandon or sell the same, including the undivided interest in the Common Elements appurtenant thereto, the interest of such Unit Owner in any other Units theretofore acquired by the Board of Managers, or its designee, on behalf of all Unit Owners, or in the proceeds of sale or lease thereof, if any, and the rights and privileges appurtenant thereto, the interest of such Unit Owner in all other assets of the Condominium as defined in the aforementioned Declaration or any Unit, which shall be the subject of a foreclosure or other judicial sale, or to lease any Unit whose Owner desires to rent the same, at such price or on such rental, as the case may be, and on such terms as said attorneys-in-fact shall deem proper, and thereafter to convey, sell, lease or mortgage (but not to vote the votes appurtenant thereto) to otherwise deal with any such Units so acquired by them, or to sublease any Unit so leased by them on such terms as said attorneys-in-fact may determine, granting to such attorneys-in-fact the power to do all things in the said premises which the undersigned could do if the undersigned were personally present.

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

The undersigned do(es) hereby nominate, constitute and appoint 11th Street Residence LLC, a New York limited liability company ("Sponsor"), Sponsor's designee, and/or their successors and assigns, as attorney-in-fact for the undersigned, their successors, assigns and/or heirs, coupled with an interest, with power of substitution, to severally amend from time to time the Declaration, the By-Laws and the Rules and Regulations of the Condominium, or any of said documents, when such amendment (1) shall be required to effectuate the provisions of Sections Tenth and Seventeenth of the Declaration and any other provision thereof or set forth in the Condominium's By-Laws and/or Rules and Regulations, or to reflect any change in Unsold Units and/or the reapportionment of the Common Interests of the affected Unsold Units resulting therefrom made by Sponsor or its designee in accordance with Sections Tenth and Seventeenth of the Declaration or any other provision thereof or set forth in the Condominium's By Laws and/or Rules and Regulations, or (2) shall be required by (a) an institutional lender procured by Sponsor or its designee, to make a mortgage loan secured by a mortgage on any Unit, (b) any governmental agency having regulatory jurisdiction over the Condominium, or (c) any title insurance company

selected by Sponsor or its designee, to insure title to any Unit, provided, however, that any amendment made pursuant to the terms of this paragraph shall not (i) change the Common Interest of the undersigned's Unit, (ii) require a material, physical modification to the undersigned's Unit, or (iii) adversely affect the priority or validity of the lien of any purchase money mortgage or any mortgage held by an institutional lender covering the undersigned's Unit unless the undersigned (in the event described in subdivision (i) or (ii) of this paragraph) and the holder of such mortgage (in the event described in subdivision (iii) of this paragraph) shall consent thereto by joining in the execution of such amendment. With regard to Sponsor's Unsold Units, the terms, covenants and conditions contained in, and the powers granted pursuant to this paragraph shall remain in full force and effect until such time as the Sponsor or Sponsor-designee(s) shall cease to own any Units in the Condominium.

The undersigned do(es) further nominate, constitute and appoint 11th Street Residence LLC, its designee, and/or their successors and assigns as attorney-in-fact for the undersigned, their successors, assigns and/or heirs, coupled with an interest, with power of substitution, to execute any document on behalf of the undersigned, if same is necessary, to effectuate the transfer, assignment or conveyance by Sponsor, its designee, and/or their successors and assigns in whole or in part, of the transferable air rights and/or development rights which Sponsor has retained for itself, its designee, and/or their successors and assigns in accordance with Paragraph numbered 20 of the Declaration. This power of attorney shall in no way be construed to grant any interest in such transferable air rights and/or development rights to the undersigned.

The undersigned do(es) further nominate, constitute and appoint (i) the persons who may from time to time constitute the Board of Managers of the Condominium jointly, and (ii) 11th Street Residence LLC and/or its designee, their successors or assigns, as attorneys-in-fact for the undersigned, their successors, assigns and/or heirs, coupled with an interest, with power of substitution, to execute, acknowledge and deliver, and, if necessary, to cause to be recorded in the Office of the Register of Kings County, (a) any declaration or other instrument affecting the Condominium that the Condominium Board deems necessary or appropriate to comply with any law, ordinance, regulation, zoning resolution, or requirement of the Department of Buildings, the Landmarks Preservation Commission, the City Planning Commission, the Board of Standards and Appeals, or any other public authority, applicable to the maintenance, demolition, construction, alteration, repair, or restoration of the Condominium or (b) any agreement, consent, covenant, restriction, easement or declaration, or any amendment thereto, affecting the Condominium or the Common Elements that the Condominium Board deems necessary or appropriate.

This power of attorney shall be irrevocable.

IN WITNESS WHEREOF, the undersigned, has (have) executed this Power of Attorney this _____ day of _____, 20__.

_____

_____

STATE OF NEW YORK)
) ss.:
COUNTY OF)

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

_____
Notary Public

SCHEDULE E

BY-LAWS

OF

THE CONDOMINIUM OF THE PREMISES

KNOWN AS

543 11TH STREET CONDOMINIUM

LOCATED AT
543 11TH STREET
BROOKLYN, NEW YORK 11222

BOROUGH OF BROOKLYN

KINGS COUNTY, CITY AND STATE OF NEW YORK

D'AGOSTINO, LEDERMAN, LANDESMAN, RIVERA & MIRAGLIA, LLP
ATTORNEYS FOR SPONSOR
9 EAST 40TH STREET, 5TH FLOOR
NEW YORK, NEW YORK 10016
ATTN: JONHAROLD A. CICERO, ESQ.

BY-LAWS

Of

THE 543 11TH STREET CONDOMINIUM
LOCATED AT 543 11TH STREET
BROOKLYN, NEW YORK 11215

ARTICLE I
Plan of Unit Owneship

Section 1. Unit Ownership: The property located in the Borough of Brooklyn, County of KINGS, City and State of New York at 543 11TH STREET, BROOKLYN, New York (hereinafter called the "Property") has been submitted pursuant to the provisions of Article 9-B of the Real Property Law of the State of New York by the Declaration recorded in the KINGS County office of the Register of the City of New York, simultaneously herewith. The Condominium thereby created shall hereinafter be known as the 543 11TH STREET CONDOMINIUM and is sometimes referred to as the “Condominium” or “Condominiums.”

Section 2. Applicability of By-Laws: The provisions of these By-Laws are applicable to the Property of the Condominium and to the use and occupancy thereof. The term “Property” as used herein shall include the land, the Building and all other improvements thereon (including the Units and the Common Elements, whether General Common Elements or Limited Common Elements), but excluding any unused transferable air rights and/or development rights pertaining to the land and building which rights are being reserved by Sponsor for itself, its designee and/or their successors and assigns, owned in fee simple absolute, and all easements, rights and appurtenances belonging thereto, and all other property, personal or mixed, intended for use in connection therewith, all of which are intended to be submitted to the provisions of said Article 9-B of the Real Property Law of the State of New York. The Condominium Units are hereinafter sometimes referred to as "Unit" or "Units."

Section 3. Application: All present and future owners, mortgagees, lessees, and occupants of Units, and their employees, and any other persons who may use the facilities of the Property in any manner are subject to these By-laws, the Declaration, and any Rules and Regulations attached hereto as an Addendum to the By-Laws.

The acceptance of a deed or conveyance or the entering into of a lease for a Unit or the act of occupancy of a Unit shall constitute an agreement that these By-Laws, the Rules and Regulations, and the provisions of the Declaration, as they may be amended from time to time, are accepted, ratified, and will be complied with.

Section 4. Definitions. All capitalized terms used in these By-Laws that are not otherwise defined in any of the Articles hereof shall have the meanings set forth in Schedule C to the Declaration,

unless the context in which the same are used shall otherwise require. All capitalized terms used in these By-Laws that are defined in any of the Articles hereof shall have the meanings ascribed to them in such Articles, unless the context in which the same are used shall otherwise require. Each of the aforedescribed capitalized terms shall be applicable to singular and to plural nouns, as well as to verbs of any tense.

Section 5. Office: The office of the Condominium and of the Board of Managers shall be located at the Property.

ARTICLE II
Board of Managers

Section 1. Annual Meeting: The Annual Meeting of the Unit Owners of the Condominium for the election of the Board of Managers and for such other business as may properly come before such meeting, shall be held in the Borough of Brooklyn, City of New York, at such time and place each year as may be designated by the Board. The notice of the meeting shall be in writing and signed by the President or the Secretary of the Board of Managers. Such notice shall state the time when and the place within the state where it is to be held, and the Secretary shall cause a copy thereof to be delivered personally or mailed to each Unit Owner of record of the Condominium entitled to vote at such meeting not less than ten (10) nor more than forty (40) days before the meeting. If mailed, it shall be directed to each such Unit Owner at his or her address as it appears in the records of the Condominium, unless he or she shall have filed with the Secretary of the Condominium a written request that notices intended for the him or her be mailed to some other address, in which case it shall be mailed to the address designated in such request.

Section 2. Special Meetings: Special meetings of Unit Owners, other than those the calling of which is regulated by statute, may be called at any time by the President or Secretary or by a majority of the Board of Managers. It shall also be the duty of the Secretary to call such meetings whenever requested in writing to do so by Unit Owners owning at least twenty-five per cent (25%) of the votes of the Condominium. The Secretary shall cause a notice of such Special Meeting stating the time, place and object thereof and the officer or other person or persons by whom the meeting is called, to be delivered personally or mailed as provided in Section 1 of this Article to each Unit Owner of record of the Condominium entitled to vote at such meeting not less than ten (10) nor more than forty (40) days before such meeting. No business other than that stated in such notice shall be transacted at such Special Meeting unless the holders of all the Units of the Condominium be present thereat in person or by proxy, except that there shall be a meeting commenced within sixty days after the closing of the First Unit to be sold to elect a Board of Managers.

Section 3. Waiver of Notices: The notice provided for in the two foregoing sections is not indispensable; any Unit Owners' meeting whatever shall be valid for all purposes if all the Unit Owners of the Condominium are represented thereat in person or by proxy, or if a quorum is present as provided in the next succeeding section, and waiver of notice of the time, place, and

objects of such meeting shall be duly executed in writing either before or after said meeting by such Unit Owners as are not so represented and were not given such notice.

Section 4. Quorum: At each meeting of Unit Owners, except where otherwise provided by law, all three (3) Unit Owners must be represented, either in person or by proxy, to constitute a quorum.

Section 5. Voting: At each meeting of Unit Owners, each Unit Owner present in person or by proxy shall be entitled to cast the votes appurtenant to his/her Unit at the time of service of notice of such meeting or at such prior date, not more than forty (40) days before such meeting, as may be prescribed by the Board of Managers as the date for determining which Unit Owners of record are entitled to notice of and to vote at such meeting. The proxies shall be in writing duly signed by the Unit Owner but need not be acknowledged or witnessed, and the person named as proxy by any Unit Owner need not himself be a Unit Owner of the Condominium. Voting by Unit Owners shall be viva voce unless any Unit Owner present at the meeting, in person or by proxy, demands a vote by written ballot, in which case the voting shall be by ballot, and each ballot shall state the name of the Unit Owner voting and the number of votes appurtenant to his/her Unit, and in addition, the names of the proxy of such ballot if cast by a proxy.

Section 6. Title to Units: Title to Units may be taken in the name of an individual or in the name of two (2) or more persons, as tenants in common or as joint tenants or as tenants by the entirety or in the name of a corporation or limited liability company or partnership, or in the name of a fiduciary or trust, estate, unincorporated association, syndicate, joint venture, organization, government or any department or agency thereof, or any other entity permitted to own real property in the State of New York. The term "Unit Owner" as used in these By-Laws shall include any person, group of persons, association or entity taking title as set forth in this Section. The above shall not constitute consent or condonation of any activity not permitted under existing certificates of occupancy, zoning requirements or other applicable law or regulation.

Section 7. Number of Votes: The Owner or Owners of each Unit, or some person designated by such Owner or Owners to act as proxy on his or their behalf and who need not be an Owner, shall be entitled to cast the votes appurtenant to such Unit at all meetings of Unit Owners. The designation of any such proxy shall be made in writing to the Secretary, and shall be revocable at any time by written notice to the Secretary by the Owner or Owners so designating. Any or all of such Owners may be present at any meeting of the Unit Owners. The Owners of each Unit (including the Sponsor or Sponsor-designee, if the Sponsor or its designee shall then own one or more Units) shall be entitled to cast one vote for each .01% of interest in the Common Elements attributable to the Unit or Units owned by them on all matters put to the vote at all meetings of Unit Owners; except that, when voting for the election of members of the Board of Managers, each Condominium Unit Owner shall be entitled to elect one manager to the Board of Managers. If Units are owned by more than one person as joint tenants, tenants by the entirety, or as tenants in common or by a partnership, corporation, limited liability company or other entity, the persons owning said Unit shall agree among themselves and cast the votes for their Unit as a single vote. Since this Condominium consists of three (3) units, each Unit Owner is entitled to elect only one manager to the Board of Managers. A fiduciary shall be the voting member with respect to any

Unit in a fiduciary capacity. Any Unit or Units owned by the Board of Managers or its designee shall not be entitled to vote.

Section 8. Majority of Unit Owners: As used in these By-Laws the term "majority of Unit Owners" shall be interpreted so as to require the unanimous consent of Unit Owners.

Section 9. Inspectors of Election: Inspectors of election shall not be required to be appointed at any meeting of Unit Owners unless requested by a Unit Owner present (in person or by proxy) and entitled to vote at such meeting and upon the making of such request inspectors shall be appointed or elected as provided in Section 610 of the Business Corporation Law.

ARTICLE III
OFFICERS

Section 1. Designation: The principal officers of the Condominium shall be the President, the Vice-President, the Secretary, and the Treasurer, all of whom shall be elected by the Board of Managers. The Board of Managers may appoint such other officers as in its judgment may be necessary. The President and Vice-President, but no other officers, need be members of the Board of Managers.

Section 2. Election of Officers: The officers of the Condominium shall be elected annually by the Board of Managers at the organization meeting of each new Board of Managers and shall hold office at the pleasure of the Board of Managers and until their successors are elected, their resignation or death.

Section 3. Removal of Officers: Upon the affirmative vote of a majority of the members of the Board of Managers, any officer may be removed, either with or without cause, and his successor may be elected at any regular meeting of the Board of Managers, or at any special meeting of the Board of Managers called for such purpose.

Section 4. President: The President shall be the chief executive officer of the Condominium. S/he shall preside at all meetings of the Unit Owners and of the Board of Managers. S/he shall have all of the general powers and duties which are incident to the office of president of a stock corporation organized under the Business Corporation Law of the State of New York, including but not limited to the power to appoint committees from among the Unit Owners from time to time as s/he may in her/his discretion decide is appropriate to assist in the conduct of the affairs of the Condominium.

Section 5. Vice-President: The Vice-President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice-President is able to act, the Board of Managers shall appoint some other member of the Board of Managers to act in the place of the President on an interim basis. The Vice-President shall also perform such other duties as shall from time to time be imposed upon her/him by the Board of Managers or by the President.

Section 6. Secretary: The Secretary shall keep the minutes of all meetings of the Unit Owners and of the Board of Managers. S/he shall have charge of such books and papers as the Board of Managers may direct, and shall in general perform all the duties incident to the office of secretary of a stock corporation organized under the Business Corporation Law of the State of New York.

Section 7. Treasurer: The Treasurer shall have the responsibility for Condominium funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements and for the preparation of all required financial data. S/he shall be responsible for the deposit of all moneys and other valuable effects in the name of the Board of Managers, or the Managing Agent, in such depositories as may from time to time be designated by the Board of Managers, and s/he shall, in general, perform all the duties incident to the office of treasurer of a stock corporation organized under the Business Corporation Law of the State of New York.

Section 8. Compensation of Officers: Officers who are unit owners shall not receive any salary or other compensation from the Condominium for acting as such or for services rendered in an official capacity. A majority of the Board of Managers may authorize reasonable compensation for an Officer who is not a unit owner for attendance at Board Meetings, either in person or by proxy. Such compensation shall be per meeting attended.

Section 9. Liability of Officers: No officer shall be liable to the Unit Owners for any mistake of judgment, negligence, or otherwise, except for willful misconduct or bad faith. The Unit Owners shall severally indemnify each officer against any liability or claims except those arising out of the bad faith or willful misconduct of an officer. It is intended that each officer shall have no personal liability with respect to any contract made by him/her on behalf of the Condominium. It is and shall be permissible for each officer who is appointed by the original Board of Managers (designees of the Sponsor), to contract with the Sponsor and affiliated corporations without fear of being charged with self-dealing. It is also intended that the liability of any Unit Owner arising out of any contract made by an officer or out of the aforesaid indemnity in favor of each officer shall be limited to such proportion of the total liability thereunder as his/her interest in the Common Elements bears to the aggregate interest in the Common Elements of all the Unit Owners. Every agreement made by an officer on behalf of the Condominium shall provide that each officer is acting only as agent for the Unit Owners and shall have no personal liability thereunder (except as Unit Owners, except for willful misconduct or bad faith), and that each Unit Owner's liability thereunder shall be limited to such proportion of the total liability thereunder as his interest in the Common Elements bears to the aggregate interest in the Common Elements of all Unit Owners.

ARTICLE IV
Managers

Section 1. Number: The number of Managers of the Condominium shall be three (3). Each Unit Owner is entitled to elect only one (1) Manager to the Board of Managers, unless otherwise agreed by the unit owners.

Section 2. Powers and Duties: The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the Condominium, as agent of all Unit Owners. The Board shall further have the right to employ a manager or managing agent or both, and may delegate any or all of the powers conferred by this section to such managing agent. Persons employed in the operation of the property may be designated or removed by a majority vote of the Board of Managers, or without vote by the managing agent or manager, if such a person is employed by the Board.

Section 3. Nomination and Election: The Managers shall be elected for a term of one year at the Annual Meeting of Unit Owners or at a Special Meeting called for that purpose as provided by law. Each Condominium Unit Owner shall be entitled to elect one manager to the Board of Managers, regardless of the number of units owned by that Unit Owner. In the event that there are less than three different Unit Owners, the third Manager shall be elected through the unanimous consent of the Unit Owners, and need not be a Unit Owner him/herself. Where a unit is owned by more than one person or entity, such persons and/or entities shall collectively appoint one member. The members' terms of office shall be until their respective successors are elected and qualify.

Section 4. Quorum: All three (3) Managers then authorized by these By-Laws shall constitute a quorum.

Section 5. Vacancies: A vacancy in the Board of Managers may only be filled by designation of a new member by the Unit Owner or Owners who appointed the manager to the now-vacant position, except that in the event that there are less than three different Unit Owners, the third Manager shall be elected through the unanimous consent of the Unit Owners, and need not be a Unit Owner him/herself.

Section 6. Meetings: The Board of Managers shall meet immediately after the Annual Meeting of Unit Owners without notice, and also whenever called together by any Manager of the Condominium, or upon the written request of any three Managers then holding office, upon notice given to each Manager, by delivering personally, mailing or telegraphing the same to her/him at least two days prior to such meeting at the last address furnished by him to the Condominium. Regular meetings may be held without notice at such times and places as the Board of Managers may determine. Any meeting of the Board at which all the Managers shall be present, or of which notice shall be duly waived by all absentees, either before or after the holding of such meeting, shall be valid for all purposes provided a quorum be present. Meetings of Managers may be held either at the principal office of the Condominium or elsewhere within the State of New York as provided in the notice calling the meeting, unless the Board of Managers by resolution adopt some further limitation in regard thereto. At all meetings of the Board of Managers, each Manager shall be entitled to one vote. The vote of a majority of the Board of Managers present at the time of a vote of a duly constituted meeting shall be the act of the Board of Managers.

Section 7. Resignation and Removal: Any Manager may resign at any time by written notice delivered in person or sent by certified registered mail to the President or Secretary of the

Condominium. 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. Any Manager may be removed from office at any time with or without cause upon the affirmative vote of the Unit Owners whose aggregate vote is at least 51% of the votes of the Condominium at a Unit Owners' meeting duly called for that purpose; provided, however, that the Manager(s) elected by the Holders of "Unsold Units" can be removed only for cause by a vote of a majority of the Unit Owners or without cause by the Holders of Unsold Units.

Section 8. Annual Cash Requirements: The Board of Managers shall, from time to time determine the cash requirements as defined in the Condominium's By-Laws, and fix the terms and manner of payment of Common Charges as more specifically set forth in Article VI. The Board of Managers shall have discretionary power to prescribe the manner of maintaining and operating the Building, to be paid as aforesaid by the Unit Owners. Every such determination by the Board of Managers shall be final and conclusive as to all Unit Owners and any expenditures made by the Condominium's officers or its agent under authority of, or with the approval of, the Board of Managers of the Condominium shall, as against the Unit Owners, be deemed necessarily and properly made for such purpose. Until the earlier of (i) one hundred and twenty (120) days after the date by which 75% of the units have been conveyed to unit purchasers; or (ii) three (3) years after the first conveyance of a unit to a unit purchaser, the Board of Managers of the Condominium will not take any of the following actions unless Unit Owners owning at least 51% of the votes of Residential Units of the Condominium approve in writing or by vote, in person or by proxy, at a duly constituted meeting called for such purpose:

a) Increase the number or change the type of employees from that described in the FOOTNOTES TO SCHEDULE B of the Offering Plan;
b) Provide for new or additional services from those indicated in the FOOTNOTES TO SCHEDULE B, unless the annual cost of such new or additional services, when added to the annual cost of all other services, being provided, is no greater than that provided in said notes;
c) Establish any reserve other than the Reserve and/or Working Capital Funds set forth in the Offering Plan.

Until the earlier of five (5) years from the date of closing, or at the time at which the Sponsor or other Holder of Unsold Units owns units consisting of less than 25% of the common interest of the Condominium, the Sponsor may exercise veto power over any expenses other than those described in SCHEDULE B, or which are required to comply with applicable laws or regulations; remedy any notice of a violation; or remedy any work order from an insurer. Additionally, so long as the Sponsor retains ownership of at least one unit in the building, the By-Laws, Declaration, and Rules and Regulations of the Condominium may not be amended or modified in any way so as to adversely affect the Sponsor without written consent by the Sponsor.

Section 9. Rules and Regulations: The Board of Managers may from time to time adopt and amend such rules and regulations as it may deem necessary in respect to the Building of the Condominium

for the health, safety and convenience of the Unit Owners. Copies thereof and of changes therein shall be furnished to each Unit Owner.

Section 10.Compensation: Members of the Board of Managers who are unit owners shall not receive any salary or other compensation from the Condominium for acting as such or for services rendered in an official capacity. A majority of the Board of Managers may authorize reasonable compensation for a Board Member who is not a unit owner for attendance at Board Meetings, either in person or by proxy. Such compensation shall be per meeting attended.

Section 11.Liability of the Board of Managers: The Members of the Board of Managers shall not be liable to the Unit Owners for any mistake of judgment, negligence, or otherwise, except for their own individual willful misconduct or bad faith. The Unit Owners shall indemnify and hold harmless each of the members of the Board of Managers against all contractual liability to others arising out of contracts made by the Board of Managers on behalf of the Condominium unless any such contract shall have been made in bad faith or contrary to the provisions of the Declaration or of these By-Laws. It is intended that the members of the Board of Managers shall have no personal liability with respect to any contract made by them on behalf of the Condominium within the scope of their authority. It is understood and permissible for the original Board of Managers, who are designated by the Sponsor, to contract with the Sponsor and affiliated corporations without fear of being charged with self-dealing. It is also intended that the liability of any Unit Owner arising out of any contract made by the Board of Managers shall be limited to such proportion of the total liability thereunder as his interest in the Common Elements bears to the interest of all the Unit Owners in the Common Elements, and, except as prohibited by law, the Unit Owner’s interest in the Unit. Every agreement made by the Board of Managers, or the Managing Agent, or the Manager, on behalf of the Condominium shall provide that the members of the Board of Managers, or the Managing Agent, or the Manager as the case may be, are acting only as agent for the Unit Owners in the Common Elements. Every agreement made by the Board of Managers or by the Managing Agent or by the Manager on behalf of the Condominium shall provide that the members of the Board of Managers, or the Managing Agent, or the Manager, as the case may be, are acting only as agent for the Unit Owners and shall have no personal liability thereunder (except as Unit Owners), and that each Unit Owner's liability thereunder shall be limited to such proportion of the total liability thereunder as his interest in the Common Elements bears to the interest of all Unit Owners in the Common Elements, and, except as prohibited by law, the Unit Owner’s interest in the Unit.

ARTICLE V
NOTICES

Section 1. Definitions: Whenever under the provisions of the Declaration or of these ByLaws, notice is required to be given to the Board of Managers, any Manager, Unit Owner or mortgagee, it shall not be construed to mean personal notice, but such notice may be given in writing, by mail, by depositing the same in a post office or letter box, in a postpaid sealed wrapper, addressed to the Board of Managers, such manager or Unit Owner or mortgagee at such address as appears on the

books of the Condominium. Members of the Board of Managers may be given notice in writing personally delivered to them.

Sections 2. Service of Notice Waiver: 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.

ARTICLE VI
OPERATION OF THE PROPERTY

Section 1. Determination of Common Expenses and Fixing of Common Charges: The Board of Managers shall from time to time, and at least annually, prepare a budget for the operation of the Condominium, determine the amount of the Common Charges payable by the Unit Owners to meet the Common Expenses, and allocate and assess such Common Charges and Expenses among the Unit Owners in proportion to their respective percentage of Common Interest. The Common Expenses shall include, among other things, the cost of all insurance premiums on all policies of insurance required to be or which have been obtained by the Board of Managers pursuant to the provisions of these By-Laws and the fees and disbursements of the Insurance Trustee. The Common Expenses may also include such amount as the Board of Managers may deem proper for the operation and maintenance of the Property including, without limitation, an amount for working capital of the Condominium, for a general operating reserve, for a reserve fund for replacements, and to make up any deficit in the Common Expenses for any prior year. The Common Expenses may also include such amounts as may be required for the purchase or lease by the Board of Managers or its designee, corporate or otherwise, on behalf of all Residential Unit Owners, of any Unit whose Owner has elected to sell or lease such Unit, or any Unit which is to be sold at a foreclosure or other judicial sale., together with such amounts as may be necessary to maintain such Unit(s).

Notwithstanding anything contained in these By-Laws, the Board of Managers shall be obligated to include in the Common Charges a Common Expense known as a Major Capital Improvement Replacement Reserve Fund which shall be equal to at least ten percent (10%) of the annual Common Charges for the First Year of Condominium operation, subject to Sponsor's right to obtain a reserve study that may justify the reduction of the requisite percentage. However, the inclusion of such Major Capital Replacement Reserve ("Reserve Contribution") as a Common Expense in any subsequent year shall be at the sole discretion of the Board of Managers. The Board of Managers reserves the right, in its sole discretion (including without limitation during the time that Sponsor controls the Board of Managers) to use the Reserve Contribution towards any capital expenditures it deems appropriate. However, the Reserve Contribution can only be used for the repair and replacement of the Common Elements.

The Board of Managers shall also, where necessary, impose an Assessment or additional Common Charge in order to meet any unanticipated Common Expense. All such Assessments or additional Common Charges shall be levied against all Unit Owners in proportion to their

respective Common Interest. 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 Assessment, or the first installment thereof, shall be due and payable, which notice shall set forth, in reasonable detail, the nature and purposes thereof. The Board of Managers shall have all rights and remedies for the collection of Assessments as are provided herein for the collection of Common Charges, such Assessments constituting a Common Charge.

The Board of Managers shall advise all Unit Owners promptly, in writing, of the amount of Common Charges and Expenses payable by each of them, respectively, as determined by the Board of Managers, as aforesaid, and shall furnish copies of each budget on which such Common Charges and Expenses are based, to all Unit Owners and their mortgagees, if so required.

The Condominium Board shall advise all Unit Owners in writing promptly after same are determined of the amount of Common Charges payable by each of them and, not later than ten (10) days next preceding the date upon which the first installment of newly determined Common Charges is due, shall furnish copies of the budget (in a reasonably itemized form) upon which such Common Charges are based to all Unit Owners and to their respective Permitted Mortgagees.

The Condominium Board may, at its sole discretion, from time to time increase or decrease the amount of Common Charges allocated to the Units and payable by the Unit Owners and may modify its prior determination of the Common 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.

The Sponsor or Sponsor-designee shall be responsible for the Common Charges assessed against a Unit owned by it from the date of the First Unit Closing until such Unit is sold to a bona fide purchaser. Until title to all Units has been conveyed, the Sponsor or its designee as the owner of any Unsold Units, may decide that Sponsor will, at Sponsor's or Sponsor's designee's sole option and discretion, in lieu of enforcing the collection of Common Charges by the Board of Managers, pay an amount which equals each Unit's proportionate share (based upon each Unit's Percentage Common Interest) of the total cost necessary to operate the Condominium with the services to be provided under the Offering Plan, provided that such ‘in lieu’ payments are less than the Common Charges then due. In the event that Sponsor or its designee as the owner of all Unsold Units elects to have Sponsor make in lieu payments, Sponsor or its designee shall (i) file an amendment to the Offering Plan prior to the First Unit Closing indicating that the collection of Common Charges will not commence with the beginning of Condominium operations and the anticipated length of such delay period; (ii) file an amendment to the Offering Plan disclosing the expiration of the delay period at least thirty (30) days prior to such expiration; (iii) during any such delay period timely pay all expenses of the Condominium out of the aggregate in lieu payments, including, but not limited to, insurance premiums; (iv) pay from Sponsor’s funds any reserve fund payments; and (v) remain obligated to update the budget for the Condominium, as provided in the governing regulations. Additionally, Sponsor represents that upon commencement of the collection of

Common Charges, and during the period that Sponsor controls the Board of Managers, there will not be an assessment for any item set forth in the approved Budget of the Condominium.

Section 2. Insurance: The Board of Managers shall be required to obtain and maintain, to the extent obtainable, the following insurance: fire insurance with extended coverage, vandalism, and malicious mischief endorsements, insuring the Buildings containing the Units (including all of the Units and the fixtures initially installed therein by the Sponsor or by prior construction and any other property usual to the servicing and general occupancy, but not including furniture, furnishings, or other personal property supplied or installed by Unit Owners) together with all service machinery and equipment contained therein and covering the interests of the Condominium, the Board of Managers and all Unit Owners and their mortgagees with certificates of insurance, as their interests may appear, in an amount to be determined by the Board of Managers. In the event this building includes a commercial unit, the Board of Managers shall annually obtain from the insurance broker a letter stating the extent to which the cost of insurance for the condominium, on account of the usage of the commercial unit, exceeds the cost which would otherwise have been obtained if no commercial unit were present; and this cost shall be borne by the commercial unit owner. A copy of the letter shall be delivered to the commercial unit owner within ten (10) days after receipt thereof, and the commercial unit owner shall be obligated to pay the amount assessed therein within fifteen (15) days after receipt thereof.

Section 3. Payment of Common Charges: All Unit Owners shall be obligated to pay the Common Charges, including Assessments, assessed by the Board of Managers pursuant to the provisions of Section 1 of Article VI at such time or times as the Board of Managers shall determine. No Unit Owner shall be liable for the payment of any part of the Common Charges assessed against his Unit subsequent to a sale, transfer or other conveyance by him. In addition, any Unit Owner may, subject to the terms and conditions specified in these By-Laws, provided that his Unit is free and clear of liens and encumbrances, other than permissible mortgages and the statutory lien for unpaid Common Charges, convey his Unit, together with the "Appurtenant Interests" to the Board of Managers, or its designee, corporate or otherwise, on behalf of all other Unit Owners, and in such event be exempt from Common Charges thereafter assessed. A purchaser of a Unit shall be liable for the payment of Common Charges, including Assessments, assessed and unpaid against such Unit prior to the acquisition by him of such Unit, except that a mortgagee or other purchaser of a Unit at a foreclosure sale of such Unit shall not be liable for and such Unit shall not be subject to a lien for the payment of Common Charges, including Assessments, assessed prior to the foreclosure sale.

Section 4. Collection of Common Charges and Assessments: The Board of Managers shall assess Common Charges against Unit Owners from time to time at least annually and shall take prompt action to collect any Common Charge due from any Unit Owner that remains unpaid for more than thirty (30) days from the due date for payment thereof. The Board of Managers shall also take prompt action to collect any assessment due from any Unit Owner that remains unpaid for more than thirty (30) days from the due date thereof. Common Charges shall be paid by the fifth day of the month in which they are due or they shall be deemed to be late.

Pursuant to Real Property Law Section 339-kk, the Board of Managers has the right to collect rents directly from a "Non-Occupying Owner's rental tenant" ("Tenant"), if a Non-Occupying Unit Owner is not current on his or her Common Charges, Assessments or late fees, hereinafter ("Charges"). In order to collect rents directly from the Tenant, the Non-Occupying Unit Owner must fail to make the payment of Charges within sixty (60) days of the earliest expiration of any grace period. Prior to collecting the rents the Board shall provide written notice to the Tenant and the Non-Occupying Unit Owner providing that, commencing immediately and until such time as all payments for all Charges are made current, all rental payments are to be made directly to the Condominium at the address provided in the notice. Once all charges are current the Board shall then within three (3) business days, provide notice to the Tenant and Unit Owner of such payment and that thereafter all future rental payments should be made to the Non-Occupying Unit Owner. Should a Unit Owner wish to contest the Board's claim to rental payments he or she shall be entitled to present his or her supporting facts at the next scheduled Board meeting (which must be held within thirty (30) days of Board receiving notice of contest). The Board shall have the option to forgo collecting rents directly from the Tenant so long as a majority of the Board has been elected by and from among the Occupying Unit Owners.

Section 5. Default in Payment of Common Charges or Assessments: In the event of default by any Unit Owner in paying to the Board of Managers the Common Charges or any assessment as determined by the Board of Managers, which default is greater than fifteen (15) days, such Unit Owners shall be obligated to pay interest at the highest legal rate on such Common Charges or assessments from the due date thereof, together with all expenses, including attorney's fees, incurred by the Board of Managers in any proceeding brought to collect such unpaid Common Charges or assessments. The Board of Managers shall have the right and duty to attempt to recover such Common Charges or assessments, together with interest thereon, and the expenses of the proceeding, including attorney's fees, in an action to recover the same brought against such Unit Owner, or by foreclosure of the lien on such Unit granted by Section 339-z of the Real Property Law of the State of New York, in the manner provided in Section 339-aa thereof. A Unit Owner defaulting in payment of Common Charges or assessments shall not be permitted to vote at any regular or special meeting of Unit Owners. During the time that the Sponsor is in control of the Board of Managers, Sponsor will cause the Board of Managers to file a lien as provided for in Section 339-aa of the Real Property Law on units in which the Sponsor is more than 30 days in arrears of common charges.

Section 6. Foreclosure of Liens for Unpaid Common Charges: In any action brought by the Board of Managers to foreclose a lien on a Unit because of unpaid Common Charges or any unpaid Assessment, the Unit Owner shall be required to pay a reasonable rental for the use of his/her Unit, and the plaintiff in such foreclosure action shall be entitled the appointment of a receiver to collect the same. The Board of Managers, acting on behalf of all Unit Owners, shall have the power to purchase such Unit at foreclosure sale and to acquire, hold, lease, mortgage (but not to vote the votes appurtenant to), convey, or otherwise deal with same. A suit to recover a money judgment for unpaid Common Charges shall be maintainable without foreclosing or waiving the lien securing the same. The proceeds from the sale of any Unit pursuant to this Section shall be used first to pay the unpaid Common Charges and/or assessments, plus reasonable attorney's fees and

administrative costs and any other lawful liens on the defaulting Unit. Amounts above this, if any, will be the property of the defaulting Unit Owner. If, after the sale of Unit for the nonpayment of Common Charges and/or assessments, the sale does not recover the full amount due and owing, the Board of Managers has the right to assess all the Unit Owners as a Common Expense for the difference between the amount received by the Condominium from the sale of the Unit and the amount owed to the Condominium.

Section 7. Statement of Common Charges and Assessments: The Board of Managers shall promptly provide any Unit Owner so requesting the same in writing, with a written statement of all unpaid Common Charges, including Assessments, due from such Unit Owner.

Section 8. Abatement and Enjoinment of Violations by Unit Owners: The violation of any rule or regulation adopted by the Board of Managers, or the breach of any By-Law contained herein, or the breach of any provision of the Declaration, shall give the Board of Managers the right, in addition to any other right set forth in these By-Laws, (a) upon reasonable notice to the Unit Owner, to enter the Unit in which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Unit Owner, any structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions hereof (provided, however, that no prior notice shall be required in the event the Board of Managers shall determine that action is immediately necessary for the preservation or safety of the Property of the Condominium or for the safety of residents of the Condominium or other persons or required to avoid the suspension of any necessary service to the Condominium), or (b) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such breach; and (c) in any event charge the Unit Owner with the cost of reasonable legal and other fees and costs incurred in enjoining, abating or remedying such violation.

Section 9. Maintenance and Repairs:

a) All maintenance, replacement, or repair to any Unit, ordinary or extraordinary, and to the doors (except painting exterior side of Unit entrance door), windows (except painting exterior side of windows), electrical (except Common Elements), plumbing (except Common Elements) and heating and/or hot water fixtures and air conditioning units, together with any and all related ductwork and piping attached thereto, inside or outside the Unit(s) or belonging to the Unit Owner(s) and only servicing such Unit(s), shall be the responsibility of the unit owner, and the expense thereof shall be at the individual Unit Owner's sole cost and expense or at the sole cost and expense of the individual Unit Owners of the affected Units on an equal basis, excepting as otherwise specifically provided herein. Additionally, the replacement of heating and/or hot water fixtures and air-conditioning units, together with any and all related ductwork and piping attached thereto, outside or inside the Unit(s) or belonging to the Unit Owners(s) and only servicing the Unit(s), shall be at the Unit Owner's sole cost and expense or at the sole cost and expense of the Unit Owners of the affected Units on an equal basis, excepting as otherwise specifically provided herein.

Further, the individual Unit Owner shall be responsible for the cost of any permits required in connection with the operation of their individual heating, air-conditioning or other mechanical equipment.

b) All maintenance, repairs and replacements to the General Common Elements as defined in the Declaration, and the painting and decorating of the exterior side of Unit entrance doors and Unit windows shall be made by the Board of Managers and be charged to all the Unit Owners as a Common Expense, excepting to the extent that the same are necessitated by the negligence, misuse or neglect of a Unit Owner, in which case such expense shall be charged to such Unit Owner. Maintenance, repair and replacements in or to the Limited Common Elements as defined in the Declaration will be performed as per the Declaration.

c) Each unit owner shall be solely and only responsible for repair or maintenance of any limited common element appurtenant to his/her unit, including but not limited to painting, cleaning, patching, and surface repair, and, in the case of balconies, if any, structural maintenance.

d) In the event a unit owner fails properly to maintain his/her unit or limited common element(s), the Board of Managers may take such steps as in its exclusive judgment are necessary to maintain such area(s), and the cost thereof shall be assessed against the owner of the condominium unit in question, or the owner of the unit to which such limited common elements are appurtenant.

e) To the extent that damage to a limited common element or unit is caused by a building condition or by other condition for which the condominium carries insurance, the cost of repair of such damage shall be borne by the condominium.

f) Notwithstanding anything contained herein, there is no leak management system such as drip pans or leak detection below terraces. Roofs were protected with a liquid applied waterproof membrane. The Unit Owner of Unit 3 is responsible for leaks from the roof above the penthouse level. Leak damage from the second-floor terrace of Unit 2, above the first floor, and from the penthouse level terraces above the third floor shall be the responsibility of the Condominium Board. Damage not covered by the roof membrane warranty would be the responsibility of either the Unit Owner of Unit 3, for the roof above the penthouse level, or the Condominium Board for the roof above the first floor and the roof above the third floor. The Unit 3 Unit Owner is responsible for repairs to their Unit, stemming from any leak originating from the roof above the penthouse level and must report the leak to the roof membrane manufacturer. The Unit Owners must report any leaks affecting any floor below the third-floor roof to the Condominium Board, which will report such leaks to the membrane manufacturer. Where a leak is not covered by warranty, a contractor certified by the roof membrane manufacturer to make

repairs to the roof membrane shall be hired. Interior repairs from such a leak shall be performed by a contractor hired by the Condominium Board.

g) Notwithstanding the foregoing, the Condominium building was designated as a New York City Landmark in 2012, as part of the Park Slope Historic District Extension. Because the condominium building has landmark protection, any work that is to be performed to the condominium building must be approved by the Landmarks Preservation Commission of the City of New York. The condominium building located at 543 11th Street is part of a nine building landmark, where the buildings located from 531 to 543 11th Street were built in approximately 1891-1893. The nine Romanesque Revival style row houses were c. 1891-1893 at a time when proximity to the recently completed Prospect Park and improvements in transportation hastened the construction of many exceptionally fine brick and stone row houses in the Park Slope area. The houses feature angled bay; rough-faced voussoirs above the main entryway and the second-story window above the main entryway; rough-faced lintels above the other windows; projecting window sills in continuous brownstone bands; bracketed cornice with fluting, dentils, and decorated frieze panels. Certain types of construction on the building that affect its historic façade must receive a permit from the Landmark Preservation Commission prior to the start of construction. Prior to commencement of construction that may alter the outward appearance of the building, building owners are required to apply to the Landmark Preservation Commission for permission to perform such construction, and must provide detailed construction plans and information regarding the contractor, including but not limited to the contractor's contract and insurance information.

Section 10. Restrictions on Use of Units: In order to provide for congenial occupancy of the Property and for the protection of the values of the Units, the use of the Property shall be restricted to and shall be in accordance with the following:

a) The Units shall be used for private residences only, except that a Unit Owner may use his Unit for any home occupation use permitted under applicable zoning law and ordinances, building code or other rules and regulations of governmental authorities having jurisdiction. Notwithstanding the foregoing, the Sponsor or Sponsor-Designee shall have the right, without charge, (i) to maintain general and sales offices in one or more Units or elsewhere on the Property, to use one or more Units as models and for other promotional purposes and to erect and maintain signs on the Property; (ii) to have its employees, contractors and sales agents present on the Property; (iii) to do all things necessary or appropriate, including the use of the Common Elements, to sell or lease Units and to complete construction of the Building and to comply with its obligations.

b) The Common Elements shall be used only for the furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of Units. In addition, no furniture, doormats, packages, or objects of any kind shall be placed in the lobbies, public halls, public stairways, or any other part of

the Common Elements (except for those areas designated as storage areas, if any) without the prior written consent of the Board of Managers. The lobbies, public halls, public stairways and elevators shall be used only for normal passage through them.

c) No nuisances shall be allowed on the Property nor shall any use or practice be allowed which is a source of annoyance to its residents or which interferes with the peaceful possession or proper use of the Property by its residents.

d) 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, including the Landmarks Preservation Commission, if applicable, having jurisdiction thereof shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof, relating to any portion of the Property, shall be eliminated, by and at the sole expense of the Unit Owners, or the Board of Managers, whichever shall have the obligation to maintain or repair such portion of the Property.

e) Nothing shall be done in any Unit or in, on, or to the Common Elements that will impair the structural integrity of the Property or that will structurally change the Building, except as is otherwise provided in the Declaration or in these By-Laws. In no event shall interior partitions contributing to the support of any Unit or the Common Elements be altered or removed.

f) No portion of a Unit or other Limited Common Elements appurtenant thereto (other than the entire Unit including the Limited Common Elements appurtenant thereto), may be separately rented.

g) No person may carry or smoke any kind of lighted pipe, cigar, cigarette, tobacco, or any other lighted smoking apparatus, equipment or product, including but not limited to electronic cigarettes, in any area of the Building, whether indoor or outdoor, at any time. For clarification of doubt, smoking shall be prohibited in all common areas of the Building as well as in all Units and Limited Common Elements appurtenant thereto, including any private balcony, terrace, rooftop, and/or garden. This paragraph shall be deemed to be incorporated into the Purchase Agreement for each Unit.

   Notwithstanding the said prohibition against smoking, the Board may designate (or remove from designation) an outdoor area for smoking, provided the smoking area(s) shall not cause secondhand smoke to drift into indoor common areas, exclusive use areas or individual units.

h) The Board of Managers and the Unit Owner of Unit 1 shall be required to permit access to the cellar level upon reasonable notice for the purpose of inspection and repair of any mechanical equipment that may service the Condominium building. The Board of Managers and Unit Owners shall have an easement through Unit 3 and its rooftop

terraces solely for access, installation, maintenance, repair and replacement of any flues, vents, air-conditioning, gas, heating, ventilating, water and other mechanical lines, equipment and fixtures and any other machinery, pipes, wires, conduits, equipment or meters servicing any other portion of the Condominium.

The terms of subparagraph (b) of this Section shall not apply to Sponsor or its designee for so long as there are any Unsold Units. So long as Sponsor owns any Unit, Sponsor or its designee shall have the right, without charge or limitation, to: (i) erect and maintain signs of any size or content determined by Sponsor or such designee, on or about any portion of the Common Elements chosen by Sponsor or such designee, including, without limitation, on the exterior walls of the Building or adjacent to any entrance thereof; (ii) have its employees, contractors, subcontractors and sales agents present on the Property; and (iii) do all things necessary or appropriate, including the use of the Common Elements, to sell, lease, manage, or operate Unsold Units, to complete any work or repairs to the Building expressly undertaken by Sponsor and to comply with Sponsor's obligations under the Offering Plan.

Section 11. Additions, Alterations or Improvements by Board of Managers. Subject to the provisions of Section 2 of Article IV of these By-Laws, whenever in the judgment of the Board of Managers the Common Elements shall require additions, alterations or improvements (but not maintenance) costing in excess of $10,000.00, and the making of such additions, alterations or improvements shall have been approved by a majority of the Unit Owners, the Board of Managers shall proceed with such additions, alterations or improvements and shall assess all Unit Owners: No for the cost thereof as a Common Charge. Any additions, alterations or improvements costing $10,000.00 or less may be made by the Board of Managers without approval of the Unit Owners and the cost thereof shall constitute part of the Common Expenses.

Section 12. Additions, Alterations or Improvements by Unit Owners: Except as provided below, no Unit Owner shall make any structural addition, alteration or improvement in or to his Unit, or a structural or non-structural addition, alteration or improvement which affects the exterior of the Building or the value of other Units, without prior written consent thereto of the Board of Managers. The Board of Managers shall have the obligation to answer in writing any written request by a Unit Owner for approval of a proposed structural addition, alteration or improvement in such Unit Owner's Unit, within thirty (30) days after such request, and failure to do so within the stipulated time shall constitute a consent by the Board of Managers to the proposed addition, alteration, or improvement. Any application to any department of the City of New York or to any other governmental authority for a permit to make an addition, alteration or improvement in or to any Unit shall be executed by the Board of Managers only, without however, incurring any liability on the part of the Board of Managers or any of them to any contractor, subcontractor, or material man on account of such addition, alteration or improvement, or to any person having any claim for injury to person or damage to property arising therefrom.

In the event the Board of Managers grants its consent, either affirmatively or by its inaction, to any structural addition, alteration or improvement to be made by a Unit Owner, the consent shall provide that any such work shall be at the Unit Owner's sole cost and expense, that work shall be done in accordance with all governmental or quasigovernmental laws, rules, regulations, codes and ordinances, that all work shall be done by reputable contractors with adequate liability, property damage and worker's compensation insurances (certificates for which shall be delivered to the Board of Managers prior to the commencement of construction), that any additions, alterations or improvements, shall be maintained in their entirety by said Unit Owner who shall also be responsible for any repairs, including structural repairs, to such area in any event, and to the Unit and any Common Elements where such repairs become necessary due to additional stresses caused by the structural alteration, addition or improvement, or due to improper design or construction of the structural alteration, addition or improvement, and such approval shall further provide that the Unit Owner shall reimburse the Board of Managers for any out-of-pocket expenses incurred by the Board of Managers in connection with the granting of such approval and in connection with any services provided to such alteration, addition or improvement; such expenses may include, but shall not be limited to, any fees of an attorney and/or fees of an architect consulted in connection with any request by a Unit Owner for approval of such work.

The provisions of this Section 12 that require the consent of the Board of Managers in connection with a structural addition, alteration, or improvement or a structural or non-structural addition, alteration or improvement which affects the exterior of the Building or the value of other Units shall not apply to Units owned by the Sponsor or its designee. Neither the Sponsor or its designee shall need such consent. All other provisions of this Section 12 shall apply to all Units.

Non-structural alterations and improvements to Units that do not affect the exterior of the Building or the value of other Units may be made without the prior approval of the Board of Managers.

Notwithstanding the foregoing, the Condominium building was designated as a New York City Landmark in 2012, as part of the Park Slope Historic District Extension. Because the condominium building has landmark protection, any work that is to be performed to the condominium building must be approved by the Landmarks Preservation Commission of the City of New York. The condominium building located at 543 11th Street is part of a nine building landmark, where the buildings located from 531 to 543 11th Street were built in approximately 1891-1893. The nine Romanesque Revival style row houses were c. 1891-1893 at a time when proximity to the recently completed Prospect Park and improvements in transportation hastened the construction of many exceptionally fine brick and stone row houses in the Park Slope area. The houses feature angled bay; rough-faced voussoirs above the main entryway and the second-story window above the main entryway; rough-faced lintels above the other windows; projecting window sills in continuous brownstone bands; bracketed cornice with fluting, dentils, and decorated frieze panels. Certain types of construction on the building that affect its historic façade must receive a permit from the Landmark Preservation Commission prior to the start of construction. Prior to commencement of construction that may alter the outward appearance of the building, building owners are required to apply to the Landmark Preservation Commission for permission to perform such construction, and must provide detailed construction plans and

information regarding the contractor, including but not limited to the contractor's contract and insurance information.

If at the time a Unit Owner seeks to perform alterations to his or her own Unit, a Permanent Certificate of Occupancy is not issued for the Building, the Unit Owner, prior to commencing any alteration, must obtain the consent of the Sponsor or its designee, which consent shall be at the sole and absolute discretion of Sponsor or its designee. The Sponsor or its designee may refuse to permit a Unit Owner to perform alterations in a Unit until such time as the Building has been completed and a Permanent Certificate of Occupancy has been obtained therefor. In furtherance thereof, a Unit Owner, who has been granted the consent by the Sponsor or its designee, to perform alterations shall indemnify Sponsor or its designee for any cost, expense, claim or liability incurred or suffered by Sponsor or its designee as a result of any violation of Law or delay in obtaining a Temporary or Permanent Certificate of Occupancy. In the event the alterations performed by a Unit Owner do adversely affect the issuance or validity of the Certificate of Occupancy, then upon the written request of Sponsor or its designee, the Unit Owner shall restore the Unit, at such Unit Owner's sole cost and expense, to its original condition. If such Unit Owner fails to commence diligently and continuously, restoring the Unit within fifteen (15) days of receipt of the written request, then the Sponsor or its designee, as the case may be, requesting such restoration shall be entitled to enter and restore the Unit at the expense of the Unit Owner and to exercise any other remedies provided in these By-Laws.

Section 13. Use of Common Elements and Facilities: A Unit Owner shall not place or cause to be placed in the lobby, public halls, stairways or other common areas or common facilities, any furniture, packages or objects of any kind. The public halls and stairways shall be used for no purpose other than for normal transit through them. The Sponsor and any Sponsor-Designee shall have the right to use of the Common Elements, without charge, for the purpose set forth in Section II of this Article VI and in conjunction with the Sponsor's or a Sponsor-designee's exercise of the rights retained by Sponsor in the Condominium Declaration.

The Owner of a Unit or Owner or Owners of any two (2) or more Units, which Unit or Units is/are the only Unit(s) serviced or benefitted by any General or Limited Common Element adjacent or appurtenant to such Unit(s) (for example, the portion at the end of any hallway that is directly adjacent to any such Unit(s) located on opposite sides of such hallway) and not affecting access or service (including, without limitation, heating, ventilating and air-conditioning) to any other Unit or to any other portion of the Common Elements, shall, with the consent of the Board of Managers (which consent will not be unreasonably withheld or delayed and shall not be required if the Unit Owner or Owners is/are Sponsor or Sponsor's designee), have the right to use such General or Limited Common Elements exclusively, as if it were a part of such Unit(s) (including the right, in the example of a portion of a hallway, to enclose such portion), and no amendment to the Declaration or reallocation of Common Interests will be made by reason thereof. In such an event, however, such Owner or Owners shall, at his or their sole cost and expense, both (i) operate, maintain and repair such General or Limited Common Element for so long as such Owner or Owners exercise such exclusive right of use and (ii) restore such General or Limited Common

Element to its original condition, reasonable wear and tear excepted, after such Owner or Owners cease to exercise such exclusive right of use.

Section 14. Right of Access: A Unit Owner shall grant a right of access to his Unit, to the Manager and/or any other person authorized by the Board of Managers, the Manager or the Managing Agent, for the purpose of making inspections or for the purpose of correcting any condition originating in his Unit and threatening another Unit or a Common Element, or for the purpose of performing installations, alterations or repairs to the mechanical or electrical services or other Common Elements in his Unit or elsewhere in the Building in which the Unit is located, provided that requests for entry are made in advance and that any such entry is at a time reasonably convenient to the Unit Owner. In case of an emergency, such right of entry shall be immediate, whether the Unit Owner is present at the time or not. In the event of the exercise of the right of access provided in this Section 14, any costs for repairs shall be borne in accordance with the provisions of Section 10 of this Article VI. Each Unit Owner will be required to give a copy of his/her keys to his/her Unit to the President of the Board of Managers who shall designate an authorized person or persons to keep the keys and use them in case of an emergency.

The Board of Managers and the Unit Owner of Unit 1 shall be required to permit access to the cellar level upon reasonable notice for the purpose of inspection and repair of any mechanical equipment that may service the Condominium building. The Board of Managers and Unit Owners shall have an easement through Unit 3 and its rooftop terraces solely for access, installation, maintenance, repair and replacement of any flues, vents, air-conditioning, gas, heating, ventilating, water and other mechanical lines, equipment and fixtures and any other machinery, pipes, wires, conduits, equipment or meters servicing any other portion of the Condominium

Section 15. Rules of Conduct: Rules and Regulations concerning the use of the Units and the Common Elements may be promulgated and amended by the Board of Managers. A majority vote of Unit Owners at a meeting may overrule the Board. A copy of such rules and regulations shall be furnished by the Board of Managers to each Unit Owner prior to the time when the same shall become effective. Initial rules and regulations, which shall be effective until amended by the Board of Managers are annexed hereto and made a part hereof as Schedule A. Notwithstanding this provision, for as long as Sponsor or its designee remains the Owner of one (1) or more Units, the Rules and Regulations of the Condominium may not be amended or modified in any way so as to adversely affect Sponsor or its designee without Sponsor’s or its designee’s prior written consent

Section 16.Water Charges and Sewer Rents: Water shall be supplied to all of the Units and the Common Elements through one or more building meters or pursuant to a frontage charge and, the Board of Managers shall pay, as a Common Expense, all charges for water consumed on the Property and in the Units, together with all related sewer rents arising therefrom, promptly after the bills for the same shall have been rendered. In the event of a proposed sale of a Unit by the Owner thereof, the Board of Managers, on request of the selling Unit Owner, shall execute and deliver to the purchaser of such Unit or to the purchaser's title insurance company, a letter agreeing to pay all charges for water and sewer rents affecting the Property as of the date of closing of title to such Unit promptly after such charges shall have been billed. Any water and sewer bills received

by a Unit Owner shall immediately be rendered to the Board of Managers for payment. In the event of a proposed sale of a Unit by the Owner thereof, the Board of Managers, on request of the selling Unit Owner, shall execute and deliver to the purchaser of such Unit or to the purchaser's title insurance company, a letter agreeing to pay all charges for water and sewer rents affecting the Unit as of the date of closing of title to such Unit promptly after such charges shall have been billed.

Section 17. No person may carry or smoke any kind of lighted pipe, cigar, cigarette, tobacco, or any other lighted smoking apparatus, equipment or product, including but not limited to electronic cigarettes, in any area of the Building, whether indoor or outdoor, at any time. For clarification of doubt, smoking shall be prohibited in all common areas of the Building as well as in all Units and Limited Common Elements appurtenant thereto, including any private balcony, terrace, rooftop, and/or garden. This paragraph shall be deemed to be incorporated into the Purchase Agreement for each Unit.

Notwithstanding the said prohibition against smoking, the Board may designate (or remove from designation) an outdoor area for smoking, provided the smoking area(s) shall not cause secondhand smoke to drift into indoor common areas, exclusive use areas or individual units.

Section 18. Electricity and Gas. Electricity shall be supplied by the public utility company serving the area directly to each Unit through separate meters. Each Unit Owner shall be required to pay the bills for electricity consumed or used in his or her Unit to the public utility.

The electricity serving the common areas and General Common Elements shall be metered by one (1) or more meters or submeters, and the Board of Managers shall pay the bills for such consumption as a Common Expense.

Gas consumption for the Building, including, but not limited to, consumption for domestic water heating, cooking and forced air heating in the building shall be collectively metered by one (1) or more meters or submeters and the Board of Managers shall pay, as a Common Expense, the bills for such consumption.

Section 19. Review of Real Estate Tax Assessments. It shall be the responsibility of the individual Unit Owners, at their sole cost and expense, to review the real estate tax assessments of their Units and, if they so desire, to take any steps necessary to review and/or challenge such assessments. Notwithstanding the foregoing, if proceedings are pending for the reduction of real estate taxes on the land and building for the tax year in which the First Unit Closing occurs, the Condominium will continue such proceedings with the attorney previously employed by the Sponsor. Sponsor shall have the sole right to negotiate and settle all claims in connection with said proceedings. The cost of such proceedings, including legal fees, and (in the event taxes are reduced) any refund shall be apportioned between the Sponsor and the respective Unit Owners according to the ownership of the Property during respective portions of the tax year. Any refund attributed to a Unit, and all apportioned expenses incurred in connection with obtaining of such refund, shall belong to and be incurred by the Unit Owner receiving said refund. Any refund covering a period prior to the First

Unit Closing and all expenses incurred in connection with the obtaining such refund, shall belong to and be incurred by the Sponsor alone.

Section 20. Vault Charges. All license fees and all periodic taxes and charges ("Vault Charges") for street vaults located in the Common Elements of the Building, if any, or other protrusions beyond the lot lines of the Building shall be paid by the Board of Managers as a Common Expense.

ARTICLE VII
Mortgages

Section 1. Notice to Board of Managers: A Unit Owner who mortgages his Unit shall notify the Board of Managers of the name and address of his mortgagee and shall file a confirmed copy of the note and mortgage with the Board of Managers; the Board of Managers shall maintain such information in a book entitled "Mortgages of Units."

Section 2. Notice of Unpaid Common Charges: The Board of Managers, when so requested in writing by a mortgagee of a Unit, shall promptly notify any mortgagee of a Unit, of such Unit Owner's default, including non-payment of Common Charges, in the obligations of such Unit Owner under the Declaration, By-Laws, Rules and Regulations, as the same are amended from time to time, or in any order of the Board of Managers issued with respect thereto.

Section 3. Notice of Default: The Board of Managers, when giving notice to a Unit Owner of a default in paying Common Charges or other default, shall send a copy of such notice to each holder of a mortgage covering such Unit whose name and address has heretofore been furnished to the Board of Managers.

Section 4. Examination of Books: Each Unit Owner and each mortgagee of a Unit shall be permitted to examine the books of account of the Condominium at reasonable times, on reasonable notice on business days.

Section 5. Notice of Changes to Units and/or Common Elements. The Board of Managers, when so requested in writing by a mortgagee of a Unit, shall promptly notify any mortgagee of a Unit of any proposed amendment to the Condominium Offering Plan, Declaration and/or By-Laws effecting a change in (i) the size or location of any Unit or the exclusive easement rights, if any, appertaining thereto; (ii) any change in the percentage of Common Interest of a Unit or Common Charges payable by a Unit Owner to the Condominium; (iii) any change in the number of votes each Unit Owner shall be entitled to cast at a meeting of Unit Owners; and (iv) any change to the restrictions on use of the Units or Common Elements.

Section 6. Any mortgagee shall be entitled to timely written notice of:

a. Any condemnation of casualty loss that affects either a material portion of the project or the unit securing its mortgage.
b. Any sixty (60) day delinquency in the payment of assessments or charges owed by the owner of any unit on which it holds the mortgage.
c. A lapse, cancellation, or material modification of any insurance policy maintained by the Homeowner's Association.
d. Any proposed action that requires the consent of a specified percentage of mortgagees.

Section 7. Notwithstanding anything to the contrary set forth in any portion of these By-Laws, 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 such unit's unpaid regularly scheduled budgeted dues or common charges accrued before acquisition of title to the unit by the mortgagee, together with any fees or costs related to the collection of such unpaid dues.

Section 8. Notwithstanding anything to the contrary set forth elsewhere in these By-Laws, no amendment, modification, addition, or deletion that shall adversely affect the lien of any mortgage may be made without the consent of the mortgagee.

Section 9. When a mortgagee fails to submit a response to any written notification made pursuant to these By-Laws within sixty (60) days after such notice is delivered by certified or registered mail, return receipt requested, said mortgagee will be conclusively presumed to have consented to the action set forth in said notice.

ARTICLE VIII
Condemnation and Termination

Section 1. Condemnation: In the event of a taking in condemnation or by eminent domain of part or all of the Common Elements, the award made for such taking shall be payable to the Board of Managers, if such award amounts to $50,000.00 or less, and to the Insurance Trustee if such award amounts to more than $50,000.00. If seventy-five (75%) percent or more of the Unit Owners, including Sponsor and/or Sponsor's designees as the Holder of Unsold Units, duly and promptly approve the repair and restoration of such Common Elements, the Board of Managers or the Insurance Trustee, as the case may be, shall arrange for the repair and restoration of such Common Elements, and the Board of Managers or the Insurance Trustee, if any, as the case may be, shall disburse the proceeds of such award to the contractors engaged in such repair and restoration in appropriate progress payments. In the event that seventy-five (75%) percent or more of the Unit Owners, including Sponsor and/or Sponsor's designees as the Holder of Unsold Units, do not duly and promptly approve the repair and restoration of such Common Element, the Board of Managers shall disburse the net proceeds of such award in the same manner as they are required to distribute insurance proceeds where there is no repair or restoration of the damage, as provided in these By-Laws. If applicable, the vote of Sponsor and/or Sponsor's designees as the Holder of Unsold Units will be subject to the approval of any holder of a mortgage encumbering said Unsold Units. As used in this Section, the words "promptly approve" shall mean not more than sixty (60) days from the date of such taking. Notwithstanding anything contained herein, any restoration or repair of

the Condominium made in accordance with the terms of this Section shall be substantially in accordance with the specifications set forth in the Offering Plan, as amended, unless the Board of Managers obtains the approval of the holders of first mortgages on the Units to which at least fifty-one percent (51%) of the votes of Units subject to mortgages held by such Eligible Holders are allocated.

As used in this Section, the words "promptly approve" shall mean not more than sixty (60) days from the date of such taking.

If a portion of any Unit shall be taken in condemnation or by eminent domain and the Condominium shall not be terminated, the Common Interest appurtenant to such Unit shall be adjusted in the proportion that the total floor area of such Unit and its appurtenant Limited Common Elements after such taking bears to the total floor area of such Unit and its appurtenant Limited Common Elements prior to such taking. The Board of Managers shall promptly prepare and record an amendment to the Declaration reflecting the new Common Interest appurtenant to such Unit, which amendment shall be executed by the owner of such Unit together with the holders of record of any liens thereon (or, in lieu of execution by such Unit Owner and lienors, the same may execute a consent to such amendment in recordable form). Following the taking of a portion of a Unit and the recording of the aforementioned amendment to the Declaration, the votes appurtenant to such Unit shall be based upon the new Common Interest of such Unit, and, in the event of a taking of an entire Unit, the right to vote appurtenant to such Unit shall wholly terminate. In either event, the Common Interests of the other or remaining Units shall be adjusted accordingly and reflected in an amendment to the Declaration duly executed and acknowledged by the Board of Managers and the owners of, together with the holders of record of all liens upon, all of the other or remaining Units.

Section 2. Termination: The Condominium may be terminated by casualty loss, condemnation, or eminent domain, in accordance with the provisions of the By-Laws, or by withdrawing the Property from the provisions of the New York Condominium Act if authorized by an affirmative vote of Unit Owners who own not less that eighty (80%) percent in number and in Common Interest of the Units. Sponsor or its designees will not vote its interests appurtenant to any Unsold Units for such withdrawal unless at least eighty (80%) percent in number and in Common Interest of all other Unit Owners have elected for such withdrawal, in which event the Sponsor may choose to vote in favor of or against such withdrawal. In the event said withdrawal is authorized as aforesaid, the Property shall be subject to an action for partition by any Unit Owner or lienor as if owned in common, in which event the net proceeds of sale shall be divided among all the Unit Owners in proportion to their respective Common Interests. However, no payment shall be made to a Unit Owner until all liens to which his/her Unit are subject are paid off.

ARTICLE IX
Certain Remedies

Section 1. Self Help. If any Unit Owner shall violate or breach any of the provisions of the Condominium Documents on his part to be observed or performed, including, without limitation,

any breach of his obligation to paint, decorate, maintain, repair, or replace his Unit or its appurtenant Limited Common Elements pursuant to the terms of Article VI hereof, and shall fail to cure such violation or breach within five (5) days after receipt of written notice of the same from the Board of Managers, the Managing Agent, or any manager (or, with respect to any violation or breach of the same not reasonably susceptible to cure within such period, to commence such cure within such five (5) day period and, thereafter, to prosecute such cure with due diligence to completion), the Board of Managers shall have the right to enter such Unit Owner's Unit and/or its appurtenant Limited Common Elements and summarily to abate, remove, or cure such violation or breach without thereby being deemed guilty or liable in any manner of trespass. In addition, in the event that the Board of Managers shall determine that the abatement, removal, or cure of any such violation or breach is immediately necessary for the preservation or safety of the Building or for the safety of the occupants of the Building or other individuals or is required to avoid the suspension of any necessary service in the Building, the Board of Managers may take such action immediately, without prior notice and without allowing the said Unit Owner any period of time within which to cure or to commence to cure such violation or breach.

Section 2. Abatement and Enjoinment.

a. In the event that any Unit Owner shall violate or breach any of the provisions of the Condominium Documents on his part to be observed or performed, the Board of Managers shall have the right to enjoin, abate, or remedy the continuance or repetition of any such violation or breach by appropriate proceedings brought either at law or in equity.

b. The violation or breach of any of the terms of the Condominium Documents with respect to any of the rights, easements, privileges, or licenses granted to Sponsor or its designee shall give to Sponsor or such designee the right to enjoin, abate, or remedy the continuation or repetition of any such violation or breach by appropriate proceedings brought either at law or in equity.

Section 3. Remedies Cumulative. The remedies specifically granted to the Board of Managers or to the Sponsor or its designee in this Article IX or elsewhere in the Condominium Documents shall be cumulative, shall be in addition to all other remedies obtainable at law or in equity and may be exercised at one (1) time or at different times, concurrently or in any order, in the sole discretion of the Board of Managers or Sponsor or such designee, as the case may be. Further, the exercise of any remedy shall not operate as a waiver, or preclude the exercise, of any other remedy.

Section 4. Costs and Expenses. All sums of money expended, and all costs and expenses incurred, including, but not limited to, reasonable attorney's fees, by (i) the Board of Managers in connection with the abatement, enjoinment, removal, or cure of any violation, breach, or default committed by a Unit Owner pursuant to the terms of Section 1 or paragraph (a) of Section 2 hereof or (ii) Sponsor in connection with any abatement, enjoinment, or remedy of any violation or breach of the Condominium Documents pursuant to the terms of paragraph (b) of Section 2 hereof, shall be immediately payable by such Unit Owner to the Board of Managers in the event set forth in subparagraph (i) hereof or by the offering party (i.e., the Board of Managers or the Unit Owner) to Sponsor, in the event set forth in subparagraph (ii) hereof, which amount

shall, in either event, bear interest (to be computed from the date expended) at the rate of two percent (2%) per month, but in no event in excess of the maximum rate chargeable to such Unit Owner pursuant to Law. All sums payable by a Unit Owner to the Board of Managers pursuant to the terms of this Section 4 shall, for all purposes hereunder, constitute Common Charges payable by such Unit Owner.

ARTICLE X
Arbitration

Section 1. Procedure: Any matter required or permitted to be determined by arbitration pursuant to the terms of the Condominium Documents shall be submitted for resolution by a single arbitrator in a proceeding held in New York City, New York, in accordance with the then existing rules of the American Arbitration Association or any successor organization thereto. In the event that the American Arbitration Association shall not then be in existence and has no successor organization, any such arbitration shall be held in New York City, New York before one arbitrator appointed, upon the application of any party, by the Real Estate Board of New York.

Section 2. Variation by Agreement: The parties to any dispute required or permitted to be resolved by arbitration pursuant to the terms of the Condominium Documents may, by written agreement, vary any of the terms of Section 1 hereof with respect to the arbitration of such dispute or may agree to resolve their dispute in any manner, including, without limitation, the manner set forth in Section 3031 of the New York City Practice Law and Rules and known as "New York Simplified Procedure for Court Determination of Disputes."

Section 3. Binding Effect: The decision in any arbitration conducted pursuant to the terms of Section 1 and 2 hereof shall be binding upon all of the parties thereto and may be entered in any court of appropriate jurisdiction.

Section 4. Cost and Expenses: (a) The fees, costs and expenses of the arbitrator shall be borne by the losing party in the arbitration or, if the position of neither party to the dispute shall be substantially upheld by the arbitrator, such fees, costs and expenses shall be borne equally by the disputants. Each disputant shall also bear the fees and expenses of his counsel and expert witnesses. All costs and expenses paid or incurred by Condominium board in connection with any arbitration held hereunder, including, without limitation, the fees and expenses of counsel and expert witnesses, shall constitute Common Expenses.

ARTICLE XI
Conflicts

Section 1. Conflicts: 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 of the Declaration, the provisions of said statute or of the Declaration, as the case may be, shall control.

ARTICLE XII
Amendments to the By-Laws

Section 1. Amendment to By-Laws: These By-Laws may be modified or amended only by unanimous vote of the Unit Owners. For as long as there are one or more Unsold Units, these By-Laws, including the Rules and Regulations of the Condominium attached hereto, may not be altered, amended, repealed or added to without the consent of the Holder(s) of Unsold Residential Units and the Sponsor.

ARTICLE XIII
Miscellaneous

Section 1. Invalidity: The invalidity of any part of the By-Laws shall not impair or affect in any manner the valid enforceability or effect of the balance of these By-Laws.

Section 2. Captions: The captions herein are inserted only by matter of convenience and/or reference, and in no way define, limit, or describe the scope of these By-Laws, or the intent of any provision therein.

Section 3. Gender: The use of the masculine gender in the By-Laws shall be deemed to include the feminine gender and the use of singular shall be deemed to include the plural, whenever the context requires.

Section 4. Waiver: No restriction, condition, obligation, or provision contained in these By-Laws, shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, respective of the number of violations or breaches thereof which may occur.

Section 5. Insurance Trustee: The Insurance Trustee selected, shall be a bank, trust company or savings and loan association in the State of New York, designated by the Board of Managers (with approval of the holders of two (2) or more Unit first mortgagees, if applicable). In the event the Insurance Trustee shall resign, the new insurance Trustee shall also be a bank, trust company, or savings and loan association in the State of New York, designated by the Board of Managers (with the approval of the holders of two (2) or more Unit first mortgagees, if applicable). The Board of Managers shall pay fees and disbursements of any Insurance Trustee, and such fees or disbursements shall constitute a Common Expense of the Condominium.

Section 6. Report to Unit Owners: The Board of Managers of the Condominium shall give annually to each and every Unit Owner:

1) On or before March 1st of each year a financial statement for the previous years operation. During the period the Sponsor is in control of the Board of Managers, there shall be a certified financial statement prepared by a certified public accountant or public accountant.

2) Prior notice of the annual Unit Owners meeting at least 30 days prior to such meeting.

3) A copy of the proposed annual budget of the Condominium, no less than thirty (30) days prior to the date set for adoption thereof by the Board of Managers. During the time the Board is controlled by the Sponsor, this statement shall be certified by a qualified budget expert.

ARTICLE XIV

Sales, Leases and Mortgages of Units

Section 1. Sales and Leases. Subject to any additional restrictions set forth below, no Unit Owner other than the Sponsor or a Sponsor-designee may sell or lease his Unit, or any interest therein except by complying with the provisions below. Sponsor or a Sponsor-designee need not comply with such provisions. Sponsor or a Sponsor-designee shall have the right, without the payment of any fees or charges to the Board of Managers or the Managing Agent, to sell its Unit(s) or lease its Unit(s) without the Board of Managers having any right of first refusal to purchase or lease such Unit(s), and all sale and/or rental proceeds shall belong solely to such Sponsor or Sponsor-designee, as the case may be. However, any deed or lease made by a Sponsor or a Sponsor-designee with respect to a Unit as grantor or lessor, in the Building, shall provide that acceptance thereof by the grantee or lessee shall constitute an assumption of the provisions of the Declaration, the By-Laws and the Rules and Regulations, as same may be amended from time to time.

Except as provided immediately above, any Unit Owner who receives a bona fide offer for the sale of his Unit together with: (i) the undivided interest of the Common Elements and any Limited Common Elements appurtenant thereto; (ii) the interest of such Unit Owner in any Units theretofore acquired by the Board of Managers, or its designee, on behalf of all Unit Owners, or the proceeds of the sale or lease thereof, if any; (iii) the interest of such Unit Owner in any other assets of the Condominium, as defined in the Declaration, (hereinafter collectively called the "Appurtenant Interests"); or a bona fide offer for a lease of his Unit; (hereinafter called an "Outside Offer"), which he intends to accept, shall give notice by certified or registered mail to the Board of Managers of such offer and of such intention, the name and address of the proposed purchaser or lessee, the terms of the proposed transaction and such other information as the Board of Managers may reasonably require, and shall offer to sell such Unit, together with the Appurtenant Interests, or to lease such Unit, to the Board of Managers, or its designee, corporate or otherwise, on behalf of the Owners of all other Units, on the same terms and conditions as contained in such Outside Offer. The giving of such notice shall constitute a warranty and representation by the Unit Owner who has received such offer, to the Board of Managers on behalf of the other Unit Owners, that such Unit Owner believes the Outside Offer to be bona fide in all respects. Within twenty (20) days after receipt of such notice, the Board of Managers may elect, by notice given within five (5) days after making such election, and in any event, within said twenty (20) day period, to such Unit Owner, by certified or registered mail, to purchase such Unit, together with the Appurtenant Interests, or to lease such Unit, as the case may be (or to cause the same to be purchased or leased by its designee, corporate or otherwise), on behalf of all other Unit Owners, on the same terms and conditions as contained in the Outside Offer and as stated in the notice from the offering Unit Owner.

In the event the Board of Managers shall elect to purchase such Unit, together with the Appurtenant Interests, or to lease such Unit, or to cause the same to be purchased or leased by its designee, corporate or otherwise, title shall close or a lease shall be executed at the office of the attorneys for the Condominium in accordance with the terms of such offer but in no event less than forty-five (45) days after the giving of notice by the Board of Managers of its election to accept such offer. At the closing, the Unit Owner, if such Unit, together with the Appurtenant Interests, is to be sold, shall convey the same to the Board of Managers, or to its designee, on behalf of all other Unit Owners, by deed in the form required by Section 339-o of the Real Property Law of the State of New York, with all transfer stamps affixed, and shall pay all other taxes arising out of such sale. In the event such Unit is to be leased, the offering Unit Owner shall execute and deliver to the Board of Managers, or to its designee, a lease between the offering Unit Owner, as landlord, and the Board of Managers, or its designee, as tenant, covering such Unit, for the rental and term contained in such Outside Offer.

In the event the Board of Managers or its designee fail to notify the offering Unit Owner of its decision to accept such offer within twenty (20) days after receipt of notice as aforesaid or notify the offering Unit Owner within said period of its decision not accept such offer, the offering Unit Owner shall be free to contract to sell such Unit, together with the Appurtenant Interests, or to lease such Unit, as the case may be, within thirty (30) days after the expiration of the twenty (20) day period in which the Board of Managers or its designee might have accepted such offer, to the Outside Offeror, on the terms and conditions set forth in the notice from the offering Unit Owner to the Board of Managers of such Outside Offer. Any such deed to any Outside Offeror shall provide that acceptance thereof by the grantee shall constitute an assumption of the provisions of the Declaration, the By-Laws and the Rules and Regulations, as the same may be amended from time to time. Any such lease shall be consistent with these By-Laws and shall provide that it may not be modified, amended, extended or assigned, without the prior consent in writing of the Board of Managers, and that the tenant shall not sublet the demised premises, or any part thereof, without the prior consent in writing of the Board of Managers, and that the Board of Managers shall have power to terminate such lease and/or to bring summary proceedings to evict the tenant in the name of the landlord thereunder, in the event of default by the tenant in the performance of such lease. Except as hereinbefore set forth, the form of any such lease for Units shall be the then current form of lease recommended by Julius Blumberg, Inc., or The Real Estate Board of New York, Inc., with such modifications as shall be approved in writing by the Board of Managers. In the event the offering Unit Owner shall not, within such thirty (30) day period, contract to sell such Unit together with the Appurtenant Interests, or to lease such Unit, as the case may be, to the Outside Offeror on the terms and conditions contained in the Outside Offer, or if the Unit Owner shall so contract to sell or lease his Unit within such thirty (30) day period, but such sale or lease shall not be consummated pursuant to the terms of such contract, then should such offering Unit Owner thereafter elect to sell such Unit, together with the Appurtenant Interests, or to lease such Unit, as the case may be, to the same or another Outside Offeror on the same or other terms and conditions, the offering Unit Owner shall be required to again comply with all of the terms and provisions of this Section 1 of this Article XIV.

No assignment or transfer of an executed Purchase Agreement between Sponsor and any purchaser shall be permitted without the prior written consent of Sponsor which may be withheld for any reason. Any purported assignment of a Purchase Agreement in violation hereof shall be voidable at the option of Sponsor.

Prior to, and for eighteen (18) months subsequent to, the closing of title to the Unit, Purchaser shall not advertise or otherwise offer, promote or publicize the availability of such Unit for sale without Sponsor's prior written consent. This provision is to survive closing of title to the Unit, and shall apply for so long as Sponsor owns at least one (1) Unsold Unit.

Any purported sale or lease of a Unit in violation of this section shall be voidable at the election of the Board of Managers or Sponsor, as the case may be.

Section 2. Consent of Unit Owners to Purchase or Lease of Units by Board of Managers. The Board of Managers shall not exercise any option hereinabove set forth to purchase or lease any Unit without the prior approval of a majority of the Unit Owners.

Section 3. No Severance of Ownership. No Unit Owner shall execute any deed, mortgage, or other instrument conveying or mortgaging title to his Unit without including therein the Appurtenant Interests, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, mortgage, or other instrument purporting to affect one (1) or more of such interests, without including all such interests, shall be deemed and taken to include the interest or interests so omitted, even though the latter shall not be expressly mentioned or described therein. No part of the Appurtenant Interests of any Unit may be sold, transferred or otherwise disposed of, except as part of a sale, transfer or other disposition of the Unit to which such interest or interests are appurtenant, or as part of a sale, transfer or other disposition of such part of the Appurtenant Interests of all Units.

Section 4. Release by Board of Managers of Right of First Refusal. The right of first refusal contained in Section 1 of this Article XIV may be released or waived by the Board of Managers, in which event the Unit, together with the Appurtenant Interests, may be sold, conveyed, or leased, free and clear of the provisions of such section.

Section 5. Certificate of Termination of Right of First Refusal. A certificate, executed and acknowledged by the Secretary of the Condominium, stating that the provisions of Section 1 of this Article XIV have been met by a Unit Owner, or have been duly waived by the Board of Managers and the rights of the Board of Managers thereunder have terminated, shall be conclusive upon the Board of Managers in favor of all persons who rely thereon in good faith. Such certificates shall be furnished to any Unit Owner who has in fact complied with the provisions of Section 1 of this Article XIV or in respect to whom the provisions of such section have been waived, upon request.

Section 6. Financing of Purchase of Units by Board of Managers. Acquisition or lease of Units by the Board of Managers, or its designee, on behalf of all Unit Owners, may be made from the working capital and Common Charges in the possession of the Board of Managers, or, if such

funds are insufficient, the Board of Managers may levy a Special Assessment against each Unit Owner, other than the offering Unit Owner, in proportion to his ownership in the Common Elements, as a Common Charge, which Assessment shall be enforceable in the same manner as provided herein these By-Laws, or, the Board of Managers, in its discretion, may borrow money to finance the acquisition or lease of such Unit, provided, however, that no financing may be secured by an encumbrance or hypothecation of any property other than the Unit, together with the Appurtenant Interests, so to be acquired by the Board of Managers. Notwithstanding the above, no Assessment may be levied under this Section 6 against any mortgagee who has acquired title to a Unit, whether by foreclosure or deed in lieu thereof.

Section 7. Exceptions. The provisions of Section 1 of this Article XIV shall not apply with respect to the right of first refusal pertaining to any sale or conveyance or lease by a Unit Owner of his Unit, together with the Appurtenant Interests, to his spouse or to any of his children or to his parent or parents or to his brothers or sisters, or any one (1) or more of them, or to any Unit owned by the Sponsor or a Sponsor-designee, or to the acquisition or sale of any Unit, together with the Appurtenant Interests, by a mortgagee herein authorized who shall acquire title to such Unit by foreclosure or by deed in lieu of foreclosure. However, the provisions of this section shall apply with respect to any purchaser of a Unit from a mortgagee.

Section 8. Gifts and Devises, etc. Any Unit Owner shall be free to convey or transfer his Unit by gift or to devise his Unit by will, or to pass the same by intestacy, without restriction.

Section 9. Waiver of Right of Partition with Respect to Such Units as are Acquired by the Board of Managers or its Designee, on Behalf of All Unit Owners as Tenants in Common. In the event that a Unit shall be acquired by the Board of Managers, or its designee, on behalf of all Unit Owners as tenants in common, all such Unit Owners shall be deemed to have waived all rights of partition with respect to such Unit.

Section 10. Payment of Common Charges and Assessments. No Unit Owner shall be permitted to convey, mortgage, pledge, hypothecate, sell or lease his Unit unless and until he shall have paid in full to the Board of Managers all unpaid Common Charges and Assessments theretofore assessed by the Board of Managers against his Unit and until he shall have satisfied all unpaid liens against such Unit, except permitted mortgages.

Section 11. Mortgage of Units. No Residential Unit Owner shall mortgage his Unit, except by a first and/or second mortgage made to a bank, trust, trust company, insurance company, federal savings and loan association, pension fund or other institutional lender or a purchase money mortgage made to the Sponsor, Sponsor-designee, or to the seller of the Unit. Any such mortgage shall be substantially in the form on file with the Board of Managers, except for such changes or additions as may be required in order to permit the particular institutional lender to make the mortgage loan, or to the extent permitted by the Board of Managers. A mortgage encumbering a Residential Unit may be made to a reputable private lender, other than a lender as above described, provided the same is approved in writing by either the Sponsor, prior to the Sponsor's relinquishing control of the Board of Managers, or the Board of Managers, subsequent to the release of control by the Sponsor. Such approval shall be in the sole and absolute discretion of Sponsor or the Board

of Managers as the case may be. Prior to or simultaneously with the closing of any mortgage, the Unit Owner must satisfy all arrearages for unpaid Common Charges or Assessments and discharge any liens therefor. The Sponsor and/or its designee may encumber its Unit or Units with a mortgage or mortgages without being subject to the aforementioned restrictions.

Section 12. Fees and Charges. The Board of Managers shall have the right to require the Residential Unit Owner who is selling or is a prospective lessor to pay a fee to the Board of Managers and/or the Managing Agent to cover reasonable legal and other expenses of the Board of Managers and the Managing Agent in connection with the sale or lease of a Residential Unit pursuant to the provisions of this Article XIV except such charges and fees shall not apply to a sale or lease of any Unit by Sponsor, any Sponsor-designee or any partner of any entity affiliated directly or indirectly with Sponsor. Any other fees in connection with the sale or lease of a Residential Unit may only be enacted by action of Unit Owners, except any such fee shall not apply to a sale or lease of any Unit by Sponsor, any Sponsor-designee or any partner of any entity affiliated directly or indirectly with Sponsor.

ARTICLE XV

Sponsor Control

Section 1: Transfer of control of the Condominium Board of Managers shall pass to unit owners, other than the Sponsor, at the earlier of the following:

• Sixty (60) days after the date by which both of the units have been conveyed to unit purchasers;
or
• Three (3) years after the first conveyance of a unit to a unit purchaser.

Notwithstanding the foregoing, Sponsor may vote for unit owners of its choice.

Section 2: Until the earlier of five years from the date of closing, or at the time at which the Sponsor or other Holder of Unsold Units owns units consisting of less that 25% of the common interest of the Condominium, Sponsor may exercise veto power over any expenses other than those described in Schedule B, or which are required to comply with applicable laws or regulations, remedy any notice of a violation, or remedy any work order from an insurer, or for any repair or replacement necessary for the preservation or safety of the Building or for the safety of the occupants of the Building or required to avoid the suspension of any necessary service to the Building.

Section 3: So long as the Sponsor retains ownership of at least one unit in the building, the By-Laws, Declaration, and Rules and Regulations of the Condominium, may not be amended or modified in any way so as to adversely affect the Sponsor without written consent by the Sponsor.

Section 4: At the time of the First Closing there will be three Managers designated by the Sponsor. However, the Managers will resign in favor of Managers who will be elected by the purchasers at a meeting to be convened within 60 days after two (2) of the Units have been conveyed to Bona Fide Unit Owners. If the Sponsor still owns 50% or more of the units in the building, the Sponsor-appointed managers may be re-elected at such time.

Section 5: So long as a majority of the Board of Managers consists of managers elected by the Sponsor or holders of unsold units, the board:

1. Shall not eliminate or reduce the number of employees, insurance coverages, or any service to a level less than that provided in Schedule B unless a majority of board members elected by bona fide unit purchasers vote in favor thereof.
2. Shall, to the extent of their authority as Board Members, use all reasonable efforts to cause the Building (including its equipment, services and installations) to be kept operational, clean, and, in a good state of repair and condition;
3. Shall not veto expenditures required to comply with applicable laws or regulations and/or expenses necessary to remedy notice of violations of law, or order of an insurance carrier, or for any repair or replacement necessary for the preservation or safety of the Building or for the safety of occupants of the Building or required to avoid the suspension of any necessary service to the Building.

SCHEDULE A

ADDENDUM TO THE BY-LAWS OF THE CONDOMINIUM OF THE PREMISES KNOWN AS 543 11TH STREET CONDOMINIUM 543 11TH STREET BROOKLYN, NEW YORK 11215

RULES AND REGULATIONS

1. The Residential Units may be used only for private residential use, except that a Residential Unit Owner may use his Unit for any home occupation use permitted under applicable zoning law and ordinances, building code or other rules and regulations of governmental authorities having jurisdiction. Such Residential Units may also be used as professional offices by a resident thereof provided such professional use does not violate any zoning law and ordinances and provided further, that the prior written consent of the Board of Managers to such professional use is obtained. In the event that any Residential Unit shall be used for home occupation or professional purposes in conformity with the Declaration and the By-Laws, no patients, clients, or other invitees shall be permitted to wait in any public hallway. No illuminated or other sign may be used in connection with the aforementioned use, excepting only a professional sign, non-illuminated, not larger than the size permitted by the Board of Managers. Further, any accessory space which is part of any Unit is not meant for living or sleeping purposes. Such use of the accessory space is prohibited by the Zoning Resolution of the City of New York, as amended.

A Residential Unit may only be occupied by: (i) any individual who is a Residential Unit Owner or permitted lessee; (ii) any officer, director, shareholder or employee of any corporation which is a Residential Unit Owner or permitted lessee; (iii) any partner or employee of any partnership which is a Residential Unit Owner or permitted lessee; (iv) any member or employee of any limited liability company which is a Residential Unit Owner or permitted lessee; (v) the fiduciary or beneficiary or employee of any fiduciary which is a Residential Unit Owner or permitted lessee; (vi) any principal or employee of any other entity (including, but not limited to, embassies and consulates of foreign governments) which is a Residential Unit Owner or permitted lessee; provided that in each instance in clauses (ii) through (vi) above: (A) the designated officer, director, shareholder, partner, member, fiduciary, beneficiary, principal or employee is designated as the primary occupant of the Residential Unit and is not being designated to use the Residential Unit on a transient basis or as other than the primary occupant; and (B) such use is not, in fact or in effect, part of, or in furtherance of a program, plan, entity, agreement or other arrangement providing for short-term, fractional or shared use and/or ownership of such Unit; and (vii) family members, domestic employees and/or non-paying guests of any of the foregoing.

2. Except as set forth above and herein, no industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designed for profit, altruism, or otherwise, shall be conducted, maintained or permitted in any part of the Residential Units or Common Elements nor shall any “For Sale”, “For Rent” or “For Lease” signs or other window

displays or advertising be maintained or permitted in any Residential Unit therein or adjoining Common Elements, nor shall any Residential Unit be rented for transient, hotel or motel purposes. The right is reserved by the Sponsor, its designee and the Board of Managers, or its agent, to place "For Sale", "For Rent" or "For Lease" or similar signs on any unsold and/or unoccupied Units, and the right is hereby given to any mortgagee, who may become the owner of any Unit, to place such signs on any Unit owned by such mortgagee, but in no event will any such sign be larger than one foot (1') by two feet (2'). Additionally, the right is reserved by Sponsor and its designee to maintain and staff one (1) or more vacant and unsold Units in the Building as a sales office and/or model Unit(s). Sponsor and its designee shall have the right to place "For Sale," "For Rent" or "For Lease" signs or similar signs on or in the vicinity of the Building or any portion of the Common Elements without regard to size. Sponsor or its designee shall be responsible for installing and removing such signs.

3. No group tour or exhibition of any Residential Unit or its contents shall be conducted nor shall any auction sale be held in any Residential Unit, without the consent of the Board of Managers or the Managing Agent in each instance.

4. Unless expressly authorized by the Board of Managers in each instance, not less than eighty percent (80%) of the floor area of each Residential Unit (excepting only kitchens, pantries, bathrooms, closets and foyers) must be covered with rugs, carpeting, or equally effective noise-reducing material.

5. No window guards or other window decorations shall be used in or about any Residential Unit, except such as shall have been approved in writing by the Board of Managers or the Managing Agent, which approval shall not be unreasonably withheld or delayed. In no event, however, shall any exterior glass surfaces of any windows at the Property be colored or painted.

6. No exterior shades, window guards, awnings, ventilators, fans or air-conditioning devices or units shall be used or installed in or about any Unit, unless otherwise required by law, without the prior written approval of the Board of Managers, which approval may be granted or refused in the sole discretion of the Board of Managers, unless such installation is required by law, nor shall anything be projected out of any window of any Unit without similar approval. In connection with the individual Unit, each Unit Owner shall be responsible for compliance with all applicable laws relating to the requirement of installing window guards in the Unit.

7. No exterior of any Residential Unit, including the private yard, deck, balcony or terrace, or the windows or doors thereof, if any, or any other portions of the Common Elements shall be painted or decorated by any Owner in any manner, without prior written consent of the Board of Managers or except as provided in the By-Laws.

8. Plantings on any private entryway, balcony or terrace shall be contained in boxes of wood, lined with metal or other materials impervious to dampness and standing on supports at least two inches (2") from the private balcony or terrace surface, and, if adjoining a wall, at least three inches (3") from such wall. Suitable weep holes shall be provided in the boxes to draw off water. In special locations, such as a corner abutting a wall, plantings may be contained in masonry or

hollow tile walls which shall be at least three inches (3") from the wall, with the floor of drainage tiles and suitable weep holes at the sides to draw off water. Such masonry planting beds shall not, however, rest directly upon the surface of such private entryway, balcony or terrace, but shall stand on supports at least two inches (2") above such surface. It shall be the responsibility of the Residential Unit Owner to maintain the containers in good condition, and the drainage tiles and weep holes in operating condition. There shall be no blockage of drainage on any private entryway, balcony or terrace by a Residential Unit Owner. Such Residential Unit Owner shall pay the cost of any repairs rendered necessary, or damage caused, by such plantings. The size of such plantings shall be subject to the consent of the Board of Managers.

9. No personal articles (including, but not limited to, garbage cans, bottles or mats) and no furniture, artwork, equipment or doormats shall be placed or stored in entrances, hallways, stairways, or other Common Elements which are not limited to the exclusive use of a specific Residential Unit Owner. No Residential Unit Owner shall change or alter in any way the design, layout, color scheme or furnishings in entrances, hallways, stairways or other Common Elements, which are not limited to the exclusive use of a specific Residential Unit Owner. Notwithstanding the foregoing, a Residential Unit Owner has the right to change the lock on the door to his Unit or to add an additional lock, provided that such lock conforms in color with the other lock or locks and a copy of the new key is provided to the Board of Managers.

10. No Residential Unit Owner shall make, cause, or permit any unusual, disturbing, or objectionable noises or odors to be produced upon or to emanate from his Unit or its appurtenant Limited Common Elements or permit anything to be done therein that will interfere with the rights, comforts, or conveniences of the other Unit Owners. No Residential Unit Owner shall play upon or suffer to be played upon any musical instrument, or shall operate or permit to be operated a phonograph, radio, stereo, television set, or other loudspeaker in such Residential Unit Owner's Unit between midnight 12:00 A.M. and the following 8:00 A.M., if the same shall disturb or annoy other occupants of the Building, and in no event shall any Residential Unit Owner practice or suffer to be practiced either vocal or instrumental music between the hours of 10:00 P.M. and the following 9:00 A.M. No construction, repair work, or other installation involving noise shall be conducted in any Residential Unit except on weekdays (not including legal holidays) and only between the hours of 8:00 A.M. and 5:00 P.M., unless such construction or repair work is necessitated by an emergency.

11. Each Unit Owner shall keep his 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 of a Unit, or any private entryway, balcony or terrace, any dirt or other substances. No clothes, sheets, blankets, or other articles of any kind shall be hung or shaken from any doors, windows, or open private balconies, entryways or terraces, or placed upon the window sills of the Building.

12. Except as provided above, no sign, notice, lettering, or advertisement shall be inscribed or exposed on or at any window, door, or other part of the Building, except such as shall have been approved in writing by the Board of Managers, nor shall anything be projected out of any window of the Building without similar approval.

13. All garbage and refuse from the Building shall be deposited with care in plastic bags or other suitable receptacles intended for such purpose only at such times and in such manner as the Board of Managers may direct. Each Unit Owner shall comply with all requirements of law and regulations of the Board of Managers regarding recycling of trash. All Unit Owners shall separate their trash into "recyclable" and "nonrecyclable" materials. The Board of Managers may designate from time to time the types of materials which must be separated for recycling, the types of containers or binding to be used by the Unit Owner for the disposal of designated recyclable materials and the locations where designated recyclable materials shall be deposited. The Board of Managers may also establish other regulations regarding recycling of trash. Any costs incurred by the Board of Managers in the enforcement against the Unit Owner of recycling requirements imposed by law or by the Board of Managers, including (but not limited to) legal fees and fines or penalties imposed on the Board of Managers by any governmental agency shall be payable by the Unit Owner as additional Common Charges.

14. Water closets and other water apparatus in the Building shall not be used for any purposes other than those for which they were constructed; nor shall any sweepings, rubbish, rags, paper, ashes, or any other article be thrown into the same. Any damage resulting from misuse of any water closet or other apparatus shall be paid for by the Unit Owner causing such damage.

15. Except for Units owned by Sponsor and/or a Sponsor designee, no bird, reptile, or animal, other than one (1) domesticated dog or cat, shall be permitted, raised, bred, kept, or harbored in the Units unless, in each instance, the same shall have been expressly permitted in writing by the Board or the Managing Agent. Any such consent, if given, shall be revocable at any time by the Board or the Managing Agent in their sole discretion. In no event shall any bird, reptile, or animal, including, but not limited to, domesticated dogs and cats, be permitted on any public portions of the Building, unless carried or on a leash. No pigeons or other birds or animals shall be fed from the window sills, yard, garden, balconies, entryways or terraces, or other public portions of the Building, or on the sidewalk or street adjacent to the Building. However, notwithstanding the above, no Unit Owner shall be permitted to have a pit bull terrier or similar type dog which has shown vicious propensities without express prior written permission of the Board of Managers. The individual Unit Owners who keep an animal in their Unit shall each indemnify the Board of Managers and hold it harmless against any loss or liability of any kind or character whatsoever arising from or as a result of the Unit Owner having any animal in their Unit. All Unit Owners shall be responsible for immediately cleaning up any droppings from their pets.

16. Except as provided in the Declaration and By-Laws of the Condominium, no radio or television aerial or satellite dish shall be attached to or hung from the exterior of the Building without written approval of the Board of Managers. The Board of Managers, upon the request of any Unit Owner, shall allow the installation of any hook-up necessary to provide cable television service to the Units.

17. All radio, television, or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements, or recommendations of the New York Board of Fire Underwriters and the public authorities having jurisdiction, and the

Unit Owner alone shall be liable for any damage or injury caused by any radio, television, or other electrical equipment.

18. The agents of the Board of Managers, and any contractor or workman authorized by them, may enter any Unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration, By-Laws, or Rules and Regulations of the Condominium.

19. No Unit Owner or any visitor, guest, patient, employee or any client of a Unit Owner shall be allowed in any heating, electrical or mechanical equipment area without the express permission of the Board of Managers.

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

21. No Unit Owner shall interfere in any manner with any portion of the lighting apparatus which is part of the Common Elements and not part of the Unit Owner's Unit.

22. No Unit Owner shall use or permit to be brought into the Building any inflammable oils or fluids such as gasoline, kerosene, naphtha, benzine, or other explosives or articles deemed extra hazardous to life, limb, or property without in each case obtaining the written consent of the Board of Managers.

23. Except as provided above, the Unit Owner shall not be allowed to put his name on any entry to the Building or entrance to any Unit, except in the proper places approved by the Board of Managers for such purposes.

24. Any damage to the Building or equipment caused by Unit Owners, Unit Owner's family members, their guests, visitors, clients, patients or employees shall be repaired at the expense of the said Unit Owner.

25. Complaints regarding the management of the Building and grounds or regarding the actions of other Unit Owners shall be made in writing to the Board of Managers.

26. No Unit shall be used or be occupied in such manner as to obstruct or interfere with the enjoyment of occupants or owners of adjoining Units; nor shall any nuisance or immoral or illegal activity be committed or permitted to occur in or about any Unit or upon any part of the Common Elements.

27. Certain parts of the Common Elements are intended for use for the purpose of affording pedestrian movement within the Condominium and of providing access to the Units. No part of the Common Elements shall be obstructed as to interfere with its use for the purposes hereinabove recited; nor shall any part of the Common Elements be used for general storage purposes, except maintenance storage; nor shall anything be done thereon in any manner which shall increase the rate of hazard and liability insurance covering said area and improvements situated thereon.

28. Except as otherwise provided for in the Condominium Declaration and/or By-Laws, the sidewalks, entrances, passages, public halls, corridors and stairways of or appurtenant to the Building shall not be obstructed or used for any purpose other than ingress to and egress from the Units. No vehicle belonging to a Unit Owner, to a family member of a Unit Owner, or to a guest, tenant, subtenant, licensee, invitee, employee, or agent of a Unit Owner shall be parked in such a manner as to impede or prevent ready access to any entrance to, or exit from, the Building by another vehicle.

29. 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. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof, relating to any portion of the Property, shall be eliminated, by and at the sole expense of the Unit Owners, or the Board of Managers, whichever shall have the obligation to maintain or repair such portion of the Property.

30. There shall be no playing or lounging in the entrances, passages, public halls, corridors, stairways of the Building, except in recreational areas or other areas designated as such in the Declaration or by the Board of Managers.

31. The Condominium Board or the Managing Agent may, from time to time, curtail or relocate any portion of the General Common Elements devoted to storage, recreation, or service purposes in the Building.

32. Nothing shall be done or kept in any Residential Unit or in the Common Elements that will increase the rate of insurance of the Building, or the contents thereof, without the prior written consent of the Board of Managers. No Unit Owner shall permit anything to be done or kept in his Unit and/or in the Common Elements that will result in the cancellation of insurance on the Building, or the contents thereof, or that would be in violation of any law.

33. The agents of the Board of Managers or the Managing Agent, and any contractor or workman authorized by the Board of Managers or the Managing Agent, may enter any room or Unit at any reasonable hour of the day, on at least one (1) day's prior notice to the Unit Owner, for the purpose of inspecting such Unit for the presence of any vermin, insects, or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects, or other pests; however, such entry, inspection and extermination shall be done in a reasonable manner so as not to unreasonably interfere with the use of such Unit for its permitted purposes.

34. If any key or keys are entrusted by a Unit Owner, by any family member thereof, or by his agent, servant, employee, licensee, or visitor to an employee of the Condominium or of the Managing Agent, whether for such Unit Owner's Unit or an automobile, trunk, or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner, and neither the Board of Managers nor the Managing Agent shall be liable for injury, loss, or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

35. No Unit Owner or other occupant of the Building shall use any employee of the Condominium or of the Managing Agent for private business or send any employee of the Condominium or of the Managing Agent out of the Building on any private business without the written consent of the Condominium Board except as a real estate broker for the sale or lease of a Unit.

36. Any consent or approval given under these Rules and Regulations may be amended, modified, added to, or repealed at any time by resolution of the Condominium Board. Further, any such consent or approval may, in the discretion of the Condominium Board or the Managing Agent, be conditional in nature.

37. Unit Owners will faithfully observe the following procedures with respect to the use of the compactor: (1) wrap dust, floor and powdered waste in compact packages before depositing the same; (b) thoroughly drain and wrap in paper all garbage before depositing the same; (c) refrain from forcing large bundles into the chute; (d) crush into tight bundles all loose papers before placing the same in the hopper door; (e) deposit all bundles of waste into the hopper; and (f) refrain from depositing waste of an explosive nature therein.

38. Except as permitted under the Declaration and By-Laws, Unit Owners, their families, guests, servants, employees, agents, visitors or licensees shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the main roofs of the Building.

39. No person may carry or smoke any kind of lighted pipe, cigar, cigarette, tobacco, or any other lighted smoking apparatus, equipment or product, including but not limited to electronic cigarettes, in any area of the Building, whether indoor or outdoor, at any time. For clarification of doubt, smoking shall be prohibited in all common areas of the Building as well as in all Units and Limited Common Elements appurtenant thereto, including any private balcony, terrace, rooftop, and/or garden. In addition, no person may smoke or otherwise burn any Smoke Apparatus within twenty-five feet (25') of any outside entrance to the Condominium or within twenty-five feet (25') of any outdoor air intake or operable window opening onto Common Elements or Units. This paragraph shall be deemed to be incorporated into the Purchase Agreement for each Unit.

Notwithstanding the said prohibition against smoking, the Board may designate (or remove from designation) an outdoor area for smoking, provided the smoking area(s) shall not cause secondhand smoke to drift into indoor common areas, exclusive use areas or individual units.

40. The Rules and Regulations govern the use of the Units and Common Elements and may be amended from time to time by the Board of Managers. However, no amendment of the Rules and Regulations shall be applicable to any Unsold Unit unless agreed to by Sponsor or a Sponsor-designee, as the case may be.

**CERTIFICATION BY SPONSOR AND PRINCIPALS
PURSUANT TO SEC. 20.4(b)
OF THE REGULATIONS ISSUED
PURSUANT TO GENERAL BUSINESS LAW,
ARTICLE 23-A, AS AMENDED**

New York State Department of Law
28 Liberty Street, 21st Floor
New York, NY 10005-1413
Attn: Real Estate Finance Bureau

Re: The 543 11th Street Condominium
Premises: 543 11th Street
Brooklyn, New York 11215

The undersigned certify as follows:

We are the Sponsor and the principals of 11th Street Residence LLC, a New York limited liability company, which is the Sponsor of the condominium Offering Plan for the captioned property.

We understand that we have primary responsibility for compliance with the provisions of Article 23-A of the General Business Law, the regulations promulgated by the Department of Law in Part 20 and such other laws and regulations as may be applicable.

We have read the entire Offering Plan. We have investigated the facts set forth in the Offering Plan and the underlying facts. We have exercised due diligence to form a basis for making this certification. We jointly and severally certify that the Offering Plan does, and that all documents submitted hereafter by us which amend or supplement the Offering Plan will:

(1) set forth the detailed terms of the transaction and be complete, current and accurate;

(2) afford potential investors, purchasers and participants an adequate basis upon which to found their judgment;

(3) not omit any material fact;

(4) not contain any untrue statement of a material fact;

(5) not contain any fraud, deception, concealment, suppression, false pretense or fictitious or pretended purchase or sale;

(6) not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;

(7) not contain any representation or statement which is false, where we:

(a) knew the truth;

(b) with reasonable effort could have known the truth;

(c) made no reasonable effort to ascertain the truth; or

(d) did not have knowledge concerning the representations or statement made.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

(*No Further Text on This Page; Signature Page Follows*)

I declare 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 on July 25, 2023 by:

SPONSOR:

11th Street Residence, LLC
By: _____
Matthew Chua, Member

PRINCIPALS OF SPONSOR:

_____
Matthew Chua

David Bucovy Architect, PLLC
76 Bowery, 8th floor, New York, NY, 10013
t 718.369.0212 davidbucovyarchitect.com

CERTIFICATION OF SPONSER'S ARCHITECT PURSUANT TO SEC 20.4(c) OF PART 20 OF THE REGULATIONS ISSUED PURSUANT TO GENERAL BUSINESS LAW, ARTICLE 23-A, AS AMENDED

New York State Department of Law
28 Liberty Street, 21st Floor
New York, NY 10005-1413
Att.: Real Estate Finance Bureau

Re: The 543 11th Street Condominium
Premises: 543 11th Street,
Brooklyn, New York 11215

The Sponsor of the Offering Plan to convert the captioned Property to condominium ownership retained our firm, David Bucovy Architect, PLLC ("Bucovy"), to prepare a report describing the construction of the Premises (the "Report"). On January 2, 2023, we visually inspected the property, and we subsequently examined the building plans and specifications that were prepared by David Bucovy Architect, PLLC, dated July 19, 2023, and prepared the Report dated November 7, 2023, a copy of which is intended to be incorporated into the Offering Plan so that prospective purchasers may rely on the Report. We are registered architects in the State of New York.

We understand that we are responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Attorney General in Part 20 insofar as they are applicable to this Report.

We have read the entire Report and investigated the facts set forth in the Report and the facts underlying it with due diligence in order to form a basis for this certification. This Certification is made for the benefit of all persons to whom this offer is made. We certify that the Report:

(i) sets forth in narrative form the description and/or physical condition of the entire Premises 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 participants an adequate basis upon which to found their judgment concerning the description and/or physical condition of the Premises as it will exist upon completion of construction, provided that construction is in accordance with the plans and specifications that we examined;

(iii) does not omit any material fact;

David Bucovy Architect, PLLC
76 Bowery, 8th floor, New York, NY, 10013
t 718.369.0212 davidbucovyarchitect.com

(iv) does not contain any untrue statement of a material fact;

(v) does not contain any fraud, deception, concealment, or suppression;

(vi) does not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;

(vii) does not contain any representation or statement which is false, where we: (a) knew the truth; (b) with reasonable effort could have known the truth; (c) made no reasonable effort to ascertain the truth; or (d) did not have knowledge concerning the representations or statement made.

(iv) does not contain any untrue statement of a material fact;

(v) does not contain any fraud, deception, concealment, or suppression;

(vi) does not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;

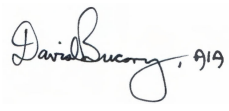
(vii) does not contain any representation or statement which is false, where we: (a) knew the truth; (b) with reasonable effort could have known the truth; (c) made no reasonable effort to ascertain the truth; or (d) did not have knowledge concerning the representations or statement made.

We further certify that we are not owned or controlled by and have no beneficial interest in the Sponsor and that our compensation for preparing this Report is not contingent on the conversion of the Premises 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 Premises.

I declare 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 on November 7th, 2023, by:

David Bucovy Architect, PLLC



SANDBERG MANAGEMENT CORP.
231 WEST 29TH STREET, SUITE 901, NEW YORK, NY 10001 (212) 268-0494 FAX (212) 268-0397

**CERTIFICATION BY EXPERT
ON ADEQUACY OF BUDGET
PURSUANT TO SECTION 20.4(d)
OF THE REGULATIONS ISSUED PURSUANT
TO GENERAL BUSINESS LAW ARTICLE 23A, AS AMENDED**

New York State Department of Law

28 Liberty Street, 21st Floor
New York, NY 10005-1413

Attn: Real Estate Finance Bureau

Re: The 543 11th Street Condominium

Premises: 543 11th Street
Brooklyn, New York 11215

The undersigned certifies as follows:

The sponsor of the condominium Offering Plan for the captioned property retained our firm, Sandberg Management Corp., to review Schedules B and B-1 containing projections of income and expenses for the first year of condominium operation. Our experience in this field includes the management of residential and mixed-use cooperatives, condominiums and rental properties for over 20 years and preparing budgets for all properties on an annual basis. We currently manage approximately 85 properties.

We understand that we are responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to Schedules B and B-1.

We have reviewed the Schedule and investigated the facts set forth in the Schedule and the facts underlying it with due diligence in order to form a basis for this certification. We also have relied on our experience in managing residential buildings.

We certify that the projections in Schedules B and B-1 appear reasonable and adequate under existing circumstances, and the projected income appears to be sufficient to meet the anticipated operating expenses for the projected first year of condominium operation.

We certify that the Schedule:

(a) sets forth in detail the projected income and expenses for the first year of condominium operation;

(b) affords potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the first year of condominium operation;

(c) does not omit any material fact;

(d) does not contain any untrue statement of a material fact;

(e) does not contain any fraud, deception, concealment, or suppression;

(f) does not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;

(g) does not contain any representation or statement which is false, where We:

(a) knew the truth;

(b) with reasonable effort could have known the truth;

(c) made no reasonable effort to ascertain the truth; or

(d) did not have knowledge concerning the representation or statement made.

We further certify that we are not owned or controlled by the sponsor. We understand that a copy of this certification is intended to be incorporated into the Offering Plan. This statement is not intended as a guarantee or warranty of the income and expenses for the first year of condominium operation.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law. I declare 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 on :August 15,2023, by:

Sandberg Management Corp.

By: Louis Sandberg
Title: President

New York Real Property Law, Article 9-B.

§339-kk. Rents.

(a) For the purposes of this section, "non-occupying owner" shall mean a unit owner in a condominium association who does not occupy the dwelling unit.

(b) If a non-occupying owner rents any dwelling unit to a rental tenant and then fails to make payments due for common charges, assessments or late fees for such unit within sixty days of the expiration of any grace period after they are due, upon notice in accordance with subdivision (c) of this section, all rental payments from the tenant shall be directly payable to the condominium association.

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

(d) Nothing in this section shall limit any rights of unit owners or of the board of managers existing under any other law or agreement.

(e) 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.