CONDOMINIUM OFFERING PLAN

THE 1532 45TH STREET CONDOMINIUM

A PLAN FOR CONDOMINIUM OWNERSHIP OF PREMISES KNOWN AS

1532 45TH STREET
COUNTY OF KINGS, CITY OF NEW YORK
BROOKLYN, NY 11219

4 RESIDENTIAL CONDOMINIUM UNITS

TOTAL OFFERING PRICE OF 4 RESIDENTIAL UNITS OFFERED FOR SALE.....$1,000,000.00

SPONSOR AND SELLING AGENT:
1532 45th Street LLC
61 HARRISON AVENUE
BROOKLYN NY, 11211

ATTORNEYS FOR SPONSOR:
LAW OFFICE OF HERSHY ITZKOWITZ, P.C.
1154 60TH STREET
BROOKLYN, NEW YORK 11219
(718) 975-0402

DATE OF ACCEPTANCE FOR FILING:

THIS OFFERING PLAN MAY ONLY BE USED FOR 12 MONTHS FROM THIS DATE UNLESS EXTENDED BY A DULY FILED AMENDMENT.

SEE PAGE 1 FOR SPECIAL RISKS TO PURCHASERS.

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

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

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

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Document No. 10: Form of Escrow Agreement
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Sponsor's Engineer/Architect
Sponsor's Expert Concerning Adequacy of Budget

A. SPECIAL RISKS

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

(A) The Sponsor is reserving the unconditional right to rent units rather than sell units after consummation of the plan. Accordingly, there is no commitment by Sponsor to sell more than 15% or one (1) unit, which is necessary to declare the plan effective. As such, owner occupants may never gain effective control and management of the condominium. The Sponsor will endeavor is good faith to sell and not rent all the units.

Purchaser 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 difficultly obtaining a loan in a building or group of buildings where the Sponsor or holder of unsold shares has not sold a substantial percentage of the apartments in the building or group of buildings, which in some cases may be as high as 70%. Moreover, some lenders will not provide financing in a building or group of buildings where an investor other than the original Sponsor has an ownership interest of 10% or more. It 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 once a building undergoes conversion, lenders may still impose minimum sales requirements before granting a loan. It then may be difficult for a Purchaser to resell an apartment if prospective buyers are unable to obtain a loan due to such minimum sales requirements. See Section B "Introduction".

(B) The By-laws do not contain a provision that, after an initial Sponsor voting control period, a majority of the Board of Managers must be owner-occupants or members of an owner-occupant's household who are unrelated to the Sponsor and its principal(s). Owner-occupants and non-resident owners, including Sponsor, may have inherent conflicts on how the condominium shall be managed because of their different reasons for purchasing, *i.e.,* purchase as a home as opposed to as an investment. See Section S "Control by Sponsor".

(C) After the plan has been declared effective, Sponsor will give each Purchaser no less than thirty (30) days' prior written notice of the date, time and place for the transfer of title to his or her Unit. TIME IS OF THE ESSENCE to close on such date. Such notice will be served in compliance with Section 20.1(d)(1). Time is of essence means that failure to act within the time required constitutes a breach of the contract. Purchaser at his option may waive this thirty (30) day notice provision as provided for in the Purchase Agreement. Sponsor has the right to postpone the closing date and to fix a new closing date within five (5) days of canceling the prior closing date.

The failure to close on such date may result in the Purchaser losing his down payment, but the Sponsor may not retain more than ten (10%) percent of the purchase price (regardless of the amount of the down payment), plus any amounts expended for any special work or

extras. Any remainder will be returned to the purchaser with fifteen (15) business days thereafter. The Sponsor must make a written demand for payment after a Purchaser's default at least thirty (30) days before forfeiture of any down payment may be declared. Such notice will be served in compliance with Section 20.1(d)(1) no less than thirty (30) days before the date set for the closing of the units. See Section M "Procedure to Purchase".

(D) The obligations of a Purchaser under the Purchase Agreement are not conditional on obtaining financing. Any Prospective Purchaser who executes a Purchase Agreement and does not obtain financing may lose the deposit if unable to pay the balance of the purchase price. Prospective Purchasers who need financing to purchase are advised to consult with a bank before executing the Purchase Agreement to ascertain the likelihood of obtaining financing. No representation is made by the Sponsor as the availability or cost of such financing. The Sponsor may, however, at its sole option, consent to permit a mortgage contingency. Purchaser Agreement will be conditional on obtaining financing if same is permitted. If Sponsor permits a mortgage contingency, prospective Purchasers will be required to comply with the terms of the mortgage contingency rider as stated below & in exhibit B attached to the Purchase Agreement in Part II of this Plan. Such terms are not expected to change.

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

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

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

(iii) If such commitment is not issued on or before the Mortgage Contingency Expiration Date, or a rejection is received, Purchaser shall within five (5) days of the Mortgage Contingency Expiration Date or rejection date, notify the Seller of the failure to receive a commitment or of the rejection. If Purchaser has not received a commitment by the Mortgage Contingency Expiration date, Sponsor shall have the sole and exclusive right to extend Purchaser's time to obtain a

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

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

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

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

If a purchaser's obligations are contingent on obtaining a financing commitment and the financing commitment lapses or expires prior to closing, and the purchaser has made a good faith effort to extend the commitment, sponsor must grant to such purchaser a right of rescission and a reasonable period of time to exercise the right.

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

(E) In the event a Purchaser does not close on the Closing Date set forth in the Notice of Closing and the Sponsor elects not to cancel the Purchase Agreement or if the Sponsor approves the Purchaser's request to adjourn the closing of Purchaser's Unit, interest shall accrue on the full purchase price from the originally scheduled Closing Date until the adjourned closing date, when the Unit actually closes. The interest rate shall be ten percent (10%) per annum. This rate shall be in effect for as long as there are any unpaid amounts owing towards the full purchase price. The interest rate charged will not exceed the NYS usury laws. See Section M "Procedure to Purchase".

(F) At the time of title closing, each Purchaser of a Unit will pay certain closing costs in addition to the Purchase price. Such closing costs will include the following, the amounts of which are based on rates in effect on the date of the Plan.

(i) If such Purchaser elects to obtain fee title insurance, he or she will pay a premium therefor to his or her title insurance company;

(ii) A fee for recording the deed and Unit Owner's Power of Attorney;

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

(a) a fee and service charge for recording the mortgage;

(b) Purchasers will pay a portion of the mortgage recording tax;

(c) Purchasers will pay a premium through the title insurance company for the mortgage title insurance policy;

(d) all costs and expenses in connection with such loan in amounts determined by the lender.

(iv) As provided under the Purchase Agreement, seller is transferring its statutory obligation to pay transfer taxes to Purchaser. Purchaser shall pay the Real Property Transfer Tax due to the City of New York. For purposes of calculating the transfer taxes to be paid, for New York City Real Property Transfer Tax, consideration includes the transfer taxes paid by the purchaser; however, for the New York State transfer taxes, in the case of a conveyance of residential real property and where the Transfer Tax imposed is paid for by the Purchaser pursuant to a contract for sale, the amount of Transfer Tax calculated will be excluded from the calculation of consideration subject to tax.

(v) Purchaser will be required to deposit with the Board of Managers two (2) months estimated monthly common towards the Working Capital Fund.

(vi) Purchaser shall be obligated to pay all fees to the Sponsors attorney in connection to the closing;

a. $2,500.00 for Seller's attorney in connection with the closing;

b. $250.00 if at the request of the Purchaser, the closing is held at any Location other than Sponsor's attorney's office but in New York City and $400 if the closing is held outside of New York City;

c. $200.00 payable to Sponsor or Sponsor's attorney if e-forms for New York City Real Property Transfer Tax are prepared on the Purchaser's behalf. Additionally, in the event the Purchaser applies for a mortgage and closes title with the mortgage, the Purchaser shall be obligated for an additional $250.00 fee;

(vii) At closing, each Purchaser shall pay to the Sponsor the sum of $8,500.00 to defray the Sponsor's costs of creating the condominium;

(viii) if Sponsor, consents to a Purchaser's request for an assignment of the Purchase Agreement, then the Purchaser shall be required to pay Sponsor's attorneys a fee of $2,500.00 for preparing the documents in connection to the assignment.

(ix) the pro-rated share in the first year's insurance premium from the date of the closing until the end of the first year of condominium operation. See Section Q "Unit Closing Costs and Adjustment".

(G) The Condominium will not have a managing agent or maintenance employee. Therefore, ordinary cleaning and maintenance including refuse removal, as well as administrative work such as collecting common charges and bookkeeping, are the responsibility of the Unit Owners. The Board of Managers will be in charge of dividing the maintenance and administrative work between the unit owners and hiring repair and maintenance workers described herein. While the Sponsor is in control of the Board, Sponsor will manage the condominium and shall be in charge of same.

If the unit owners choose to hire a management company, the cost shall be approximately four thousand ($4,000) dollars annually, which will be a twenty-five (25%) percent increase in the common charges. If the unit owners choose to hire a maintenance employee, the cost shall be approximately five thousand ($5,000) dollars annually, which will be a thirty-five (35%) percent increase in the common charges. See Section H1,"Notes to Schedule B" for further details.

(H) The Sponsor is providing woof laminate kitchen cabinets, formica counter tops, two (2) stainless steel sinks, a four (4) burner gas stove & refrigerator. The laundry room of Units Two (2), Three (3) and Four (4) will be provided with two (2) stainless steel sinks and a four (4) burner gas stove. Unit One (1) will have a closet with connection for a 30" stackable electric wash machine and gas dryer. Units Two (2), Three (3) and Four (4) will have a laundry room with hookups for a 30" side by side electric wash machine and gas dryers. Actual laundry equipment is not being provided by the Sponsor and shall be the responsibility of each unit's Owner. Sponsor is not providing blinds, shades or any appliances, other than those enumerated above, to the Units. See Section B "Introduction" & Part II, "Description of Property".

(I) Common charges do not include the cost of electric & gas to the individual units. Each unit owner is responsible for the payment of same. See Schedules B and B-1 for further details.

(J) The escrow account, in which down payments or advances made by Purchasers will be placed, is covered by federal bank deposit insurance up to $250,000.00 per individual deposit. On July 21,2010 President Barack Obama signed the Dodd - Frank Wall Street Reform and Consumers Protection Act in law, which, in part, permanently raised the current standard maximum deposit insurance amount (SMDIA) to $250,000. Any deposit, down

payment or any other deposits, in excess of $250,000.00 will not be insured in excess of $250,000.00. As such, if the Purchaser has other accounts, at the same bank or branches of the bank that the down payment is being deposited, the assets in all of the Purchaser's accounts will be aggregated together with the escrow downpayment accounts for the purpose of determining whether the maximum FDIC insured amount is achieved. See Section M "Procedure to Purchase".

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

(L) As provided in the Bylaws, the Sponsor will control the Board of Managers for five (5) years after the closing of the first unit or until all units are sold, whichever is sooner. (Provided however, that the Sponsor may relinquish control at any time by calling a special meeting of the Unit Owners to elect a new Board of Managers).

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

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

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

(M) In order to resolve any dispute, controversy, claim or question arising with respect to the Condominium, Housing Merchant Implied Warranty, Purchase Agreement, disputes concerning the disposition of escrowed funds, or to break any deadlock in voting, the parties shall submit for arbitration through an agreed-upon arbitrator in order to resolve the issue. The rules of some arbitration forms may impose time limits, from the time of when the dispute occurred to bringing a claim in arbitration. Such arbitration shall take place within thirty (30) days of notice to either party from the other. If the parties cannot agree upon a person to arbitrate, then the dispute or question shall be submitted to arbitration through

the American Arbitration Association ("AAA"), which will give any party the rights he is entitled to under New York law. The arbitration proceeding will follow the rules of the AAA. The AAA will designate the arbitrator, who will be neutral and independent of Sponsor and its principal. The hearing will take place in the county where the building is located. The parties to the Purchase Agreement are giving up the right to bring suit in court, including the right to a trial by jury, concerning disputes over the disposition of escrowed funds, except as provided by the rules of the arbitration forum in which a claim is filed. The decision of the arbitrators so chosen shall be given within thirty (30) days after their selection or appointment, and said decision shall be final and binding. A party's ability to have a court reverse of modify an arbitration award is very limited. The ability of the parties to obtain documents, witness statements and other discovery may be more limited in arbitration than in court proceedings. The arbitrators may not have to explain the reason for their award. Unlike litigation, New York law does not authorize the filing of a notice of pendency based on ongoing arbitration proceedings. The fees, costs and expense of the arbitrators shall be shared equally by the disputants. Each disputant shall also bear the fees and expenses of his or her own counsel and expert witnesses. Section M "Procedure to Purchase".

(N) The following items are not insured under the insurance policy included in the budget: boiler and machinery; excess liability; auto liability. However, same may be available at an extra cost. The cost of obtaining such insurance coverage shall be approximately five hundred ($500.00) dollars annually.

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

In order to safeguard the investment of its Unit Owners in the event of a substantial or total destruction of the Building, the Board of Managers should periodically review the amount of casualty insurance for the building to insure that the amount of coverage equals the Building's then replacement cost. The insurance coverage will meet the requirements of the Sponsor or any mortgage lender procured by the Sponsor.

The insurance coverage provided by the Condominium, does not include claims for personal injury or property damage resulting from occurrences within a Unit, nor does it include coverage of the furniture or personal property of Unit Owners. Therefore, each Unit Owner should consider the desirability of obtaining additional insurance at his or her own cost covering among other items (i) fire or casualty losses to the contents of his or her Unit and any replacements, additions, upgraded fixtures and improvements therein, (ii) personal property, and (iii) liability for personal injury as a result of occurrences in the individual Unit. The cost of obtaining such insurance coverage shall be approximately five hundred ($500.00) dollars annually, per unit. See Sections "Footnotes to Schedule B" and "Rights and Obligations of Unit Owners & Board of Managers".

(O) Sponsor may not lease or rent any unit prior to the consummation of the Plan, with the exception of leasing a Unit to a Purchaser in contract of said Unit, via entering into an Interim Lease, attached hereto as Documents #10, in Part II. Such lease will comply with all applicable laws, including local and State. In the event Sponsor-Seller elects to lease a Unit to a Purchaser in contract, via said Interim Lease, the lease will be for such rent and other terms as may be mutually agreed upon. Such lease will also provide that an uncured default by the Purchaser under his Purchase Agreement will constitute a default under the lease entitling the landlord (i.e., Sponsor-Seller), at its sole option, to immediately terminate such lease. The Purchase Agreement contains a similar cross-default provision entitling the

Sponsor to cancel the Purchase Agreement in the event the Purchaser fails to cure a default under his lease within the applicable grace period (if any). Before the Sponsor may utilize the default under the lease to declare a default under the Purchase Agreement, the Sponsor must either obtain an order of eviction or other judgment or order from a court or agency of competent jurisdiction against the lessee unless the lessee has vacated the Unit. The interim lessee will have thirty (30) days to vacate the apartment after a default under the Purchase Agreement or in the event the lessee rescinds the Purchase Agreement.

In addition, in the event Purchaser enters into an Interim Lease and Purchaser defaults on the Purchase Agreement and fails to close, and after notice form Sponsor to vacate Purchaser fails to vacate, Purchaser will pay Sponsor $250.00 per day for each day he remains in possession beyond the 30th day following mailing of the Notice to Vacate.

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

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

The Sponsor reserves the right to make changes in size, layout and number of unsold units without the approval of the Board of Managers. The Sponsor will file an amendment to the offering plan disclosing any such changes and any material changes must be with the consent of any affected Purchasers. A decrease in a unit's area of 5% or less will not affect a purchaser's obligations unless such decrease is determined to be a material change. There is a rebuttable presumption that an area that is decreased by five (5%) percent or less, is not material. However, if the decrease is deemed to be a material change, then such change would require consent from the Purchasers in contract. See Section K "Changes in Prices and Units".

(Q) In the event of a bulk sale by the Sponsor of all or some of its unsold units, the transferee successor Sponsor will be bound by the Sponsor's representations regarding its commitment to sell units. A bulk sale is defined as a transfer of ten (10) or more units or twenty (20%) percent or more of the total numbers of units in the condominium, whichever is less, to one Purchaser. This condominium project contains four (4) units. As such, a sale

of two (2) or more units to one Purchaser will constitute a bulk sale. See Section B "Introduction".

(R) The approximate floor area, which is within reasonable tolerance, of each condominium unit is measured as follows: horizontally; approximately to the outside face of the masonry work at the exterior walls of the building and approximately to the non-unit side of the walls and partitions (dividing the units from corridors, stairs and mechanical spaces). Dimensions shall be to the centerline when a partition divides two units. The square footage of each unit is not based upon measurements from interior surfaces of interior walls and the actual area comprising the condominium unit is significantly less than listed in Schedule A. See Section "Description of Property and Improvements" and Section "Footnotes to Schedule A".

(S) Pursuant to Article 36-B of the General Business Law, the Sponsor has elected to limit the Housing Merchant Implied Warranty. The Sponsor reserves the right to amend the plan to modify the limitation on the warranty for any unit which has not been conveyed by deed or purchased via execution of a contract of sale. Purchasers are urged to review the Sponsor's limited warranty carefully before executing a Purchase Agreement.

The Sponsor's maximum liability to any unit owner under the Sponsor's Limited Warranty is limited to fifty percent (50%) of the purchase price of the unit. Additionally, the Sponsor's Limited Warranty is limited to actual purchasers and their successors whom acquire title to the subject Unit by will or by the governing intestacy laws.

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

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

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

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

(5) In addition, the following items are not covered by the Sponsors Limited Warranty:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Any exclusion or modification of warranties that does not meet or exceed a relevant specific standard of the applicable building code, or in the absence of such standard, a local

accepted building practice, shall be void as a contrary to public policy. In addition, any exclusion or modification of warranties that fails to ensure that as home is habitable by permitting conditions to exist which render the home unsafe, shall be considered void as well.

The Sponsor's obligations, regardless of any limitations in the warranty or in this offering plan, is to construct the premise 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 Sections R "Rights and Obligations of Sponsor" & Exhibit D of the Purchase Agreement, which is attached hereto in Part II.

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

Purchasers are advised that in NYC, newly constructed and newly renovated buildings are sometimes offered as condominium projects without a final Certificate of Occupancy ("FCO") covering the entire building but with only a temporary Certificate of Occupancy ("TCO"), and sometimes with several successive TCO's. TCO's and FCO's are generally governed by Section 301 of the New York Multiple Dwelling Law and local building codes and rules. Both TCOs and FCO's are issued by the NYC Dept of Buildings. ("DOB"). A TCO is intended to indicate that the property confirms substantially to the DOB approved plans and specifications, and to the requirements of all applicable laws, rules, and regulations for the uses and occupancies specified in the TCO. No change of use or occupancy should be made unless a new certificate of occupancy is issued. All TCOs have an expiration date. A TCO typically expires 90 days after the date of issuance. When a TCO expires and is not renewed, it may be difficult or impossible to buy insurance, refinance, or to sell units. In New York City, it is common for Sponsors to commence unit closings when some or all units are covered by a TCO rather than a FCO. Sponsor anticipates 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 within two years from the date of the issuance of the first TCO. However, Sponsor and its principals make no representation or guarantee the DOB will issue the FCO within such two-year period. NOTWITHSTANDING THE FOREGOING, SPONSOR AND ITS PRINCIPALS ARE OBLIGATED TO PROCURE FCO FOR THE ENTIRE BUILDING, AND SHALL EXERCISE BEST EFFORTS TO OBTAIN THE FCO WITHIN SUCH TWO YEAR PERIOD WHILE KEEPING THE TCO. Unit owners and the Board of Managers shall be obligated to cooperate with and refrain from obstructing Sponsor in these undertakings.

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

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

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

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

(X) The Sponsor projects that condominium operations shall commence by January 1, 2024, which is anticipated to be the date when the initial units will be closed upon. In the event that the actual or anticipated date of commencement of condominium operation is delayed by six (6) months or more from the anticipated date of the closing of the first unit, this plan will be amended to include a revised budget which will disclose new projections. If such new projection exceeds the projections contained herein by twenty - five percent (25%) or more, the Sponsor will offer to all Purchasers the right to rescind their offer to purchase their Unit, for a period of fifteen (15) days following the presentation of such amendment, and to have their down payments refunded. If such right to rescind is exercised by the Purchaser, the downpayment and unexpended sums for special work ordered will be refunded within ten (10) days of the Sponsor's receipt of the notice of rescission. The Sponsor may not declare the offering plan effective where there are any material changes to the budget if the changes have not been disclosed by a duly filed amendment to the offering plan.

Further, 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, 2025, 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 SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT. See Sections B "Introduction".

(Y) All unused floor area development rights that are now owned, subsequently acquired or that may become available, under the New York City Zoning Resolution, shall belong to the Sponsor. Same may be sold, transferred or hypothecated to any other entity for the sole purpose of being merged into a zoning lot pursuant to a zoning lot development agreement ("ZLDA") or similar agreement. The unused floor area development rights may not be used to further expand the current building. There are currently no unused floor area development rights for this property. See Sections "Reservation of Air Rights".

(Z) In the event that the Condominium Board forecloses its statutory lien on any Unit for unpaid Common Charges and the net proceeds of the foreclosure sale shall not be sufficient to pay such unpaid Common Charges, or if such Unit is acquired by a mortgagee or Purchaser at a mortgage foreclosure sale, then, in either event, the defaulting Unit Owner shall remain personally liable for the balance of such unpaid Common Charges. The Condominium Board shall have the right to assess such unpaid balance amongst all those who are Unit Owners at the time that the same is levied. See Section U "Rights and Obligations of Unit Owners and Board of Managers".

(AA) No bond or other security has been furnished to secure Sponsor's obligations including Sponsor obligations to complete construction of the condominium. See Sections R "Rights and Obligations of Sponsor".

(AB) The Financial Crimes Enforcement Network ("FinCEN") has issued a Geographic Targeting Order ("GTO") that was most recently updated in November 2020 which requires US title insurance companies to report the personal identity of Purchasers in certain residential real estate transactions which meet the following criteria:

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

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

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

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

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

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

(AD) Smoking and the using electronic cigarettes are not permitted in the indoor common elements.

Smoking and using electronic cigarettes is permitted in any of the dwelling units and the indoor limited common elements appurtenant to such units.

Smoking and using electronic cigarettes is permitted in all outdoor areas, including but not limited to, the yard area, driveway, rooftop, balconies and any outdoor areas connected to a dwelling unit and designated as a limited common area or any outdoor common area space. Section M "Procedure to Purchase"

(AE) The projected real estate taxes for the first year of operation contained on Schedule A are based on an assessment of the building before construction is complete. Purchasers should be aware that real estate taxes may increase materially when the building is reassessed after construction is complete.

The real estate tax estimate in the Schedule A is for the first year of condominium operation which will be the 23/24 tax year. The post construction assessment will be reassessed in January 2024 and will go in effect for the 23/24 tax year. The post construction assessed value of the property is estimated to be $161,606.00. As, such the post construction taxes is projected to be $19,772.00.

(AF) The adjacent property 1528 45th Street is being developed. The development will be a four (4) unit condominium. An offering plan has been submitted under file number CD22-0162. Said offering plan is still under review. Said development shall not impact this condominium. The Sponsor of this plan has no affiliation with the sponsor/principal of 1532 45th Street.

(AG) Lot line windows will be provided at the NW side of the building to be located in:

Open Cellar-Unit 1: One lot line window (3'-9" W X 2'-0"H) and four (2'-0 W X 2'-0" H).

1st floor–Unit 1: One lot line window (7'-4" W X 5'-0"H) in the kitchenette, and one (2'-2" W X 4'-6"H) in a bathroom.

2nd floor-Unit 2: One lot line window (5'-0" W X 5'-0"H) in the kitchen, and one (2'-10" W X 5'-0" H) in a bedroom.

3rd floor-Unit 3: One lot line window (5'-0" W X 5'-0" H) in the kitchen, and one (2'-10" W X 5'-0" H) in a bedroom.

4th floor-Unit 4: One lot line window (5'-0" W X 5'-0" H) in the kitchen, and one (2'-10" W X 5'-0" H) in a bedroom.

Lot line windows will be 1.5 hour fire rated, protected with a sprinkler head, and shall not be credited towards meeting the mandatory light and ventilation requirements. Lot line windows may be obstructed by the neighboring house if they decide to enlarge their structure. These lot line windows are not necessary for light and air purposes. Should an adjacent future development block any of these windows, this will not affect the habitability of any of these rooms. Should the neighboring house decide to enlarge their structure to come within the fire separation distance limit, the unit owners, at their own cost, will need to remove the lot line window and close off the opening. Windows will be infilled with the same fire rating structure of the wall they are located, 2hrs fire rated. The cost of same shall be approximately $1,500.00 per window. The development being built adjacent to this property, at 1528 45th Street, will not obstruct any of the lot line windows.

(AH) Sponsor shall be excused from performing any obligation or undertaking provided for in this Agreement for so long as such performance is prevented, delayed or hindered by an act of G-d, fire, flood, explosion, war, riot, sabotage, inability to procure or general shortage of energy, labor, equipment, facilities, materials, or supplies in the open market, failure of transportation, strike, lock-out, action of labor unions or any other cause (whether similar or dissimilar to the foregoing) not within the reasonable control of Sponsor. Sponsor's time to perform such obligation or undertaking shall be tolled for the length of the period during which such performance was excused.

Purchaser's time to perform its obligations under the Purchase Agreement also may be tolled during the tolling period, and that the sponsor cannot limit any rights which the purchaser may have pursuant to Art. 23A of the GBL, NYCRR regulations, and the offering plan, except as determined in a final decision or order by a court of competent jurisdiction or any governmental agency or by executive order and that Purchaser may be entitled to.

Purchasers are advised that executing a Purchase Agreement that includes the foregoing provisions may impact the Purchaser's ability to close on her/his unit in the time frame originally contemplated in the Purchase Agreement and may limit the Purchaser's remedies for any such delay in the closing date. The Attorney General strongly recommends that Purchasers consult with their attorneys regarding any risks associated with executing a Purchase Agreement containing the foregoing provision prior to executing the Purchase Agreement.

B. INTRODUCTION

Purpose of the Offering Plan

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

The Offer

The Sponsor presents this Offering Plan (the "Plan") for the establishment of condominium ownership of the Property pursuant to, and in compliance with, Article 9-B of the Real Property Law of the State of New York, as amended (the "Condominium Act"). The condominium shall be known as The 1532 45th Street Condominium (the "Condominium").

The offering plan encompasses the land, the structure and all appurtenances thereto at the following address: 1532 45th Street, Brooklyn, New York (the "Building"). The Sponsor is 1532 45th Street, LLC, a domestic limited liability company with an address at 61 Harrison Avenue, Brooklyn NY, 11211 (the Sponsor). The Sponsor acquired the property on July 21, 2016, as a vacant two-family house. A new house is being constructed under plans filed with and approved by New York City Department of Buildings. Said house will consist of a cellar and four (4) stories and will contain four (4) residential units. The building and land are hereinafter collectively referred to as the Property.

The Sponsor hereby offers four (4) residential units for sale under the Plan. The purchase prices and estimated Common Charges for each of the Units are listed in Schedule A -- Offering Prices and Related Information. All equipment or fixtures described in the Plan are included in the offering price. THE PRICES CONTAINED IN THE PLAN HAVE BEEN SET BY SPONSOR WITHOUT ARMS LENGTH NEGOTIATION AND ARE NOT SUBJECT TO APPROVAL BY THE DEPARTMENT OF LAW OR ANY GOVERNMENTAL AGENCY.

The Sponsor is reserving the unconditional right to rent units rather than sell units after consummation of the plan. Accordingly, there is no commitment by Sponsor to sell more than 15% or one (1) unit which is necessary to declare the plan effective. However, the Sponsor will endeavor in good faith to sell the units rather than rant them after the plan is consummated.

The by-laws do not require that after the Sponsor relinquishes control of the board, a majority of the board must be made up of owner-occupants or members of an owner-occupant's household unrelated to the sponsor and its principals. As such, owner occupants may never gain effective control and management of the condominium. Owner-occupants and non-resident owners, such as sponsor, may have inherent conflicts on the management of the condominium because of their different reasons for purchasing, *i.e.,* purchase as a home as opposed to as an investment.

In the event of a bulk sale by the Sponsor, which in this Plan, is two (2) units to one (1) Purchaser, the transferee successor Sponsor will be bound by the Sponsor's representations regarding its commitment to sell units.

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

Reservation of Air Rights

All unused floor area development rights that are now owned, subsequently acquired or that may become available, under the New York City Zoning Resolution, shall belong to the Sponsor. Same may be sold, transferred or hypothecated to any other entity for the sole purpose of being merged into a zoning lot pursuant to a zoning lot development agreement ("ZLDA") or similar agreement. The unused floor area development rights may not be used to further expand the current project. There are currently no unused floor area development rights available for this property.

Financing

The Sponsor has not secured financing for the project. The Sponsor has the fund to complete same. A construction lender may impose requirements regarding sales by Sponsor. As such, the plan must be amended to disclose the relevant terms of the construction loan agreement when/if financing is obtained.

Basic Aspects of Condominium Ownership

The ownership of a condominium unit is similar in many respects to the ownership of a private home. Each Purchaser owns his Unit outright, in fee simple absolute, and is entitled to exclusive possession of his Unit together with an interest in and right to use the Common Elements and the Limited Common Elements, if any. The Common Elements essentially consist of all parts of the Property, other than the Units themselves that are owned by all of the Unit Owners as tenants in common, with each having an undivided interest therein.

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

Limited Common Elements

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

The Limited Common Elements in this Condominium are as follows; Unit One (1) is being allocated an areaway, porch and the rear yard. Unit Two (2) is being allocated a storage room and a terrace. Unit Three (3) is being allocated a storage room and a terrace & balcony. Unit Four (4) is being allocated a storage room, balcony and the roof area. See "Floor Plans" & "Schedule A" for further details.

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

Common Charges

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

Lot Line Windows

Lot line windows will be provided at the NW side of the building to be located in:

Open Cellar-Unit 1: One lot line window (3'-9" W X 2'-0"H) and four (2'-0 W X 2'-0" H).

1st floor–Unit 1: One lot line window (7'-4" W X 5'-0"H) in the kitchenette, and one (2'-2" W X 4'-6"H) in a bathroom.

2nd floor-Unit 2: One lot line window (5'-0" W X 5'-0"H) in the kitchen, and one (2'-10" W X 5'-0" H) in a bedroom.

3rd floor-Unit 3: One lot line window (5'-0" W X 5'-0" H) in the kitchen, and one (2'-10" W X 5'-0" H) in a bedroom.

4th floor-Unit 4: One lot line window (5'-0" W X 5'-0" H) in the kitchen, and one (2'-10" W X 5'-0" H) in a bedroom.

Lot line windows will be 1.5 hour fire rated, protected with a sprinkler head, and shall not be credited towards meeting the mandatory light and ventilation requirements. Lot line windows may be obstructed by the neighboring house if they decide to enlarge their structure. These lot line windows are not necessary for light and air purposes. Should an adjacent future development block any of these windows, this will not affect the habitability of any of these rooms. Should the neighboring house decide to enlarge their structure to come within the fire separation distance limit, the unit owners, at their own cost, will need to remove the lot line window and close off the opening. Windows will be infilled with the same fire rating structure of the wall they are located, 2hrs fire rated. The cost of same shall be approximately $1,500.00 per window. The development being built adjacent to this property, at 1528 45th Street, will not obstruct any of the lot line windows.

Ownership/Leasing of Units

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

Any Unit Owner may sell or lease his or her Unit to anyone, without restriction or limitation. The condominium board does not have the right to approve or disapprove Purchasers. In addition, there is no limit on the number of owners who may purchase for investment rather than for personal occupancy and that there may always be a substantial percentage of owners who are non-residents.

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

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

Powers/Duties of Board of Managers

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

Voting

Each Unit is entitled to vote as follows: all Unit Owners will be entitled to one (1) vote for each unit owned, in all matters which require a vote of the Unit Owners, including Board elections. Where title to a Unit is held by two (2) persons, each such co-owner will be entitled to one-half (1/2) such vote. If they choose, they can designate one Person amongst them to vote appurtenant to their Unit. The designation shall be given in writing to the Condominium Board, and the vote of such designee shall be binding upon all of such persons. Except in those instances where the New York Condominium Act, the Declaration or the By-Laws provide otherwise, all matters to be decided by the vote of Unit Owners will be decided by a majority vote thereof.

Real Estate Taxes

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

Insurance

Fire and liability insurance covering the entire Condominium is included with other items as part of the Common Charges, however, fire and liability insurance for the Purchaser's personal effects in the interior of each Unit, including, but not limited to decorations, painting, furniture or improvements made by the Unit Owner, should be carried out by the individual Purchaser. Each Unit Owner desiring such coverage on his personal effects must purchase his own policy at his own cost and expense. All policies purchased by

Unit Owners must contain waivers of subrogation and must contain provisions to the effect that the liability of the carriers issuing insurance procured by the Board of Managers shall not be affected or diminished by reason of the policy or policies carried by Unit Owners.

Repairs and Maintenance, Painting/Decoration of Common Elements, Limited Common Elements and Units

All painting and decorating of exterior portions of the Building and Common Elements as well as all repairs, maintenance and replacements to the Common Elements shall be made by the Board of Managers through its officers, its manager or managing agent. No further approval of the Unit Owners shall be required for the foregoing, regardless of the cost, and such costs will be charged to the Unit Owners as Common Charges, except to the extent that the same may be charged to a particular Unit Owner if such costs are necessitated by said Unit Owner's negligence or misuse.

Each Unit Owner may decorate the interior of his or her Unit and the Limited Common Elements allocated to such unit in any manner that he or she desires, subject to compliance with the Condominium's By-Laws and the Rules and Regulations promulgated pursuant thereto. Each Unit Owner will be solely responsible for the cost and expense of maintaining, repairing, painting and maintaining casualty and liability insurance on his or her Unit and limited common element.

Carbon Monoxide/Smoke Detectors

The Sponsor is providing combination carbon monoxide/smoke detectors in each unit at each level in accordance with the Administrative Code of the City of New York. The Unit Owners are responsible for the upkeep and maintenance of the carbon monoxide/smoke detectors.

Appliances

The Sponsor is providing woof laminate kitchen cabinets, formica counter tops, two (2) stainless steel sinks, a four (4) burner gas stove & refrigerator. The laundry room of Units Two (2), Three (3) and Four (4) will be provided with two (2) stainless steel sinks and a four (4) burner gas stove. Unit One (1) will have a closet with connection for a 30" stackable electric wash machine and gas dryer. Units Two (2), Three (3) and Four (4) will have a laundry room with hookups for a 30" side by side electric wash machine and gas dryers. Actual laundry equipment is not being provided by the Sponsor and shall be the responsibility of each unit's Owner. Sponsor is not providing blinds, shades or any appliances, other than those enumerated above, to the Units.

Purchasers for Occupancy or Investments

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

Limitations on Purchase of Units

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

Estimate of Commencement
of Condominium Operations

The Sponsor projects that condominium operations shall commence by January 1, 2024, which is anticipated to be the date when the initial units will be closed upon. In the event that the actual or anticipated date of commencement of condominium operation is delayed by six (6) months or more from the anticipated date of the closing of the first unit, this plan will be amended to include a revised budget which will disclose new projections. If such new projection exceeds the projections contained herein by twenty - five percent (25%) or more, the Sponsor will offer to all Purchasers the right to rescind their offer to purchase their Unit, for a period of fifteen (15) days following the presentation of such amendment, and to have their down payments refunded. If such right to rescind is exercised by the Purchaser, the downpayment and unexpended sums for special work ordered will be refunded within ten (10) days of the Sponsor's receipt of the notice of rescission. The Sponsor may not declare the offering plan effective where there are any material changes to the budget if the changes have not been disclosed by a duly filed amendment to the offering plan.

Further, 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, 2025, 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 SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT. See Sections B "Introduction".

Contents of Part II

1. A detailed description of the physical condition of the Property is set forth in Part II as Document No. 1, entitled "Description of Property", which includes an architect's/engineer's report describing the property, and should be reviewed carefully by prospective Purchasers. Further, floor plans of the Units are set forth in Part II as part of Document Number 1.

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

3. New York City and State Tax forms are attached herein as Document 3.

4. The form of Unit Owner's Power of Attorney that each Unit Owner will be required to give to the Condominium Board and to the Sponsor pursuant to Article 14 of the Declaration, set forth as Document No. 6 in Part II of the Plan.

5. The form of deed that Sponsor will issue to Purchasers of Units is set forth as Document No. 5 in Part II.

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

7. Article 36-B of the General Business Laws, set forth as Document No. 8 in Part II of the Plan.

8. The form of Escrow Agreement which shall be signed by the Escrow agent, principal of Sponsor and the Purchaser, set forth as Document No. 9 in Part II of the Plan.

9. The form of Interim Lease which is a lease agreement between the Sponsor and a Purchaser in contract in the event such Purchaser is allowed to move into the unit in contract prior to the closing, set forth as Document No. 10 in Part II of the Plan.

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

Parts I and II of the Offering Plan constitutes the entire offering and contains all the detailed terms of the offer. The exhibits submitted to the Department of Law in connection with the filing of the Plan contain additional supporting documentation. All of these are available for inspection and copying to prospective Purchasers and their attorneys at the office of the attorneys for the Sponsor during regular business hours. There will be no charge for inspection. However, there will be a charge of forty cents ($0.40) per page for copying. The offering plan and exhibits are also available for inspection and copying by appointment (at a current charge of $0.25 per page) at the Department of Law, 28 Liberty Street, New York, NY 10005. There is a $25.00 deposit required for each copy of the book, which will be refunded if it is returned to the Sponsor in good condition, normal wear and tear excepted.

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

C. DEFINITIONS

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

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

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

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

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

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

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

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

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

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

10. Common Charges: shall mean the charges allocated and assessed by the Condominium Board to the Unit Owners, pro-rata in accordance with their respective Common Interests (except as otherwise provided in the Declaration or the By-Laws), to meet the Common Expenses. NOTE: These charges are payable by the Unit Owners of its building on a monthly basis.

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

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

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

14. Condominium: shall mean THE 1532 45th STREET CONDOMINIUM which was established pursuant to the terms of the Declaration and is to be governed pursuant to the terms of the By-Laws.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28. Initial Sponsor Control Period: shall mean the period that the Sponsor will control the Board of Managers by nominating a majority of the Board members.

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

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

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

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

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

34. Lot Line: shall mean the boundaries of the tax lot as determined by the City of New York Department of Finance, Real Property Assessment Bureau. Lot line windows, if

any, are windows located on the edge of the lot, in the event the building is constructed on the lot lines.

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

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

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

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

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

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

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

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

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

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

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

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

47. Rules and Regulations: shall mean the rules and regulations of the Condominium, which are annexed as an addendum to the By-Laws, as any of the same may be amended, modified, added to, or deleted from time to time pursuant to the terms of the By-Laws,

provided that they are not in conflict with the terms of the Condominium Act, the Declaration, or the By-Laws.

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

49. Sponsor: As used in New York State regulations pertaining to newly constructed and vacant condominium, the word "Sponsor" means "any person, partnership, joint venture, corporation, company, trust, association or other entity or agent thereof who makes or takes part in a public offering or sale in or from the State of New York of participation interests or investments in real estate including condominium interests in realty." The Sponsor of this offering plan is 1532 45th Street LLC.

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

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

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

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

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

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

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

D. DESCRIPTION OF PROPERTY AND IMPROVEMENTS

A more detailed description of the building and property, including the Engineer's Report and floor plans is set forth in the Description of Property, Document No. 1 in Part II of the Plan.

The land is known by street address as 1532 45th Street, Brooklyn, New York. The parcel is located in Block 5433 Lot 19.

The Sponsor acquired the property as a vacant two-family house. Said house has been fully demolished. A new house is being constructed under plans filed with and approved by New York City Department of Buildings. Said house will consist of a cellar and four (4) stories and will contain four (4) residential units. There will be a LULA Lift in Unit One (1) from the ground level to the first floor. There are no auxiliary facilities in this condominium project. See Schedule A - Offering Prices and Related Information and the Architect's Report and Floor Plans in Part II of the Plan for further details.

Lot line windows will be provided at the NW side of the building to be located in:

Open Cellar-Unit 1: One lot line window (3'-9" W X 2'-0"H) and four (2'-0 W X 2'-0" H).

1st floor–Unit 1: One lot line window (7'-4" W X 5'-0"H) in the kitchenette, and one (2'-2" W X 4'-6"H) in a bathroom.

2nd floor-Unit 2: One lot line window (5'-0" W X 5'-0"H) in the kitchen, and one (2'-10" W X 5'-0" H) in a bedroom.

3rd floor-Unit 3: One lot line window (5'-0" W X 5'-0" H) in the kitchen, and one (2'-10" W X 5'-0" H) in a bedroom.

4th floor-Unit 4: One lot line window (5'-0" W X 5'-0" H) in the kitchen, and one (2'-10" W X 5'-0" H) in a bedroom.

Lot line windows will be 1.5 hour fire rated, protected with a sprinkler head, and shall not be credited towards meeting the mandatory light and ventilation requirements. Lot line windows may be obstructed by the neighboring house if they decide to enlarge their structure. These lot line windows are not necessary for light and air purposes. Should an adjacent future development block any of these windows, this will not affect the habitability of any of these rooms. Should the neighboring house decide to enlarge their structure to come within the fire separation distance limit, the unit owners, at their own cost, will need to remove the lot line window and close off the opening. Windows will be infilled with the same fire rating structure of the wall they are located, 2hrs fire rated. The cost of same shall be approximately $1,500.00 per window. The development being built adjacent to this property, at 1528 45th Street, will not obstruct any of the lot line windows.

The property will be improved and the Units built in accordance with all applicable zoning and building laws, regulations, codes, and other government requirements. The proposed project is governed by New York City zoning laws and the Building Code. The site is zoned R6-B which permits residential use as of right.

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

Appliances

The Sponsor is providing woof laminate kitchen cabinets, formica counter tops, two (2) stainless steel sinks, a four (4) burner gas stove & refrigerator. The laundry room of Units Two (2), Three (3) and Four (4) will be provided with two (2) stainless steel sinks and a four (4) burner gas stove. Unit One (1) will have a closet with connection for a 30" stackable electric wash machine and gas dryer. Units Two (2), Three (3) and Four (4) will have a laundry room with hookups for a 30" side by side electric wash machine and gas dryers. Actual laundry equipment is not being provided by the Sponsor and shall be the responsibility of each unit's Owner. Sponsor is not providing blinds, shades or any appliances, other than those enumerated above, to the Units. All equipment or fixtures described in the Plan are included in the offering price.

Estimate of Completion

The building and units are presently under construction. The project will be completed in one phase. The Sponsor projects that the construction of the entire building will be substantially completed by having a TCO or an FCO issued by the Department of Buildings by January 1, 2024. The Sponsor will not close any units without a TCO or FCO.

E. LOCATION AND AREA INFORMATION

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

Location

The address of the property is 1532 45th Street, Brooklyn, NY which is in the Borough Park neighborhood of Brooklyn. The parcel is located at Tax Block 5433 and Lot 18. The site is zoned R6, which permits residential use as of right.

The primary access roads are 15th Avenue and 16th Avenue. The primary highway is the Brooklyn Queens Expressway.

The Condominium is located in the residential neighborhood of Borough Park. The neighborhood has convenient residential amenities. The immediate area consists of multi-occupancy housing with elementary schools within walking distance. Located nearby are public, private and parochial schools, day care centers, police station, fire station and hospitals.

Many retail facilities such as supermarkets, fruit and vegetable stores, meat and fish stores and bakeries exist on the surrounding streets. The Condominium is within walking distance of banks, restaurants, a hotel, and parks. The Maimonides Medical Center Hospital located at 4802 10th Avenue, Brooklyn, NY is 1 mile from the condominium. The 66th Police Precinct located at 5822 16th Avenue, Brooklyn, NY is .9 miles from the condominium. FDNY Engine 282 / Ladder 148 located at 4210 12th Avenue, Brooklyn, NY is .6 miles from the condominium. The New Utrecht Avenue Subway Station which has the N, Q and W trains, and the 62nd Street Subway Station which has the D train, are 1 mile from the condominium. Bus stops for B9 located at the 60th Street/14th Avenue station is .9 miles from the condominium.

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

The Sponsor is not developing any other properties in close proximity to this project. However, the adjacent property 1528 45th Street is being developed, by a different developer. The development will be a four (4) unit condominium. An offering plan has been submitted under file number CD22-0162. Said offering plan is still under reviewer. Said development shall not impact this condominium. **Any change in vicinity that occurs while sales are continuing, will be disclosed in an amendment within thirty (30) days after the information becomes known to the Sponsor.**

F. SCHEDULE A
OFFERING PRICES AND RELATED INFORMATION
The 1532 45th Street Condominium

1532 45th Street
Brooklyn, NY 11219

Year Projected to Begin:
1/1/2024 -12/31/2024

Unit No.	Location	Approx. Area (1)	Uninhabitable Area *	No. of Bedrooms / Bathrooms (1)	Offering Price (2)	Percent Common Interest (3)	Projected Monthly Common Charges (4)	Projected Real Estate Taxes (Monthly) (5)	Projected Real Estate Taxes (Annual) (5)	Projected Monthly Carrying Charges (6)	Projected Annual Carrying Charges (7)
1	1st Floor/ Cellar	1406	c 1110 a. 44 ry. 895 fy. 25	1/1.5	$250,000.00	33.34%	$ 331.77	$ 1,348.67	$ 16,184.00	$ 1,680.43	$ 20,165.20
2	2nd Floor	1268	st. 79 t. 142	3/2	$250,000.00	21.15%	$ 210.48	$ 855.61	$ 10,267.27	$ 1,066.08	$ 12,792.97
3	3rd Floor	1268	st. 82 t. 142 b. 77	3/2	$250,000.00	21.16%	$ 210.59	$ 856.09	$ 10,273.09	$ 1,066.69	$ 12,800.23
4	4th Floor	1410	st. 90 b. 77 rt. 1213	3/2	$250,000.00	24.36%	$ 242.41	$ 985.44	$ 11,825.22	$ 1,227.85	$ 14,734.18
									$ -		
4 Residential Units For Sale		5352			$1,000,000.00	100.000%	$995.25	$ 4,045.80	$ 48,549.58	$5,041.05	$60,492.58

Note: Unit 1 is being allocated an areaway and a front and rear yard as limited common elements. See "Floor Plans."

Note: Unit 2 is being allocated a storage room in the cellar and a terrace as limited common elements. See "Floor Plans".

Note: Unit 3 is being allocated a storage room in the cellar and a terrace and balcony as limited common elements. See "Floor Plans".

Note: Unit 4 is being allocated a storage room in the cellar, a balcony and roof terrace as a limited common elements. See "Floor Plans."

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

Note: At closing, each Purchaser shall pay an additional $2,500.00 for the Sponsors attorney in connection with the closing and $8,500.00 to defray Sponsor's costs of forming the condominium. See Section "Unit Closing Costs and Adjustments."

* Uninhabitable space may not be used as a bedroom or living room. Doing so may result in a violation being issued against the Condominium.

a.areaway b. balcony c. cellar fy. front yard ry. rear yard st. storage area t. terrace rt. roof terrace

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

(1) Each Unit should be inspected prior to purchase to determine its actual dimensions, layout and physical condition. The approximate floor area, which is within reasonable tolerance, of each condominium unit is measured as follows: horizontally; approximately to the outside face of the masonry work at the exterior walls of the building and approximately to the non-unit side of the walls and partitions (dividing the units from corridors, stairs and mechanical spaces). Dimensions shall be to the centerline when a partition divides two units. The square footage of each unit is not based upon measurements from interior surfaces of interior walls and the actual area comprising the condominium unit is significantly less than listed in Schedule A. The number of bedrooms in each Unit is computed in accordance with the standards established by the New York City Building Code. See the Description of Property set forth in Part II for a more detailed description of the Units and the rooms, including floor plans of the units.

The Limited Common Elements in this Condominium are as follows; Unit One (1) is being allocated an areaway, porch and the rear yard. Unit Two (2) is being allocated a storage room and a terrace. Unit Three (3) is being allocated a storage room and a terrace & balcony. Unit Four (4) is being allocated a storage room, balcony and the roof area.

(2) Prices are negotiable. The Sponsor reserves the right to change the offering prices set forth in Schedule A. These offering prices, however, may only be changed by a duly filed amendment to this Plan when the change in price is; (i) an across-the-board increase or decrease affecting one (1) or more lines of units or unit models; (ii) is to be advertised; (iii) is a price increase for an individual Purchaser. However, the prices for the Units are negotiable and the Sponsor may enter into an agreement with a Purchaser to sell one or more Units at prices lower from those set forth in Schedule A. The negotiation with one Purchaser will not affect negotiation with another Purchaser. See Section "Changes in Prices and Units". See Section "Unit Closing Cost and Adjustments" which discloses and explains the closing costs and adjustments that a Purchaser has to pay.

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

provision waiving purchaser's rights or abrogating Sponsor's obligations under Article 23-A of the G.B.L.

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

(4) Common charges have been estimated by the budget expert and include fire insurance for the Units and liability insurance for the Common Elements, and maintenance and operation of the Common Elements. However, Common Charges exclude repair or decoration to the inside of the units, electricity and gas for each Unit and insurance for personal effects. Common charges are based on the estimated operating budgets annexed as Schedule B to this Plan. See Schedule B-1 for individual electricity and gas expenses for the units. If the Purchaser obtains financing, the purchaser's debt service will be an additional expense.

(5) The real estate tax estimates set forth in Schedule A are based on a letter from RE Tax Service, Inc, dated May 23, 2022, which is attached to in Section V "Real Estate Taxes". The projection is based on post construction assessed value of the building, which is projected to be $566,869. As such, using the projected tax rate of $12.235 per One Hundred Dollars ($100.00) of assessed valuation, the projected post construction real estate taxes for the building are projected to be $69,356.00.

Construction is expected to be completed by January 2024. The estimated date of the reassessment after completion of construction is January 5, 2024.

Taxes are assessed by the Real Property Assessment Bureau of the Department of Finance of the City of New York. It is not possible to accurately determine what the increase in actual assessed valuation will be and it is equally impossible to predict any future increases in real estate tax rates which may affect the amount of tax due on the property. If there is an increase in actual assessed valuation or in real estate tax rates it will be updated in future amendments to this Offering Plan.

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

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

The projected real estate taxes for the units are set forth in the foregoing Schedule A. The estimated date of the reassessment after completion of construction is July 5, 2022. The projections of taxes due for the first year of condominium operation are

shown and are based on the current real estate tax rate of 12.267%. However, it is not possible to accurately determine what the increase in actual assessed valuation will be and it is equally impossible to predict any future increases in real estate tax rates which may affect the amount of tax due on the property. If there is an increase in actual assessed valuation or in real estate tax rates it will be updated in future amendments to this Offering Plan. See Section "Real Estate Taxes".

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

If the Purchaser obtains a mortgage, interest on such loan is deductible under current law. The Internal Revenue Code of 1986, as amended, limits the deductions of mortgage interest to mortgages incurred in acquiring, constructing or substantially improving the first and second residences of a taxpayer. The deduction is also limited to interest paid on acquisition indebtedness not to exceed $750,000.00 for loan procured after January 1, 2018. In addition, there will no longer be any deduction for interest on home equity loans, regardless of when the debt was incurred.

The projected tax deduction (where applicable) may vary in future years due to changes in the interest rate on the unit owner's mortgage (if any) or from changes in the allocation of constant debt service payments to interest and principal, or due to changes in real property taxes resulting from the expiration of real estate tax benefits, or from changes in the assessed value, the tax rate or the method of assessing real property.

(6) All projected total carrying charges are for the projected first year of operation beginning January 1, 2024.

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

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

SCHEDULE B

Budget for First Year of Condominium Operation

1532 45th Street
Brooklyn, NY 11219

Year Projected to Begin:
1/1/2024 - 12/31/2024

INCOME:

Common Charges:	$ 11,943

EXPENSES:

Labor (1)	0
Heating & Cooling (2)	0
Utilities (Electricity)(3)	1,254
Water charges and sewer rents (4)	2,189
Repairs, maintenance & supplies (5)	2,000
Insurance (6):	2,250
Management fees (7)	0
Legal fees and audit fees (8)	2,250
Other (Franchise Taxes)	300
Contingency (9):	500
Reserve Fund (10):	1,200
	$ 11,943

If the actual or anticipated date of commencement of condominium operation is to be delayed more than six months from the budget year projected in the offering plan, the plan must be amended to include a revised budget disclosing current projects. If such amended projections exceed the original projections by 25 percent of more, the Sponsor must offer all purchasers the right to rescind and a reasonable period of time that is not less than 15 days after the date of presentation to exercise the right, whether or not Sponsor offers to guarantee the previous budget projection. Sponsor must return any deposit or downpayment to purchasers who rescind within a reasonable period to time. Sponsor may not declare a plan effective where there are any material changes to the budget if these changes have not been disclosed by a duly filed amendemnt to the offering plan.

H1. NOTES TO SCHEDULE B

1. Labor

The Condominium will not employ its own superintendent, which is in compliant with the administrative code of New York City Section 27-2053, that does not require a superintendent for a building of less than nine (9) residential units. Therefore, ordinary cleaning and maintenance including refuse removal are the responsibility of the Unit Owners. The Board of Managers will decide how the maintenance and administrative work shall be divided. While the Sponsor is in control of the Board, Sponsor shall decide how to divide same.

If the unit owners choose to hire a maintenance employee, the cost shall be approximately five thousand ($5,000) dollars annually, which will be a thirty-five (35%) percent increase in the common charges.

2. Heating & Cooling.

There is no heating or cooling in the common areas. Each Unit will have individual heating and cooling. Cost of same are set forth in Schedule B-1. Gas will not be provided for the common areas. However, same will be provided to the individual units.

3. Utilities – (Electricity)

This item includes the cost of electricity for heating and lighting of the common areas. This is based upon a survey and estimate by Alexander Sheyman, P.E., with an address 5308 13th Avenue, Brooklyn, NY 11219, and includes a 10% increase to account for the inflation factor. The cost per KWH includes sales tax:

Estimated usage in KWH:	3,800
Cost per KWH:	$0.30
Estimated total annual cost:	$ 1,140.00
Estimated charges (including 10% inflation):	**$ 1,254.00**

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

4. Water Charges and Sewer Rents.

The building will be metered for water and sewer usage by the City of New York Department of Environmental Protection in accordance with current law. There will be one bill for the entire building, to be paid for as part of the common charges. The amount budgeted for this item is $2,188.67, annually, which is based on estimated daily usage of 400 gallons of water for the building and converted to cubic feet by dividing by 7.45. The estimate is provided by Alexander Sheyman, P.E., with an address at 5308 13th Avenue, Brooklyn, NY 11219.

Estimated Consumption:						
Estimated daily usage					=	54 cubic feet
Estimated annual usage					=	19,710 cubic feet
Convert to hundred cubic feet (HCF) 19,710 / 100					=	197. HCF
Estimated water & sewer rates:						
Water charge: 3.9 per 100 CF					=	$3.9/HCF
Sewer charge: 159% of water charge					=	$6.2/HCF
	Usage			Rate per HCF		Cost
Water charges:	197	HCF	x	$3.9/HCF	=	$ 768.30
Sewer charges:	197	HCF	x	$6.2/HCF	=	1,221.40
					Total:	$ 1,989.70
Estimated charges (including 10% inflation):						$ 2,188.67

5. Repairs, Maintenance and Supplies.

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

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

Fire Sprinkler	$ 350
Exterminating	$ 250
Plumbing	$ 500
Electrical	$ 250
Carpentry	$ 250
Services & Supplies	$ 400
TOTAL:	$ 2,000

There are no service contracts in effect at this time.

6. Insurance

The following insurance is available for the Property for the first year of condominium operations as set forth in a letter from Gutter Associates, a licensed insurance broker with an address at 1750 50th Street, Brooklyn, NY 11204.

Items Covered	Coverage Limits
All-risk Perils, Building-Replacement Cost, Stipulated Amount	$ 2,500,000.00
Deductible:	$ 2,500
Comprehensive General Liability	$ 1,000,000 per occurrence
	/$2,000,000 aggregate liability amount
Projected Annual Premium	**$2,250.00**

The above limited fire and casualty coverage is based upon the current 100% replacement cost of the Building (excluding excavation and foundation), as estimated by a licensed insurance broker which in his opinion is adequate so that the insured shall not be a co-insurer. The following items are not insured under the insurance policy included in the budget: boiler and machinery; excess liability; auto liability. However, same may be available at an extra cost. The cost of obtaining such insurance coverage shall be approximately five hundred ($500.00) dollars annually.

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

The fire, casualty and general liability insurance will be on terms that provide: (1) that each Unit Owner is an insured party; (2) that there will be no cancellation without notice to the Board of Managers; (3) a waiver of subrogation; (4) a waiver of invalidity because of the acts of the insured and Unit Owners; and (5) a waiver of pro rata reduction if Unit Owners obtain additional coverage. The condominium will have public liability insurance as part of the comprehensive general liability policy, at closing, for the amounts stated above. The per occurrence liability amount, which is the amount insurance company will pay per incident during the policy term is $1,000,000.00. The aggregate liability amount, which is the total amount the insurance company will pay for multiple claims over the course of one policy term is $2,000,000.00.

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

7. Management Fees

The building will not have a managing agent. Therefore, administrative work such as collecting common charges and bookkeeping, writing checks, payment of bills, such as water and sewer charges, insurance premiums, repairs are the responsibility of the Unit Owners. The Board of Managers will be in charge of dividing the maintenance and administrative work between the unit owners and hiring repair and maintenance workers

described herein. While the Sponsor is in control of the Board, Sponsor will manage the condominium and shall be in charge of same.

If the unit owners choose to hire a management company, the cost shall be approximately four thousand ($4,000) dollars annually, which will be a twenty-five (25%) percent increase in the common charges.

The Condominium Board shall bear the responsibility to assure that all assessments have been paid, that each Unit Owner adheres to the rules and regulations of the Declaration & By-Laws and to collect any amounts payable to the Condominium. For further discussion, see the By-Laws and the Addendum to By-Laws in Part II of the Offering Plan.

8. Legal Fees and Audit Fees

A portion of the budgeted item ($1,500.00) will be used for auditing fees in connection with the preparation of the first year's audited financial statements of the Condominium and its Federal and State income tax returns. The estimate is based on a letter from Abraham Einhorn, CPA with an address at 1470 53rd Street, Brooklyn, NY.

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

9. Other - Franchise Taxes.

A franchise tax is a tax charged by some US states to certain business organizations such as corporations and partnerships with a nexus in the state. A franchise tax is not based on income. Rather, the typical franchise tax calculation is based on the net worth of or capital held by the entity. The franchise tax effectively charges corporations for the privilege of doing business in the state.

The budgeted item ($300.00) is for annual New York State Franchise Taxes payable by the Condominium Association. This figure covers the minimum franchise taxes due annually by the condominium association to both New York City and New York State.

10. Contingency

This item is to provide for possible increases in one or more items of operating expense above the amounts projected or for unanticipated expenses. The budget may be modified from time to time prior to the commencement of, or during, condominium operation to add new items of expense or to increase one or more items of operating expense. The funds for such modifications may be provided by decreasing this budget item or by decreasing one or more items of expense, or both.

11. Yearly Reserve Fund

The basis of the figure projected for this item is approximately ten percent (10%) of the entire budget. This fund will be used as a reserve to pay for periodic capital replacements or repairs. The yearly reserve fund will be sufficient to pay for major capital repairs or replacement items likely to be needed within the first five (5) years of condominium

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

IN THE OPINION OF HARRY GOTTLIEB WITH AN ADDRESS AT 1449 37TH STREET, SUITE 309A, BROOKLYN, NY 11218 A REAL ESTATE MANAGER, THE PROJECTED RECEIPTS ARE ADEQUATE TO MEET THE ESTIMATED EXPENSES FOR THE BOARD OF MANAGERS' FIRST YEAR OF OPERATION, ASSUMING SUCH FIRST YEAR TO BE THE FISCAL YEAR COMMENCING JANUARY 1, 2024 THE FOREGOING SCHEDULE, HOWEVER, IS NOT INTENDED AND SHOULD NOT BE TAKEN AS A GUARANTEE BY ANYONE THAT THE ANNUAL COMMON CHARGES OR EXPENSES FOR THE FIRST YEAR OR ANY SUBSEQUENT YEAR OF OPERATION OF THE BUILDING BY THE BOARD OF MANAGERS WILL BE AS SET FORTH IN SAID SCHEDULE AND IT IS LIKELY THAT THE ACTUAL ANNUAL COMMON CHARGES OR EXPENSES WILL VARY FROM THE ACTUAL AMOUNTS SHOWN IN THE SCHEDULE.

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

THE SPONSOR PROJECTS THAT CONDOMINIUM OPERATIONS SHALL COMMENCE BY JANUARY 1, 2024, WHICH IS ANTICIPATED TO BE THE DATE WHEN THE INITIAL UNITS WILL BE CLOSED UPON. IN THE EVENT THAT THE ACTUAL OR ANTICIPATED DATE OF COMMENCEMENT OF CONDOMINIUM OPERATION IS DELAYED BY SIX (6) MONTHS OR MORE FROM THE ANTICIPATED DATE OF THE CLOSING OF THE FIRST UNIT, THIS PLAN WILL BE AMENDED TO INCLUDE A REVISED BUDGET WHICH WILL DISCLOSE NEW PROJECTIONS. IF SUCH NEW PROJECTION EXCEEDS THE PROJECTIONS CONTAINED HEREIN BY TWENTY - FIVE PERCENT (25%) OR MORE, THE SPONSOR WILL OFFER ALL PURCHASERS THE RIGHT TO RESCIND THEIR OFFER TO PURCHSASE, FOR A PERIOD OF FIFTEEN (15) DAYS FOLLOWING THE PRESENTATION OF SUCH AMENDMENT, AND TO HAVE THEIR DOWN PAYMENTS REFUNDED. IF SUCH RIGHT TO RESCIND IS EXERCISED, THE DOWNPAYMENT AND ANY UNEXPENDED SUMS FOR SPECIAL WORK ORDERED WILL BE REFUNDED WITHIN TEN (10) DAYS OF THE SPONSOR'S RECEIPT OF THE NOTICE OF RESCISSION. THE SPONSOR MAY NOT DECLARE THE OFFERING PLAN EFFECTIVE WHERE THERE ARE ANY MATERIAL CHANGES TO THE BUDGET IF THE CHANGES HAVE NOT BEEN DISCLOSED BY A DULY FILED AMENDMENT TO THE OFFERING PLAN.

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 RECISION IF THE FIRST CLOSING OCCURS MORE THAN 12 MONTHS BEYOND THAT AMENDED, LATER DATE.

HOWEVER, IF THE FIRST CLOSING OCCURS BEFORE JANUARY 1, 2025, 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 SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT.

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

1532 45th Street, Brooklyn, New York
For the Year Beginning January 1, 2024 – December 31, 2024

Electric Unit	Electric Usage (KWH)	Estimated Cost per KWH	Estimated Electric Cost (Mo.)	Estimated Electric Cost (Yr.)	Gas Gas Usage (CCF)	Estimated Cost per CCF	Estimated Gas Cost (Mo.)	Gas Cost (Yr.)
1	10,800	$0.30	$ 291.58	$ 3,499.00	1,690	$1.42	$ 216.00	$2,592.00
2	5,800	$0.30	$ 156.58	$ 1,879.00	900	$1.42	$ 115.00	$1,380.00
3	5,800	$0.30	$ 156.58	$ 1,879.00	900	$1.42	$ 115.00	$1,380.00
4	6,500	$0.30	$ 175.50	$ 2,106.00	1,010	$1.42	$ 129.08	$1,549.00

NOTES TO SCHEDULE B-1

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

2. The above information is based upon a survey and estimate provided by Alexander Sheyman, P.E., with an address at 5308 13th Avenue, Brooklyn, NY 11219. The building uses gas for cooking and drying, and electricity for all other power needs. Usage and costs vary based on location and area of the units. For example, the yearly electricity costs for Unit 2 are estimated based on current Con Edison rates of $0.30 per KWH and projected usage of 5,800 KWH per year, for approximately $1,879.00 including a 10% increase. Yearly gas costs for Unit 2 are estimated to be $1,380.00 including a 10% increase. This assumes thermostat settings of 70 degrees for 16 hours (day) and 60 degrees for 8 hours (night). The figures for the other units have been calculated accordingly.

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

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

MCS
PROPERTIES, LLC

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

J. COMPLIANCE WITH REAL PROPERTY LAW ' 339-i

April 26, 2023

Office of the Attorney General
28 Liberty Street
New York NY 10005

Re: 1532 45th Street, Brooklyn, NY
Condominium Offering Plan
Compliance with Real Property Law' 339-i

To whom it may concern;

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

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

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

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

Very truly yours,

I. Landau

Israel Landau

K. CHANGES IN PRICES AND UNITS

Changes in Purchase Price

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

Changes in Size, Layout and Number of Units

In order to meet the possible varying demands for number and type of Units, or to meet the particular needs of prospective Purchasers, or for any other reason, Sponsor reserves the right to change prior to entering into a Purchase Agreement: (a) the layout of, or number of rooms in, Unsold Units and (b) the size and/or number of Unsold Units by subdividing one or more Unsold Units into two or more separate Units, by combining two or more separate Unsold Units into one or more Unsold Units, by altering the boundary walls of any Unsold Unit(s). Subject to the terms of the Plan and all applicable laws, such right may be exercised by Sponsor from time to time, both before and after the First Closing, and without the consent or approval of the Selling Agent, the Managing Agent, the Condominium Board, any Unit Owner, or any mortgagee, so long as such changes do not compromise the structural integrity of the building. However, Sponsor shall first obtain the approval of all governmental authorities having jurisdiction thereof whose approval is required by law. In addition, there may be no change in the size or number of units and/or their respective percentages of common interest, and no material changes will be made in the size or quality of the common elements at any time without an amendment to the offering plan.

Once the Declaration is recorded, no change may be made in the number of Units or number of rooms within a Unit, nor may the size of any Unit be changed by subdivision or combination or alteration of boundary walls as aforesaid, or otherwise, nor may the Common Interest of any Unit be changed, unless reflected in a duly recorded amendment to the Declaration. As more particularly provided in the Declaration, Sponsor or its designee, as the Owner of an Unsold Units, will have the right itself to so amend the Declaration to effectuate such change, without the Condominium Board, the other Unit Owners, or any mortgagee consenting to, or executing, such amendment. However, no change of a Unit's Common Interest will be made without obtaining the prior consent of all affected Unit Owners. In addition, no change will be made in the unit size, layout or Common Interest of any Unit for which a Purchase Agreement is in effect without obtaining the prior written consent of the Purchaser thereof. Additionally, no material change will be made in the size or layout and no material adverse change will be made in the quality of the Common Elements unless all Purchasers who have signed Purchase Agreements have consented thereto. Therefore, Sponsor must first obtain consent of all Purchasers who have signed Purchase Agreements. A decrease in a unit's area of 5% or less will not affect a purchaser's obligations unless such decrease is determined to be a material change. There is a rebuttable presumption that an area that is diminished by five (5%) percent or less is not material.

L. INTERIM LEASES TO PURCHASERS

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

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

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

A person in possession who is not an owner cannot insure the unit since he or she has no ownership interest, and the unit cannot be doubly insured. Therefore, a person who takes possession prior to closing assumes the risk of losses not covered by insurance. As such, if the Purchaser becomes the tenant through an interim lease before the closing of title thereto, and before such closing, the unit is damaged by casualty or otherwise, such Purchaser shall assume the risk of loss and the obligation to repair the damage to his/her personal belongings and any other property not covered by the insurance for the Condominium, unless the cause thereof originated outside of the unit and did not result from the acts of such Purchaser or other occupants of the unit or such Purchaser's guests, invitees, or workmen.

If before such closing, the unit is damaged by casualty or otherwise, a Purchaser will not be able to close a loan on damaged unit and insurance proceeds will not be made available to a Purchaser to restore a unit prior to closing. Therefore, it is advisable for a Purchaser who becomes a tenant prior to closing to purchase at his own cost and expense, fire and liability insurance for the Purchaser's personal effects in the interior of the Unit, including, but not limited to decorations, painting, furniture or improvements made by the Unit Owner.

Buildings Smoking Policy

Smoking and using electronic cigarettes are not permitted in the indoor common elements.

Smoking and using electronic cigarettes is permitted in any of the dwelling units and the indoor limited common elements appurtenant to such units.

Smoking and using electronic cigarettes is permitted in all outdoor areas, including but not limited to, the yard area, driveway, rooftop, balconies and any outdoor areas connected to a dwelling unit and designated as a limited common area or any outdoor common area space.

M. PROCEDURE TO PURCHASE

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

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

The Sponsor may at his option consent to a mortgage contingency, see paragraph entitled "Secured Loan Condition Rider" in this section and the Exhibit B of the Purchase Agreement, which is attached hereto in Part II of the Plan. A Purchaser seeking financing will be responsible for all fees and costs imposed by the lender, including (but not limited to) appraisal and origination fees (if any). It is possible that a Purchaser's financing commitment may expire prior to the Closing and Purchaser will incur additional costs.

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

A Purchase Agreement submitted by any prospective Purchaser will not be binding on the Sponsor until two (2) fully executed duplicate originals of such Purchase Agreement is returned the Sponsor or selling agent. Within fifteen (15) days after the Purchaser delivers an executed Purchase Agreement together with the required deposit, the Sponsor will either accept the Purchase Agreement and return a fully executed counterpart to the Purchaser, or if not returned within such time, the Purchase Agreement will be deemed rejected and all monies submitted with such Purchase Agreement will be promptly returned to such prospective Purchaser, with interest, if any. Sponsor may reject any Purchase Agreement without cause or explanation so long as such rejection is not based upon race, creed, color, national origin, ancestry, sex, or any other ground prohibited by law.

After the plan has been declared effective, Sponsor will give each Purchaser no less than thirty (30) days' prior written notice of the date, time and place for the transfer of title to his or her Unit. TIME IS OF THE ESSENCE to close on such date. Such notice will be served in compliance with Section 20.1(d)(1). Time is of essence means that failure to act within the time required constitutes a breach of the contract. Purchaser at his option may waive this thirty (30) day notice provision as provided for in the Purchase Agreement.

Sponsor has the right to postpone the closing date and to fix a new closing date within five (5) days of canceling the prior closing date.

The failure to close on such date may result in the Purchaser losing his down payment, but the Sponsor may not retain more than ten (10%) percent of the purchase price (regardless of the amount of the down payment), plus any amounts expended for any special work or extras. Any remainder will be returned to the purchaser with fifteen (15) business days thereafter. The Sponsor must make a written demand for payment after a Purchaser's default at least thirty (30) days before forfeiture of any down payment may be declared. Such notice will be served in compliance with Section 20.1(d)(1) no less than thirty (30) days before the date set for the closing of the units.

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

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

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

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

The Sponsor projects that condominium operations shall commence by January 1, 2024, which is anticipated to be the date when the initial units will be closed upon. In the event that the actual or anticipated date of commencement of condominium operation is delayed by six (6) months or more from the anticipated date of the closing of the first unit, this plan will be amended to include a revised budget which will disclose new projections. If such new projection exceeds the projections contained herein by twenty - five percent (25%) or more, the Sponsor will offer to all Purchasers the right to rescind their offer to purchase their Unit, for a period of fifteen (15) days following the presentation of such amendment, and to have their down payments refunded. If such right to rescind is exercised by the Purchaser, the downpayment and unexpended sums for special work ordered will be refunded within ten (10) days of the Sponsor's receipt of the notice of rescission. The Sponsor may not

declare the offering plan effective where there are any material changes to the budget if the changes have not been disclosed by a duly filed amendment to the offering plan.

Further, 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, 2025, 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 SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT.

After this Plan has been declared effective, Sponsor will, from time to time, fix one or more dates for closing title to Units for which Purchase Agreements are in effect. The First Closing will be held no sooner than thirty (30) days after the date upon which notice is given that the Plan is declared effective. The Closing of title to each Unit will take place in accordance with the terms of the applicable Purchase Agreement. (See Section N, "Terms of Sale" for a more complete discussion of the events that will occur at each such closing of title.)

Terms of Purchase Agreement

The following is a summary of certain material provisions of the Purchase Agreement, but is not intended as a complete statement of these or other important provisions of the same. Reference should be made to the form of Purchase Agreement set forth as Document No. 2 in part II of the Plan for the complete terms of these and other material provisions:

(a) Incorporation of the Plan. The Plan (including, without limitation, the Condominium Documents contained in Part II of the Plan) and any amendments thereto duly filed by Sponsor are incorporated into each Purchase Agreement by reference. The execution and submission of a Purchase Agreement constitutes Purchaser's acceptance of the Plan (Parts I and II) and his or her agreement to abide and be bound by the terms of the same, as well as all amendments to the Plan duly filed by Sponsor. No Purchaser shall have the right to approve or consent to any immaterial amendments, including, without limitation, any changes, modifications, or updating of the estimated Common Charges or estimated real estate taxes and assessments to be paid by the Purchaser on Schedule B -- "Budget for First Year of Condominium Operation" and no such amendment will excuse a Purchaser from performing his or her obligations under a Purchase Agreement or entitle such Purchaser to any credit or offset against the purchase price set forth therein. However, unless an effected Purchaser consent, no material change will be made in the unit size or layout or percentage of common interest if a Purchase Agreement has been executed and delivered to the Sponsor for that unit and the Purchaser is not in default. Additionally, unless all Purchasers consent, no material change will be made in the size and on material adverse change will be made in the quality of the Common Elements. Therefore, Sponsor must first obtain written consent of all Purchasers who have signed Purchase Agreements. A decrease in a unit's area of 5% or less will not affect a purchaser's obligations unless such decrease is determined to be a material change. There is a rebuttable presumption that an area that is diminished by five (5%) percent or less is not material. If an amendment materially adversely affects the rights,

obligations, or liabilities of then existing Purchasers, Purchasers will be given the right to rescind their Purchase Agreements by notifying Sponsor within thirty (30) days of presentation of such amendment and will receive a refund of their Down Payments, without interest (unless interest is earned), within ten (10) days after Sponsor's receipt of Purchaser's election to rescind.

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

Nothing contained herein shall diminish or impair the Sponsor's statutory obligation to each Purchaser pursuant to BGL Section 352-h and 352-e(2-b) of the General Business Law, to hold in trust all deposits, advances or payments made in connection with the offer until consummation of the transaction with such Purchaser. Consummation of the plan does not relieve Sponsor of its obligations pursuant to GBL Section 352-h. Funds from the escrow account remain the property of the Purchaser until employed in connection with the consummation of the transaction. Such funds shall not be a part of the estate of the Sponsor or the escrow agent upon any bankruptcy, incapacity or death.

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

(c) Secured Loan Condition Rider: The obligations of a Purchaser under the Purchase Agreement are not conditional on obtaining financing. Any Prospective Purchaser who executes a Purchase Agreement and does not obtain financing may lose the deposit if unable to pay the balance of the purchase price. Prospective Purchasers who need financing to purchase are advised to consult with a bank before executing the Purchase Agreement to ascertain the likelihood of obtaining financing. No representation is made by the Sponsor as the availability or cost of such financing. The Sponsor may, however, at its sole option, consent to permit a mortgage contingency. If Sponsor permits a mortgage contingency, prospective Purchasers will be required to comply with the terms of the mortgage contingency rider as stated below & in exhibit B attached to the Purchase Agreement in Part II of this Plan.

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

(i) Within five (5) days after receiving a fully executed Purchase Agreement, Purchaser must make a mortgage application. Purchaser must provide the Seller and/or Seller's attorney with the name and address of the bank or

mortgage broker to which application has been made. Purchaser shall authorize the mortgage broker or lending institution to talk directly to Seller's attorney regarding the status of the mortgage application. Failure to send such notice, will be considered to be a waiver of the mortgage contingency.

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

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

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

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

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

If a purchaser's obligations are contingent on obtaining a financing commitment and the financing commitment lapses or expires prior to closing, and the purchaser has made a good faith effort to extend the commitment, sponsor must grant to such purchaser a right of rescission and a reasonable period of time to exercise the right.

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

(d) Escrow and Trust Fund Requirements: The Sponsor will comply with the escrow and trust fund requirements of General Business Law Sections 352-e(2-b) and 352-h and the Attorney General's regulations promulgated pursuant thereto.

Any provision of any contract or agreement, whether oral or in writing, by which a Purchaser purports to waive or indemnify any obligation of the escrow agent holding trust funds is absolutely void. The provisions of the Attorney General's regulations concerning escrow/trust funds shall prevail over any conflicting or inconsistent provision in the offering plan or in a Purchase Agreement. Purchasers shall not be obligated to pay any legal or other expense of the Sponsor in connection with the establishment, maintenance or defense of obligations arising from the handling or disposition of trust funds.

All deposits, down payments, or advances made by Purchasers prior to closing of each individual transaction, whether received before or after the date of consummation of the plan, will be placed, in an escrow account of "JEFFREY ZWICK & ASSOCIATS, P.C. – ATTORNEY ESCROW DISBURSEMENT ACCOUNT", the Escrow Agent. The signatories on this account authorized to withdraw funds is Jeffrey Zwick, Esq. with an address at 266 Broadway, Suite 403, Brooklyn NY 11211 and phone number 718-513-2050. Jeffrey Zwick, Esq. is an attorney admitted to practice in the State of New York. He has complied with the Appellate Division rules for the preservation of client funds of the Judicial Department having jurisdiction over attorney. He is independent from the sponsor.

The name of the account is " JEFFREY ZWICK & ASSOCIATS, P.C. – ATTORNEY ESCROW DISBURSEMENT ACCOUNT", located at Signature Bank, with an address at 565 5th Avenue, 8TH Floor, New York, NY 10017. This bank is covered by federal bank deposit insurance (FDIC) to a maximum of $250,000.00 per individual deposit. The escrow account in which down payments or advances made by Purchasers will be placed is covered by federal bank deposit insurance to $250,000.00 per individual deposit. On July 21,2010 President Barack Obama signed the Dodd - Frank Wall Street Reform and Consumers Protection Act in law, which, in part, permanently raised the current standard maximum deposit insurance amount (SMDIA) to $250,000. Any deposit, down payment or any other deposits, in excess of $250,000.00 will not be insured in excess of $250,000.00. If the Purchaser has other accounts at the bank or branches, the assets in all of Purchaser's accounts will be aggregated together with the escrow downpayment accounts for the purpose of determining whether the maximum FDIC insured amount is achieved.

All Deposits received from Purchaser shall be in the form of checks, money orders, wire transferred or other instruments and shall be made payable to or endorsed by the Purchaser to the order of " JEFFREY ZWICK & ASSOCIATS, P.C. – ATTORNEY ESCROW DISBURSEMENT ACCOUNT ", as Escrow Agent.

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

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

The escrow agent shall maintain all records concerning the escrow account for seven years after release of the funds. Upon the dissolution of any law firm which was the escrow agent, the former partners or members of the firm shall make appropriate arrangements for the maintenance of these records by one of them or by the successor firm and shall notify the Department of Law of such transfer.

Before funds are transferred to a new escrow account, or if the escrow agent is replaced, the plan must be amended to provide the same full disclosure with respect to the new account, the escrow agent and the escrow agreement as was originally provided.

The Department of Law may perform random reviews and audits of any records involving escrow accounts to determine compliance with statue and regulations.

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

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

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

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

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

The Escrow Agent shall release the Deposit if so directed:

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

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

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

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

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

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

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

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

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

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

for, and annex a form for, the written consent of each affected Purchaser and shall provide for continuation of escrow of funds of any Purchaser who does not execute and deliver such written consent to the Sponsor. The provisions of any such alternative security will comply with the requirements of 13 NYCRR 20.3 (o) (5) or (o) (6), as applicable.

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

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

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

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

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

(k) Closing Costs: At the time of title closing, each Purchaser of a Unit will pay certain closing costs in addition to the legal fees of such Purchaser's counsel as and the amount of any net credit in favor of Sponsor resulting from the closing apportionments described below. All net closing adjustments in favor of the Sponsor will be disclosed in the post-closing amendment. Such closing costs will include the following, the amounts of which are based on rates in effect on the date of the Plan. The costs are the following;

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

fraction thereof of additional fee insurance up to $500,000.00. The premium for mortgage title insurance should be $654.00 for the first $100,000.00 of insurance plus $3.64 for each $2,000.00 or fraction thereof of additional insurance up to $500,000.00;

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

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

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

B. Purchasers will pay a portion of the mortgage recording tax in the amount provided for by law (at the date of the Plan, the tax to the Purchaser is 2.05% of the face amount of the mortgage for mortgages under $500,000.00, and 2.175% of the face amount of the mortgage for mortgages over $500,000.00). (Note: The Lending Bank usually pays 0.25% of the mortgage recording tax)

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

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

(iv) As provided under the Purchase Agreement, although usually Seller's expense, Purchaser shall pay the Real Property Transfer Tax due to the State and City of New York. New York City transfer taxes are in the amount of 1.425% of the purchase price for residential Units over $500,000.00 and 1.4% of the purchase price for residential Units under $500,000.00. New York State Documentary Stamp Taxes are in the amount of $4.00 per thousand plus an additional .25% of the purchase price for residential Units of $3,000,000.00 or more. For commercial Units, the transfer tax is in the amount of 2.625% of the purchase price for NYC and $4.00 per thousand plus an additional .25% of the purchase price for commercial Units of $2,000,000.00 or more. Mansion Tax due to the State of New York shall be in the amount of 1% for transfers of $1,000,000 -$2,000,000 There is also a supplemental tax due in the amount of 1.25% for transfers of $2,000,001-$3,000,000; and 1.75% for transfers of $3,000,001 to $5,000,000. For purposes of calculating the transfer taxes to be paid, for New York City Real Property Transfer Tax, consideration includes the transfer taxes paid by the

purchaser; however, for the New York State transfer taxes, in the case of a conveyance of residential real property and where the Transfer Tax imposed is paid for by the Purchaser pursuant to a contract for sale, the amount of Transfer Tax calculated will be excluded from the calculation of consideration subject to tax;

(v)Purchaser will be required to deposit with the Board of Managers two (2) months estimated monthly common charges towards the Working Capital Fund;

(vi)Purchaser shall be obligated to pay the following fees to Sponsors attorney;

a. $2,500.00 for Seller's attorney in connection with the closing;

b. $250.00 if at the request of the Purchaser, the closing is held at any Location other than Sponsor's attorney's office but in New York City and $400 if the closing is held outside of New York City;

c. $200.00 payable to Sponsor or Sponsor's attorney if e-forms for New York City Real Property Transfer Tax are prepared on the Purchaser's behalf. Additionally, in the event the Purchaser applies for a mortgage and closes title with the mortgage, the Purchaser shall be obligated for an additional $250.00 fee;

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

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

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

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

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

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

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

Nothing contained in the Purchase Agreement or in the Plan shall be construed to waive a Purchaser's rights or abrogate Sponsor's obligations under Article 23-A of the GBL.

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

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

If there is any conflict between the Plan and the Purchase Agreement, it will be resolved in favor of the Plan. The Purchase Agreement does not contain, nor will it be modified to contain a provision waiving a Purchaser's rights or abrogating Sponsor's obligations under the Offering Plan or under Article 23-A of the General Business Law.

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

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

The Board shall follow the directions of the Arbitrators. The panel will have the authority to file their decision with the Court under the New York Arbitration Law and Article 75 of the CPLR. Any decision rendered shall be final and conclusive upon the parties and a judgement thereon may be entered in a court of competent jurisdiction. The decision shall be enforceable in a court of competent jurisdiction. If the arbitration proceeding concerns an escrow dispute under the Purchase Agreement, the deposit shall not be released from escrow until at least 90 days has elapsed from the issuance of a final arbitration award. If the Purchaser brings a proceeding pursuant to CPLR §7511 to vacate the award, the funds must remain in escrow until that proceeding is finally adjudicate.

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

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

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

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

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

(r) The Financial Crimes Enforcement Network ("FinCEN") has issued a Geographic Targeting Order ("GTO") that was most recently updated in November 2020 which requires US title insurance companies to report the personal identity of Purchasers in certain residential real estate transactions which meet the following criteria:

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

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

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

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

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

(s) Buildings Smoking Policy:. Smoking and the using electronic cigarettes are not permitted in the indoor common elements.

Smoking and using electronic cigarettes is permitted in any of the dwelling units and the indoor limited common elements appurtenant to such units.

Smoking and using electronic cigarettes is permitted in all outdoor areas, including but not limited to, the yard area, driveway, rooftop, balconies and any outdoor areas connected to a dwelling unit and designated as a limited common area or any outdoor common area space.

N. ASSIGNMENT OF PURCHASE AGREEMENT

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

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

O. EFFECTIVE DATE

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

1. The Plan may not be declared effective unless *bona fide* Purchasers, including investors, have signed Purchase Agreements for at least fifteen percent (15%) of the residential units offered under the Plan. Units of ancillary nature may not be counted towards effectiveness. In this Offering, the Sponsor may declare effective by selling one (1) residential unit, which satisfies the 15% threshold requirement.

The Plan may be declared effective by personal service of the notice of effectiveness on every Purchaser or by commencement of service of the notice by mail addressed to the offeree at the last known residence of such offeree confirming that the plan was declared effective on a specified date. The effectiveness notice must state the plan (i) was declared effective on a particular date; (ii) the percentage used to declare the plan effective; and (iii) a list of the units being counted to meet the minimum percentage under the terms of the plan to declare it effective. No closing shall occur until the plan is declared effective, as noted above. A closing may occur without the Sponsor's submitting an amendment to the Department of Law to declare the plan effective; however, the Sponsor must comply with the requirements of section 20.5(e) of Part 20 when submitting a post-closing amendment pursuant to section 20.5(f) of Part 20.

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

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

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

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

3. The Plan must be declared effective when Purchase Agreements have been accepted by Sponsor for 80% of the units offered under the Plan. In this Offering, the Sponsor must declare effective when accepting Purchase Agreements for all four (4) units, representing 100% of the units being offered for sale, which is greater than the 80% threshold.

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

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

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

Subsequent to the First Closing, the condominium may only be terminated, if at least eighty percent (80%) of the Unit Owners vote to terminate the Condominium. See Section S, "Rights and Obligations of Unit Owners" & By- Laws Section 5.16, attached hereto in Part II of the Plan.

If the offering plan is to be abandoned after filing and the Sponsor has accepted Purchase Agreements, the Sponsor shall promptly submit an amendment to the Office of the Attorney General together with form RS-3 as promulgated by the Office of the Attorney General. If payments under Purchase Agreements have been received, Sponsor shall refund them in full, with interest earned, if any, within five (5) days after abandonment via overnight mail. If there are no outstanding Purchase Agreements the Sponsor need not submit an amendment but shall submit a form RS-3 to the Office of the Attorney General which shall be served simultaneously by the Sponsor on all commercial or professional tenants, if any, in the manner specified by 13 N.Y.C.R.R Section 20.1(d)(1).

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

P. TERMS OF SALE

1. Deed and State of Title. Upon delivery to Sponsor of: (i) the balance of the Purchase Price, (ii) a Unit Owner's Power of Attorney in favor of the Condominium Board and Sponsor and (iii) a transferee affidavit or a transfer tax return in the form required to be filed with The City of New York, each of which must be executed and acknowledged by the Purchaser, the Sponsor will execute, acknowledge and deliver to the Purchaser a Bargain and Sale Deed with covenant against grantor's acts, conveying title to such Unit to Purchaser free and clear of all liens, encumbrances and title exceptions other than those set forth in Exhibit A to the Purchase Agreement, in the plan and the proposed unit deed. Title exceptions may include the state of facts shown on a stated survey and any additional state of facts a subsequent survey would show, provided that such additional state of facts does not render title unmarketable. The Unit Owner's Power of Attorney and Deed will be substantially in the forms set forth in Documents No. 4 and No. 5 in Part II of the Plan.

The Sponsor, if applicable, will prior to closing, procure the real property transfer gains tax tentative assessment and return (or statement of no tax due) and will, at closing, pay all real property transfer gains tax and comply with the requirements of the New York State Department of Taxation and Finance.

This section lists and describes in sufficient detail all easements, leases, mortgages, liens, encumbrances and title exceptions that will affect the property after closing, and that such list mirrors the list of Permitted Encumbrances attached to the Purchase Agreement. The permitted encumbrances are the following;

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

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

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

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

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

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

g. Encroachments of shrubbery, stoops, areas, steps, doors, ledges, window sills, trim, copings, retaining walls, bay windows, balconies, sidewalk elevators, fences, fire escapes, cornices, foundations, footings, chutes, fuel oil lines, drainage and stand pipes, sewerage pipes,

air-conditioning units, canopies, ramps, and similar projections, if any, on, over, or under the Property or the streets or sidewalks or property abutting the Property and the rights of governmental authorities and adjoining property owners to require the removal of any such projections and variations between record lines of the Property and retaining walls and the like, if any.

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

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

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

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

l. Any lease covering the Unit, provided that pursuant to the terms of the purchase agreement, the purchaser is purchasing a leased unit.

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

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

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

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

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

(ii) the Plan has been declared effective;

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

(iv) intentionally omitted;

(v) if the Purchaser of such Unit so requests, the issuance of a title insurance binder insuring fee title to such Unit in the Purchaser, at Purchaser's expense, subject only to the encumbrances set forth in such Purchaser's Purchase Agreement (all other liens will be removed or insured against

enforcement or collection out of the Unit by Purchaser's title company prior to or at closing), which binder will also insure that a valid condominium has been created pursuant to the terms of the Condominium Act. (See Section O, "Unit Closing Costs and Adjustments" for an estimate of the cost to the Purchaser to obtain such title insurance);

(vi) Purchaser being given the opportunity to inspect such Unit and other portions of the Property subject to the Declaration, if incomplete work or there are deficient conditions are discovered during the inspection, money will be put in escrow for the amount of the repairs to be released when all work is completed;

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

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

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

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

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

3. Damage to Units. Prior to the consummation of the offering plan, Sponsor may only rent units to Purchasers in contract.

The risk of loss from fire or other casualty remains with the Sponsor until the Purchaser shall be conveyed legal title or until the Purchaser occupies the unit pursuant to an interim lease. If the Purchaser is or becomes the tenant or the occupant of the Unit before the closing of title thereto and, before such closing, the Unit is damaged by casualty or otherwise, such Purchaser shall assume the risk of loss and the obligation to repair the damage to his/her personal belongings and any other property not covered by the insurance for the Condominium, unless the cause thereof originated outside of the Unit and did not result from the acts of such Purchaser or other occupants of the Unit or such Purchaser's guests, invitees, or workmen. It is therefore advisable for a Purchaser that occupies a unit as a tenant prior to the closing to purchase his / her own insurance.

A prospective Purchaser should carefully consider the aforementioned risk of loss before occupying a unit prior to the closing. Such risk of loss may also affect the Purchaser's ability to close the loan under any financing commitment.

Except as set forth in the preceding sentence, all other risk of loss or damage prior to closing is assumed by Sponsor, but Sponsor shall have no obligation or liability to repair or restore the same. The Sponsor will make a determination whether or not to repair the damage within fifteen (15) days of the occurrence of the damage. If the Sponsor elects to repair or replace the loss or damage, it is entitled to reasonable time period in which to

complete such work. If Sponsor or (in the event the Declaration is filed) the Board of Managers do not elect to repair the damage, the Purchase Agreement will be cancelled and be of no further force or effect. Thereafter, the Purchaser will be refunded all purchase monies paid to Sponsor, including sums paid for specials, with any interest earned thereon. If Sponsor elects to repair or replace the loss or damage, the Purchase Agreement shall continue in full force and effect; Purchaser shall not have the right to reject title to the Unit or to receive a credit against, or abatement in, the purchase price; Sponsor shall be entitled to a reasonable period of time to complete such repairs or replacement; and Purchaser shall not be required to pay the balance of the purchase price unless and until (i) the Unit has been repaired in compliance with the offering plan and the repairs done with Equal or Better Quality than immediately prior to the casualty, (ii) its essential services (such as gas, electricity, and heat) and a reasonable means of ingress and egress to the street have been restored and (iii) any condition in the Unit for which a violation (if any) is noted or issued has been corrected, other than those that are the obligations of the tenant to cure or that are caused by the act or omission of the tenant.

If the Sponsor elects to repair or replace the loss or damage, and the Purchase Agreement is contingent on the Purchaser obtaining financing, if, after making a good faith effort to extend the term of the commitment to enable the Sponsor to repair the damage, an extension is not obtained, the Purchaser will be offered a right of rescission.

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

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

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

Q. UNIT CLOSING COSTS AND ADJUSTMENTS

1. Closing Adjustments. At the closing of title to each Unit, Sponsor and the Purchaser shall apportion, as of midnight of the day preceding the closing: (i) real estate taxes (including all prepaid real estate taxes) and assessments, if any, on the basis of the New York fiscal year beginning January 1, 2024 of the year for which assessed, including water charges and sewer rents (if separately assessed) and escrows for real estate taxes, if any; and (ii) rent and other charges, if any, pursuant to a lease for, or tenancy of, such Unit. There will be no adjustments between the Sponsor and the condominium board.

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

(i) If such Purchaser elects to obtain fee title insurance, he or she will pay a premium therefor to his or her title insurance company which will vary depending upon the amount of insurance requested. The premium for fee title insurance should be $773.00 for the first $100,000.00 of fee insurance plus $4.36 for each $8,500.00 or fraction thereof of additional fee insurance up to $500,000.00. The premium for mortgage title insurance should be $654.00 for the first $100,000.00 of insurance plus $3.64 for each $2,000.00 or fraction thereof of additional insurance up to $500,000.00. The Purchaser can choose the tile insurance company of their choice without incurring additional cost or penalties from the Sponsor.

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

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

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

(b) Purchasers will pay a portion of the mortgage recording tax in the amount provided for by law (at the date of the Plan, the tax to the Purchaser is 2.05% of the face amount of the mortgage for mortgages under $500,000.00, and 2.175% of the face amount of the mortgage for mortgages over $500,000.00). (Note: The Lending Bank usually pays 0.25% of the mortgage recording tax);

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

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

(iv) As provided under the Purchase Agreement, seller, although usually Seller's expense, Purchaser shall pay the Real Property Transfer Tax due to the State and City of New York. New York City transfer taxes are in the amount of 1.425% of the purchase price for residential Units over $500,000.00 and 1.4% of the purchase price for residential Units under $500,000.00. New York State Documentary Stamp Taxes are in the amount of $4.00 per thousand plus an additional .25% of the purchase price for residential Units of $3,000,000.00 or more. For commercial Units, the transfer tax is in the amount of 2.625% of the purchase price for NYC and $4.00 per thousand plus an additional .25% of the purchase price for commercial Units of $2,000,000.00 or more. Mansion Tax due to the State of New York shall be in the amount of 1% for transfers of $1,000,000 -$2,000,000 There is also a supplemental tax due in the amount of 1.25% for transfers of $2,000,001-$3,000,000; and 1.75% for transfers of $3,000,001 to $5,000,000. For purposes of calculating the transfer taxes to be paid, for New York City Real Property Transfer Tax, consideration includes the transfer taxes paid by the purchaser; however, for the New York State transfer taxes, in the case of a conveyance of residential real property and where the Transfer Tax imposed is paid for by the Purchaser pursuant to a contract for sale, the amount of Transfer Tax calculated will be excluded from the calculation of consideration subject to tax.

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

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

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

(viii) At closing, the Sponsor will collect each Purchaser's pro-rated share in the first year's insurance premium from the date of the closing until the end of the first year of condominium operation. This amount will be calculated in proportion to each Purchaser's common interest and will be used to reimburse the Sponsor for payment of the first year's premium. Any errors or omissions in computing apportionments at closing shall be corrected and

payment made to the proper party promptly after discovery. This provision shall survive the closing and is only applicable to units which close during the first year of condominium operations. The insurance payment that is collected as part of the common charges will be used to pay future building insurance premiums, while the reimbursement is for the pre-paid insurance of the first year of operation.

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

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

All fees are cumulative to the extent applicable to an individual Purchaser. If, for example, a Unit has a purchase price of $250,000.00, a mortgage of $200,000.00 and title insurance the following closing costs are estimated:

Owners' Policy:	$850.00
Loan Policy	$836.00
Residential Endorsement:	$25
Condominium Endorsement:	$25
NY State transfer tax:	$1,000.00
NYC Real Property transfer tax:	$3,500.00
Mortgage tax:	$5,125.00
Mansion tax:	$0
Deed Recording:	$200
Mortgage Recording:	$250
Municipal Searches:	$250
E-forms (if applicable)	$200

2 months est. common charges	$2,141
Sponsor's attorney fee	$2,500
To Defray Sponsor's cost	$8,500
TOTAL:	$25,402.00

3. In the event that the Unit has not been separately assessed for the then current fiscal tax year at the time of closing title, the apportionment of real estate taxes shall be based on the Unit's pro rata share (in proportion to its Common Interest) of the then current real estate taxes assessed against the Property, to be collected and paid for by the Board of Managers. The Sponsor shall not place an amount equal to the real estate taxes attributable to unsold units is in escrow.

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

The unit owner will be required to pay the entire amount of tax allocated to his unit at the time that the Board of Managers is required to make its real estate tax payment. The allocation for taxes will be based on the unit's percentage of common interest allocated to the unit. The unit owners will be reimbursed for any overpayment of taxes or assessed for an underpayment.

Installments for tax assessments due after delivery of the deed (if any) and covering a period after the Purchasers acquisition of the unit shall be paid by the Purchaser and shall not be considered a defect in title. See By - Laws in Part II of the plan Section 5.11.

R. RIGHTS AND OBLIGATIONS OF SPONSOR

The Sponsor is reserving the unconditional right to rent units rather than sell units after consummation of the plan. Accordingly, there is no commitment by Sponsor to sell more than 15% or one (1) unit, which is necessary to declare the plan effective. As such, owner occupants may never gain effective control and management of the condominium. The Sponsor will endeavor is good faith to sell and not rent all the units and will only rent the units, if selling the units are not profitable due to market conditions.

A. Construction Obligations.

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

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

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

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

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

5. Prior to the consummation of the offering plan, Sponsor may only rent units to Purchasers in contract.

The risk of loss from fire or other casualty remains with the Sponsor until the Purchaser shall be conveyed legal title or until the Purchaser occupies the unit pursuant to an interim lease. If the Purchaser becomes a tenant pursuant to an interim lease before the closing of title thereto and, and before such closing, the Unit is damaged by casualty or otherwise, such Purchaser shall assume the risk of loss and the obligation to repair the damage to his/her personal belongings and any other property not covered by the insurance for the Condominium, unless the cause thereof originated outside of the Unit and did not result from the acts of such Purchaser or other occupants of the Unit or such Purchaser's guests, invitees, or workmen. It is therefore advisable for a Purchaser that occupies a unit as a tenant prior to the closing to purchase his / her own insurance.

A prospective Purchaser should carefully consider the aforementioned risk of loss before occupying a unit prior to the closing. Such risk of loss may also affect the Purchaser's ability to close the loan under any financing commitment. Except as set forth in the preceding sentence, all other risk of loss or damage prior to closing is assumed by Sponsor, but Sponsor shall have no obligation or liability to repair or restore the same. The Sponsor will make a determination whether or not to repair the damage within fifteen (15) days of the occurrence of the damage. If the Sponsor elects to repair or replace the loss or damage, it is entitled to reasonable time period in which to complete such work. If Sponsor or (in the event the Declaration is filed) the Unit Owners do not elect to repair the damage, the Purchase

Agreement will be cancelled and be of no further force or effect. Thereafter, the Purchaser will be refunded all purchase monies paid to Sponsor, including sums paid for specials, with any interest earned thereon. If Sponsor elects to repair or replace the loss or damage, the Purchase Agreement shall continue in full force and effect; Purchaser shall not have the right to reject title to the Unit or to receive a credit against, or abatement in, the purchase price; Sponsor shall be entitled to a reasonable period of time to complete such repairs or replacement; and Purchaser shall not be required to pay the balance of the purchase price unless and until (i) the Unit has been repaired in compliance with the offering plan and the repairs done with equal quality or in better condition than immediately prior to the casualty, (ii) its essential services (such as gas, electricity, and heat) and a reasonable means of ingress and egress to the street have been restored and (iii) any condition in the Unit for which a violation (if any) is noted or issued has been corrected, other than those that are the obligations of the tenant to cure or that are caused by the act or omission of the tenant.

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

7. In the event of dissolution or liquidation of the Sponsor or the transfer of ten (10) or more units or twenty (20%) percent or more of the total numbers of units in the condominium, whichever is less in the condominium to an investor, the principals of the Sponsor will provide financially responsible entities or individuals who will assume the status and all of the obligations of the Sponsor for those units under the offering plan, applicable laws or regulations and in the event of dissolution or liquidation, the principals of the Sponsor shall guarantee the performance of such obligations.

8. The Sponsor has not secured financing for the project. The Sponsor has the fund to complete same. A construction lender may impose requirements regarding sales by Sponsor. As such, the plan must be amended to disclose the relevant terms of the construction loan agreement when/if financing is obtained.

9. (a) Sponsor is obligated to build and complete the condominium in accordance with the building plans and specifications identified in the offering and will, at its sole cost and expense and with reasonable diligence, perform or cause to be performed such work, and will supply or cause to be supplied all materials, necessary to complete the Building and its appurtenances in accordance with the "plans and specifications" (as hereinafter defined) and with a quality of construction comparable to currently prevailing local standards, however, the Sponsor may not substitute equipment or materials of lesser quality or design; or change the size, location of buildings or units other improvements or common elements if such changes affect the percentage of common interest or adversely affect the value of any unit to which title has been closed or for which a Purchase Agreement has been executed and is in effect unless all affected unit owners and contract vendees consent in writing to such change.

All references in this Plan to "Plans and Specifications" shall mean the plans and specifications identified in the offering for the Building filed with the Department of Buildings and other appropriate governmental authorities (some of which are summarized in Document Number 1 of the Plan), as the same may be amended or changed from time to time in accordance with the provisions of the following sentence. Sponsor reserves the right to amend or modify from time to time said plans and specifications (including, without limitation, changes in layouts and designs or changes affecting the materials, appliances, equipment, fixtures and other construction details) and to substitute materials, appliances,

equipment and fixtures in place of those described in the plans and specifications, provided such substitutions are of Equal or Better Quality and design. The Sponsor agrees to deliver a set of "as-built" plans to the Condominium Board.

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

(b) Sponsor will not be obligated to correct and will not be liable to any Unit purchaser as a result of: (i) any immaterial variations from filed building plans or the description of the Building set forth in the Plan; or (ii) immaterial variations from filed building plans or the description of the Building set forth in the Plan which are neither in violation of applicable building codes nor require the approval of any governmental authority having jurisdiction or which are necessitated by site conditions or job requirements, or (iii) immaterial variations in the dimensions or arrangement of rooms, walls or other areas within Units. 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: (i) substitute equipment or materials of lesser quality or design; or (ii) change the size, location of buildings or units other improvements or common elements if such changes affect the percentage of common interests or adversely affect the value of any unit to which title has closed or for which a purchase agreement has been executed and is in effect unless all affected unit owners and contract vendees consent in writing to such change.

10. Prior to closing the first unit Sponsor shall obtain a certificate of occupancy for the unit. In the event closing occurs after the issuance of a temporary Certificate of Occupancy, but prior to the issuance of permanent Certificate of Occupancy, then it will remain the obligation of the Sponsor and its principals to, at its own cost and expense, obtain such permanent Certificate and Certificate must be obtained within two (2) years from the date of issuance of the original temporary Certificate of Occupancy. Sponsor will obtain a permanent certificate of occupancy for the unit before the temporary certificate of occupancy expires, unless extended.

Purchasers are advised that in NYC, newly constructed and newly renovated buildings are sometimes offered as condominium projects without a final Certificate of Occupancy ("FCO") covering the entire building but with only a temporary Certificate of Occupancy ("TCO"), and sometimes with several successive TCO's. TCO's and FCO's are generally governed by Section 301 of the New York Multiple Dwelling Law and local building codes and rules. Both TCOs and FCO's are issued by the NYC Dept of Buildings. ("DOB"). A TCO is intended to indicate that the property confirms substantially to the DOB approved plans and specifications, and to the requirements of all applicable laws, rules, and regulations for the uses and occupancies specified in the TCO. No change of use or occupancy should be made unless a new certificate of occupancy is issued. All TCOs have an expiration date. A TCO typically expires 90 days after the date of issuance. When a TCO expires and is not renewed, it may be difficult or impossible to buy insurance, refinance, or to sell units. In New York City, it is common for Sponsors to commence unit closings when some or all units are covered by a TCO rather than a FCO. Sponsor anticipates 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 within two years from the date of the issuance of the first TCO. However, Sponsor and its principals

make no representation or guarantee the DOB will issue the FCO within such two-year period. NOTWITHSTANDING THE FOREGOING, SPONSOR AND ITS PRINCIPALS ARE OBLIGATED TO PROCURE FCO FOR THE ENTIRE BUILDING, AND SHALL EXERCISE BEST EFFORTS TO OBTAIN THE FCO WITHIN SUCH TWO YEAR PERIOD WHILE KEEPING THE TCO. Unit owners and the Board of Managers shall be obligated to cooperate with and refrain from obstructing Sponsor in these undertakings.

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

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

12. Housing Merchant Implied Warranty.

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

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

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

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

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

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

(c) Not covered:

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

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

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

(e) Limitation of the Warranty:

Pursuant to Article 36-B of the General Business Law, the Sponsor has elected to limit the Housing Merchant Implied Warranty. The Sponsor reserves the right to amend the plan to modify the limitation on the warranty for any unit which has not been conveyed by deed or purchased via execution of a contract of sale. Purchasers are urged to review the Sponsor's limited warranty carefully before executing a Purchase Agreement.

The Sponsor's maximum liability to any unit owner under the Sponsor's Limited Warranty is limited to fifty percent (50%) of the purchase price of the unit. Additionally, the Sponsor's Limited Warranty is limited to actual purchasers and their successors whom acquire title to the subject Unit by will or by the governing intestacy laws.

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

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

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

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

(5) In addition, the following items are not covered by the Sponsors Limited Warranty:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(g) The Sponsor shall be obligated to defend suits or proceedings arising out of the acts or omissions and to indemnify the Board of Managers and the unit Owners. All construction and other obligations of the Sponsor shall be enforceable only by the Condominium Board and not by the individual Unit Owners unless (1) the alleged construction defect relates to one (1) Unit only and is not a common defect affecting two (2) or more Units; or (2) if the Board has not commenced any action within (a) ninety (90) days after notice or (b) within thirty (30) days or less of the expiration of the statute of limitations, whichever occurs earlier. The Board has a fiduciary duty to act in the best interest of the condominium, even during the Sponsor control period.

(h) 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 subsequently to the closing shall survive delivery of the deed.

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

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

THE SPONSOR'S OBLIGATION, REGARDLESS OF ANY LIMITATIONS IN THE WARRANTY OR IN THIS OFFERING PLAN, IS TO CONSTRUCT THE PREMISES IN ACCORDANCE WITH ALL APPLICABLE CODES AND FILED PLANS AND SPECIFICATIONS IDENTIFED IN THE OFFERING PLAN, 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.

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

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

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

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

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

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

B. General

Except for Sponsor's obligations to pay Common Charges and to perform other duties as a Unit Owner with respect to any Unsold Units (for so long as Sponsor owns same), the offering plan sets forth the entire extent of the obligations of Sponsor under this Plan and none other shall be implied, except that nothing contained herein shall be deemed to limit the rights of Purchasers relative to their Units under their respective Purchase Agreements and applicable law. The Sponsor is liable for all of the representations made in the Plan. The Sponsor shall be obligated to defend suits or claims arising out of the acts or omissions of Sponsor or the representations made by Sponsor in this Plan or any obligations imposed by statutes and/or regulations and to indemnify the Board of Managers and the Unit Owners. The obligations of Sponsor under this section shall survive the delivery of the deeds to the respective Units.

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

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

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

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

S. CONTROL BY SPONSOR

Introduction:

As provided in the By-Laws, the Condominium Board shall consist of three (3) members, each of whom will have one (1) vote. The Sponsor will control the Board of Managers of five (5) years after the closing of the first unit or whenever all units are sold, whichever is sooner. (Provided however, that the Sponsor may relinquish control at any time by calling a special meeting of the Unit Owners to elect a new Board of Managers). During the Initial Sponsor Control Period, the Sponsor shall designate a majority of the Board Members which would be two (2) Members and the remaining one (1) Board Member shall be elected by all Unit Owners, other than the Sponsor. The first meeting to elect Board members will be held within one (1) year after the first closing and thereafter, elections shall take place annually.

Within thirty (30) days of the expiration of the Initial Sponsor Control Period, the Sponsor will call a special meeting of the Unit Owners to elect a new Board of Managers who will be elected based on the plurality of the votes. Each and every Unit Owner, including the Sponsor shall have a right to cast one (1) vote for each unit owned. There shall be no limit on the number of terms of office, successive or otherwise, that a member of the Condominium Board may serve. See "By - Laws Section 2.7" for more details.

The By-laws do not include a provision requiring that after the Initial Sponsor Control Period, a majority of the Board members must be owner-occupants or members of an owner-occupant's household who are unrelated to the Sponsor and its principals. In addition, the Sponsor is reserving the unconditional right to rent units rather than sell units after consummation of the plan. As such, purchasers for their own occupancy may never gain control of the board of managers and that owner-occupants and non-resident owners, such as Sponsor, may have inherent conflicts on the management of the condominium.

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

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

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

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

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

(v) make any additions, alterations, or improvements shall be made to the Common Elements, regardless of the cost thereof, unless the consent of the Sponsor or its

designees is first obtained, unless same is required by law or is necessary for the health or safety (but not the general comfort or welfare) of the residents of the Building.

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

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

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

T. BOARD OF MANAGERS

1. Board Members

The affairs of the building of the Condominium shall be governed by the Condominium Board, which shall consist initially of members designated by the Sponsor. As provided in the By-Laws, the Condominium Board shall consist of three (3) members, each of whom will have one (1) vote. The first three anticipated board members are, Jeno Guttmann, Principal of the Sponsor, his wife Sarah Guttmann and the first Purchaser to close on their unit. The first meeting to elect board members will be held within one (1) year after the first closing and thereafter, board elections shall take place annually. The term of office of each member of the Condominium Board shall continue for one (1) year. Any member of the Condominium Board may resign his or her membership at any time by giving written notice thereof to the Condominium Board and, with respect to members of the Condominium Board designated as such. Notwithstanding anything to the contrary, however, each Condominium Board shall serve until a successor Board is elected and qualified.

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

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. The Board has a fiduciary duty to act in the best interest of the condominium, even during the control period. See By - Laws Section 2.7 attached hereto in Part II of the Plan for details.

The By-laws do not include a provision requiring that after the Initial Sponsor Control Period, a majority of the Board members must be owner-occupants or members of an owner-occupant's household who are unrelated to the Sponsor and its principals. In addition, the Sponsor is reserving the unconditional right to rent units rather than sell units after consummation of the plan. As such, purchasers for their own occupancy may never gain control of the board of managers and that owner-occupants and non-resident owners, such as sponsor, may have inherent conflicts on the management of the condominium.

2. Annual Meetings of the Unit Owners.

The first annual meeting of the Unit Owners shall be held approximately one (1) year after the first closing. Thereafter, annual meetings of the Unit Owners shall be held within sixty (60) days of the anniversary date of the first meeting. At each such subsequent meeting, the Unit Owners shall transact such business as may properly come before such meeting. In the event that any annual meeting of members is delayed, the existing Condominium Board shall continue to serve.

3. Special Meetings of Unit Owners.

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

shall be transacted at such special meeting except business reasonably related to such stated purposes.

Meetings of the Unit Owners shall be held at the principal office of the Condominium or at such other suitable and convenient place as may be designated by the Condominium Board.

The Condominium Board shall give notice of each annual or special meeting of the Unit Owners to all Unit Owners then of record entitled to vote at such meeting, which notice shall set forth the purpose, time and place of such meeting. Such notice may be given to any Unit Owner by personal delivery, mail, telephone or telegram not later than five (5) business days prior to the day fixed for the meeting; however, the mailing of such notice to any Unit Owner, addressed to his or her address at the Property, at least ten (10) days prior to the day fixed for the meeting shall be conclusively deemed the giving of notice to such Unit Owner of such meeting. Any Unit Owner may designate an address for the giving of notice other than such Unit Owner's address at the Property by giving written notice thereof to the Condominium Board not less than ten (10) days prior to the giving of notice of the applicable meeting. See By - laws Section 4 attached hereto in Part II of the Plan for details.

4. Officers of the Condominium

The officers of the Condominium shall consist of the President, the Secretary and the Treasurer, all of whom shall be elected by the Condominium Board which may also appoint additional officers. At least two (2) officers must be members of the Condominium Board and Unit Owners (or officers, directors, partners, employees, beneficiaries (or members of their family) of corporations, partnerships, fiduciaries, or mortgagees that are Unit Owners). See By - laws Section 4 attached hereto in Part II of the Plan for details.

5. Liability of the Condominium Board and the Unit Owners

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

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

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

There is no provision for insurance covering indemnification of the Board of Managers. It is at the discretion of the Board of Managers to obtain such coverage, the cost of which will be borne by the Unit Owners as part of the common charges. See By - laws Section 2.20 attached hereto in Part II of the Plan for details.

6. No members of the Board of Managers will receive any compensation from the Condominium for acting as such. See By - laws Section 3.9 attached hereto in Part II of the Plan for details.

7. At any regular or special meeting of Unit Owners after the initial control period of the Sponsor, any one or more of the members of the Board of Managers may be removed with cause by a majority of the Unit Owners and a successor may then and there or thereafter be elected to fill the vacancy thus created, provided notice of such proposed removal was given to the Board member and was specified in the notice of the meeting. Any member of the Board of Managers whose removal has been proposed shall be given an opportunity to be heard at the meeting. Officers may be removed at any meeting of the Board. See By - laws Section 2.7 attached hereto in Part II of the Plan for details.

8. Voting: When votes of the Unit Owners are required, each Unit Owner shall exercise his vote in the manner set forth in the By-Laws, which provides as follows: each Unit Owner (including Sponsor or its designee, for so long as Sponsor or such designee shall own at least one (1) Unit) shall be entitled to cast one (1) vote for each unit owned. See By - laws Section 4.8 attached hereto in Part II of the Plan for details.

The presence, in person or by proxy, of a majority of all Unit Owners shall constitute a quorum at all meetings of Unit Owners, and unless otherwise provided, the decision of a majority of the Unit Owners at a meeting at which a quorum shall be present shall be binding upon all of the Unit Owners. See By - laws Section 4.5 attached hereto in Part II of the Plan for details.

9. Amendments to the Condominium Documents

Generally, subject to certain exceptions and provided that any required consent of the Mortgage Representatives is obtained, any provision of the Declaration, the By-Laws, or the Rules and Regulations may be amended, modified, added to or deleted by the affirmative vote of 66 2/3% of the Unit Owners, taken in accordance with the By-Laws. However, for so long as Sponsor or its designee is the owner of one (1) or more Units in the entire Condominium, the Declaration, the By-Laws and the Rules and Regulations may not be amended or modified so as to adversely affect Sponsor or such designee without the prior written consent of every Unit Owner affected by such amendment. See By - laws Section 12.1 attached hereto in Part II of the Plan for details.

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

Sales and Leases of Units

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

Mortgages of Units

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

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

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

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

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

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

Capital Reserves

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

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

The Condominium Board will commence to collect the Common Charges upon the closing of title to the first Unit. Furthermore the Condominium Board will prepare and distribute to all Unit Owners, at least annually, a budget setting forth its projection of the Common Expenses for the coming fiscal year of the Condominium. Such Common Expenses will include, among other things:

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

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

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

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

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

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

Unless otherwise determined by the Condominium Board, Common Charges will be payable in monthly installments, in advance, on the first day of each month. No Unit Owner will be relieved from liability for the payment of his or her Common Charges by waiving the use of any of the Common Elements or by mere abandonment of his or her Unit. No Unit Owner, however, will be liable for the payment of any part of the Common Charges assessed against his or her Unit subsequent to a permissible sale and transfer, or other conveyance by him or her of such Unit.

Any Unit Owner may, by conveying his or her unit, without consideration, to the Condominium Board and complying with certain conditions set forth in the By-Laws in connection therewith, exempt himself or herself from Common Charges thereafter accruing. Such conditions include the payment of all Common Charges and assessments then due and payable with respect to his or her Unit and such Unit being free and clear of all liens and encumbrances other than any statutory lien for unpaid Common Charges. However, in no event shall Sponsor or its designee be permitted to convey any Unsold Unit to the Condominium Board and thereby exempt itself from Common Charges attributable to such Unit thereafter accruing, unless:

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

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

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

On a resale of any Unit, the Purchaser of such Unit shall be required to pay unpaid Common Charges assessed against such Unit prior to his or her acquisition, except that a mortgagee acquiring title to a mortgaged Unit or a Purchaser at a mortgage foreclosure sale shall not be liable, and such mortgaged Unit shall not be subject to, a lien for the payment of any Common Charges assessed subsequent to the recording of such mortgage and prior to the acquisition of title to such Unit by the mortgagee or a Purchaser at a mortgage foreclosure sale and such assessments shall be the liability of the owner of the Unit at the time of the assessments. In the event that the Condominium Board forecloses its statutory lien on any Unit for unpaid Common Charges and the net proceeds of the foreclosure sale shall not be sufficient to pay such unpaid Common Charges, or if such Unit is acquired by a mortgagee or Purchaser at a mortgage foreclosure sale, then, in either event, the defaulting Unit Owner shall remain personally liable for the balance of such unpaid Common Charges. The Condominium Board shall have the right to assess such unpaid balance amongst all those who are Unit Owners at the time that the same is levied.

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

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

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

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

Section 339-kk of the Real Property Law of the State of New York (the "Condominium Act") applies to all condominium plans in existence after July 22, 1998. It is intended to provide financial protection for a condominium association if a non-occupying owner fails to make monthly payments for its units. The terms of Section 339-kk are as follows:

> For purposes of this section, "non-occupying owner" means a condominium unit owner who does not occupy the dwelling unit.

If a non-occupying owner rents any dwelling unit to a rental tenant and then fails to make payments due for common charges, assessments or late fees for such unit within 60 days of the expiration of any grace period after they are due, the Condominium Board shall provide written notice to the tenant and the non-occupying owner that rental payments from the tenant shall be paid directly to the Condominium Board.

Such notice shall provide that commencing immediately and until such time as all such payments are made current, all rental payments due subsequent to the issuance of such notice are to be made to the Condominium Association at the address listed on the notice. However, where a majority of the Board of Managers has been elected by Unit Owners who are in occupancy, the Board may elect not to require that rental payments be made payable to the Condominium Board.

When such payments from the non-occupying owner are once again current, written notice of this fact shall be given within 3 business days to the rental tenant and non-occupying owner; thereafter, all rental payments shall be made payable to the non-occupying owner or a designated agent.

A non-occupying owner who disputes the Boards claim to rental payments pursuant to Section 339-kk shall be entitled to present facts supporting such position at the next scheduled meeting of the Board of Managers, which must be held within 30 days of the date that such Board receives notice that such owner seeks to dispute such claim.

Nothing in Section 339-kk shall limit any rights of Unit Owners or of the Condominium Board existing under any other law or agreement.

Payment by a rental tenant to the Condominium Board made in connection with Section 339-kk shall relieve that rental tenant from the obligation to pay such rent to the non-occupying owner and shall be an absolute defense in any non-payment proceeding commenced by such non-occupying owner against such tenant for such rent.

Repair and Maintenance Of Units,
Limited Common Elements and Common Elements:

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

The Board shall be responsible for the Common Elements. In the event that any Unit Owner fails to keep his or her Unit in such condition, the Condominium Board may, at the expense of such Unit Owner, enter his or her Unit to perform such acts as are necessary to cure such default. (See the subsection entitled "Rights of Access" for a further discussion).

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

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

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

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

Alterations and Improvements Of Units &
Limited Common Elements:

No unit owner may make any structural alterations in or to his unit without the prior written approval of the Board of Managers. This provision does not apply to the Sponsor or its designee until a deed to the Unit affected had been delivered to the Purchaser thereof. Other than the above, all alterations or improvements in or to his unit do not require board approval. All non-structural work does not need Board approval, however it must be done in accordance with NYC Department of Buildings Code and all other applicable regulations.

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

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

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

In connection therewith, the Condominium Board on behalf of the Unit Owners, shall execute applications to any departments of the City of New York, or to any other governmental agencies having jurisdiction thereof, for any and all permits required in connection with the making of alterations, additions, improvements, or repairs in or to a Unit, provided however that Condominium Board approval shall be required prior to any work of a structural nature.

Alterations and Improvements
of Common Elements:

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

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

Insurance Coverage

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

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

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

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

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

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

Restrictions on the Use of Units

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

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

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

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

Rights of Access

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

Self-Help

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

Mechanic's Liens

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

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

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

Buildings Smoking Policy

Buildings Smoking Policy - Smoking and the using electronic cigarettes are not permitted in the indoor common elements.

Smoking and using electronic cigarettes is permitted in any of the dwelling units and the indoor limited common elements appurtenant to such units. Smoking and using electronic cigarettes is permitted in all outdoor areas, including but not limited to, the yard area, driveway, rooftop, balconies and any outdoor areas connected to a dwelling unit and designated as a limited common area or any outdoor common area space.

Carbon Monoxide /Smoke Detectors.

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

Arbitration.

In order to resolve any dispute, controversy, claim or question arising with respect to the Condominium, Housing Merchant Implied Warranty, Purchase Agreement, or to break any deadlock in voting, the parties shall consult with an agreed-upon person in order to resolve the issue. The rules of some arbitration forms may impose time limits for bringing a claim in arbitration. Such consultation shall take place within thirty (30) days of notice to either party from the other. If, after such consultation, the issue is still unresolved or if the

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

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

The Board shall follow the directions of the Arbitrators. The panel will have the authority to file their decision with the Court under the New York Arbitration Law and Article 75 of the CPLR. Any decision rendered shall be final and conclusive upon the parties and a judgment thereon may be entered in a court of competent jurisdiction. The decision shall be enforceable in a court of competent jurisdiction. If the arbitration proceeding concerns an escrow dispute under the Purchase Agreement, the deposit shall not be released from escrow units at least 90 days has elapsed from the issuance of a final arbitration award. If the Purchaser brings a proceeding pursuant to CPLR §7511 to vacate the award, the funds must remain in escrow unit that proceeding is finally adjudicated.
Arbitration awards are generally final and biding, and that a party's ability to have a court reverse or modify an arbitration award is very limited, see New York Civil Practice Law and Rules §7511.

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

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

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

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

V. REAL ESTATE TAXES AND TAX STATUS OF THE CONDOMINIUM

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

In the event that the Unit has not been separately assessed for the then current fiscal tax year at the time of closing title, the apportionment of real estate taxes shall be based on the Unit's pro rata share (in proportion to its Common Interest) of the then current real estate taxes assessed against the Property, to be collected and paid for by the Board of Managers. The Sponsor shall not place an amount equal to the real estate taxes attributable to unsold units is in escrow.

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

The unit owner will be required to pay the entire amount of tax allocated to his unit at the time that the Board of Managers is required to make its real estate tax payment. The allocation for taxes will be based on the unit's percentage of common interest allocated to the unit. The unit owners will be reimbursed for any overpayment of taxes or assessed for an underpayment.

Installments for tax assessments due after delivery of the deed (if any) and covering a period after the Purchasers acquisition of the unit shall be paid by the Purchaser and shall not be considered a defect in title.

The real estate tax estimates set forth in Schedule A are based on a letter from RE Tax Service, Inc, dated May 23, 2022, which is attached to in Section V "Real Estate Taxes". The projection is based on post construction assessed value of the building, which is projected to be $566,869. As such, using the projected tax rate of $12.235 per One Hundred Dollars ($100.00) of assessed valuation, the projected post construction real estate taxes for the building are projected to be $69,356.00.

Construction is expected to be completed by January 2024. The estimated date of the reassessment after completion of construction is January 5, 2024.

Taxes are assessed by the Real Property Assessment Bureau of the Department of Finance of the City of New York. It is not possible to accurately determine what the increase in actual assessed valuation will be and it is equally impossible to predict any future increases in real estate tax rates which may affect the amount of tax due on the property. If there is an increase in actual assessed valuation or in real estate tax rates it will be updated in future amendments to this Offering Plan.

Estimated real estate tax assessments are determined using various factors including sales price, square footage, location of the unit, availability of limited common elements and/or access to common elements. No assurances can be given that the taxing authorities

will assess the building and allocate the assessments in the same manner and the actual assessments may not be in the same proportion as the common interests set forth in Schedule A. The figures shown in the Schedule A are estimates.

If the unit owners want to contest the assessment, the Board of Managers shall execute, acknowledge and deliver any documents necessary for filing an appeal for reduction of assessment of real estate taxes on behalf of all units in the Condominium. See by- laws Section 2.4. There are currently no pending tax certiorari proceedings.

See Schedule A for the estimated real estate taxes project for ~~January~~ July 1, 2022 for the units for the first year of condominium operation. Since actual figures are not currently available, the figures set forth in Schedule A are based on estimated data.

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

If the Purchaser obtains a mortgage, interest on such loan is deductible under current law. The Internal Revenue Code of 1986, as amended, limits the deductions of mortgage interest to mortgages incurred in acquiring, constructing or substantially improving the first and second residences of a taxpayer. The deduction is also limited to interest paid on acquisition indebtedness not to exceed $750,000.00 for loan procured after January 1, 2018. In addition, there will no longer be any deduction for interest on home equity loans, regardless of when the debt was incurred.

It is our opinion that the Condominium will meet the requirements for election of Section 528 during its first year of operation. Under Section 528 of the Tax Code, the Condominium Board may, if qualified, elect to exclude from income the Common Charges payable by Unit Owners. Thus, the Condominium may make such election during the first year if it is advantageous. However, since the requirements for election under Section 528 are applied annually it cannot now be determined whether the Condominium may elect Section 528 treatment in any subsequent tax year. See Section 'Counsel's Income Tax Opinion" for further details.

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

RE TAX SERVICE
The Real Estate Tax Experts

670 Myrtle Avenue PMB 260
Brooklyn, NY 11205
Tel: 718-222-3500
Fax: 718-222-3535
E-Mail: info@retaxservice.com
www.retaxservice.com

May 23, 2022

Reference: 1532 45 Street
Brooklyn, NY 11219
Block 5433 Lot 19

To Whom This May Concern,

Pursuant to your request, RE Tax Service, LLC a tax Certiorari firm was retained to perform an analysis based on comps in the subject area, in reference to your real estate tax matters for the above captioned property.

The Subject Project is located at 1532 45 St. Brooklyn, NY 11219. The anticipated project will contain 4 residential condo units, total SF will be 7,280 SF. Project is a 4-story, 4-unit project therefore, the tax class will be changed from tax class 1 to tax class 2C.

Currently, the 2022/23 Tentative Assessed Value for the subject property is $40,106. Approximately 70% of construction is to be completed by January 2022 therefore we estimate the 2023/24 assessed value to be $396,809. The current class 2C tax rate for the 2021/2022 tax year is 12.2350% ($12.2350 per $100 of assessed value). Assuming the Class 2C tax rate stays the same for the 2023/2024 tax year, projected taxes for the building mid-construction is projected to be $48,550.

Tax year 2024/25 the value of the building will be valuated at a post construction estimated value of $566,869. The current class 2C tax rate for the 2021/2022 tax year is 12.2350% ($12.2350 per $100 of assessed value). Assuming the Class 2 tax rate stays the same, the projected taxes for the building post-construction is projected to be $69,356. Since the building will be a tax class 2C status it is subject to increase limitations of 8% a year and 30% in five years.

This letter was prepared at the client's request with the client's info. However, we make no representation that the tax rates set each year by the City Council, or the assessed valuation determined by the city's assessors will reflect our projected estimate. In no event will my firm, the Sponsor, or any other person be accountable if the assessed valuation when actually made is lesser or greater than predicted.

May you have any additional questions, please feel free to contact me at 718-222-3500 Ext 106.

Sincerely,

Moshe Gutman
RE Tax Service, LLC

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

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

This exemption is available to the Condominium Board only if:

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

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

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

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

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

LAW OFFICE OF
HERSHY ITZKOWITZ, P.C.

1154 60th Street
Brooklyn, New York 11219
- - - - - - - - - - - - - -
(718) 975-0402

X. COUNSEL'S INCOME TAX OPINION

April 26, 2023

The 1532 45th Street Condominium
1532 45th Street
Brooklyn, NY

Re: Offering Plan ("Plan") for the
Condominium Ownership of the
Premises known as 1532 45th Street
Brooklyn, NY (the "Property")

Gentlemen:

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

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

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

I. Tax Deductions for Unit Owners

Under the Plan:

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

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

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

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

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

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

II. Tax Treatment of Condominium and Board of Managers

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

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

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

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

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

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

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

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

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

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

be deemed to constitute additional gross income to the Association -- upon which further Federal tax would be owing. See Old Colony Trust Co. v. Commissioner, 279 U.S. 716 (1929), and cf. Rev. Rul. 74-75, 1974-1 Cum. Bull. 19.

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

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

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

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

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

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

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

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

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

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

Each Purchaser is advised to consult with his/her tax expert regarding the consequences of Purchasing a condominium unit.

Percentage of common interests calculation method.

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

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

The percentages of interest in the common elements in this condominium have been allocated to the units in accordance with the above factors in compliance with Real Property Law Section 339-i(1)(iv).

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

Very truly yours,

Hershy Itzkowitz, Esq.

Y. AGREEMENT, CONTRACTS AND LEASES

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

Z. RESERVE FUND

The basis of the figure projected for this item is approximately ten percent (10%) of the entire budget. This fund will be used as a reserve to pay for periodic capital replacements or repairs. At this time, the Sponsor has no knowledge of any capital improvements that may have to be made during the first five years of condominium operation. The reserve fund should be sufficient. Neither the Department of Law nor any other government agency has passed upon the adequacy of the fund. While the Sponsor is in control of the Condominium Board, the Reserve Fund shall not be used to reduce estimated Common Charges. There shall be no adjustment for prepaid expenses between the Sponsor and the Board of Managers. Such fund shall be available after the first year of condominium operations.

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

AA. WORKING CAPITAL FUND

The Sponsor, as agent of the Board of Managers, will collect from each original Purchaser at the time of the Closing an "Initial Capital Payment" equal to two (2) months common charges for each unit. The Sponsor will deliver the funds so collected to the Board of Managers to provide the necessary working capital for the Condominium. Such funds may be used for any purpose as the Board of Managers may determine and may be replenished as the Board sees fit. Neither the Department of Law nor any other government agency has passed upon the adequacy of the fund. The Sponsor will not contribute to the working capital fund. There is no restriction on the use of the working capital fund. While the Sponsor is in control of the Condominium Board, the Working Capital Fund shall not be used to reduce estimated Common Charges. There shall be no adjustment for prepaid expenses between the Sponsor and the Board of Managers. There shall be no net credits in favor of the Sponsor.

AB. IDENTITY OF PARTIES

Sponsor and Selling Agent

The Sponsor and Selling Agent is 1532 45th Street LLC, a domestic limited liability company formed on March 25, 2019, with an address at 61 Harrison Avenue, Brooklyn NY, 11211. The sole principal of the Sponsor is Jeno Guttmann. Mr. Guttmann is the owner and manager of Wilson Properties Corp. a mixed-use building located 228 Montrose Avenue, Brooklyn NY 11237. The Sponsor nor the principal of the Sponsor have any no prior experience as a selling agent.

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

Prior public offerings:

(A) The Sponsor, 1532 45th Street LLC has no prior offerings.

(B) The principal of the Sponsor, Jeno Guttmann, has no prior offerings.

There are no other cooperative, condominium or homeowners association that the sponsor or the principal owns ten (10%) percent of more of the unsold share or units. The Sponsor is current in its financial obligations, including, but not limited to, payment of maintenance or common charges, taxes, reserve or working capital fund payments, assessments, payments for repairs and improvements promised in the plan and payments of underlying mortgages and loans for which shares or units have been pledged or mortgaged.

Attorneys

The Sponsor is represented by Jeffrey Zwick, Esq. with an address at 266 Broadway, Suite 403, Brooklyn NY 11211, in connection with preparation of the Unit Deeds, escrow agent and closings. The Offering Plan was prepared by the Law Office of Hershy Itzkowitz, P.C. with an address at 1154 60th Street, Brooklyn, NY 11219.

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

Engineer/Architect

Alexander Sheyman, P.E., a Professional Engineer in the State of New York with an address at 5308 13th Avenue, Suite 566, Brooklyn, NY 11219, has prepared the description of property report in accordance with the building plans approved by the New York City Department of Buildings. Such description of property report is attached hereto in Part II of the Plan. Alexander Sheyman, P.E. is involved in preparing the description of property report and drawings for condominium projects. He has previously prepared same for the 1350 42nd Street Condominium, The 1519 39th Street Condominium & The 701 Lafayette Condominium.

Ogel Ruditser, P.E., Professional Engineer in the State of New York with an address at 2830 Ocean Parkway, Brooklyn, NY 11235, has prepared the building plans approved by the New York City Department of Buildings. He has previously prepared same for the 3301 Newkirk Avenue, Brooklyn NY, 2274 Morris Avenue, Bronx, NY & 2925 West 20th Street, Brooklyn NY.

The engineer, escrow agent or attorney preparing the offering plan has no financial interest nor any affiliation in the Property, the Sponsor, the Condominium or any other party interested in this transaction, except for its fee for services rendered in connection with such report.

AC. REPORTS TO UNIT OWNERS

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

(a) A financial statement of the condominium prepared by a certified public accountant within (4) four months after the end of the fiscal year for the condominium. "See by-laws Section 5.17 (B)", such statement shall be certified while the Sponsor is in control of the Board of Managers.

(b) Written notice to all unit owners regarding the annual schedule meeting. Unit owner shall be notified within ten (10) to thirty (30) days prior of the annual unit owners' meeting.

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

AD. DOCUMENTS ON FILE

Pursuant to the provisions of Section 352-e of the New York General Business Law, copies of the Plan and all exhibits and documents referred to herein shall be available for inspection without charge by prospective Purchasers and by any person who shall have purchased a Unit offered under the Plan or shall have participated in the offering of such Unit, at the Law Office of Hershy Itzkowitz, P.C., attorneys for the Sponsor, 1154 60th Street, Brooklyn, New York 11219, during convenient weekday hours and shall remain available for such inspection for a period of six (6) years from the First Closing. There will be a charge of forty cents ($0.40) per page for copying any documents. The Plan and all other exhibits and documents referred to herein shall also be available for inspection and copying by appointment (at a current charge of $0.25 per page) at the Department of Law, 28 Liberty Street, New York, New York 10005. In addition, a set of the floor plans showing the layout, locations, and approximate dimensions of each Unit and its unit number designation and tax lot number, certified by the appropriate governmental authority of The County of Kings as conforming to the official tax lot number for each such Unit, will be filed with the Register's Office when the Declaration is recorded, and an additional set will be furnished to the Condominium Board.

The Declaration and the By-Laws will be recorded in the Register's Office prior to or concurrently with the First Closing. All deeds conveying, and all mortgages covering, individual Units will also be recorded in such office.

AE. GENERAL

There are no lawsuits, administrative proceedings, or other proceedings, that the outcome of which may materially affect this offering, the Purchasers of Units, the Property, Sponsor's capacity to perform all of their obligations under the Plan, the Condominium, or the operation thereof, except as may be further herein expressly set forth.

This property has not been the subject of any market test or prior public offerings. No contracts or agreements have been entered into and no deposits or advances of funds accepted as of the date the plan is accepted for filing.

None of the units in the building which is the subject of this offering plan are occupied by residential or commercial tenants as of the date of submission of the plan to the Department of Law.

In accordance with the provisions of the laws of the State of New York, neither Sponsor nor any selling agent engaged by Sponsor will discriminate against any person because of sex, race, creed, color, national origin, ancestry, or other ground prescribed by law in the sale of the Units offered by the Sponsor pursuant to the Plan or in the leasing of any such Units or any other portion of the Building.

Purchasers have a right to rescind Purchase Agreements following material adverse amendments. The Purchaser shall have a right to rescind by sending written notice to the Sponsor within thirty (30) days after being presented by the Sponsor with a copy of the amendment. Sponsor will return any deposit or down payment to Purchasers who rescind within fifteen (15) days of the receipt of written notice of rescission. No deposit or down payment shall be returned to interim lessees prior to their vacating of the apartment. See Section "Interim Leases".

The Sponsor reserves the right to revise, from time to time, the terms and conditions upon which the Units are to be sold and to otherwise revise the Plan, including revisions affecting the rights, obligations, and liabilities of Sponsor, Purchasers, or prospective Purchasers, without obtaining the consent of Purchasers or others. However, the Sponsor may neither unilaterally cancel an outstanding Purchase Agreement, except as therein provided (such as in the case of an uncured default), nor unilaterally change the purchase price or the payment terms contained in such a Purchase Agreement. All substantive or material revisions will be contained in a duly filed amendment to the Plan. In the case of a material revision adversely affecting the rights, obligations or liabilities of then existing Purchasers or reducing the undertakings or obligations of Sponsor, such Purchasers will be given the right to rescind their Purchase Agreements and be refunded all monies paid thereunder, with interest earned thereon, if any. Unless an affected Purchaser consents, no material change will be made in unit size, layout or percentage of common interest if a Purchase Agreement has been executed and delivered to the Sponsor for that Unit. Unless all Purchasers consent, no material change will be made in the size and no material adverse change will be made in the quality of common elements.

The Offering Plan sets forth all material terms of the offer. This Plan does not omit any material fact or knowingly contain any untrue statement of a material fact. This Plan does not contain a full summary of all the provisions of the various documents referred to herein. A full summary of such documents is provided in Part II of the Plan. The text of such documents will be binding upon the Sponsor or the Board of Managers, such as, the Purchase Agreement, the Power of Attorney, the Unit Deed, the Condominium Declaration, and the By – Laws of the condominium and are consistent with the disclosures in the Plan and confirm to the requirements of Section 20.3.

The Plan is offered only to persons eighteen (18) years of age or over and entities.

Unless the context otherwise requires, words used in the singular in Part I of the Plan include the plural and vice versa, and a reference herein to any one gender, masculine, feminine, or neutral, includes the other two.

No person has been authorized to make any statement or representation or furnish any information not expressly contained herein. Any information, data, or representations not contained herein or in the documents and exhibits referred to herein must not be relied upon. This Plan may not be changed or modified orally.

AF. RESERVATION OF AIR RIGHTS

All unused floor area development rights that are now owned, subsequently acquired or that may become available under the New York City Zoning Resolution, shall belong to the Sponsor. It may be sold, transferred or hypothecated to any other entity for the sole purpose of being merged into a zoning lot pursuant to a zoning lot development agreement ("ZLDA") or similar agreement. The unused floor area development rights may not be used to further extend the current project. There are currently no unused floor area development rights available for this property.

AG. SPONSOR'S STATEMENT OF BUILDING'S CONDITION

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

The number and usage of the units is identical to the number and usage of the units that will be stated in the permanent certificate of occupancy when the construction work is completed.

The adjacent property 1528 45th Street is being developed, by a different developer. The development will be a four (4) unit condominium. An offering plan has been submitted under file number CD22-0162. Said offering plan is still under reviewer. Said development shall not impact this condominium.

Lot line windows will be provided at the NW side of the building to be located in:

Open Cellar-Unit 1: One lot line window (3'-9" W X 2'-0"H) and four (2'-0 W X 2'-0" H).

1st floor–Unit 1: One lot line window (7'-4" W X 5'-0"H) in the kitchenette, and one (2'-2" W X 4'-6"H) in a bathroom.

2nd floor-Unit 2: One lot line window (5'-0" W X 5'-0"H) in the kitchen, and one (2'-10" W X 5'-0" H) in a bedroom.

3rd floor-Unit 3: One lot line window (5'-0" W X 5'-0" H) in the kitchen, and one (2'-10" W X 5'-0" H) in a bedroom.

4th floor-Unit 4: One lot line window (5'-0" W X 5'-0" H) in the kitchen, and one (2'-10" W X 5'-0" H) in a bedroom.

Lot line windows will be 1.5 hour fire rated, protected with a sprinkler head, and shall not be credited towards meeting the mandatory light and ventilation requirements. Lot line windows may be obstructed by the neighboring house if they decide to enlarge their structure. These lot line windows are not necessary for light and air purposes. Should an adjacent future development block any of these windows, this will not affect the habitability of any of these rooms. Should the neighboring house decide to enlarge their structure to come within the fire separation distance limit, the unit owners, at their own cost, will need to remove the lot line window and close off the opening. Windows will be infilled with the same fire rating structure of the wall they are located, 2hrs fire rated. The cost of same shall be approximately $1,500.00 per window. The development being built adjacent to this property, at 1528 45th Street, will not obstruct any of the lot line windows.

AH. ASBESTOS STATEMENT

Sponsor represents that there is no Asbestos Containing Material (ACM) and there will be none in insulating or fireproofing material anywhere in the building.

Dated:

Sponsor: **1532 45th Street LLC**
61 HARRISON AVENUE
BROOKLYN NY, 11211

PART II

DOCUMENT NUMBER 1

DESCRIPTION OF PROPERTY

Law Office of Hershy Itzkowitz, P.C.
1154 60th Street
Brooklyn, New York 11219

ARCHITECT'S REPORT

"THE 1532 45TH STREET CONDOMINIUM"

October 26th, 2022.

This "Report" describes the building known as **"The 1532 45th Street Condominium"**, as per approved plans.

A. LOCATION AND USE OF PROPERTY

(1) ***Address:*** 1532 45th Street, Brooklyn, New York, 11219.

(2) Tax Block: 5433, ***Tax Lot:*** 19.

(3) Zoning: R-6 General residence district as designated on Map 22C of the 1961 Zoning Resolution (ZR).

(4) Permissible use: General Residential district. This property and proposed use will comply with all zoning and use requirements at the time of closing.

No Restrictive Declaration/Easements exist for this property.

B. STATUS OF CONSTRUCTION

(1) Year Built: Proposed building is in construction. New Building permit was issued on September 20, 2021 and expires November 13, 2022.

(2) Class of Construction: I-B, Fire Resistive-Non-combustible: 2 hours minimum fire protected (Exterior walls, shafts, enclosure of vertical exits, structural frame, and Ceiling/floor separations), 3 hours fire protected interior bearing walls and bearing partitions, and 1 hour minimum fire protected (Roof assembly) as described under the 2014 Administrative Building Code.

(3) Certificate of Occupancy: A new or temporary Certificate of Occupancy will be issued when the work is completed to the satisfaction of the Department of Buildings.

(4) Permit number and description of work done:

One (1) new building will be constructed as per plans, which have been filed with and approved by the Brooklyn Office of the Department of Buildings under application No. 322061335.

The work will consist of one (1) new four stories and cellar building for four (4) residential units and accessory spaces.

Proposed project was reviewed under **2014 NYC Building Code.**

The building is subject to quality housing provisions and shall comply with the requirements applicable to the project:

- ZR-28-12-Refuse storage and disposal: Not required.
- ZR-28-13-Laundry Facility: Provided.
- ZR 28-14-Daylight in corridors: Complies.
- ZR 28-21-Recreation space: Not required.
- ZR 28-23-Planting area: Provided.
- ZR 28-31-Density per corridor: Complies.
- ZR 28-40-Parking requirements: Waived.

The building complies with all the applicable requirements.

C. SITE

(1) Size: 26'-0" front and rear by 100'-2" sides with a total area of 2,604.33 S.F.

(2) Number of Buildings and use:

One (1) building for residential use and accessory spaces.

(3) Streets owned or maintained by the project:

(i) Paving: Public Street with asphalt concrete in good condition.

(ii) Curb: New concrete curb per NYC DOT rules and regulations.

(iii) Catch basins & Drainage: City owned catch basin located in street in good condition.

(iv) Street lighting: Provided by the city of New York.

(V) These items are in conformity with local fire district, and municipal building codes.

(4) Drives, sidewalks, and ramps:

(i) Paving: Asphalt concrete paving per City Of New York standard.

(ii) Curbing: Concrete curb per City Of New York standard.

(iii) Catch basins: N/A.

(iv) Street lighting: Provided by the city of New York.

ADA lift have a 3'-6" width clear concrete path, ADA accessible, used for egress/access to/from the public sidewalk.

(V) These items are in conformity with local fire district, and municipal building codes.

The sidewalk does not provide a snow-melt system. The Condominium is responsible for future repair and maintenance in conformance with the requirements of New York City Department of Transportation and Department of Sanitation.

No easements exist through the property nor are required through neighboring properties.

D. UTILITIES

Water will be provided by the City of New York. One meter will be provided for the entire building and utility charges billed collectively as a common charge under the responsibility of the board of managers of the condominium.

The entire **Sanitary** waste will be carried from the building into the existing New York City Sewer System. **Sewer** will be billed collectively as part of the common charges.

Natural **Gas** will be provided by the National Grid Company for ranges, dryers, hot water heaters, and boilers. Each unit will be separately metered and billed directly.

Electricity will be provided by the Consolidated Edison Company. Each unit will be separately metered and billed directly; one meter will be provided for common areas.

Local **Telephone** service will not be provided.

The above companies supplying public utilities to consumers are regulated by NYPSC and services are the obligation of the board of managers of the condominium.

E. SUB-SOIL CONDITIONS

According to the borings report no water level is present down to a depth of 31'-0". Soil class 3a with a maximum allowable bearing pressure of 6 TSF is present.

No uneven foundation movement or settling, such as cracking or mortar joint decay, has occurred. The building foundation system is accurately sized to support the calculated load.

No unusual water conditions such as flooding, ponding, or wetness were observed in the area, and no water was apparent on the surface.

No land subsidence, expansive soils, hazardous materials, and/or environmental restrictions are present on the property.

The borings report does not identify any potential for mudslide or erosion in the area.

Property is not located in a FEMA Flood Zone.

No radon mitigation system is either actively or passively provided.

No negative outdoor grading was identified.

F. LANDSCAPING AND ENCLOSURES

(1) Grass Cover: Part of the rear yard limited common to Unit 1 and the front yard, except accesses, will be planted with Kentucky Bluegrass or similar.

(2) Plantings: None.

(3) Trees: One (1) tree is required that will be paid to tree fund.

(4) Fencing: Rear yard will be enclosed with a 6'-0" height chain link fence.

5) Gates: None.

(6) Garden Walls: None.

(7) Retaining Walls: The front and rear areaways will be enclosed with 12" thick poured concrete walls.

8) Display pools and fountains: None.

G. BUILDING SIZE

(1) Total height: 45'-0" measured from street line to top of fourth floor.

(2) Crawl spaces/Attic: None.

(3) Number of sub-cellars and cellars: One cellar.

(4) Number of floors: Cellar and four stories. The floor to ceiling height will be 9'-9" for cellar, 9'-6" for first floor, and 9'-2" from second to fourth floor.

(5) Equipment rooms: At cellar will be located one (1) sprinkler/mechanical room, at rooftop will be located one (1) mechanical room.

(6) Parapet: Parapets will be built of masonry and will extend a minimum height of 42" with precast concrete coping.

	CELLAR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR
TOTAL GROSS FLOOR AREA	1521.40 S.F.	1503.02 S.F.	1361.10 S.F.	1361.10 S.F.	1503.02 S.F.

H. STRUCTURAL SYSTEM

The structural system for this building is classified mainly as new poured concrete foundation walls, new exterior CMU party wall, metal framed walls with stucco or brick finish, and interior non-bearing partition walls. To proper sound and impact noise insulation, exterior walls shall have an STC rating of minimum 50 ASTM E 90. **Detailed information of new exterior walls is listed in section (1) Exterior of building, subsection (i) Walls.**

Foundation will consist of spread footings of poured, reinforced concrete resting over virgin soil. Exterior footings shall extend at least 4' below adjacent finished ground level when exposed to frost. Footings shall also be protected from frost by mounding with soil as to provide a minimum cover of 4'. Protection cover over all anchor bolts is to be provided before mounding.

Underpinning is not provided.

Foundation walls shall be watertight insulated from sub-grade water resulted from infiltration with TROWEL MASTIC waterproofing membrane by TAMKO or similar company. No sub-grade drainage system will be provided.

The floor system between floors will be two hours fire rated consisting of two (2) layers of 5/8" type 'X' gypsum board, ½" galvanized resilient channels @ 24" O.C., steel beams and joist, reinforced light weight concrete on ½" 18 GA steel deck, and finished floor by owner. The floor complies with sound transmission class (STC) and impact insulation class (IIC) minimum ratings of 50.

The roof system will consist of one (1) layer of 5/8" type 'X' gypsum board, ½" galvanized resilient channels @ 24" O.C., steel beams and joist, minimum 6.2" closed cell medium density spray polyurethane foam insulation R-38 and an STC rating greater than 50, reinforced light weight concrete on ½" 18 GA steel deck, and modified bitumen roofing system manufactured by **FIRESTONE** or similar brand.

Roof terraces will have installed rubber or other non-combustible pavers.

NOTE: No corrosive drywall materials shall be used.

(1) Exterior of building:

(i) Walls: New eexterior walls shall have an STC rating of minimum 50 ASTM E 90.

-FOUNDATION WALLS-4hrs fire rated: 12" reinforced poured concrete with 4" metal studs on inside finished with 5/8" type 'X' gypsum board filled with additional batt insulation, and 1.5" R-7.5 continuous insulation on exterior.

-BLOCK PARTY WALL-4hrs fire rated: 8" CMU wall, 2 ½" metal studs with additional batt insulation and one layer 5/8" thick wall board on both sides.

-FRONT EXTERIOR BRICK FACE WALL-2hrs fire rated: 6" metal studs @ 16 O.C. filled with R-13 batt insulation, one layer 5/8" wall board on interior, one (1) layer 1 ½" thick rigid foam board, 1.5" R-7.5 continuous insulation, air gap, and 4" brick finish on exterior.

-REAR & SIDE EXTERIOR STUCCO WALL-2hrs fire rated: 6" metal studs @ 16 O.C. filled with R-13 batt insulation, one layer 5/8" type 'X' gypsum wall board on interior, two layers 5/8" thick exterior grade sheeting GP DensGlass® or equivalent, 1.5" R-7.5 continuous insulation, and exterior grade stucco.

ii) Windows

Windows will be double hung and slider type manufactured by **ANDERSEN-400 Series** or approved equal with a limited warranty from the date of purchase of twenty (20) years for glass and ten (10) years for non-glass parts.

All windows will have aluminum frame, double insulated glass, thermal break system, Low E-4, U factor=0.30, and SHGC=0.31. Air infiltration rate of windows shall not exceed 0.13 CFM per square foot in compliance with Table 502.1.4.2 of the New York State Energy Conservation Construction Code.

Exterior windows sills shall be constructed of masonry. Lintels above window opening shall be painted steel fabrication. Frames, hardware, and accessories shall be non-corrosive. All joints and penetrations will be caulked, gasket or covered with a moisture vapor permeable wrapping material installed in accordance with the manufacturer's installation requirements.

All operable windows shall be equipped with sash locks designed to be open from the inside only. No windows guards shall be installed.

Lot line windows will be provided at the NW side of the building to be located in:
-Open Cellar-Unit 1: One lot line window (3'-9" W X 2'-0"H) and four (2'-0 W X 2'-0" H).
-1st floor–Unit 1: One lot line window (7'-4" W X 5'-0"H) in the kitchenette, and one (2'-2" W X 4'-6"H) in a bathroom.
-2nd floor-Unit 2: One lot line window (5'-0" W X 5'-0"H) in the kitchen, and one (2'-10" W X 5'-0" H) in a bedroom.
-3rd floor-Unit 3: One lot line window (5'-0" W X 5'-0" H) in the kitchen, and one (2'-10" W X 5'-0" H) in a bedroom.
-4th floor-Unit 4: One lot line window (5'-0" W X 5'-0" H) in the kitchen, and one (2'-10" W X 5'-0" H) in a bedroom.
Lot line windows will be 1.5 hour fire rated, protected with a sprinkler head, and shall not be credited towards meeting the mandatory light and ventilation requirements.
Lot line windows may be obstructed by the neighboring house if they decide to enlarge their structure. These lot line windows are not necessary for light and air purposes. Should an adjacent future development block any of these windows, this will not affect the habitability of any of these rooms.
Should the neighboring house decide to enlarge their structure to come within the fire separation distance limit, the unit owners, at their own cost, will need to remove the lot line window and close off the opening. Windows will be infilled with the same fire rating structure of the wall they are located, 2hrs fire rated.

(iii) Landmark Status

Not Applicable.

(2) Parapets and copings:

Parapets will be built of masonry with stucco/ brick finish and will extend a minimum of 44" height with precast concrete coping; continuous cant strip, copper flashing and counter flashing will be provided at all parapet/roof junctures.

The parapet shall be firmly secured in place without indication of any problem like leakage, spalling, deterioration of mortar, cracking, etc.

(3) Chimneys, flues & caps:

Chimneys will not be provided. Galvanized Aluminum Metal flues will be provided to serve the gas water heaters and boilers located in the mechanical room at rooftop. Flues shall be double-walled, and provided with a metal rain cap.

Exhaust fans shall be provided for the bathrooms, kitchens/kitchenettes, and laundry rooms. They shall exit the building through the roof and shall be manufactured by **PANASONIC**, Model **FV-0511VK1**, 50 & 110 CFM, with class 1 motorized leakage-rated damper with a max leakage rate of 4CFM/FS.S.

Ventilation equipment to be used shall be N. Y. City M.E.A. or B.S. & A. approved and shall comply with the N. Y. City Building Code.

(4) Balconies & terraces:

There will be **one (1) juliette balcony** and **one (1) terrace** at second floor limited common to Unit 2, **one (1) balcony** and **one (1) terrace** at third floor limited common to unit 3, and **one (1) balcony** at fourth floor and **one (1) roof terrace** at rooftop limited common to Unit 4.

- One (1) areaway concrete stair at the front will lead from grade level to cellar.
- One (1) areaway concrete stair at the rear will lead from rear yard to cellar.
- One (1) concrete stairs at the rear will lead from Unit 1 concrete porch at first floor to the rear yard.

(iv) Railings:

All exterior stairs will have 34" and 42" height metal railings above the nosing of treads, around the open sides of the stairwells and at stair landings. The guardrails shall also have vertical metal railings at a maximum spacing of 4 inches on center, as required by N. Y. City Building Code.

(v) Mailboxes:

USPS approved mailboxes supplied by Postal Products Unlimited (or similar) will be provided in the common hallway inside the building. They shall be of anodized aluminum (or similar USPS approved material) and will allow access with individual keys and USPS Master Lock.

(vi) Lighting:

Artificial lighting shall be provided for the main entrance area at an aggregate of 20W per linear foot of entrance. Energy saver compact fluorescent dusk to dawn lightings manufactured by **SYLVANIA** or similar company, 14 watts, 900 lumens, with automatic time sensor will be installed at the main entrance and at the rear of the building.

(6) Service entrances:

(i) Doors and frames: Cellar service entry will have a metal self-closing single door, 3'-0" wide by 8'-0" height, SHGC=0.14, U-factor=0.24, and air infiltration rate < 0.5 CFM per square foot, manufactured by **THERMA-TRU** or approved equal. Frames, hardware, and accessories shall be of galvanized steel or of similar non- corrosive material.

(ii) Gates: None.

(iii) Exterior stair: Two (2) poured concrete areaway stairs, one at the front and one at the rear, will lead from grade level to cellar.

(iv) Railings: 34" and 42" height metal railings above the nosing of treads, around the open sides of the stairwells and at stair landings.

(7) Roof and roof structures:

(i) Type roofs for all areas:

(a) Material: The roof system will consist of one (1) layer of 5/8" type 'X' gypsum board, ½" galvanized resilient channels @ 24" O.C., steel beams and joist, minimum 6.2" closed cell medium density spray polyurethane foam insulation R-38 and an STC rating greater than 50, reinforced light weight concrete on ½" 18 GA steel deck, and modified bitumen roofing system manufactured by **FIRESTONE** or similar brand with a 10 years warranty from date of purchase.

Roof terraces will have installed rubber or other non-combustible pavers.

(b) Insulation: minimum 6.2" closed cell medium density spray polyurethane foam insulation R-38.

(c) Surface finish:

Bulkhead roof will have a modified bitumen roofing system as finish.

Roof terraces will have installed rubber or other non-combustible material pavers who shall be provided by the sponsor and appropriate for daily foot traffic. The type of

installation will be a roofing pedestal system with low-height pedestal (1/2" to 2' height) + stack-cap, manufactured by Tile Tech Pavers o similar company.
(d) Bond or guarantee: Manufacturer provides a ten (10) years warranty on the roof installation, material, and labor starting the installation date.
(e) Flashing materials including counter flashing: Copper flashing.
(ii) Drains:
Roof terraces, main roof, and bulkhead roof will be pitched at a minimum slope of approximately ¼" per foot. Roof drains will consist of combined roof drains with secondary overflow system, Ø 3" minimum, cast iron, and metal dome.
A leak management system will not be provided. The Board of Managers of the Condominium will be responsible of the maintenance of the drains, any damage, repairs, and solutions if a leakage occur.
(a) Location:
-Second floor terrace: One (1) controlled flow roof drain.
-Third floor terrace: One (1) controlled flow roof drain.
-Rooftop terrace: Two (2) controlled flow roof drains.
(b) Gutters and leaders: None.

(iii) Skylights: None.

(iv) Bulkheads:
(a) Stairs: The common stair shall extend above the uppermost floor to provide access to the roof. Stairway access to the roof shall comply with FC Chapter 10.
Stair and mechanical room bulkhead walls will be 2hrs fire rated and consist of 6" metal studs @ 16 O.C. filled with R-13 batt insulation, one layer 5/8" type 'X' gypsum wall board on interior, two layers 5/8" thick exterior grade sheeting GP DensGlass® or equivalent, R-7.5 continuous insulation, and exterior grade stucco.
(b) Elevator: None.
(c) Other: None.

(v) Metal work at roof levels:
(a) Exterior metal stairs: None.
(b) Vertical ladders, including gooseneck: None.
(c) Railings: None.
(d) Hatches to roof: None.
(e) Other: Galvanized steel gooseneck ventilations shall be used to exhaust laundry rooms, bathrooms, and kitchens' exhaust fans.
Mechanical equipment to be installed on the main roof shall be mounted on top of vibration isolators; therefore, no vibration or noise reverberation shall occur.
All exposed steel dunnage, studs, and fasteners shall be either galvanized or primed and painted with a water-resistant paint, a minimum of two coatings.
No antennas, cell phone towers, satellite dishes, lightening protection equipment or any other type of equipment will be mounted at the roof.

(vi) Rooftop Facilities:
Part of the main roof will be limited common to Unit 4, to be used as a terrace for recreational purposes and will be included in the Certificate of Occupancy.

(8) Fire escapes:

None. The approved drawings show and label the FDNY 6' access on the roof.

(9) Yards & courts:

The building will have a 7'-0" front yard and a 34'-5" rear yard; no side yards are required.

The rear yard will be limited common to Unit 1 and will be accessible from the unit homework area and from Unit 1 open cellar via areaway.

The front yard will be part common area and the other part limited common to Unit 1.

The common front yard will be the responsibility of the Board of Managers of the Condominium; Unit 1 yard areas will be its responsibility.

Front areaway will be common with dimensions of 14'-6" by 5'-0" minimum.

Rear areaway will be limited common to Unit 1 with dimensions of 3'-8" by 7'-10".

The perimeter foundation walls, footings, and stair shall be constructed of poured concrete. The opening around the perimeter of the areaway shall be protected with a 42" high metal railing.

One (1) cast iron yard drain, in each areaway, will collect water to be discharged into the sanitary sewer.

Metal grates are not provided.

(i) Paving:

Front yard and Unit 1 rear yard will be planted with Kentucky Bluegrass or similar, except for the accesses that will be concrete paved.

(ii) Drainage:

Drainage will not be provided in the yard areas.

(iv) Stairs:

A total of four (4) exterior stairs will be provided:

- One (1) stair at the front will lead from grade level to the first floor entry.
- One (1) areaway stair at the front will lead from grade level to cellar.
- One (1) areaway concrete stair at the rear will lead from rear yard to cellar.
- One (1) stair at the rear will lead from Unit 1 concrete porch at first floor to the rear yard.

Stairs will be constructed of poured concrete and shall have non-slip metal nosing, non-slip platforms, and non-corrosive painted metal guardrails to a height of 34" and 42" above the nosing of treads, around the open sides of the stairwells and at stair landings. The guardrails shall also have vertical metal railings at a maximum spacing of 4 inches on center, as required by N. Y. City Building Code.

(v) Fencing:

Fencing will not be provided at the front yard.

The rear yard will be enclosed with a 6'-0" height chain link fence.

(vi) Walls: None.

(10) Interior stairs:

(i) Number of stairs of each type:

-One (1) common egress staircase (2hrs fire rating) will lead from the main residential corridor to the upper floor units providing access to the roof. It complies with the 2014 NYC construction code.

-One (1) private staircase will connect Unit 1 at first floor with its accessory space at cellar. Convenience stairs are non-fire rated. It complies with the 2014 NYC construction code.

(ii) Enclosure:

Egress staircase will be enclosed by a two hour fire rated partition with a minimum STC rating of 50 consisting of 20 gauge 3 ½" metal studs @ 24 O.C., 24 gauge 36"X48" steel sheet secured between GWB @ 18" above floor, and two layers ½" type 'X' gypsum wall board.

(iii) Stair construction: All stairs will be steel stairs with concrete filled treads and landings and two layers of 5/8" type 'X' gypsum board on ¾" metal furring channels @ 1'-6" O.C. All metal parts and hardware shall be either galvanized or painted with two coats of water repellant paint.

(iv) Stringer: Steel.

(v) Treads: Concrete filled tread on 14 GA steel.

(vi) Risers: Steel riser and pan.

(vii) Guardrails: Steel railing installed at 42" above the finished step on each floor.

(viii) Balustrade: steel bars.

(ix) Lighting: Each common stair landing will have installed a compact fluorescent ceiling mounted light full on all time, no manual switches, 11 wattage, 500 lumens, and emergency light manufactured by **GE LIGHTING** or similar brand.

(11) Interior doors and frames:

Interior doors will be manufactured by **THERMA-TRU** or equivalent. There is a 5 year warranty offered by the manufacturer and 1 year warranty offered for installation and workmanship. Frames, hardware, and accessories shall be of galvanized steel or of similar non- corrosive material.

ADA accessible doors shall have openings of 32" min. and thresholds of ½" maximum height.

(i) Unit entrance and interior doors and frames:

1.5 hour fire rated hollow metal doors and frame, 3'-0" wide by 6'-8" height, self-closing, equipped with heavy duty latch set, dead bold and chain guard, and BSA approved type peepholes.

All doors inside the apartments shall be hard core wood doors and frames with a min 24" net width.

(ii) Corridor doors and frames: Unit entrance doors detailed above.

(iii) Stair hall doors and frames: Unit entrance doors detailed above.

(iv) Roof doors, cellar doors and frames: 1.5 hr. fire rated self-closing hollow metal doors and frames, 3'-0" wide by 6'-8" height, SHGC=0.14, U-factor=0.24, and air infiltration rate < 0.5 CFM per square foot.

(12) Elevators:

None.

(13) Elevator cabs:

One (1) LULA Lift will be installed at Unit 1 providing access from grade level to the first floor. The interior dimensions for the platform shaft will be 4'-9" by 5'-0".

It shall conform to ICC A117.1 and shall comply with ADA accessibility guidelines and 2014 building code. LULA lifts are permitted to be installed on an accessible route.

The platform lift shall be manufactured by Garaventa, Genesis Shaftway model with mast size model GVL 72, a maximum vertical travel distance of 75", 340 kg load, 30 feet per minute maximum speed, and standard warranty of 2 years with optional extended warranty of 5 additional years. Lula entry door shall be 36" W by 8'-0" H, pre-hung, constructed of 16 gauge steel with a door closer, pull handle and integrated interlock.

The platform lift shall be of compact size with interior dimensions of 36" by 49½" and 42⅛" high galvanized platform side walls with grab rail.

A Car Operating Panel (COP) features a digital floor indicator, illuminated floor buttons, alarm button, door open and door close buttons and a keyed emergency stop switch. An optional integrated hands-free phone is available. The finish is brushed stainless steel.

A safety nut automatically engages if drive nuts fail.

The Sponsor reserves the right to provide alternative equipment of equal or better expected performance standard than noted above.

I. AUXILIARY FACILITIES

(1) Laundry rooms:

(i) Location and number of rooms: Each unit will be provided with a laundry room with a hookup for washer and dryer.

(ii) Clothes washers, number, and type: laundry rooms will have a separate compact washer and gas dryer.

(iii) Room ventilation: Mechanical ventilation.

(iv) Dryer ventilation: dryers will vent out to the roof using a minimum 4" diameter pipe with automatic/gravity back draft damper and cleanout.

(2) Refuse disposal:

Refuse disposal will be the responsibility of each individual unit occupant. They will collect their own garbage and carry it to the outside where it will be collected by the New York City Sanitation Department (public provider).

(i) Incinerators: None.

(ii) Compactors: None.

(iv) Initial Storage location: The building does not have a designated storage area for the refuse. This is in violation of the NYC Building Code Section BC 1213.1. This may result in violations being imposed on the building, fines imposed, and a forced correction of the defect.

(iv) Pick-up schedule: Wednesdays and Saturdays. All refuse and recycling should be put out on the curb not earlier than the night before the scheduled collection day listed above.

3. Storage Rooms

Unit 1 will have two (2) storage areas in its accessory space and Units 2, 3, 4 will have, each, one (1) storage room at cellar. Unit 2 storage is 6'-0" by 10'-5" and a gross area of 79.08 S.F., Unit 3 storage is 5'-7" by 13'-0"and a gross area of 82.12 S.F., Unit 4 storage is 5'-7" by 13'-0" and a gross area of 90.00 S.F.

Storage rooms will be enclosed by a two hour fire rated partition with a minimum STC rating of 50 consisting of 20 gauge 3 ½" metal studs @ 24 O.C., 24 gauge 36"X48" steel sheet secured between GWB @ 18" above floor, and two layers ½" type 'X' gypsum wall board.

Access and security to individual storages and owner's property will be provided by 1 ½ fire rated steel self-closing single doors with lock, 2'-6" wide, manufactured by **THERMA-TRU** or equivalent. Owners will be provided with the key.

No other auxiliary facilities such as package rooms or bicycle rooms will be provided.

J. PLUMBING AND DRAINAGE

(1) Water supply:

Water will be supplied to the units through connections from the building to the New York City Water Distribution System. There will be a minimum 2" copper water main conveying the water into the building. Each unit is to be supplied with cold water from 1 ½" hard copper piping. All piping shall be properly supported and secured to prevent movement and vibration.

Each residential unit will have its own gas hot water heater to be located in the Mechanical Room at rooftop. Shut-off valves shall be installed on all water supply lines and air chambers at the top of water riser min. 18" high.

All hot & cold- water piping shall be insulated throughout with 1.5" insulation for <Ø1.5" piping and 2" insulation for >Ø1.5" piping with a min R value of 2 as per Code requirements.

One backflow prevention device and a main shut-off valve shall be installed at cellar.

(2) Fire protection system:

The entire building will be provided with a wet sprinkler system throughout designed in accordance with the NFPA 13, NFPA 14, and NFPA 72 (National Fire Protection Association).

An automatic electric fire pump with accessories shall be installed at cellar and shall meet all the requirements of NFPA20.

All interconnecting piping and fittings shall be in accordance with all code requirements.

Fire pump shall be sized to properly serve the system's demands.

Pipe sizes to be 1" minimum.

(i) Standpipes: N/A.

(ii) Hose racks, hoses, and nozzles: N/A.

(iii) Sprinkler heads: Concealed pendent type system with white cover plate located in hung ceiling areas (165°-212° temperature rating), and sidewall sprinkler heads located in areas without ceiling (175°-200° temperature rating).

(iv) Siamese connection: 4"X3"X3" Siamese connection with check valve.

(3) Water storage tanks and enclosures:

None.

(4) Water Pressure and how maintained: The building relies on normal New York City water pressure for raising the water to the uppermost floor level so that no water

tanks are required. The water flow will be verified to be adequate at the highest discharge point (Fourth floor). The underside of the sinks will be checked for leaks.

(5) Sanitary Sewage System:

The sanitary waste will be conveyed to the New York City sewer system via 4" minimum stacks and sewer pipes in the building to the house trap which will be located at cellar floor level, towards the front of the building. Beyond the house trap there will be a 6" minimum XHCI pipe conveying the sewage to the existing combined sewer located in the roadway beneath 45th Street.

(i) Sewage piping: Cast iron.

(ii) Sewage pumps: None.

(iii) Sewage disposal: New York City sewer system.

(6) Permits: A permit for the installation of plumbing fixtures shall be obtained from the Department of Buildings prior to the installation of all plumbing work within the building and on the site.

A Site Connection permit shall be obtained from the Department of Environmental Protection prior to existing New York City sewer system.

All plumbing work shall be done by a N.Y. State licensed Plumber.

No Plumbing permits have been issued.

(7) Storm Drainage System

Storm water drains shall be provided with weirs and filters as to control the storm water run-off and to prevent the drain from clogging. Storm water shall be collected into 4" minimum storm pipes that discharge to a combined sewer and storm house trap to be located at cellar towards the front of the building.

All plumbing work, mechanical work, and fuel gas work shall comply with the NYC 2014 plumbing code, NYC 2014 mechanical code, and NYC 2014 fuel gas code.

(i) Catch basins: None.

(ii) Yard and roof drains:

(a) Location:

Yards and floor drains:

One (1) floor drain will be provided in Units 2, 3 and 4 laundry rooms and in the mechanical room at rooftop.

One (1) area drain will be provided in each areaway.

Floor and area drains will be cast iron with Ø 3" minimum.

Roof:

Roof terraces at second and third floor, main roof, and bulkhead roof will be pitched at a minimum slope of approximately ¼" per foot. Roof drains will consist of combined roof drains with secondary overflow system, Ø 3" minimum, cast iron, and metal dome.

Location:

-Second floor terrace: One (1) controlled flow roof drain.

-Third floor terrace: One (1) controlled flow roof drain.

-Rooftop terrace: Two (2) controlled flow roof drains.

Gutters and leaders will not be provided.

(iii) Piping Materials: cast iron.

(ii) Eject or Sump pumps: None.

K. HEATING

(1) Heating system: Heating and distribution of domestic hot water shall provide peak required services. Heating system shall be able to maintain legally required conditions under anticipated weather conditions, for calculations, 68º was used as the internal temperature and 12º was used as the ambient temperature.

Units' heating system will consist of boilers and heat pumps.

Detailed information about the heat pumps will be provided in Section M. AIR CONDITIONING.

(2) Number of boilers/Water Heaters:

Each unit will be provided with one (1) boiler and one (1) hot water heater to be installed in the mechanical room at rooftop.

(3) Manufacturer of boilers/ Water Heaters:

Boilers will be manufactured by **SLANT-FIN SENTRY**, model **S-60**, 60,000 BTU/HR, 81.6 % AFUE, ¾" gas connection, stainless steel heat exchangers, and a lifetime limited warranty on cast iron sections, and one (1) year on parts.

Hot water heaters will be manufactured by **AO SMITH,** model **ENT-50**, natural gas, 50 gallons capacity, 0.93 UEF, and six years tank/parts limited warranty.

Mechanical system piping capable of carrying fluids between 141 º F and 200 º F and shall be insulated with a minimum thickness of ½".

(4) Manufacturer and age of burners: Not Applicable.

(5) Type of Controls: A programmable thermostatic control shall be provided in each dwelling unit manufactured by **HONEYWELL,** model # **RTH87500D** or similar.

(6) Radiators: The boilers will serve stainless steel heat exchangers via ½" PEX piping wrapped with 1" piping insulation and shall be in compliance with the 2016 New York City Energy Conservation Construction Code.

(7) Fuel: Natural gas.

(8) Location of oil tank: Not Applicable.

(9) Capacity of oil tank: Not Applicable.

L. GAS SUPPLY

(1) Type: Natural gas.

(2) Meters: Four (4) gas meters will serve the units. The main valve (2" diameter) and meters, one for each unit, will be located in the sprinkler/mechanical room at cellar.

(3) Piping: All piping shall be of black iron and of the size of service approved by the gas company. The gas is distributing to every unit by 1 ¼" and 1" 40 black steel with 125 pounds cast iron screwed fittings.

M. AIR CONDITIONING

The cooling systems will be designed to provide sufficient cooling to maintain inside conditions of 78 ° F and 50% relative humidity when the outside conditions are 88 °F dry bulb and 72 ° wet bulb (In accordance with ASFRAE, 2001 Fundamentals Handbook, Climatic Design Information, Table 1A, for New York City). Indoor design temperatures will be in accordance with the New York State Energy Conservation Code.

(1) Type of system: Self-contained packaged heat pumps.

(2) Central system: Yes.

(3) Cooling towers/ condensers: Cooling towers will not be installed, only condensers.

Each unit will have a condenser manufactured by **GOODMAN,** Model **GPH1436H41**, 3 tons, self-contained packaged heat pump, dedicated horizontal, R-410A refrigerant, 36,000 BTU/H cooling, 32,200 BTU/H heating, 14.0 SEER, 11.5 EER, 3.7 COP, and 8.0 HSPF.

Mechanical system piping will be insulated with 1" fiberglass tubular insulation.

Refrigerant piping will be insulated with ½" foam tubular insulation.

GOODMAN offers a ten (10) years warranty on compressor and parts with online registration.

A programmable thermostatic control shall be provided in each dwelling unit manufactured by **HONEYWELL**, model # **RTH87500D** or similar.

Condenser units will be located on the main roof mounted on steel dunnage; therefore, no vibration or noise reverberation shall occur. All dunnage and fastening members shall be made of galvanized or painted steel and corrosion resistant.

(4) Individual units: None.

NOTE: The Sponsor reserves the right to provide alternative equipment of equal or better expected performance standard than noted above.

The Operation & Maintenance (O&M) Manuals shall be handed over by the Sponsor.

N. VENTILATION

Ventilation provided shall comply with NYC Building Code 2014.

The spaces that require mechanical ventilation in the units are the interior bathrooms, kitchens/kitchenettes, and laundry rooms. These spaces shall be equipped with vertical ducts with a fan, which terminates to the outside air.

Fans will be manufactured by **PANASONIC**, Model **FV-0511VK1**, 50 CFM for bathrooms and laundry rooms/area and 110 CFM for Kitchens, with class 1 motorized leakage-rated damper with a max leakage rate of 4CFM/FS.S.

The egress stair enclosure space will be ventilated via window.

The mechanical room at rooftop will be ventilated via fresh air intake with class 1 motorized leakage-rated damper with a max leakage rate of 4CFM/FS.

Motorized shut off dampers will be manufactured by **FIELD CONTROLS VENT** or similar, Model **46491600.**

Mechanical ventilation will have a noise emission rating less than 0.3. in accordance with code requirements and shall be New York City M.E.A. or B.S. & A. approved.

O. ELECTRICAL SYSTEM

(1) Service from main service switchgear: The electrical service to the building will be brought from the terminal point of the Consolidated Edison Co.

(2) Service to Building: The service for the building will be Single Phase 110/208 Volts providing approximately 600 Amps.

(3) Compartment switch gear: The main feed will bring the service to five (5) separate electric meters, one (1) per unit, and one (1) for common spaces. They will be located at cellar.

(4) Unit service: Each residential unit shall be provided with a minimum of 100 Amps, single phase of electrical service.

(5) Adequacy: Electrical system shall be adequate and shall comply with the NYC 2011 Electrical Code. The following items comply with all applicable codes.

(i) Service: The service shall be adequate to handle the modern appliances, air conditioning equipment, laundry equipment, dishwasher, and kitchen appliances.

There will be approximately thirty (30) circuits equipped with standard circuit breakers for each unit, which will separate air conditioning equipment, laundry equipment dishwasher, kitchen appliances, lights, and outlets.

As per NYC Building Code, there will be BX (plastic-coated insulated wires bundled together and protected by a ribbon-like metal sheathing), no less than #12 wires and it shall increase the size as per requirement of AMPS standard than noted above.

All wiring, Lighting fixtures and electrical outlets shall be installed by licensed electrician, and in compliance with the N. Y City Electrical Code and N. Y. City Department of Buildings. No provisions for electrical supply during outages shall be made. Generator will not be provided.

(ii) Lighting and fixtures: There shall be at least one centrally located overhead incandescent lighting fixture provided in each of the following locations within each residential unit: the living room, dining room, den, dinette, homework area, bedroom, laundry room, bathroom, kitchen, and corridor.

Units' interior lightning shall be manufactured by **GE LIGHTING** or similar brand, compact fluorescent lights, 11 wattage, 500 lumens, and 120 V.

(ii) Convenience outlets, appliance outlets:

Kitchens/kitchenettes shall have a minimum of two outlets for appliances, laundry rooms/area shall have a minimum of two outlets, and the bathroom shall have a minimum of one outlet.

The Arc Fault Circuit Interrupters (AFCI) and Ground Fault Circuit Interrupters (GFCI) shall be provided as per latest applicable NEC requirements.

Water resistant receptacles shall be installed for exterior use and all wet areas.

P. INTERCOM AND SECURITY CCTV

The building will be equipped with an intercom system manufactured by **AIPHONE** or similar, Model **VC-MW/B**, with one- year warranty. It shall be located at the main entrance connected to panels within each unit, which will permit voice contact between the units and the entrance. An electric door release on the first floor, common entry door, activated by each unit occupant will release the door for entrance into the building.

No virtual doorman system, CCTV or equivalent will be provided.

There will be no central television antenna in this building. Each unit Owner will be responsible for providing their own antenna.

Q. PUBLIC AREA LIGHTING

Public area lighting will be in compliance with the New York City Housing Maintenance Code and Multiple Dwelling Laws.

Exterior lighting fixtures will be manufactured by **SYLVANIA** or similar brand, compact fluorescent dusk to dawn lightings with automatic time sensor, 14 wattage, 900 lumens, and 120 V.

Lighting fixtures to be installed in the mechanical room at rooftop, the sprinkler/mechanical room and storage rooms at cellar, and public stairways and hallways

on all floors will be manufactured by **GE LIGHTING** or similar brand, compact fluorescent lights, 11 wattage, 500 lumens, and 120 V.

Stairway lighting shall be continuously lightened.

Equipment rooms' lightings will be controlled by regular occupancy sensor.

There also shall be a lighting fixture provided directly over the mailbox that shall be maintained in serviceable condition (so that a light may be turned on at any time for the convenience of tenants or the mail carrier).

R. GARAGE AND PARKING AREA

None.

S. SWIMMING POOLS

None.

T. TENNIS COURTS, PLAYGROUNDS AND RECREATION FACILITIES

Part of the main roof will be limited common to Unit 4, to be used as a terrace for recreational purposes and will be included in the Certificate of Occupancy. It will have an area of 1213.00 S.F. and max occupancy load of 30 people. Furnishing or equipment will not be provided.

U. PERMITS AND CERTIFICATES

All required permits and sign-offs including a Certificate of Occupancy will be obtained by the Sponsor. Permits to be obtained by DOB applicable to this Building include Electrical, Fire Suppression, Construction, and Plumbing and their subsequent inspection.

Permits issued by the New York City, Department of Buildings are valid for a minimum of one (1) year from the date of issue or on the expiration date of the contractor's insurance policy whichever comes first. All work types for permits issued by the Department of Buildings are subject to inspection and signoff by the Department of Buildings prior to the issuance of a Certificate of Occupancy.

Site connection permits will be valid for two (2) years from the date of issue.

Recurring inspection to be done after the building is in operation include:

- Standard Fire Doors and other Opening Protective-Annually in accordance with NFPA Standard 80.
- Sprinkler system-Annually in accordance with NFPA Standard 25.
- Backflow prevention device-Annually/Re-Certification.
- Gas inspection-Every three years.
- Elevator inspection-Annually (No-load safety test) and every five years (full load and speed inspection test).
- Fire Alarm-Annually.

V. VIOLATIONS

No open violations exist for this property.

Open Violations shall be closed before the time of completed construction and issuance of Final Certificate of Occupancy.

Sponsor will cure any outstanding violation prior to the closing.

W. UNIT INFORMATION

The building will have a total of four (4) residential dwelling units.

The floor to ceiling height will be 9'-9" for cellar, 9'-6" for first floor, and 9'-2" from second to fourth floor.

UNIT 1 -First floor and cellar:

This unit will be ADA accessible, provided with a LULA elevator and consist of one (1) dining room, one (1) den, one (1) dinette, one (1) kitchenette, one (1) bedroom, one (1) bathroom, one (1) homework area, and closets. One (1) interior stairs will connect to an open space at cellar with two (2) storage areas, one (1) laundry room, and one (1) half-bathroom. In addition, one (1) concrete porch, the rear yard, and part of the front yard will be limited common to this Unit.

UNIT 2 –Second floor:

One (1) dining room/kitchen, three (3) bedrooms, two (2) bathrooms, one (1) laundry room, and closets. In addition, one (1) Juliet balcony and one (1) terrace will be limited common to this Unit.

UNIT 3 –Third floor:

One (1) dining room/kitchen, three (3) bedrooms, two (2) bathrooms, one (1) laundry room, and closets. In addition, one (1) balcony and one (1) terrace will be limited common to this Unit.

UNIT 4 –Fourth floor:

One (1) dining room/kitchen, three (3) bedrooms, two (2) bathrooms, one (1) laundry room, and closets. In addition, one (1) balcony and one (1) roof terrace will be limited common to this Unit.

(1) Unit finishes

When completed, the following interior finishes will be installed:

	LOCATION	FLOORS	WALL	CEILING	CEILING HEGHT
1.	Homework area	Wood	G.W.B. Painted	G.W.B. Painted	9'-6"
2.	Bedrooms	Wood	G.W.B. Painted	G.W.B. Painted	Variable
3.	Kitchen/kitchenettes dining room/dinette/den	Wood	G.W.B. Painted	G.W.B. Painted	Variable
4.	Laundry rooms	Wood	G.W.B. Painted	G.W.B. Painted	Variable
5.	Bathrooms	Tiles	G.W.B. painted/tiles	G.W.B. Painted	Variable

Note:

1. G.W.B. = Gypsum Wallboard.
2. All wood base, gypsum wallboards, walls, and ceilings to be primed and painted.
3. The Sponsor reserves the right to provide alternative finishing of equal or better expected performance standard than noted above.

The floors of family rooms, kitchens/kitchenettes, dining rooms, and bedrooms in the residential units shall be of hardwood floor #1 common grade oak flooring, scraped, with one coat of shellac applied. There after unit Owners may finish with another material of their own choice. Wood flooring comes in thicknesses ranging from 3/8" to 3/4". No underlayment is shown as per approved plans.

The walls and ceilings shall be primed gypsum wallboard. Walls and ceilings will be painted with one (1) coat primer and one (1) coat of paint. The primer shall be KILZ premium white water-based interior/exterior primer, sealer and stain-blocker or another brand with the same or better quality.

Bathrooms shall have tile on floors and walls with a height that varies from 3'-6" up to ceiling. The upper portion of bathroom walls and ceilings shall be of moisture resistant, gypsum wallboard. They will be equipped with a lavatory, medicine cabinet, water closet and a bathtub.

Closets shall be finished with melamine shelves and one rod.

(2) Bathroom fixtures

Bathrooms fixtures will be new, provided and installed by the sponsor.

-Water closets shall be by manufactured by **GLACIER BAY**, Model number **N2428R-BISC.**

-Vanities/lavatories shall be manufactured by **PROJECT SOURCE**, Model number **R14 VBCU2418** with faucet by **Delta**.

-Bathtubs shall be by manufactured by **BOOTZ**, Model number **011-3364-00,** shower head and trim by Delta.

NOTE: The Sponsor serves the right to provide fixtures by different manufactures, which are of equal or better expected performance standard than those listed above.

(3) Kitchen/laundry equipment

Kitchen appliances will be new, supplied and installed by the Sponsor.

Sponsor will supply and install wood laminate kitchen cabinets and Formica countertops from his samples.

Each kitchen/Kitchenette will be provided with:

-One (1) Refrigerator manufactured by **LEIBHERR 36"**, model **#C52062.**

-Two (2) four burners gas Stoves manufactured by **MIELE 30"**, model **#HR1124G** (Except Unit 1 that will have only one)

-Two (2) stainless steel single sinks manufactured by **ELKAY**, model **GE12521L2.**

Laundry rooms will be provided with:

-One (1) four burners gas Stoves manufactured by **MIELE 30"**, model **#HR1124G** (Except Unit 1).

-Two (2) stainless steel single sinks manufactured by **ELKAY**, model **GE12521L2.** (Except Unit 1 that will have only one)

-Hookup for a separate compact washer and gas dryer.

Unit owners shall be responsible for purchasing laundry equipment.

NOTE: The Sponsor reserves the right to provide alternative appliances of equal or better expected performance standard than noted above.

X. FINISH SCHEDULE OF SPACES OTHER THAN UNITS

All walls and ceilings shall be Gypsum Wallboard and shall be primed.

	ROOM	FLOOR	WALL	CEILING	CEILING HEIGHT
1.	Storage rooms	Concrete	G.W.B. Painted		9'-9"
1.	Sprinkler/Mech. room	Concrete	G.W.B. Painted	G.W.B. Painted	9'-9"
2.	Corridors	Tiles	G.W.B. Painted	G.W.B. Painted	Variable
3.	Stairs/Landings	Metal/Concrete	G.W.B. Painted	G.W.B. Painted	Variable
4.	Mechanical room	Tiles	G.W.B. Painted	G.W.B. Painted	9'-2"

Note:

1. G.W.B. = Gypsum Wallboard.
2. All wood base, gypsum wallboards, walls, and ceilings to be primed and painted.

The Sponsor reserves the right to provide alternative finishing of equal or better expected performance standard than noted above.

Y. SAFETY AND WARNING DEVICES

There shall be hardwired smoke and carbon monoxide detectors throughout the building as required by the NYC Building Code. The unit owner is responsible to keep the safety warning devices operable.

A Fire Alarm system shall be installed at cellar, manufactured by **MIRCOM** model FX-**200-6DS** or equal approved NYC Fire alarm. It shall comply with all current applicable codes, including local laws and per authority having jurisdiction.

Z. ADDITIONAL INFORMATION REQUIRED

The building provides ADA compliant access for wheelchairs from the sidewalk to the first floor unit (Unit 1) via ADA lift as per approved floor plans.

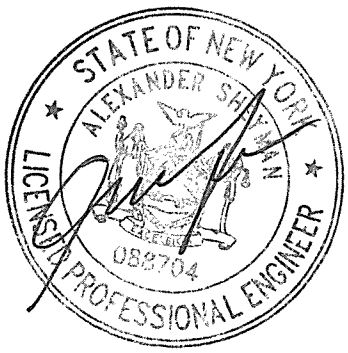
All accessible unit entrance doors shall have a minimum width of 36".

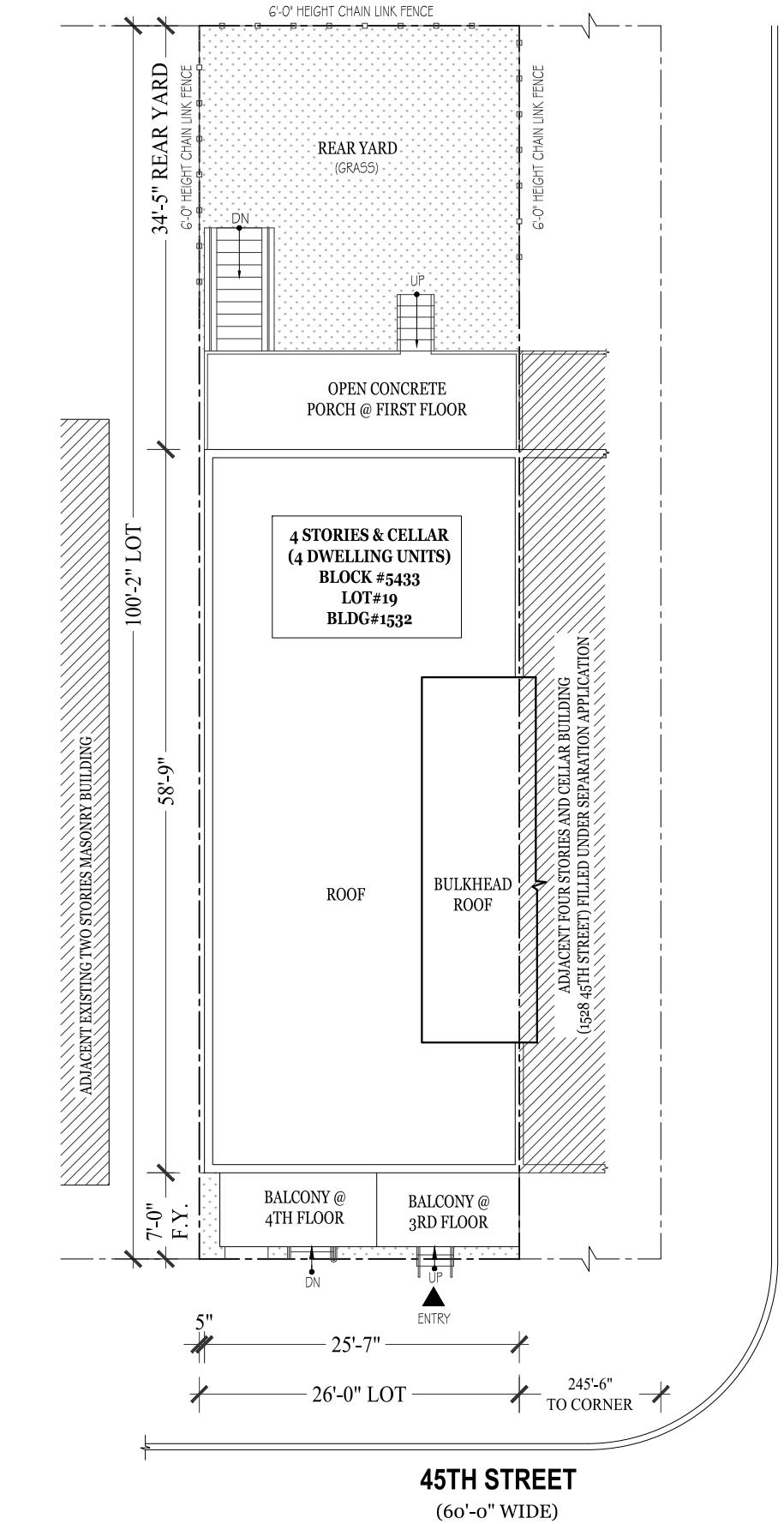
Adaptable bathrooms and kitchens throughout shall be constructed and equipped as to provide access and sufficient clear floor space as to be easily usable. Where applicable, bathroom walls shall be reinforced as per provided architectural details so that tenants can install grab bars if needed. The sidewalks and any level change shall be ADA compliant.

(ab) Further development: No further development is proposed.

(ac) Asbestos: Not applicable.

(ac) Lead based paint: Not applicable.





PLOT PLAN

NOT SCALE

1532 45TH STREET, BROOKLYN, NY, 11219

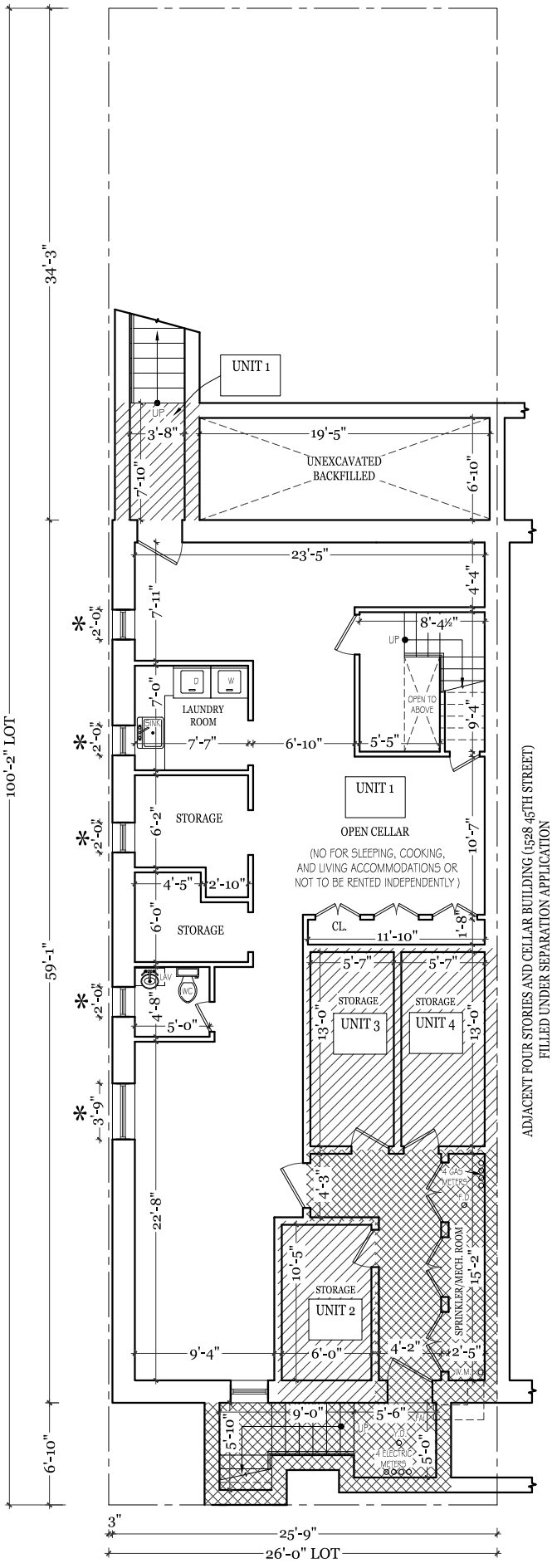
LOT AREA = 2,604.33 S.F.

REVISED 10-26-2022

1532 45TH STREET
BROOKLYN, NY
11219

PLOT PLAN

Not Scale



CELLAR FLOOR PLAN

SCALE 3/32" =1'-0"

1532 45TH STREET, BROOKLYN, NY

GROSS FLOOR AREA =1521.40 S.F.

(UNIT 1) LIMITED COMMON INTERIOR
OPEN CELLAR = 1110.26 S.F.

LIMITED COMMON INTERIOR
(UNIT 2) STORAGE = 79.08 S.F.
(UNIT 3) STORAGE = 82.12 S.F.
(UNIT 4) STORAGE = 90.00 S.F.

(UNIT 1) LIMITED COMMON EXTERIOR
AREAWAY = 44.38 S.F.

COMMON AREA INTERIOR

COMMON AREA EXTERIOR

LEGEND

W/M	WATER METER
F.D.	FLOOR DRAIN
Y.D.	YARD DRAIN
LAV	LAVATORY
WC	WATER CLOSET
FAI	FRESH AIR INTAKE
W	WASHER
D	DRYER

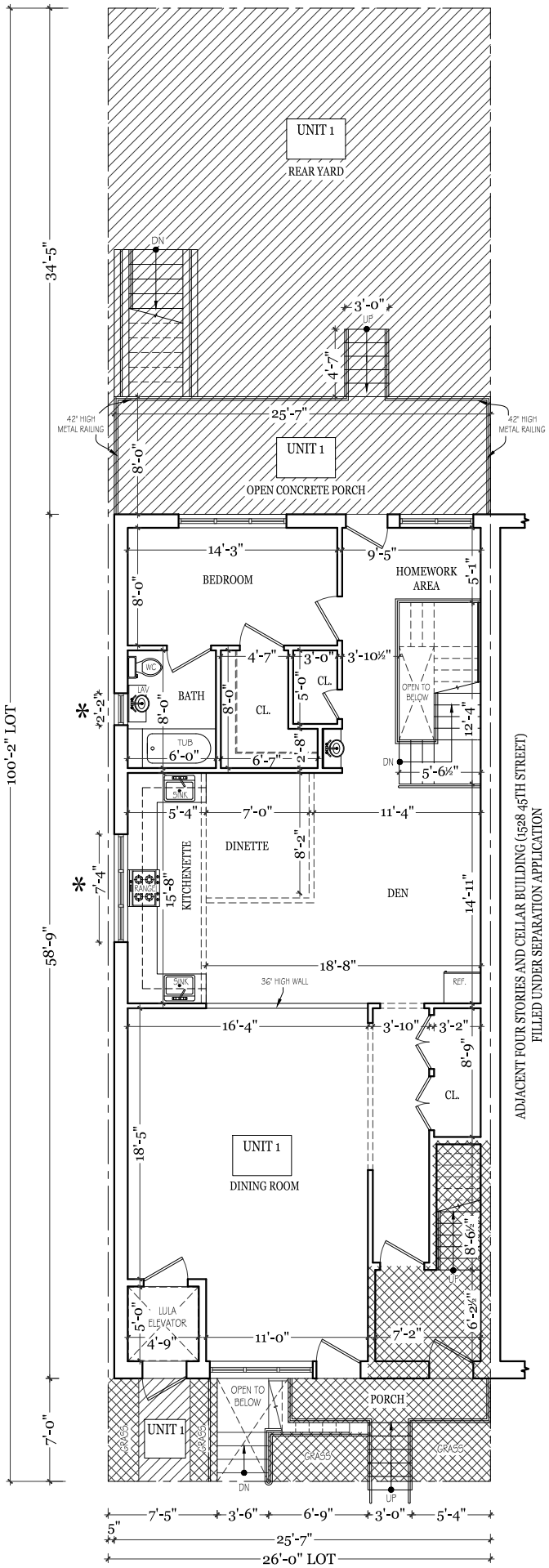
NOTE: W/D WILL NOT BE PROVIDED BY THE SPONSOR, ONLY HOOKUP.

* LOT LINE WINDOW

REVISED 10-26-2022

1532 45TH STREET
BROOKLYN, NY
11219

CELLAR
FLOOR PLAN
Scale 3/32"=1'-0"



FIRST FLOOR PLAN

SCALE 3/32" =1'-0"

1532 45TH STREET, BROOKLYN, NY

GROSS FLOOR AREA =1503.02 S.F.

(UNIT 1) FLOOR AREA= 1406.06 S.F.

(UNIT 1) LIMITED COMMON EXTERIOR
REAR YARD/PORCH = 894.83 S.F.
FRONT YARD = 24.50 S.F.

COMMON AREA INTERIOR

COMMON AREA EXTERIOR

LEGEND

REF.	REFRIGERATOR
LAV	LAVATORY
WC	WATER CLOSET
CL.	CLOSET

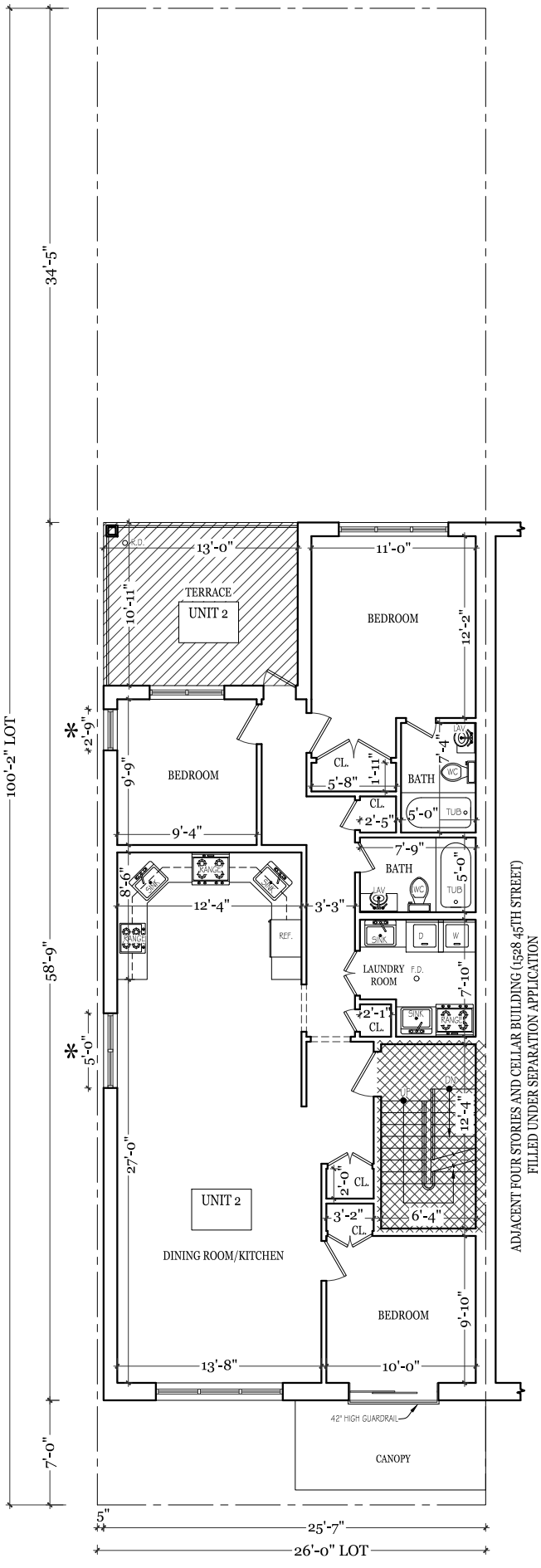
NOTE: W/D WILL NOT BE PROVIDED BY THE SPONSOR, ONLY HOOKUP.

* LOT LINE WINDOW

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1532 45TH STREET
BROOKLYN, NY
11219

FIRST
FLOOR PLAN
Scale 3/32"=1'-0"



SECOND FLOOR PLAN

SCALE 3/32" =1'-0"

1532 45TH STREET, BROOKLYN, NY

GROSS FLOOR AREA =1361.10 S.F.

(UNIT 2) FLOOR AREA= 1268.06 S.F.

(UNIT 2) LIMITED COMMON EXTERIOR TERRACE (REAR) = 141.91 S.F.

COMMON AREA INTERIOR

LEGEND

REF.	REFRIGERATOR
LAV	LAVATORY
WC	WATER CLOSET
CL.	CLOSET
W	WASHER
D	DRYER
R.D.	ROOF DRAIN
F.D.	FLOOR DRAIN

NOTE: W/D WILL NOT BE PROVIDED BY THE SPONSOR, ONLY HOOKUP.

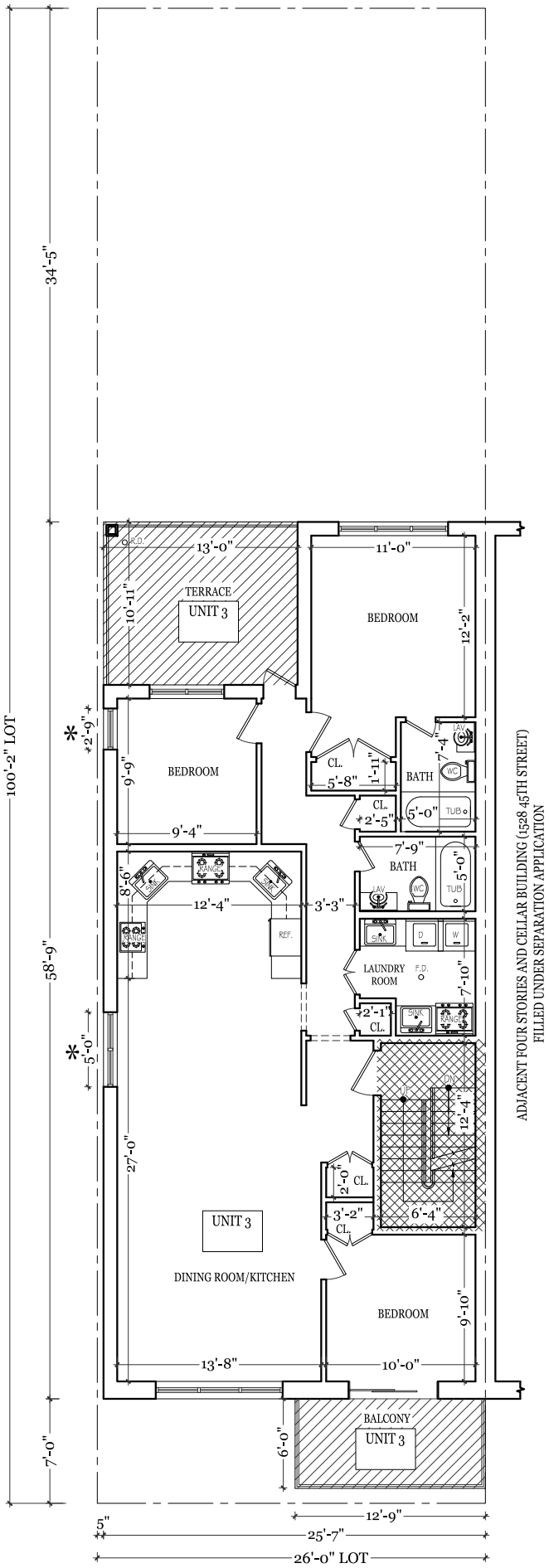
* LOT LINE WINDOW



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1532 45TH STREET
BROOKLYN, NY
11219

SECOND
FLOOR PLAN
Scale 3/32"=1'-0"



THIRD FLOOR PLAN

SCALE 3/32" =1'-0"

1532 45TH STREET, BROOKLYN, NY

GROSS FLOOR AREA =1361.10 S.F.

(UNIT 3) FLOOR AREA= 1268.06 S.F.

(UNIT 3) LIMITED COMMON EXTERIOR
TERRACE (REAR) = 141.91 S.F.
BALCONY (FRONT) = 76.50 S.F.

COMMON AREA INTERIOR

LEGEND

REF.	REFRIGERATOR
LAV	LAVATORY
WC	WATER CLOSET
CL.	CLOSET
W	WASHER
D	DRYER
R.D.	ROOF DRAIN
F.D.	FLOOR DRAIN

NOTE: W/D WILL NOT BE PROVIDED BY THE SPONSOR, ONLY HOOKUP.

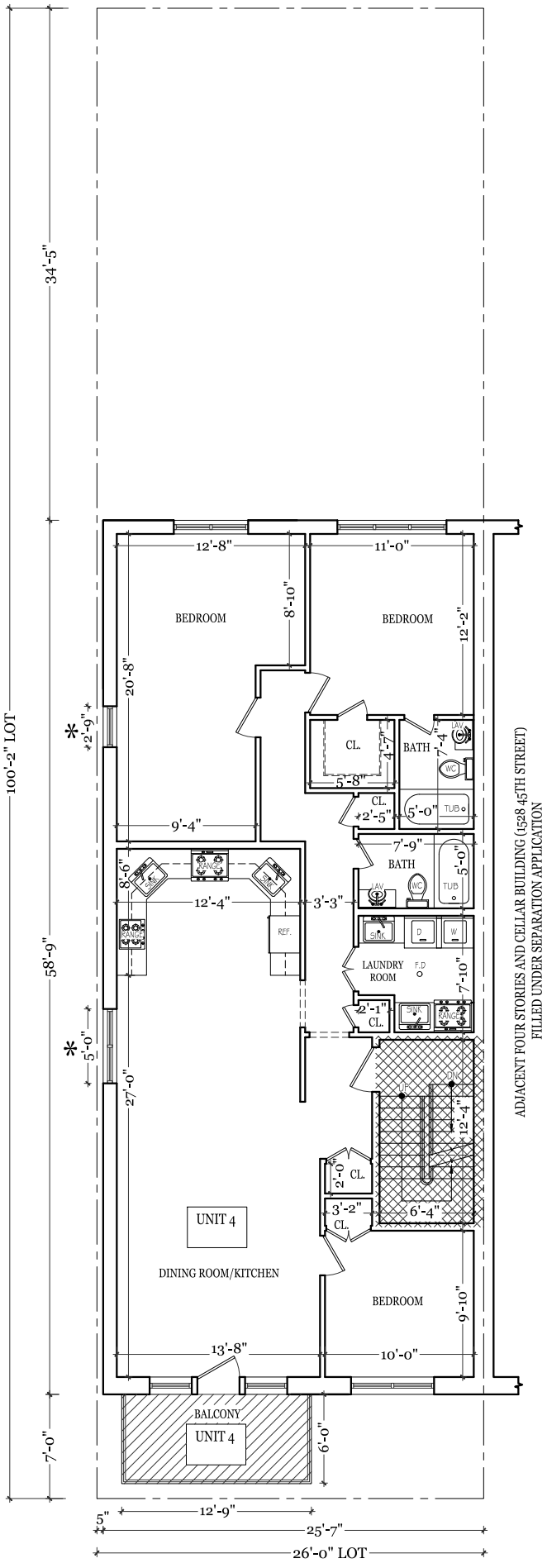
* LOT LINE WINDOW



REVISED 10-26-2022

1532 45TH STREET
BROOKLYN, NY
11219

THIRD
FLOOR PLAN
Scale 3/32"=1'-0"



FOURTH FLOOR PLAN

SCALE 3/32" =1'-0"

1532 45TH STREET, BROOKLYN, NY

GROSS FLOOR AREA =1503.02 S.F.

(UNIT 4) FLOOR AREA= 1410.00 S.F.

(UNIT 4) LIMITED COMMON EXTERIOR BALCONY (FRONT) = 76.50 S.F.

COMMON AREA INTERIOR

LEGEND

REF.	REFRIGERATOR
LAV	LAVATORY
WC	WATER CLOSET
CL.	CLOSET
W	WASHER
D	DRYER
F.D.	FLOOR DRAIN

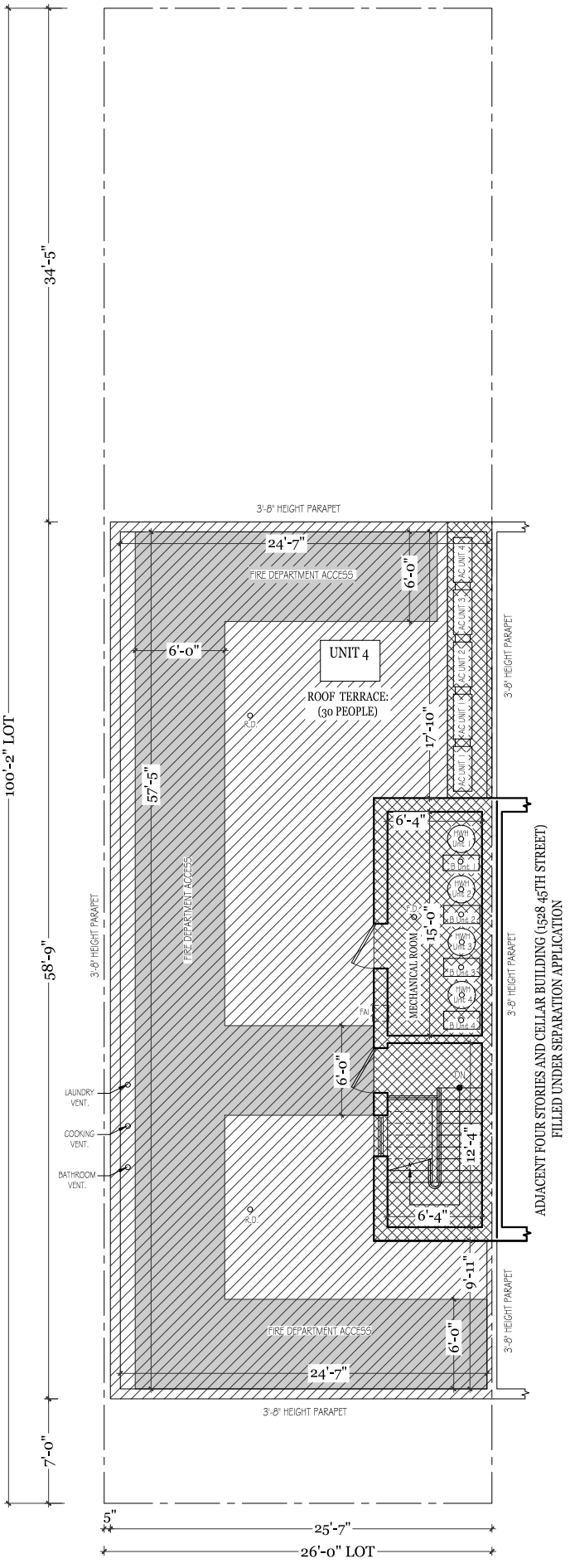
NOTE: W/D WILL NOT BE PROVIDED BY THE SPONSOR, ONLY HOOKUP.

* LOT LINE WINDOW

REVISED 10-26-2022

1532 45TH STREET
BROOKLYN, NY
11219

FOURTH
FLOOR PLAN
Scale 3/32"=1'-0"



ROOF PLAN

SCALE 3/32" =1'-0"

1532 45TH STREET, BROOKLYN, NY

GROSS FLOOR AREA=1503.02 S.F.

COMMON AREA INTERIOR

(UNIT 4) LIMITED COMMON EXTERIOR
ROOF TERRACE = 1213.00 S.F.

COMMON AREA EXTERIOR

FIRE DEPARTMENT ACCESS PATH

LEGEND

FAI	FRESH AIR INTAKE
R.D.	ROOF DRAIN
F.D.	FLOOR DRAIN
B	BOILER
HWH	HOT WATER HEATER
AC	AIR CONDENSER

REVISED 10-26-2022

1532 45TH STREET
BROOKLYN, NY
11219

ROOF PLAN

Scale 3/32"=1'-0"

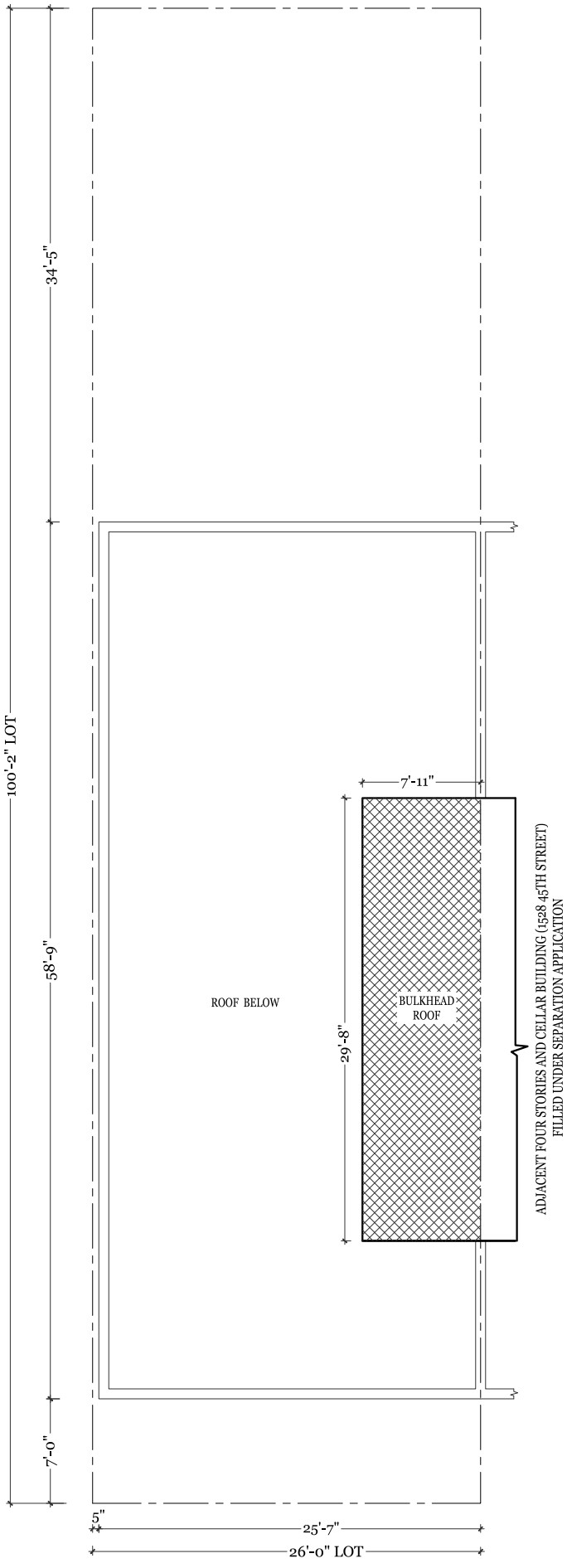
BULKHEAD PLAN

SCALE 3/32" =1'-0"

1532 45TH STREET, BROOKLYN, NY

GROSS FLOOR AREA=234.86 S.F.

COMMON AREA EXTERIOR
BULKHEAD ROOF

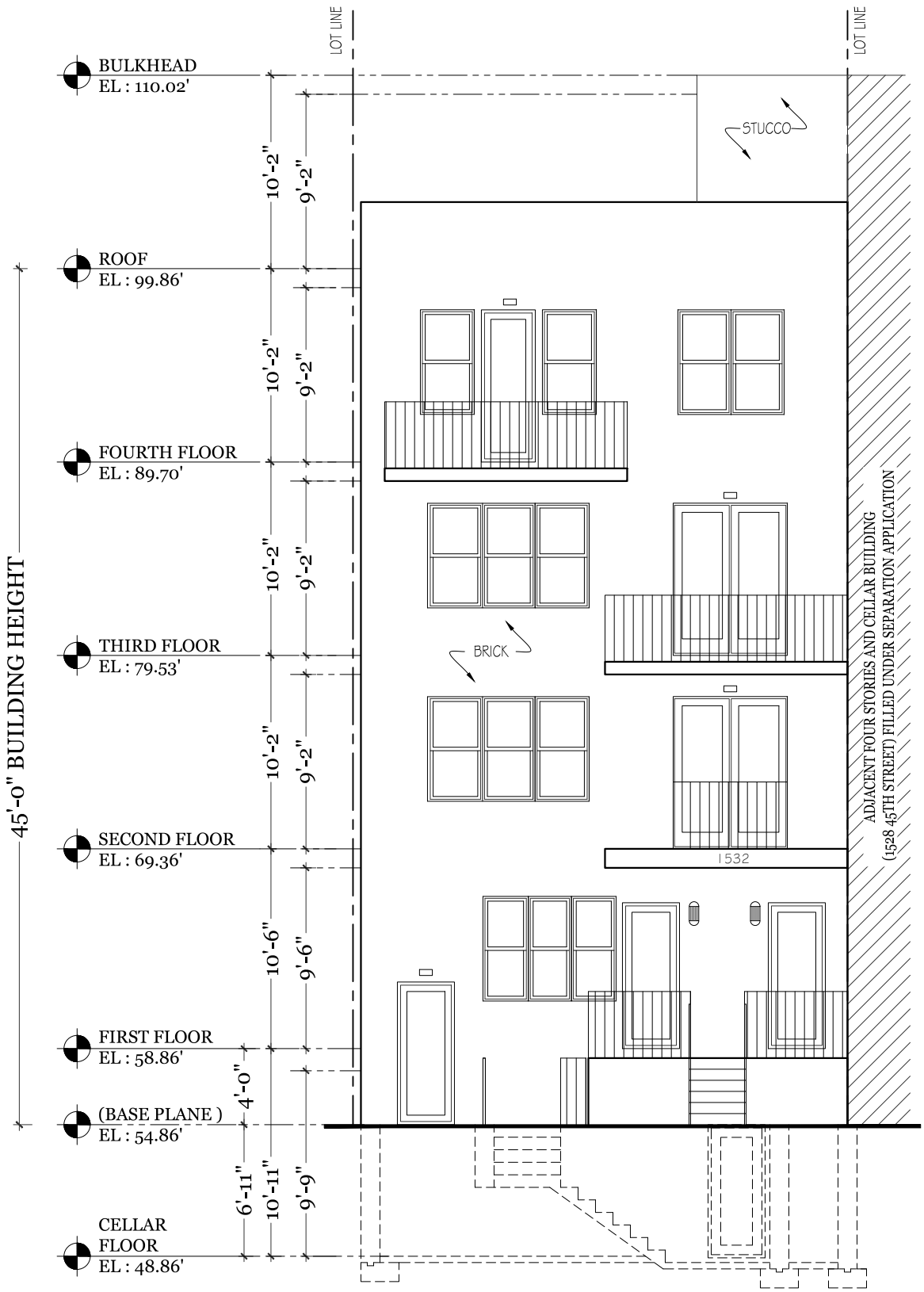




REVISED 10-26-2022

1532 45TH STREET
BROOKLYN, NY
11219

BULKHEAD
PLAN
Scale 3/32"=1'-0"



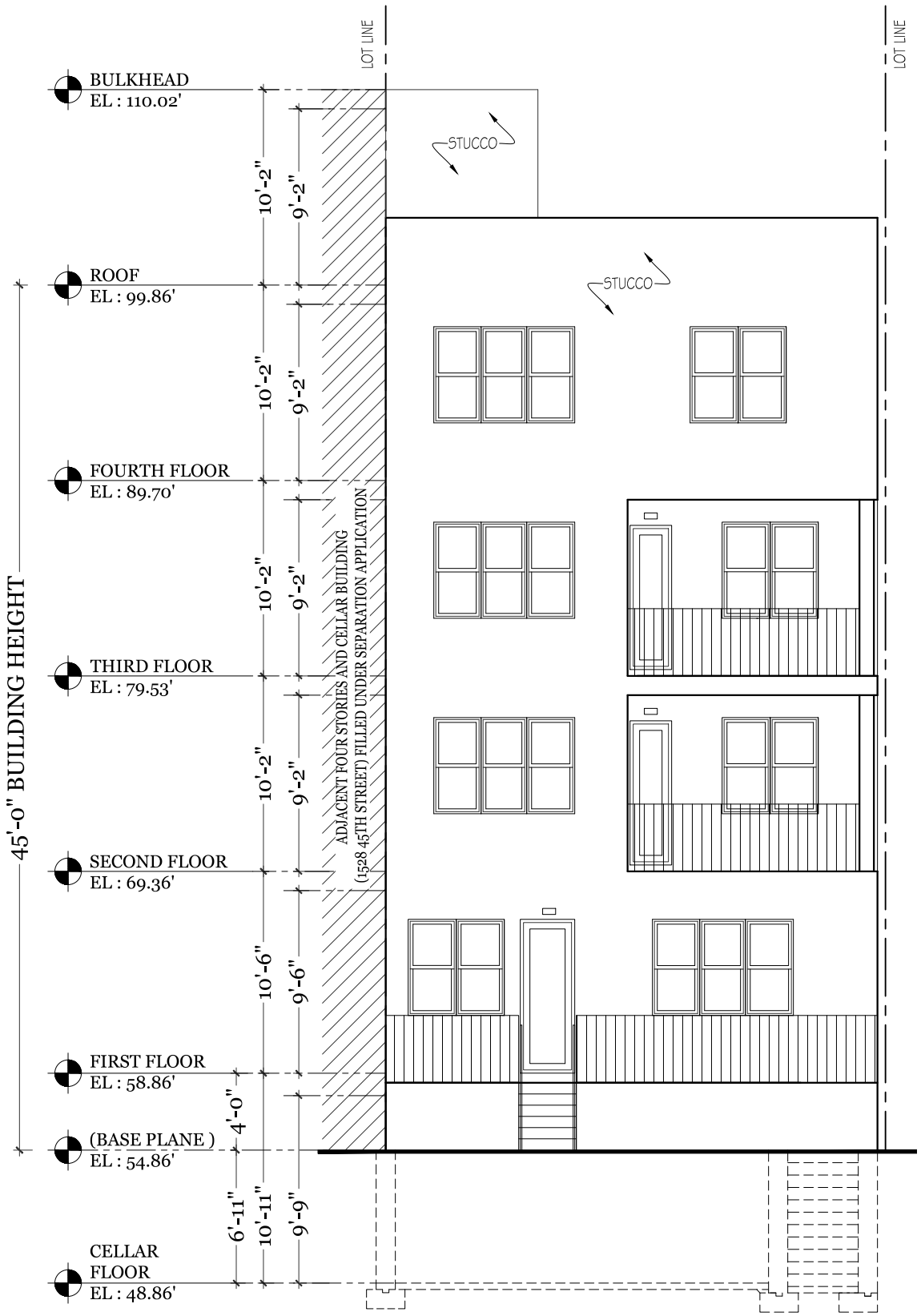
FRONT ELEVATION

SCALE 1/8" =1'-0"

REVISED 10-26-2022

1532 45TH STREET
BROOKLYN, NY
11219

FRONT
ELEVATION
Scale 1/8"=1'-0"



REAR ELEVATION

SCALE 1/8" =1'-0"

REVISED 10-26-2022

1532 45TH STREET
BROOKLYN, NY
11219

REAR
ELEVATION
Scale 1/8"=1'-0"

DOCUMENT NUMBER 2

PURCHASE AGREEMENT

Law Office of Hershy Itzkowitz, P.C.
1154 60th Street
Brooklyn, New York 11219

PURCHASE AGREEMENT

between

and

For Unit Number in
THE 1532 45TH STREET CONDOMINIUM
Brooklyn, New York

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PURCHASE AGREEMENT

For Unit Number in
THE 1532 45TH STREET CONDOMINIUM
1532 45th Street
Brooklyn, New York

(Please execute in triplicate)

THIS AGREEMENT is made as of , 2022
between
(hereinafter called the "Sponsor"), having an address at
and
(hereinafter called the "Purchaser"), having an address at
(hereinafter called the "Escrow Agent"), having an address at

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

W I T N E S S E T H:

1. Definitions.

The following terms shall have the meanings ascribed to them:

(i) "Building" or "buildings" shall mean the structures known as 1528 45th Street, Brooklyn, New York.

(ii) "Closing Date", "closing", "closing of title" and words of similar import are used synonymously and mean the settlement of the mutual obligations of the Sponsor and Purchaser under this Purchase Agreement, including the payment to Sponsor of the Purchase Price and the delivery to Purchaser of the deed transferring full ownership (fee simple title) to the Unit on the terms set forth in this Agreement.

(iii) "Condominium" shall mean THE 1532 45TH STREET CONDOMINIUM.

(iv) "Declaration" shall mean the Declaration of THE 1532 45TH STREET CONDOMINIUM establishing ownership of the Property.

(v) "Plan" shall mean the Offering Plan to convert the Property to condominium ownership and any Amendments thereto filed prior to the date upon which Purchaser signs this Agreement.

(vi) "Property" shall mean the Building and the land on which it is erected.

(vii) "Notice" to Purchaser shall include facsimile transmission to Purchaser or Purchaser's attorney. Seller's attorney may send all notices to Purchaser's attorney and/or Purchaser via facsimile. A facsimile confirmation printout by Seller's attorney showing transmission was complete is sufficient evidence that the facsimile has been transmitted and the notice has been served.

All other terms not defined elsewhere herein shall have the meanings ascribed to them in the Plan.

2. Plan

Purchaser acknowledges having received and read the Plan at least three (3) full business days prior to Purchaser's signing this Purchase Agreement. Purchaser hereby adopts, accepts and approves the Plan (including, without limitation, the proposed Condominium Documents contained in Part II of the Plan) and agrees to abide and be bound by the terms and conditions thereof, as well as all amendments to the Plan duly filed by Sponsor (including, without limitation, amendments involving any changes, modifications, or updating of the estimated Common Charges, the estimated real estate taxes to be paid by Purchaser, or the "Schedule B--Budget for First Year of Condominium Operation" of THE 1532 45TH STREET CONDOMINIUM. Any such amendments shall neither excuse Purchaser from performing Purchaser's obligations hereunder nor entitle Purchaser to any offset or credit against the Purchase Price and may be made by Sponsor without Purchaser's consent or approval. However, if an amendment materially adversely affects the rights, obligations, or liabilities of then existing Purchasers, Purchasers will be given the right to rescind their Purchase Agreements by notifying Sponsor within thirty (30) days of presentation of such amendment and will receive a refund of their Down Payments, without interest (unless interest is earned), within ten (10) days after Sponsor's receipt of Purchaser's election to rescind. The Plan is hereby incorporated in this Agreement with the same force and effect as if set forth at length. In the event of any inconsistency or conflict between the provisions of this Agreement and those contained in the Plan, the provisions of the Plan shall govern and be binding. Purchaser acknowledges having had full opportunity to examine all documents, and investigate all statements, made herein and in the Plan.

The Sponsor reserves the right to apply to the Attorney General to use alternate security. The Sponsor will promptly submit an amendment disclosing any change to the escrow account. In the event such application is approved by the Attorney General, the Sponsor may meet its obligation to insure the availability of such funds to purchasers by effectuating the issuance of surety bonds to such purchasers by a licensed insurance company which agrees to act as a surety for the amount of such down payments or deposits, or by effectuating the issuance of a letter of credit for the benefit of the purchasers by an

issuer qualifying hereunder. Once an alternate security is issued on behalf of a purchaser, his or her down payment shall be released to the Sponsor and will no longer bear interest. If the surety bonds or letter of credit is to be provided under an amendment to the plan calling for release of funds already deposited in escrow, the amendment shall provide for, and annex a form for, the written consent of each affected purchaser and shall provide for continuation of escrow of funds of any purchaser who does not execute and deliver such written consent to the Sponsor. The provisions of any such alternative security will comply with the requirements of 13 NYCRR 20.3 (o) (5) or (o) (6), as applicable.

3. Agreement to Purchase and Sell

Purchaser agrees to purchase from Sponsor, and Sponsor agrees to sell to Purchaser, the unit designated as Unit Number_____(hereinafter called the "Unit") in the Declaration, together with its undivided interest (hereinafter called the "Common Interest") in the Common Elements, on and subject to, the terms and conditions set forth herein.

4. Purchase Price

A. The purchase price for the Unit (exclusive of closing adjustments and costs referred to in Paragraphs 13 and 14 below) is $ (hereinafter called the "Purchase Price"), which Purchaser agrees to pay to the Sponsor, as follows:

(i) $ (hereinafter called the "Down Payment") is due on Purchaser's signing and submitting of this Agreement and is to be paid by Purchaser's personal check, receipt of which (subject to collection) is hereby acknowledged by Sponsor;

(ii) $ (hereinafter called the "Balance"), constituting the balance of the Purchase Price, is due on the delivery to Purchaser of the deed to the Unit and must be paid by Purchaser's personal certified check or official cashier's check, in either event drawn on a bank that is a member of the New York Clearing House Association.

B. Purchaser is not required to pay the Balance or accept title to the Unit unless concurrently with, or prior to, closing all the prerequisites set forth under "Closing and Terms of Sale" in Part I of the Plan are met. The obligations of a purchaser under a purchase agreement is not conditioned on obtaining financing, any prospective purchaser who executes a purchase agreement and does not obtain financing may lose his or her deposit if he or she is unable to otherwise raise the monies for the balance of the purchase price. Prospective purchasers who require financing are advised to consult with a lending institution before execution of a purchase agreement. No representation is made by the sponsor as to the availability or cost of such financing.

ALTHOUGH THE PURCHASE AGREEMENT IS NOT CONDITIONED UPON A PURCHASER SECURING SATISFACTORY FINANCING, THE SPONSOR MAY, AT ITS OPTION, CONDITION THE CONTRACT UPON FINANCING, PROVIDED THAT PURCHASER AND SPONSOR BOTH

PROPERLY COMPLETE AND INITIAL A SECURED LOAN CONDITION RIDER, THE FORM OF WHICH IS ANNEXED HERETO AS EXHIBIT "B".

SPONSOR IS NOT OBLIGATED TO EXTEND OR ARRANGE FINANCING. NO REPRESENTATION IS MADE THAT BANK FINANCING WILL BE AVAILABLE TO PURCHASER OR AS TO THE AMOUNT, TERMS AND CONDITIONS UPON WHICH SUCH FINANCING MAY BE GRANTED OR THE COST TO OBTAIN SAME.

5. Purchase Monies Held in Trust

(a) Mark Kranz, Esq., with an address at 1507 Avenue M, Brooklyn NY 11230 and phone number 718-382-5700, shall serve as escrow agent ("Escrow Agent") for Sponsor and Purchaser. The only signatory on this account authorized to withdraw funds is Mark Kranz, 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.

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

(c) The Escrow Agents has established the escrow account at Chase Manhattan Bank, NA, with an address at 1501 Avenue M, Brooklyn NY 11230. The escrow account is entitled "JACOB F. SUSLOVICH, ESCROW IOLA ACCOUNT "("Escrow Account"). The Escrow Account is an IOLA account. The Escrow Account is federally insured by the FDIC at the maximum amount of $250,000.00 per deposit. Any deposit in excess of $250,000.00 will not be insured.

(d) All Deposits received by Purchaser shall be in the form of checks, money orders, wire transfers, or other instruments, and shall be made payable to or endorsed by the Purchaser to the order of "JACOB F. SUSLOVICH, ESCROW IOLA ACCOUNT", as Escrow Agent.

(e) No fees of any kind may be deducted from the Escrow Account, and the Sponsor shall bear all costs associated with the maintenance of the Escrow Account.

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

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

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

(i) Under no circumstances shall Sponsor seek or accept release of the Deposit of a defaulting Purchaser until after consummation of the Plan, as evidenced by the acceptance of the post closing amendment by the New York State Department of Law. Consummation of the Plan does not relieve the Sponsor of its obligations pursuant to GBL §§ 352-3(2-b) and 352-h.

(j) The Escrow Agent shall release the Deposit if so directed:

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

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

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

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

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

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

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

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

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

(l) Escrow Agent shall maintain the Escrow Account under its direct supervision and control.

(m) A fiduciary relationship shall exist between Escrow Agent, and Purchaser, and Escrow Agent acknowledges its fiduciary and statutory obligations pursuant to GBL §§ 352(e)(2-b) and 352(h).

(n) Escrow Agent may rely upon any paper or document which may be submitted to it in connection with its duties under this Purchase Agreement and which is believed by Escrow Agent to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution or validity thereof.

(o) Sponsor agrees that Sponsor and its agents, including any selling agents, shall deliver the Deposit received by them prior to closing of the unit to a designated attorney who is a member of or employed by Escrow Agent, within two (2) business days of tender of the Deposit by Purchaser.

(p) Sponsor agrees that it shall not interfere with Escrow Agent's performance of its fiduciary duties and statutory obligations as set forth in GBL §§ 352-(e)(2-b) and 352-(h) and the New York State Department of Law's regulations.

(q) Sponsor shall obtain or cause the selling agent under the Plan to obtain a completed and signed Form W-9 or W-8, as applicable, from Purchaser and deliver such form to Escrow Agent together with the Deposit and this Purchase Agreement.

(r) Prior to release of the Deposit, Escrow Agent's fees and disbursements shall neither be paid by Sponsor from the Deposit nor deducted from the Deposit by any financial institution under any circumstance.

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

6. Closing Contingent on Plan Being Declared Effective

A. The respective obligations of Purchaser and Sponsor hereunder are contingent upon the Plan being declared effective. The Plan shall not be declared effective except in accordance with the prerequisites set forth in the Plan, as same may be amended from time to time. Purchaser understands and agrees that the Sponsor shall have the right to abandon the Plan at any time prior to its being declared effective or thereafter, in certain limited cases set forth in the Plan (see the section in the Plan entitled "Effective Date" for full details). The Plan will be abandoned or deemed abandoned if it has not been declared effective within the time limits prescribed in the Plan. The Sponsor shall notify Purchaser, in writing or by a duly filed Amendment to the Plan, when the Plan becomes effective or is abandoned.

B. If the Plan is abandoned or does not become effective or if after being declared effective the Plan shall not be consummated for any reason on or before twenty-four (24) months from the date the Offering Plan is accepted for filing by the Department of Law, this Agreement shall be deemed canceled and all monies paid by Purchaser hereunder shall be returned. After the funds are so disbursed, Purchaser and Sponsor shall have no claim against each other or the Selling Agent in connection with this Agreement or the Plan and all of same shall be released and discharged from all liabilities and obligations hereunder and under the Plan.

7. Closing Date and Place

The closing of title shall occur on the date and at the time and place in the State of New York as Sponsor shall designate to Purchaser on not less than thirty (30) days' prior written notice. After setting the initial closing date, sponsor may, from time to time, adjourn the reschedule the date and time for closing on not less than ten (10) business days notice to purchasers, which new closing notice shall fix a new date and time which shall not be earlier than the initial closing date. Purchaser may waive this thirty (30) day provision by initialing below.

I hereby waive the provision requiring thirty (30) days Notice of Closing _____

8. The Deed

At closing, Sponsor shall deliver to Purchaser a Bargain and Sale Deed with covenant against grantor's acts transferring to Purchaser full ownership (fee simple title) to the Unit. The deed shall be substantially in the form reproduced as Document Number 5 in Part II of the Plan and shall be executed and acknowledged by Sponsor in form for recording. Such executed deed shall be delivered immediately to the representative of the title company insuring Purchaser's title (or, if no such representative is present, to Purchaser or Purchaser's attorney).

9. State of Title

Legal ownership to the Unit shall be transferred to Purchaser at closing subject only to the liens, encumbrances and title conditions (hereinafter called the "Permitted Encumbrances") enumerated in Exhibit A to this Agreement and disclosed in the Offering Plan. Any other liens, encumbrances, or conditions shall not be an objection to title if: (i) the instrument required to remove it from the record is delivered to said representative of Purchaser's title insurance company (or, if none, to Sponsor's attorney) for recording in the proper office, together with the requisite recording or filing fees; or (ii) Purchaser's title insurance company will insure Purchaser against its collection or enforcement out of the Unit.

10. Title Company Approval

Sponsor shall give, and Purchaser shall accept, such title as any member of the New York Board of Title Underwriters, will approve and insure, provided only the liens, encumbrances and conditions affecting title shall be the Permitted Encumbrances. Sponsor shall not be obligated to satisfy any exceptions to title raised by any other title insurance company.

11. Sponsor's Inability to Convey Title

In the event Sponsor is unable to deliver to Purchaser title to the Unit in accordance with the provisions of this Agreement, Sponsor will not be obligated to bring any action or proceeding or otherwise incur any cost or expense of any nature whatsoever in excess of one-half of one percent of the total offering amount to render title marketable or to remove, cure or comply with any violations of record issued prior to the First Closing, and in such case, Sponsor may abandon the Plan. In no event shall Sponsor be obligated to cure violations of record which are the obligations of tenants to cure or which result from the acts or omissions of tenants, or violations noted with respect to radio or television antennae.

12. Purchaser's Remedies

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

Any conflict between the Plan and the Purchase Agreement shall be resolved according to the terms of the Plan.

Nothing contained in the Purchase Agreement or in the Plan shall be construed to waive a purchaser's rights or abrogate Sponsor's obligations under Article 23-A of the GBL.

13. Closing Adjustments

A. At closing, Sponsor and Purchaser shall apportion, as of midnight of the day preceding the closing:

(i) real estate taxes (including all prepaid real estate taxes) and assessments, if any, on the basis of the fiscal or calendar year for which assessed, including water charges and sewer rents (if separately assessed) and any escrows for real estate taxes;

(ii) Common Charges for the month in which title closes; and

(iii) rent and other charges, if any, pursuant to a lease for, or tenancy of, the Unit.

(iv) insurance apportioned to unit until the policy expiration date.

B. In the event the Unit has not been separately assessed for the then current fiscal tax year at the time of title closing, the apportionment of real estate taxes shall be based on the Unit's pro-rata share (in proportion to its Common Interest) of the then current real estate taxes assessed against the Property. If the Unit has been separately assessed but the closing occurs before the tax rate is fixed, then the apportionment of real estate taxes shall be based upon the latest tax rate applied to the most recent assessed valuation.

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

D. Installments for tax assessments due after the delivery of the deed, if any, shall be paid by the Purchaser and shall not be considered a defect in title.

14. Purchaser's Closing Costs

At the time of title closing, each Purchaser of a Unit will pay certain closing costs in addition to the legal fees of such Purchaser's counsel and the amount of any net credit in favor of Sponsor resulting from the closing apportionments described above. Such closing costs will include the following, the amounts of which are based on rates in effect on the date of the Plan and are subject to change without prior notice or amendment:

(i) If such Purchaser elects to obtain fee title insurance, he or she will pay a premium therefor to his or her title insurance company which will vary depending upon the amount of insurance requested. The premium for fee title insurance, should be $773.00 for the first $100,000.00 of fee insurance plus $4.36 for each $1,000.00 or fraction thereof of additional fee insurance up to $500,000.00. The premium for mortgage title insurance should be $654.00 for the first $100,000.00 of insurance plus $3.64 for each $1,000.00 or fraction thereof of additional insurance up to $500,000.00.

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

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

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

(b)Purchasers will pay a portion of the mortgage recording tax in the amount provided for by law (at the date of the Plan, the tax to the Purchaser is 2.05% of the face amount of the mortgage for mortgages under $500,000.00, and 2.175% of the face amount of the mortgage for mortgages over $500,000.00). (Note: The Lending Bank pays 0.25% of the mortgage recording tax);

(c) Purchasers will pay a premium through the title insurance company for the mortgage title insurance policy. In addition, such Purchaser shall pay Sponsor a sum equal to the partial mortgage tax credit to which Purchaser is entitled under Section 339-ee(2) of the Condominium Act. All such payments shall be made upon execution of the loan documents.

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

(iv) Sponsor is transferring its statutory obligation to pay transfer taxes to the Purchaser. Although usually Seller's expense, Purchaser shall pay

the Real Property Transfer Tax due to the State and City of New York. New York City transfer taxes are in the amount of 1.425% of the purchase price for residential Units over $500,000.00 and 1.4% of the purchase price for residential Units under $500,000.00. New York State Documentary Stamp Taxes are in the amount of $4.00 per thousand plus an additional .25% of the purchase price for residential Units of $3,000,000.00 or more. For commercial Units, the transfer tax is in the amount of 2.625% of the purchase price for NYC and $4.00 per thousand plus an additional .25% of the purchase price for commercial Units of $2,000,000.00 or more. Mansion Tax due to the State of New York shall be in the amount of 1% for transfers of $1,000,000 -$2,000,000 There is also a supplemental tax due in the amount of 1.25% for transfers of $2,000,001-$3,000,000; and 1.75% for transfers of $3,000,001 to $5,000,000. For purposes of calculating the transfer taxes to be paid, for New York City Real Property Transfer Tax, consideration includes the transfer taxes paid by the purchaser; however, for the New York State transfer taxes, in the case of a conveyance of residential real property and where the Transfer Tax imposed is paid for by the Purchaser pursuant to a contract for sale, the amount of Transfer Tax calculated will be excluded from the calculation of consideration subject to tax.

(v) Purchaser will be required to deposit with the Board of Managers two (2) months' estimated monthly common charges towards the working capital fund.

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

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

15. Rent Security Deposit

If Purchaser is or hereafter becomes a tenant of the Unit, Purchaser's unapplied rent security deposit, if any, will be refunded to Purchaser, together with any interest earned thereon, within thirty (30) days following the closing, provided Purchaser is not in default under Purchaser's lease or tenancy obligations. If the Unit is occupied by other than Purchaser, then the unapplied security deposit (if any) of the tenant or occupancy will be transferred at closing to Purchaser, who will upon receipt sign and deliver to Sponsor an agreement acknowledging the amount received, indemnifying Sponsor from all liability in connection therewith and agreeing to hold such security deposit in trust and to deposit same in an interest bearing bank account pursuant to the provisions of Section 7-103 of the New York General Obligations Law (such agreement to be in form and substance satisfactory to Sponsor). In either event, Sponsor will have the right to deduct from any tenant's security

deposit the amount of any rent arrearage owing to Sponsor and to sue the tenant to the extent such rent security is insufficient.

The Purchaser may not occupy the Unit or perform any work in the Unit prior to closing without the prior consent of the Sponsor. In the event the Purchaser occupies the Unit or performs any work in the Unit prior to closing without the prior consent of the Sponsor, such event shall constitute a default under Section 18 of this Agreement.

16. Power of Attorney to Board of Managers and Sponsor

At closing, Purchaser shall execute, acknowledge and deliver to the representative of the title insurance company insuring Purchaser's title to the Unit (or if no representative is present, then to Sponsor's attorney) for recording in the Kings County Clerk's Office, a power of attorney in favor of the Board of Managers relative to purchasing or leasing of Units and in favor of Sponsor relative to amending the Condominium Documents to the extent permitted in the power of attorney. The power of attorney shall be substantially in the form set forth in Document Number 4 in Part II of the Plan. After being recorded, the power of attorney shall be sent to the Condominium Board.

17. Transfer Tax Return

At closing, Sponsor and Purchaser shall each duly complete and sign before a Notary Public the transfer tax return required to be filed with The State of New York. The transfer tax return shall be delivered at closing to the representative of Purchaser's title insurance company (or, if none, to Sponsor's attorney) for filing with the proper governmental officer. Purchaser shall be responsible for payment of such tax (one percent (1%) of the gross purchase price).

18. Events of Default

A. The following shall constitute "Events of Default" hereunder:

(i) Purchaser's failure to pay the Balance on the Closing Date designated by Sponsor pursuant to paragraph 8 herein;

(ii) Purchaser's failure to duly sign, notarize and deliver at closing the power of attorney pursuant to paragraph 16 above or the New York State transfer tax return pursuant to Paragraph 17 above;

(iii) If Purchaser is or becomes a tenant of the Building, Purchaser's failure to pay rent or to otherwise comply with Purchaser's lease or tenancy obligations, which results in Purchaser's eviction from Purchaser's Unit (either by voluntary removal or by court order); or

(iv) If Purchaser occupies the unit or performs any work in the unit prior to closing without the prior consent of the Sponsor;

(v) The failure to pay, perform or observe any of the Purchaser's other obligations hereunder, which is not cured within fifteen (15) days after the mailing of written notice specifying the nature of such default.

B. Upon the occurrence of an Event of Default, the Sponsor's sole remedy shall be to cancel the Purchase Agreement by sending Purchaser thirty (30) days' prior written notice of its intention to do so. If Sponsor elects to cancel, Purchaser shall have thirty (30) days from the giving of the cancellation notice within which time Purchaser must cure the specified default. If the default is not timely cured, then Sponsor shall have the right to retain, as and for liquidated damages, the Down Payment (but in no event to exceed ten percent (10%) of the Purchase Price of the it) plus the cost of any special work in the Unit ordered by Purchaser, (hereinafter called the "Liquidated Sum") and any sums in excess thereof (together with any interest earned thereon) shall be returned to Purchaser promptly thereafter. Upon cancellation of this Agreement and making such refund to Purchaser (if any), Purchaser, Sponsor and Selling Agent will be released and discharged of all further liability and obligations hereunder and under the Plan. Thereafter, the Unit may be sold to another as though this Agreement had never been made, and without accounting to Purchaser for the proceeds of such sale.

Upon cancellation of this Agreement and making such refund to Purchaser (if any), Purchaser, Sponsor and Selling Agent will be released and discharged of all further liability and obligations hereunder and under the Plan. Thereafter, the Unit may be sold to another as though this Agreement had never been made, and without accounting to Purchaser for the proceeds of such sale.

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

D. Notwithstanding the occurrence of an Event of Default Sponsor may, in its sole discretion, keep this Agreement in effect and proceed to close title without prejudicing Sponsor's right to recover from Purchaser's damages, losses, costs, expenses and all other lawful sums to which Sponsor is entitled (including, but not limited to, legal fees and costs of collection).

E. If Purchaser is or becomes a tenant of the Building and Purchaser fails to pay rent or otherwise comply with Purchaser's lease or tenancy obligations, or Purchaser vacates or abandons the leased premises, then such failure, vacating or abandonment (as the case may be) shall constitute a default hereunder entitling Sponsor, at its sole option, to cancel this Agreement, even though Purchaser is not evicted from the leased premises as a result thereof. However, in the event Sponsor elects to so cancel, unless Purchaser is evicted, Sponsor shall refund to Purchaser all monies deposited hereunder together with any interest earned thereon. Upon such refund being made, Sponsor and Purchaser will be released and discharged of all further liability and obligations under this Agreement and the Plan. However, in no event shall Purchaser be released or excused from paying and performing Purchaser's lease or tenancy obligations.

19. Appliances and Equipment

A. The Unit is being sold with kitchen cabinets, a refrigerator and a kitchen stove. Sponsor will not provide any other appliances, window blinds or shades and will contain only cabinets as described above and in the Plan. Furniture, wall coverings, furnishings, decorations, and the like in or about any model Unit are for display purposes only and are not included in this sale. Any floor plans or sketches shown to Purchaser (including those contained in the Plan) are only approximations of the Unit's dimensions and arrangement, and Purchaser should not rely thereon. Sponsor shall not be liable for immaterial variations from any floor plans or sketches.

B. There will be no modifications or extras unless agreed to in writing by the parties. All modifications and alterations must be approved by Sponsor in writing and, if an approved, shall be performed by Sponsor at Purchaser's expenses (payable in the manner to be set forth in an addendum to this Agreement or separate agreement).

20. Construction.

A. The construction of the Building and the Unit, including the materials, equipment and fixtures to be installed therein, shall be substantially in accordance with the Plan and the architectural "plans and specifications" (defined in the Plan), subject to the right reserved by Sponsor to modify and amend the Plan and the "plans and specifications" in order to substitute materials, equipment or fixtures of equal or better quality and design, provided only that the approval of any governmental authorities having jurisdiction thereover and the construction lender are first obtained (if required). The issuance of a Certificate of Occupancy for the Building shall be deemed presumptive evidence that the Building and the Unit have been fully completed in accordance with the Plan and the "plans and specifications". However, nothing herein contained shall excuse Sponsor from its obligations to correct any defects in construction in accordance with the conditions set forth in the Plan in the section entitled "Rights and Obligations of the Sponsor."

B. The construction of the Building and the Unit and the correction of any defects in construction to the extent required under the Plan are the sole responsibility of the Sponsor. Purchaser acknowledges and agrees that Sponsor will not be liable for, and will have no obligation to correct, certain variations from the Plan and "plans and specifications" as indicated in the Plan in subparagraph 9(b) of "Rights and Obligations of Sponsor--Construction Obligations" and will only be responsible to correct any construction defects to the extent, and on the terms and conditions, set forth in subparagraph 9(a) of "Rights and Obligations of Sponsor: Construction Obligations."

21. Inspection of Unit.

At least ten (10) days before the Balance is to be paid, the Selling Agent shall notify the Purchaser that the Unit is ready for inspection. Upon receipt of the notice, Purchaser shall promptly arrange an appointment with the Selling Agent to inspect the Unit before the lapse of such ten (10) day period. Purchaser or his duly authorized agent shall attend such inspection and shall complete, date and sign the Inspection Statement (in the form set forth as Exhibit C to this Agreement) and deliver same to the Selling Agent at the conclusion of the inspection. Failure of Purchaser either to arrange such appointment or to inspect the Unit within ten (10) days of receipt of said notice or to so sign and deliver the completed Inspection Statement, shall not excuse Purchaser from paying the Balance when due and shall constitute Purchaser's full acceptance of the Unit. However, nothing herein shall relieve Sponsor of its obligations as set forth in the "Rights and Obligations of Sponsor -- Construction Obligations" as set forth in the offering plan.

22. Possession; Risk of Loss

A. Unless Purchaser now resides in the Unit, Purchaser shall not be entitled to occupy the Unit until the deed is delivered to Purchaser at closing. Sponsor may, in its discretion, grant Purchaser possession of the Unit prior to the closing under an interim lease, if the Unit is currently, or hereafter becomes, vacant.

B. If Purchaser enters into an Interim Lease and Purchaser defaults on the Purchase Agreement and fails to close, and after notice form Sponsor to vacate Purchaser fails to vacate, Purchaser will pay Sponsor $250.00 per day for each day he remains in possession beyond the 30th day following mailing of the Notice to Vacate.

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

D. The risk of loss from fire or other casualty remains with the Sponsor until the Purchaser shall be conveyed legal title or until the Purchaser occupies the unit pursuant to an interim lease. If the Purchaser is or becomes the tenant or the occupant of the Unit before the closing of title thereto and, before such closing, the Unit is damaged by casualty or otherwise, such Purchaser shall assume the risk of loss and the obligation to repair the damage to his/her personal belongings and any other property not covered by the insurance for the Condominium, unless the cause thereof originated outside of the Unit and did not result from the acts of such Purchaser or other occupants of the Unit or such Purchaser's guests, invitees, or workmen. It is therefore advisable for a Purchaser that occupies a unit as a tenant prior to the closing to purchase his / her own insurance.

E. A prospective Purchaser should carefully consider the aforementioned risk of loss before occupying a unit prior to the closing. Such risk of loss may also affect the Purchaser's ability to close the loan under any financing commitment.

F. Except as set forth in the preceding sentence, all other risk of loss or damage prior to closing is assumed by Sponsor, but Sponsor shall have no obligation or liability to repair or restore the same. The Sponsor will make a determination whether or not to repair the damage within fifteen (15) days of the occurrence of the damage. If the Sponsor elects to repair or replace the loss or damage, it is entitled to reasonable time period in which to complete such work. If Sponsor or (in the event the Declaration is filed) the Board of Managers do not elect to repair the damage, the Purchase Agreement will be cancelled and be of no further force or effect. Thereafter, the Purchaser will be refunded all purchase monies paid to Sponsor, including sums paid for specials, with any interest earned thereon, within ten (10) days of electing not to go ahead with the repairs. If Sponsor elects to repair or replace the loss or damage, the Purchase Agreement shall continue in full force and effect; Purchaser shall not have the right to reject title to the Unit or to receive a credit against, or abatement in, the purchase price; Sponsor shall be entitled to a reasonable period of time to complete such repairs or replacement; and Purchaser shall not be required to pay the balance of the purchase price unless and until (i) the Unit has been repaired in compliance with the offering plan and the repairs done with Equal or Better Quality than immediately prior to the casualty, (ii) its essential services (such as gas, electricity, and heat) and a reasonable means of ingress and egress to the street have been restored and (iii) any condition in the Unit for which a violation (if any) is noted or issued has been corrected, other than those that are the obligations of the tenant to cure or that are caused by the act or omission of the tenant.

G. If the Sponsor elects to repair or replace the loss or damage, and the Purchase Agreement is contingent on the Purchaser obtaining financing, if, after making a good faith effort to extend the term of the commitment to enable the Sponsor to repair the damage, an extension is not obtained, the Purchaser will be offered a right of rescission.

23. No Representation

Purchaser acknowledges that Purchaser has not relied upon any architect's plans, sales plans, selling brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, made by Sponsor, Selling Agent or others, including, but not limited to, any relating to the description or physical condition of the Property, the Building or the Unit, or the size or the dimensions of the Unit or the rooms therein contained or any other physical characteristics thereof, the services to be provided to Unit Owners or the estimated Common Charges and estimated real estate taxes for the Unit, the right to any income tax deduction for any real estate taxes or mortgage interest paid by Purchaser, or any other data, except as may be specifically represented herein or in the Plan; Purchaser having relied on Purchaser's own examination and investigation thereof. No person has been authorized to make any representations on behalf of Sponsor. No oral representations or statements shall be considered a part of this Agreement. Purchaser agrees (a) to purchaser the Unit, without offset or any claim against, or liability of, Sponsor, whether or not any layout or dimension of the Unit or any part thereof, or of the Common Elements, as shown on the plans and specifications identified in the offering plan, is accurate or correct, provided the layouts and dimensions conform to such Floor Plans and (b) that Purchaser shall not be relieved of any of Purchaser's obligations hereunder by reason of any minor inaccuracy or error. The provisions of this Paragraph 24 shall survive the closing of title.

24. Notices

All notices, elections, consents, demands and communications (collectively called "notices" or individually called "notice") shall be delivered personally or given in writing by registered or certified mail, return receipt requested, postage prepaid, and, if sent to Purchaser, addressed to Purchaser at Purchaser's address given in the preamble to this Agreement and, if sent to Sponsor, addressed to the Sponsor.

Notice to Purchaser shall include facsimile transmission to Purchaser or Purchaser's attorney. Seller's attorney may send all notices to Purchaser's attorney and/or Purchaser via facsimile at the following number(s): _____. A facsimile confirmation printout by Seller's attorney showing transmission was complete is sufficient evidence that the facsimile has been transmitted and the notice has been served.

25. Broker

Purchaser represents to Sponsor that the Selling Agent is the only broker or sales agent with whom Purchaser has dealt in connection with this transaction. Sponsor agrees to pay the commission due the Selling Agent pursuant to separate agreement. Purchaser agrees that should any claim be made against Sponsor for commissions by any broker, other than the Selling Agent, on account of any acts of Purchaser or of Purchaser's representatives, Purchaser will indemnify and hold Sponsor free and harmless from any and all liabilities and expenses in connection therewith, including (without limitation) reasonable legal fees and disbursements. The provisions of this Paragraph 26 shall survive the closing.

26. No Lien; Agreement Subject to Mortgage

A. No lien or encumbrance shall arise against the Property or the Unit as a result of this Agreement or any monies deposited hereunder. This Agreement shall not be recorded and any purported recordation hereof by Purchaser shall constitute an Event of Default.

B. In furtherance and not in limitation of the provisions of the preceding subparagraph A, Purchaser agrees that the provisions of this Agreement are and shall be subject and subordinate to the lien of any mortgages heretofore or hereafter made and any payments or expenses already made or incurred or which hereafter may be made or incurred, pursuant to the terms thereof, or incidental thereto, or to protect the security thereof, to the full extent without the execution of any further legal documents by Purchaser. Sponsor shall, at its option, either satisfy such mortgages or obtain a release of the Unit and its undivided interest in the Common Elements from the lien of such mortgages on or prior to the Closing Date unless Purchaser assumes such mortgages. The existence of any mortgage or mortgages encumbering the Property, or portions thereof, other than the Unit and its undivided interest in the Common Elements, shall not constitute an objection to title or excuse Purchaser from completing payment of the Purchase Price or performing all of Purchaser's other obligations hereunder or be the basis of any claim against, or liability of, Sponsor, provided that any such mortgage is subordinated to the Declaration and the Unit is released from the lien of such mortgage at closing.

27. Entire Agreement

This Purchase Agreement, together with the Plan, as the Plan may be amended from time to time, constitutes the entire agreement between the parties as to the subject matter hereof and supersedes all prior understandings and agreements.

28. Joint Purchasers

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

29. Liability of Sponsor

Sponsor shall be excused from performing any obligation or undertaking provided for in this Agreement for so long as such performance is prevented, delayed or hindered by an act of G-d, fire, flood, explosion, war, riot, sabotage, inability to procure or general shortage of energy, labor, equipment, facilities, materials, or supplies in the open market, failure of transportation, strike, lock-out, action of labor unions or any other cause (whether similar or dissimilar to the foregoing) not within the reasonable control of Sponsor. Sponsor's time to perform such obligation or undertaking shall be tolled for the length of the period during which such performance was excused.

Purchaser's time to perform its obligations under the Purchase Agreement also may be tolled during the tolling period, and that the sponsor cannot limit any rights which the purchaser may have pursuant to Art. 23A of the GBL, NYCRR regulations, and the offering plan, except as determined in a final decision or order by a court of competent jurisdiction or any governmental agency or by executive order and that Purchaser may be entitled to.

30. Further Assurances

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

31. Severability

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

32. Strict Compliance

Any failure by Sponsor to insist upon strict performance by Purchaser of any of the provisions of this Agreement shall not be deemed a waiver of any of the provisions hereof, irrespective of the number of violations or breaches which may occur, and Sponsor, notwithstanding any failure, shall have the right thereafter to insist upon strict performance by Purchaser of any and all of the provisions of this Agreement to be performed by Purchaser.

33. Governing Law

The provisions of this Agreement shall be governed by, and construed and enforced in accordance with, the Laws of the State of New York.

34. Arbitration

In order to resolve any dispute, controversy, claim or question arising with respect to the Condominium (with the exception of disputes arising under the Housing Merchant Implied Warranty) or the Contract, the parties shall consult with a mutually agreed-upon arbitrator in order to resolve the issue. If the parties cannot agree upon a person to consult with, than the parties shall agree to submitted to arbitration through the American Arbitration Association ("AAA"), which will give any party the rights he is entitled to under New York law. The fees, costs and expenses of the arbitrators shall be shared equally by the disputants. Each disputant shall also bear the fees and expenses of his or her own counsel and expert witnesses. Should the sponsor prevail, purchaser will be responsible for all sponsor's fees.

35. Gender

A reference in this Agreement to any one gender, masculine, feminine or neuter, includes the other two, and the singular includes the plural, and vice versa, unless the context otherwise requires.

36. Certain References

The term "herein", "hereof" or "hereunder" or similar terms used in this Agreement refer to this entire Agreement and not to the particular provision in which the term is used. Unless otherwise stated, all references herein to Paragraphs, subparagraphs or other provisions are references to Paragraph, subparagraphs or other provisions of this Agreement.

37. Captions

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

38. Successors and Assigns

The provisions of this Agreement shall bind and inure to the benefit of Purchaser and Purchaser's heirs, legal representatives, successors and permitted assigns and shall bind and inure to the benefit of Sponsor and its successors and assigns.

39. No Oral Changes

This Agreement cannot be changed nor any provision waived orally. ANY CHANGES OR ADDITIONAL PROVISIONS OR WAIVERS MUST BE SET FORTH IN A RIDER ATTACHED HERETO OR IN A SEPARATE WRITTEN AGREEMENT SIGNED BY THE PARTIES.

40. Acceptance of Purchase Agreement

A. On or prior to Purchaser's signing and delivering this Purchase Agreement, Purchaser agrees (if requested) to complete, sign and deliver to the Selling Agent an application form furnished by Sponsor. Such application shall be used to determine Purchaser's qualification to purchase and own the Unit, but does not constitute a reservation or binding obligation on either the applicant or Sponsor.

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

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

41. Purchase Agreement Not Conditioned on Financing.

The obligations of a Purchaser under the Purchase Agreement are not conditional on obtaining financing. Any Prospective Purchaser who executes a Purchase Agreement and does not obtain financing may lose the deposit if unable to pay the balance of the purchase price. Prospective Purchasers who need financing to purchase are advised to consult with a bank before executing the Purchase Agreement to ascertain the likelihood of obtaining financing. No representation is made by the Sponsor as the availability or cost of such financing.

The Sponsor may, however, at its sole option, consent to permit a mortgage contingency. Purchaser Agreement will be conditional on obtaining financing if same is permitted. If Sponsor permits a mortgage contingency, prospective Purchasers will be required to comply with the terms of the mortgage contingency rider as stated in Exhibit B attached hereto.

42. Agreement Not Assignable; Binding Effect

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

This Purchase Agreement shall bind and apply to Purchaser and Purchaser's executors, administrators, legal representatives, heirs, successors and permitted assigns.

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

43. Buildings Smoking Policy

Smoking and using electronic cigarettes are not permitted in the indoor common elements.

Smoking and using electronic cigarettes is permitted in any of the dwelling units and the indoor limited common elements appurtenant to such units.

Smoking and using electronic cigarettes is permitted in all outdoor areas, including but not limited to, the yard area, driveway, rooftop, balconies and any outdoor areas connected to a dwelling unit and designated as a limited common area or any outdoor common area space.

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

Escrow Agent;
Mark Kranz, Esq

By: _____ Date:_____

Seller: 1532 45th Street LLC

_____ Date:_____

Purchaser

By:_____ Date:_____

EXHIBIT A

Permitted Encumbrances

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

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

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

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

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

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

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

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

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

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

EXHIBIT B

THE TERMS SET FORTH IN THIS SECURED LOAN CONDITION RIDER SHALL APPLY, AT SELLER'S SOLE OPTION, ONLY IF AGREED TO BY THE SPONSOR IN THE SPACE PROVIDED BELOW. PURCHASER'S SIGNATURE ALONE DOES NOT EFFECTUATE THIS SECURED LOAN CONDITION RIDER.

THIS RIDER IS ANNEXED TO AND FORMS A PART OF THE PURCHASE AGREEMENT BETWEEN 1532 45th STREET LLC, SELLER, AND _____, AS PURCHASER, RELATIVE TO THE SALE OF UNIT _____ AT 1532 45th STREET, BROOKLYN, NEW YORK.

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

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

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

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

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

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

If a purchaser's financing commitment lapses or expires prior to closing, and the purchaser has made a good faith effort to extend the commitment, sponsor must grant to such purchaser a right of rescission and a reasonable period of time to exercise the right.

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

SELLER: 1532 45th Street LLC

_____

By:

PURCHASER(S)

_____

_____

EXHIBIT C

INSPECTION STATEMENT

_____, 20___

Re: 1532 45th Street, Brooklyn, NY.

Unit No._____

Ladies and Gentlemen:

As a result of my/our final inspection on this date, please be advised that, except as otherwise noted on the attached sheet, I/we found the Unit in good condition:

I/we understand that to avoid the risk of pilferage, certain items such as medicine cabinet doors, shower heads, toilet seats, kitchen cabinets, vanity knobs, mechanical chimes, plumbing fittings, light fixtures, electrical receptacles, toilet room accessories, door hardware and _____, may be installed just prior to my/our date of moving. I/we agree and I/we will sign off on each item requiring adjustment or repairs, if any, as it is completed.

I/We agree that I/we will promptly initial each item set forth on the attached inspection sheet as it is completed to acknowledge completion. My/Our failure to respond to you within five (5) business days of your written request for such acknowledgment shall be deemed to mean that I/we have accepted and acknowledged the work as complete. I/We understand that work indicated on the inspection sheet shall be performed in accordance with the practice of the industry. In the event of a dispute, Sponsor's contractor, architect or engineer shall determine whether or not such work was performed according to such standard and his or her decision shall be binding on the parties hereto.

You agree to complete all items listed on this inspection statement within a reasonable period of time following closing to my/our Unit, subject to delays for work or materials beyond your control.

This Inspection Statement shall survive closing of title to my/our Unit.

_____ _____

Sponsor's Representative Purchaser's Representative

EXCEPTION SHEET AND

CERTIFICATE OF COMPLETION,

ADJUSTMENT AND/OR REPAIRS

Re: 1532 45th Street, Brooklyn NY

Purchaser:

Unit No.:

Date:

Time:

A.

B.

C.

D.

E.

F.

G.

H.

I.

J.

K.

L.

_____ _____

Sponsor's Representative Purchaser's Representative

ADJUSTMENTS AND/OR REPAIRS

Number		
Signature	Item	Dates Completed
1.		
2.		
3.		
4.		
5.		

EXHIBIT D
SPONSOR'S LIMITED WARRANTY

THE 1532 45TH STREET CONDOMINIUM

THIS LIMITED WARRANTY HAS BEEN FORMED IN ACCORDANCE WITH ARTICLE 36-B OF THE GENERAL BUSINESS LAW, OTHERWISE KNOWN AS THE HOUSING MERCHANT IMPLIED WARRANTY.

EFFECTIVE DATE OF THIS LIMITED WARRANTY

The effective date of this limited warranty is the earlier of the (i) date that purchaser shall first take possession of the Unit or (ii) the date of delivery of the condominium unit deed to the purchaser.

SPONSOR'S LIMIT ON MAXIMUM LIABILITY

The Sponsor's maximum liability to purchaser under this limited warranty is limited to fifty percent (50%) of the purchase price of the unit set forth in the purchase agreement to which this limited warranty is annexed as Exhibit C.

THIS LIMITED WARRANTY REPLACES ALL OTHER WARRANTIES ON THE CONSTRUCTION AND SALE OF THE UNIT AND ALL COMPONENTS THEREOF, BOTH EXPRESS AND IMPLIED (INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE). THE PURPOSE OF THIS LIMITATION IS TO IDENTIFY THE SELLER'S RESPONSIBILITIES FOR LATENT CONSTRUCTION DEFECTS THAT COULD NOT HAVE DISCOVERED OR DISCLOSED BY AN INSPECTION OF THE UNIT.

THIS LIMITED WARRANTY EXCLUDES ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL AND INDIRECT DAMAGES.

1. THOSE COVERED UNDER THIS LIMITED WARRANTY

This Limited Warranty extends to the purchaser named on page 1 of this purchase agreement and its successors whom acquire title to the Unit by will or intestacy. This Limited Warranty does not extend to subsequent owners, possessors, lessees, mortgagees in possession of the Unit or any person(s) or entity(ies) who may succeed to the rights of the herein purchaser.

2. LIMITED WARRANTY IS GIVEN BY SPONSOR

This Limited Warranty is made solely by the Sponsor of this condominium, whose name appears on page 1 of this purchase agreement.

3. PURCHASER'S OBLIGATION TO INSPECT THE UNIT

Purchaser assumes and undertakes the responsibility to inspect the Unit prior to acquisition of title and prior to occupancy. Any defects discovered upon inspection or which may be discovered by an inspection of the Unit shall be reported to the Sponsor prior to closing of title or will be deemed waived indefinitely.

4. COVERAGE

The Warranty period for all of the following coverages begins on the effective date of this Warranty set forth herein above.

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

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

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

Not Covered by the Housing Merchant Implied Warranty:

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

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

5.EXCLUSIONS FROM COVERAGE

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

(2)The Sponsor's Limited Warranty excludes all consequential, incidental, special damages and indirect damages.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6.NOTICE

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

7.SPONSOR'S OBLIGATIONS IN THE EVENT OF A DEFECT COVERED UNDER THIS WARRANTY

If a defect occurs in an item covered under this warranty, the Sponsor will make a good faith effort to repair, replace or pay the purchaser the reasonable cost of repairing or replacing the defective item(s) within ninety (90) days after Sponsor's inspection of the alleged defect which discloses an actual defect covered under this limited warranty. The Sponsor reserves the sole right and discretion to replace, repair or furnish payment for any defect.

The Sponsor's maximum liability under this warranty is limited to fifty percent (50%) of the purchase price of the Unit as set forth in the purchase agreement to which this exhibit is annexed.

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

COMPLETION AND DELIVERY OF NOTICE OF WARRANTY CLAIMS WITHIN THIRTY (30) DAYS AFTER THE EXPIRATION OF THE APPLICABLE WARRANTY PERIOD IS NECESSARY TO PROTECT THE RIGHTS OF THE PURCHASER UNDER THIS LIMITED WARRANTY. ALL TIME PERIODS FOR SAID COVERAGES ARE OF THE ESSENCE AND WILL NOT BE EXTENDED BY THE SPONSOR.

SELLER:

By:_____

_____
Purchaser

_____
Purchaser

DOCUMENT NUMBER 3

NEW YORK STATE AND NEW YORK CITY TAX FORMS

New York State
Real Estate Transfer Tax Return
Credit Line Mortgage Certificate (TP-584)

and

New York Department of Finance
Real Property Transfer Tax Return (RPT)

Law Office of Hershy Itzkowitz, P.C.
1154 60th Street
Brooklyn, New York 11219

TP-584 (9/19)

Department of Taxation and Finance

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

Recording office time stamp

See Form TP-584-I, Instructions for Form TP-584, *before completing this form. Print or type.*

Schedule A – Information relating to conveyance

Grantor/Transferor	Name *(if individual, last, first, middle initial)* (☐ *mark an X if more than one grantor)*	Social Security number (SSN)
☐ Individual ☐ Corporation ☐ Partnership ☐ Estate/Trust ☐ Single member LLC ☐ Multi-member LLC ☐ Other	Mailing address	SSN
	City State ZIP code	Employer Identification Number (EIN)
	Single member's name if grantor is a single member LLC *(see instructions)*	Single member EIN or SSN
Grantee/Transferee	Name *(if individual, last, first, middle initial)* (☐ *mark an X if more than one grantee)*	SSN
☐ Individual ☐ Corporation ☐ Partnership ☐ Estate/Trust ☐ Single member LLC ☐ Multi-member LLC ☐ Other	Mailing address	SSN
	City State ZIP code	EIN
	Single member's name if grantee is a single member LLC *(see instructions)*	Single member EIN or SSN

Location and description of property conveyed

Tax map designation – Section, block & lot *(include dots and dashes)*	SWIS code (six digits)	Street address	City, town, or village	County

Type of property conveyed *(mark an X in applicable box)*

1 ☐ One- to three-family house
2 ☐ Residential cooperative
3 ☐ Residential condominium
4 ☐ Vacant land
5 ☐ Commercial/industrial
6 ☐ Apartment building
7 ☐ Office building
8 ☐ Four-family dwelling
9 ☐ Other _____

Date of conveyance
month day year

Percentage of real property conveyed which is residential real property _____%
(see instructions)

Condition of conveyance *(mark an X in all that apply)*

a. ☐ Conveyance of fee interest
b. ☐ Acquisition of a controlling interest (state percentage acquired _____ %)
c. ☐ Transfer of a controlling interest (state percentage transferred _____ %)
d. ☐ Conveyance to cooperative housing corporation
e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest *(attach Form TP-584.1, Schedule E)*
f. ☐ Conveyance which consists of a mere change of identity or form of ownership or organization *(attach Form TP-584.1, Schedule F)*
g. ☐ Conveyance for which credit for tax previously paid will be claimed *(attach Form TP-584.1, Schedule G)*
h. ☐ Conveyance of cooperative apartment(s)
i. ☐ Syndication
j. ☐ Conveyance of air rights or development rights
k. ☐ Contract assignment
l. ☐ Option assignment or surrender
m. ☐ Leasehold assignment or surrender
n. ☐ Leasehold grant
o. ☐ Conveyance of an easement
p. ☐ Conveyance for which exemption from transfer tax claimed *(complete Schedule B, Part 3)*
q. ☐ Conveyance of property partly within and partly outside the state
r. ☐ Conveyance pursuant to divorce or separation
s. ☐ Other *(describe)* _____

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B, Part 1 $ Schedule B, Part 2 $		

Schedule B – Real estate transfer tax return (Tax Law Article 31)

Part 1 – Computation of tax due

1	Enter amount of consideration for the conveyance *(if you are claiming a total exemption from tax, mark an X in the Exemption claimed box, enter consideration and proceed to Part 3)* ☐ **Exemption claimed**	1.		
2	Continuing lien deduction *(see instructions if property is taken subject to mortgage or lien)*	2.		
3	Taxable consideration *(subtract line 2 from line 1)*	3.		
4	Tax: $2 for each $500, or fractional part thereof, of consideration on line 3	4.		
5	Amount of credit claimed for tax previously paid *(see instructions and attach Form TP-584.1, Schedule G)*	5.		
6	Total tax due* *(subtract line 5 from line 4)*	6.		

Part 2 – Computation of additional tax due on the conveyance of residential real property for $1 million or more

1	Enter amount of consideration for conveyance *(from Part 1, line 1)*	1.		
2	Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)*	2.		
3	Total additional transfer tax due* *(multiply line 2 by 1% (.01))*	3.		

Part 3 – Explanation of exemption claimed on Part 1, line 1 *(mark an X in all boxes that apply)*

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ..... a ☐

b. Conveyance is to secure a debt or other obligation ..... b ☐

c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance ..... c ☐

d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ..... d ☐

e. Conveyance is given in connection with a tax sale ..... e ☐

f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F ..... f ☐

g. Conveyance consists of deed of partition ..... g ☐

h. Conveyance is given pursuant to the federal Bankruptcy Act ..... h ☐

i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property ..... i ☐

j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than $200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment ..... j ☐

k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) *(attach documents supporting such claim)* ..... k ☐

* The total tax (from Part 1, line 6 and Part 2, line 3 above) is due within 15 days from the date of conveyance. Make check(s) payable to the county clerk where the recording is to take place. For conveyances of real property within New York City, use Form TP-584-NYC. If a recording is not required, send this return and your check(s) made payable to the ***NYS Department of Taxation and Finance***, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule C – Credit Line Mortgage Certificate (Tax Law Article 11)

Complete the following only if the interest being transferred is a fee simple interest.
This is to certify that: *(mark an **X** in the appropriate box)*

1. ☐ The real property being sold or transferred is not subject to an outstanding credit line mortgage.

2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:

   a ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.

   b ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).

   c ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.

   d ☐ The maximum principal amount secured by the credit line mortgage is $3 million or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

   Note: for purposes of determining whether the maximum principal amount secured is $3 million or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

   e ☐ Other *(attach detailed explanation)*.

3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:

   a ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.

   b ☐ A check has been drawn payable for transmission to the credit line mortgagee or mortgagee's agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.

4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. *(Make check payable to county clerk where deed will be recorded.)*

Signature (both the grantors and grantees must sign)

The undersigned certify that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of their knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature	Title	Grantee signature	Title
Grantor signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked *e*, *f*, or *g* in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place? If no recording is required, send this return and your check(s), made payable to the ***NYS Department of Taxation and Finance,*** directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark an *X* in the second box under *Exemption for nonresident transferors/sellers*, and sign at bottom.

Part 1 – New York State residents

If you are a New York State resident transferor/seller listed in Form TP-584, Schedule A (or an attachment to Form TP-584), you must sign the certification below. If one or more transferor/seller of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law § 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law § 685(c), but not as a condition of recording a deed.

Part 2 – Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584, Schedule A (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law § 663(c), mark an ***X*** in the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor/seller, that transferor/seller is not required to pay estimated personal income tax to New York State under Tax Law § 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form.* For more information, see *Payment of estimated personal income tax,* on Form TP-584-I, page 1.

Exemption for nonresident transferors/sellers

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law § 663 due to one of the following exemptions:

☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ (Date) to _____ (Date) *(see instructions)*.

☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.

☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of New York State, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

AFFIDAVIT OF COMPLIANCE WITH SMOKE DETECTOR REQUIREMENT FOR ONE- AND TWO-FAMILY DWELLINGS

State of)
) **SS.:**
County of)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

_____ , _____ ,
Street Address Unit/Apt.

_____ New York, _____ _____ (the "Premises");
Borough Block Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

_____	_____
Name of Grantor (Type or Print)	Name of Grantee (Type or Print)
_____	_____
Signature of Grantor	Signature of Grantee
Sworn to before me this _____date of _____ 20 ____	Sworn to before me this _____date of _____ 20 ____

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

FINANCE NEW • YORK
THE CITY OF NEW YORK
DEPARTMENT OF FINANCE

NYC RPT

NEW YORK CITY DEPARTMENT OF FINANCE

REAL PROPERTY TRANSFER TAX RETURN

(Pursuant to Title 11, Chapter 21, NYC Administrative Code)

TYPE OR PRINT LEGIBLY

If the transfer involves more than one grantor or grantee or a partnership, the names, addresses and Social Security Numbers or Employer Identification Numbers of all grantors or grantees and general partners must be provided on Schedule 3, page 3.

R

GRANTOR ▼

Name

Grantor is a(n): (check one) ☐ individual ☐ partnership (must complete Schedule 3) ☐ corporation ☐ other _____ | Telephone Number

Permanent mailing address after transfer (number and street)

City and State | Zip Code

EMPLOYER IDENTIFICATION NUMBER ___ - _____ OR SOCIAL SECURITY NUMBER ___ - ___ - _____

GRANTEE ▼

Name

Grantee is a(n): (check one) ☐ individual ☐ partnership (must complete Schedule 3) ☐ corporation ☐ other _____ | Telephone Number

Permanent mailing address after transfer (number and street)

City and State | Zip Code

EMPLOYER IDENTIFICATION NUMBER ___ - _____ OR SOCIAL SECURITY NUMBER ___ - ___ - _____

▼ DO NOT WRITE IN THIS SPACE ▼
FOR OFFICE USE ONLY

RETURN NUMBER ▲

DEED SERIAL NUMBER ▲

NYS REAL ESTATE TRANSFER TAX PAID ▲

PROPERTY LOCATION ▼

LIST EACH LOT SEPARATELY. ATTACH A RIDER IF ADDITIONAL SPACE IS REQUIRED

Address (number and street)	Apt. No.	Borough	Block	Lot	# of Floors	Square Feet	Assessed Value of Property

DATE OF TRANSFER TO GRANTEE: _____ PERCENTAGE OF INTEREST TRANSFERRED: _____ %

CONDITION OF TRANSFER ▼ See Instructions

Check (✓) all of the conditions that apply and fill out the appropriate schedules on pages 5-11 of this return. Additionally, Schedules1 and 2 **must** be completed for all transfers.

a. ☐ .....Arms length transfer
b. ☐ .....Transfer in exercise of option to purchase
c. ☐ .....Transfer from cooperative sponsor to cooperative corporation
d. ☐ .....Transfer by referee or receiver (complete Schedule A, page 5)
e. ☐ .....Transfer pursuant to marital settlement agreement or divorce decree
f. ☐ .....Deed in lieu of foreclosure (complete Schedule C, page 6)
g. ☐ .....Transfer pursuant to liquidation of an entity (complete Schedule D, page 6)
h. ☐ .....Transfer from principal to agent, dummy, strawman or conduit or vice-versa (complete Schedule E, page 7)
i. ☐ .....Transfer pursuant to trust agreement or will (attach a copy of trust agreement or will)
j. ☐ .....Gift transfer not subject to indebtedness
k. ☐ .....Gift transfer subject to indebtedness
l. ☐ .....Transfer to a business entity in exchange for an interest in the business entity (complete Schedule F, page 7)
m. ☐ .....Transfer to a governmental body
n. ☐ .....Correction deed
o. ☐ .....Transfer by or to a tax exempt organization (complete Schedule G, page 8).
p. ☐ .....Transfer of property partly within and partly without NYC
q. ☐ .....Transfer of successful bid pursuant to foreclosure
r. ☐ .....Transfer by borrower solely as security for a debt or a transfer by lender solely to return such security
s. ☐ .....Transfer wholly or partly exempt as a mere change of identity or form of ownership. Complete Schedule M, page 9)
t. ☐ .....Transfer to a REIT or to a corporation or partnership controlled by a REIT. (Complete Schedule R, pages 10 and 11)
u. ☐ .....Other transfer in connection with financing (describe): _____
v. ☐ .....Other (describe): _____

TYPE OF PROPERTY (✓)

a. ☐ ..... 1-3 family house
b. ☐ ..... Individual residential condominium unit
c. ☐ ..... Individual cooperative apartment
d. ☐ ..... Commercial condominium unit
e. ☐ ..... Commercial cooperative
f. ☐ ..... Apartment building
g. ☐ ..... Office building
h. ☐ ..... Industrial building
i. ☐ ..... Utility
j. ☐ ..... OTHER. (describe): _____

TYPE OF INTEREST (✓)

Check box at LEFT if you intend to record a document related to this transfer. Check box at RIGHT if you do not intend to record a document related to this transfer.

REC.		NON REC.
a. ☐	Fee	☐
b. ☐	Leasehold Grant	☐
c. ☐	Leasehold Assignment or Surrender	☐
d. ☐	Easement	☐
e. ☐	Development Rights	☐
f. ☐	Stock	☐
g. ☐	Partnership Interest	☐
h. ☐	OTHER. (describe): _____	☐

SCHEDULE 1 - DETAILS OF CONSIDERATION ▼

COMPLETE THIS SCHEDULE FOR ALL TRANSFERS AFTER COMPLETING THE APPROPRIATE SCHEDULES ON PAGES 5 THROUGH 11. ENTER "ZERO" ON LINE 11 IF THE TRANSFER REPORTED WAS WITHOUT CONSIDERATION.

1. Cash	1.	
2. Purchase money mortgage	2.	
3. Unpaid principal of pre-existing mortgage(s)	3.	
4. Accrued interest on pre-existing mortgage(s)	4.	
5. Accrued real estate taxes	5.	
6. Amounts of other liens on property	6.	
7. Value of shares of stock or of partnership interest received	7.	
8. Value of real or personal property received in exchange	8.	
9. Amount of Real Property Transfer Tax and/or other taxes or expenses of the grantor which are paid by the grantee	9.	
10. Other (describe): _____	10.	
11. **TOTAL CONSIDERATION** (add lines 1 through 10 - must equal amount entered on line 1 of Schedule 2) (see instructions)	11.	

See instructions for special rules relating to transfers of cooperative units, liquidations, marital settlements and transfers of property to a business entity in return for an interest in the entity.

SCHEDULE 2 - COMPUTATION OF TAX ▼

A. **Payment**	Pay amount shown on line 14 - *See Instructions*	Payment Enclosed $0.00

1	Total Consideration (from line 11, above)	1.	$0 00
2.	Excludable liens (see instructions)	2.	
3.	Consideration (Line 1 less line 2)	3.	$0 00
4.	Tax Rate (see instructions)	4.	%
5.	Percentage change in beneficial ownership *(see instructions)*	5.	100 %
6.	Taxable consideration (multiply line 3 by line 5)	6.	$0 00
7.	Tax (multiply line 6 by line 4)	7.	$0 00
8.	Credit (see instructions)	8.	
9.	Tax due (line 7 less line 8) (if the result is negative, enter zero)	9.	$0 00
10.	Interest (see instructions)	10.	
11.	Penalty (see instructions)	11.	
12.	Total tax due (add lines 9, 10 and 11)	12.	$0 00
13.	Filing Fee	13.	
14.	**Total Remittance Due** (line 12 plus line 13)	14.	$0 00

SCHEDULE 3 - TRANSFERS INVOLVING MULTIPLE GRANTORS AND/OR GRANTEES OR A PARTNERSHIP ▼

NOTE If additional space is needed, attach copies of this schedule or an addendum listing all of the information required below.

GRANTOR(S)/PARTNER(S)

NAME

PERMANENT MAILING ADDRESS AFTER TRANSFER

CITY AND STATE | ZIP CODE

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER

NAME

PERMANENT MAILING ADDRESS AFTER TRANSFER

CITY AND STATE | ZIP CODE

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER

NAME

PERMANENT MAILING ADDRESS AFTER TRANSFER

CITY AND STATE | ZIP CODE

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER

NAME

PERMANENT MAILING ADDRESS AFTER TRANSFER

CITY AND STATE | ZIP CODE

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER

GRANTEE(S)/PARTNER(S)

NAME

PERMANENT MAILING ADDRESS AFTER TRANSFER

CITY AND STATE | ZIP CODE

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER

NAME

PERMANENT MAILING ADDRESS AFTER TRANSFER

CITY AND STATE | ZIP CODE

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER

NAME

PERMANENT MAILING ADDRESS AFTER TRANSFER

CITY AND STATE | ZIP CODE

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER

NAME

PERMANENT MAILING ADDRESS AFTER TRANSFER

CITY AND STATE | ZIP CODE

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER

GRANTOR'S ATTORNEY ▼

Name of Attorney			Telephone Number ( )
Address (number and street)		City and State	Zip Code
EMPLOYER IDENTIFICATION NUMBER	-	OR SOCIAL SECURITY NUMBER	- -

GRANTEE'S ATTORNEY ▼

Name of Attorney			Telephone Number ( )
Address (number and street)		City and State	Zip Code
EMPLOYER IDENTIFICATION NUMBER	-	OR SOCIAL SECURITY NUMBER	- -

CERTIFICATION ▼

I swear or affirm that this return, including any accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of my knowledge, a true and complete return made in good faith, pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

GRANTOR

Sworn to and subscribed to

before me on this _____ day

of _____, _____.

Signature of Notary

Notary's stamp or seal

EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

Name of Grantor

Signature of Grantor

GRANTEE

Sworn to and subscribed to

before me on this _____ day

of _____, _____.

Signature of Notary

Notary's stamp or seal

EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

Name of Grantee

Signature of Grantee

GRANTEE: To ensure that your property and water/sewer tax bills are sent to the proper address you must complete the Registration forms included in this packet. Owner's Registration Cards can also be obtained by calling the Department of Finance at (718) 935-9500.

SCHEDULE A - TRANSFER BY REFEREE OR RECEIVER ▼

NOTE The consideration for a transfer by a referee or receiver under foreclosure or execution is the amount bid for the property or economic interest therein and the costs paid by the purchaser, plus the amount of any pre-existing mortgages, liens or other encumbrances remaining on the property after the transfer, whether or not the underlying indebtedness is assumed.

1. Was this transfer the result of a court ordered sale pursuant to foreclosure or execution? (✓) ..... ☐ YES ☐ NO
If "YES," complete lines 2a through 2f below. If "NO," complete line 3 below.

2a. Status of grantee: (✓)
☐ Nominee of plaintiff ☐ Plaintiff in foreclosure action ☐ Assignee of plaintiff ☐ Transferee of successful bidder
☐ Other (describe): _____

2b. Priority of mortgage foreclosed upon: ➡ ☐ first ☐ second ☐ third or other

2c. Amount of foreclosure judgment .....2c. $ _____

2d. Price bid by grantee (enter here and on Schedule 1. See instructions) .....2d.		
2e. Costs paid by grantee (enter here and on line 10, Schedule 1) .....2e.		
2f. Amount of remaining mortgages, liens or other encumbrances (enter here and on Schedule 1. See instructions) .....2f.		

3. If the answer to line 1 above is "NO", state the reason for this transfer:

SCHEDULE B - TRANSFER OF SHARES OF STOCK IN A COOPERATIVE HOUSING CORPORATION ▼

A. Name and address of cooperative housing corporation: _____

_____ Zip Code: _____

B. 1) Is this an initial transfer of shares from either a cooperative housing corporation or a sponsor? (✓) ..... ☐ YES ☐ NO

2) If "YES," enter the date the NYC Real Property Transfer Tax was paid on the transfer of land and/or building to the cooperative housing corporation ..... MONTH DAY YEAR

If this initial transfer is more than 2 years from the above date, enter the date the first of these initial transfers was made ..... MONTH DAY YEAR

C. Is this a transfer of an individual unit in a housing company organized and operating pursuant to the provisions of articles two, four, five, or eleven of the Private Housing Finance Law? (✓) ..... ☐ YES ☐ NO

If "YES," you are not subject to the Real Property Transfer Tax. However, you must file a return.

NOTE If you answered "YES," to question B above, you may be entitled to a credit. Complete lines 1 through 4 below.
If you answered "NO," to question B above, you are not entitled to a credit.

CREDIT CALCULATION

1. Enter the amount of NYC Real Property Transfer Tax paid on conveyance of underlying real property to cooperative housing corporation .....1.	
2. Enter the number of shares transferred in this transaction .....2.	
3. Enter the total number of outstanding shares of the cooperative housing corporation including any shares held by the corporation .....3.	
4. Amount of credit (divide line 2 by line 3 and multiply the result by line 1. Enter here and on line 8, Schedule 2) .....4.	

SCHEDULE C - TRANSFER IN LIEU OF FORECLOSURE ▼

NOTE A conveyance by a defaulting mortgagor to the mortgagee (or to a nominee or assignee of the mortgagee) in consideration of the cancellation of the mortgage debt is taxable. The consideration is the amount of the outstanding mortgage debt and unpaid accrued interest, plus the amount of any other mortgages, liens or encumbrances remaining on the property or economic interest or the underlying real property after the transfer, whether or not the underlying indebtedness is assumed and irrespective of whether the cancellation of the mortgage was recorded.

1. Status of grantee: (✓)
   ☐ Mortgagee ☐ Nominee of mortgagee ☐ Assignee of mortgagee
   ☐ Other (describe):_____

2. Priority of mortgage in default: ☐ first ☐ second ☐ third or other

3. Amount of debt owed by grantor to mortgagee at time of transfer:
   a. Outstanding principal (enter here and on line 3 of Schedule 1) .....3a.
   b. Accrued interest (enter here and on line 4 of Schedule 1) .....3b.

4. Amount of mortgages, liens or other encumbrances remaining on the real property or economic interest therein after the transfer (enter here and on Schedule 1. See instructions).....4.

SCHEDULE D - TRANSFER PURSUANT TO PARTIAL OR COMPLETE LIQUIDATION OF CORPORATION, PARTNERSHIP OR OTHER ENTITY ▼

SEE INSTRUCTIONS AND SCHEDULE M.

NOTE A distribution of real property or an economic interest therein within 12 months of liquidation of the distributing entity is presumed to be a distribution in liquidation. *Attach a balance sheet reflecting the grantor's assets and liabilities at the time of the liquidation.*

COMPUTATION OF TAX BASE

1. Fair market value of real property or economic interest therein at the time of liquidation .....1.
2. Amount of mortgages or other liens or encumbrances on real property or economic interest therein ..2.
3. Tax base: Compare line 1 and line 2, enter the greater of the two here and on line11, Schedule 1 .....3.

IF, PURSUANT TO THE INSTRUCTIONS, YOU ARE FILING MORE THAN ONE SCHEDULE D, IDENTIFY THE PROPERTY THAT THIS SCHEDULE D REFERS TO.

BOROUGH	BLOCK	LOT	ADDRESS	FAIR MARKET VALUE

SCHEDULE E - TRANSFER BY OR TO AN AGENT, DUMMY, STRAWMAN OR CONDUIT

NOTE A transfer from an agent, dummy, strawman or conduit to a principal or from a principal to an agent, dummy, strawman or conduit is exempt from the Real Property Transfer Tax. Complete questions 1 through 8 below to establish the claim of exemption.

1. Name and address of party from whom the property or economic interest was acquired by grantor: _____
2. Date of acquisition: ____ ____ ____
3. Is this conveyance either a transfer from an agent to a principal or from a principal to an agent? (✓) ..... ☐ YES ☐ NO
   If "YES," attach a copy of agency agreement or affidavit of explanation.
4. Amount of Real Property Transfer Tax paid upon acquisition by grantor ..... ____ ____
5. Is this transfer part of a transfer to and from a corporation for the sole purpose of acquiring mortgage financing? (✓) ..... ☐ YES ☐ NO
6. Is this transfer to a dummy, strawman, or conduit from a principal or vice versa? (✓) ..... ☐ YES ☐ NO
7. If this is a transfer to an agent, dummy, strawman, or conduit, is the grantee actively engaged in a business? (✓) ..... ☐ YES ☐ NO
8. If the answers to questions 3, 5, 6 and 7 above are all "NO," describe the relationship of the grantor and the grantee and the purpose of the transfer:

_____

SCHEDULE F - TRANSFER TO BUSINESS ENTITY IN RETURN FOR AN INTEREST IN THE BUSINESS ENTITY

SEE SCHEDULE M AND INSTRUCTIONS.

NOTE A transfer of property or an economic interest therein to a corporation in exchange for shares of its capital stock may be taxable, even where there is no simultaneous exchange of shares of stock for the real property or economic interest therein, if the transfer is part of a plan to form a corporation for the purpose of holding the property or economic interest therein. A transfer to a partnership as a contribution of partnership assets may be similarly taxable.

1. Relationship of grantee to grantor(s) immediately after the transfer: (✓)

   ☐ Corporation wholly owned by grantor(s)
   ☐ Partnership consisting wholly of grantor(s)
   ☐ Corporation owned by grantor(s) and other(s)
   ☐ Partnership consisting of grantor(s) and other(s)
   ☐ Other (describe): _____

2. If this transfer has more than one grantor, state the percentage of interest transferred by each grantor. (If the grantor is a partnership or limited partnership, state the percentage of interest transferred by each individual partner or limited partner.)

Name	Percentage of interest
	%
	%
	%

3. Date of formation of grantee business ..... 3. ____ ____ ____
4. Fair market value of the real property or economic interest therein at time of transfer ..... 4. ____ ____
5. Basis used for depreciation of the real property on federal tax return by the grantor before this transfer ..... 5. ____ ____
6. Basis to be used for depreciation of the real property on federal tax return by the grantee after this transfer ..... 6. ____ ____
7. Amount of mortgages, liens or encumbrances on the real property transferred ..... 7. ____ ____
8. Other consideration received from the business entity (attach schedule) ..... 8. ____ ____
9. Value of shares of stock or partnership interest received in exchange for the real property or interest therein (line 4 less the sum of lines 7 and 8) (enter here and on line 7, Schedule 1) ..... 9. ____ ____

SCHEDULE G - TRANSFER BY OR TO A TAX EXEMPT ORGANIZATION

NONPROFIT ORGANIZATIONS PLEASE REFER TO THE INSTRUCTIONS "EXEMPTIONS FROM THE TRANSFER TAX"

NOTE A transfer by or to an eligible tax exempt organization is exempt from the Real Property Transfer Tax. To be eligible, an organization must be operated exclusively for religious, charitable or educational purposes and must provide proof of the organization's tax exempt status. If claiming tax exempt status, please answer questions 1 and 2. Additionally, the organization must provide copies of any letters granting an IRS or New York State sales tax exemption or New York City exemption and ATTACH AN AFFIDAVIT stating whether such an exemption remains in effect.

1. Is the grantor or grantee an organization exempt from taxation pursuant to IRS Code Section 501(c)(3)? (✓) ..... ☐ YES ☐ NO
   If "YES", attach a copy of of the letter from the U. S. Treasury Department granting the exemption.
2. Has the grantor or grantee received an exemption from sales tax from the NYS Department of Taxation and Finance? (✓)... ☐ YES ☐ NO
   If "YES", attach a copy of the letter from the NYS Department of Taxation and Finance granting the exemption.

SCHEDULE H - TRANSFER OF CONTROLLING ECONOMIC INTEREST

A. Name, address and Employer Identification Number (EIN) of entity with respect to which a controlling economic interest has been transferred:

Name :

Address: Zip Code:

EIN ☐☐ - ☐☐☐☐☐☐☐

NOTE If the real property that is the subject of this transfer is owned by an entity other than the entity listed above, check (✓) the box and attach a schedule listing the name, address and Employer Identification Number of the entity. ☐

B. Total percentage of economic interest transferred in this transaction	B.	%
C. Total percentage of economic interest transferred by this grantor(s) or others in related transfers or pursuant to plan (including this transaction)	C.	%
D. Total percentage of economic interest transferred by this grantor(s) or others within the preceding three years (including this transaction)	D.	%
E. Total percentage of economic interest acquired by this grantee(s) or others in related transfers or pursuant to plan (including this transaction)	E.	%
F. Total percentage of economic interest acquired by this grantee(s) or others within the preceding three years (including this transaction)	F.	%

NOTE If any of the above percentages is 50% or more, complete lines 1 and 2 below and Schedules 1 and 2. Attach a rider explaining apportionment of consideration.

COMPUTATION OF CONSIDERATION

1. Total consideration for this transfer	1.		
2. Amount apportioned to item of NYC real property or interest therein (see instructions)	2.		

SCHEDULE M - MERE CHANGE OF FORM TRANSFERS ▼

For transfers occurring on or after June 9, 1994, a transfer that represents a mere change in identity or form of ownership or organization is not taxable to the extent the beneficial ownership of the real property or economic interest therein remains the same. *(See instructions)* ATTACH COPIES OF ALL RELEVANT DOCUMENTS.

- For each person or entity who, prior to the transaction being reported on this Schedule M, owned a beneficial interest in the property or economic interest therein transferred, report above the percentage of beneficial interest in that real property or economic interest therein owned by that owner before and after the transfer, and describe the relationship of each beneficial owner to the grantor and grantee. Attach additional pages, if necessary.
- If, for any owner, the amount reported in column D is less than the amount reported in column E, enter zero in column F.

A	B (attach rider if necessary)	C	D	E	F
1. NAME OF BENEFICIAL OWNER	RELATIONSHIP TO GRANTOR	RELATIONSHIP TO GRANTEE	PERCENTAGE INTEREST BEFORE	PERCENTAGE INTEREST AFTER	CHANGE D minus E
			%	%	
2. TOTAL CHANGE (total of column F) Enter here and on Schedule 2, line 5.					

SCHEDULE R - REAL ESTATE INVESTMENT TRUST TRANSFERS ▼

Real Estate Investment Trust Transfers ("REIT Transfers") are taxed at one-half of the otherwise applicable rate. (NYC Administrative Code Section 11-2102(e)) **Attach a copy of the prospectus to Form NYC-RPT and write "REIT Transfer" on the top of the first page of Form NYC-RPT.** If you are filing Form NYC-RPT reporting a REIT Transfer that qualifies as a mere change in identity or form of ownership or organization, you must also complete Schedule M.

General Information

REIT TRANSFER

A REIT Transfer is any deed or other instrument or transaction conveying or transferring real property or an economic interest in real property to a Real Estate Investment Trust as defined in Section 856 of the Internal Revenue Code (a 'REIT"), or to a partnership or corporation in which a REIT owns a controlling interest immediately following the transaction and any issuance or transfer of an interest in a REIT or in such a partnership or corporation in connection with such a transaction, provided either:

1. the transaction occurs on or after June 9, 1994 in connection with the initial formation of the REIT and conditions 1(a), 2 and 3 below are met, or
2. the transaction occurs on or after July 13, 1996 and before September 1, 2002 (or after August 30, 2002 if the transfer is made pursuant to a binding written contract entered into before September 1, 2002, with a REIT or a partnership or corporation in which the REIT owns a controlling interest, and the date of execution of that contract is confirmed by independent evidence satisfactory to the Department), and conditions 1 (b) and 2 below are met.

For a definition of "controlling interest", see General Information for Form NYC-RPT, "Imposition of Tax."

CONDITIONS

1 a. The value of the ownership interests in the REIT or in the partnership or corporation controlled by the REIT received by the grantor as consideration for the transaction must be equal to 40 percent or more of the excess of the value of the total consideration received over the amount of mortgages and other liens and encumbrances on the property or on the grantor's economic interest in the property, other than mortgages and other liens and encumbrances created in contemplation of the formation of the REIT.

b. This condition is the same as Condition 1(a), except that the value of the ownership interests received as consideration must be equal to at least 50 percent rather than 40 percent of the excess of the total consideration received over mortgages and other liens and encumbrances on the property or economic interest transferred excluding mortgages and other liens or encumbrances created in contemplation of the transaction reported on this Schedule R.

Use the worksheet on the following page of this Schedule to make this determination.

2. The interests in the REIT or in the partnership or corporation controlled by the REIT may not be transferred by the grantor or owners of the grantor within two years following the date of the transaction other than transfers within the two-year period resulting from the death of an individual grantor or owner of a grantor.
3. At least 75 percent of the cash proceeds of the initial public offering of REIT shares must be used for the following:
   a. payments on loans secured by an interest in the real property or an economic interest therein owned directly or indirectly by the REIT, or payments into reserves therefor;
   b. capital improvements to real property owned directly or indirectly by the REIT, or payments into reserves therefor;
   c. brokerage fees and commissions, professional fees and payments to or on behalf of a tenant as an inducement to enter into a lease or sublease of real property owned directly or indirectly by the REIT, or payments into reserves therefor; or
   d. payments to acquire real property or an economic interest therein other than an acquisition that would qualify as a REIT Transfer without regard to this condition 3.

If condition 2 or 3, where applicable, ceases to be met after this Schedule R is filed, an amended Form NYC-RPT must be filed and any additional tax due must be paid.

WORKSHEET FOR CONDITIONS 1(a) and 1(b)

1. *Add* lines 1, 2, 7, 8, 9 and 10 from Form NYC-RPT, Schedule 1 and enter total here ..... 1. $ _____

2a. *Enter* total number of REIT shares received ..... a. _____

b. *Enter* maximum number of REIT shares into which ownership interests may be converted ..... b. _____

c. *Add* lines a and b ..... c. _____

d. *Enter* offering price per share of REIT shares on the date of the transaction reported ..... d. _____

e. *Multiply* line 2c by line 2d ..... e. _____

f. *Enter* value of ownership interests received not convertible into REIT shares ..... f. _____

g. *Add* lines e and f ..... 2g. _____

3. *Multiply* line 1 by .40 for condition 1(a) or .50 for condition 1(b) ..... 3. _____

- If line 3 is greater than line 2g, the transaction does not qualify as a REIT transfer. DO NOT FILE THIS SCHEDULE. You must file Form NYC-RPT and compute your tax due on Schedule 2.
- If line 3 is less than or equal to line 2g, the transaction will qualify as a REIT Transfer, provided the other conditions are met. You should complete Form NYC-RPT substituting on line 4 of Schedule 2:
  - ***.5%*** instead of 1%;
  - ***.7125%*** instead of 1.425%;
  - ***1.3125%*** instead of 2.625%

SEE INSTRUCTIONS TO DETERMINE WHICH TAX RATE APPLIES

Instructions for Completing Worksheet

LINE 1

Where the value of the underlying property transferred or interest therein is used in determining the consideration for a REIT Transfer, you may, but are not required to, report as the value of the real property or interest therein (Form NYC-RPT, Schedule 1, line 7), the estimated market value as determined by the Department of Finance as reflected on the most recent Notice of Assessment issued by the Department. *(See Statements of Audit Procedure 93-2-GCT/RPTT, 3/1/93 and 95-1-GCT/RPTT, 7/28/95)* Add to the amount reported on line 1 the amount of any mortgages and other liens and encumbrances created in contemplation of the formation of the REIT in the case of condition 1(a) or in contemplation of the transaction reported on this Schedule R in the case of condition 1(b).

LINE 2

If the grantor received REIT shares as consideration for the transfer, enter on line 2a the number of REIT shares received. If the grantor received interests in a partnership or corporation controlled by the REIT that may be converted into REIT shares, enter on line 2b the maximum number of REIT shares into which such interests may be converted and attach an explanation of the terms of the conversion. If the grantor received interests that may be converted into REIT shares but you believe that the offering price for the REIT shares into which such interests may be converted is not a proper measurement of the value of the interests received, do not complete line 2b. Instead, attach an explanation of the terms of the conversion and enter on line 2f the fair market value of the interests received. If the grantor received interests in a partnership or corporation controlled by the REIT that cannot be converted into REIT shares at any time, enter on line 2f the fair market value of the interests received. If you enter an amount on line 2f, attach an explanation of the method used for determining the value of the interests received.

CERTIFICATION

I swear or affirm under penalties of perjury that the grantor has no present intention to transfer or convey the REIT shares or interests in a partnership or corporation controlled by the REIT received by the grantor as consideration in the transaction reported on this Schedule R within two years of the date of the transfer, other than a distribution of such shares or interests to the partners or shareholders of the grantor, and that, to the best of my knowledge, condition 3 above regarding the use of the cash proceeds of the REIT offering will be satisfied, if applicable. I further swear or affirm that I will file an amended Form NYC-RPT and pay any additional tax due if any such transfer or conveyance occurs within such two-year period or if condition 3 above, if applicable, ceases to be met.

GRANTOR

Sworn to and subscribed to before me on this _____ day of _____, _____

_____
Signature of Notary

Notary's stamp or seal

_____
Name of Grantor

_____
Signature of Grantor

GRANTEE

Sworn to and subscribed to before me on this _____ day of _____, _____

_____
Signature of Notary

Notary's stamp or seal

_____
Name of Grantee

_____
Signature of Grantee

Instructions for Form NYC-RPT

Real Property Transfer Tax Return

FINANCE NEW • YORK
THE CITY OF NEW YORK DEPARTMENT OF FINANCE

IMPORTANT

1. **Always submit pages 1-4 of the return. Attach Schedules A through H, Schedule M and Schedule R as required.**
2. **Where the consideration is $400,000 or more, a copy of the Contract of Sale or closing statement must be attached to the return.**
3. **Please file your return at the correct office. See FILING OF RETURN on pages 16 and 17.**

IMPOSITION OF TAX

The tax is imposed on conveyances of real property or interests therein, on certain grants, assignments or surrenders of leasehold interests, on transfers of controlling economic interests in real property and on all transfers of shares of stock in a cooperative housing corporation or an entity formed for the purpose of cooperative ownership of real property when the consideration as entered on Schedule 2, line 3 exceeds $25,000.

An ***economic interest*** in real property means:

a) the ownership of shares of stock in a corporation which owns or leases real property;

b) the ownership of an interest or interests in a partnership, association, or other unincorporated entity which owns or leases real property; and

c) the ownership of a beneficial interest or interests in a trust which owns or leases real property.

A ***controlling interest*** in the case of a *corporation* means:

- 50% or more of the total combined voting power of all classes of stock of the corporation; or
- 50% or more of the total fair market value of all classes of stock of the corporation.

A ***controlling interest*** in the case of a ***partnership, association, trust or other unincorporated entity*** means:

- 50% or more of the capital, profits or beneficial interest in the partnership, association, trust or other unincorporated entity.

PROPERTY LOCATION

Enter the location of the property that is transferred or the location of the property in which an economic interest is transferred. If the transfer involves more than one property, list the properties separately. Attach additional sheets if necessary.

CONDITION OF TRANSFER

e. Attach a copy of marital settlement agreement or divorce decree.

g. Check here if the transfer was pursuant to a partial or complete liquidation of a corporation, partnership or other entity. See instructions for Schedule D.

k. A gift of real property (or an interest therein) that is subject to indebtedness may be subject to tax because the indebtedness is deemed to be consideration for the transfer. However, see instructions for Schedule 2, line 2, transfers of interests in residential property on or after August 28, 1997.

o. Nonprofit organizations should see instructions, page **17** for information on exemption from Real Estate Tax and related charges.

TYPE OF PROPERTY

Check the type of property that is transferred or in which an interest is transferred.

TYPE OF INTEREST

For any transfer where you intend to record a deed or other document you should check the relevant box at the left and file your return pursuant to the instructions on pages **16** and **17** of this booklet.

If you are not recording a deed or other document in connection with this transaction, check the box at the right and file your return with the New York City Department of Finance, Non-Recorded RPTT Return Processing, 59 Maiden Lane, 18th Floor, New York, NY 10038, pursuant to the instructions on pages **16** and **17** of this booklet.

If this is a transfer of stock in a cooperative housing corporation, complete Schedule B. If this is a transfer of stock or of partnership interests or other controlling economic interest in real property, complete Schedule H.

SCHEDULE 1
DETAILS OF CONSIDERATION

Cooperatives. In the case of a transfer of an individual residential cooperative unit (other than the original transfer of the unit by the cooperative corporation or cooperative plan sponsor) the consideration does not include any portion of the mortgage on the underlying real property. In the case of an original transfer of any cooperative unit, or of a subsequent transfer of a cooperative unit other than an individual residential unit, a proportionate share of any preexisting mortgage(s) on the underlying real property must be included in the consideration. An individual unit that is used for residential purposes by the occupant shall be presumed to be residential unless such residential use is *de minimis*.

Liquidations. In the case of a liquidation of a corporation, partnership, or other entity, if the fair market value of the property or interest therein distributed exceeds the consideration received, such fair market value is the measure of the tax. Enter the amount from Schedule D, line 3 on Schedule 1, line 11.

Marital Transfers. The total consideration for a transfer pursuant to a marital settlement or divorce decree includes the value of any marital rights exchanged for the property or economic interest therein plus any consideration paid by the grantee for the transfer. The value of such marital rights should be listed on line 10 of this schedule. The total consideration is presumed to equal the fair market value of the portion of the property or interest therein that is

transferred. Attach a rider explaining how you determined the total consideration.

Transfers to Business Entities. In the case of a transfer of property or interest therein to a business entity in exchange for an interest in the entity, the value of such interest in the entity is equal to the fair market value of the property or interest therein less the amount of mortgages, liens or encumbrances thereon. (See Schedules F and M)

SCHEDULE 2 COMPUTATION OF TAX

PAYMENT -
If the real property is located in Staten Island (Richmond County), make check or money order payable to: **Richmond County Clerk.**

For real property not located in Staten Island, make check or money order payable to: **NYC Department of Finance.**

LINE 1 - TOTAL CONSIDERATION
Enter the amount from line 11, Schedule 1, page 2.

LINE 2 - EXCLUDIBLE LIENS-TRANSFERS INVOLVING CERTAIN RESIDENTIAL PROPERTY OR INTEREST THEREIN
With certain exceptions, the amount of mortgages, liens or encumbrances is excluded from consideration for the transfer on or after August 28, 1997 of a one-, two-, or three-family house, an individual residential cooperative apartment or individual residential condominium unit, or economic interest in such property if the mortgage, lien or encumbrance existed before the date of the transfer and remains on the property or interest after the date of the transfer. This provision does not apply to any mortgage, lien or encumbrance placed on the property or interest in connection with, or in anticipation of, the transfer, or by reason of deferred payments of the purchase price. This exclusion also does not apply to a transfer to a mortgagee, lienor or encumbrancer of the property or interest, or to a qualifying real estate investment trust transfer.

Recently adopted rules govern the application of the exclusion. Under the rules, an existing mortgage will be excluded in all transfers pursuant to gifts or divorce. In any other transfer, an examination time period beginning six months prior to, and ending three months after, the transfer is established. Mortgages placed on the property or discharged outside that time period will be excluded unless there is documentary evidence that the mortgage was placed or discharged in connection with the transfer. Mortgages placed or discharged within the examination period will be excluded unless the facts and circumstances indicate that the mortgage was placed or discharged in connection with the transfer. Mortgages that are modified will be excluded in all cases except where the modifications occur within the examination period AND result in a change in the identity of the lender PLUS a change of at least ten percent in either the interest rate or term of the mortgage loan. See Title 19 of the Rules of the City of NY §23-03(k) for more information.

Enter on line 2 of Schedule 2 the amount of any mortgage, lien or encumbrance included in the amount entered on line 3 of Schedule 1 that is eligible for the exclusion described above.

NOTE: You may not enter any amount on line 2 if you have not checked box a, b or c under "Type of Property" on page 2 of Form NYC-RPT or you HAVE checked box d, f, q or t under "Condition of Transfer".

LINE 4 - TAX RATE
Insert the appropriate tax rate based on the consideration on line 3. Note: the tax rate is determined after certain liens are excluded but before taking into account the mere change of form exemption. Tax rates depend on the kind of real property that is transferred or is held by the entity whose stock or partnership interest is the subject of this transfer.

Effective for transfers on or after August 1, 1989, the tax rates are as follows:

Certain Residential Property and Interests 1% of the consideration where the consideration is $500,000 or less or 1.425% of the consideration where the consideration is greater than $500,000 in the following instances:

- conveyances where the real property transferred, or the real property in which the economic interest is transferred, is a one-, two-, or three-family house, an individual cooperative apartment, an individual residential condominium unit, or an individual dwelling unit in a dwelling which is to be occupied as the residence or home of four or more families living independently of each other; and
- grants, assignments or surrenders of leasehold interests in a one-, two-, or three-family house, or an individual dwelling unit in a dwelling which is to be occupied or is occupied as the residence or home of four or more families living independently of each other.

An individual condominium that is used for residential purposes by the occupant shall be presumed to be residential, unless such residential use is *de minimis. (For illustrations, see RCNY Section 23-03(b)(9) and (10).)*

Other Transfers

- For all transfers involving property or interests in property other than the residential property specified above, the rate is 1.425% of the consideration where the consideration is $500,000 or less or 2.625% of the consideration where the consideration is greater than $500,000.

LINE 5
If you qualify for the "*Mere Change In Form Exemption*", enter the percentage from Schedule M, line 2, Column f. If you do not qualify for the Mere Change In Form Exemption, enter 100%.

LINE 7 - TAX
Attach additional schedules 1 and 2 if varying tax rates apply.

LINE 8 - CREDIT
a. **Liquidations -** If a purchaser acquires a controlling economic interest in a corporation, partnership, association, trust or other entity owning real

property in a transaction subject to the Real Property Transfer Tax and within 24 months of such acquisition the entity owning the real property or interest therein is liquidated and the real property or interest therein is conveyed to the purchaser of the controlling economic interest, a credit is available against the transfer tax due on the liquidation in the amount of the transfer tax paid with respect to the original acquisition of the controlling economic interest. In no event shall this credit be greater than the tax payable upon the conveyance in liquidation.

b. **Original Co-op Transfer** - In the case of the original transfer of cooperative housing corporation stock by a cooperative corporation or cooperative plan sponsor in connection with the grant or transfer of a proprietary leasehold, a credit is allowed for a proportionate part of the amount of any tax paid upon the conveyance to the cooperative housing corporation of the land and building or buildings comprising the cooperative dwelling or dwellings. This credit applies only for original transfers of stock by the cooperative housing corporation or cooperative plan sponsor. It does not apply to taxable resales of cooperative housing corporation stock.

No credit is allowed for any tax paid more than 24 months prior to the date on which occurs the first in a series of transfers of shares of stock in the initial offering of cooperative housing corporation shares.

Attach a detailed schedule to support the credit claimed on this line.

LINE 10 - INTEREST

If the tax is not paid on or before the due date (determined without regard to any extension of time), interest must be paid on the amount of the underpayment from the due date to the date paid. For information as to the applicable rate of interest call *(718) 935-6000.*

LINE 11 - PENALTIES

a) If you fail to file a return when due, add to the tax 5% for each month or partial month the form is late up to 25%, unless the failure is due to reasonable cause.

b) If you fail to pay the tax shown on the return by the prescribed filing date, add to the tax (less any payments made) 1/2% for each month or partial month the payment is late up to 25%, unless the failure is due to reasonable cause.

c) The total of the additional charges in a) and b) may not exceed 5% for any one month.

LINE 13 - FILING FEE

Pursuant to Subdivision 3 of Section 333 of the NYS Real Property Law, all RPT forms filed on or after June 1, 2003 must be accompanied by a $50.00 fee. No form will be accepted without the fee.

SCHEDULE 3

If this transaction includes more than one grantor or grantee, complete this schedule and provide the requested information for all such grantors or grantees that are not listed on page 1 of this form. For any grantee and grantor that is a partnership, provide the requested information for each general partner. If this transaction includes more than one grantee or grantor and any of them is a partnership, attach a separate schedule 3 for each grantee or grantor providing the information for each general partner.

SCHEDULE A

Line 2d

If bid price is paid in cash, enter here and on Schedule 1, line 1. If other than cash, enter here and on the appropriate line on Schedule 1.

Line 2f

Enter remaining mortgages, liens or encumbrances here and on Schedule 1, line 3, 4, 5, 6 or 10 as appropriate.

SCHEDULE C

Line 4

Enter remaining mortgages, liens or encumbrances here and on Schedule 1, line 3, 4, 5, 6 or 10 as appropriate.

SCHEDULE D

In a liquidation, the measure of the tax is the greater of fair market value or consideration. The greater of fair market value or consideration, and the applicable rate of tax are determined separately for each parcel of real property or economic interest in a parcel of real property that is distributed in a liquidation. If this transaction involves the distribution in liquidation of more than one such parcel or economic interest, complete a separate Schedule D for each such property or interest. Attach additional schedules 1 and 2 as necessary. (See §23-03 (g) of the rules of the City of New York for examples of calculation of the tax base in liquidations.)

SCHEDULE F

Line 8

If you received other property in exchange for the real property or interest therein that was transferred to the business entity, enter the value of the other property here. If assets other than real property or interests therein were transferred to the business entity in connection with this transaction, the consideration received must be apportioned among the assets transferred. Attach schedule.

SCHEDULE H

If the entity named in A owns assets in addition to real property or interests therein you should make a good faith apportionment of the consideration, based on the relative fair market value of the real estate or interests therein and the other assets. See Administrative Code §11-2102 (d) and §23-02 of the rules of the City of New York, Definition of Consideration, Paragraph 3. Apportioned consideration should be entered on Schedule 1 on appropriate lines.

If the entity named in A owns more than one parcel of real property or economic interest therein, the consideration and the applicable rate of tax is determined separately for each parcel of property or economic interest. Attach separate Schedules H, 1 and 2, as necessary.

If any of the percentages in B, C, D, E or F is 50 percent or more, a return must be filed and tax paid with respect to any

DOCUMENT NUMBER 4

UNIT OWNER'S POWER OF ATTORNEY

Law Office of Hershy Itzkowitz, P.C.
1154 60th Street
Brooklyn, New York 11219

UNIT OWNER'S POWER OF ATTORNEY

THE 1528 45th STREET CONDOMINIUM

Any terms used in this Unit Owner's Power of Attorney that are used (a) in the Declaration establishing a plan for condominium ownership of the premises known as THE 1532 45th STREET CONDOMINIUM and by the street number 1532 45th Street, Brooklyn, New York, under Article 9-B of the Real Property Law of the State of New York, dated , and recorded in the New York County office of the Register in The City of New York (hereinafter referred to as "Declaration"), or (b) in the By-Laws of THE 1532 45th STREET CONDOMINIUM (hereinafter referred to as the "By-Laws") attached to, and recorded together with, the Declaration, shall have the same meanings in this Unit Owner's Power of Attorney as in the Declaration or the By-Laws.

The undersigned, , the owner of the Condominium Unit (hereinafter referred to as the "Undersigned's Unit") known as Unit No. _____ in THE 1532 45th STEET CONDOMINIUM, said Unit being designated as Tax Lot _____ in Block 5433 of Section ___ of the Borough of Brooklyn on the Tax Map of the Real Property Assessment Department of The City of New York and on the Floor Plans, do hereby irrevocably nominate, constitute and appoint the persons who may from time to time constitute the Condominium Board, true and lawful attorneys-in-fact for the undersigned, coupled with any interest, with power of substitution, in their own names, as members of the Condominium Board or in the name of their designee (corporate or otherwise), on behalf of all Unit Owners, in accordance with the Unit Owner's respective Common Interests, subject to the provisions of the By-Laws then in effect, (1)(a) to acquire or lease any Unit, together with its Appurtenant Interests, from any Unit Owner desiring to sell, convey, transfer, assign or lease the same, (b) to acquire any Unit, together with its Appurtenant Interests, whose owner elects surrender the same pursuant to the terms of paragraph (C) of Section 6.2 of the By-Laws, (c) to acquire any Unit, together with its Appurtenant Interests, that becomes the subject of a foreclosure or other similar sale, on such terms and (with respect to any transfer pursuant to the terms of subdivision (a) or (c) of this paragraph) at such price or at such rental, as the case may be, as said attorneys-in-fact shall deem proper, and thereafter to convey, sell, lease, mortgage, or otherwise deal with (but not vote the interest appurtenant to) any such Unit so acquired by them, or to sublease any Unit so leased by them, on such terms as said attorneys-in-fact may determine, granting to said attorneys-in-fact the power to do all things in said premises that the undersigned could do if the undersigned were personally present and (2) to execute, acknowledge and deliver (a) any declaration or other instrument affecting the Condominium that the Condominium Board deems necessary or appropriate to comply with any law, ordinance, regulation, zoning, resolution, or requirement of the Department of Buildings, the City Planning Commission, the Board of Standards and Appeals, or any other public authority, applicable to the maintenance, demolition, construction, alteration, repair or restoration of the Condominium or (b) any consent, covenant, restriction, easement, or declaration, or any amendment thereto, affecting the Condominium or the Common Elements, that the Condominium Board deems necessary or appropriate.

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

IN WITNESS WHEREOF, the undersigned have executed this Unit Owner's Power of Attorney as of the day of , 20

_____

STATE OF NEW YORK)
COUNTY OF) ss.:

On the day of in the year 20 , before me, the undersigned, a notary public in and for said state, personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) acted, executed the instrument.

_____
Notary Public

POWER OF ATTORNEY

to

CONDOMINIUM BOARD OF
THE 1532 45th STREET CONDOMINIUM

Premises:
Unit ____
1532 45th Street
Brooklyn, New York

County: Kings

Block: 5433

Lot: 19

Record and return to:

DOCUMENT NUMBER 5

CONDOMINIUM UNIT DEED

Law Office of Hershy Itzkowitz, P.C.
1154 60th Street
Brooklyn, New York 11219

CONDOMINIUM UNIT DEED

THIS INDENTURE, made the day of , 20 by
and between
with an address at
(hereinafter collectively referred to as the "Grantor"); and
with an address at
(hereinafter referred to as the "Grantee").

W I T N E S S E T H:

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

ALL OF THE PROPERTY DESCRIBED IN "SCHEDULE A"
ANNEXED HERETO, KNOWN AS CONDOMINIUM UNIT _____ IN
THE 1532 45th STREET CONDOMINIUM, 1532 45th STREET
BROOKLYN, NEW YORK
TAX BLOCK 5433, F/K/A LOT 19, N/K/A LOT _____

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

Together with, and subject to, the rights, obligations, easements, restrictions, agreements and other provisions set forth in the Declaration and the By-Laws of THE 1532 45th STREET CONDOMINIUM, as the same may be amended from time to time (hereinafter referred to as the "By-Laws"), all of which shall constitute the covenants running with the Land and shall bind any person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein;

Together with an easement for the continuance of all encroachments by the Unit on any adjoining units or Common Elements now existing as a result of construction of the Building, of which may come into existence hereafter as a result of settling or shifting of the Building, or as a result of repair or restoration of the Building or of the Unit, after damage or destruction by fire or other casualty, or any taking in condemnation or eminent domain proceeds, or by alteration or repair to the Common Elements made by or with the consent of the board of Managers, so that any such encroachment may remain as long as the units stand.

Subject also to such other liens, agreements, covenants, easements, restrictions, consents and other matters of record as pertain to the Unit, to the Land and/or to the Building (which Land and Building are hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the same unto the Grantee, and the heirs or successors and assigns of the Grantee, forever.

If any provision of the Declaration or the By-Laws is invalid under, or would cause the Declaration or the By-Laws to be insufficient to submit the Property to, the provisions of the Condominium Act, or if any provision that is necessary to cause the Declaration and the By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from the Declaration or the By-Laws, or if the Declaration and the By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of Article 17 of the Declaration shall control.

Except as otherwise specifically permitted by the Condominium Board (as such term is defined in the Declaration) or provided in the Declaration or in the By-Laws, the Unit is intended for residential use.

The Grantor covenants that the Grantor has not done or suffered anything whereby the Unit has been encumbered in any way whatever, except as set forth in the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws).

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

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

The Grantee has examined the Unit and is purchasing the same in its existing condition.

This conveyance is made in the regular course of business actually conducted by the Grantor.

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

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

GRANTOR: GRANTEE:

_____ _____

STATE OF NEW YORK)
COUNTY OF) ss.:

On the day of in the year , before me, the undersigned, a notary public in and for said state, personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) acted, executed the instrument.

_____
Notary Public

SCHEDULE A

DESCRIPTION OF THE UNIT

The Condominium Unit (hereinafter referred to as the "Unit") known as Unit No. ____ in the building (hereinafter referred to as the "Building") known as THE 1532 45th STREET CONDOMINIUM and by the street number 1528 45th Street, Borough of Brooklyn, County of Kings, City and State of New York, said Unit being designated and described as Unit No. _____ in a certain declaration dated _____ made pursuant to Article 9-B of the Real Property Law of the State of New York (hereinafter referred to as the "Condominium Act"), establishing a plan for condominium ownership of the Building and the land (hereinafter referred to as the "Property") upon which the Building is situate (which Land is more particularly described in Schedule A annexed hereto and by this reference made a part hereof), which declaration was recorded in the New York County office of the Register of The City of New York as Condominium Plan No. _____ on _____ as Document ID No._____, City Register File No. _____, together with Map No._____. This Unit is also designated as Tax Lot _____ in Block _____ of Section ____ of the Borough of Brooklyn on the Tax Map of the Real Property Assessment Department of The City of New York and on the Floor Plans of the Building, certified by , R.A., and filed with the Real Property Assessment Department of The City of New York as Condominium No. _____.

Together with an undivided _____% interest in the Common Elements (as such term is defined in the Declaration) and situated on the land described as follows:

DESCRIPTION OF THE LAND

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

CONDOMINIUM UNIT DEED

GRANTOR:

GRANTEE:

Premises:
Unit No.
1532 45th Street
Brooklyn, New York

County: Kings

Block: 5433

Lot: 19

Record and return to:

DOCUMENT NUMBER 6

DECLARATION OF CONDOMINIUM

Law Office of Hershy Itzkowitz, P.C.
1154 60th Street
Brooklyn, New York 11219

DECLARATION

Establishing a Plan for Condominium Ownership
of the Premises known as

1532 45th Street
Brooklyn, NY 11219

Pursuant to Article 9-B of the Real Property
Law of the State of New York

Name:

THE 1532 45th STREET CONDOMINIUM

Declarant:
1532 45th Street LLC
61 Harrison Avenue
Brooklyn, NY 11211

Date of Declaration:

Record & return to:

Law Office of Hershy Itzkowitz, P.C.
1154 60th Street
Brooklyn, NY 11219

The land affected by the within instrument lies in Block 5433
formerly known as Lot 19and now known as
Lots through inclusive on the
Tax Map of the Borough of Brooklyn,
City and State of New York

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BY LAWS *

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* Reproduced in full in as Exhibit D

DECLARATION

of

THE 1532 45th STREET CONDOMINIUM

Pursuant to Article 9-B of the Real
Property Law of the State of New York

1532 45th Street LLC with an address at 61 Harrison Avenue, Brooklyn NY, 11211, (the "Declarant"), hereby declares as follows:

Article 1 - Definitions

All capitalized terms used in this Declaration that are not otherwise defined in the Articles hereof shall have the meanings set forth in Exhibit C annexed hereto, unless the context in which the same are used shall otherwise require. All capitalized terms used in this Declaration that are defined in any of the Articles hereof shall have the meanings ascribed to them in such Articles, unless the context in which the same are used shall otherwise require. Each of the said capitalized terms shall be applicable to singular and to plural nouns, as well as to verbs of any tense.

Article 2 - Submission of the Property

(a) The Declarant hereby submits the land (the "Land") hereinafter described, together with the building and improvements thereon erected (the "Building") owned by the Declarant in fee simple absolute (the Land and Building being hereinafter referred to collectively as the "Property"), to the provisions of Article 9-B of the Real Property Law of the State of New York (the "Condominium Act").

(b) All unused floor area development rights that are now owned, subsequently acquired or that may become available under the New York City Zoning Resolution, shall belong to the Sponsor. It may be developed for personal use only or sold, transferred or hypothecated to any other entity for the sole purpose of being merged into a zoning lot pursuant to a zoning lot development agreement ("ZLDA") or similar agreement.

Article 3 - Description of the Land

The land is located in the Borough of Brooklyn, County of Kings, in the City and State of New York, and is designated on the Tax Map of Kings County as Block 5433 formerly known as Lot 19 and being designated herein as Lots through inclusive. See Exhibit A attached hereto for a metes and bounds description of the land.

Article 4 - Description of the Building

There is one (1) building on the site which consist of four (4) stories and roof. The building contains four (4) residential units.

Article 5 - Name of the Condominium

The Condominium shall be known as THE 1532 45th STREET CONDOMINIUM.

Article 6 - The Units

(a) Exhibit B annexed hereto sets forth the following data with respect to each Unit necessary for the proper identification thereof: (i) its designation number; (ii) its tax lot number; (iii) its approximate location in the Building; (iv) its approximate area; (v) the number of rooms contained therein; (vi) the portions of the Common Elements to which such Unit has immediate access; and (vii) the Common Interest appurtenant to such Unit. The precise location and areas of each Unit within the Building and all of the areas and installations which are included as part of the Units are shown on the Floor Plans of the Building, certified by Alexander Sheyman, P.E., intended to be filed in the Office of the City Register simultaneously with the recording of this Declaration and are made a part of this Declaration. The Floor Plans shall govern in the event of any inconsistency between the written part of the Declaration and the Floor Plans.

(b) Statement of Dimensions. Exterior dimensions are taken from the outside face of the exterior walls. Interior dimensions are taken from the inside face of the interior partitions. Areas are measured from the outside face of the exterior walls of the building and from the center line of the interior partitions, dividing units from each other and from corridors, stairs and mechanical spaces.

(c) Notwithstanding anything contained in this Article 6 to the contrary, each Unit Owner shall have the right, exercisable at any time and from time to time, to install, at such Unit Owner's sole cost and expense, such decorations, fixtures and coverings (including, without limitation, painting, finishing, wall papering, carpeting, pictures, mirrors, shelving and lighting fixtures) on the surfaces of the walls, ceilings and floors that face the interior of such Unit Owner's Unit and to a depth of one inch behind such surfaces for the purposes of installing nails, screws, bolts and the like, provided that no such installation shall impair the structural integrity of such Unit or of the Building.

Article 7 - The Common Elements

A. Common Elements. The Common Elements generally consist of the Land and those rooms, areas and corridors and other portions of the Building (other than the Units), as well as those Facilities therein, either currently or hereafter existing for the common use of the Units or of the Unit Owners or necessary for, or convenient to, the existence, maintenance, management, operation, or safety of the Property. Without intention

to limit the generality of the foregoing in any respect, and unless otherwise provided for in the Floor Plans, Common Elements include the following:

(i) The Land not specifically designated to any of the Condominium Units on the Floor Plans.

(ii) all foundations, columns, beams, supports, girders, exterior walls, interior walls, partitions, floors, roofs and ceilings in, on or under the Building, to the extent that the same are not expressly included as a part of a Unit pursuant to the terms of Article 6 hereof;

(iii) all vestibules, stairs, elevators, mechanical and electrical equipment spaces, to the extent that the same are not expressly included as a part of a Unit pursuant to the terms of Article 6 hereof;

(iv) All central and appurtenant installations and facilities for services such as power, light, telephone, gas, sewer, plumbing, drainage, hot and cold water distribution, ventilation, garbage disposal, and other mechanical and electrical systems to the extent that the same are not expressly included as a part of a Unit pursuant to the terms of Article 6 hereof, if any.

(v) All sewer and drainage pipes.

(vi) All other parts of the Property and all apparatus and installations existing in the Buildings or Premises for common use of the Unit Owners or which are, or may be necessary or convenient for the existence, maintenance or safety of the Buildings.

B. Limited Common Elements.

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

(ii) The Unit Owner's or Owners' right to make alterations, additions or improvements to the Limited Common Elements shall be subject to the provisions of Article 12 of this Declaration, which shall also govern alterations, additions, or improvements allocated to the Units.

(iii) The Limited Common Element in this Condominium are the storage rooms, balconies, yard and roof.

C. The Common Elements shall remain undivided and are not subject to partition nor are they severable from the Units except in accordance with The Condominium Act (Article 9-B of the Real Property Law), or as expressly permitted pursuant to the terms of Section 5.5 of the By-Laws.

Article 8 - Determination of Common Interests

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

Article 9 - Use of Units

(a) As more particularly set forth in the By-Laws, each Unit may be used in accordance with the use permitted by local law and zoning regulations and the Certificate of Occupancy, and not more than one family may occupy a Unit at one time. A Unit owned or leased by an individual, corporation, partnership, fiduciary, or any other entity may be occupied only by said individual, or by an officer, director, stockholder, or employee of such corporation, or by a partner or employee of such partnership, or by said fiduciary (including directors, officers, stockholders, or employees of corporate fiduciaries and partners or employees of partnership fiduciaries), or by the beneficiary of said fiduciary, or by a principal or employee of such other entity, respectively, or by Family Members or guests of any of the foregoing (and nothing contained in this sentence shall be deemed to prohibit the exclusive occupancy of any Unit by such Family Members or guests).

Article 10 - Easements for the Enjoyment of Common Elements

Subject to the terms of the By-Laws and the Rules and Regulations, Sponsor, the Unit Owners, the Selling Agent, the Managing Agent, the Condominium Board and all officers, partners, employees, agents, guests, invitees and licensees of the foregoing shall have, in common with all of the others, an easement for ingress and egress through, as well as for the use and enjoyment of, all of the Common Elements, and the Common Elements shall be subject to such easement. Notwithstanding the foregoing, however, no Person shall use or enjoy the Common Elements except in accordance with the reasonable purposes for which they are intended and without encroaching upon the rights of other Persons to do so.

Article 11 - Other Easements

(a) Subject to the terms of the By-Laws and to the Rules and Regulations, each Unit Owner shall have, in common with all other Unit Owners, an easement to use any of the Common Elements, and all pipes, wires, ducts, cables, conduits, public utility lines and all other utility distribution systems, whether or not Common Elements, located in, over, under, through, adjacent to, or upon any other Unit or the Common Elements to the extent that such Common Element and utility distribution system serves, or is necessary to the service of, his or her Unit, and each Unit and all of the Common Elements shall be subject to such easement. In addition, each Unit Owner shall have a reasonable right of access through any other Unit for the purpose of entry to any part of his Unit where there is no other means of access to such part of his Unit or Limited Common Elements allocated to his Unit. In addition, the Condominium Board shall have an easement and a right of access to each Unit and to the Common Elements to inspect the same, to remove violations therefrom and to

install, operate, maintain, repair, alter, rebuild, restore and replace any of the Common Elements located in, over, under, through, adjacent to, or upon the same, and each Unit and the Common Elements shall be subject to such easement and right of access. The easements and the rights of access granted in this paragraph shall be exercised in such a manner as will not unreasonably interfere with the use of the Units for their permitted purposes. Such entry shall be permitted only upon reasonable notice, except that no such notice shall be necessary in the event of repairs or replacements immediately necessary or required for the preservation or safety of the Building, for the safety of the occupants of the Building or other persons, or to avoid the suspension of any necessary service in the Building. Each of the units may maintain or replace its porches or balconies.

(b) The Condominium Board shall have, on behalf of all Unit Owners, the right to grant such additional electric, gas, steam, cable television, telephone, water, storm drainage, sewer and other utility easements in, or to relocate any existing utility easements to, any portion of the Property as the Condominium Board shall deem necessary or desirable for the proper operation and maintenance of the Building or any portion thereof or for the general health or welfare of the owners, tenants and occupants of the appropriate Units; provided, however, that the grant of such additional utility easements, or the relocation of existing utility easements, shall not unreasonably interfere with the use of the Units for their permitted purposes. Any utility company, as well as its officers, employees and agent, shall have the right of access to each Unit and to the Common Elements in furtherance of such easement. However, such right of access shall be exercised in such a manner as will not unreasonably interfere with the use of the Units for their permitted purposes.

(c) Each unit and the Common Elements shall have easements of subjacent support and necessity, and the same shall be subject to such easements in favor of all of the other Units and the Common Elements.

(d) If (i) any portion of the Common Elements now encroaches upon any Unit or upon any other portion of the Common Elements, (ii) any Unit now encroaches upon any other Unit or upon any portion of the Common Elements, or (iii) any such encroachment shall hereafter occur as a result of (x) the settling or shifting of the Building, (y) any repair or alteration made to the Common Elements in accordance with the terms of this Declaration and the By-Laws, by, or with the consent of, the Condominium Board, or (z) any repair or restoration made to the Building or any portion thereof, to any Unit, or to the Common Elements in accordance with the terms of this Declaration and the By-Laws after damage by fire or other casualty or after any taking by condemnation or eminent domain proceedings, then, in any such event, a valid easement shall exist for such encroachment and for the maintenance of the same for so long as the Building or the affected Unit or Common Elements shall stand.

(e) In addition, a right of access is hereby granted to the unit owners, their successors, heirs and assigns, for the purpose of gaining access to the following areas: common areas; mechanical areas of the building, including but not limited to the boiler room, storage room, meter room or any other facility to which each such unit owner has a right of use; or to any area of the property that such Unit Owner has a right to use as part of his Unit or as a Common Element. However, the right shall only be exercised in a reasonable manner.

(f) In addition to the specific easements set forth in this Article 11 and in Article 10 hereof, the Property and every portion thereof shall be subject to all easements and rights of access prescribed in the Condominium Act.

Article 12 - Alterations, Addition, Improvements and Changes to Units

(a) Units. Each Unit Owner shall have the right to:

(i) make alterations, additions, or improvements in the interior of his unit;

(ii) make alterations, additions, or improvements in the interior of to any part of the property allocated to his unit;

(iii) change the layout of his unit;

provided, however, that, with respect to any such alteration, addition, improvement or change in, to, of or upon a Unit:

(1) no physical modification shall be made to any other Unit, and the Common Interest or interior dimensions of any other Unit shall not be changed by reason thereof, unless the owner of such other affected Unit shall consent thereto;

(2) the Unit Owner shall agree to hold the Condominium Board and all other Unit Owners harmless from any liability arising therefrom; and

(3) such alteration, addition, improvement or change shall not jeopardize the soundness or structural integrity of any part of the Building or the safety of any tenant or other persons at the Property.

In the event that any unit is subdivided, the subdivided units shall jointly exercise and share the vote and the percentage of common interest allocated to the original unit. The Declarant has accepted the present use and construction of the building "as is".

Article 13 - Acquisition of Units by the Condominium Board

If (i) any Unit Owner surrenders his or her Unit, together with its Appurtenant Interests, to the Condominium Board pursuant to the terms of the By-Laws or of Section 339-x of the Condominium Act or (ii) the Condominium Board, pursuant to the terms of the By-Laws or otherwise, either (x) acquires or leases a Unit, together with its Appurtenant Interests or (y) purchases a Unit, together with its Appurtenant Interests, at a foreclosure or other similar sale, then, in any such event, title or the leasehold estate, as the case may be, and to such Unit and such Appurtenant Interests shall be held by the Condominium Board or its designee, corporate or otherwise, on behalf of all Unit Owners, in proportion to their respective Common Interests. Any lease or sublease of any Unit leased or subleased by the Condominium Board or its designee shall be held by the Condominium Board or such

designee, corporate or otherwise, on behalf of all Unit Owners, in proportion to their respective Common Interests.

Article 14 - Power of Attorney to the Condominium Board

(a) Each Unit Owner, by acceptance of a deed or otherwise succeeding to title to a Unit, shall be deemed to have irrevocably nominated, constituted and appointed as such Unit Owner's attorney-in-fact, coupled with an interest and with power of substitution, the Persons who shall from time to time constitute the Condominium Board, jointly, to:

(x) acquire or lease any Unit, together with its Appurtenant Interests, (1) whose owner desires to sell, convey, transfer, assign, lease, or surrender the same or (2) that becomes the subject of a foreclosure or other similar sale, in the name of the Condominium Board or its designee, corporate or otherwise, on behalf of all Unit Owners;

(y) convey, sell, lease, mortgage, or otherwise deal with (but not to exercise the vote appurtenant to) any Unit so acquired or to sublease any Unit so leased; and

(z) execute, acknowledge and deliver (1) any declaration or other instrument affecting the Condominium that the Condominium Board deems necessary or appropriate to comply with any Law applicable to the maintenance, demolition, construction, alteration, repair, or restoration of the Condominium or (2) any consent, covenant, restriction, easement, or declaration, or any amendment thereto, affecting the Condominium or the Common Elements that the Condominium Board deems necessary or appropriate.

(b) In confirmation of the foregoing power of attorney, each Unit Owner, upon the request of the Condominium Board, shall duly execute, acknowledge and deliver to the requesting party, for recording in the Register's Office, a Unit Owner's Power of Attorney in the form provided.

Article 15 - Termination of Condominium

The Condominium shall continue until terminated by (i) casualty loss, condemnation, or eminent domain, as more particularly provided in the By-Laws or (ii) withdrawal of the Property from the provisions of the Condominium Act by at least eighty percent (80%) of the vote. In the event that said withdrawal is authorized as aforesaid, but only in such event, the Property shall be subject to an action for partition by any Unit Owner or lienor as if owned in common, in which event the net proceeds of sale shall be divided among all Unit Owners in accordance with the factors set out in The New York State Condominium Act Section 339-i(1)(iv), which is based on floor space, subject to the location of such space and the additional factors of relative value to other space in the Condominium, the uniqueness of the unit, the availability of common elements for exclusive or shared use, the overall dimensions of the particular unit and the fair market value of such unit. In the event of any dispute, the issue shall be presented for arbitration in accordance with Article 10 of the By-Laws. No payment shall be made to a Unit Owner until there has first been paid, out of his

or her share of such funds, such amounts as may be necessary to discharge all unpaid liens on his or her Unit (other than mortgages that are not Permitted Mortgages) in the order of the priority of such liens.

Article 16 - Covenant of Further Assurances

(a) Any Person who is subject to the terms of this Declaration, whether such Person is a Unit Owner, a lessee or a sublessee of a Unit Owner, an occupant of a Unit, a member of the Condominium Board, an officer of the Condominium, or otherwise, shall, at the expense of any such other Person requesting the same, execute, acknowledge and deliver to such other Person such instruments, in addition to those specifically provided for herein, and take such other action, as such other Person may reasonably request to effectuate the provisions of this Declaration or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

(b) If any Unit Owner or any other person who is subject to the terms of this Declaration fails or refuses to execute, acknowledge, or deliver any instrument, or fails or refuses, within ten (10) days after request therefor, to take any action that such Unit Owner or Person is required to take pursuant to this Declaration, then the Condominium Board is hereby authorized as attorney-in-fact for such Unit Owner or other Person, which power shall be deemed to be coupled with an interest, to execute, acknowledge and deliver such instrument, or to take such action, in the name of such Unit Owner or other Person, and such document or action shall be binding on such Unit Owner or other Person.

(c) If any Unit Owner or the Condominium Board or any other Person who is subject to the terms of this Declaration fails or refuses to execute, acknowledge, or deliver any instrument, or fails or refuses, within ten (10) days after request therefor, to take any action that the Condominium Board, Unit Owner, or other Person is required to take pursuant to this Declaration at the request of the Managing Agent, then the Managing Agent is hereby authorized as attorney-in-fact for the Condominium Board, such Unit Owner, or other Person, which power shall be deemed to be coupled with an interest, to execute, acknowledge and deliver such instrument, or to take such action, in the name of the Condominium Board, such Unit Owner, or other Person, and such document or action shall be binding on the Condominium Board, such Unit Owner, or other Person, as the case may be.

Article 17 - Covenants to Run with the Land

(a) All provisions of this Declaration, the By-Laws and the Rules and Regulations, including, without limitation, the provisions of this Article 17, shall, to the extent applicable and unless otherwise expressly herein or therein provided to the contrary, be perpetual and be construed to be covenants running with the Land and with every part thereof and interest therein, and all of the provisions thereof shall be binding upon, and shall inure to the benefit of, the owner of all or any part thereof, or interest therein, and his or her heirs, executors, administrators, legal representatives, successors and assigns, but the same are not intended to create, nor shall they be construed as creating, any rights, in, or for the benefit of, the general public. All present and future owners, tenants and occupants of Units shall be

subject to, and shall comply with, the provisions of this Declaration, the By-Laws and the Rules and Regulations, as they may be amended from time to time. The acceptance of a deed or conveyance, the entering into a lease, or the entering into occupancy of any Unit shall constitute an agreement that the provisions of this Declaration, the By-Laws and the Rules and Regulations, as they may be amended from time to time, are accepted and ratified by such owner, tenant, or occupant, and all of such provisions shall be deemed and taken to be covenants running with the Land and shall bind any person having at any time, any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed, conveyance, or lease.

This Declaration of Condominium is subject also to such other liens, covenants, easements, restrictions, consents, agreements, and other matters of record and any agreements as pertain to the Units, the Land and/or the Building.

(b) If any provision of this Declaration or of the By-Laws is invalid under, or would cause this Declaration and the By-Laws to be insufficient to submit the Property to, the provisions of the Condominium Act, such provision shall be deemed deleted from this Declaration or the By-Laws, as the case may be, for the purpose of submitting the Property to the provisions of the Condominium Act, but shall nevertheless be valid and binding upon, and shall inure to the benefit of, the owners of the Property and their heirs, executors, administrators, legal representatives, successors and assigns, as covenants running with the Land and with every part thereof and interest therein under other applicable Law to the extent permitted under such applicable Law with the same force and effect as if, immediately after the recording of this Declaration and the By-Laws, all Unit Owners had signed and recorded an instrument agreeing to each such provision as a covenant running with the Land. If any provision that is necessary to cause this Declaration and the By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from this Declaration or the By-Laws, then such provision shall be deemed included as part of this Declaration or the By-Laws, as the case may be for the purposes of submitting the Property to the provisions of the Condominium Act.

(c) Subject to the terms of paragraph (b) of this Article 17, if this Declaration and the By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the provisions of this Declaration and the By-Laws shall nevertheless be valid and binding upon, and shall inure to the benefit of, the owners of the Property and their heirs, executors, administrators, legal representatives, successors and assigns, as covenants running with the Land and with every part thereof and interest therein under other applicable Law to the extent permitted under such applicable law with the same force and effect as if, immediately after the recording of this Declaration and the By-Laws, all Unit Owners had signed and recorded an instrument agreeing to each such provision as a covenant running with the Land.

Article 18 - Amendments to this Declaration

(a) Any provision of this Declaration may be amended, modified, added to, or deleted by a vote of sixty six and two thirds (66 2/3%) of the Unit Owners, taken in accordance with the provisions of the By-Laws, provided, however, that no amendment shall be made which limits or affects the rights of the mortgagee against the mortgagor. No such

amendment, modification, addition, or deletion shall be effective until recorded in the Kings County Register's Office. Subject to the provisions contained herein or in the By-Laws with respect to amendments, modifications, additions, or deletions affecting Sponsor or its designee or any Unsold Units, any such amendment, modification, addition, or deletion may be executed either (i) by the Condominium Board as attorney-in-fact for the Unit Owners, which power shall be deemed to be coupled with an interest as provided for in Article 12 hereof; or (ii) by the Unit Owner or Unit Owners whose Unit or Units are affected by such amendment, modification, addition or deletion.

(b) If the amendment requires the approval of a specified percentage of Unit Owners pursuant to the terms of this Declaration or the By-Laws, then there shall be attached to such amendment an original executed Secretary's Certification, certifying that the requisite number and percentage of Unit Owners approved the amendment at a duly constituted meeting or (when permitted in this Declaration or the By-Laws) in writing without a meeting, in which Certification shall be described the number and percentage of Unit Owners so consenting and (if voted upon at a meeting) the date and time of the meeting.

Article 19 - Consents of Sponsor

Wherever the consent, approval, satisfaction, or permission of Sponsor or its designee is required under this Declaration or the By-Laws, such consent, approval, satisfaction, or permission shall not be required when Sponsor or such designee no longer owns any Units.

Article 20 - Person to Receive Service

The Secretary of State is designated as agent of the Condominium Board upon whom process against it may be served. The post office address within or without this state to which the secretary of state shall mail a copy of any process against the Condominium Board served upon him or her is: 1532 45th Street, Brooklyn, NY 11219.

Article 21 - Incorporation by Reference

The terms, covenants, conditions, descriptions, and other information contained in (i) the Property description annexed hereto as Exhibit A; (ii) the description of the Units annexed hereto as Exhibit B; (iii) the table of definitions annexed hereto as Exhibit C; (iv) the By-Laws annexed hereto as Exhibit D; and (v) the Floor Plans are, by this reference, each incorporated herein and made a part of this Declaration as if the same were set forth at length in the text hereof.

Article 22 - Waiver

No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, regardless of the number of violations or breaches that may occur.

Article 23 - Severability

Subject to the provisions of paragraphs (b) and (c) of Article 17 hereof, if any provision of the Condominium Documents is invalid or unenforceable as against any Person or under certain circumstances, the remainder of the Condominium Documents and the applicability of such provision to other Persons or circumstances shall not be affected thereby. Each provision of the Condominium Documents shall, except as otherwise provided herein, be valid and enforced to the fullest extent permitted by Law. Any conflict between any provision of the Condominium Documents and the Condominium Act, or any questions regarding the interpretation of any of the Condominium Documents, shall be governed by the Condominium Act.

Article 24 - Gender

A reference in this Declaration to any one gender, masculine, feminine, or neuter, includes the other two, and the singular includes the plural, and vice-versa, unless the context otherwise requires.

Article 25 - Captions

The index hereof and the captions herein inserted are included only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Declaration or the intent of any provision hereof.

IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed as of the day and year first written above.

Declarant: 1532 45th Street LLC

By:_____
Jeno Guttmann

State of New York)
)
County of Kings) ss.:

On the day of in the year , before me, the undersigned, a notary public in and for said state, personally appeared Jeno Guttmann, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) acted and executed the instrument.

_____
Notary Public

EXHIBIT A TO THE DECLARATION
OF THE 1532 45th STREET CONDOMINIUM
1532 45th STREET, BROOKLYN, NY 11219

Block 5433

DESCRIPTION OF THE LAND

ALL that certain plot, piece or parcel of land, situate, lying and being in Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

EXHIBIT B TO THE DECLARATION
OF THE 1532 45th STREET CONDOMINIUM

EXHIBIT C TO THE DECLARATION
OF THE 1532 45th STREET CONDOMINIUM

DEFINITIONS

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

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

(3) "Building" shall mean the building situated on the Land which is described in Exhibit A hereto.

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

(5) "Common Elements" shall mean those certain portions of the Land and the Building (other than the Units), as well as those Facilities therein, either existing for the common use of the Units or the Unit Owners or necessary for, or convenient to, the existence, maintenance, or safety of the Property, as more particularly described in Article 7 of the Declaration.

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

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

(8) "Common Interest" shall mean the undivided percentage interest of each Unit in the Common Elements.

(9) "Condominium" shall mean THE 1532 45th STREET CONDOMINIUM which was established pursuant to the terms of the Declaration and is to be governed pursuant to the terms of the By-Laws.

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

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

(12) "Condominium Documents" shall mean the Declaration, the By-Laws and Rules and Regulations.

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

(14) "Family Members" shall mean the spouse, children (natural and adopted), stepchildren, grandchildren, siblings, parents, parents-in-law and grandparents of a Unit Owner who reside in such Unit Owner's Unit.

(15) "Floor Plans" shall mean the floor plans of the Units filed in the Register's Office simultaneously with the recording of the Declaration, together with any supplemental floor plans thereto. The Floor Plans shall govern in the event of any inconsistency between the written part of the Declaration and the Floor Plans.

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

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

(18) "Insurance Trustee" shall mean an individual who is a resident of the State of New York, or a bank or trust company having an office in The City of New York, from time to time appointed to serve as such by the Condominium Board.

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

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

(21) "Limited Common Elements": Limited Common Elements generally are those Common Elements reserved for use and enjoyment by one or more Units.

(22) "Managing Agent" shall mean a Person employed by the Condominium Board pursuant to pursuant to paragraph (C) of Section 2.6 of the By-Laws, who shall undertake to perform the duties and services that the Condominium Board shall direct and who shall have whatever powers the Condominium Board shall delegate, subject to the limitations contained in paragraph (D) of Section 2.6 of the By-Laws.

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

(24) "Permitted First Mortgage" shall mean a Permitted Mortgage that is a first mortgage lien against a Unit.

(25) "Permitted First Mortgagee" shall mean any holder of a Permitted First Mortgage.

(26) "Permitted Mortgage" shall mean any mortgage covering one or more Units that is placed thereon in compliance with the terms contained in Article 8 of the By-Laws.

(27) "Permitted Mortgagee" shall mean any holder of a Permitted Mortgage at the time in question.

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

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

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

(31) "Register's Office" shall mean the Office of the Register of the City of New York, Kings County.

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

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

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

(35) "Sponsor's Initial Control". The Sponsor will control the Board of Managers by nominating a majority of the Board members.

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

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

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

DECLARATION OF CONDOMINIUM

Declarant:
1532 45th Street LLC
61 Harrison Avenue
Brooklyn, NY 11211

Premises:
THE 1532 45th STREET CONDOMINIUM
1532 45th Street
Brooklyn, NY 11219

County: Kings

Block: 5433

F/K/A: 19

N/K/A:

Record and return to:

Law Office of Hershy Itzkowitz, P.C.
1154 60th Street
Brooklyn, NY 11219

DOCUMENT NUMBER 7

BY-LAWS

Law Office of Hershy Itzkowitz, P.C.
1154 60th Street
Brooklyn, New York 11219

DOCUMENT NUMBER 8

ARTICLE 36-B of THE GENERAL BUSINESS LAW

Warranties on Sales of New Homes

Law Office of Hershy Itzkowitz, P.C.
1154 60th Street
Brooklyn, New York 11219

Article 36-B - (General Business) WARRANTIES ON SALES OF NEW HOMES
777 - Definitions.

777. Definitions. As used in this article, the following terms shall have the following meanings:

1. "Builder" means any person, corporation, partnership or other entity contracting with an owner for the construction or sale of a new home.

2. "Building code" means the uniform fire prevention and building code promulgated under section three hundred seventy-seven of the executive law, local building code standards approved by the uniform fire prevention and building code council under section three hundred seventy-nine of the executive law, and the building code of the city of New York, as defined in title twenty-seven of the administrative code of the city of New York.

3. "Constructed in a skillful manner" means that workmanship and materials meet or exceed the specific standards of the applicable building code. When the applicable building code does not provide relevant specific standard, such term means that workmanship and materials meet or exceed the standards of locally accepted building practices.

4. "Material defect" means actual physical damage to the following load-bearing portions of the home caused by failure of such load-bearing portions which affects their load-bearing functions to the extent that the home becomes unsafe, unsanitary or otherwise unliveable: foundation systems and footings, beams, girders, lintels, columns, walls and partitions, floor systems, and roof framing systems.

5. "New home" or "home" means any single family house or for-sale unit in a multi-unit residential structure of five stories or less in which title to the individual units is transferred to owners under condominium or cooperative regime. Such terms do not include dwellings constructed solely for lease, mobile homes as defined in section seven hundred twenty-one of this chapter, or any house or unit in which the builder has resided or leased continuously for three years or more following the date of completion of construction, as evidenced by a certificate of occupancy.

6. "Owner" means the first person to whom the home is sold and, during the unexpired portion of the warranty period, each successor in title to the home and any mortgagee in possession. Owner does not include the builder of the home or any firm under common control of the builder.

7. "Plumbing, electrical, heating, cooling and ventilation systems" shall mean:

a. in the case of plumbing systems: gas supply lines and fittings; water supply, waste and vent pipes and their fittings; septic tanks and their drain fields; water, gas and sewer service piping, and their extensions to the tie-in of a public utility connection, or on-site well and sewage disposal system;

b. in the case of electrical systems: all wiring, electrical boxes, switches, outlets and connections up to the public utility connection; and

c. in the case of heating, cooling and ventilation systems: all duct work, steam, water and refrigerant lines, registers, convectors, radiation elements and dampers.

8. "Warranty date" means the date of the passing of title to the first owner for occupancy by such owner or such owner's family as a residence, or the date of first occupancy of the home as a residence, whichever first occurs.

777-a. Housing merchant implied warranty.

1. Notwithstanding the provisions of section two hundred fifty-one of the real property law, a housing merchant implied warranty is implied in the contract or agreement for the sale of a new home and shall survive the passing of title. A housing merchant implied warranty shall mean that:

a. one year from and after the warranty date the home will be free from defects due to a failure to have been constructed in a skillful manner;

b. two years from and after the warranty date the plumbing, electrical, heating, cooling and ventilation systems of the home will be free from defects due to a failure by the builder to have installed such systems in a skillful manner; and

c. six years from and after the warranty date the home will be free from material defects.

2. Unless the contract or agreement by its terms clearly evidences different intention of the seller, a housing merchant implied warranty does not extend to:

a. any defect that does not constitute (i) defective workmanship by the builder or by an agent, employee or subcontractor of the builder, (ii) defective materials supplied by the builder or by an agent, employee or subcontractor of the builder, or (iii) defective design provided by a design professional retained exclusively by the builder; or

b. any patent defect which an examination ought in the circumstances to have revealed, when the buyer before taking title or accepting construction as complete has examined the home as fully as the buyer desired, or has refused to examine the home.

3. In the case of goods sold incidentally with or included in the sale of the new home, such as stoves, refrigerators, freezers, room air conditioners, dishwashers, clothes washers and dryers, a housing merchant implied warranty shall mean that such goods shall be free from defects due to failure by the builder or any agent, employee or subcontractor of the builder to have installed such systems in a skillful manner. Merchantability, fitness and all other implied warranties with respect to goods shall be governed by part three of article two of the uniform commercial code and other applicable statutes.

4. a. Written notice of a warranty claim for breach of a housing merchant implied warranty must be received by the builder prior to the commencement of any action under paragraph b of this subdivision and no later than thirty days after the expiration of the applicable warranty period, as described in subdivision one of this section. The owner and occupant of the home shall afford the builder reasonable opportunity to inspect, test and repair the portion of the home to which the warranty claim relates.

b. An action for damages or other relief caused by the breach of a housing merchant implied warranty may be commenced prior to the expiration of one year after the applicable warranty period, as described in subdivision one of this section, or within four years after the warranty date, whichever is later. In addition to the foregoing, if the builder makes repairs in response to a warranty claim under paragraph a of this subdivision, an action with respect to such claim may be commenced within one year after the last date on which such repairs are performed. The measure of damages shall be the reasonable cost of repair or replacement and property damage to the home proximately caused by the breach of warranty, not to exceed the replacement cost of the home exclusive of the value of the land, unless the court finds that, under the circumstances, the diminution in value of the home caused by the defect is a more equitable measure of damages.

c. In addition to any other period for the commencement of an action permitted by law, an action for contribution or indemnification may be commenced at any time prior to the expiration of one year after the entry of judgment in an action for damages under paragraph b of this subdivision.

5. Except as otherwise provided in section seven hundred seventy-seven-b of this article, any provision of a contract or agreement for the sale of a new home which excludes or modifies a housing merchant implied warranty shall be void as contrary to public policy.

6. Except as otherwise provided in section seven hundred seventy-seven-b of this article, other implied warranties may arise from the terms of the contract or agreement or from course of dealing or usage of trade.

777-B - Exclusion or modification of warranties.

1. Except in the case of a housing merchant implied warranty, the builder or seller of a new home may exclude or modify all warranties by any clear and conspicuous terms contained in the written contract or agreement of sale which call the buyer's attention to the exclusion or modification of warranties and make the exclusion or modification plain.

2. Except in the case of a housing merchant implied warranty, the builder or seller of a new home may exclude or modify warranties with respect to particular defects by any clear and conspicuous terms contained in the written contract or agreement of sale which identify such defects, call the buyer's attention to the exclusion or modification of warranties and make the exclusion or modification plain.

3. A housing merchant implied warranty may be excluded or modified by the builder or seller of a new home only if the buyer is offered a limited warranty in accordance with the provisions of this subdivision.

a. A copy of the express terms of the limited warranty shall be provided in writing to the buyer for examination prior to the time of the buyer's execution of the contract or agreement to purchase the home.

b. A copy of the express terms of the limited warranty shall be included in, or annexed to and incorporated in, the contract or agreement.

c. The language of the contract or agreement for sale of the home must conspicuously mention the housing merchant implied warranty and provide that the limited warranty excludes or modifies the implied warranty. Language to exclude all implied warranties is sufficient if it states, for example, that "There are no warranties which extend beyond the face hereof."

d. The limited warranty shall meet or exceed the standards provided in subdivisions four and five of this section.

4. A limited warranty sufficient to exclude or modify a housing merchant implied warranty must be written in plain English and must clearly disclose:

a. that the warranty is a limited warranty which limits implied warranties on the sale of the home; the words "limited warranty" must be clearly and conspicuously captioned at the beginning of the warranty document;

b. the identification of the names and addresses of all warrantors;

c. the identification of the party or parties to whom the warranty is extended and whether it is extended to subsequent owners; the limited warranty must be extended to the first owner of the home and survive the passing of title but may exclude any or all subsequent owners;

d. a statement of the products or parts covered by the limited warranty;

e. the clear and conspicuous identification of any parts or portions of the home or premises that are excepted or excluded from warranty coverage, and the standards that will be used to determine whether a defect has occurred; provided, however, that:

i. any exception, exclusion or standard which does not meet or exceed a relevant specific standard of the applicable building code, or in the absence of such relevant specific standard a locally accepted building practice, shall be void as contrary to public policy and shall be deemed to establish the applicable building code standard or locally accepted building practice as the warranty standard; and

ii. any exception, exclusion or standard that fails to ensure that the home is habitable, by permitting conditions to exist which render the home unsafe, shall be void as contrary to public policy.

f. what the builder and any other warrantor will do when a defect covered by the warranty does arise, and the time within which the builder and any other warrantor will act;

g. the term of the warranty coverage and when the term begins, provided, however, that such term shall be equal to or exceed the warranty periods of a housing merchant implied warranty, as defined in subdivision one of section seven hundred seventy-seven-a of this article;

h. step-by-step claims procedures required to be undertaken by the owner, if any, including directions for notification of the builder and any other warrantor; an owner shall not be required to submit to binding arbitration or to pay any fee or charge for participation in nonbinding arbitration or any mediation process;

i. any limitations on or exclusions of consequential or incidental damages, and any limitations on the builder's and other warrantor's total liability, conspicuously expressed on the first page of the warranty. Notwithstanding the foregoing, a limited warranty shall not be construed to permit any limitation on or exclusion of property damage to the home proximately caused by a breach of the limited warranty, where the court finds that such limitation or exclusion would cause the limited warranty to fail of its essential purpose, except that such property damage may be limited by an express limitation on the builder's or other warrantor's total liability in accordance with the provisions of this paragraph.

5. a. This article shall not be construed to authorize or validate any covenant, promise, agreement or understanding which is void and unenforceable under section 5-322.1 of the general obligations law.

b. This article shall preempt any local law inconsistent with the provisions of this article. This article shall not preempt any builder subject to its provisions from complying with any local law with respect to the regulation of home builders except as expressly provided herein.

c. Nothing in this article shall be construed to repeal, invalidate, supersede or restrict any right, liability or remedy provided by any other statute of the state, except where such construction would, as a matter of law, be unreasonable.

DOCUMENT NUMBER 9

FORM OF ESCROW AGREEMENT

Law Office of Hershy Itzkowitz, P.C.
1154 60th Street
Brooklyn, New York 11219

ESCROW AGREEMENT

AGREEMENT made this day of , 20 , by and among _____ ("PURCHASER) 1532 45th Street, LLC ("SPONSOR"), as sponsor of The 1532 45th Street Condominium offering plan ("Plan") and Law Firm of Allie Aaron, P.C. ("ESCROW AGENT").

WHEREAS, 1532 45th Street, LLC, is the sponsor of an offering plan to convert to condominium ownership the premises located at 1532 45th Street, Brooklyn, NY (the "Offering Plan"); and

WHEREAS, the Law Office of Jeffrey Zwick and Associates, P.C., is authorized to act as an escrow agent hereunder in accordance with General Business Law ("GBL") Section 352-e(2-b) and the Attorney General's regulations promulgated thereunder; and

WHEREAS, SPONSOR and PURCHASER desires that ESCROW AGENT act as escrow agent for deposits and payments by purchasers and subscribers, pursuant to the terms of this agreement.

NOW,THEREFORE, in consideration of the covenants and conditions contained herein and other good and valuable consideration, the parties hereby agree as follows:

1. ESTABLISHMENT OF THE ESCROW ACCOUNT

ESCROW AGENT has established an escrow account for the purpose of holding the Deposit made by PURCHASER pursuant to that certain purchase agreement for the purchase and sale of units (the "Purchase Agreement") at Signature Bank located at 565 Fifth Avenue, 8th Floor, New York, NY 10017, in the State of New York ("Bank"), a bank authorized to do business in the State of New York. The escrow account is entitled "JEFFREY ZWICK & ASSOCIATS, P.C. – ATTORNEY ESCROW DISBURSEMENT ACCOUNT" ("Escrow Account").

1.2 ESCROW AGENT has designated the following attorney to serve as signatory: Jeffrey Zwick, Esq. All designated signatories are admitted to practice law in the State of New York. All of the signatories on the Escrow Account have an address of 266 Broadway, Suite 402, Brooklyn NY 11211, phone number 718-513-2050.

1.3 ESCROW AGENT and all authorized signatories hereby submit to the jurisdiction of the State of New York and its Courts for any cause of action arising out of this Agreement or otherwise concerning the maintenance of or release of the Deposit from escrow.

1.4 Neither ESCROW AGENT nor any authorized signatories on the Escrow Account are the Sponsor, Selling Agent, Managing Agent (as those terms are

defined in the Plan), or any principal thereof, or have any beneficial interest in any of the foregoing.

1.5 The Escrow Account is an IOLA account established pursuant to Judiciary Law Section 497.

2. DEPOSITS INTO THE ESCROW ACCOUNT.

2.1 All Deposits received from PURCHASER prior to closing, whether in the form of checks, drafts, money orders, wire transfers, or other instruments which identify the payor, shall be placed into the Escrow Account. All instruments to be placed into the Escrow Account shall be made payable directly to the order of "JEFFREY ZWICK & ASSOCIATS, P.C. – ATTORNEY ESCROW DISBURSEMENT ACCOUNT ", as ESCROW AGENT, pursuant to the terms set forth in the Plan. Any instrument payable to, or endorsed other than as required hereby, and which cannot be deposited into such Escrow Account, shall be returned to PURCHASER promptly, but in no event more than five (5) business days following receipt of such instrument by ESCROW AGENT. In the event of such return of the Deposit, the instrument shall be deemed not to have been delivered to ESCROW AGENT pursuant to the terms of this Agreement.

2.2 Within five (5) business days after the Purchase Agreement has been tendered to ESCROW AGENT along with the DEPOSIT, ESCROW AGENT shall place the DEPOSIT into the Escrow Account. Within ten (10) business days of placing the DEPOSIT in the Escrow Account, ESCROW AGENT shall provide written notice to Purchaser and Sponsor, confirming the Deposit. Such notice shall set forth the Bank, the account number, and the initial interest rate earned thereon. If the PURCHASER does not receive notice within fifteen (15) business days after tender of the Deposit, the PURCHASER may cancel the Purchase Agreement within ninety (90) days after tender of the Deposit. Complaints concerning the failure to honor such cancellation requests may be referred to the New York State Department of Law, Real Estate Finance Bureau, 28 Liberty Street, New York, N.Y. 10005. Rescission shall not be afforded where proof satisfactory to the Attorney General is submitted establishing that the Deposit was timely placed in the Escrow Account in accordance with the New York State Department of Law's regulations concerning the Deposit and requisite notice was timely mailed to the Purchaser.

3. RELEASE OF FUNDS

3.1 Under no circumstances shall SPONSOR seek or accept release of the Deposit of PURCHASER to SPONSOR until after consummation of the Plan, as evidenced by the acceptance of a post-closing amendment by the New York State Department of Law. Consummation of the Plan shall not relieve SPONSOR or ESCROW AGENT of any obligation to PURCHASER as set forth in GBL §§ 352-e(2-b) and 352-h.

3.2 ESCROW AGENT shall release the Deposit to PURCHASER or SPONSOR as directed:

3.2.1 pursuant to terms and conditions set forth in the Purchase

Agreement and this Agreement, upon closing of title to the unit;

3.2.2 in a subsequent writing signed by both SPONSOR and PURCHASER; or

3.2.3 by a final, non-appealable order or judgment of a court.

3.3 If Escrow Agent is not directed to release the Deposit pursuant to paragraph 3.2 above, and Escrow Agent receives a request by either SPONSOR or PURCHASER to release the Deposit, then Escrow Agent must give both the Purchaser and Sponsor prior written notice of not fewer than thirty (30) days before releasing the Deposit. If Escrow Agent has not received notice of objection to the release of the Deposit prior to the expiration of the thirty (30) day period, the Deposit shall be released and Escrow Agent shall provide further written notice to both PURCHASER and SPONSOR informing them of said release. If Escrow Agent receives a written notice from either PURCHASER or SPONSOR objecting to the release of the Deposit within said thirty (30) day period, Escrow Agent shall continue to hold the Deposit until otherwise directed pursuant to paragraph 3.2 above. Notwithstanding the foregoing, Escrow Agent shall have the right at any time to deposit the Deposit contained in the Escrow Account with the Clerk of the county where the [unit/building] is located and shall give written notice to both SPONSOR and PURCHASER of such deposit.

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

3.4.1 Purchaser, if Purchaser timely rescinds in accordance with an offer of rescission contained in the Plan or an Amendment to the Plan; or

3.4.2 Purchaser after an Amendment abandoning the Plan is accepted for filing by the New York State Department of Law.

4. RECORDKEEPING.

4.1 ESCROW AGENT shall maintain all records concerning the Escrow Account for seven years after release of the Deposit.

4.2 Upon the dissolution of the law firm which was ESCROW AGENT, the former partners or members of the firm shall make appropriate arrangements for the maintenance of these records by one of the partners or members of the firm or by the successor firm and shall notify the New York State Department of Law of such transfer.

4.3 ESCROW AGENT shall make available to the Attorney General, upon request, all books and records of ESCROW AGENT relating to the funds deposited and disbursed hereunder.

5. GENERAL OBLIGATIONS OF ESCROW AGENT.

5.1 ESCROW AGENT shall maintain the Escrow Account under its direct supervision and control.

5.2 A fiduciary relationship shall exist between ESCROW AGENT and PURCHASER, and ESCROW AGENT acknowledges its fiduciary and statutory obligations pursuant to GBL§§ 352-e(2-b) and 352-h.

5.3 ESCROW AGENT may rely upon any paper or document which may be submitted to it in connection with its duties under this Agreement and which is believed by ESCROW AGENT to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution, or validity thereof.

6. RESPONSIBILITIES OF SPONSOR.

6.1 SPONSOR agrees that it shall not interfere with ESCROW AGENT'S performance of its fiduciary duties and statutory obligations as set forth in GBL §§ 352-e(2-b) and 352-h and the New York State Department of Law's regulations.

6.2 SPONSOR shall obtain or cause the selling agent under the Plan to obtain a completed and signed Form W-9 or W-8, as applicable, from PURCHASER and deliver such form to ESCROW AGENT together with the Deposit and Purchase Agreement.

7. TERMINATION OF AGREEMENT.

7.1 This Agreement shall remain in effect unless and until it is canceled by either:

7.1.1 Written notice given by SPONSOR to ESCROW AGENT of cancellation of designation of ESCROW AGENT to act in said capacity, which cancellation shall take effect only upon the filing of an amendment to the Plan with the Department of Law providing for a successor escrow agent that meets the requirements set forth in applicable regulations of the New York State Department of Law. PURCHASER shall be deemed to have consented to such cancellation;

7.1.2 The resignation of ESCROW AGENT, which shall not take effect until ESCROW AGENT is replaced by a successor escrow agent that meets the requirements set forth in applicable regulations of the New York State Department of Law, and notice is given to PURCHASER of the identity of the successor escrow agent, the Bank in the State of New York where the Deposit is being held, and the account number therefor.

7.2 Upon termination of the duties of ESCROW AGENT as described in paragraph 7.1.1 or 7.1.2 above, ESCROW AGENT shall deliver the Deposit held by ESCROW AGENT and the Purchase Agreement and any other documents maintained by ESCROW AGENT relating to the Deposit to the successor escrow agent.

8. SUCCESSORS AND ASSIGNS.

This Agreement shall be binding upon SPONSOR, PURCHASER, and ESCROW AGENT and their respective successors and assigns.

9. GOVERNING LAW.

This Agreement shall be construed in accordance with and governed by the laws of the State of New York.

10. ESCROW AGENT'S COMPENSATION.

Prior to release of the Deposit, ESCROW AGENT'S fees and disbursements shall neither be paid by SPONSOR from the Deposit nor deducted from the Deposit by any financial institution under any circumstance.

11. SEVERABILITY.

If any provision of this Agreement or the application thereof to any person or circumstance is determined to be invalid or unenforceable, the remaining provisions of this Agreement or the application of such provision to other persons or to other circumstances shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

12. INDEMNIFICATION.

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

13. ENTIRE AGREEMENT.

This Agreement, read together with GBL §§ 352-e(2-b) and 352-hand the New York State Department of Law's regulations, constitutes the entire agreement between the parties with respect to the subject matter hereof.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first written above.

Law Office of Jeffrey Zwick and Associates, P.C.	1532 45th Street, LLC	
By:_____	By:_____	By: _____
Jeffrey Zwick, Esq	Jeno Guttmann	

DOCUMENT NUMBER 10

INTERIM LEASE

Law Office of Hershy Itzkowitz, P.C.
1154 60th Street
Brooklyn, New York 11219

INTERIM LEASE

AGREEMENT made this day of , 2022, between, 1532 45th Street, LLC (hereafter SPONSOR) and , (hereinafter PURCHASER);

WITNESSETH:

WHEREAS, SPONSOR is the Sponsor of a condominium conversion of premises located at 1532 45th Street, Brooklyn, New York; and,

WHEREAS, PURCHASER has executed a Purchase Agreement for Unit at said premises; and,

WHEREAS, PURCHASER wishes to occupy said apartment prior to the closing of the transaction;

NOW, THEREFORE, in conformity with the terms and conditions of the Offering Plan filed with the Attorney General of the State of New York, the parties agree as follows:

1) Commencing on _____, and terminating as hereinafter specified, PURCHASER shall have the right to use and occupy the aforementioned apartment.

2) PURCHASER shall have the right to occupy the apartment for 150 days free of charge. Thereafter PURCHASER shall pay a fee for use and occupancy of the apartment of per month. It is understood that this use and occupancy fee is not rent, and that no landlord-tenant relationship has been created between the parties, and that this agreement is not governed or subject to any rent regulatory laws.

3) The use and occupancy fee for the month in which closing occurs shall be adjusted at closing. No portion of the use and occupancy fee will be applied to the purchase price of the apartment.

4) The terms of the Offering Plan, and all related documents in effect as of the date hereof are incorporated in and made a part of this agreement.

5) As of the date of this Agreement, risk of loss to the apartment and its contents by fire or other hazard shall be determined pursuant to the terms of the Purchase Agreement for such apartment, as contained in the Offering Plan for the premises in effect as of the date hereof, as set forth in the offering plan.

6) PURCHASER shall pay all utility costs and make any repairs to the apartment for which he would be obligated as owner. SPONSOR will not be responsible for ordinary wear and tear to the apartment during the PURCHASER'S occupancy.

7) PURCHASER may not make any alterations to the apartment without SPONSOR'S written consent.

8) This lease will terminate on the happening of the earliest of the following:

a- Closing
b- Rescission of the Purchase (Agreement by PURCHASER)
c- Default by PURCHASER

9) Upon a default by PURCHASER or Rescission of the subscription agreement by PURCHASER, which is not cured within 15 days after notice thereof, PURCHASER'S right to occupy the apartment will terminate, and PURCHASER must vacate the apartment within thirty (30) days after mailing of Notice to Vacate by the SPONSOR. Such notice must be by certified mail, return receipt requested, to the apartment. PURCHASER agrees to pay SPONSOR $250.00 per day for each day he remains in possession beyond the 30th day following mailing of the Notice to Vacate in conformity with this section. SPONSOR is hereby irrevocably authorized to deduct said per diem sum directly from any amounts being held as a security deposit hereunder, or from any sums being held in escrow pursuant to the contract of sale. Nothing contained herein shall be construed so as to limit SPONSOR's ability to have PURCHASER evicted from the premises and to pursue any other legal remedy available to SPONSOR; nor shall anything herein be construed as a waiver by the SPONSOR of his right to retain, as liquidated damages, the down payment deposited upon execution of the Purchase Agreement.

10) Any default under this agreement will be a default under the Purchase Agreement, and any default under the Purchase Agreement will be a default under this agreement, as set forth in the Offering Plan.

11) This agreement may not be assigned, and may not be changed, except by signed, written instrument. This agreement is the entire agreement between the parties as regards use and occupancy of the apartment pending closing.

12) As of the date hereof PURCHASER confirms that all work required to be done in or about the subject apartment has been completed; and that in all respects PURCHASER agrees to accept the apartment in Aas is@ condition; subject to the Apunch list@, if any, attached hereto. As of the date hereof, PURCHASER waives any right whatsoever to cancel the contract, except for material change in the Offering Plan.

13) THIS CLAUSE HAS BEEN INTENTIONALLY OMITTED.

14) If any term of this agreement differs from the Offering Plan as accepted for filing by the Attorney General of the State of New York, the offering plan shall be controlling.

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

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

IN WITNESS WHEREOF, the parties hereunto set their hands this day of , 2022.

1532 45th Street, LLC

_____

By;

_____

PURCHASER

CERTIFICATIONS

Law Office of Hershy Itzkowitz, P.C.
1154 60th Street
Brooklyn, New York 11219

CERTIFICATION BY SPONSOR AND SPONSOR'S PRINCIPALS

The Department of Law of the State of New York
28 Liberty Avenue
New York, NY 10005

Attention: Real Estate Financing Bureau

Re: The 1532 45th Street Condominium
1532 45th Street
Brooklyn, New York

Sponsor: 1532 45TH Street LLC

To whom it may concern;

We are the Sponsor and the principal of the Sponsor of the Condominium Offering Plan for the captioned property.

We understand that we have primary responsibility for compliance with the provisions of Article 23-A of the General Business Law, the regulations promulgated by the Department of Law in Part 20 and such other laws and regulations as may be applicable.

We have read the entire Offering Plan. We have investigated the facts set forth in the Offering Plan and the underlying facts. We have exercised due diligence to form a basis for this certification. We jointly and severally certify that the Offering Plan does, and that documents submitted hereinafter by us which amend or supplement the Offering Plan will:

(i) set forth the detailed terms of the transaction and be complete, current and accurate;

(ii) afford potential investors, purchasers and participants an adequate basis upon which to found their judgment;

(iii) not omit any material fact;

(iv) not contain any untrue statement of a material fact;

(v) not contain any fraud, deception, concealment, suppression, false pretense or fictitious or pretended purchase or sale;

(vi) not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;

(vii) not contain any representation or statement which is false, where I/we:

(a) knew the truth;

(b) with reasonable effort could have known the truth;

(c) made no reasonable effort to ascertain the truth; or

(d) did not have knowledge concerning the representations or statements made.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. I understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

SPONSOR: 1532 45TH Street LLC

By: _____
Jeno Guttmann, Principal

Principal of Sponsor:

_____
Jeno Guttmann

Affirmed before me this
31 day of Oct, 2022

_____
Notary Public

ARON WEBER
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Kings County
01WE6420324
MY COMMISSION EXPIRES 08/02/2025

CERTIFICATION BY SPONSOR'S ENGINEER/ARCHITECT PURSUANT TO SECTION 20 OF THE REGULATIONS ISSUED PURSUANT TO GENERAL BUSINESS LAW, ARTICLE 23-A, AS AMENDED

Department of Law of the State of New York
28 Liberty Street
New York, NY 10005

Attn.: Real Estate Finance Bureau

Re: The 1532 45th Street Condominium
1532 45th Street
Brooklyn, New York

The Sponsor of the Offering Plan to convert the captioned property to Condominium Ownership retained our firm to prepare a report describing the construction of the property (the "Report"). I visually inspected existing portions of the property, if any, on March 1, 2022 and I examined the building plans and specifications that were prepared by Oleg Ruditser, P.E. dated November 9, 2021 & December 1, 2021, and prepared the Report dated October 26, 2022, a copy of which is intended to be incorporated into the offering plan so that prospective purchasers may rely on the Report.

I am a professional engineer in the State in which the property is located. I understand that I am responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to this Report.

I have read the entire Report and investigated the facts set forth in the Report and the facts underlying it with due diligence in order to form a basis for this certification. This certification is made for the benefit of all persons to whom this offer is made. I certify that the Report:

(i) sets forth in narrative form the description and/or physical condition of the entire property as it will exist upon completion of construction, provided that construction is in accordance with the plans and specifications that I examined;

(ii) in my professional opinion affords potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the description and/or physical condition of the property as it will exist upon completion of construction, provided that construction is in accordance with the plans and specifications that I examined;

(iii) does not omit any material fact;

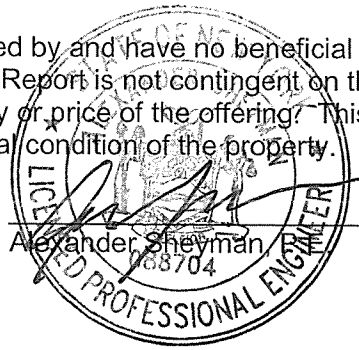
(iv) does not contain any untrue statement of a material fact;

(v) does not contain any fraud, deception, concealment, or suppression;

(vi) does not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;

(vii) does not contain any representation or statement which is false, where I: (a) knew the truth; (b) with reasonable effort could have known the truth; (c) made no reasonable effort to ascertain the truth; or (d) did not have knowledge concerning the representations or statements made.

I further certify that I am not owned or controlled by and have no beneficial interest in the Sponsor and that my compensation for preparing this Report is not contingent on the conversion of the Property to a condominium or on the profitability or price of the offering. This statement is not intended as a guarantee or warranty of the physical condition of the property.



Alexander Sheyman, P.E.

Sworn to before me this
2 day of May, 2023

Notary Public

ELI BRIGER
NOTARY PUBLIC, State of New York
No. 01-BR6141234
Qualified in Kings County
Commission Expires 08/10/2026

Harry Gottlieb
1425 37th Street
Brooklyn, NY 11218

October 25, 2022

CERTIFICATION BY EXPERT ON ADEQUACY OF BUDGET

The Department of Law of
the State of New York
28 Liberty Street
New York, New York 10005

Re 1532 45th Street
Brooklyn, NY
Condominium Offering Plan

To whom it may concern;

The sponsor of the condominium offering plan for the captioned property retained me to review Schedules B and B-1, containing projections of income and expenses for the first year of condominium operation. I have the following experience:

I have been engaged in the real estate business for over three (3) years in the State of New York, during which time I have been involved in management of real property. My management experience includes the following residential rental buildings: 43 Brooklyn Avenue, Brooklyn N.Y., 45 Newell Street, Brooklyn N.Y., 310 Graham Avenue, Brooklyn N.Y., 1487 Broadway, Brooklyn N.Y. and 412 Herkimer Street, Brooklyn N.Y.

I understand that I am responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to Schedules B and B-1.

I have reviewed the Schedules and investigated the facts set forth in the Schedules and the facts underlying them with due diligence in order to form a basis for this certification. I have also relied on my experience in managing residential buildings.

I certify that the projections in Schedules B and B-1 appear reasonable and adequate under existing circumstances and the projected income appears to be sufficient to meet the anticipated operating expenses for the projected first year of condominium operation.

I certify that the Schedules:

(i) set forth in detail the projected income and expenses for the first year of condominium operation;

(ii) afford potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the first year of condominium operation;

(iii) do not omit any material fact;

(iv) does not contain any untrue statement of a material fact;

(v) does not contain any fraud, deception, concealment or suppression:

(vi) do not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;

(vii) does not contain any representation or statement which is false, where I:

(a) knew the truth;
(b) with reasonable effort could have known the truth;
(c) made no reasonable effort to ascertain the truth; or
(d) did not have knowledge concerning the representations or statement made.

I further certify that I am not owned or controlled by the Sponsor. I understand that a copy of this certification is intended to be incorporated into the offering plan. This statement is not intended as a guarantee or warranty of the income and expenses for the first year of condominium operation.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. I understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

Harry Gottlieb

Affirmed before me this
25 day of Oct, 2022

Notary Public

ELI BRIGER
NOTARY PUBLIC, State of New York
No. 01-BR6141234
Qualified in Kings County
Commission Expires 08/10/2026