CONDOMINIUM OFFERING PLAN FOR THE SALE OF UNITS IN A CONDOMINIUM TO BE KNOWN AS

ARCADIA WOODSIDE CONDOMINIUM

40-22 61st Street, Woodside
Queens County, New York 11377

76 Residential Units - $ 57,772,000
71 Parking Space Units - $ 5,005,000

TOTAL OFFERING - $62,777,900

SPONSOR
4061 Street, LLC
60-20 Woodside Avenue, 2nd Floor
Woodside, New York 11377

SELLING AGENT
Arcadia Realty
60-20 Woodside Avenue, 2nd Floor
Woodside, New York 11377

SPONSOR'S ATTORNEY
MORITT HOCK & HAMROFF LLP
1407 Broadway, 39th Fl.
New York, New York 10018

The Date of Acceptance for Filing is 2023. The Offering Plan May Not Be Used After 2024 Unless Extended by Amendment.

THIS PLAN CONTAINS SPECIAL RISKS TO PURCHASERS. SEE PAGE (iv).

BECAUSE SPONSOR IS RETAINING THE UNCONDITIONAL RIGHT TO RENT RATHER THAN SELL THE RESIDENTIAL UNITS AFTER PLAN CONSUMMATION, THIS PLAN MAY NOT RESULT IN THE CREATION OF A CONDOMINIUM IN WHICH A MAJORITY OF THE UNITS ARE OWNED BY OWNER-OCCUPANTS OR INVESTORS UNRELATED TO THE SPONSOR. PURCHASERS FOR THEIR OWN OCCUPANCY MAY NEVER GAIN CONTROL OF THE BOARD OF MANAGERS UNDER THE TERMS OF THIS PLAN (SEE SPECIAL RISKS SECTION OF THE PLAN).

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

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SPECIAL RISKS

The following is a summary of certain special risk considerations in connection with the Plan but 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. 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.

1. The Sponsor has the right to maintain a majority of the Board of Managers of the Condominium for a period ending (i) five (5) years from date of the closing of the first Residential Unit, or (ii) one hundred and twenty (120) days after the closing of ninety -five (95%) percent of all Residential Units in the Condominium, whichever is earlier. Thereafter, the Sponsor shall retain the right to designate a minority of the Board of Managers until such time as Sponsor no longer owns a Unit. Notwithstanding said fact, Sponsor has the right to voluntarily relinquish a majority of the Members of the Board of Managers at any time. The By-Laws do not require a majority of the Board to be owner-occupants or members of an owner-occupant's household who are unrelated to the Sponsor and its principals. 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. Further, the Sponsor must enforce its obligations under the plan, as those obligations are described in the plan, and owes a duty to the condominium to do so. Owner-occupants and non-resident owners, including Sponsor, may have inherent conflicts on how the Condominium should be managed as a result of their different reasons for purchasing, i.e. purchasing a Residential Unit to live in as opposed to purchasing as an investment. Provisions which give the Sponsor control of the enforcement of the Sponsor's obligations are not lawful. The Board of Managers, whether or not controlled by the Sponsor, assumes a fiduciary duty to act in the best interests of the Condominium and its Unit Owners. See Sections XVI and XVII of the Offering Plan.

2. Sponsor may exercise veto power over certain expenditures and fiscal actions of the Board of Managers of the Condominium for a period ending not more than five (5) years after the closing of the first Residential Unit or whenever the unsold Residential Units constitute less than twenty-five (25%) percent of the Common Interest, whichever is sooner. During this period, the Sponsor will have control of maintenance, facilities and services to be provided, will determine the Common Charges to be paid by all Unit Owners, including the Sponsor, and will also have control over the enforcement of the Sponsor's obligations. During this period, Sponsor will have the right to control all decisions including but not limited to the determination of Common Expenses, management of the Condominium, the hiring and termination of employees of the Condominium, placing easements on the property and making improvements to Common Elements. Purchasers individually or as a group may take legal or administrative action to enforce the Sponsor's obligations to the Condominium. However, they will be unable to do so in the name of the Condominium. In addition, the funds utilized for such actions will either have to be obtained by a special assessment of all Unit Owners excluding the

Sponsor or obtained through independent funds of the Unit Owners. In the event the Unit Owners are unsuccessful in an action against the Sponsor, Sponsor has the right to request that the court or administrative department hearing the action grant the Sponsor reimbursement of legal fees, which would be payable by the Unit Owners, excluding the Sponsor. Any provisions that give the Sponsor control over the enforcement of the Sponsor's obligations are not lawful. In addition, if there are non-sponsor members of the Board of Managers, and there is a vote on whether to sue the Sponsor, the Sponsor's Board representatives cannot lawfully vote on that issue. The members of the Board of Managers will work in the best interest of the Condominium and its Unit Owners. The Sponsor and/or its principals will not engage in "sweetheart" deals. At no time may Sponsor exercise veto power over expenses described in Schedule B or over expenses required to (i) comply with applicable laws or regulations, (ii) to remedy any notice of violation, (iii) to remedy any work order by an insurer, or (iv) remedy a matter regarding the health and safety of the occupants of the Building. See Section XVI of the Offering Plan and Schedule B.

3. Sponsor will endeavor in good faith to sell the Units in the Condominium. However, Sponsor is retaining the unconditional right to rent rather than sell the Units, upon consummation of the Plan. Because Sponsor is retaining the unconditional right to rent rather than sell the Units, this plan may result in the creation of a condominium in which a majority of the Units are not owned by owner-occupants or investors who are unrelated to the Sponsor. Due to the fact Sponsor is not limiting the conditions under which it will rent rather than sell the Units, there is no commitment to sell more Residential Units than the fifteen (15%) percent (12 Units) necessary to declare the plan effective and owner-occupants may never gain effective control and management of the Condominium. Notwithstanding the fact that not all Purchasers used for purposes of declaring the Plan effective may actually close, the Sponsor will re-declare the Plan effective if all purchase agreements are either rescinded or terminated prior to the date of first Unit Closing, regardless of whether the Condominium Declaration has been recorded. See Section I and XII of the Plan.

4. Sponsor is transferring its statutory obligation to pay New York State Transfer Tax ("NYSTT") of 0.4% of the Purchase Price where the consideration is less than $3,000,000 and 0.65% of the Purchase Price where the consideration is $3,000,000 or greater; New York City Real Property Transfer Taxes ("NYCRPTT") of one (1%) percent of the Purchase Price where the consideration is less than $500,000 and 1.425% where the consideration is $500,000 or greater. For purposes of calculating the NYCRPTT, as the Purchaser shall be responsible for paying the NYCRPTT, the tax due New York City will be based on the Purchase Price plus the amount of both the NYCRPTT and NYSTT due, which equates to a "grossed up" Purchase Price for calculation of the NYCRPTT. For purposes of calculating the NYSTT, as the Purchaser shall be responsible for paying the NYSTT, the tax due New York State will be based on the Purchase Price plus the amount of the NYCRPTT only. In addition, the Purchaser will be responsible for New York State Mansion Tax pursuant to Section 1402-a of the Tax Law of one (1%) percent of the Purchase Price for any Unit which has a combined sales price of $1,000,000 or more.

The Tax Law Amendment eliminates the requirement to "gross-up" the consideration payable by a Purchaser for a Unit pursuant to a Purchase Agreement that requires the Purchaser to pay the New York State Real Estate Transfer Tax at the closing of title to the Unit. Pursuant to the Tax Law Amendment, a Purchaser will no longer pay the portion of the New York State Real Estate Transfer Tax based on grossed-up consideration.

The Mansion Tax is required to be paid by the Purchaser, however the Tax Law was amended to provide that when the Purchaser fails to pay the tax, the seller is required to pay. When the seller is required to pay the additional tax because the Purchaser failed to pay, the additional tax becomes the joint and several liability of the seller and the Purchaser.

The Tax Law was amended to provide for an addition to the base tax (additional base tax) in the amount of $1.25 for each $500, or fractional part, of the consideration for certain conveyances of real property located in New York City. The tax applies to:

- The conveyance of residential real property where the consideration for the entire conveyance is $3 million or more.
- The conveyance of real property other than residential real property where the consideration for the entire conveyance is $2 million or more.

The seller is required to pay the additional base tax, but here Sponsor is transferring its statutory obligation to the Purchaser. If the seller fails to pay the tax or is exempt from the tax, the Purchaser is required to pay the tax. When the Purchaser is required to pay the tax because the seller has failed to pay, the additional base tax becomes the joint and several liability of the seller and the Purchaser. For purposes of the additional base tax, all mixed-use real property is considered residential real property. Therefore, if the consideration for the conveyance of mixed-use real property is $3 million or more, the entire consideration is subject to the additional base tax.

Residential real property includes any premises that is or may be used in whole or in part as a personal residence, and includes a one-, two- or three-family house, an individual condominium unit or a cooperative apartment unit. Mixed-use real property is real property that is used for both residential and other than residential (for example, commercial) purposes.

The Tax Law was also amended to add a supplemental tax on the conveyance of residential real property located in New York City where the consideration for the conveyance is $2 million or more. The supplemental tax differs depending on the amount of the consideration for the entire conveyance. For example: entire conveyance amount of at least $2 million but less than $3 million = Supplemental tax rate of one-quarter of one percent (.25%), and entire conveyance amount of at least $3 million but less than $5 million = Supplemental tax rate of one-half of one percent (.5%). The Purchaser is required to pay the supplemental tax. If the Purchaser fails to pay the tax or is exempt, the seller is required to pay the tax. When the seller is required to pay the tax because

the Purchaser has failed to pay, the supplemental tax becomes the joint and several liability of the seller and the Purchaser. The supplemental tax is due on the conveyance of mixed- use real property when the consideration for the entire property is $2 million or more. Tax is computed only on the consideration attributed to the residential portion of the property.

See Section XVI of the Offering Plan as to how the above taxes are calculated. See the Purchase Agreement set forth as Schedule D.

5. Sponsor has not been required to post a completion bond with the City of New York covering the Common Elements. In addition, no bond has been posted to secure Sponsor's obligations under the Offering Plan. See Section XVII.

6. Although all funds received by Sponsor for upgrades or extras to a Residential Unit will initially be placed in the Escrow Account as described in Section X of the Offering Plan, such funds may be released from the Escrow Account as long as the Sponsor uses the funds for such upgrade or extra. As a result, in the event a Purchaser is entitled to rescission, the Purchaser will not receive a refund of any funds paid to and expended by the Sponsor for upgrades or extras. In the event the Offering Plan is abandoned, the Sponsor will return funds received for upgrades or extras. See Section XIV of the Offering Plan.

7. The first annual meeting of the Residential Unit Owners may not be held until one (1) year after the date of the closing of title to the first Residential Unit in the Condominium. During this time period the Sponsor will be actively undertaking its sales efforts and the Sponsor is reserving adequate time to allow for a sufficient number of Units to be transferred to residential purchasers. See Section XV of the Offering Plan.

8. A Unit Owner is required to pay monthly Common Charges assessed by the Board of Managers for the operation and maintenance of the Condominium pursuant to Sections 339(i) and (m) of the New York Condominium Act. Monthly Common Charges may commence with the Closing of Title to the first Unit, however, see Section XX as to the right of the first Board of Managers to commence the collection of Common Charges at a subsequent date. Until title to a Unit has passed to a Purchaser, the Sponsor will pay such Common Charges and Special Assessments as are assessed by the Board of Managers on Units, to which title has not passed. Once title has passed to a Purchaser, the Purchaser will be responsible for all costs, including all Common Charges associated with the Unit. As long as the Sponsor retains a majority of the Board of Managers, the Board of Managers may commence the collection of Common Charges upon the Closing of Title to the first Unit or at any subsequent date as in its sole discretion it may determine. Prior to the commencement of the collection of Common Charges, Sponsor shall be obligated to provide all the services disclosed in the first-year budget at its sole expense. See Article VI of Schedule I in Part II of the Plan.

Sponsor is reserving the right to delay the collection of Common Charges until such time into the future. During any such period of delay, the Sponsor will timely pay all

expenses of the Condominium, including, but not limited to, insurance premiums and any reserve fund payments required by lenders. Such expenses shall not include individual unit owner expenses such as real estate taxes, utility charges, etc. Upon commencement of collection of Common Charges, there will not be an assessment for any item in the approved budget for the Condominium. Regardless of the delay in collection of Common Charges, Sponsor shall remain obligated to update the budget for the Condominium as required by Department of Law governing regulations. In the event Sponsor elects to delay the collection of Common Charges, Sponsor shall disclose such fact in the closing notice or statement to Purchasers. Thereafter, Sponsor shall also disclose such fact in the post-closing amendment to the Offering Plan as a benefit to subsequent purchasers.

Such amendment shall also disclose the anticipated period of delay. Prior to commencing the collection of Common Charges, Sponsor will notify all unit owners by written notice of the expiration of the delay period. Notice shall be given to owners in writing at least thirty (30) days prior to the commencement of collection of Common Charges. Thereafter, Sponsor will disclose such fact in the next substantive amendment to the Offering Plan as a benefit to subsequent Purchasers. See Section XX of the Plan

9. No Residential Unit Owner will be permitted to make any addition, alteration or improvement (of either a temporary or permanent nature) of a structural nature in or to the Residential Unit Owner's Residential Unit, or any Residential Unit Limited Common Element, without the prior written approval of the Board of Managers. Said provision requiring the written consent of the Board of Managers does not apply to the Sponsor. See Article Twenty of Schedule I and Article VIII of Schedule J.

10. The obligations of a Purchaser under a Purchase Agreement are not conditioned on obtaining financing. Any prospective Purchaser who executes a Purchase agreement and does not obtain financing may lose his or her deposit if he or she is unable to otherwise raise the monies for the balance of the purchase price. Prospective purchasers who require financing are advised to consult with a lending institution before execution of a Purchase Agreement. No representation is made by the Sponsor as to the availability or cost of such financing. In no event will the Sponsor be obligated to return a Purchaser's down payment in the event a Purchaser is unable to obtain a mortgage. In addition, the Purchase Agreement will remain in full force and effect and Purchaser will be obligated to pay the balance of the purchase price at closing regardless of the availability of financing. In the event a Purchaser does not close title to the Home as a result of their inability to obtain a mortgage, the down payment plus the cost of any custom work ordered, will be retained by Sponsor as liquidated damages.

11. In the event Sponsor is unable to convey title to a Residential Unit twelve (12) months after the proposed date of delivery set forth in the Purchase Agreement a Purchaser shall have the option to cancel the Purchase Agreement and have the downpayment advanced by Purchaser returned to Purchaser. Purchaser shall be obligated to notify the Sponsor in writing of its intent to exercise said option no later than thirty (30) days after the twelve (12) month period. Failure to so notify Sponsor shall be deemed a waiver of this provision, and Purchaser shall continue to be bound by the terms

of the Purchase Agreement. See Paragraph 6 of the Purchase Agreement in Part II of the Plan.

12. All deposits received from Purchaser will initially be deposited either into an escrow account of Yung & Yung, PLLC (the "Escrow Agent") located at 38-08 Union Street, Unit 10D, Flushing, New York 11354 as described in Section XI of the Offering Plan. The Escrow Account is federally insured by the FDIC at the maximum amount of $250,000 per deposit. Any deposit in excess of $250,000 will not be insured. Additionally, any other deposits a Purchaser may have at the escrow bank will count towards the $250,000 FDIC insurance limit.

13. The Board of Managers has the right to borrow money on behalf of the Condominium when required in connection with the operation, care, upkeep and maintenance of the Common Elements provided, however, that no lien to secure repayment of any sum borrowed may be created on any Unit or its appurtenant interest in the Common Elements without the written consent of the Unit Owners of said Unit.

14. The projections for the first year of operation of the Condominium contained in the budget are only estimates and the actual expenses may vary from the amounts shown. Purchasers should further note that premiums for insurance have been extremely volatile and have increased substantially in recent years. Sponsor cannot predict whether or not the insurance rates will continue to increase or stabilize. Sponsor makes no representation that the premium costs for the insurance reflected in the proposed first year budget will be applicable at the time of the first closing of a Residential Unit in the Condominium. Director's and Officer's Liability is not included in the budgeted amount, but is available at an additional cost of $2,000. See Schedule B, the proposed first year budget and the footnotes immediately following thereto.

15. Purchasers should note that it shall be the responsibility of each Purchaser to pay the following additional closing costs: (a) an initial non-reimbursable capital contribution in an amount equal to two (2) months Common Charges to the Condominium; and (b) $2,000 to Sponsor's attorney for the preparation of the closing documents. In addition, in the event the Sponsor's Attorney is required to prepare the New York City "ACRIS" transfer documents Purchaser shall be required to pay Sponsor's attorney an additional fee of $250. In the event the title company prepares the ACRIS, Purchaser shall pay the applicable fee of the title company.

In the event a closing is adjourned with Sponsor's consent, at the request of Purchaser or Purchaser's attorney within forty-eight (48) hours of the scheduled time of Closing, Purchaser shall also pay Sponsor's attorney an adjournment fee in the sum of $500.See Section XVI of the Offering Plan.

16. Purchasers should be aware that they may be living in an active construction site after they close on their Residential Unit. During this period of construction there may be dirt and debris and construction material on site, construction vehicular traffic, construction noises, unfinished areas of the Development and other inconveniences which are normal in a community undergoing construction.

Notwithstanding the above, any such improvement or construction will not render the Unit uninhabitable nor materially affect Purchaser's use of the Unit. Sponsor anticipates completion of all construction by December 2023. This Paragraph shall survive Closing and the delivery of the deed.

17. If through no fault of Sponsor, Purchaser fails for any reason to close title after the date originally scheduled in Sponsor's Notice of Closing or such later date (if applicable) to which Sponsor in a subsequent Notice for Closing adjourned the Closing, all of the apportionments shall be made as of midnight of the day preceding (i) the date originally scheduled for Closing or (ii) Sponsor's adjourned Closing Date (as the case may be).

In addition, Purchaser shall pay to Sponsor at or prior to the actual Closing an amount equal to .0438% per day (which equals an annual rate of 16%) of the purchase price for the Unit for each day beyond such originally scheduled or Sponsor adjourned Closing Date, to and including the date of actual Closing, for reimbursement and defrayal of Sponsor's carrying costs and other charges. Such interest rate shall not surpass the legal limit under applicable law. See Section XVI of the Offering Plan.

18. Purchasers should note that if a Purchaser fails to appear and close title in accordance with this Purchase Agreement on the date and at the time and place stated in Seller's Notice for Closing, or if Purchaser fails to observe or perform any other thing to be observed or performed by Purchaser under this Purchase Agreement, Seller may send Purchaser a written notice of default giving Purchaser thirty (30) days from the date of such notice to cure any such default, **time being of the essence.** Time of the essence indicates that failure to cure the default by a certain date will constitute and incurable default under the Purchase Agreement and Sponsor shall be entitled to cancel the Purchase Agreement and retain a Purchaser's downpayment as liquidated damages. See Paragraph 21 of the Purchase Agreement in Part II of the Offering Plan.

19. The square footage of each Unit has been based on the area measured The square footage of each Unit has been measured (i) horizontally from the outside face of the exterior walls to the midpoint of partitions separating one Unit from another Unit, to the outside face of the interior partitions separating public corridors, stairs, elevators and other mechanical equipment spaces or any Common Elements or Limited Common Elements and (ii) vertically from the area enclosed by the unexposed surface of the gypsum wallboard, plaster or other material forming the ceiling of the highest story level of the unit to the upper surface of the subfloor of doors within the Unit which open either onto Common Elements or the exterior of the property, as shown on the tax lot drawings. Any concrete slabs separating floors of a Unit located on more than one level and any Common Elements located in a Unit shall not be considered part of that Unit. and other mechanical equipment spaces. Each Residential Unit consists of the area measured vertically from the top of the concrete floor to the underside of the concrete ceiling. However, any Common Elements located within a Unit, if any, shall not be considered a

part of such Unit. As such the areas are not based upon measurements from interior surfaces of interior walls, and the actual, usable, floor area comprising the Residential Unit is substantially less than the area listed in Schedule A.

20. Purchasers are advised that in New York City, newly constructed and newly renovated buildings are sometimes offered as condominium projects without a permanent certificate of occupancy ("PCO") covering the entire building but with only a temporary certificate of occupancy ("TCO"), and sometimes with several successive temporary certificates of occupancy. Certificates of occupancy are generally governed by Section 301 of the New York Multiple Dwelling Law and local building codes and rules. Both TCOs and FCOs are issued by the Department of Buildings ("DOB"). A TCO is intended to indicate that the property conforms substantially to the DOB approved plans and specifications, and to the requirements of all applicable laws, rules, and regulations for the uses and occupancies specified in the TCO. No change of use or occupancy shall be made unless a new certificate of occupancy is issued. All TCOs have an expiration date. A TCO typically expires 90 days after the date of issuance. When a TCO expires and is not renewed, it may be difficult or impossible to buy insurance, refinance, or sell units. In New York City, it is common for sponsors to commence unit closings when some or all units are covered by a TCO rather than a FCO. Sponsor anticipates this scenario may occur. Sponsor and its principals will undertake the responsibility for extending each TCO received prior to expiration thereof, and ultimately for obtaining a FCO covering the entire building within two years from the date of the issuance of the first TCO. However, Sponsor and its principals make no representation or guarantee that DOB will issue the FCO within two-years, which is the timeframe anticipated by the Multiple Dwelling Law for issuance of a FCO. NOTWITHSTANDING THE FOREGOING, SPONSOR AND ITS PRINCIPALS ARE OBLIGATED TO PROCURE THE PERMANENT CERTIFICATE OF OCCUPANCY FOR THE ENTIRE BUILDING, AND SHALL EXERCISE BEST EFFORTS TO OBTAIN THE FCO WITHIN SUCH TWO-YEAR PERIOD WHILE KEEPING THE TCO CURRENT. Unit owners and 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 an FCO, such renovations may cause additional delays in the issuance thereof. A factsheet on Certificates of Occupancy is available on the DOB website at: http://www.nyc.gov/html/dob/downloads/pdf/co_factsheet.pdf.

In the event Sponsor obtains a TCO for the Building, a tenant protection plan will be put in place prior to any occupancy of the Building. See Section XVII of the Offering Plan.

21. Purchasers should note there is a rebuttable presumption that a variation of five (5%) percent or less in the estimated square footage of the Units shall not be considered a material adverse change. See Section IX of the Offering Plan.

22. Purchasers should note that the Sponsor reserves the right to select the ultimate location of kitchen and bathroom cabinets, which may differ from the locations, set forth on the floor plans. In the event an affected Unit is under contract, Sponsor shall first obtain consent from the Purchaser of said Unit. Sponsor is obligated to construct the premises in accordance with building plans and specifications. Any substantial modification to or variation therefrom will first be disclosed in an amendment to the Offering Plan. See Section XV of the Offering Plan.

23. The risk of loss from fire or other casualty remains with the Sponsor unless and until a Purchaser takes actual possession of a Unit pursuant to an interim lease (or written agreement with the Sponsor) or legal title to the Unit has been conveyed to the Purchaser. However, Sponsor is not entering into any interim leases so there should be no pre-closing possession.

24. Regardless of any limitations in the warranty or in this Offering Plan, Sponsor's obligation cannot go below the duty to construct the premises in accordance with all applicable codes, filed plans and specifications, as same may be amended and locally accepted building practices for items which are not covered by codes. See Section XV of the Plan.

25. Sponsor has obtained construction financing (the "Construction Loan") from Industrial and Commercial Bank of China (USA) NA (Construction Lender"), with an office located at 1185 Avenue of the Americas, 16th Floor, New York, NY 10036 which has enabled Sponsor to construct the Development. The Sponsor will be obligated to pay off and otherwise comply with the terms of the Construction Loan on the entire Condominium. After the recording of the Declaration and before the closing of title to the first Unit, any Construction Loan mortgage will be satisfied, or released, or subdivided, extended and consolidated with the individual permanent mortgages, which will be placed on the Units of those Purchasers obtaining a mortgage. In addition, before the closing of title to the first Unit, all liens and mortgages affecting the Condominium shall be paid and satisfied or the Unit being conveyed and its appurtenant Common Interest shall be released therefrom by partial release duly recorded. In order to obtain partial releases, the Construction Lender will require that the Sponsor pay a release price on the sale of each Unit, until the loan is repaid in full. Therefore, there will be no resulting costs from Sponsor's construction loan added to Purchaser's individual mortgage. The terms of the Construction Loan contemplate the project as a "for-sale" condominium project.

26. Purchasers should note that the Sponsor is reserving a right to seek assignment and assumption by Purchaser's mortgage lender, as detailed in Special Risk 27 below. Any severance and assignment of a portion of the mortgage on the Property, as contemplated herein would not result in any additional risk to Purchaser. Purchasers shall be responsible for any severance and/or assignment cost charged by their own mortgage lender and Sponsor will incur the cost of any fees charged by Sponsor's lender. Any severance/assignment transaction will be initiated only after financing has been procured by Purchaser, as evidenced by a commitment letter from Purchasers mortgage lender. Should said transaction fail to take place and result in the loss of Purchaser's

financing commitment, then Purchaser will be entitled to an opportunity to obtain new financing, if Purchaser so elects.

27. Purchasers should note, if necessary to obtain a mortgage tax credit, Purchaser shall use its best efforts to request that its lender (i) accepts an assignment of the existing mortgage(s) encumbering the Property, as severed, to encumber only the Unit and its appurtenant percentage of Common Interest in the Common Elements, and (ii) cooperates with Seller and its existing lender, as necessary to effectuate such assignment. At Closing, Purchaser shall execute the affidavit required pursuant to Section 255 of the New York State Tax Law. It is agreed and understood that Seller shall receive as a credit from Purchaser at Closing, a sum equal to the full mortgage tax credit which Purchaser may be entitled under any applicable law by reason of mortgage taxes having been previously paid by Seller on the amount of Purchaser's mortgage. The foregoing credit shall be paid by Purchaser regardless of whether Purchaser's lender accepts the assignment of the Seller's existing mortgage as severed. All terms and provisions of this Purchase Agreement and all payments made hereunder are and shall be subject and subordinate to the lien of any acquisition, improvement, interim or building loan mortgage heretofore or hereafter made and any advances heretofore or hereafter made thereon, to the full extent thereof without the execution of any further documents by Purchaser. This subordination shall apply whether such advances are voluntary or involuntary and whether made in accordance with the loan schedule of payments or accelerated thereunder by virtue of the lenders right to make advances before they become due in accordance with the schedule of payments. Seller shall satisfy all such mortgages or obtain a release of the Unit and its appurtenant percentage of Common Interest in the Common Elements (as such term is defined in the Plan) from the liens of such mortgages at or prior to Closing, unless Purchaser shall be required to take title subject to the existing mortgage, as severed and converted to Purchaser's individual mortgage on the Unit.

28. Neither Sponsor nor any of its Principals have an option or right to acquire any of the adjoining areas. The Sponsor has developed a non-residential retail/office building next door to this Condominium.

29. There are no restrictions on who may purchase a Residential Unit in the Condominium except that this offer is made only to persons over eighteen (18) years of age. Each Residential Unit Owner can sell their Residential Unit to whomever they desire.

30. 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.

31. Purchasers should further note that the By-Laws do not contain any provision that provides that after the Sponsor relinquishes control of the Board a majority of the Board of Managers must be owner occupants who are unrelated to the Sponsor or its Principals.

32. On January 1, 2018, the Tax Cuts and Jobs Act of 2017 went into effect. This federal law significantly changed the previously existing Internal Revenue Code, including the taxes and deductions related to homeownership. Accordingly, the tax information and projections disclosed in this offering plan may be inaccurate because such are based on federal tax law as it existed prior to 2018. Purchasers are advised to consult with a tax expert regarding whether the new law will affect the purchaser's taxes. Purchasers should not rely on any representations in this offering plan addressing taxes without first consulting a tax expert. See Section XXII of the Plan.

33. The Sponsor anticipates that the first closing of a unit will occur by July 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 June 30, 2025, twelve months after the projected date for the first closing. If the Plan is amended to provide for a later projected date for the first closing, purchasers will be entitled to an offer of rescission if the first closing occurs more than 12 months beyond that amended, later date. However, if the first unit closing occurs before June 30, 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.

All common elements and amenities will be fully operational as of the date of commencement of the Condominium operation. See Section XI of the Offering Plan.

34. Purchasers should note that on April 29, 2022 the Financial Crimes Enforcement Network ("FinCEN") announced the issuance of an updated Geographic Targeting Order ("GTO"), which requires U.S. title insurance companies to report to FinCEN the personal identity of purchasers in residential real estate transactions in which: (1) the purchaser is a legal entity as defined in the GTO; (2) the purchaser purchases residential real property (including condominium units) located in the Boroughs of Bronx, Brooklyn, Queens, Manhattan and Staten Island; (3) the total purchase price is in an amount of $300,000 or more; (4) such purchase is made without a bank loan or other similar form of external financing; and (5) the purchase is made, at least in part, using currency or cashier's check, a certified check, a traveler's check, a personal check, a business check, a money order in any form, a funds transfer, or virtual currency.

As long as the updated GTO remains in effect, the reporting requirements set forth above apply to all residential real property closings (including condominium units) meeting the above criteria and occurring on or after April 30, 2022.

Further information regarding the revised GTO is available at the following web address:

https://www.fincen.gov/sites/default/files/shared/Real%20Estate%20GTO_Order_4.29.22_for%20Press%20Release.pdf

See Section XI of the Offering Plan.

35. In compliance with Local Law 147 and pursuant to Article 17 of the New York City Administrative Code, the Board of Managers (the "Board") of Arcadia Woodside Condominium (the "Condominium"), have adopted the following smoking policy (the "Smoking Policy") for the Building:

Smoking is PROHIBITED (i) in all commons areas of the Building, including, but not limited to, the lobby, entryways, vestibules, ante rooms, mail rooms, storage rooms, bike rooms, common rooms, amenity rooms, gym, roof decks, garbage chute rooms, compactor rooms, basement, corridors, hallways, stairwells, elevators, playroom, garage, garage ramp, walkways; and (ii) within twenty-five (25) feet of any outside entrance to the Building or within twenty-five (25) feet of any outdoor air intake or operable window opening onto Common Elements or Units.

For the purposes of this Smoking Policy, the term "smoking" includes, but is not limited to, inhaling, exhaling, burning or carrying any lighted cigar, cigarette, pipe or any other form of lighted object or device which contains tobacco, including the use of electronic cigarettes or any similar device that delivers vapor for inhalation (including any refill, cartridge or other component of an electronic cigarette or similar device), or any other items or materials that may be smoked, whether such substance is a legal substance or an illegal substance. This Smoking Policy applies to all unit owners, tenants, subtenants, occupants and residents of the Building, and to any guests, agents, licensees and invitees of a Unit Owner. It is the Unit Owner's responsibility to ensure that its tenants, subtenants, occupants, residents, guests, agents, licensees and invitees comply with this Smoking Policy.

Smoking is PROHIBITED within individual apartments and on the terraces, balconies, patios and yards attached to individual apartments (except within twenty-five (25) feet of any outside entrance to the Building or within twenty-five (25) feet of any outdoor air intake or operable window opening onto Common Elements or Units). However, if there are reported and substantiated incidents of infiltration of smoke/smoke odors into common areas of the Building (including, but not limited to, hallways) and/or other apartments in the Building, it will be the offending Unit Owner's responsibility, at its sole cost and expense, to abate the nuisance.

Any Unit Owner who sells, leases, or subleases its apartment must include a copy of this Smoking Policy in the contract of sale, lease or sublease.

In the event of a violation of this Smoking Policy, in addition to and not in diminution of, all other remedies available to the Condominium, as provided in its Declaration of Condominium and By-Laws, or at law or in equity, with regard to a default by the Unit Owner, the Board shall have the right to impose an administrative fee in the amount of

Two Hundred Fifty ($250.00) Dollars on the Unit Owner for each such violation of this Smoking Policy. A continuing violation shall be considered a new violation.

36. The parking area located in the sub-cellar and cellar floor and will contain seventy-one (71) indoor parking spaces: thirty (30) for commercial use and forty-one (41) are for residential use; self-parked. One (1) accessible van parking space and two (2) accessible car parking space are provided on the cellar level. One (1) accessible car parking space is provided on the sub-cellar level. The dimension of every parking space is marked with yellow line and is approximately 18’ in length and 8’-6” in width. Parking spaces complies with the NYC Zoning and Building Code. The sponsor may rent any off-street parking spaces to non-residents of the building, for periods of not less than one week and not more than one month. All off-street parking spaces shall be made available to residents within 30 days after a written request made to the sponsor, by such residents. The required parking spaces for residential and commercial are 38 and 30 spaces respectively.

The enclosed parking garage does not have any electric charging stations. The enclosed parking garage shall be capable of supporting electrical vehicle charging stations. Electrical raceway to the electrical supply panel serving the garage shall be capable of providing a minimum of 3.1 kW of electrical capacity to at least 20% of the parking spaces of the garage in accordance with section 406.2.11 of the building code of the City of New York. Only a Unit Owner may purchase a Parking Space Unit. See Section I of the Offering Plan.

37. Balcony and Terrace space may not be legally used as a bedroom or living room and to do so may result in a building code violation being issued for the building.

38. All general maintenance, repairs and replacements of the balconies and terraces that are Limited Common Elements, including cleaning, snow removal and all repairs not structural in nature (including the repair of leaks and the repair or replacement of the surface of the balconies or terraces), shall be the responsibility of the Residential Unit Owner whose balcony or terrace is a Limited Common Element of their Residential Unit. Although the cost of repairs and replacements to Limited Common Elements shall be borne by the Residential Unit Owners, the Board of Managers shall be charged with performing all repairs and replacements at the Residential Unit Owners sole cost and expense.

39. The Sponsor has been advised by its counsel that the Condominium will be taxed on any excess of income over expenses from unrelated sources. Examples of unrelated source income include interest earned on reserve and other invested funds, income from concessions and income from dues or fees received from persons other than the Residential Unit Owners. If the Condominium is required to pay taxes, the amount thereof will be levied as an additional Common Charge.

40. Sponsor has not engaged a selling agent or real estate broker to market the property for sale at this time. Purchaser represents that no selling agent or real estate

broker brought about this sale, and Purchaser agrees to indemnify Sponsor against any claim brought by any other selling agent or real estate broker for brokerage commission based upon Purchaser's acts. Should Sponsor engage a selling agent or real estate broker in the future, Sponsor shall pay the selling agent or real estate broker pursuant to separate agreement. In the event Purchaser is represented or has consulted with an outside selling agent or real estate broker, Purchaser shall be responsible for all costs and commissions associated therewith, and Sponsor shall not be responsible for any co-broker commission. This Paragraph 28 of the Purchase Agreement shall survive Closing and delivery of the deed. See Paragraph 28 of the Purchase Agreement.

41. Any failure by Seller to insist upon strict performance by Purchaser of any of Purchaser's obligations under this Purchase Agreement shall not be deemed a waiver of such obligations, and Seller may at any time insist upon strict performance by Purchaser of any and all obligations to be performed by Purchaser under this Purchase Agreement irrespective of the number of times Purchaser failed to strictly comply with such obligations in the past. If any part of this Purchase Agreement or the Plan is invalid or unenforceable with respect to a particular individual or circumstance, the remainder of this Purchase Agreement or the Plan and the applicability to other individuals or circumstances shall not be affected thereby but shall continue in full force and effect.

Purchaser waives all rights to trial by jury in any action, proceeding or counterclaim in any way arising out of or relating to this Purchase Agreement or the Plan. Purchaser agrees to pay all court fees, including reasonable attorney fees, should Purchaser bring an action against Seller in any court of proper jurisdiction (including small claims court) and be unsuccessful. Further Purchaser agrees to waive the right to file a Lis Pendens if not filed within sixty (60) days of the cancellation of this Purchase Agreement.

42. Purchasers should note that pursuant to Section 528 of the Internal Revenue Code, certain Condominiums, substantially all of whose Residential Units are used for residences, are afforded the opportunity to elect to be treated as tax exempt organizations. In order to qualify, sixty (60%) percent or more of the gross income of each must consist of amounts received as membership dues, fees or assessments from the Residential Unit Owners and ninety (90%) percent or more of the expenditures of each must be for the acquisition, construction, management, maintenance and care of the Condominium Properties, which properties, as defined in Section 528 of said Code, include property held by the Condominium, property commonly held by the members of the Condominium, or property within the Condominium held by the members of the Condominium. This Condominium has been structured so that it will meet the requirements of Section 528 of the Internal Revenue Code and as a result the Condominium will be eligible to be treated as a tax exempt organization under Section 528 of the Internal Revenue Code. Purchasers should refer to the Opinion of Counsel in Section XXI of the Offering Plan.

43. All units are separately metered for electricity used in apartments. Each owner will pay the charges for all electricity furnished to their unit, as measured by such

separate meter, directly to the utility, as and when billed. See schedule B-1 for estimated costs for each Unit.

44. In the unlikely event the Units have not been separately assessed for real estate tax purposes prior to the closing of title to the first Unit, Sponsor may place in escrow, in the name of the Board of Managers, an amount equal to the unpaid real estate taxes which will be levied against said Unit for the six (6) month period following the first closing. This is a determination made by the taxing authority and not in control of the Sponsor. Said amount is to be paid by Purchaser. Alternatively, the Sponsor may place in escrow, in the name of Board of Managers, an amount equal to the real estate taxes attributable to the unsold Units for such six (6) month period and may collect at each closing the estimated amount of taxes attributable to such Unit for the balance of the six (6) month period. The Board of Managers will pay the real estate taxes from the escrow account when taxes are due and payable and either the Sponsor or the Board of Managers will be entitled to reimbursement from Unit owners to the extent of the actual assessment. Until the Units are separately assessed, all post-closing amendments will disclose the amount of the funds deposited in escrow for the payment of the real estate taxes.

45. Sponsor anticipates that all amenities set forth in the Offering Plan will be completed, and available for the use by Unit Owners, at the time of the closing of the first Residential Unit.

46. An outdoor recreation area of approximately 2,481 sf (28’-9” x 84’-1”) located on the 1st floor terrace is provided for residential use only as per Quality Housing Program requirements. Access will be limited to residing residents only; no commercial use will be permitted. The outdoor recreation area shall be finished with ¾” porcelain paver over waterproofing membrane above the concrete deck. The proposed floor material shall be of a non-slip type and shall be appropriate for foot traffic.

A recreation room of approximately 897 sf located on the 1st floor is provided for residential use only. Access will be limited to residing residents only; no commercial use will be permitted. The recreation room shall be finished with porcelain tile above the concrete deck. The proposed floor material shall be of a non-slip type and shall be appropriate for foot traffic.

A gym room of approximately 609 sf located on the 1st floor is provided for residential use only. Access will be limited to residing residents only; no commercial use will be permitted. The gym room shall be finished with Siena Rubber (recycled) Storm Gray SR95102 with underlayment above the concrete deck. The proposed floor material shall be of a non-slip type and shall be appropriate for foot traffic.

47. Façade Inspection & Safety Program (FISP) is required for all buildings greater than six stories, therefore an application is required to be filed with the Dept. of Building by a Qualified Exterior Wall Inspector (QEWI) as per NYC Construction Codes Section 28-302. A critical examination of a building’s exterior walls and appurtenances

shall be conducted at least once every five years. The initial examination for a new building shall be conducted in the fifth year following the erection or installation of exterior wall as evidenced by the issuance date of temporary or final certificate of occupancy. The relevant façade inspection filing period cycle is Sub-Cycle A: 02/21/2023 to 02/21/2025. The condo board will retain a structural engineer and the condo is responsible for the costs.

The methods used to examine the building must permit a complete inspection of the use of a scaffold or other observation platform is preferred, but the QEWI may use other methods of inspection as he/she deems appropriate. The use of drones, high resolution photography, non-destructive testing, or other similar methods does not eliminate the requirements for close-up inspections. The QEWI must file with the Department a written report describing the result of the critical examination, clearly documenting all conditions noted during the inspection and stating that the inspection was performed and completed in accordance with FISP requirements. The report must include an executive overview that consists of a summary of findings and recommendations, a concise statement of the scope of the inspection and findings, the conclusions and recommendations and a determination as to whether the building is categorized as" safe", "SWARMP", or "unsafe".

A description, classification, and mapping of each significant condition observed including deterioration and any movement detected and the apparent watertightness of the exterior surfaces. The description must also include a list of all the exterior appurtenances and their condition. Each condition must be classified as safe, unsafe or SWARMP. If the building is classified as unsafe or SWARMP, the report must include the locations and descriptions of all unsafe or SWARMP conditions. If unsafe conditions are noted, the report must recommend the types and location of public protection. Photographs must be labeled, and the report must include key plans, key elevations and locator drawings documenting these conditions.

If a building is categorized as SWARMP:

A. The recommended time frame for such repairs or maintenance to be performed, which must indicate the date by which the work must be performed (MM/DD/YYYY) to precent the conditions from becoming unsafe and not the date on which work is planned or scheduled.
B. Time frames of less than one (1) year, "ASAP" or "immediately," shall not be accepted.

If a building is categorized as unsafe:

A. The QEWI must provide a recommended time frame for repairs to be performed to bring the building to SWARMP or safe status, and must indicate the date by which the work will be completed (MM/DD/YYYY);
B. Time frames of more than five (5) years will not be accepted.

48. Tenant Protection Plan (TPP) is required if dwelling units will be occupied during construction. The tenant protection plan (“TPP”) outline steps the contractor and building owner will take to protect tenants when construction or renovation happens while tenants are living in the building. The TPP works to avoid or limit service disruptions and lessen the negative impacts of construction.

Before a permit can be obtained, a contractor must submit a TPP if there is at least one occupied dwelling unit. Each construction, alteration or partial demolition permit requires its own TPP that outlines tenant protections specific to the scope of work. The elements of the TPP may vary depending on the construction project. At a minimum, your building owner must make detailed and specific provisions for:

1. Egress. Clarify how adequate exits will be maintained during construction.

2. Fire Safety. Identify safety measures to maintain fire safety for tenants.

3. Health Requirements. Specify methods that will be used for dust control, debris disposal, pest control and maintenance of sanitary facilities. Include a statement of compliance related to lead and asbestos that describes what measures will be taken to meet mandatory requirements.

4. Compliance with Housing Standards. Demonstrate compliance with the NYC Housing Maintenance Code and the New York State Multiple Dwelling Law during construction.

5. Structural Safety. No structural work can be done that may endanger the occupants.

6. Noise Restrictions. Identify the specific measures used to limit noise in accordance with the NYC Noise Control Code and specify the hours of the day, as well as the days of the week when the construction will occur.

7. Maintaining Essential Services. Describe the means and methods that will be used to maintain heat, hot water, cold water, gas, electricity, or other utility services. Any anticipated disruption of any services, the length of disruption, steps taken to minimize the disruption, and the alternate arrangements to provide that service during the disruption must be specified. All tenants affected by the disruption must be notified.

49. The roof system is manufactured by Fire Stone. The EPDM material and labor warranty is 1 year and commences the date of receiving Certificate of Occupancy. EPDM roof membranes have a life expectancy of approximately 50 years.

ARCADIA WOODSIDE CONDOMINIUM
PLAN OF CONDOMINIUM OWNERSHIP

I. INTRODUCTION

This is an Offering Plan (the "Plan") for the sale of seventy-six (76) Residential Units (the "Residential Units") and seven-one (71) Parking Space Units in a Condominium to be known as Arcadia Woodside Condominium, located at 40-22 61st Street Woodside, New York 11377.

The purpose of the Plan is to set forth all material terms of the offer for the benefit of Prospective Purchasers.

The Plan may be amended at any time and from time to time provided that the amendment is duly filed with the Department of Law of the State of New York and is served on prospective Purchasers, Purchasers in contract and Residential Unit Owners.

A Declaration submitting the property to Article 9-B of the Real Property Law of the State of New York (hereinafter referred to as the "Condominium Act") and By-Laws will be recorded prior to conveyance of title to the first Residential Unit by the Sponsor. The property will be subject to the Condominium Act. The Declaration and By-Laws will be substantially similar to those set forth in this Offering Plan and will not be changed so as to adversely affect the Purchaser. This Offering Plan and the accompanying documentation should be carefully studied by Prospective Purchasers and their attorneys prior to the purchase of a Residential Unit. The Condominium is subject to and complies with the New York Condominium Act.

The Sponsor of the Offering Plan is 4061 Street, LLC, acquired the property by deed dated April 26th 2019. At the time, the property was conveyed to Sponsor it was a vacant 2-family dwelling.

The Condominium will contain seventy-six (76) Residential Units located in a seven (7) story building with cellar, basement and roof. In addition, the Condominium will contain seventy-one (71) Parking Space Units located in the sub-cellar and cellar floor. One (1) accessible van parking space and two (2) accessible car parking space are provided on the cellar level. One (1) accessible car parking space is provided on the sub-cellar level. The dimension of every parking space is marked with yellow line and is approximately 18' in length and 8'-6" in width. Parking spaces complies with the NYC Zoning and Building Code. The sponsor may rent any off-street parking spaces to non-residents of the building, for periods of not less than one week and not more than one month. All off-street parking spaces shall be made available to residents within 30 days after a written request made to the sponsor, by such residents. Only a Unit Owner may purchase a Parking Space Unit.

The enclosed parking garage shall be capable of supporting electrical vehicle charging stations. Electrical raceway to the electrical supply panel serving the garage shall be capable of providing a minimum of 3.1 kW of electrical capacity to at least 20% of the parking spaces of the garage in accordance with section 406.2.11 of the building code of the City of New York.

Separate tax lots will be obtained for each Parking Space Unit and each Parking Space Unit will be offered for sale to Residential Unit Owners on a first come first served basis. A Residential Unit Owner may purchase more than one Parking Space Unit. Said Parking Space Units will be offered for sale at the prices set forth in Schedule A.

In the event the present or future owner of a Unit in the Condominium, or a member of his or her family residing in the unit, becomes handicapped and acquires handicapped plates for his or her vehicle, and said Unit Owner is the owner of the Parking Space Unit, said unit owner has the right to demand that the owner of the Parking Space Unit trade the handicapped Parking Space Unit he/she owns with said handicapped owner.

In the event the present or future owner of a unit or member of his or her family member residing in the unit, becomes handicapped and said unit owner does not own a Parking Space Unit, said unit owner has the right to demand that the owner of Parking Space Unit sell it at then current, fair market value to said handicapped owner. All costs and expenses entailed in the transfer of title to the Parking Space Unit, including without limitation, title abstracts, title insurance, transfer taxes and recording fees and reasonable attorney fees shall be borne by the party requesting the transfer. The owners of these Parking Space Units must comply with the aforementioned demand upon thirty (30) days written notice. If the parties cannot agree on the fair market value of these Parking Space Units then the parties agree to submit the matter to binding arbitration. See Section III for a detailed description of the parking facilities.

The purpose of the Plan is to set forth all the terms of the offer for the benefit of prospective Purchasers.

All portions of the Condominium, excluding the Units, are Common Elements of the Condominium. The Common Elements are divided into General Common Elements for use by all Unit Owners and Limited Common Elements which are Common Elements irrevocably restricted in use to specified Residential Units and Residential Unit Owners.

A. General Common Elements - General Common Elements are those shared by all Unit Owners and include all portions of the Condominium except for the individual Units and the Limited Common Elements (irrevocably restricted in use to specified Residential Units or Residential Unit Owners) and include without limitation the following:

1. The land on which the Building is erected and all other land within the boundaries of the property;

2. All foundations, columns, girders, beams and supports;

3. Those portions of the walls and partitions dividing Units located between the unexposed faces of the sheetrock walls enclosing the Units; those portions of the ceilings of the highest floor above the unexposed face of the sheetrock;

4. Roofs, stairs and stairways, which are not located wholly within a Unit and entrances to and exits from a Building other than entrances to the individual Units;

5. All improved and unimproved areas of the property outside the boundary of an individual Unit except for any Limited Common Elements;

6. All central and appurtenant installations in the Building or Property that provide service to the entire Building, such as power, light, telephone, television, gas, hot and cold water and heat (including all pipes, ducts, wires, chutes, cables and conduits used in connection therewith located in the Common Elements) and all other mechanical equipment spaces;

7. All sewer pipes and drainage pipes and facilities that provide service to the entire Building or two (2) or more Units;

8. All meter rooms, compactor rooms, refuse rooms, equipment rooms and any other mechanical rooms or areas that service two (2) or more Units;

9. All pedestrian walkways, intended for the common use of all Unit Owners;

10. The intercom system;

11. The lobby;

12. The outdoor recreation area;

13. A recreation room located on the 1st floor;

14. A gym room located on the 1st floor;

15. The elevator;

16. The yard;

17. The bicycle storage area located in the sub-cellar;

18. The parking area, excluding the Parking Space Units; and

19. All other parts of the property and all apparatus and installations existing in a Building or on the property for common use to all Units or necessary or convenient to the existence, maintenance or safety of the property.

B. Irrevocably Restricted Areas/Limited Common Elements - Certain portions of the Common Elements are irrevocably restricted in use to specified Units or Unit Owners, subject to the right of the Board of Managers of the Condominium to enter upon any restricted area for maintenance, repair or improvement of a Unit or Common Element and subject to the rules of the Board of Managers. Said irrevocably restricted Common Elements are also referred to as a Limited Common Element. Any portion of the Common

Elements, which is not restricted in use may be used by any Unit Owner. Following are detailed descriptions of the irrevocably restricted Limited Common Elements:

Residential Unit Limited Common Elements: The following portions of the Common Elements shall be Limited Common Elements for the exclusive use of an individual Residential Unit Owner and are herein, sometimes collectively referred to as the "Residential Unit Limited Common Elements":

1. The balconies appurtenant to Units 3L, 3M, 3N, 4L, 4M, 4N, 5F, 5G, H, 6F, 6G, 6H, 7E, 7F, 7G.

2. The terraces appurtenant to Units 1A, 1B, 1C, 1H, 1I, 1J, 1K, 4F, 4G, 4H, 4I, 4J, 4K, 5E, 5F, 5G, 5H, 7D.

3. Any heating, cooling or other mechanical system servicing an individual Residential Unit that is located in or on the Common Elements.

4. All apparatus, installations, systems equipment and facilities in the Common Elements (including pipes, wire, ducts, vents, cables, conduits and lines), which will serve or benefit exclusively a Residential Unit.

All repairs, maintenance and any replacement of any heating, cooling or other mechanical system servicing an individual Residential Unit that is located in or on the Common Elements and/or all apparatus, installations, systems equipment and facilities in the Common Elements (including pipes, wire, ducts, vents, cables, conduits and lines) which will serve or benefit exclusively a Residential Unit shall be the responsibility of the Residential Unit Owner for such equipment services, etc.

All maintenance and repairs to the Parking Space Units, whether structural or non-structural, ordinary or extraordinary, will be made by the Board of Managers and the cost thereof will be a Common Charge payable by the Unit Owner of said Parking Space Unit.

All general maintenance, repairs and replacements of the balconies and terraces that are Limited Common Elements, including cleaning, snow removal and all repairs not structural in nature (including the repair of leaks and the repair or replacement of the

surface of the balconies or terraces), shall be the responsibility of the Residential Unit Owner whose balcony or terrace is a Limited Common Element of their Residential Unit. Although the cost of repairs and replacements to Limited Common Elements shall be borne by the Residential Unit Owners, the Board of Managers shall be charged with performing all repairs and replacements at the Residential Unit Owners sole cost and expense.

All repairs, maintenance and any replacement of any heating, cooling or other mechanical system servicing an individual Residential Unit that is located in or on the Common Elements and/or all apparatus, installations, systems equipment and facilities in the Common Elements (including pipes, wire, ducts, vents, cables, conduits and lines) which will serve or benefit exclusively a Residential Unit shall be the responsibility of the Residential Unit Owner for such equipment services, etc.

The Balconies and/or terraces are not permitted to be used for storage or trash storage and are not permitted to be enclosed. Balcony and Terrace space may not be legally used as a bedroom or living room and to do so may result in a building code violation being issued for the building.

No flammable, combustible or explosive fluid, material, chemical or substance is permitted to be stored in the balconies and/or terrace.

Purchasers should review Schedule A herein for more details of the Limited Common Elements included with the Units.

C. Provisions Applicable to All Common Elements -

1. The Common Elements shall remain undivided and no Unit Owner shall bring any action for partition or division unless otherwise provided by law.

2. The Common Elements are not subject to partition nor are they severable from the Units except in accordance with the Real Property Law.

3. The percentage of the undivided interest in the Common Elements established herein shall not be changed except with the consent of all of the Unit Owners affected expressed in a duly recorded amendment to this Declaration.

4. The undivided interest in the Common Elements shall not be separated from the Units to which it appertains and shall be deemed conveyed or encumbered with the Units even though such interest is not expressly mentioned or described in the conveyance or other instrument.

Sponsor has obtained construction financing (the “Construction Loan”) from Industrial and Commercial Bank of China (USA) NA (Construction Lender”), with an office located at 1185 Avenue of the Americas, 16th Floor, New York, NY 10036 which has

enabled Sponsor to construct the Development. The Sponsor will be obligated to pay off and otherwise comply with the terms of the Construction Loan on the entire Condominium. After the recording of the Declaration and before the closing of title to the first Unit, any Construction Loan mortgage will be satisfied, or released, or subdivided, extended and consolidated with the individual permanent mortgages, which will be placed on the Units of those Purchasers obtaining a mortgage. In addition, before the closing of title to the first Unit, all liens and mortgages affecting the Condominium shall be paid and satisfied or the Unit being conveyed and its appurtenant Common Interest shall be released therefrom by partial release duly recorded. In order to obtain partial releases, the Construction Lender will require that the Sponsor pay a release price on the sale of each Unit, until the loan is repaid in full. Therefore, there will be no resulting costs from Sponsor's construction loan added to Purchaser's individual mortgage. The terms of the Construction Loan contemplate the project as a "for-sale" condominium project.

There are a variety of different model types of Residential Units. See Schedule G in Part II of the Plan for a detailed description of each model. The land and all improvements to be erected thereon are hereinafter referred to as the "Development" or the "Condominium".

Sponsor will endeavor in good faith to market and sell the Units in the Condominium, however, Sponsor is retaining the unconditional right to rent rather than sell Units after consummation of the Plan. Because Sponsor is retaining the unconditional right to rent rather than sell Units this Plan may result in the creation of a condominium in which a majority of the Units are not owned by owner-occupants or investors who are unrelated to the Sponsor. Due to the fact Sponsor is not limiting the conditions under which it will rent rather than sell Units, there is no commitment to sell more Residential Units than the fifteen (15%) percent (12 Units) necessary to declare the plan effective and owner-occupants may never gain effective control and management of the Condominium. In the event Sponsor makes a bulk sale of all or some of its unsold Residential Units, the transferee successor Sponsor will be bound by Sponsor's representations regarding its commitment to sell Units and will also be responsible for all Sponsor's obligations under the Offering Plan with respect to such Units.

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

The building completion is anticipated in or about December 2023.

As in the ownership of a private one (1) family home, the Purchaser of a Residential Unit in a Condominium (the "Residential Unit Owner") owns their Residential Unit in fee simple absolute and is entitled to exclusive possession of their Residential Unit. Each Purchaser of a Residential Unit will also own an undivided interest in and right to use the General Common Elements and a right to use the Limited Common Elements that pertain to an individual Residential Unit or to all the Residential Units. A full description of the General and applicable Limited Common Elements is described above.

Each Residential Unit includes the inside face of the exterior walls of the Building, approximately (within reasonable tolerances) to the apartment side of the facade at the halls and partitions dividing the Residential Units from corridors and stairs, and the centerline of the walls separating one Residential Unit from another. For a detailed description of the Residential Unit to be conveyed see Schedule J, Article Third in Part II of the Plan.

A Unit Owner is required to pay monthly Common Charges assessed by the Board of Managers for the operation and maintenance of the Condominium pursuant to Sections 339-i and 339-m of the New York Condominium Act. Monthly Common Charges may commence with the closing of the first Residential Unit, which is expected to be on or about July 1, 2024, however, see Section XVIII as to the right of the first Board of Managers to commence the collection of Common Charges at a subsequent date. Until title to a Residential Unit has passed to a Purchaser, the Sponsor will pay such Common Charges and special assessments as are assessed by the Board of Managers on the Units to which title has not passed. Once title has passed to a Purchaser, the Purchaser will be responsible for all costs, including all Common Charges and individual expenses associated with the Unit, as well as any costs associated with the Limited Common Elements that pertain to the Purchasers' Unit.

Sponsor is reserving the right to delay the collection of Common Charges for an indeterminate time. During any such period of delay, Sponsor will timely pay all expenses of the Condominium, including, but not limited to, insurance premiums and any reserve fund payments. Such expenses shall not include individual Unit Owner expenses such as real estate taxes, utility charges, etc. Upon commencement of collection of Common Charges, there will not be an assessment for any item set forth in the approved budget for the Condominium. Sponsor shall remain obligated to update the budget for the Condominium. Regardless of the delay in collection of Common Charges, Sponsor shall remain obligated to update the budget for the Condominium as required by the Department of Law governing regulations. In the event Sponsor elects to delay the collection of Common Charges, Sponsor shall disclose such fact in the post-closing Amendment to the Offering Plan as a benefit to subsequent Purchasers. Such Amendment shall also disclose the period of delay. Prior to commencing the collection of Common Charges, Sponsor will notify all Unit Owners by written notice of the expiration of the delay period. Notice shall be given to Unit Owners in writing at least thirty (30) days prior to the commencement of collection of Common Charges. Sponsor will disclose such

fact in the next substantive Amendment to the Offering Plan.

There is no limit on the number of owners who may purchase a Unit for investment rather than for personal occupancy and there may always be a substantial percentage of owners who are non-residents. As such, Purchasers for their own occupancy may never gain control of the Board of Managers. Owner-occupants and non-resident owners, including Sponsor, may have inherent conflicts on how the Condominium should be managed as a result of their different reasons for purchasing, i.e. purchasing a Residential Unit to live in as opposed to purchasing as an investment. It is possible that some or even a majority of the Units will be occupied by tenants and not owner occupied. Owner occupied Units are typically cared for better than Units which are rented to tenants. If a significant number of the Units are not owner occupied, this may result in decreasing the value of the Units, and result in less use and enjoyment of the Unit by the Unit Owner than would occur if all or substantially all of the Units were owner occupied.

A Unit Owner, upon acquiring title to their Unit, will be obligated to comply with the Declaration of Condominium, Condominium By-Laws and its rules and regulations and any other requirements of the Board of Managers of the Condominium.

There is no restriction upon ownership of a Residential Unit. Occupancy of a Residential Unit, however, may only be for residential purposes as described in Section XVIII of the Offering Plan. Units, after consummation of the Plan, can be sold by a Residential Unit Owner, provided that the Unit Owner is not in arrears on the payment of Common Charges (except where the payment of such unpaid Common Charges is paid by the Grantee or provided for out of the proceeds of the sale) and subject to restrictions contained in the mortgage, if any, covering their Unit. A Purchaser is free to make a gift of their Unit to anyone during their lifetime or to devise their Unit by will, or to have it pass by intestacy without any restriction. No Unit can be sold without a simultaneous sale of the undivided interest in the Limited Common Elements that pertain to the Unit.

Each Residential Unit Owner can sell their Residential Unit to whomever they desire. Residential Unit Owners may lease their Residential Units subject to the conditions contained in Section XVIII of the Offering Plan. The Board of Managers does not have the right to approve or disapprove Purchasers.

The Units can be purchased for all cash or may be purchased partly for cash and partly by mortgage. The Purchase Agreement is not conditioned upon a Purchaser securing satisfactory mortgage financing. Obtaining a mortgage shall be the sole responsibility of each Purchaser. In no event will the Sponsor be obligated to return a Purchaser's down payment in the event a Purchaser is unable to obtain a mortgage. In addition, the Purchase Agreement will remain in full force and effect and Purchaser will be obligated to pay the balance of the purchase price at closing regardless of the availability of financing. In the event a Purchaser does not close title to the Unit as a result of their inability to obtain a mortgage, the down payment plus the cost of any custom work ordered, will be retained by Sponsor as liquidated damages. 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.

A Unit Owner may mortgage their Unit at any time after they acquire title to the Unit in whatever amount and under whatever terms they can obtain. Any Unit Owner may also, upon the resale of their Unit, grant a purchase money mortgage to a Purchaser of their Unit. A Unit Owner may mortgage their Unit only if all arrears for Common Charges, if any, are provided for at the closing of the mortgage. 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.

Primary responsibility for operating the Condominium rests with the Board of Managers who is elected by the Residential Unit Owners. See Schedule J, Article III in Part II of the Plan. For information concerning Sponsor's initial control of the Board of Managers, see Section XVI of the Offering Plan.

Each Residential Unit Owner, upon obtaining title, will automatically have one (1) vote at all meetings of the Unit Owners for each of the Residential Units owned by such Residential Unit Owner.

Each Unit will be taxed separately for real estate tax purposes and may be separately mortgaged. Therefore, no Unit Owner is liable for the payment of real estate taxes or mortgage payments on any other Unit. In the opinion of counsel, a Residential Unit Owner is presently entitled to deductions for income tax purposes for payments for real estate taxes applicable to their Residential Unit. In addition, provided the Residential Unit will be the Purchaser's principal residence or one (1) other residence selected pursuant to Section 163(h)(5)(A)(i)(II) of the Internal Revenue Code of 1986, a Residential Unit Owner may also deduct the interest on the mortgage they procure to finance the purchase of their Residential Unit for income tax purposes. See Section XX of the Offering Plan.

Fire and liability insurance covering the General Common Elements are included with other items as part of Common Charges, but fire and liability insurance for the Purchaser's personal effects, the interior of the Residential Unit and the Limited Common Elements for an individual Residential Unit Owner's exclusive use must be carried by the individual Purchaser. Common Charges are levied in proportion to the interest in the "Common Elements" appurtenant to each Unit. For possible increases in Common Charges upon default in payment by a Unit Owner see Section XVIII of the Offering Plan. Each Residential Unit Owner is responsible for the cost of their own interior repairs and decoration in their Residential Unit after closing.

The price of the Residential Units will include only the appliances and fixtures detailed in the Description of Property Report contained in Part II of the Plan. No washer and dryer units will be installed in the Residential Units, however, there are hookups for laundry appliances within all Residential Units. Installation and the cost of any upgraded

appliance or appliance not provided is the sole responsibility of each Residential Unit Owner.

The prices for the Units are set forth in Schedule A. THESE PRICES HAVE BEEN SET BY THE SPONSOR ALONE AND ARE NOT SUBJECT TO APPROVAL BY THE DEPARTMENT OF LAW OR ANY OTHER GOVERNMENTAL AGENCY.

This Offering Plan contains all of the material terms of this transaction. Parts I and II along with Parts A, B, C and D of the Exhibits submitted along with the Offering Plan together constitute the entire Offering Plan. Copies of the Plan and Parts A, B, C and D of the Exhibits will be available for inspection by Prospective Purchasers and their attorneys without charge and for copying at a reasonable charge at the Condominium site whenever the on-site sales office is open, at the office of the Sponsor, or any Selling Agent engaged by Sponsor and at the New York State Department of Law, 28 Liberty Street, New York, NY 10005.

There are no restrictions on who may purchase a Residential Unit in the Condominium except that this offer is made only to persons over eighteen (18) years of age. Each Residential Unit Owner can sell their Residential Unit to whomever they desire.

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.

II. DEFINITIONS

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

1. “Board of Managers” - The governing body of the Condominium responsible for its affairs.

2. “Board Member” - Each individual representative elected, designated or appointed to the Board of Managers.

3. “Building” – The seven (7) story building containing seventy-six (76) Residential Units, seventy-one (71) Parking Space Units, basement, cellar and roof.

4. “By-Laws” - The document governing the operation of the Condominium.

5. “Common Charges” - Each Unit Owner’s proportionate share of the General Common Expenses as determined in accordance with the Common Interest appurtenant to the Unit.

6. “Common Elements” - All portions of the Condominium, other than the Units. Common Elements are divided into General Common Elements which are Common Elements shared by all Unit Owners, including all sewer and drainage pipes for the Building, and Limited Common Elements which are Common Elements that are irrevocably restricted for the exclusive use of an individual Residential Unit Owner.

7. “Common Expenses” - (a) Expenses incurred by all Unit Owners for the purpose of paying costs of the Condominium in connection with the repair, maintenance, replacement, restoration or operation of, and any alteration, addition or improvement to the General Common Elements; and (b) All sums designated common expenses by or pursuant to the provisions of the Condominium Act, the Declaration or the By-Laws.

8. “Common Interest” - The proportionate, undivided interest each Unit Owner has in the Common Elements.

9. “Condominium” – Arcadia Woodside Condominium, which is comprised of the Common Elements, Residential Units, the Parking Space Units and Unit Owners.

10. “Declaration of Condominium” - The instrument by which the property is submitted to the provisions of the Condominium Act, and such instrument as from time to time is amended, consistent with the provisions of the Condominium Act and of the By-Laws.

11. “Development” - As used herein refers to Arcadia Woodside Condominium.

12. “Equal or Better Quality” – As used herein shall mean comparable or better quality recognized by industry standards for performance, efficiency, longevity, and/or classification, as applicable.

13. “Escrow Account” - The attorney’s account where a Purchaser’s initial deposit will be held as provided for in Section X of the Offering Plan.

14. “Escrow Agent” - The attorney or law firm overseeing the Escrow Account as provided for in Section X of the Offering Plan.

15. “Limited Common Elements” - A Common Element appurtenant to a particular Residential Unit or Units, the use of which is restricted to the Owners of such Residential Unit or Units.

16. “Managing Agent” – The management company engaged by the Condominium to handle the day to day operations and management of the community.

17. “Parking Space Units” – The seventy-one (71) Parking Space Units, designated for parking use as identified in the Floor Plans in Part II of the Offering Plan, which are to be used solely for parking automobiles and other permitted vehicles.

18. “Purchaser” - The person(s) who have entered into a Purchase Agreement to acquire a Unit in the Condominium.

19. “Purchase Agreement” - The document to be executed by the Purchaser which will obligate the Purchaser to acquire a Unit in the Condominium and which will obligate the Seller to sell to Purchaser the Unit in the Condominium.

20. “Residential Units” - The seventy- six (76) Residential Units designated in the Declaration of Condominium for residential use. As used herein the terms “Residential Unit” is equivalent to the term “Unit” in Article 9-B of the Real Property Law of the State of New York.

21. “Sponsor” – 4601 Street, LLC, a New York limited liability company with an address at 40-22 61st Street, Woodside, New York 11377, and its successors and/or assigns.

22. “Unit” - A Unit includes all the Units in the Condominium and is divided as follows:

    (a) “Residential Units” - The Units designated in the Declaration of Condominium for residential use.
    (b) “Parking Space Units” - The Units designated in the Declaration of Condominium for parking use.

As used herein the terms “Residential Units and Parking Space Units” are equivalent to the term “Unit” in Article 9-B of the Real Property Law of the State of New York.

23. “Unit Owner” – A Unit Owner includes all the Unit Owners in the Condominium and is divided as follows:

    (a) “Residential Unit Owner” – The owner of a Residential Unit.
    (b) “Parking Space Unit Owner” – The owner of a Parking Space Unit.

24. “Unsold Unit” - Any Unit in which title is retained by the Sponsor and any successors or assigns until such time as the same has been sold and title conveyed to a third party. It shall not include a Residential Unit which is used for personal occupancy of the Sponsor, any of its principals or any of its successors or assigns.

III. DESCRIPTION OF PROPERTY AND IMPROVEMENTS

Improvements - General Description/Topographical Features

Current status of construction is interior finishes and details. The anticipated substantial completion date of work for Arcadia Woodside Condominium is December 2023. The Condominium will consist of seventy-six (76) Residential Units located in a three (3) story building with a lobby on the ground floor level, basement, cellar and roof. In addition, the Condominium will contain seventy-one (71) Parking Space Units on the cellar and sub-cellar. There shall also be thirty-nine (39) bicycle parking spaces, as a General Common Elements, provided in the sub-cellar floor, on a first come first served basis.

An outdoor recreation area of approximately 2,481 sf (28'-9" x 84'-1"), equipment terrace area, and private terraces are on located on the 1st floor provided for residential use only as per Quality Housing Program requirements. Access will be limited to residing residents only; no commercial use will be permitted. The outdoor recreation area shall be finished with ¾" porcelain paver over waterproofing membrane above the concrete deck. The proposed floor material shall be of a non-slip type and shall be appropriate for foot traffic.

A recreation room of approximately 897 sf located on the 1st floor is provided for residential use only. Access will be limited to residing residents only; no commercial use will be permitted. The recreation room shall be finished with porcelain tile above the concrete deck. The proposed floor material shall be of a non-slip type and shall be appropriate for foot traffic.

A gym room of approximately 609 sf located on the 1st floor is provided for residential use only. Access will be limited to residing residents only; no commercial use will be permitted. The gym room shall be finished with Siena Rubber (recycled) Storm Gray SR95102 with underlayment above the concrete deck. The proposed floor material shall be of a non-slip type and shall be appropriate for foot traffic.

Certain Residential Units will have balconies and/or terraces as Limited Common Elements. Balcony and Terrace space may not be legally used as a bedroom or living room and to do so may result in a building code violation being issued for the building. A combo washer and dryer will be provided within each dwelling Unit. Installation and the cost of any upgraded appliance or appliance not provided is the sole responsibility of each Residential Unit Owner.

There are a variety of types of Residential Units. The types and number of rooms, layouts and variations of the Residential Units are set forth in the Description of Property Report in Part II of the Plan. The site consists of one (1) building over flat land.

The Offering Plan and building plans are available for inspection at the Sponsor's office at without charge.

The Residential Units, the Building containing them and all other improvements will comply with all applicable rules, regulations, laws, and other requirements of all governmental authorities having jurisdiction thereof, including those governing zoning and construction, and the Sponsor and all other persons engaged by the Sponsor in connection with this Plan have complied and will comply with all applicable laws, rules and regulations and other governmental requirements pertaining thereto. Construction of the Condominium will comply with the Building Code of the City of New York.

Construction Data for Residential Units and Common Elements

The Residential Units and Common Elements have been constructed in the manner set forth in the building plans filed with Building Department of the City of New York and any amendments thereto, which plans will not be changed so as to materially adversely affect the Residential Unit Owners. For a detailed description see Schedule G in Part II of the Plan.

A final certificate of occupancy (PCO) is anticipated in or about December 2023. Closing of title to the first Residential Unit is expected to occur on or about July 1, 2024 barring acts of God, sales activity or other unforeseen delays beyond the control of the Sponsor. All measurements within the Condominium and Units are approximate (within reasonable tolerances) and Sponsor retains the right to make changes to the Condominium as long as they comply with the City of New York Department of Buildings. A decrease in a Unit's area of 5% or less will not affect a Purchaser's obligations unless such decrease is determined to be a material change. There is a rebuttable presumption that an area that is diminished by 5% or less is not material.

Easements

Each Unit Owner will have an easement in common with all other Unit Owners for the use, maintenance and repair of all pipes, wires, conduits and public utility lines located in the Common Elements, including any Limited Common Elements, or located in other Units and servicing the Unit Owner's Unit. Each Unit will have an easement of support from all structural members (including, but not limited to, columns, footings, bracings, foundations, slabs, and exterior walls) supporting or serving the Building and any replacements thereof and additions thereto and an easement of necessity, and each Unit will be subject to an easement of support and necessity in favor of all other Units and the Common Elements. Further, each Unit Owner will have an easement for the continuance of any encroachment by their Unit on any adjoining Unit or Common Element now existing or which may come into existence hereafter as a result of the settling of the Building or repair or alteration of the Unit by the Board of Managers, after damage by fire or other casualty or as a result of condemnation or eminent domain proceeding, or by reason of an alteration made by the Board to the Common Elements so that any such encroachment

may remain undisturbed so long as the Unit stands. Each Unit will be subject to such encroachments and easements in favor of all other Units. The Board of Mangers, its agents and employees shall have a right of access, with three (3) days' notice (where possible) to the Units and the Common Elements (irrespective of the restricted nature of such Common Element) to inspect, maintain or repair the Common Elements or to make repairs to the Unit to prevent damage to the Common Elements or any other Unit and for the purpose of carrying out any of its obligations under the Declaration and By Laws. Such right of access shall be exercised in such manner as will not unreasonably interfere with the use of the Units but no prior notice shall be required in the event the Board of Managers shall determine that action is immediately necessary for the preservation or safety of the Condominium or its property, or the Units, or for the safety of Condominium residents or other persons, or required to avoid the suspension of any necessary service to the Condominium.

Allocation of Common Interest

The Common Interest of the Condominium establishes the Unit Owners' percentage of ownership in the Common Elements and percentage of liability for the payment of Common Charges. Each Unit Owner has the percentage of Common Interest in the Condominium set forth on Schedule A. Such allocation has been made 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. Said method of determining the percentage of Common Interest in a condominium complies with and is pursuant to Section 339-i (1) (iv) of the Real Property Law of the State of New York.

Parking Facilities

The Condominium will contain seventy-six (76) Residential Units located in a seven (7) story building with cellar, basement and roof. In addition, the Condominium will contain seventy-one (71) Parking Space Units located in the sub-cellar and cellar floor. One (1) accessible van parking space and two (2) accessible car parking space are provided on the cellar level. One (1) accessible car parking space is provided on the sub-cellar level. The dimension of every parking space is marked with yellow line and is approximately 18' in length and 8'-6" in width. Parking spaces complies with the NYC Zoning and Building Code. The Sponsor may rent any off-street parking spaces to non-residents of the building, for periods of not less than one week and not more than one month. All off-street parking spaces shall be made available to residents within 30 days after a written request made to the sponsor, by such residents. Only a Unit Owner may purchase a Parking Space Unit.

The enclosed parking garage shall be capable of supporting electrical vehicle charging stations. Electrical raceway to the electrical supply panel serving the garage shall be capable of providing a minimum of 3.1 kW of electrical capacity to at least 20%

of the parking spaces of the garage in accordance with section 406.2.11 of the building code of the City of New York.

Separate tax lots will be obtained for each Parking Space Unit and each Parking Space Unit will be offered for sale to Residential Unit Owners on a first come first served basis. A Residential Unit Owner may purchase more than one Parking Space Unit. Said Parking Space Units will be offered for sale at the prices set forth in Schedule A.

If a Residential Unit Purchaser elects to purchase a Parking Space Unit, the price of the Residential Unit will be increased by the price of said Parking Space Unit and the percentage of Common Interest allocated to such Residential Unit will be increased by the percentage of Common Interest for the Parking Space Unit listed in Schedule A and all Common Charges and individual expenses, including any real estate taxes associated with the Parking Space Unit, will become the responsibility of the applicable Residential Unit Owner.

Parking Space Units may only be used for parking of automobiles or other permitted vehicles. Parking Space Unit Owners may only sell their Parking Space Unit to current or future Residential Unit Owners. Parking Space Unit Owners may lease their Parking Space Unit to current or future Residential Unit Owners or a tenant of a Residential Unit.

A Purchaser may purchase more than one (1) Parking Space Unit. In the event a Purchaser purchases more than one (1) Parking Space Unit, there may not be enough Parking Space Units available for each Purchaser who desires to purchase one.

Purchasers should note, Parking Space Units shall be used solely for the storage of passenger motor vehicles of the occupants of the multiple dwelling or of multiple dwellings under common ownership, except that, in the event such Parking Space Unit is not used by such occupants, it may be rented by the owner or owners of such dwelling or dwellings to persons other than the occupants thereof. The space which has thus been rented shall be made available to an occupant within thirty days after written request therefor. However, such space may be used also for the storage of any type of mechanical or motor-driven equipment or other accessory device or passenger bus required for the proper maintenance of the site and of the dwellings thereon.

An accessible van parking space and a car parking space are provided on the cellar level; an accessible car parking space is provided on the sub-cellar level. These will be the last Parking Space Units sold if they have not previously been sold to a Purchaser who themselves or a member of their family has a vehicle with handicapped plates. The purchase of these Parking Space Units and any subsequent sale or transfer of them are subject to the following covenants and restrictions in the deed:

In the event the present or future owner of a Unit in the condominium, or a member of his or her family residing in the Unit, becomes handicapped and acquires handicapped plates for his or her vehicle, and said Unit Owner is not the owner of an accessible Parking

Space Unit, said Unit Owner has the right to demand that the owner of an accessible Parking Space Unit trade the handicapped parking space he/she owns with said handicapped Unit Owner.

In the event the present or future owner of a Unit or member of his or her family member residing in the Unit, becomes handicapped and said Unit Owner does not own a Parking Space Unit, said Unit Owner has the right to demand that the owner of an accessible Parking Space Unit sell it at then current, fair market value to said handicapped Unit Owner. All costs and expenses entailed in the transfer of title to the Parking Space Units, including without limitation, title abstracts, title insurance, transfer taxes and recording fees and reasonable attorney fees shall be borne by the party requesting the transfer.

The owner of an accessible Parking Space Unit must comply with the aforementioned demand upon thirty (30) days written notice.

If the parties cannot agree on the fair market value of an accessible Parking Space Unit, then the parties agree to submit the matter to binding arbitration in accordance with Article XIII of the By-Laws of the Condominium.

The Condominium is not located in a designated flood zone by any local, state, or federal agency. See the Description of Property and Specification Report in Part II of the Offering Plan.

IV. LOCATION AND AREA INFORMATION

Location and Acreage

The Condominium is located at 40-22 61st Street Woodside, New York 11377. Access to the Condominium is on 61st Street a New York City public street. The Condominium will consist of a total lot area of approximately 21,015 square feet. The property is zoned C1-3 in R6A, R6A, & R5B /Residential Use, which permits construction of the Condominium.

Area Information

The Condominium property is located between Woodside Avenue and 43 Avenue, in Woodside, Queens County, New York. All surrounding areas are fully developed, and comprising of single and multiple dwellings, including condominiums and cooperative apartments, various grocery stores, schools, restaurants and public facilities.

Public services such as police and fire protection, street maintenance and water service are provided by the City of New York. There is a police station, 115th Precinct, 92-15 Northern Blvd, Jackson Heights, NY 11372, located 0.7 miles away. Fire Station, FDNY Engine 325 & Ladder 163, is located approximately 0.7 miles at 41-24 51st Street, Woodside, New York 11377.

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

Utilities

The following utilities will service the Condominium:

Water and Sewer Service: Water is obtained from a tap to the water main located in a public street maintained by New York City Water Board and will be metered for the entire Building. All water expenses will be a Common Charge of the Condominium.

Sewer Service: The Building will be connected to the sanitary sewer located on a public street and maintained by the New York City Sewer Department. The Condominium will be responsible to maintain and repair the sewer within the boundary of the Condominium. The sewer tax will be paid as part of the Common Charges of the Condominium.

Gas Service: Gas service will be provided by National Grid. There are two (2) gas meters and gas will be a Common Expense.

Electrical Service: Electrical service will be provided by Consolidated Edison of New York, which is a public utility. All Residential Units will be separately metered for individual electric consumption and all costs associated therewith will be the sole responsibility of each Residential Unit Owner. See Schedule B-1 for estimated individual electrical costs. All common electric will be included in the Common Expenses of the Condominium and charged to each Residential Unit Owner as part of their Common Charges. There is no emergency generator in the Building.

Sanitation: Refuse removal will be provided by the City of New York City. There is no refuse chute in the Building. The individual Residential Unit Owners will be responsible for bringing their trash to the curb for pickup. Public sanitation pick-up is provided twice weekly by the NYC Department of Sanitation.

Telephone: Verizon and/or another service provider will provide telephone service. Each Residential Unit will be separately billed and the telephone service to each Residential Unit will be the sole responsibility of each Residential Unit Owner. The telephone charges with respect to the Common Elements of the Building will be borne by each Residential Unit Owner as a Common Expense.

Cable Television: Verizon and/or another service provider will provide cable television services. Each Residential Unit will be separately billed and the cable service to each Residential Unit will be the sole responsibility of each Residential Unit Owner.

Internet: Verizon Fios or another service provider will provide high-speed internet services. Each Residential Unit will be separately billed and the internet service to each Residential Unit will be the sole responsibility of each Residential Unit Owner.

Intercom: A video intercom system with the ability to trigger an electronic door lock on the vestibule door will be provided to each Residential Unit.

Snow Removal/Road Maintenance: Snow removal and road maintenance for all public streets adjoining the Condominium is provided by The New York City Sanitation Department.

Medical, Educational, Transportation and Other Facilities

Hospitals

NYC Health +Hospital/ Elmhurst Hospital is located at 79-01 Broadway, Queens, NY 11373, approximately 1.6 miles away. Mount Sinai Queens is located at 25-10 30th Ave, Queens, NY 11102, approximately 3.8 miles away.

Schools

The nearest schools are I.S. 125 Thom J. McCann Woodside approximately 0.85 miles away, P.S. 011 Kathryn Phelan 0.32 miles away; I.S. 230 approximately 0.8 miles away; and William Cullen Bryant High School, approximately 0.96 miles away;

Although the schools referred to above may be the schools that the children of the Condominium will attend, no representation can be made as to the actual schools, nor whether the children will have school bus service provided.

Public Transportation

The Condominium is convenient to all forms of transportation. The nearest Subway Station located at 61st Street and Roosevelt Avenue in Woodside, Queens. It is served by the 7 train. There are various transit lines that are near 61st Street Woodside: Q18, Q32 and Q53-SBS.

Parks/Playgrounds

There are many parks and playgrounds in the neighborhood. Travers Park which offers some amenities such as stadium seating Basketball Courts, Handball Courts, and athletic facilities.it is located approximately 1.4 miles away and Linden Park is within 2.4 miles away and offers tennis courts, picnic tables and other recreational options for the family.

Religious

There are houses of worship for many faiths in the near vicinity of the Community.

Zoning

The Condominium is zoned C1-3 in R6A, R6A, & R5B/. Residential Use which allows for construction of the Condominium. The surrounding areas are basically developed as follows:

North:	Commercial, Retail, Mixed-Use
South:	Residential and Mixed-Use
East:	Residential and Mixed-Use
West:	Residential and Mixed-Use

No representation is made as to the eventual use or zoning of any parcel surrounding the Condominium except as noted above.

Neither Sponsor nor any of its Principals have an option or right to acquire any of the adjoining areas. Sponsor developed an office/retail building to the north of this property on Woodside Avenue. Any changes in this information that occurs while sales are continuing shall be disclosed in an amendment within thirty (30) days after the information becomes known to the Sponsor.

V. SCHEDULE A

ESTIMATED INDIVIDUAL EXPENSES FOR THE FIRST FULL YEAR AT

Arcadia Woodside Condominium

For the Period of July 1, 2024 to June 30, 2025

Unit	(1) Price	(2) Number of Rooms, Bedrooms (BR), Bathrooms (BTH)	Approximate Floor Area in Square Feet			(3) Percentage of Common Interest	(4) Estimated Monthly Common Charges	(5) Estimate of Monthly Real Estate Taxes	(5) Estimate of Annual Real Estate Taxes	Total Monthly Combined Common Charges & Real Estate Taxes
			Unit	LCE Balcony ("B") Terrace ("T")	Total					
1A	$798,000	2 Br/ 2 Bth	748	335 T	1,083	1.4561%	$524.55	$796.76	$9,561.16	$1,321.31
1B	$659,000	1 Br/ 1 Bth	560	662 T	1,222	1.2706%	$457.72	$695.25	$8,342.98	$1,152.97
1C	$628,000	1 Br/ 1 Bth	600	215 T	815	1.1446%	$412.33	$626.32	$7,515.82	$1,038.65
1D	$639,000	1 Br/ 1 Bth	640	0	640	1.1201%	$403.50	$612.90	$7,354.78	$1,016.40
1E	$639,000	1 Br/ 1 Bth	640	0	640	1.1201%	$403.50	$612.90	$7,354.78	$1,016.40
1F	$639,000	1 Br/ 1 Bth	640	0	640	1.1201%	$403.50	$612.90	$7,354.78	$1,016.40
1G	$639,000	1 Br/ 1 Bth	640	0	640	1.1201%	$403.50	$612.90	$7,354.78	$1,016.40
1H	$808,000	1 Br/ 1 Bth	637	1,132 T	1,769	1.6102%	$580.06	$881.10	$10,573.15	$1,461.16
1I	$879,000	2 Br/ 1 Bth	745	971 T	1,716	1.7291%	$622.89	$946.16	$11,353.95	$1,569.05
1J	$780,000	1 Br/ 1 Bth	713	495 T	1,208	1.4648%	$527.68	$801.54	$9,618.50	$1,329.22
1K	$769,000	1 Br/ 1 Bth	750	224 T	974	1.4106%	$508.15	$771.86	$9,262.26	$1,280.01
2A	$789,000	2Br/ 2 Bth	748	0	748	1.3091%	$471.59	$716.29	$8,595.52	$1,187.88
2B	$619,000	1 Br/ 1 Bth	560	0	560	0.9801%	$353.07	$536.29	$6,435.51	$889.36
2C	$749,000	2 Br/ 2 Bth	707	0	707	1.2373%	$445.72	$677.05	$8,124.60	$1,122.77
2D	$729,000	2 Br/ 2 Bth	686	0	686	1.2005%	$432.47	$656.92	$7,883.04	$1,089.39
2E	$1,219,000	2 Br/ 2 Bth	1,068	0	1,068	1.8691%	$673.32	$1,022.77	$12,273.22	$1,696.09
2F	$798,000	1 Br/ 1 Bth	758	0	758	1.3266%	$477.89	$725.90	$8,710.81	$1,203.79
2G	$679,000	1 Br/ 1 Bth	638	0	638	1.1166%	$402.24	$610.97	$7,331.60	$1,013.21
2H	$679,000	1 Br/ 1 Bth	640	0	640	1.1201%	$403.50	$612.90	$7,354.78	$1,016.40
2I	$679,000	1 Br/ 1 Bth	640	0	640	1.1201%	$403.50	$612.90	$7,354.78	$1,016.40
2J	$679,000	1 Br/ 1 Bth	640	0	640	1.1201%	$403.50	$612.90	$7,354.78	$1,016.40
2K	$679,000	1 Br/ 1 Bth	637	0	637	1.1148%	$401.60	$610.00	$7,320.01	$1,011.60

V. SCHEDULE A

ESTIMATED INDIVIDUAL EXPENSES FOR THE FIRST FULL YEAR AT

Arcadia Woodside Condominium

For the Period of July 1, 2024 to June 30, 2025

Unit	(1) Price	(2) Number of Rooms, Bedrooms (BR), Bathrooms (BTH)	Approximate Floor Area in Square Feet			(3) Percentage of Common Interest	(4) Estimated Monthly Common Charges	(5) Estimate of Monthly Real Estate Taxes	(5) Estimate of Annual Real Estate Taxes	Total Monthly Combined Common Charges & Real Estate Taxes
			Unit	LCE Balcony ("B") Terrace ("T")	Total					
2L	$789,000	2 Br/ 1 Bth	745	0	745	1.3039%	$469.72	$713.45	$8,561.36	$1,183.17
2M	$758,000	1 Br/ 1 Bth	713	0	713	1.2478%	$449.51	$682.79	$8,193.53	$1,132.30
2N	$789,000	1 Br/ 1 Bth	750	0	750	1.3126%	$472.85	$718.23	$8,618.70	$1,191.08
3A	$809,000	2 Br/ 2 Bth	748	0	748	1.3091%	$471.59	$716.29	$8,595.52	$1,187.88
3B	$629,000	1 Br/ 1 Bth	560	0	560	0.9801%	$353.07	$536.29	$6,435.51	$889.36
3C	$769,000	2 Br/ 2 Bth	707	0	707	1.2373%	$445.72	$677.05	$8,124.60	$1,122.77
3D	$740,000	2 Br/ 2 Bth	686	0	686	1.2005%	$432.47	$656.92	$7,883.04	$1,089.39
3E	$1,153,000	2 Br/ 2 Bth	1,068	0	1,068	1.8691%	$673.32	$1,022.77	$12,273.22	$1,696.09
3F	$818,000	1 Br/ 1 Bth	758	0	758	1.3266%	$477.89	$725.90	$8,710.81	$1,203.79
3G	$689,000	1 Br/ 1 Bth	638	0	638	1.1166%	$402.24	$610.97	$7,331.60	$1,013.21
3H	$691,000	1 Br/ 1 Bth	640	0	640	1.1201%	$403.50	$612.90	$7,354.78	$1,016.40
3I	$691,000	1 Br/ 1 Bth	640	0	640	1.1201%	$403.50	$612.90	$7,354.78	$1,016.40
3J	$691,000	1 Br/ 1 Bth	640	0	640	1.1201%	$403.50	$612.90	$7,354.78	$1,016.40
3K	$689,000	1 Br/ 1 Bth	637	0	637	1.1148%	$401.60	$610.00	$7,320.01	$1,011.60
3L	$810,000	2 Br/ 1 Bth	745	60 B	805	1.3300%	$479.12	$727.78	$8,733.38	$1,206.90
3M	$775,000	1 Br/ 1 Bth	713	54 B	767	1.2724%	$458.37	$696.21	$8,354.57	$1,154.58
3N	$815,000	1 Br/ 1 Bth	750	54 B	804	1.3371%	$481.68	$731.65	$8,779.74	$1,213.33
4A	$838,000	2 Br/ 2 Bth	748	0	748	1.3091%	$471.59	$716.29	$8,595.52	$1,187.88
4B	$638,000	1 Br/ 1 Bth	560	0	560	0.9801%	$353.07	$536.29	$6,435.51	$889.36
4C	$798,000	2 Br/ 2 Bth	707	0	707	1.2373%	$445.72	$677.05	$8,124.60	$1,122.77
4D	$768,000	2 Br/ 2 Bth	686	0	686	1.2005%	$432.47	$656.92	$7,883.04	$1,089.39
4E	$759,000	1 Br/ 1 Bth	675	0	675	1.1813%	$425.55	$646.40	$7,756.77	$1,071.95

V. SCHEDULE A

ESTIMATED INDIVIDUAL EXPENSES FOR THE FIRST FULL YEAR AT

Arcadia Woodside Condominium

For the Period of July 1, 2024 to June 30, 2025

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			Unit	LCE Balcony ("B") Terrace ("T")	Total					
4F	$919,000	1 Br/ 1 Bth	762	241 T	1,003	1.4386%	$518.24	$787.16	$9,445.87	$1,305.40
4G	$648,000	1 Br/ 1 Bth	498	357 T	855	1.0273%	$370.07	$562.12	$6,745.39	$932.19
4H	$648,000	1 Br/ 1 Bth	499	357 T	856	1.0291%	$370.72	$563.08	$6,756.98	$933.80
4I	$648,000	1 Br/ 1 Bth	499	357 T	856	1.0291%	$370.72	$563.08	$6,756.98	$933.80
4J	$648,000	1 Br/ 1 Bth	499	357 T	856	1.0291%	$370.72	$563.08	$6,756.98	$933.80
4K	$659,000	1 Br/ 1 Bth	519	342 T	861	1.0588%	$381.42	$579.35	$6,952.18	$960.77
4L	$668,000	1 Br/ 1 Bth	565	60 B	625	1.0150%	$365.64	$555.41	$6,664.87	$921.05
4M	$589,000	1 Br/ 1 Bth	496	54 B	550	0.8926%	$321.55	$488.41	$5,860.89	$809.96
4N	$599,000	1 Br/ 1 Bth	522	54 B	576	0.9381%	$337.94	$513.32	$6,159.79	$851.26
5A	$860,000	2 Br/ 2 Bth	748	0	748	1.3091%	$471.59	$716.29	$8,595.52	$1,187.88
5B	$648,000	1 Br/ 1 Bth	560	0	560	0.9801%	$353.07	$536.29	$6,435.51	$889.36
5C	$813,000	2 Br/ 2 Bth	707	0	707	1.2373%	$445.72	$677.05	$8,124.60	$1,122.77
5D	$789,000	2 Br/ 2 Bth	686	0	686	1.2005%	$432.47	$656.92	$7,883.04	$1,089.39
5E	$1,210,000	2 Br/ 2 Bth	918	773 T	1,691	1.9444%	$700.45	$1,063.94	$12,767.32	$1,764.39
5F	$889,000	1 Br/ 1 Bth	679	500 T; 60 B	1,239	1.4334%	$516.37	$784.31	$9,411.71	$1,300.68
5G	$680,000	1 Br/ 1 Bth	495	479 T; 54 B	1,028	1.0991%	$395.94	$601.41	$7,216.92	$997.35
5H	$698,000	1 Br/ 1 Bth	522	479 T; 54 B	1,055	1.1463%	$412.94	$627.23	$7,526.80	$1,040.17
6A	$889,000	2 Br/ 2 Bth	748	0	748	1.3091%	$471.59	$716.29	$8,595.52	$1,187.88
6B	$668,000	1 Br/ 1 Bth	560	0	560	0.9801%	$353.07	$536.29	$6,435.51	$889.36
6C	$834,900	2 Br/ 2 Bth	707	0	707	1.2373%	$445.72	$677.05	$8,124.60	$1,122.77
6D	$819,000	2 Br/ 2 Bth	686	0	686	1.2005%	$432.47	$656.92	$7,883.04	$1,089.39
6E	$1,088,000	2 Br/ 2 Bth	918	0	918	1.6066%	$578.76	$879.11	$10,549.36	$1,457.87

V. SCHEDULE A

ESTIMATED INDIVIDUAL EXPENSES FOR THE FIRST FULL YEAR AT

Arcadia Woodside Condominium

For the Period of July 1, 2024 to June 30, 2025

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			Unit	LCE Balcony ("B") Terrace ("T")	Total					
6F	$818,000	1 Br/ 1 Bth	679	60 B	739	1.2146%	$437.55	$664.60	$7,975.15	$1,102.15
6G	$599,000	1 Br/ 1 Bth	495	54 B	549	0.8908%	$320.90	$487.44	$5,849.30	$808.34
6H	$629,000	1 Br/ 1 Bth	522	54 B	576	0.9381%	$337.94	$513.32	$6,159.79	$851.26
7A	$918,000	2 Br/ 2 Bth	748	0	748	1.3091%	$471.59	$716.29	$8,595.52	$1,187.88
7B	$688,000	1 Br/ 1 Bth	560	0	560	0.9801%	$353.07	$536.29	$6,435.51	$889.36
7C	$899,000	2 Br/ 2 Bth	735	0	735	1.2864%	$463.41	$703.89	$8,446.68	$1,167.30
7D	$1,095,000	2 Br/ 2 Bth	838	737 T	1,575	1.7886%	$644.33	$978.70	$11,744.35	$1,623.03
7E	$848,000	1 Br/ 1 Bth	679	60 B	739	1.2146%	$437.55	$664.61	$7,975.26	$1,102.16
7F	$628,000	1 Br/ 1 Bth	495	54 B	549	0.8908%	$320.90	$487.44	$5,849.30	$808.34
7G	$658,000	1 Br/ 1 Bth	522	54 B	576	0.9381%	$337.94	$513.32	$6,159.79	$851.26
P1	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P2	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P3	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P4	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P5	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P6	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P7	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P8	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P9	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P10	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P11	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P12	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38

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			Unit	LCE Balcony ("B") Terrace ("T")	Total					
P13	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P14	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P15	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P16	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P17	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P18	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P19	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P20	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P21	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P22	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P23	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P24	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P25	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P26	$75,000	Parking	198	0	198	0.1000%	$36.02	$63.36	$760.31	$99.38
P27	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P28	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P29	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P30	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P31	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P32	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P33	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P34	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38

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			Unit	LCE Balcony ("B") Terrace ("T")	Total					
P35	$73,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P36	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P37	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P38	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P39	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P40	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P41	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P42	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P43	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P44	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P45	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P46	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P47	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P48	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P49	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P50	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P51	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P52	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P53	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P54	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P55	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P56	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38

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Arcadia Woodside Condominium

For the Period of July 1, 2024 to June 30, 2025

Unit	(1) Price	(2) Number of Rooms, Bedrooms (BR), Bathrooms (BTH)	Approximate Floor Area in Square Feet			(3) Percentage of Common Interest	(4) Estimated Monthly Common Charges	(5) Estimate of Monthly Real Estate Taxes	(5) Estimate of Annual Real Estate Taxes	Total Monthly Combined Common Charges & Real Estate Taxes
			Unit	LCE Balcony ("B") Terrace ("T")	Total					
P57	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P58	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P59	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P60	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P61	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P62	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P63	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P64	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P65	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P66	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P67	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P68	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P69	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P70	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
P71	$68,000	Parking	153	0	153	0.1000%	$36.02	$63.36	$760.31	$99.38
Total	**$62,777,900**	**N/A**	**61,523**	**9,853**	**71,376**	**100.0000%**	**$36,023.61**	**$55,332.00**	**$663,983.00**	**$91,355.61**

* Two (2) Months Common Charges will be collected from each Purchaser at Closing as Working Capital Contribution.

FOOTNOTES TO SCHEDULE A

1. No change in the sales prices will be made other than pursuant to a duly filed amendment, except that the Sponsor reserves the right to decrease the sales prices below the Offering Plan prices without filing an amendment to the Plan at any time during the Offering where a reduction in sales price does not constitute a general offering but is rather the result of an individually negotiated Unit purchase. See Section IX of the Offering Plan as to other terms of the offering which are negotiable. See Section XIV of the Offering Plan for estimated closing costs and adjustments, which costs are in addition to the sale prices set forth herein.

2. Purchasers should refer to the floor plans in Schedule G of Part II of the Plan for details of each type of Unit. The square footage of each Unit has been measured (i) horizontally from the outside face of the exterior walls to the midpoint of partitions separating one Unit from another Unit, to the outside face of the interior partitions separating public corridors, stairs, elevators and other mechanical equipment spaces or any Common Elements or Limited Common Elements and (ii) vertically from the area enclosed by the unexposed surface of the gypsum wallboard, plaster or other material forming the ceiling of the highest story level of the unit to the upper surface of the subfloor of doors within the Unit which open either onto Common Elements or the exterior of the property, as shown on the tax lot drawings. Any concrete slabs separating floors of a Unit located on more than one level and any Common Elements located in a Unit shall not be considered part of that Unit. and other mechanical equipment spaces. Each Residential Unit consists of the area measured vertically from the top of the concrete floor to the underside of the concrete ceiling. However, any Common Elements located within a Unit, if any, shall not be considered a part of such Unit. As such the areas are not based upon measurements from interior surfaces of interior walls, the actual floor area comprising the Residential Unit is significantly less than the area listed in Schedule A.

3. The Common Interest of each Residential Unit has been 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. Said method of determining the percentage of Common Interest in a condominium complies with and is pursuant to Section 339-i (1) (iv) of the Real Property Law of the State of New York. This percentage determines the amount that the Residential Unit Owners will pay for their Common Charges. The percentage of Residential Common Interest will determine the amount each individual Unit Owner will pay for their Common Charges.

4. Common Charges have been estimated by the Sponsor and include fire and liability insurance for the Units and Common Elements and maintenance and operation of the General Common Elements. Common Charges exclude repair and decoration to the inside of a Residential Unit, utilities for each Residential Unit

and insurance for personal belongings. See Schedule B-1 for estimated heating and electrical costs for the Residential Units.

5. The Condominium is not eligible for 421-a tax benefits. Schedule A reflects the estimated taxes for the Residential Units.

Real estate tax estimates are based upon current real estate tax assessment information from the New York City Department of Finance and an opinion letter dated April 16, 2023 from Anthony Como Associates, 36 Richmond Terrace, Suite 108, Staten Island, NY 10301. As per Rules and Regulations set by the Department of Finance multiple residential Class A units would be categorized as a tax class 2, with a current, 2022/23, tax rate of 12.267%. (i.e., $12.267 per $100 of assessed value).

It is estimated DOF will set the total assessed value for the post construction tax year, at approximately $5,479,762. (i.e. the aggregate assessment of all unit's square footage being approximately ±61883 s/f) for the 2024/2025 tax year. Using the estimate assessed value for the 2024/2025 tax year and Assuming the 2023 tax rates of 10.646% for tax class 4 (the parking spaces) and 12.267% for tax class 2 (the residential portion), the projected tax liabilities will be as follows:

Residential assessed value of $4,972,702 with a tax liability of $745,636 for the 2024/2025 tax year. Parking assessed value of $507,060 with a tax liability of $53,982. There will be no 421-a tax exemption associated with this building.

Assessed valuations, when actually made, may be lesser or greater based on interpretation of the administrative code and the applicable rules and regulations of the City of New York. The estimates are not intended, and should not be construed as warranties as to future assessed valuations of the Property. In the event actual real estate taxes differ than from the estimates provided herein, Purchasers will not be offered rescission.

After the Condominium is divided into individual tax lots, 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 of, nor will the Unit be subject to, any lien arising from the non-payment of taxes on other Units. In addition, pursuant to the provisions of the Internal Revenue Code of 1986 and the Tax Cuts and Jobs Act of 2017, the real estate taxes payable by a Residential Unit Owner, which are assessed against their Residential Unit by any governmental taxing authority, up to a maximum of $10,000, are a proper deduction in connection with Federal and State Income Taxes payable by such Residential Unit Owner.

Projected tax deductions (where applicable) may vary in future years due to changes in the interest rate on the Residential 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.

It is anticipated that the closing to the first Residential Unit will occur on or about July 1, 2024. In the event said date is delayed by twelve (12) months or more, Purchasers will be offered a right of rescission.

Purchasers should note that the $10,000 per year tax deduction is for the combined New York State income taxes, New York City (or local) income taxes and real estate taxes. Accordingly, in the event the Unit Owner's combined New York State income taxes, New York City (or local) income taxes and real estate taxes exceed the $10,000 threshold, a Unit Owner may not be able to realize a deduction for amounts over the $10,000 threshold.

Purchasers are encouraged to review the projected real estate taxes with counsel and/or a real estate tax professional.

See Section XXI for a full discussion of the real estate taxes applicable to the Units.

6. The Sponsor is not offering and has not procured mortgage financing. As a result, the projected monthly carrying charges for financing have not been included in Schedule A. In the event a Purchaser obtains a mortgage, a Purchaser's monthly carrying charges will increase. Any Purchaser who applies for a mortgage from a lending institution should check with that institution as to the monthly mortgage costs as well as any closing costs that the Purchaser will be obligated to pay the lending institution. In the event a Purchaser of a Residential Unit obtains a mortgage, the interest payable on a qualifying mortgage, up to a maximum loan amount of $750,000, will be deductible for income tax purposes provided the Residential Unit will be the Purchaser's principal residence or one (1) other residence selected pursuant to the Internal Revenue Code.

7. Sponsor is transferring its statutory obligation to pay New York State Transfer Tax ("NYSTT") of 0.4% of the Purchase Price where the consideration is less than $3,000,000 and 0.65% of the Purchase Price where the consideration is $3,000,000 or greater; New York City Real Property Transfer Taxes ("NYCRPTT") of one (1%) percent of the Purchase Price where the consideration is less than $500,000 and 1.425% where the consideration is $500,000 or greater. For purposes of calculating the NYCRPTT, as the Purchaser shall be responsible for paying the NYCRPTT, the tax due New York City will be based on the Purchase Price plus the amount of both the NYCRPTT and NYSTT due, which equates to a "grossed up" Purchase Price for calculation of the NYCRPTT. For purposes of calculating the NYSTT, as the Purchaser shall be responsible for paying the NYSTT, the tax due New York State will be based on the Purchase Price plus the amount of the NYCRPTT only. In addition, the Purchaser will be responsible for New York State Mansion Tax pursuant to Section 1402-a of the Tax Law of one

(1%) percent of the Purchase Price for any Residential Unit which has a combined sales price of $1,000,000 or more.

The Tax Law Amendment eliminates the requirement to "gross-up" the consideration payable by a Purchaser for a Unit pursuant to a Purchase Agreement that requires the Purchaser to pay the New York State Real Estate Transfer Tax at the closing of title to the Unit. Pursuant to the Tax Law Amendment, a Purchaser will no longer pay the portion of the New York State Real Estate Transfer Tax based on grossed-up consideration.

The Mansion Tax is required to be paid by the Purchaser, however the Tax Law was amended to provide that when the Purchaser fails to pay the tax, the seller is required to pay. When the seller is required to pay the additional tax because the Purchaser failed to pay, the additional tax becomes the joint and several liability of the seller and the Purchaser.

The Tax Law was amended to provide for an addition to the base tax (additional base tax) in the amount of $1.25 for each $500, or fractional part, of the consideration for certain conveyances of real property located in New York City. The tax applies to:

• The conveyance of residential real property where the consideration for the entire conveyance is $3 million or more.
• The conveyance of real property other than residential real property where the consideration for the entire conveyance is $2 million or more.

The seller is required to pay the additional base tax, but here Sponsor is transferring its statutory obligation to the Purchaser. If the seller fails to pay the tax or is exempt from the tax, the Purchaser is required to pay the tax. When the Purchaser is required to pay the tax because the seller has failed to pay, the additional base tax becomes the joint and several liability of the seller and the Purchaser. For purposes of the additional base tax, all mixed-use real property is considered residential real property. Therefore, if the consideration for the conveyance of mixed-use real property is $3 million or more, the entire consideration is subject to the additional base tax.

Residential real property includes any premises that is or may be used in whole or in part as a personal residence, and includes a one-, two- or three-family house, an individual condominium unit or a cooperative apartment unit. Mixed-use real property is real property that is used for both residential and other than residential (for example, commercial) purposes.

The Tax Law was also amended to add a supplemental tax on the conveyance of residential real property located in New York City where the consideration for the conveyance is $2 million or more. The supplemental tax differs depending on the amount of the consideration for the entire conveyance. For example: entire

conveyance amount of at least $ 2 million but less than $ 3 million = Supplemental tax rate of one-quarter of one percent (.25%), and entire conveyance amount of at least $ 3 million but less than $ 5 million = Supplemental tax rate of one-half of one percent (.5%). The Purchaser is required to pay the supplemental tax. If the Purchaser fails to pay the tax or is exempt, the seller is required to pay the tax. When the seller is required to pay the tax because the Purchaser has failed to pay, the supplemental tax becomes the joint and several liability of the seller and the Purchaser. The supplemental tax is due on the conveyance of mixed-use real property when the consideration for the entire property is $2 million or more. Tax is computed only on the consideration attributed to the residential portion of the property.

See Section XVI of the Offering Plan as to how the above taxes are calculated. See the Purchase Agreement set forth as Schedule D. See Section XVI.

VI. SCHEDULE B

Arcadia Woodside Condominium
PROJECTED BUDGET FOR FIRST YEAR OF OPERATION

July 1, 2024 to June 30, 2025*

INCOME	(1)	76 Residential Units 71 Parking Space Units	**$432,288**
EXPENSES			
	(2)	Labor	$112,000
	(3)	Electricity	$ 44,565
	(4)	Gas	$ 16,831
	(5)	Water & Sewer	$ 29,217
	(6)	Repairs, Maintenance & Supplies	$ 13,576
	(7)	Service Contracts	$ 48,000
	(8)	Insurance	$ 45,000
	(9)	Management Fee	$ 60,000
	(10)	Legal & Auditing Fees	$ 15,000
	(11)	Administration	$ 4,000
	(12)	Contingency	$ 4,800
	(13)	Reserve	$ 39,299
		Total Expenses	**$432,288**

*In the event the actual first year budget differs from the actual commencement of the budget year by six (6) months or more, Sponsor will amend the Plan to include a revised budget. See explanatory footnotes. If the total of the amended budget exceeds the total of the above budget by twenty-five (25%) percent or more, the Sponsor will offer all purchasers the right to rescind their purchase agreement and have their deposits returned, with interest, if any, provided such election to rescind is received by Sponsor within fifteen (15) days of the date of presentation of the amendment disclosing the revised budget. Sponsor may not declare the Plan effective where there are material changes to the budget if these changes have not been disclosed in a duly filed amendment to the Plan.

FOOTNOTES TO SCHEDULE B

(1) INCOME

The estimated common charges to be collected from unit owners during the first year of condominium operation are based upon the assumption that the first year of condominium operation will be the twelve months commencing July 1, 2024. The actual first year of operation may be earlier or later.

In the event the projected commencement date of the first year of condominium operation is to be delayed more than six (6) months from the anticipated date of the First Closing, the Plan will be amended to include a revised budget disclosing the then current budget projections. Sponsor will not declare the Plan effective if any material changes to the budget are not yet disclosed in an amendment to the Plan.

If the common charges in the revised budget projections exceed the earlier budget projections by twenty-five percent (25%) or more, the sponsor will offer all purchasers the right to rescind their purchase agreements and have their deposits refunded to them, whether or not the sponsor offers to guarantee the earlier budget projections.

(2) LABOR

The Administrative Code of the City of New York, § 27-2052, et seq., requires one of the following when a building has 9 or more (rental) units: (1) that the owner performs the janitorial services; or (2) that there be a full-time superintendent who resides in the building or within 200 feet of the building; or (3) that there be a janitorial service approved by the Department of Buildings available 24 hours per day.

Based on a proposal from Makon Management, LLC. (the “Managing Agent”), 60-20 Woodside Avenue, Suite 218, Woodside, NY 11377, to provide janitorial/superintendent services to the building. The janitor/superintendent will be on-call and available 24/7, 365 days a year. This service will include routine maintenance of the common areas, including cleaning, painting, bulb replacement, snow removal, landscaping, and minor repairs. See Footnote 6.

(3) ELECTRICITY

Sponsor has obtained an estimate from EJC Engineering, PLLC, located at 136-18 39th Avenue, Suite 703, Flushing, NY 11354 and has estimated the costs for electricity consumption for the first year of condominium operation for the common areas based on similar buildings.

This item covers cooling and/or heating for the Common Areas including indoor residential lobby area, stairways, corridors, recreation room, gym and the utility spaces.

(a) Heating in stairways, corridors and utility spaces - 14.0-ton x 1.5 kWhr/ton x 2 x 120 = 5,040 kWhrs / year

(b) Heating in common spaces - 15.0-ton x 1.5 kWhr /ton x 8 x 120 = 21,600 kWhrs / year

(c) Cooling in common spaces - 15.0-ton x 1.5 kWhr /ton x 8 x 90 = 16,200 kWhrs / year

The total estimated annual electricity consumption for cooling and heating is approximately 42,840 (= 5,040 + 21,600 + 16,200) kWhrs.

This item includes the cost of electricity for lighting the Common Areas and for running the elevator and small motors or pumps.

Lighting:

(a) Lighting:

1) Lighting in vestibule, lobby, corridors and stairway is projected at 2,631 watts operating 12 hours a day, 365 days a year. 2,631 x 12 x 365 = 11,524 kWhrs / year.

2) Lighting in recreation room and gym on 1st floor is projected at 452 watts operating at 4 hours per day, and 365 days per year. 452 x 4 x 365 = 660 kWhrs / year.

3) Lighting in utility rooms and storage rooms is projected at 195 watts operating 2 hours a day,
and 365 days per year.
195 x 2 x 365 = 142 kWhrs / year.

The total estimated annual electricity consumption for lighting is approximately 12,325 (= 11,524 + 660 + 142) kWhrs.
Building Service Systems:

	Load (KW)	Use Factor*	KW-HRS
Water & Sewer Pumps	13	0.4	45,552
Elevator	43	0.2	75,336
Small Motor	12	0.3	31,536
Total	-	-	152,424

Based on 24 hours full load operation.

Therefore, the aggregated annual electricity consumption for common lighting and building service systems is approximately 351,846 (= 157,680 + 41,742 + 152,424) kWhrs, @ $0.249 per kWhr, the projected annual electricity cost is $87,610 / year -or $7,301 / month.

The above costs are estimated only, and are based on conditions outlined herein and the following natural gas, electric and water rated currently in effect which include the latest

utility company surcharges for fuel adjustments plus applicable taxes. It also takes in account the variation of family size and lifestyle. The above costs may also vary depending upon the setting of the apartments' thermostats and the maintenance of the equipment in good and efficient condition. Calculations were based upon 70 degrees F in the apartments when the outside temperature is 0 degrees F with 15 mph wind. The figures are not intended to be a guarantee.

(4) GAS

The Sponsor has obtained an estimate from EJC Engineering, PLLC, located at 136-18 39th Avenue, Suite 703, Flushing, NY 11354 and has estimated the costs for gas consumption for the first year of condominium operation for the common areas based on similar buildings.

The building has two common gas meters. One for domestic hot water heaters and one for residential cooking. A 10% inflation factor has been added over current rates.

(a) Hot water usage assumption: 1/3 of water usage is hot water and generated by nature gas.

1) (52) One-bedroom unit = 160 gallons/therm = 106 therms/year; 2) (24) Two-bedroom unit = 25,550 gallons/yr / 160 gallons/therm = 160 therms/year; 3) Public bathroom = 24,333 gallons/yr / 160 gallons/therm = 152 therms/year = Estimated hot water annual cost = $18,347 / year.

(b) Residential cooking:

1) (52) One bed room unit = 240.9 therms/year; 2) (24) Two bed room unit = 262.8 therms/year. Residential cooking usage = 18,834 therms/year x $1.93/therm = $36,359/year. Estimated residential cooking annual cost = $36,359/year

Estimated total gas annual cost = $54,707 / year or $4,559 / month

(5) WATER & SEWER

The Sponsor has obtained an estimate from EJC Engineering, PLLC, located at 136-18 39th Avenue, Suite 703, Flushing, NY 11354 and has estimated the costs for gas consumption for the first year of condominium operation for the common areas based on similar buildings.

The building has one common water meter. The water and wastewater (sewer) charges are collected together by the New York City. The current wastewater rate is charged at 159% of the applicable water charge.

(a) Estimated daily usage for (52) 1-Bed Residential Units: 140 gallons per Unit
(b) Estimated daily usage for (24) 2-Bed Residential Units: 210 gallons per Unit

(c) Estimated daily usage for public bathroom and janitor closet: 100 gallons

Estimate Total Daily Usage: 12,520 gallons; Estimated Annual Usage: 4,569,800 gallons = 610,895.4 cubic feet. Water charge@ $4.30 per 100-cubic feet; Water and sewer@11.13 per 100-cubic feet (= $4.30 x 259%)

Estimated total annual water and sewer cost = $67,993 / year or $5,666 / month

(6) REPAIRS & MAINTENANCE

Since the building will be newly constructed, it has no operating history upon which to project future costs of repairs and maintenance. No major capital repairs are included in the first year's budget since all major construction and mechanical systems will be new. Future major capital repairs to the common elements will be borne by all unit owners.

The budgeted figure for this item includes the cost of normal maintenance and repairs to the common elements of the building that are the responsibility of the condominium. Each unit owner will be responsible for the cost of the interior maintenance, repairs, decoration and painting of their respective units, including the appliances, incremental heating/air-conditioning units and any Limited Residential Common Elements appurtenant thereto.

(7) SERVICES & SUPPLIES

The budgeted amount includes the cost of cleaning equipment and miscellaneous supplies for the common elements, as well as the anticipated cost of service contracts during the first year of condominium operation.

All of the mechanical systems within the building will be new, and some will be under a full-service maintenance contract for the first year of condominium operation from the contractor who will install the system. No maintenance or service contracts have been entered into as of the date of the plan. The budgeted amounts are based upon the experience of the sponsor's budget expert in operating similar buildings. While this Schedule B includes a reasonable allowance for possible increases in cost that may occur prior to and during the first year of condominium operations, no warranty is made that the actual cost for these or other services will be in accordance with this projection. Note, there is no security alarm monitoring.

It is projected that the Condominium will enter into maintenance/service agreements for the following services:

Janitorial Services by Makon Management, LLC. (the "Managing Agent"), 60-20 Woodside Avenue, Suite 218, Woodside, NY 11377	$27,000
Heating and Cooling System	$ 500
Elevator Maintenance (for the 1 elevator in bldg.)	$ 9,000

Sprinkler System/Fire Protective Alarm System	$ 1,750
Exterminator	$ 500
Miscellaneous Supplies	$ 1,000

Sponsor's budget expert is Makon Management, LLC. (the "Managing Agent"), 60-20 Woodside Avenue, Suite 218, Woodside, NY 11377

(8) INSURANCE

Based upon the proposal from Oakmont Insurance Services LLC, located at 30-50 Whitestone Expressway, Ste. 302, Flushing, New York 11354, the following insurance coverage will be obtained for the building for the first year of condominium operation:

PROPERTY INSURANCE including terrorism

- Building Limit $22,000,000
- Business Income & Extra Expense $500,000
- Flood $250,000 – if required

DEDUCTIBLES

- $25,000 All Other Perils
- $25,000 Flood

GENERAL LIABILITY INSURANCE

- $1,000,000 Each Occurrence Limit
- $2,000,000 General Aggregate Limit
- $1,000,000 Personal and Advertising Injury Limit
- $50,000 Damage to Rented Premises Limit
- $5,000 Medical Expense Limit
- $1,000,000 Hired/Non-Owned Automobile Liability Limit

UMBRELLA LIABILITY INSURANCE

- $5,000,000 Limit of Liability excess of Primary
- $10,000 Self-Insured Retention

DIRECTOR & OFFICER LIABILITY INSURANCE

- $1,000,000 Claims Made Basis
- $5,000 Deductible

CRIME INSURANCE

- $500,000 Employee Dishonesty/Theft
- $10,000 Deductible

TOTAL ESTIMATED ANNUAL PREMIUM: $38,000

The actual coverage quoted in the plan for All Risk/Replacement cost basis. The property limits are based on Agreed Amount, which shall waive co-insurance.

The coverages and limits are provided with the assumption that no lien holder on this property would require coverage and or limits greater than that which is customary on comparable properties in New York. The estimates are based on a building that has no prior loss history.

The above proposed coverages are provided by a New York licensed company with a minimum of A.M. best rating of "A"– and meets the requirements of any mortgage lender produces by Sponsor.

Each individual Unit Owner should consider the desirability of obtaining additional insurance at his own cost for the following coverage, which is not included in the above coverage: fire or casualty losses to the contents of his unit and any replacements, additions, upgraded fixtures and improvements therein; and liability for personal injury or property damage as a result of occurrences in his unit, including water damage legal liability to cover damage arising from leaks or other conditions within the unit.

(9) MANAGEMENT FEE

At or prior to the First Closing, the condominium will enter into a management agreement with Makon Management, LLC. (the "Managing Agent"),having an address 60-20 Woodside Avenue, Suite 218, Woodside, NY 11377, #7A, Flushing, NY 11355, a real estate management firm. The agreement will be for an initial term of (one) 1 year. Thereafter, the agreement will be automatically renewed from year to year, but may be cancelled by either party without cause, upon not less than sixty (60) days' prior written notice. Principals of the Sponsor are not affiliated with the Managing Agent.

The Managing Agent will receive an annual fee of $60,000 payable in equal monthly installments of $5,000. The Managing Agent's fee for the first year of condominium operation is comparable to the "going rate" for similar services in comparable buildings. See the section of the plan entitled "Agreements Affecting Building Operations" for further details.

(10) LEGAL & AUDITING FEES

The condominium will engage a law firm to act as the attorney for the condominium. The estimated cost for these legal services for the condominium's first year is $2,000. It is anticipated that the condominium will enter into an agreement with Wei Wei & Co., LLP located at 13310 39th Ave, Flushing, NY 11354 to provide audit, tax returns preparation,

and financial statement preparation services for the condominium. It is estimated that the first-year cost for these services will be $9,400.

(11) ADMINISTRATION

The budgeted amount includes anticipated expenses for telephone (estimated 3 lines), postage, printing, miscellaneous office supplies, payroll processing costs, permits, fees and local telephone usage in the Manager's office.

(12) CONTINGENCY

This item is included in the budget to provide funds for unforeseen increases in Residential Common Expenses and General Common Expenses before or after the First Closing or to cover expenses not included in this budget.

(13) RESERVE FOR EQUIPMENT REPLACEMENT

A reserve amount, which equals 10% of the budget, less the reserve line item, is being held for replacement of the Common Elements. No representation is made that the reserve fund will be adequate for future replacements of Common Elements or for major capital repairs or replacements. However, it is not anticipated that there will be the need for replacement of capital items in the first five years. In the unlikely event additional funds are required over and above the reserve fund, it may be necessary to increase the maintenance charges or Common Charges payable by the Unit Owners or to collect a Special Assessment from each Unit Owner. During the period Sponsor is in control of the Board of Managers, the reserve fund will not be used to reduce the estimated Common Charges. See Section XXII Reserve Fund.

IN THE OPINION OF MAKON MANAGEMENT, LLC, CONSULTANT (SET FORTH IN "CERTIFICATION OF SPONSOR'S EXPERT CONCERNING ADEQUACY OF BUDGET," IN PART II OF THIS PLAN), THE PROJECTED RECEIPTS APPEAR REASONABLE AND ADEQUATE BASED ON PRESENT PRICES (ADJUSTED TO REFLECT CONTINUED INFLATION AND PRESENT LEVELS OF CONSUMPTION FOR COMPARABLE RESIDENTIAL UNITS SIMILARLY SITUATED) TO MEET THE ESTIMATED EXPENSES FOR THEIR FIRST YEAR OF CONDOMINIUM OPERATION, ASSUMING SUCH FIRST YEAR TO BE THE YEAR COMMENCING JULY OF 2024. THE FOREGOING BUDGET, HOWEVER, IS NOT INTENDED AND SHOULD NOT BE TAKEN AS A WARRANTY THAT THE ANNUAL COMMON CHARGES OR COMMON EXPENSES FOR THE FIRST OR ANY SUBSEQUENT YEAR OF OPERATION OF THE PROPERTY BY THE CONDOMINIUM BOARD WILL BE AS SET FORTH IN THE SAID BUDGET. IT IS LIKELY THAT THE ACTUAL COMMON EXPENSES FOR THE FIRST YEAR OF CONDOMINIUM OPERATION WILL VARY FROM THE AMOUNTS SHOWN IN THE BUDGET.

VII. SCHEDULE B-1
July 1, 2024 to June 30, 2025*

The following are the projected individual electrical costs for the Residential Units based on information in the report, dated December 29, 2022, from EJC Engineering, PLLC, located at 136-18 39th Avenue, Suite 703, Flushing, NY 11354, as follows:

	Area (S. F.)	Air Condition (kWhrs)	Heating (kWhrs)	Lighting (kWhrs)	Other Apliances (kWhrs)	Total Electrical Usage (kWhrs)	Unit Cost w./ 5% inflation -ary fact	Total Cost
2-Bed 1A,1I, 2A-7A, 2L-3L,7C	750	1,406	5,400	1,117	1,314	9,237	$ 0.249	$ 2,300
1-Bed 1B-7B, 4L	560	1,050	4,032	834	981	6,897	$ 0.249	$ 1,717
1-Bed 1C	600	1,125	4,320	894	1,051	7,390	$ 0.249	$ 1,840
1-Bed 1D-1H, 2G-2K, 3G-3K	640	1,200	4,608	953	1,121	7,882	$ 0.249	$ 1,963
1-Bed 1J,2M-3M	714	1,339	5,141	1,063	1,251	8,794	$ 0.249	$ 2,190
1-Bed 1K,2F-4F, 2N-3N	750	1,406	5,400	1,117	1,314	9,237	$ 0.249	$ 2,300
2-Bed 2C-6C, 2D-6D	700	1,313	5,040	1,042	1,226	8,621	$ 0.249	$ 2,147
2-Bed 2E,3E	1,068	2,003	7,690	1,590	1,871	13,154	$ 0.249	$ 3,275
1-Bed 4E,5F, 6F,7E	675	1,266	4,860	1,005	1,183	8,313	$ 0.249	$ 2,070
1-Bed 4G-4J, 4M,5G, 6G,7F	500	938	3,600	745	876	6,158	$ 0.249	$ 1,533
1-Bed 4K,4N,5H,6H, 7G	520	975	3,744	774	911	6,404	$ 0.249	$ 1,595
1-Bed 5E,6E	918	1,721	6,610	1,367	1,608	11,306	$ 0.249	$ 2,815
2-Bed 7D	838	1,571	6,034	1,248	1,468	10,321	$ 0.249	$ 2,570

The projections of the energy consumptions are based upon the following assumptions:

(a) Usage of Electricity

1. Air Conditioning: Electrical consumption for air conditioning is based upon the average electrical demands of 1.5 kWhr per ton of refrigeration. Each Unit is to operate 450 - 500 equivalent full load hours per year. All rooms are air conditioned with 1 ton of refrigeration covering 400 square feet of interior floor area.

2. Heating: Each Unit is to operate 1,800 – 1,900 equivalent full load hours per year. All rooms are heated with 1 ton of refrigeration running reversely as heat pump covering 400 square feet of interior floor area.

3. Lighting and Appliances: Lighting cost is based upon Watts per square foot in compliance with NYCECC Table 9.5.1. The average residential unit is assumed to utilize fifty percent of lighting fixtures approximately 8 hours per day and 365 days per year. Appliances cost is based upon 2 Watts per square foot. Electrical consumption for other appliances is based upon normal use of standard appliances, including refrigerator, clothes washer and dryer, televisions and computers.

(b) Bill

The cost of electricity is based upon the electricity tariff at 23.71 Cents per kWhr.

(c) Heating

The estimated heating energy consumption is based upon the following:

Average winter temperature in New York City	42. 8 Degrees Fahrenheit
Degree Days in New York City	4,871
Electricity efficiency	80%
Outdoor design temperature	95 Degrees Fahrenheit
Indoor design temperature	72 Degrees Fahrenheit

Although the Sponsor is under obligation to provide accurate information to prospective Purchasers, factors beyond its control may substantially affect the cost of electricity and gas after the purchase of a Residential Unit or in subsequent years. Sponsor represents however, that it has followed the plans and specifications provided by the manufacturer of the appliances together with the recommendation of the manufacturer and other experts to enable these items of equipment to operate at an optimum efficiency at the lowest cost.

VIII. COMPLIANCE WITH REAL PROPERTY LAW SECTION 339-i

August 31, 2023

State of New York
Department of Law
28 Liberty Street
New York, New York 10005

Re: **Arcadia Woodside Condominium**

Gentlepeople:

The Sponsor of the Condominium Offering Plan for the captioned property has retained this office to review the percentage of Common Interest applied to the Units contained in Schedule A of the Offering Plan.

Our experience includes the preparation of numerous Condominium Offering Plans and legal representation of several Condominium Boards of Managers in the State of New York.

In reviewing said Schedule A, the percentage of Common Interest for each Unit as contained therein has been determined based upon floor space, subject to the location of such space and the additional factors of relative value to other space in the Condominium, the uniqueness of the Unit, the availability of Common Elements for exclusive or shared use, and the overall dimensions of the particular Unit. Said method of determining the percentage of Common Interest in a condominium complies with and is pursuant to Section 339-i (1) (iv) of the Real Property Law of the State of New York.

I hereby authorize inclusion of this opinion in the Offering Plan for Arcadia Woodside Condominium to be filed with the Department of Law.

Very truly yours,

MORITT HOCK & HAMROFF LLP

By: Anthony Ficara
Anthony J. Ficara, Partner

IX. CHANGES IN PRICE AND UNITS

Sponsor will not make any material change in the size or adverse material change in the quality of Common Elements without the consent of all Residential Unit Owners. However, Sponsor reserves the right to change the model mix of the Residential Units without consent of any Residential Unit Owner as long as the percentage of Common Interest for the Residential Units is not affected, there is no Purchase Agreement in effect for said Residential Unit and as long as the Sponsor does not change the total number of Residential Units being offered for sale, nor the total number of buildings in the development, nor materially change the size of the Residential Unit. A decrease in a Unit's areas of 5% or less will not affect a Purchaser's obligations unless such decrease is determined to be a material change. There is a rebuttable presumption that an area that is diminished by 5% or less is not material.

Sponsor will not make any material change in the Residential Units size, layout, percentage of Common Interest or in the amount or quality of Common Elements directly affecting or servicing the Residential Unit if a Purchase Agreement has been executed and delivered to Sponsor for that Residential Unit and the Purchaser is not in default, unless the Purchaser consents in writing to such change. A decrease in a Unit's areas of 5% or less will not affect a Purchaser's obligations unless such decrease is determined to be a material change. There is a rebuttable presumption that an area that is diminished by 5% or less is not material.

No change will be made in the size or number of Units and/or their respective percentages of Common Interest, and no material change will be made in the size or quality of Common Elements, except by amendment to the Offering Plan, and, where applicable, to the Declaration.

Unless an affected Purchaser consents, no material change will be made in to Unit size, layout or percentage of Common Interest if a Purchase Agreement has been executed and delivered to the Sponsor for that Unit and the Purchaser is not in default of same.

Unless all Purchasers' consent, no material change will be made in the size and no material adverse change will be made in the quality of the Common Elements.

The prices for these Condominium interests may be changed from those set forth in this Offering Plan so that Purchasers may pay different prices for similar interests. No such change will be made other than pursuant to a duly filed amendment, except that the Sponsor reserves the right to decrease the sales prices below the Offering Plan prices without filing an amendment to the Plan at any time during the offering where a reduction in sales prices does not constitute a general offering but is rather the result of an individually negotiated Unit purchase. All changes in prices which are an across the board increase or decrease affecting one (1) or more lines of Units or models, or is to be advertised or is a price increase for an individual Purchaser will be done by a duly filed amendment to the Offering Plan.

The Sponsor further reserves the right, but not the obligation, to negotiate with a Purchaser on an individual basis in connection with all aspects of the purchase price, including but not limited to: upgrades to a Residential Unit or the fixtures or equipment contained therein or credits or allowances therefor; treatment of reduced and/or split down payment; financing contingency; extension of period to secure financing; payment of all or part of a Purchaser's acquisition or financing costs such as, but not limited to: origination fees and commitment fees; any and all other costs relating to the cost of acquiring title to a Unit. As a result, a Purchaser may receive different terms than a prior or subsequent Purchaser may receive for a similar Unit. Furthermore, the Sponsor reserves the right to amend the Plan from time to time to add and/or delete negotiable terms or, at its sole option, to expand the applicability of such negotiable terms to some or all Purchasers pursuant to Section 352-e of the General Business Law.

IXA. INTERIM LEASES

The Sponsor will not enter into interim leases with Purchasers for Residential Units prior to closing. In no event shall Purchaser take possession of the Residential Unit prior to the time of the delivery of the deed, nor shall Purchaser enter the Residential Unit or have his or her contractors or agents enter the Residential Unit to perform work prior to closing without the written authorization of the Sponsor. Should the Purchaser violate this provision, Sponsor will have the right to remove Purchaser from the Residential Unit as a squatter and intruder by summary proceedings. Upon the Purchaser's unauthorized possession, the Purchaser shall be deemed in default of the Purchase Agreement and Sponsor may retain the funds being held in escrow to a maximum of ten (10%) percent of the sales price plus the cost of extras ordered, as liquidated damages. Sponsor retains the risk of loss on the Unit until Purchaser either closes title or takes possession of the Unit. Purchasers should note that any person who takes possession of a Unit prior to closing assumes the risk of losses not covered by Condominium insurance.

X. PROCEDURE TO PURCHASE

The Sponsor hereby offers for sale the Residential Units in the Condominium for residential occupancy in accordance with applicable municipal zoning regulations. Occupancy of the Residential Units or portion of a Residential Unit by a lessee or lessees of the Residential Unit Owner for the purposes set forth in this paragraph conform with the zoning regulations permitting construction of this Condominium.

Sponsor will endeavor in good faith to sell the Units in the Condominium in a reasonably timely manner. However, Sponsor is retaining the unconditional right to rent rather than sell the Units upon consummation of the Plan. Because Sponsor is retaining the unconditional right to rent rather than sell the Units, this plan may result in the creation of a condominium in which a majority of the Units are not owned by owner-occupants or investors who are unrelated to the Sponsor. Owner-occupants and non-resident owners may have inherent conflicts Due to the fact Sponsor is not limiting the conditions under which it will rent rather than sell the Units, there is no commitment to sell more Residential Units than the fifteen (15%) (12 Residential Units) percent necessary to declare the plan

effective and owner-occupants may never gain effective control and management of the Condominium.

Sponsor retains the risk of loss on the Unit until Purchaser either closes title or takes possession of the Unit. Purchasers should note that any person who takes possession of a Unit prior to closing assumes the risk of losses not covered by Condominium insurance.

The sales prices at which the Units are being offered for sale are shown in detail in Schedule A. The Sponsor reserves the right to lower the sales prices and to negotiate other terms on an individual basis. All changes in prices which are an across the board increase or decrease affecting one or more lines of Units or models, or are to be advertised or is a price increase for an individual Purchaser will be done by a duly filed amendment to the Offering Plan. See Section IX of the Offering Plan. Any such change will not affect the Common Interest of the Unit; however, some Purchasers may pay less or more for the same model Unit or receive different terms.

Any person may accept Sponsor's offer to sell a Unit by entering into a Purchase Agreement with the Sponsor. The Agreement provides that the Purchaser will purchase from the Sponsor a designated Unit in Arcadia Woodside Condominium as described in the Declaration creating such Condominium. A Purchaser will be afforded a minimum of three (3) business days to review the Offering Plan and all filed amendments prior to executing a Purchase Agreement. Any conflict between the Offering Plan and the Purchase Agreement shall be resolved in favor of the Offering Plan.

Upon signing the Purchase Agreement, the Purchaser shall make a down payment of a minimum of ten (10%) percent of the purchase price of a Unit plus the cost of any special work ordered by the Purchaser. Upon full payment of the balance of the purchase price and the balance of the cost of any special work ordered at the closing, in cash or by mortgage, Purchaser will receive a bargain and sale deed with covenant against grantor's acts and containing the provisions set forth in Section 13 Subdivision 5 of the Lien Law, which will convey good and marketable title to the ownership of fee ownership in the Unit and such percentage of Common Interest in the Common Elements as is set forth on Schedule A, free and clear of all liens and encumbrances other than those set forth in Section XIII of the Offering Plan. The Purchase Agreement may be modified with the consent of Purchaser and Sponsor in a manner not inconsistent with law, subject to the terms of this Offering Plan. Sponsor must either return a fully executed Purchase Agreement within twenty (20) days to the Purchaser or reject the Purchase Agreement and refund the deposit monies. In the event the Sponsor does not act within said twenty (20) day period the Purchase Agreement will be deemed rejected by the Sponsor.

The Power of Attorney included as Schedule E herein, as same may be amended from time to time so as to comply with applicable law, must be executed by Purchaser at the closing of title. Failure to execute the Power of Attorney will result in a default under the Purchase Agreement.

In the event Sponsor is unable to convey title to a Residential Unit twelve (12) months after the proposed date of delivery set forth in the Purchase Agreement a Purchaser shall have the option to cancel the Purchase Agreement and have the down payment advanced by Purchaser returned to Purchaser, including all monies paid for upgrades and extras, regardless of whether the money has been expended in the commission of the work. Purchaser shall be obligated to notify the Sponsor in writing of its intent to exercise said option no later than thirty (30) days after the twelve (12) month period. Failure to so notify Sponsor shall be deemed a waiver of this provision, and Purchaser shall continue to be bound by the terms of the Purchase Agreement. In the event Sponsor shall be unable to convey title to the Residential Unit within twenty-four (24) months of the proposed date of delivery through no fault of the Purchaser, the Purchase Agreement shall be deemed null and void and Sponsor shall return all monies being held in escrow within thirty (30) days thereafter.

The Sponsor anticipates that the first closing of a Unit will occur by July 1, 2024. Purchasers will be offered a right of rescission if: (i) the actual date of closing of tile to the first Unit; or (ii) the projected date of closing of title to the first Unit occurs later than June 30, 2025, twelve months after the projected date for the first closing. If the Plan is amended to provide for a later projected date for the first closing, Purchasers will be entitled to an offer of rescission if the first closing occurs more than twelve months beyond that amended, later date.

However, if the first closing occurs before June 30, 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 timeframe or to ensure that closing of tile to your Unit will occur by any date certain. PROSPECTIVE PURCHASERS SHOULD THEREFOR CAREFULLY CONSIDER SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT.

After the Offering Plan is declared effective, the Sponsor will give each Purchaser who enters into a Purchase Agreement not less than thirty (30) days' prior written notice of the date, time and place for the transfer of title to the Residential Unit unless a Purchaser waives such thirty (30) day notice. A form for such waiver is contained as Schedule D-2 to the Offering Plan.

Sponsor must make a written demand for payment after default at least thirty (30) days before forfeiture of the deposit may be declared. Time is of the essence for a Purchaser to cure a default within such thirty (30) day period.

The Purchase Agreement may not be assigned by Purchaser without the written consent of Sponsor.

Purchasers should note that if a Purchaser fails to appear and close title in accordance with this Purchase Agreement on the date and at the time and place stated in Seller's Notice for Closing, or if Purchaser fails to observe or perform any other thing

to be observed or performed by Purchaser under this Purchase Agreement, Seller may send Purchaser a written notice of default giving Purchaser thirty (30) days from the date of such notice to cure any such default, **time being of the essence.** See Paragraph 21 of the Purchase Agreement in Part II of the Offering Plan.

The Purchase Agreement may not contain, or be modified to contain, a provision waiving purchaser's rights or abrogating Sponsor's obligations under the Offering Plan or under Article 23-A of the General Business Law. Any conflict between the Purchase Agreement and the Plan will be resolved in favor of the Plan. The Purchase Agreement and Plan comply with Section 71.a(3) of the New York Lien Law. Said statute provides that the initial advance of the Purchase Agreement be deposited in an escrow account in a bank, trust company, savings bank, state or federal savings and loan association, located in New York State. The escrow and trust fund provisions disclosed below complies with said statute.

The Purchase Agreement is not conditioned upon a Purchaser securing satisfactory mortgage financing. Obtaining a mortgage shall be the sole responsibility of each Purchaser. In no event will the Sponsor be obligated to return a Purchaser's down payment in the event a Purchaser is unable to obtain a mortgage. In addition, the Purchase Agreement will remain in full force and effect and Purchaser will be obligated to pay the balance of the purchase price at closing regardless of the availability of financing. In the event a Purchaser does not close title to the Unit as a result of their inability to obtain a mortgage, the down payment plus the cost of any custom work ordered, will be retained by Sponsor as liquidated damages. 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.

A complete copy of the Purchase Agreement is contained in Part II of the Plan.

ESCROW AND TRUST FUND PROVISIONS

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. All funds required to be held pursuant to GBL, Sections 352-e(2-b) and 352-h on the effective date of this section shall be transferred into escrow accounts in compliance with this regulation within 60 days thereafter.

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.

The Escrow Agent:

The law firm of Yung & Yung, PLLC, with an address at 3808 Union Street, Unit 10D, Flushing, NY 11354, and whose telephone number is (718) 670-0028, shall serve as escrow agent ("Escrow Agent") for Sponsor and Purchaser. Escrow Agent has designated the following attorneys to serve as signatories: Keith N. Yung, Esq. All designated signatories are admitted to practice law in the State of New York. Neither the Escrow Agent nor any authorized signatories on the account are the Sponsor, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing.

The Escrow Account:

The Escrow Agent has established the escrow account at JP Morgan Chase Bank, at their branch located at 39-01 Main Street, Flushing NY 11354, in the State of New York ("Bank"), a bank authorized to do business in the State of New York. The escrow account is entitled “Yung & Yung, PLLC, IOLA F/B/O Arcadia Woodside Condominium – Escrow Account” ("Escrow Account"). The Escrow Account is federally insured by the FDIC at the maximum amount of [$250,000] per deposit. Any deposit in excess of $250,000 will not be insured, unless Escrow Agent has established multiple accounts on behalf of Purchaser at various institutions.

All Deposits received from Purchaser shall be in the form of checks, money orders or wire transfers and shall be made payable to or endorsed by the Purchaser to the order of Yung & Yung, PLLC, as Escrow Agent.

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

The Escrow Account will be Interest-On-Lawyer-Account (“IOLA”). Pursuant to Judiciary Law, Section 497, all interest earned on the IOLA account will be paid to the State of New York. 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.

Purchasers should note as a special risk that although all funds received by Sponsor for upgrades or extras to a Residential Unit will initially be placed in the escrow account, such funds may be released from the Escrow Account without the requirements outlined below as long as the Sponsor uses the funds for such upgrade or extra. As a result, in the event a Purchaser is entitled to rescission, the Purchaser will not receive a refund of any funds paid to the Sponsor for upgrades or extras to the extent such funds have been expended. If Sponsor abandons the Plan, Purchasers will receive their money back for upgrades and extras.

The Purchase Agreement is included herein as Schedule D in Part II of the Plan. The relevant escrow trust fund provisions are included in Paragraph 29 of the Purchase Agreement, which must be executed by the Escrow Agent.

Notification to Purchaser:

Within five (5) business days after the Purchase Agreement has been tendered to Escrow Agent along with the Deposit, the Escrow Agent shall sign the Purchase Agreement and place the Deposit into the Escrow Account. Within ten (10) business days after the escrow agreement is signed by all necessary parties, 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 the Purchase Agreement.

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

Purchasers should note that the deposit of a Purchaser's down payment into the Escrow Account shall not be deemed acceptance by the Sponsor of the Purchase Agreement. The Purchase Agreement shall be deemed accepted by the Sponsor only when countersigned by the Sponsor.

Release of Funds:

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

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

The Escrow Agent shall release the Deposit if so directed:

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

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

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

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

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

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

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

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

Waiver Void:

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

Nothing contained herein shall diminish or impair the Sponsor’s statutory obligation to each Purchaser pursuant to GBL section 352-h to hold in trust all deposits, advances

or payments made in connection with the offer until consummation of the transaction with such purchaser. Consummation of the plan does not relieve sponsor of its obligations pursuant to GBL section 352-h. Funds from the escrow account remain the property of the purchaser until employed in connection with the consummation of the transaction. Such funds shall not be a part of the estate of the sponsor or the escrow agent upon any bankruptcy, incapacity or death.

Purchasers should note that it shall be an express condition of closing of title that the Purchaser sign the form contained in Part II which will enable the Escrow Agent to release the escrow funds, if not previously released as provided above.

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

A copy of the Escrow Agreement between the Sponsor and the Escrow Agent which incorporates the terms of the Attorney General's regulations is contained in Part II of the Plan as Schedule L. The Escrow Agent shall maintain all records concerning the escrow account for seven (7) years after release of the funds. Upon the dissolution of the law firm which was the escrow agent, the former partners or members of the firm shall make appropriate arrangements for the maintenance of the Escrow Account records by one of them or by the successor firm and shall notify the Department of Law of such transfer.

Before escrow funds are transferred to a new escrow account, or if the Escrow Agent is replaced, the Plan shall be amended to provide the same full disclosure with respect to the new escrow account, the new Escrow Agent and Escrow Agreement, as was originally provided.

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.

Escrow Agent shall only be discharged from Escrow Agent's obligations when escrow funds have been released pursuant to the above stated Escrow regulations. Escrow Agent may represent the Sponsor in a lawsuit. Sponsor shall not compensate the depository bank. There is no provision for payments by the Sponsor under an indemnity in favor of the Escrow Agent. Sponsor may compensate the Escrow Agent for acting as such.

Purchasers should note that on April 29, 2022 the Financial Crimes Enforcement Network (“FinCEN”) announced the issuance of an updated Geographic Targeting Order (“GTO”), which requires U.S. title insurance companies to report to FinCEN the personal identity of purchasers in residential real estate transactions in which: (1) the purchaser is a legal entity as defined in the GTO; (2) the purchaser purchases residential real property (including condominium units) located in the Boroughs of Bronx, Brooklyn, Queens, Manhattan and Staten Island; (3) the total purchase price is in an amount of $300,000 or more; (4) such purchase is made without a bank loan or other similar form of external financing; and (5) the purchase is made, at least in part, using currency or cashier’s check, a certified check, a traveler’s check, a personal check, a business check, a money order in any form, a funds transfer, or virtual currency.

As long as the updated GTO remains in effect, the reporting requirements set forth above apply to all residential real property closings (including condominium units) meeting the above criteria and occurring on or after April 30, 2022.

Further information regarding the revised GTO is available at the following web address:
https://www.fincen.gov/sites/default/files/shared/Real%20Estate%20GTO_Order_4.29.22_for%20Press%20Release.pdf

In compliance with Local Law 147 and pursuant to Article 17 of the New York City Administrative Code, the Board of Managers (the "Board") of Arcadia Woodside Condominium (the "Condominium"), have adopted the following smoking policy (the "Smoking Policy") for the Building:

Smoking is PROHIBITED (i) in all commons areas of the Building, including, but not limited to, the lobby, entryways, vestibules, ante rooms, mail rooms, storage rooms, bike rooms, common rooms, amenity rooms, gym, roof decks, garbage chute rooms, compactor rooms, basement, corridors, hallways, stairwells, elevators, playroom, garage, garage ramp, walkways, and (ii) within twenty-ten (25) feet of any outside entrance to the Building or within twenty-five (25) feet of any outdoor air intake or operable window opening onto Common Elements or Units.

For the purposes of this Smoking Policy, the term "smoking" includes, but is not limited to, inhaling, exhaling, burning or carrying any lighted cigar, cigarette, pipe or any other form of lighted object or device which contains tobacco, including the use of electronic cigarettes or any similar device that delivers vapor for inhalation (including any refill, cartridge or other component of an electronic cigarette or similar device), or any other items or materials that may be smoked, whether such substance is a legal substance or an illegal substance. This Smoking Policy applies to all Unit Owners, tenants, subtenants, occupants and residents of the Building, and to any guests, agents, licensees and invitees of a Unit Owner. It is the Unit Owner's responsibility to ensure that its tenants, subtenants, occupants, residents, guests, agents, licensees and invitees comply with this Smoking Policy.

Smoking is PROHIBITED within individual Units and on the terraces, balconies, patios and yards attached to individual Units.

Any Unit Owner who sells, leases, or subleases its Unit must include a copy of this Smoking Policy in the contract of sale, lease or sublease.

In the event of a violation of this Smoking Policy, in addition to and not in diminution of, all other remedies available to the Condominium, as provided in its Declaration of Condominium and By-Laws, or at law or in equity, with regard to a default by the Unit Owner, the Board shall have the right to impose an administrative fee in the amount of Two Hundred Fifty ($250.00) Dollars on the Unit Owner for each such violation of this Smoking Policy. A continuing violation shall be considered a new violation.

This Smoking Policy shall become effective immediately. The Board will advise Unit Owners of any changes to the Smoking Policy.

XI. FINANCING FOR QUALIFIED PURCHASERS

THIS PLAN DOES NOT CONTAIN ANY FINANCING ARRANGEMENTS FOR PURCHASERS. PROSPECTIVE PURCHASERS WHO ARE INTERESTED IN SUCH FINANCING SHOULD CONTACT LENDING INSTITUTIONS, SUCH AS MUTUAL SAVINGS BANKS AND COMMERCIAL BANKS, MANY OF WHICH HAVE ADVERTISED THAT THEY OFFER FINANCING TO PURCHASERS OF CONDOMINIUM HOMES.

Any applications for such financing with lending institutions must be done on an individual basis by prospective Purchasers and will involve negotiations exclusively between the lending institution and the applicant. The Sponsor should not be construed hereunder as offering any such financing or representing the availability or terms of such financing.

The Purchase Agreement is not conditioned upon a Purchaser securing satisfactory mortgage financing. Obtaining a mortgage shall be the sole responsibility of each Purchaser. In no event will the Sponsor be obligated to return a Purchaser's down payment in the event a Purchaser is unable to obtain a mortgage. In addition, the Purchase Agreement will remain in full force and effect and Purchaser will be obligated to pay the balance of the purchase price at closing regardless of the availability of financing. In the event a Purchaser does not close title to the Residential Unit as a result of their inability to obtain a mortgage, the down payment plus the cost of any custom work ordered, will be retained as liquidated damages.

Prospective Purchasers who require financing are advised to consult with a lending institution before execution of a Purchase Agreement. No representation is made by the Sponsor as to the availability or cost of such financing.

The closing of title to a Unit where the Purchaser has obtained financing will take place simultaneously with the closing of the mortgage loan and the proceeds will be applied towards the then balance of the purchase price.

XII. EFFECTIVE DATE OF THE PLAN

Sponsor's offer to sell the Units is contingent upon the Plan being declared effective and no closing to a Unit will be held until the Plan is declared effective. This Offering Plan will not become effective until bona fide Purchasers, including investors, have executed Purchase Agreements which have been accepted by Sponsor for at least fifteen (15%) percent in number of the Residential Units offered under the Plan (76 x 15% = 12 Residential Units). The Sponsor will declare the Plan effective by personal service of notice on every Purchaser or commencement of service by mail, stating that the Plan has been declared effective. Within five (5) business days of service of the effectiveness notice, Sponsor will submit for filing an amendment to the Plan confirming that the Plan was declared effective on a specified date, and will file an affidavit of service of the notice on all Purchasers. Sponsor will not close title to the first Residential Unit until the amendment disclosing the effectiveness of the Condominium has been accepted for filing by the Attorney General. The Plan will not be declared effective based on Purchase Agreements:

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

(ii) based on Purchase Agreements where the Purchaser has not had at least three (3) business days to review the Offering Plan and all filed amendments; or

(iii) 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 to any Principal of the Sponsor, or 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 the Sponsor, or a Principal of the Sponsor, may be included if the Sponsor has submitted proof satisfactory to the Department of Law establishing that the Purchaser is bonafide.

Further, prior to declaring the Plan effective, the Sponsor has the option not to close title to the Units and to abandon the Plan at any time, if less than eighty (80%) percent in number of the Residential Units offered hereby are sold and title to any Residential Unit has not been conveyed (76 x 80% = 16 Residential Units). In the event Sponsor exercises such option, it shall forthwith return to the Purchaser all monies paid with interest, if any, within five (5) days of acceptance of an amendment abandoning the

Plan. When Purchase Agreements for eighty (80%) percent of the Residential Units have been entered into, the Sponsor must declare the Plan effective.

Notwithstanding the fact that not all Purchasers used for purposes of declaring the Plan effective may actually close, the Sponsor will re-declare the Plan effective if all Purchase Agreements are either rescinded or terminated prior to the date of first Unit Closing, regardless of whether the Condominium Declaration has been recorded.

Once the Plan has been declared effective, it may not be abandoned except for (i) a defect in title which cannot be cured for less than one-half percent (½%) of the total amount of the offering or (ii) substantial damage or destruction of a Building by fire or other casualty which cannot be cured for less than one-half percent (½%) of the total offering, or (iii) the taking of any material portion of the property by condemnation or eminent domain. Any stated dollar amount relied upon as basis for abandonment after effectiveness will exclude all attorneys' fees as well as 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. In the event Sponsor abandons the Plan, it shall do so by means of a filed amendment to the Plan. All monies advanced by Purchasers will be returned to them within five (5) days of the abandonment of the Plan. If Sponsor decides to abandon the Plan before declaring the Plan effective, Sponsor will file an amendment disclosing such abandonment and file a RS-3 Form with the Department of Law.

Sponsor expects the first closing of a Residential Unit to occur on or about July 1, 2024. If such date is delayed 12 months or more, purchasers will be offered rescission.

XIII. TERMS OF SALE

After the Plan has been declared effective the Sponsor will fix a date for the closing of title to all Residential Units for which Purchase Agreements have been executed by serving notice on each Purchaser stating the date of the first closing and setting such Purchaser's closing date. Notice will be sent to all Purchasers who have executed and delivered Purchase Agreements to the Sponsor and whose Purchase Agreements are then in effect by (i) personal delivery; or (ii) mailing by regular mail or registered or certified mail with or without return receipt requested, addressed to the Purchasers at the last known residence of such Purchaser or, if the Purchaser has provided written information of an alternative address for notices, addressed to the Purchaser at the alternative address. If Sponsor has no information of the last known residence address, but has written information of the place of business or employment of such Purchaser, the mailing shall be addressed to such last business or employment address.

Such notice will be served no less than thirty (30) days before the date set for the closing of the Units. Sponsor shall permit Purchasers to waive the thirty (30) day provision by a written waiver. A form for such waiver is contained as Schedule D-2 to the Offering Plan. Said notice will also include notice of the obligation to pay the balance of the purchase price. On the closing date, fee title to the Unit will be conveyed to the Purchaser

together with the Unit's undivided interest in the Common Elements. The closing of title to the first Residential Unit is expected to commence on or about July 1, 2024. Such closing, however, will only take place after or simultaneously with the happening of the following events:

1. The delivery to the Unit Owner of a Bargain and Sale Deed with covenants against grantor's acts. A copy of the Deed is set forth as Schedule F in Part II of the Plan.

2. The Sponsor's repair of any damage from a casualty or other cause that occurs before the closing of Purchaser's Residential Unit. In the event a Home is damaged by casualty or other cause prior to the closing of Purchaser's Home, through no fault of Purchaser, Sponsor shall repair the Home to meet the specifications set forth in the architects and/or engineers property description report(s) contained herein prior to closing of title to such Home. In the event Sponsor cannot complete such repair within the anticipated delivery timeframe set forth in the Offering Plan or Purchase Agreement, Purchaser shall be afforded a right of rescission.

3. The issuance of a permanent or temporary Certificate of Occupancy to the Residential Unit or Building in which the Residential Unit is located and any other necessary permits.

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 described in the Offering Plan and the proposed Unit Deed.

5. Purchasers are free to obtain title insurance from any title company authorized to do business in the State of New York without incurring any additional fees or penalty from Sponsor. If so requested by the Purchaser, Franklin Land Services, Inc. ("Franklin"), a title company authorized to do business in the State of New York, 38-08 Union Street, Suite 12B, Flushing, New York 11354, shall agree to insure that such Purchaser has good and marketable fee title in the Unit, free and clear of all liens, encumbrances and title exceptions, except those set forth below, and subject to the provisions of the Declaration and By-Laws and any mortgage executed by the Purchaser and that the Condominium was validly formed pursuant to Article 9-B of the Real Property Law. Purchasers are free to obtain title insurance from any title company authorized to do business in the State of New York without incurring any additional fees or penalty from Sponsor.

6. All articles of personal property, fixtures and equipment as set forth in the Offering Plan for the Residential Unit being purchased are to be included in the sale of such Residential Unit.

7. The Declaration, By-Laws, floor plans and engineers and tax authority certification required by Section 339-p of Article 9-B of the Real Property Law of the State of New York shall be recorded or filed as required by law in the New York City Registers Office, Queens County.

8. The Unit and its undivided interest in the Common Elements shall not be subject to the lien of any mortgage at the time of closing except any mortgage requested by the Purchaser at the time of closing representing a purchase money mortgage or mortgages taken by the Purchaser.

9. The Sponsor will give each Purchaser who has entered into a Purchase Agreement not less than thirty (30) days' prior written notice of the date, time and place for the transfer of title to their Unit unless a Purchaser waives such thirty (30) days' notice. A form of such waiver is contained as Schedule D-2 to the Plan.

10. The filing of an amendment to the Offering Plan disclosing that the Plan has been declared effective and that the terms of this Section will be met, that the Residential Units to be closed have been constructed in accordance with the plans filed with the Building Department of the City of New York and that the Sponsor has complied with the requirements of this Section.

11. Purchaser shall receive any manufacturers' warranty certificates with respect to equipment and appliances installed in the Residential Unit and Sponsor shall assign any warranties with respect to equipment and appliances installed in Common Elements to the Board of Managers.

12. The Purchaser shall execute an instrument in the form annexed to the Purchase Agreement designating the Board of Managers as the Purchaser's attorneys-in-fact, coupled with an interest for the sole purpose of managing, selling, mortgaging, leasing, subleasing, voting or otherwise dealing with any Units acquired by the Board of Managers in accordance with any of the provisions of the By-Laws and designating the Sponsor as their attorney-in-fact to file an amendment to the Declaration of Condominium permitting the certification by a registered architect or professional engineer, certifying that the floor plans filed as part of an amended Declaration are an accurate copy of portions of the plans of the building and fully and fairly depict the layout, location, designation and approximate dimensions of the Residential Units as built or amending such Declaration to create any utility easements or to carry out any of the provisions of the Offering Plan of such Condominium as described in Article Tenth, Section (c) of the Declaration of Condominium.

Title to the 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 permitted below and/or described in the proposed Unit deed. Title to the Units will be subject to the following:

1. State of facts of the property as shown on a survey to be made prior to the closing of title provided such facts would not render title unmarketable and any state of facts which an accurate survey of the building would show provided such state of facts would not render title unmarketable.

2. Any sewer, water, gas, electric, drainage, telephone, cable television or utility easements granted or to be granted hereafter.

3. All of the terms, covenants and conditions of the Declaration, the By-Laws of the Condominium and the Building Plans, as they are subsequently filed or recorded, the Offering Plan and any amendment thereto.

4. All easements set forth in the By-Laws and Declaration of the Condominium as they are subsequently recorded in the Offering Plan and Purchase Agreement, including:

   (a) Easements in favor of the Owners of other Units to use the pipes, wires, conduits, cable television, and public utility lines located in the Common Elements or in the Unit itself servicing such other Units and/or the Common Elements.

   (b) Easements in favor of the Board of Managers, its agents, contractors or employees to have a right of access to any Unit and to the Common Elements to inspect, maintain or repair or to make repairs to any Unit to prevent damage to the Common Elements or any other Units, to make repairs to the Common Elements, to any wires, pipes, conduits or cable television system servicing any of the Units or to make repairs to any other Unit, regardless of the nature of the Common Element.

   (c) Easements in favor of those Residential Units having restricted use to portions of the Common Elements.

   (d) Easements in favor of the Residential Unit Owners for access through any other part of a Building for the purpose of access, installation, maintenance, repair and replacement of any flues, vents, gas, air-conditioning, heating, ventilation, water and other mechanical lines and fixtures and any other machinery, pipes, wires, conduits, equipment or meters servicing an individual Residential Unit.

   (e) Easements for the continuance of encroachments on any Unit and on the Common Elements by other Units or portions of the Common

Elements, now existing by reason of the construction of the Units, or hereafter occurring by reason of the settling or shifting of the Units, or by reason of the repair and/or restoration by the Board of Managers of the Units or such other Units or such Common Elements, after damage by fire or other casualty or after taking in condemnation or eminent domain proceedings, or by reason of an alteration to the Common Elements made by the Board of Managers, so that any such encroachments may remain as long as the Units stand.

(f) Easement in favor of the Sponsor, it's agents and employees for access through any part of a Building for the purpose of access, installation, maintenance, repair and replacement to of any portion of the Building, including but not limited to the installation of solar energy panels on the roof.

5. Any additional declarations, covenants, restrictions, exceptions, easements and agreements which have been recorded, or appear in recorded documents, or are yet to be recorded, provided they do not prevent use of a Residential Unit as a one (1) family residence.

The Sponsor has been advised by its counsel that in counsel's opinion, none of the exceptions to title herein above set forth are contrary to the terms of the Purchase Agreement nor will they interfere with the quiet use or enjoyment of the Purchaser's Unit.

All personal property located within a Unit on the date the Purchase Agreement is signed, or located within the Common Elements on the date the declaration is filed, which is owned by the Sponsor or owner of the Property, is included in the conveyance unless specifically excluded in the Offering Plan. As such, Sponsor specifically excludes all personal property located within the Units or within the Common Elements, which is not described in the Offering Plan as being included in a Unit or the Common Elements and which is not intended to be subject to this offering.

The Financial Crimes Enforcement Network ("FinCEN") announced the issuance of an updated Geographic Targeting Order ("GTO"), which requires U.S. title insurance companies to report to FinCEN the personal identity of purchasers in residential real estate transactions in which: (1) the purchaser is a legal entity as defined in the GTO; (2) the purchaser purchases residential real property (including condominium units) located in the Boroughs of Bronx, Brooklyn, Queens, Manhattan and Staten Island; (3) the total purchase price is in an amount of $300,000 or more; (4) such purchase is made without a bank loan or other similar form of external financing; and (5) the purchase is made, at least in part, using currency or cashier's check, a certified check, a traveler's check, a personal check, a business check, a money order in any form, a funds transfer, or virtual currency.

As long as the updated GTO remains in effect, the reporting requirements set forth above apply to all residential real property closings (including condominium units) meeting the above criteria and occurring on or after April 30, 2022.

Further information regarding the revised GTO is available at the following web address:https://www.fincen.gov/sites/default/files/shared/Real%20Estate%20GTO%20GENERIC_111518_FINAL.pdf

XIV. CLOSING COSTS AND ADJUSTMENTS

The estimated closing costs and expenses to be borne by each Purchaser are as follows:

1. Fee title insurance at the estimated rates of $5.81 per thousand for the first $50,000 of fee title insurance, approximately $4.74 for each additional $1,000 of insurance up to $100,000 and approximately $3.80 per thousand for each additional $1,000 up to $500,000 plus six (6%) percent.

2. Mortgage title insurance at the estimated rates of $4.84 per thousand for the first $50,000 of mortgage title insurance, approximately $3.95 for each additional $1,000 of mortgage title insurance up to $100,000 and approximately $3.17 per thousand for each additional $1,000 up to $500,000 plus six (6%) percent.

   In the event a Purchaser obtains both mortgage and fee title insurance at closing, the Mortgage Policy shall be issued at a reduced rate known as the Simultaneous Mortgage Rate. The fee title insurance policy will be based on the full fee rate and the Simultaneous Mortgage Policy is based on thirty (30%) percent of the applicable mortgage rate up to the amount of the Mortgage Policy. Any excess is based on the full mortgage rates.

   Purchasers are free to obtain title insurance from any title company authorized to do business in the State of New York without incurring any additional fees or penalty from Sponsor. Sponsor, however, makes no representation or warranty as to cost, terms or availability of such other title insurance.

3. Fees for the recording of the deed, power of attorney and any affidavit required in connection with the mortgage tax credit available under RPL §339-ee which are approximately $235, $100 and $50 for each document.

4. In the event the Purchaser shall obtain a purchase money first mortgage, Purchaser shall pay recording fees for the mortgage of approximately $100. For first mortgages in an amount less than $500,000, Purchaser shall pay mortgage tax of 2.05% of the amount of the mortgage less $25 and for first mortgages in an amount in excess of $500,000; Purchaser shall pay

mortgage tax of 2.175% of the amount of the mortgage less $25. In addition, the Purchaser will be required to pay the lending institution's attorney's fees, any mortgage origination fees, bank credit and appraisal fees and other expenses that the lending institution may charge incident to the making of the permanent loan. If applicable, a portion of the mortgage recording tax set forth above will be computed in accordance with Section 339-ee subsection 2, of the New York Condominium Act, and shall be paid to the Sponsor in reimbursement of mortgage recording taxes, which the Sponsor may have previously paid in connection with the existing mortgage on the Condominium. There will be no mortgage closing costs pursuant to this paragraph 4 on Residential Units, which are not covered by mortgages.

5. Sponsor is transferring its statutory obligation to pay New York State Transfer Tax ("NYSTT") of 0.4% of the Purchase Price where the consideration is less than $3,000,000 and 0.65% of the Purchase Price where the consideration is $3,000,000 or greater; New York City Real Property Transfer Taxes ("NYCRPTT") of one (1%) percent of the Purchase Price where the consideration is less than $500,000 and 1.425% where the consideration is $500,000 or greater. For purposes of calculating the NYCRPTT, as the Purchaser shall be responsible for paying the NYCRPTT, the tax due New York City will be based on the Purchase Price plus the amount of both the NYCRPTT and NYSTT due, which equates to a "grossed up" Purchase Price for calculation of the NYCRPTT. For purposes of calculating the NYSTT, as the Purchaser shall be responsible for paying the NYSTT, the tax due New York State will be based on the Purchase Price plus the amount of the NYCRPTT only. In addition, the Purchaser will be responsible for New York State Mansion Tax pursuant to Section 1402-a of the Tax Law of one (1%) percent of the Purchase Price for any Residential Unit which has a combined sales price of $1,000,000 or more.

   The Tax Law Amendment eliminates the requirement to "gross-up" the consideration payable by a Purchaser for a Unit pursuant to a Purchase Agreement that requires the Purchaser to pay the New York State Real Estate Transfer Tax at the closing of title to the Unit. Pursuant to the Tax Law Amendment, a Purchaser will no longer pay the portion of the New York State Real Estate Transfer Tax based on grossed-up consideration.

   The steps to compute the tax are:

   (a) Multiply the purchase price by the State Tax Rate to compute the tentative NYSTT.

   (b) Multiply the purchase price by the New York City Tax Rate to compute the tentative NYCRPTT.

(c) For NYSTT purposes, add the NYCRPTT to the purchase price (item "b")

(d) For NYCRPTT purposes, add both the NYSTT and NYCRPTT to the purchase price (items "a" and "b").

(e) Multiply the total of "c" above by the NYS tax rate for the NYSTT due.

(f) Multiply the total of "d" above by the NYC Tax Rate for the NYCRPTT due.

EXAMPLE: Purchase Price = $630,280

(a) $630,280 x .004 = $2,521 = tentative NYSTT
(b) $630,280 x .01425 = $8,981 = tentative NYCRPTT
(c) $630,280 + $8,981 = $639,261 = Purchase Price for NYSTT
(d) $630,280 + $2,521 + $8,981 = $641,782 = Purchaser Price for NYCRPTT
(e) $641,782 x .004 = $2,567 = amount due for NYSTT
(f) $641,782 x .01425 = $9,145 = amount due for NYCRPTT

6. Working capital of an amount equal to two months Common Charges to be paid to the Condominium. While Sponsor is in control of the Board of Managers, the working capital fund will not be used to reduce the Common Charges of the Condominium. If any portion of the working capital fund is used during this period to pay for items in the budget set forth, such amounts will be repaid to such fund out of Common Charges collected.

7. The Mansion Tax is required to be paid by the Purchaser, however the Tax Law was amended to provide that when the Purchaser fails to pay the tax, the seller is required to pay. When the seller is required to pay the additional tax because the Purchaser failed to pay, the additional tax becomes the joint and several liability of the seller and the Purchaser.

The Tax Law was amended to provide for an addition to the base tax (additional base tax) in the amount of $1.25 for each $500, or fractional part, of the consideration for certain conveyances of real property located in New York City. The tax applies to:

• The conveyance of residential real property where the consideration for the entire conveyance is $3 million or more.
• The conveyance of real property other than residential real property where the consideration for the entire conveyance is $2 million or more.

The seller is required to pay the additional base tax, but here Sponsor is transferring its statutory obligation to the Purchaser. If the seller fails to pay

the tax or is exempt from the tax, the Purchaser is required to pay the tax. When the Purchaser is required to pay the tax because the seller has failed to pay, the additional base tax becomes the joint and several liability of the seller and the Purchaser. For purposes of the additional base tax, all mixed-use real property is considered residential real property. Therefore, if the consideration for the conveyance of mixed-use real property is $3 million or more, the entire consideration is subject to the additional base tax.

Residential real property includes any premises that is or may be used in whole or in part as a personal residence, and includes a one-, two- or three-family house, an individual condominium unit or a cooperative apartment unit. Mixed-use real property is real property that is used for both residential and other than residential (for example, commercial) purposes.

The Tax Law was also amended to add a supplemental tax on the conveyance of residential real property located in New York City where the consideration for the conveyance is $2 million or more. The supplemental tax differs depending on the amount of the consideration for the entire conveyance. For example: entire conveyance amount of at least $ 2 million but less than $ 3 million = Supplemental tax rate of one-quarter of one percent (.25%), and entire conveyance amount of at least $ 3 million but less than $ 5 million = Supplemental tax rate of one-half of one percent (.5%). The Purchaser is required to pay the supplemental tax. If the Purchaser fails to pay the tax or is exempt, the seller is required to pay the tax. When the seller is required to pay the tax because the Purchaser has failed to pay, the supplemental tax becomes the joint and several liability of the seller and the Purchaser. The supplemental tax is due on the conveyance of mixed-use real property when the consideration for the entire property is $2 million or more. Tax is computed only on the consideration attributed to the residential portion of the property.

8. Each Purchaser shall pay $2,000 to Sponsor's counsel, representing a fee for services in connection with preparing the Unit Deed, the Unit Owner's Power of Attorney and for coordinating and attending the closing. Such fee shall be payable at or prior to the closing by Purchaser's unendorsed, personal check made payable directly to the order of Sponsor's attorney.

9. Any mortgage tax credit received pursuant to Section 339-ee of the Real Property Law will inure to the benefit of Sponsor.

10. A pro-rata portion of the estimated first year condominium insurance based on the percentage of Common Interest of the Unit being purchased.

As an example, a Purchaser of a Residential Unit in which the purchase price is $630,280 and who procures a first mortgage in the amount of $504,224 will pay the following approximated closing costs:

Fee Title Insurance:	$ 2,454
Mortgage Insurance:	$ 606
Deed Recording Fee:	$ 235
Power of Attorney Recording Fee:	$ 100
Mortgage Recording Fees:	$ 225
§339-ee Affidavit Recording Fee:	$ 50
New York State Transfer Tax:	$ 2,522
New York City Transfer Tax:	$ 8,981
Mortgage Tax:	$ 9,676
Condominium Working Capital:	$ 942
Pro-Rata Insurance	$ 391
Sponsor Attorney Fees for Preparation of Deed, Power of Attorney and other Closing Documents:	$ 2,000
TOTAL	$28,182

In addition, if a closing takes place, at the request of Purchaser, at any location other than the office of Sponsor's attorney, Purchaser shall pay to Sponsor's attorney a travel fee in the sum of $250. Furthermore, in the event the Sponsor's Attorney is required to prepare the New York City "ACRIS" transfer documents Purchaser shall be required to pay Sponsor's attorney an additional fee of $250. In the event the title company prepares the ACRIS, Purchaser shall pay the applicable fee of the title company.

In the event a closing is adjourned with Sponsor's consent, at the request of Purchaser or Purchaser's attorney within forty-eight (48) hours of the scheduled time of Closing, Purchaser shall also pay Sponsor's attorney an adjournment fee in the sum of $500. In addition, Purchaser shall pay to Sponsor at or prior to the actual closing an amount equal to .0438% per day (which equals an annual rate of 16%, which is the maximum rate legally permitted) of the purchase price for the Unit for each day beyond such originally scheduled or Sponsor adjourned Closing Date, to and including the date of actual Closing, for reimbursement and defrayal of Sponsor's carrying costs and other charges. Notwithstanding the foregoing, Sponsor will not charge Purchaser a rate of interest which would exceed New York State usury laws.

In the event the Units have not been separately assessed for real estate tax purposes prior to the closing of title to the first Unit, Sponsor may place in escrow, in the name of the Board of Managers, an amount equal to the unpaid real estate taxes which will be levied against said Unit for the six (6) month period following the first closing. Said amount is to be paid by Purchaser. Alternatively, the Sponsor may place in escrow, in the name of Board of Managers, an amount equal to the real estate taxes attributable to the unsold Units for such six (6) month period and may collect at each closing the estimated amount of taxes attributable to such

Unit for the balance of the six (6) month period. The Board of Managers will pay the real estate taxes from the escrow account when taxes are due and payable and either the Sponsor or the Board of Managers will be entitled to reimbursement from Unit owners to the extent of the actual assessment. Until the Units are separately assessed, all post-closing amendments will disclose the amount of the funds deposited in escrow for the payment of the real estate taxes.

Purchaser shall also pay, or reimburse to Sponsor, if Sponsor has already made payment, the following charges: (a) inspections and (b) appraisals.

If through no fault of Sponsor, Purchaser fails for any reason to close title within seven (7) days after the date originally scheduled in Sponsor's Notice of Closing or such later date (if applicable) to which Sponsor in a subsequent Notice for Closing adjourned the Closing, all of the aforementioned apportionments shall be made as of midnight of the day preceding (i) the date originally scheduled for Closing or (ii) Sponsor's adjourned Closing date (as the case may be). In addition, Purchaser shall pay to Sponsor at or prior to the actual Closing an amount equal to .0438% (which equals an annual rate of 16%) of the purchase price for the Residential Unit for each day beyond such originally scheduled or Sponsor adjourned Closing date, to and including the date of actual Closing, for reimbursement and defrayal of Sponsor's carrying costs and other charges.

The fee title policy premiums and the recording charges set forth above are estimates based on the rates in effect as of the date of this Offering Plan. If said premiums, charges or rates are subsequently revised by the title company, the State, or Municipality, each Purchaser shall be required to pay the title policy premiums, recording charges and closing costs in effect as of the date of the closing of title to their Residential Unit.

The Sponsor anticipates that the only items, which will be apportioned at the closing of title to the Units, will be real estate taxes and sewer charges, if any, and Common Charges, if they have been declared by the Board of Managers. The adjustments will be made as of 11:59 P.M. on the day preceding the closing date. In the event there are any other items, which are to be apportioned at closing, said items will be adjusted at the closing. The Sponsor will advise the Purchaser of the closing date by giving him written notice at least thirty (30) days prior to the closing date.

XV. RIGHTS AND OBLIGATIONS OF THE SPONSOR

No bond or other security has been furnished to secure performance of the following obligations. All obligations pertaining to the Common Elements shall be enforceable only by the Board of Managers on behalf of the Unit Owners and not by the individual Unit Owners. During the time the principals of the Sponsor control the Board, it is within their sole power to enforce the obligations of the Sponsor pertaining to the Common Elements. Notwithstanding the above, the Board of Managers has a fiduciary

duty to the Condominium, even during the control period. All amenities included in the Condominium will be fully operational at the time of the first closing. The following shall pertain to the Sponsor:

1. Sponsor will endeavor in good faith to sell the Units in the Condominium in a reasonably timely manner. Notwithstanding, Sponsor retains the unconditional right to rent rather than sell the Units after consummation of the Plan. Because Sponsor is retaining the unconditional right to rent rather than sell Units, this Plan may result in the creation of a condominium in which a majority of the Units are not owned by owner-occupants or investors who are unrelated to the Sponsor. Owner-occupants and non-resident owners may have inherent conflicts. Due to the fact Sponsor is not limiting the conditions under which it will rent rather than sell Units, there is no commitment to sell more Residential Units than the fifteen (15%) percent (12 Residential Units) necessary to declare the plan effective and owner-occupants may never gain effective control and management of the Condominium.

2. The Sponsor shall be obligated to defend any suit or proceeding arising out of Sponsor's acts or omissions and shall indemnify the Board of Managers and the Unit Owners for same.

3. 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.

4. Until title to a Unit is passed to a Purchaser, the Sponsor will pay such Common Charges, special assessments and real estate taxes, as are assessed by the Board of Managers of the Condominium and the City of New York on the Units to which title has not passed. Once title is passed to a Purchaser the Purchaser shall be solely responsible for all Common Charges, special assessments, real estate taxes and all other costs applicable to the Unit, as are assessed by the Board of Managers of the Condominium and the City of New York. No bond or other security has been posted to secure such obligations. Sponsor will fund its financial obligations to the Condominium from the income derived from the sale of the Units and Sponsor's assets. Sponsor currently has the resources necessary to meet its obligations under the Offering Plan.

5. The Sponsor is obligated to repair any damage from a casualty or other cause that occurs before the closing of a Purchaser's Unit.

6. Sponsor will initially procure fire and casualty insurance for the Condominium on the terms set forth in the budget and will collect a pro-rata share of said insurance from a Purchaser at each closing based on the

Unit's percentage of common interest. Notwithstanding, in the event the amount of insurance increases or additional funds are required to pay for such insurance, Sponsor will have the option to lend the Condominium such funds and Sponsor will be repaid out of subsequent Common Charges collected. No Board or Unit Owner approval is required to make such loan. In the event there is an increase in the insurance premium, the budget will be increased to reflect such change.

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

8. Sponsor has obtained construction financing (the "Construction Loan") from Industrial and Commercial Bank of China (USA) NA (Construction Lender"), with an office located at 1185 Avenue of the Americas, 16th Floor, New York, NY 10036 which has enabled Sponsor to construct the Development. The Sponsor will be obligated to pay off and otherwise comply with the terms of the Construction Loan on the entire Condominium. After the recording of the Declaration and before the closing of title to the first Unit, any Construction Loan mortgage will be satisfied, or released, or subdivided, extended and consolidated with the individual permanent mortgages, which will be placed on the Units of those Purchasers obtaining a mortgage. In addition, before the closing of title to the first Unit, all liens and mortgages affecting the Condominium shall be paid and satisfied or the Unit being conveyed and its appurtenant Common Interest shall be released therefrom by partial release duly recorded. In order to obtain partial releases, the Construction Lender will require that the Sponsor pay a release price on the sale of each Unit, until the loan is repaid in full. Therefore, there will be no resulting costs from Sponsor's construction loan added to Purchaser's individual mortgage. The terms of the Construction Loan contemplate the project as a "for-sale" condominium project.

9. The Sponsor will diligently, expeditiously and at its own cost, complete construction of the Condominium in accordance with the plans and specifications described in the architects and/or engineers property description report(s) contained herein and will diligently perform all of its obligations set forth in this Offering Plan and will deliver to the Board of Managers a copy of the "as built" plans filed with the recording of the Declaration or any amendment thereto and in addition will provide the Board with a full set of building plans filed with the local Municipality together with any "field changes" made during the course of construction. A decrease in a Unit's areas of 5% or less will not affect a Purchaser's obligations unless such decrease is determined to be a material change. There is a rebuttable

presumption that an area that is diminished by 5% or less is not material. Furthermore, Purchasers should note that the Sponsor reserves the right to select the ultimate location of kitchen and bathroom cabinets, which may differ from the locations, set forth on the floor plans. In the event an affected Unit is under contract, Sponsor shall first obtain consent from the Purchaser of said Unit. Although the Sponsor intends to use the materials, fixtures, appliances and equipment described herein and in the building plans, the Sponsor reserves the right to substitute materials, fixtures, appliances and equipment of Equal or Better Quality or design for any of those set forth. The substitution of materials, fixtures, appliances and equipment will be disclosed in an amendment to the Offering Plan. Sponsor reserves the right to change the size, number and location of the improvements or Common Elements, provided such changes do not change or adversely affect the percentage of Common Interest of any Residential Unit to which title has closed or for which a Purchase Agreement has been executed and is in effect unless all affected Residential Unit Owners and Purchasers consent in writing to such a change.

10. Sponsor further reserves the right to determine the ultimate Residential Unit type mix to be constructed at a Building; determine the location of electric, gas and water meters, electric transformers, air conditioning compressors, speed bumps, mailboxes; and make any other changes required by the City of New York.

11. The building has an anticipated completion of December 2023.

12. At the closing of title, the Sponsor will deliver the certificates and warranties delivered to it and transferable to Purchaser. Sponsor's liability pursuant to any manufacturers' warranties covering heating, appliances, electricity, plumbing and roofing are limited solely to the extent that such warranties are delivered to Sponsor, transferable to the Purchaser or to the Condominium Board of Managers and then only as against such manufacturer.

13. The acceptance of a deed by a Purchaser will be deemed an acknowledgment that Sponsor has performed and discharged every agreement and obligation on the part of Sponsor to be performed under the Plan except those (if any) which may be expressly stated in the Plan, in the Purchase Agreement, in 13 NYCRR, Part 20 (the regulations of the Attorney General of the State of New York governing the acceptance for filing of this Plan) and in General Business Law Section 352-e to survive delivery of the deed. The Purchaser of a Residential Unit will inspect such Residential Unit prior to the Closing Date and will execute at such time an inspection statement acknowledging Purchaser's acceptance of the Residential Unit in good condition and in accordance with the terms of the Plan, provided that if Purchaser finds that Sponsor's improvements have not been completed

as described in the Plan then Sponsor and the Purchaser in question will agree to include on the inspection statement a list of incomplete work of a material nature to be completed in the Residential Unit by Sponsor as provided in the Purchase Agreement. Sponsor will have no obligation to complete any work, which is not specifically designated by the Purchaser on the inspection statement. A Purchaser will receive prior notice that a Residential Unit is available for inspection pursuant to this Paragraph, as more particularly set forth in the Purchase Agreement in Part II of the Plan. A Purchaser who fails to inspect such Residential Unit will be deemed to have accepted the Residential Unit in good condition and in accordance with the terms of the Plan. After closing of title to each Residential Unit the Purchaser thereof must comply with the procedures established by the Managing Agent or the Board of Managers regarding such Purchaser's move into the Residential Unit. Purchasers will be required to utilize licensed professional movers when moving in and out of the Building. Said movers must carry all-risk general liability insurance in a minimum amount of $1,000,000 per occurrence and name the Board of Managers of the Condominium as additional insured. A copy of said policy must be tendered to the Board a minimum of three (3) business days prior to the scheduled move date.

14. Regarding the Common Elements of the Condominium the Sponsor will correct any defects in the construction of the Common Elements, or in the installation or operation of any mechanical equipment therein, due to improper workmanship or material materially at variance with this Offering Plan provided and on condition that Sponsor is notified of or becomes aware of such defect(s) within twelve (12) months from the date of the closing of the first Residential Unit. The quality of construction shall be comparable to local standards customary in the particular trade and in accordance with the plans and specifications. In no event will Sponsor be responsible for any condition resulting from (i) normal wear and tear or natural deterioration or from the normal movement, settlement and/or shrinkage of the Building and/or Building materials; (ii) defects of an immaterial nature, such as, without limitation, partial or total loss of any trees, shrubs, bushes or other landscape improvements that may abut the Building, nail pops, protruding dry wall fastenings, ridging on gypsum board, lumber shrinkage, door or window sticking, door warpage including, without limitation, warpage of the main entrance door within reasonable tolerances of doors of similar size and weight, scratches in plastic laminate, vitreous china, natural stone, wood, stainless steel or porcelain surfaces; bathroom finish grouting; adjustment of doors; walls not square; electrical plates not straight; discoloration or shrinkage; slight separation between base and floors; (iii) normal settlement and deflection or any consequential damage resulting therefrom including, without limitation, cracks in roof ballast, or concrete cracks which do not reduce the structural integrity of the Building; (iv) minor deviations in the level of ceilings, and imperfections in ceiling finishes; (v) imperfections in

painting finishes; (vi) deviations in the level of a floor or failure of finished floors and walls to be straight or on plane or at less than ninety (90º) degrees from each other; (vii) alignment of bathroom finishes and variation in grouting thickness; (viii) air infiltration and water infiltration from windows in accordance with customary practice and professional standards; (ix) noise from normal plumbing, and HVAC system; (x) normal floor noises and creaking; (xi) carpet or floor discoloring or stretching; (xii) minor scratches and imperfections or immaterial variations in width, length, thickness, finish or color range of wood floor strips or other flooring or floor finishes, also, normal shrinkage or expansion of wood flooring due to changes in moisture content of wood; (xiii) repair of chips, scratches, mars, breaks, dents, cracks or other defects in: exterior stone; windows, window glass, frames and hardware; swinging doors, frames, door glass and hardware; louvers; shower doors; lighting fixtures, lenses, baffles and globes; all painted surfaces; all sinks, tubs, basins, water closets; kitchen cabinets, back splashes and countertops; vanity tops and cabinets; all tile or natural stone floors and walls; saddles; all appliances; woodwork, millwork and doors; mirrors and after the Residential Unit Closing, paint touch-ups, repair of dented appliances, or replacement of light bulbs; (xiv) cracks or immaterial variations in tone or color of natural stone or immaterial variations in tone or color of vanity tops or immaterial variations in veining or any other natural stone surfaces; (xv) leaching or immaterial variation in color mortar and colored brick, and immaterial dimensional variations in brick joints, and mortar droppings on bricks; (xvi) ponding and/or controlled drainage on the roof surface; (xvii) cracks in pressure-treated lumber used or intended for use outside the Building; (xviii) cracks or discoloration in concrete and/or paving; (xix) discoloration to hardware and plumbing finishes; (xx) stains, runs, lumps, shags or imperfections in weave in fabric panels; (xxi) scratched, dirty or cracked lenses in light fixtures; or (xxii) terrace tiles not laid flat, or color variation in tiles or mortar, or stained tiles; (xxiii) subsequent to the Residential Unit Closing, paint touch-ups, repairs of dented appliances or replacement of fluorescent light ballasts, or (xxiv) salting or color variation in exterior colored mortar and deep colored brick. Sponsor will be obligated to repair only abnormally chipped stone, formica and porcelain surfaces, which repair will be made by filling the stone, formica, or refinishing the porcelain, but Sponsor will not be obligated to replace such stone, formica or porcelain surfaces. THE ITEMS AND CONDITIONS DESCRIBED IN THIS PARAGRAPH ARE NOT DEFECTS AND MAY BE FOUND IN ANY NEWLY CONSTRUCTED BUILDING. PURCHASERS WHO PURCHASE A RESIDENTIAL UNIT IN THE BUILDING OR IN ANY OTHER NEWLY CONSTRUCTED BUILDING MAY EXPERIENCE SOME OR ALL OF THESE ITEMS AND CONDITIONS IN THEIR RESIDENTIAL UNIT, THE COMMON ELEMENTS OR ELSEWHERE IN THE BUILDING. SPONSOR HAS NO OBLIGATION TO CORRECT OR REPAIR ANY OF THESE ITEMS AND CONDITIONS AND WILL NOT BE LIABLE TO ANY PURCHASER OR THE BOARD THEREOF. IF PURCHASERS OR ANY

BOARD DESIRES TO CORRECT OR REPAIR ANY OF THESE ITEMS OR CONDITIONS, TO THE EXTENT THEY CAN BE CORRECTED OR REPAIRED, THEY WILL HAVE TO PROCEED AT THEIR SOLE COST AND EXPENSE BY THEMSELVES AND/OR UNDER ANY WARRANTIES OR UNDERTAKINGS ASSIGNED TO THEM BY SPONSOR.

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

Sponsor will not be obligated to correct and will not be liable to any Purchaser as a result of (i) any immaterial variations from the Plans and Specifications or the description of any portion of the Building or a Residential Unit set forth in the Plan or (ii) immaterial variations from the Plans and Specifications or the description of any portion of the Building or a Residential Unit set forth in the Plan which are neither in violation of applicable building codes, nor require the approval of any governmental authority having jurisdiction, provided such immaterial variations are of Equal or Better Quality than as set forth in the Plans and Specifications or description in this Plan. Any such variation affecting the Property, which is material, will be disclosed in a duly filed amendment to the Plan. Notwithstanding the above, 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.

Furthermore, Sponsor's obligation, regardless of any limitation in the warranty, cannot go below the duty to construct the premises in accordance with all applicable codes and locally accepted building practices for items, which are not covered by codes.

All personal property located within the Residential Unit on the date the Purchase Agreement is executed or that is located within the Common Elements on the date the Declaration is filed, that is owned by the Sponsor or other person or entity will be included in the conveyance to Purchaser of their Residential Unit or be a part of the Common Elements unless specifically excepted in the Plan, as same may be amended from time to time.

15. The Sponsor will deliver to the Purchaser and/or the Board of Managers upon the recording of the Declaration all manufacturers' and sub-contractors' heating, electrical, plumbing, roofing and appliance warranties and bonds relating to the Purchaser's Unit or the Common Elements respectively, if any, to the extent made by such manufacturers and subcontractors and to the extent such warranties and bonds are assignable.

16. The Sponsor will pay all contractors, subcontractors and material men and all others involved in the construction of the Condominium for work performed and fixtures, material and equipment supplied or installed in the construction of the Condominium and will cause all mechanics' liens arising out of the construction of the Condominium or the furnishing or installation of fixtures or equipment, to be discharged or bonded promptly after the liens are filed.

    The Sponsor will pay all expenses incurred prior to the establishment of the Condominium and will bear and pay all costs and expenses incurred in connection with the creation of the Condominium whenever such costs or expenses are incurred or in connection with the sale of all of the Residential Units held or owned by the Sponsor and will pay all selling expenses including, but not limited to, advertising and printing costs, architect fees, and costs of filing this Offering Plan and amendments thereto.

17. No bond or other security has been posted to secure Sponsor's obligations.

18. The Sponsor reserves the easements, licenses, rights and privileges of a right-of-way in, through, over, under and across the Common Elements of the Condominium for the purpose of completing its construction and sale of the Units and facilities in the Condominium and, towards this end, reserves the right to grant and reserve easements and rights-of-way in, through, under, over and across the Common Elements for the installation, maintenance and inspection of lines and appurtenances for public or private water, sewer, drainage, cable television, and other utilities and for any other materials or services necessary for the completion of the work. Sponsor also reserves the right to connect with and make use of the utility lines, wires, pipes, conduits, cable television, sewers and drainage lines which may from time to time be in or along the Common Elements. Sponsor will be obligated to pay for the cost of any utilities it uses as a result of its use of the easements, licenses, rights and privileges of a right-of-way. Finally, the Sponsor reserves the right to continue to use the Common Elements and any facilities, sales offices, model units and signs located on the Common Elements, in its efforts to market the Units in the Condominium. Sponsor will be obligated to repair any damage to the Common Elements and Units caused as a result of its use of the easements, licenses, rights and privileges of a right-of-way to complete the construction of the Condominium. Sponsor's use of the easements, licenses, rights and privileges of a right-of way to complete the Condominium will not preclude a Unit Owner from using its Unit as a single-family residence.

19. Pursuant to Section 352-e (9) of the General Business Law, copies of all documents mentioned in this Offering Plan, including without limitation the following, are and will be kept on file at the office of Sponsor set forth on the cover page of this Offering Plan for six (6) years from the date the

Declaration is recorded for examination by any person who has purchased a condominium interest offered by this Plan or otherwise has participated in this offering: This Offering Plan; the proposed Declaration and By-Laws of the Condominium; public liability, fire and casualty policy, and Exhibits submitted to the Department of Law in conjunction with this Plan. A copy of the form of Residential Unit Owner's Purchase Agreement is submitted with this Offering Plan as Schedule D in Part II of the Offering Plan.

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

21. As noted in Section IXA, Sponsor will not enter into interim leases with Purchaser for Residential Units prior to closing.

22. A Unit Owner is required to pay monthly Common Charges assessed by the Board of Managers for the operation and maintenance of the Condominium pursuant to Sections 339(i) and (m) of the New York Condominium Act. Monthly Common Charges may commence with the Closing of Title to the first Unit, however, see Section XVII as to the right of the first Board of Managers to commence the collection of Common Charges at a subsequent date. Until title to a Unit has passed to a Purchaser, the Sponsor will pay such Common Charges and Special Assessments as are assessed by the Board of Managers on Units, to which title has not passed. Once title has passed to a Purchaser, the Purchaser will be responsible for all costs, including all Common Charges associated with the Unit. As long as the Sponsor retains a majority of the Board of Managers, the Board of Managers may commence the collection of Common Charges upon the Closing of Title to the first Unit or at any subsequent date as in its sole discretion it may determine. Prior to the commencement of the collection of Common Charges, Sponsor shall be obligated to provide all the services disclosed in the first-year budget at its sole expense. See Article VI of Schedule I in Part II of the Plan.

    Sponsor is reserving the right to delay the collection of Common Charges until such time into the future. During any such period of delay, the Sponsor will timely pay all expenses of the Condominium, including, but not limited to, insurance premiums and any reserve fund payments required by lenders. Such expenses shall not include individual unit owner expenses such as real estate taxes, utility charges, etc. Upon commencement of collection of Common Charges, there will not be an assessment for any item in the approved budget for the Condominium. Regardless of the delay in collection of Common Charges, Sponsor shall remain obligated to update

the budget for the Condominium as required by Department of Law governing regulations. In the event Sponsor elects to delay the collection of Common Charges, Sponsor shall disclose such fact in the closing notice or statement to Purchasers. Thereafter, Sponsor shall also disclose such fact in the post-closing amendment to the Offering Plan as a benefit to subsequent purchasers. Such amendment shall also disclose the anticipated period of delay. Prior to commencing the collection of Common Charges, Sponsor will notify all unit owners by written notice of the expiration of the delay period. Notice shall be given to owners in writing at least thirty (30) days prior to the commencement of collection of Common Charges. Thereafter, Sponsor will disclose such fact in the next substantive amendment to the Offering Plan as a benefit to subsequent Purchasers.

Disclaimers or limitations of liability on the part of the sponsor or its principals for failure to perform any obligation imposed by applicable statute or regulation is not permitted.

Sponsor shall deliver a set of "as-built" plans to the Board of Managers.

XVI. CONTROL BY THE SPONSOR

The Sponsor has the right to maintain a majority of the Board of Managers of the Condominium for a period ending (i) five (5) years from date of the closing of the first Residential Unit, or (ii) one hundred and twenty (120) days after the closing of ninety-five (95%) percent of all Residential Units in the Condominium, whichever is earlier. Thereafter, the Sponsor shall retain the right to designate a minority of the Board of Managers until such time as Sponsor no longer owns a Unit. Notwithstanding said fact, Sponsor has the right to voluntarily relinquish a majority of the Members of the Board of Managers at any time. The By-Laws do not require a majority of the Board to be owner-occupants or members of an owner-occupant’s household who are unrelated to the Sponsor and its principals. 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. Further, the Sponsor must enforce its obligations under the plan, as those obligations are described in the plan, and owes a duty to the condominium to do so. Owner-occupants and non-resident owners, including Sponsor, may have inherent conflicts on how the Condominium should be managed as a result of their different reasons for purchasing, i.e. purchasing a Residential Unit to live in as opposed to purchasing as an investment. Provisions which give the Sponsor control of the enforcement of the Sponsor’s obligations are not lawful. The Board of Managers, whether or not controlled by the Sponsor, assumes a fiduciary duty to act in the best interests of the Condominium and its Unit Owners.

The initial Board of Managers will consist of three (3) Sponsor appointees. A meeting will be held to elect new Board Members unrelated to Sponsor within thirty (30) days of the expiration of the control period. As a result, the Sponsor will have voting control of the Board of Managers during this period. As a result of the fact that Sponsor

may retain a majority of the Board of Managers for a period (i) five (5) years from date of the closing of the first Residential Unit, or (ii) one hundred and twenty (120) days after the closing of ninety-five (95%) percent of all Residential Units in the Condominium, whichever is earlier, Purchasers for their own occupancy may never gain control of the Board of Managers under the terms of this Offering Plan. Purchasers should further note that the By-Laws do not contain any provision that provides that after the Sponsor relinquishes control of the Board a majority of the Board of Managers must be owner occupants who are unrelated to the Sponsor or its principals. Owner-occupants and non-resident owners, including Sponsor, may have inherent conflicts on how the Condominium should be managed as a result of their different reasons for purchasing, i.e. purchasing a Residential Unit to live in as opposed to purchasing as an investment.

The Sponsor will also, during this indeterminate period (Sponsor Control Period), have control of maintenance, facilities and services to be provided and will determine the Common Expenses to be paid by all Unit Owners, including Sponsor and the enforcement of the Sponsor's obligations through the Board of Managers. Purchasers individually or as a group may take legal or administrative action to enforce the Sponsor's obligations to the Condominium. However, they will be unable to do so in the name of the Condominium. In addition, funds utilized for such actions will either have to be obtained by a special assessment of all Unit Owners excluding Sponsor, or obtained through independent funds of the Unit Owners. In the event the Unit Owners are unsuccessful in an action against Sponsor, Sponsor has the right to request that the court or administrative department hearing the action grant Sponsor reimbursement of legal fees, which would be payable by the Unit Owners, excluding the Sponsor. Any provisions that give the Sponsor control over the enforcement of the Sponsor's obligations are not lawful.

The first Board of Managers of the Condominium will consist of Alex Lau and Henry Zhao, both of whom are Principals of the Sponsor, and Jason Kong who is an employee of Principal of the Sponsor. The Sponsor shall retain the right to substitute other persons in the place of the above-named individuals until the resignation of the first Board as set forth below. The first Board of Managers will call for the first Annual Meeting of the Residential Unit Owners to elect and designate a new Board within one (1) year of the closing of the first Residential Unit; wherein Sponsor will designate two (2) Board Members and Unit Owners will elect one (1) Board Member until the end of the Sponsor Control Period.

The Sponsor has the right to maintain a majority of the Board of Managers of the Condominium for a period ending (i) five (5) years from date of the closing of the first Residential Unit, or (ii) one hundred and twenty (120) days after the closing of ninety-five (95%) percent of all Residential Units in the Condominium, whichever is earlier. Sponsor will continue to hold annual meetings during the period it controls the Board of Managers. Upon the election and designation of the new Board, the Members of the first Board will resign. Members of the Board of Managers shall not be compensated for their services. Members of the Board of Managers may be removed for cause by an affirmative vote of a majority of the Residential Unit Owners. Officers of the Condominium may be removed

with or without cause, at any time, by the affirmative vote of a majority of the whole Board of Managers.

For a period ending not more than five (5) years after the closing of title to the first Residential Unit or whenever the unsold Residential Units constitute less than twenty-five (25%) percent of the Common Interest, whichever is earlier, the Board of Managers may not, without the Sponsor's prior written consent, (i) make any additions, alterations or improvements to the Common Elements or to any Residential Unit costing cumulatively more than $25,000, the foregoing not to include necessary repairs and maintenance work; or (ii) assess any Common Charges for the creation of, addition to or replacement of all or part of a reserve, contingency or surplus fund in excess of the reserve for contingencies provided in Schedule B; or (iii) hire any employee in addition to the employees referred to in the Plan; or (iv) enter into any contracts not in existence on the date of the first closing of title to a Residential Unit; or (v) borrow money on behalf of the Condominium; or (vi) reduce the services or maintenance set forth in Schedule B; (vii) charge any special assessment for a non-budgeted item unless required by law, municipal agency, emergency or for the health and safety of the condominium; or (viii) increase the Common Charges of the Condominium more than ten (10%) from the prior year's budget, unless documentation is provided to the Sponsor in the nature of a financial statement, bids from contractors or verified increases in utility rates evidencing the need for an increase greater than ten (10%) percent, or (ix) utilize condominium funds or assess the Sponsor for the purpose of commencing a lawsuit against the Sponsor or any of its principals. Notwithstanding the foregoing, if there are non-Sponsor members on the Board of Managers, and there is a vote on whether to sue the Sponsor, the Sponsor's board representatives cannot lawfully vote on that issue.

The members of the Board of Managers will work in the best interest of the Condominium and its Unit Owners. The Sponsor and/or its principals will not engage in "sweetheart" deals. At no time may Sponsor exercise veto power over expenses described in Schedule B or over expenses required to (i) comply with applicable laws or regulations, (ii) to remedy any notice of violation, (iii) to remedy any work order by an insurer, or (iv) remedy a matter regarding the health and safety of the occupants of the Building.

As noted above, the Sponsor has the right to retain control over certain expenditures and fiscal actions of the Board of Managers. Notwithstanding said fact, Sponsor may not exercise veto power over expenses described in Schedule B (the proposed first year budget), 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.

The above provisions provide that during said period, significant financial decisions of the Board of Managers will be decided by the Sponsor. Examples of such decisions are, in part, the ability to borrow money, as provided in The Condominium Act (Article 9-B of the Real Property Law, §339-jj), for a capital improvement all Residential Unit Owners are in favor of, or the ability to enter into a contract with a lawyer and fund legal fees if the Sponsor fails to comply with provisions in the offering.

The detailed provisions for the management of the Condominium are set forth in the By-Laws, which are contained in Part II of the Offering Plan in Schedule J. The By-Laws contain provisions, among others, dealing with the election of the Board of Managers, and Condominium officers, powers of the Board of Managers, voting rights of Residential Unit Owners, assessment of Common Charges, foreclosure of liens for non-payment of Common Charges, management of the Condominium and the use of the Residential Units. The By-Laws provide that the Condominium shall be governed by the Board of Managers, but that the Board of Managers shall have the right to designate Committees or a managing agent to carry out such function.

XVII. BOARD OF MANAGERS

The form of the By-Laws and the Declaration of Condominium referred to in the Plan appear in Part II as Schedules I and J.

The following is a summary of certain provisions of the By-Laws and Declaration.

Board of Managers

The affairs of the Condominium shall be governed by a Board of Managers (the "Board"). Until the first annual meeting, the first Board shall consist of three (3) Members designated by the Sponsor. Thereafter the Board of Managers shall consist of a total of three (3) Members who shall be elected or designated for staggered terms. See Section XVI of the Offering Plan as to Sponsor's right to designate a majority of the Board of Managers for a period ending (i) five (5) years from date of the closing of the first Residential Unit, or (ii) one hundred and twenty (120) days after the closing of ninety -five (95%) percent of all Residential Units in the Condominium, whichever is earlier. Purchasers should further note that the By-Laws do not contain any provision that provides that after the Sponsor relinquishes control of the Board a majority of the Board of Managers must be owner occupants who are unrelated to the Sponsor or its principals.

The first Board of Managers of the Condominium will consist of Alex Lau and Henry Zhao, both of whom are Principals of the Sponsor, and Jason Kong who is an employee of Principal of the Sponsor. Every Residential Unit Owner shall be entitled to cast one vote on each ballot for each Residential Unit owned. All representatives to the Board of Managers, other than designees or nominees of the Sponsor, shall be Residential Unit Owners. At the first annual meeting one (1) of the Members of the Board of Managers shall be elected for a three (3) year term, one (1) of the Members of the Board of Managers shall be elected for a two (2) year term and one (1) of the Members of the

Board of Manager shall be elected for a one (1) year term. At the expiration of the initial term of office of each respective Member, the Member's successor shall be elected to serve a term of three (3) years. Elections are to be held annually. See Section XVI of the Offering Plan for details concerning Sponsor control of the Board of Managers.

The first annual meeting of the Board of Managers of the Condominium will take place within one (1) year of the closing of the first Residential Unit in the Condominium. Thereafter, annual meetings shall be held on the anniversary date of each succeeding year, unless such date is changed by the Board of Managers.

It shall be the duty of the President to call a special meeting of the Condominium, if so directed by the Board of Managers, or upon the presentation to the Secretary of a petition signed by a majority of the Residential Unit Owners. The secretary shall cause a notice of such special meeting stating the time, place and object thereof and the officer or other person or persons by whom the meeting is called, to be delivered personally or mailed to each Residential Unit Owner of the Condominium entitled to vote at such meeting not less than ten (10) nor more than thirty (30) days before such meeting. The date of the special meeting shall be determined by the Board of Managers and shall be held no later than sixty (60) days from receipt of any written request unless a later date is agreed to in writing by the Residential Unit Owners of the Condominium or the Board of Managers, requesting such meeting. No business other than that stated in such notice shall be transacted at such special meeting unless all Residential Unit Owners of the Condominium are present in person or by proxy. See Article II, Section 10 of the By-Laws of the Condominium.

Officers and Members of the Board of Managers shall not be entitled to compensation for serving on the Board.

Purchasers should further note that the By-Laws do not contain any provision that provides that after the Sponsor relinquishes control of the Board a majority of the Board of Managers must be owner occupants who are unrelated to the Sponsor or its principals. As such, Purchasers for their own occupancy may never gain control of the Board of Managers.

Removal of Members of the Board of Managers

Members of the Board of Managers may be removed for cause by an affirmative vote of a majority of the respective Residential Unit Owners. No representative of the Board of Managers, other than a member of the first Board of Managers or Sponsor's designees or nominees, shall continue to serve on the Board if, during their term of office, the Member shall cease to be a Residential Unit Owner.

Powers and Duties of Board of Managers

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

1. To determine and levy monthly assessments ("Common Charges") to cover the cost of Common Expenses, payable in advance. The Board of Managers may increase the monthly assessments or vote a special assessment in excess of annual Common Charges, if required, to meet any additional necessary expenses, but said increases can only be assessed among all the Unit Owners pro-rata according to their respective percentage of Common Interest.

2. To collect, use, and expend the Common Charges collected to maintain, care for and preserve the Units, the Building, and other Common Elements;

3. To open bank accounts on behalf of the Condominium and to designate the signatories to such bank accounts;

4. To make repairs, restore or alter any Unit or the Common Elements after damage or destruction by fire or other casualty or as a result of condemnation or eminent domain proceedings;

5. To enter into and upon the Units when necessary and at as little inconvenience to the Unit Owners as possible in connection with the maintenance, care and preservation of the property. No notice is required to gain access for repairs. Any repairs required as the result of negligence of the Unit Owner will be at the expense of the Unit Owner;

6. To insure and keep insured the General Common Elements, Limited Common Elements and the Units. A Unit Owner may secure supplemental coverage for the Unit and its contents and the liability coverage for the Unit;

7. To collect delinquent Common Charges and special Common Charge assessments by suit or otherwise, to abate nuisances and to enjoin or seek damages from the Unit Owners of the property for violations of the house rules or rules and regulations herein referred to;

8. To make reasonable rules and regulations applicable to the Common Elements of Units and Unit Owners and to amend the same from time to time, and such rules and regulations and amendments shall be binding upon the Unit Owners when the Board has approved them in writing. A copy of such rules and all amendments shall be delivered to each Residential Unit;

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

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

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

12. To make additions, alternations, or improvements to the General Common Elements of the Condominium and those portions of the Condominium which are included in the description of an individual Unit but which service two (2) or more Units in the Condominium;

13. To borrow money on behalf of the Condominium when required in connection with the operation, care upkeep and maintenance of the General Common Elements, provided, however, that no lien to secure repayment of any sum borrowed may be created on any Unit or its appurtenant interest in the Common Elements without the written consent of the Owners of said Unit.

14. Pursuant to Section 339-y (4) of the New York Real Property Law, the Board of Managers may (but is not obligated to) act as an agent for one or more Unit Owners who have given their written authorization to file a single complaint and bring a special proceeding on behalf of Unit Owners who wish to contest the real estate tax assessments of their Units. In such event, the Board could retain counsel on behalf of such Unit Owners and charge each Unit Owner for whom it is acting a pro rata share of expenses, disbursements and legal fees, the payment for which would be secured by a lien on each Unit;

15. To grant utility or other easements over or to the Common Elements as may, at any time, be required for the benefit of the Condominium and the Unit Owners without the necessity of the consent thereto, or joinder therein, by the Unit Owners or any mortgagee (except that if the granting of such easement impairs the ability of one (1) or more Unit Owners who have the right to use such Common Elements to the exclusion of any other Unit Owners, the consent of all such affected Unit Owners shall be required in writing before such easement shall be granted); and

16. To impose reasonable fines upon Unit Owners for violating the rules and regulations of the Community, as contained in these By-Laws or as promulgated by the By-Laws.

Liability of Board of Managers and Residential Unit Owners

In order to limit the liability of the Unit Owners, any contract, agreement or commitment made by the Board of Managers or Officers of the Condominium shall state that it is made by the Board of Managers as agent for the Unit Owners as a group only and that no Member of the Board of Managers or Officers of the Condominium nor individual Unit Owner shall be liable for such contract, agreement or commitment except that every Unit Owner shall be liable to the extent that their proportionate interest in the Common Elements bears to the total liability under such commitment. The Board of Managers and Officers of the Condominium shall have no liability to the Unit Owners in the management of the Community except for willful misconduct or bad faith and the Unit Owners shall severally indemnify all Members of the Board of Managers against any liabilities or claims arising from acts taken by a Member of the Board of Managers in accordance with their duties except acts of willful misconduct or acts made in bad faith. Such several liability of the Unit Owners shall, however, be limited to the extent that their proportionate interest in the Common Elements bears to the total liability of the Member of the Board of Managers.

Indemnification of Board of Managers

The Unit Owners of the Condominium shall indemnify and hold harmless each of the Members of the Board of Managers against all contractual liability to others arising out of contracts made by the Board of Managers on behalf of the Condominium unless any such contract shall have been made in bad faith or contrary to the provision of the Declaration or of the By-Laws. It is intended that the Members of the Board of Managers shall have no personal liability with respect to any contract made by them on behalf of the Condominium (except as Unit Owners). In the event a Member of the Board of Managers acts in bad faith or contrary to the provisions of the Declaration or By-Laws, the individual Member may be personally liable.

Officers

The officers of the Condominium shall be chosen by the Board of Managers and shall be a president, a vice president, a secretary and a treasurer. The Board of Managers may also choose one (1) or more assistant secretaries, assistant treasurers, and such other officers as in their judgment may be necessary. Officers do not need to be Residential Unit Owners. Two (2) or more offices may be held by the same person, except for the President whom can only hold the office of the President.

The President shall be the chief executive officer of the Condominium, shall preside at all meetings, shall have general and active management of the business of the

Condominium and shall see that all orders and resolutions of the Board are carried into effect.

The Vice President shall take the place of the President and perform the duties of the President whenever the President is unable to do so.

The Secretary shall record all votes and the minutes of all proceedings in a book.

The Treasurer shall have the custody of the Condominium funds and securities and shall keep full and accurate chronological accounts of receipts and disbursements in books belonging to the Condominium including the vouchers for such disbursements, and shall deposit all monies and other valuable effects in the name and to the credit of the Condominium in such depositories as may be designated by the Board of Managers.

The Treasurer shall disburse the funds of the Condominium.

The Treasurer shall keep detailed financial records and books of account of the Condominium, including a separate account for each Residential Unit which, among other things, shall contain the amount of each assessment of Common Charges against such Residential Unit, the date when due, the amounts paid thereon and the balance remaining unpaid.

Repairs, Alterations and Improvements to Common Elements

All maintenance, repairs and replacements to the General Common Elements including but not limited to exterior walls of a Building, windows, roof and roof members, as well as all maintenance, repairs and replacements to any pipes, wires, conduits and public utility lines, any portion of which is located outside the Unit shall be made by the Board of Managers and the cost thereof shall be a Common Charge payable by all Unit Owners. The Board of Managers shall repair all plumbing stoppages and electrical repairs occurring in the General Common Elements. All maintenance, repairs and replacements within and to the Residential Units, whether structural or nonstructural, ordinary or extraordinary, will be made by the respective Residential Unit Owners at their expense.

All general maintenance and repairs to the balconies and terraces that are Limited Common Elements, including cleaning, snow removal and all repairs not structural in nature, (including maintenance or replacement of the surface of the balcony or terrace), shall be the responsibility of the Residential Unit Owner whose balcony or terrace is appurtenant to their Residential Unit and is a Limited Common Element of their Residential Unit. All repairs, maintenance and any replacement of any heating, cooling or other mechanical system servicing an individual Residential Unit that is located in or on the Common Elements and/or all apparatus, installations, systems equipment and facilities in the Common Elements (including pipes, wire, ducts, vents, cables, conduits and lines) which serve or benefit a Residential Unit exclusively shall be the responsibility of the Residential Unit Owner. All repairs to the exterior of any door, building, open area

or other generally visible portion of the Condominium must be in conformation with the style and colors initially installed by the Sponsor.

All repairs and maintenance to the Parking Space Units shall be the responsibility of the Parking Space Unit Owner.

The Condominium shall be responsible for the maintenance, repairs and replacements to all elements of the building which service two (2) or more Residential Units and which are located in the space between the exterior face of the sheetrock wall enclosing the interior of a Residential Unit and the exterior face of the exterior masonry wall. As such, any Common Elements located within a Residential Unit shall not be considered a part of such Unit.

The Board of Managers and their agents, employees and contractors shall have the right of access to any Unit for the purpose of making any repairs or replacements to any of the General Common Elements and Limited Common Elements contained therein or elsewhere in the Condominium or to remedy any condition which would result in damage to any other Unit or the General Common Elements or Limited Common Elements, or which would violate the provisions of any mortgage covering another Unit or for the purpose of complying with any laws, orders, rules or regulations of any governmental body having jurisdiction thereof or for the purpose of carrying out any of its obligations under this Offering Plan, the By-Laws or the Declaration of the Condominium. Such right of access shall be exercised in such manner as will not unreasonably interfere with the use of the Units but no prior notice shall be required in the event the Board of Managers shall determine that action is immediately necessary for the preservation or safety of the Condominium or its property, or the Units, or for the safety of Condominium residents or other persons, or required to avoid the suspension of any necessary service to the Condominium.

Restoration or Reconstruction After Fire or Other Casualty

In the event of damage to or destruction of a Building as a result of fire or other casualty, the Board of Managers shall arrange for the prompt repair and restoration of a Building and the Board of Managers or the Insurance Trustee shall disburse the proceeds of all insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments. Any cost of such repair and restoration in excess of the insurance proceeds shall constitute a Common Expense and the Board of Managers may assess all the Unit Owners for such deficit as part of the Common Charges.

If seventy-five (75%) percent or more of the Residential Units are destroyed or substantially damaged and seventy-five (75%) percent or more of the Residential Unit Owners do not resolve to proceed with repair or restoration, the Property shall be subject to an action for partition at the suit of any Unit Owner or lienor, as if owned in common in which event the net proceeds of sale, together with the net proceeds of insurance policies shall be divided by the Board of Managers or the Insurance Trustee, as the case may be, among all the Unit Owners in proportion to their respective Common Interests, after first

paying out of the share of each Unit Owner the amount of any unpaid liens on the Unit, in the order of the priority of such liens.

Insurance

The Board of Managers shall obtain and maintain, to the extent obtainable, fire insurance with extended coverage, water damage, vandalism and malicious mischief endorsements insuring a Building, including all of the Units and the bathroom, kitchen and laundry equipment initially installed therein by the Sponsor, together with all heating, air conditioning equipment and other service machinery contained therein, covering the interest of the Condominium, the Board of Managers and all Unit Owners and their mortgagees, as their interest may appear, in an amount equal to the full replacement value of a Building. Each of such policies shall contain a New York Standard Mortgagee clause in favor of each mortgagee of a Unit which shall be payable to such mortgagee as its interest may appear, subject, however, to the loss payment provisions in favor of the Board of Managers and the Insurance Trustee hereinafter set forth; and such other insurance as the Board of Managers may determine.

Amendments

A. The dedication of the property to Condominium ownership herein shall not be revoked or the property withdrawn from Condominium ownership unless eighty (80%) percent of the Unit Owners in number and in Common Interest and the first mortgagees, if any, of each of these same Units agree to such revocation or removal of the property from the Plan by duly recorded instruments.

B. The provisions of this Declaration may be modified or amended by an instrument executed by the Board of Managers upon a vote of sixty-six and two-thirds (66⅔%) percent of the Unit Owners in number held at a duly-called meeting of the Unit Owners, provided however, that:

1. No amendment shall change any condominium parcel, nor a Unit Owner's proportionate share of the Common Charges, nor the voting rights appurtenant to any Unit, unless all of record owner(s) in number and Common Interest thereof and the first mortgagees, if any, of each of these same Units agree to such revocation by recorded instrument.

2. No amendment shall be passed which shall: (i) be of a material adverse nature to mortgagees, or (ii) impair of prejudice the validity, interest, rights and priorities of mortgagees; unless 51% of mortgagees vote in favor thereto.

3. Notwithstanding any provision contained herein to the contrary, no amendment, modification, addition or deletion of, to or from this Declaration, the By-Laws or any rules and regulations shall be effective in

any way against the Cabana licensee(s) unless the affected licensee has given its prior written consent thereto.

4. Notwithstanding any provision contained herein to the contrary, no amendment, modification, addition or deletion of, to or from this Declaration, the By-Laws or any rules and regulations shall be effective in any way against Declarant or its designee or any Unsold Unit, as long as the Declarant owns an Unsold Unit in the Condominium unless the Declarant has given its prior written consent thereto. This provision is not subject to amendment.

There shall be a presumption for a period of sixty (60) days subsequent to the recording of the amendment that the vote of the Unit Owners was made at a duly called meeting and that the requisite voting percentage was obtained. After the sixty (60) day period such presumption will be deemed conclusive.

In the event a mortgagee fails to submit a response to any written proposal for an amendment within 60 days after proper notice of the same was delivered by certified or registered mail, with a return receipt requested, said mortgagees consent to such amendment will be implied.

Units Acquired by the Board of Managers

All Units, which are acquired by the Board of Managers, or its designee as a result of foreclosure of a lien for non-payment of Common Charges, shall be held by the Board on behalf of all Unit Owners. The percentage of Common Interest acquired by the Board shall remain as originally designated in Schedule A of the Offering Plan and the Declaration of Condominium and the Board shall be responsible for paying all Common Charges appurtenant to said Unit. The Board shall be entitled to cast all votes that are appurtenant to said Units at any Unit Owners meeting for all purposes except for the election of Members to the Board of Managers.

Termination of Condominium

This property shall not be withdrawn from the provisions of Article 9-B of the Real Property Law unless at least eighty (80%) percent of the Residential Unit Owners in number and in Common Interest and the first mortgagees, if any, of these same Residential Units agree to the withdrawal of this property from the provisions of such Article. The Sponsor or its nominee will not cast any of its votes for withdrawal, unless eighty (80%) percent of Residential Unit Owners other than Sponsor so vote.

Covenant Against Partition of Common Elements

The Common Elements are not subject to partition nor are they severable from the Residential Units except in accordance with the Real Property Law.

XVIII. RIGHTS AND OBLIGATIONS OF UNIT OWNERS AND BOARD OF MANAGERS

Sale or Lease of Units

Units can be sold or leased by a Unit Owner, provided that the Unit Owner is not in arrears on the payment of Common Charges (except where the payment of such unpaid Common Charges is paid by the Grantee or provided for out of the proceeds of the sale).

Any Residential Unit Owner who wishes to enter into a lease for their Residential Unit shall be required to provide the Board of Managers with a copy of the proposed lease prior to its execution. Any lease entered into must contain a provision that the Lessee is subject to the Declaration, By-Laws and Rules and Regulations of the Condominium, the provisions of Article XI, Section 2 of the Condominium By-Laws and the Deed to the Residential Unit. Failure to comply with the above shall be deemed an automatic violation of the By-Laws of the Condominium. Rental of a Residential Unit in the Condominium is not currently subject to any local or state regulation and is not subject to a right of first refusal by the Board of Managers.

A Residential Unit Owner is free to make a gift of the Residential Unit Owner's Unit to anyone during the Unit Owner's lifetime or to devise the Unit by will, or to have it pass by intestacy without any restriction. Parking Space Unit Owners may only sell their Parking Space Units to current or future Residential Unit Owners. Parking Space Unit Owners may lease their Parking Space Units to current or future Residential Unit Owners or a tenant of a Residential Unit. The restrictions regarding the sale or lease of a Unit shall not pertain to the Sponsor.

The Board of Managers may not discriminate against any person on the basis of race, creed, color, national original, sex, sexual orientation, age, disability, marital status or other grounds prohibited by law, in its sale or lease of any Residential Unit, which it acquires.

The terms on leases of Residential Units are not currently subject to any state or local laws.

Each Unit Owner, on the closing of title to his or her Unit shall be required to execute a Power of Attorney in the form contained in Part II of this Plan as Exhibit E, as same may be amended from time to time as required by applicable law, constituting the fact, coupled with an interest, for the purpose of selling, conveying, mortgaging, leasing, subleasing (but not voting the votes of) or otherwise dealing with Units acquired by the Board of Managers or their designee, on behalf of all Unit Owners, and otherwise acting in accordance with the Condominium's Declaration and By-Laws designating the Sponsor as Purchaser's attorney-in-fact to file an amendment to the Declaration of Condominium permitting the certification by a registered architect or professional engineer certifying that the floor plans filed as part of an amended Declaration are an accurate copy of portions

of the plans of a Building and fully and fairly depict the layout, location, designation and approximate dimensions of the Units as built or amending such Declaration to create any utility easements or to carry out any of the provisions of the Offering Plan of such Condominium as described in Article Tenth, Section (c) of the Declaration of Condominium.

No Unit can be sold without a simultaneous sale of the undivided interest in the Common Elements.

Reports to Unit Owners

All Unit Owners will receive within four (4) months of the end of each fiscal year, copies of an annual report of the Condominium including a balance sheet and profit and loss statement prepared by an independent public accountant, a statement regarding any taxable income attributable to the Unit Owners, and a notice of the holding of the annual Unit Owners meeting. All Unit Owners shall be entitled to examine the books and records of the Condominium on reasonable notice to the Board but not more often than once a month. During such time as the Sponsor retains a majority of the Board of Managers, the Board shall provide a certified annual statement at the cost of the Condominium.

Real Property Law Section 339-kk

Pursuant to the provisions of Section 339-kk of the Real Property Law of the State of New York any non-occupying owner who rents a Residential Unit in the Condominium to a rental tenant and then fails to make payments due for Common Charges, assessments or late fees for such Unit within sixty (60) days of the expiration of any grace period after they are due is subject to the following: Upon notice in accordance with the statute, all rental payments from the tenants shall thereafter be directly payable to the condominium association.

Restrictions on Occupancy and Use

There is no restriction upon ownership of a Unit, except that Parking Space Unit Owners may only sell their Parking Space Units to current or future Residential Unit Owners. Parking Space Unit Owners may lease their Parking Space Units to current or future Residential Unit Owners or a tenant of a Residential Unit. Occupancy of a Residential Unit, however, may only be for residential purposes in accordance with the applicable zoning regulations of the municipality having jurisdiction over the Condominium.

The Parking Space Units may only be utilized for the purpose of the parking of permitted automobiles. Parking Space Units may not be used for storage and may not be enclosed. A Purchaser may purchase more than one (1) Parking Space Unit. In the event a Purchaser purchases more than one (1) Parking Space Unit, there may not be enough Parking Space Units available for each Purchaser who desires to purchase one.

Purchasers should note, Parking Space Units shall be used solely for the storage of passenger motor vehicles of the occupants of the multiple dwelling or of multiple dwellings under common ownership, except that, in the event such Parking Space Unit is not used by such occupants, it may be rented by the owner or owners of such dwelling or dwellings to persons other than the occupants thereof. The space which has thus been rented shall be made available to an occupant within thirty days after written request therefor. However, such space may be used also for the storage of any type of mechanical or motor-driven equipment or other accessory device or passenger bus required for the proper maintenance of the site and of the dwellings thereon. See Section III of the Offering Plan.

Parking Space Units designated as a handicapped parking spaces will be the last parking spaces sold if they have not previously been sold to a Purchaser who themselves or a member of their family has a vehicle with handicapped plates. The purchase of handicapped parking space and any subsequent sale or transfer of it is subject to the following covenants and restrictions in the deed:

In the event the present or future owner of a Unit in the condominium, or a member of his or her family residing in the Unit, becomes handicapped and acquires handicapped plates for his or her vehicle, and said Unit Owner is not the owner of the handicapped parking space, said Unit Owner has the right to demand that the owner of a handicapped parking space trade the handicapped parking space he/she owns with said handicapped Unit Owner.

In the event the present or future owner of a Unit or member of his or her family member residing in the Unit, becomes handicapped and said Unit Owner does not own a Parking Space Unit, said Unit Owner has the right to demand that the owner of a handicapped parking space sell it at then current, fair market value to said handicapped Unit Owner. All costs and expenses entailed in the transfer of title to the Parking Space Units, including without limitation, title abstracts, title insurance, transfer taxes and recording fees and reasonable attorney fees shall be borne by the party requesting the transfer.

The owner of a handicapped parking space must comply with the aforementioned demand upon thirty (30) days written notice. If the parties cannot agree on the fair market value of the accessible Parking Space Unit then the parties agree to submit the matter to binding arbitration, wherein the arbitrator is an independent 3rd party, unrelated to any party in the dispute, in accordance with Article XIII of the By-Laws of the condominium.

The By-Laws of the Condominium contain the following use restrictions: No immoral, improper, offensive or unlawful use shall be made of the Condominium nor any part thereof and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. Unit Owners, their families, employees, guests, including Units owned by corporations, partnerships or fiduciaries; and guest of those Units, and any permitted pets shall not use or permit the use of the Units and Common Elements in any manner that would be illegal, disturbing or a nuisance

to other Unit Owners. No Unit Owner shall put any advertisement, poster, or signs, including for-sale signs of any kind in or on the Condominium without the consent of the Board of Managers. It is prohibited to hang garments, rugs, etc. from the windows, from a Building, or to string clotheslines on or over the Common Elements or to use any of the Common Elements for storage unless designated for such use. No Residential Unit Owner shall paint the exterior surfaces of the windows, walls or doors opening out of their Residential Unit. All Residential Unit Owners must maintain their thermostat at a minimum of sixty (60º) degrees Fahrenheit to avoid pipes from freezing. Any Unit Owner failing to adhere to this provision shall be responsible for any and all damage to the Condominium or any other Unit as a result thereof. See Schedule J, Article VIII for complete details.

Restrictions on Pets

No animals shall be kept or harbored in the Condominium or any Residential Units except that each Residential Unit Owner may keep up to two (2) domestic dogs (under 40lbs each) or household cats; two (2) domestic birds and domestic fish. Fish tanks and/or aquariums shall not exceed one-hundred (100) gallons. No exceptions will be permitted unless the same in each instance be expressly permitted in writing by the Board of Managers of the Condominium. The Board of Managers may require the permanent removal of any animal kept in a Residential Unit that is not in compliance with the above as well as any animal causing or creating a nuisance or unreasonable disturbance or noise upon three (3) days written notice from the Board of Managers.

In no event shall any pet be permitted in any of the public corridors or lobbies of the Condominium unless carried or on leash. All Unit Owners shall be responsible for picking up and disposing of their pets' waste, for any damage caused by their pets to any Common Elements of the Condominium, and shall comply with the local and municipal rules and regulations regarding pets.

Smoking Policy

In compliance with Local Law 147 and pursuant to Article 17 of the New York City Administrative Code, the Board of Managers (the "Board") of Arcadia Woodside Condominium (the "Condominium"), have adopted the following smoking policy (the "Smoking Policy") for the Building:

Smoking is PROHIBITED (i) in all commons areas of the Building, including, but not limited to, the lobby, entryways, vestibules, ante rooms, mail rooms, storage rooms, bike rooms, common rooms, amenity rooms, gym, roof decks, garbage chute rooms, compactor rooms, basement, corridors, hallways, stairwells, elevators, playroom, garage, garage ramp, walkways, and (ii) within twenty-ten (25) feet of any outside entrance to the Building or within twenty-five (25) feet of any outdoor air intake or operable window opening onto Common Elements or Units.

For the purposes of this Smoking Policy, the term "smoking" includes, but is not limited to, inhaling, exhaling, burning or carrying any lighted cigar, cigarette, pipe or any other form of lighted object or device which contains tobacco, including the use of electronic cigarettes or any similar device that delivers vapor for inhalation (including any refill, cartridge or other component of an electronic cigarette or similar device), or any other items or materials that may be smoked, whether such substance is a legal substance or an illegal substance. This Smoking Policy applies to all Unit Owners, tenants, subtenants, occupants and residents of the Building, and to any guests, agents, licensees and invitees of a Unit Owner. It is the Unit Owner's responsibility to ensure that its tenants, subtenants, occupants, residents, guests, agents, licensees and invitees comply with this Smoking Policy.

Smoking is PROHIBITED within individual Units and on the terraces, balconies, patios and yards attached to individual Units.

Any Unit Owner who sells, leases, or subleases its Unit must include a copy of this Smoking Policy in the contract of sale, lease or sublease.

In the event of a violation of this Smoking Policy, in addition to and not in diminution of, all other remedies available to the Condominium, as provided in its Declaration of Condominium and By-Laws, or at law or in equity, with regard to a default by the Unit Owner, the Board shall have the right to impose an administrative fee in the amount of Two Hundred Fifty ($250.00) Dollars on the Unit Owner for each such violation of this Smoking Policy. A continuing violation shall be considered a new violation.

This Smoking Policy shall become effective immediately. The Board will advise Unit Owners of any changes to the Smoking Policy.

Mortgage of Residential Units by Residential Unit Owners

A Unit Owner may mortgage the Unit Owner’s Unit at any time after the Unit Owner acquires title to the Unit in whatever amount and under whatever terms the Unit Owner can obtain provided the Unit Owner first notifies the Board of Managers. Any Unit Owner may, upon the resale of their Unit, grant a purchase money mortgage to a purchaser of their Unit. A Unit Owner may mortgage their Unit only if all arrears for Common Charges, if any, are provided for at the closing of the mortgage.

Common Charges Assessment and Collection

The Board of Managers will prepare and furnish its budget to the Residential Unit Owners and their mortgagees annually. Based upon such budget and any modification thereof approved by the Board of Managers, all the Unit Owners will be charged for the cost of the Common Expenses for operation of the Condominium in accordance with their interest in the Common Elements.

The charges assessed by the Board of Managers ("Common Charges"), in addition to the cost of repairing and maintaining the Common Elements, assessments and other normal operational costs, may include, in the discretion of the Board of Managers, reserves, working capital and other sums necessary to carry on the affairs of the Condominium. In addition, Common Charges may have to be increased as a result of Residential Unit Owners not paying their Common Charges.

The estimate of Condominium expenditures in Schedules A and B were made by the Sponsor and passed upon by Makon Management, LLC. Although the Sponsor is of the opinion that such estimates are accurate and reasonable, they are not intended and cannot be construed as an assurance of the actual expenses and are merely based upon information available at this time. Actual costs may be lesser or greater than as set forth herein.

It is presently anticipated that the Common Charges are to be used primarily to pay for fire and other casualty insurance on the Building and the Common Elements, public liability and property damage insurance, legal and accounting expenses, supplies and a contingency reserve. The Common Charges do not include maintenance, repairs or decoration of interior of the Residential Units or portions thereof, payments required pursuant to the terms of Unit Owners' mortgages or real estate taxes covering the individual Residential Units.

The Common Charges, which may be collected, monthly by the Board of Managers and other costs of maintenance of the Units, are set forth on Schedule A. See Schedule B-1 for estimated heating and other utility costs for the Residential Units. However, additional services, which the Residential Unit Owners may desire, or other factors can increase these charges.

The initial Board of Managers may commence the collection of Common Charges upon the closing of title to the first Residential Unit or at any subsequent date as in its sole discretion it may determine. Prior to the collection of Common Charges, Sponsor shall be obligated to provide all the services disclosed in the first year budget at its sole expense. The Board's collection of Common Charges will be in an amount necessary to carry out the duties of the Board of Managers as is set forth in this Offering Plan, such Common Charges shall be paid by the Unit Owners, and the Sponsor as Owner of the unsold Units in accordance with the Common Interest set forth herein. The Common Charges will initially be placed in an account in the name of the Board of Managers in a bank authorized to do business in the State of New York.

Sponsor is reserving the right to delay the collection of Common Charges for an indeterminate time. During any such period of delay, Sponsor will timely pay all expenses of the Condominium, including, but not limited to, insurance premiums and any reserve fund payments. Such expenses shall not include individual Unit Owner expenses such as real estate taxes, utility charges, etc. Upon commencement of collection of Common Charges, there will not be an assessment for any item set forth in the approved budget for the Condominium. Sponsor shall remain obligated to update the budget for the

Condominium. Regardless of the delay in collection of Common Charges, Sponsor shall remain obligated to update the budget for the Condominium as required by the Department of Law governing regulations. In the event Sponsor elects to delay the collection of Common Charges, Sponsor shall disclose such fact in the post-closing Amendment to the Offering Plan as a benefit to subsequent Purchasers. Such Amendment shall also disclose the period of delay. Prior to commencing the collection of Common Charges, Sponsor will notify all Unit Owners by written notice of the expiration of the delay period. Notice shall be given to Unit Owners in writing at least thirty (30) days prior to the commencement of collection of Common Charges. Sponsor will disclose such fact in the next substantive Amendment to the Offering Plan.

In the event a Unit is damaged by casualty and the proceeds of insurance are not sufficient to cover the repair of the damage, the amount necessary to restore the Unit over and above the proceeds from any fire insurance on the Units will be a Common Charge to all Unit Owners. In order to protect the Unit Owner against the possibility of such Common Charges, the Board of Managers determines the amount of blanket casualty insurance covering all Units (the cost of such insurance is part of the Common Charges) and reviews the amount of such coverage annually. See Schedule B Note 7.

The Sponsor shall be liable for the Common Charges, special Common Charge assessments, real estate taxes and individual utility costs of all Residential Units to which title has not been transferred to a Purchaser commencing when Common Charges are first collected by the Board of Managers. Once title has passed to a Purchaser, the Purchaser shall be solely responsible for all costs associated with the Residential Unit including but not limited to Common Charges, any special Common Charge assessments, real estate taxes and all individual utility costs.

Liens for the Non-Payment of Common Charges

Under Section 339-z of the Real Property Law of the State of New York, the Board of Managers shall have a lien against each Unit for its unpaid Common Charges and legal interest thereon prior to all other liens except liens for the payment of taxes and all sums unpaid on a first mortgage of record. The lien shall continue in force even after resale of a Unit except that the Board shall, in accordance with the Declaration, release the lien and right to collect unpaid Common Charges against any purchaser of a Unit where such purchase arises out of a foreclosure of a first institutional mortgage when the Board of Managers has been made a party to the foreclosure action.

The Board of Managers may foreclose the lien in the same manner as a mortgage on real property or being a separate action to collect the unpaid Common Charges and in doing so shall be entitled to recover all costs incurred including reasonable attorney's fees. The liability of each Unit Owner for the payment of Common Charges thereafter assessed against the Unit Owner's Unit shall terminate upon a sale, transfer or conveyance of such Unit in accordance with the provisions of the Condominium Declaration and By-Laws. Further, any Unit Owner may convey their Unit to the Board of Managers or its nominee, on behalf of all other Unit Owners, without any compensation

and in accordance with the Declaration and By-Laws, and in such event the Unit Owner shall be exempt from any Common Charges thereafter assessed, but not relieved of their obligation to pay the Unit Owner's mortgage. However, a Unit Owner may not be exempt from liability for the Unit Owner's Common Charges by waiver of the use or enjoyment of any of the Common Elements or by abandonment of the Unit Owner's Unit.

Upon a resale, the Purchaser of a Unit shall be liable for the payment of unpaid Common Charges assessed against such Unit prior to the acquisition of such Unit by the Purchaser, except that a first mortgagee who acquires title to a Unit or a Purchaser at a foreclosure sale shall not be liable and the Unit shall not be subject to a lien for the payment of Common Charges assessed prior to the acquisition of title to such Unit by the first mortgagee or purchaser at a foreclosure sale. In such event and in the event of a foreclosure by the Board of Managers of its lien on any Unit for unpaid Common Charges where the proceeds of the foreclosure sale are not sufficient for the payment of such unpaid Common Charges, the unpaid balance shall be charged to all Unit Owners as a Common Expense.

During the period of time the Sponsor retains a majority of the seats of the Board of Managers, the Sponsor will cause the Board of Managers to file a lien as provided for in Section 339-aa of the Real Property Law on Units in which Sponsor is more than thirty (30) days in arrears of Common Charges.

In the event a Unit Owner also owns a Parking Space Unit, all of the above provisions shall be applicable to the Parking Space Unit.

Repairs, Alterations and Improvements to the Units

No Residential Unit Owner shall make any addition, alteration or improvement (of either a temporary or permanent nature) of a structural nature in or to the Residential Unit Owner's Residential Unit, any Limited Common Element or any portion of the Condominium which affects two (2) or more Residential Units, without the prior written approval of the Board of Managers. Furthermore, no Residential Unit Owner may alter or remove any interior wall without the prior written approval of the Board of Managers. The Board of Managers shall have the obligation to answer any written request by a Residential Unit Owner for approval of a proposed structural addition, alteration or improvement in such Residential Unit Owner's Residential Unit within forty-five (45) days after such request is received, and failure to do so within the stipulated time shall constitute a denial by the Board of Managers of the proposed addition, alteration or improvement. No Residential Unit Owner will make any addition, alteration or improvement of a structural nature in or to any Residential Unit, any Limited Common Element or any portion of the Condominium which affects two (2) or more Residential Units, without first (1) obtaining and maintaining during the course of such work such insurance as the Board of Managers may reasonably prescribe and providing the Board with a certificate of insurance prior to the commencement of the work, (2) executing and delivering to the Board of Managers an agreement, in form and substance reasonably satisfactory to the Board, setting forth the reasonable terms and conditions under which

such alteration, addition or improvement may be made, including, without limitation, the days and hours during which any such work may be done, (3) executing and delivering to the Board of Managers an agreement indemnifying and holding harmless the Board, its members and officers, and all Residential Unit Owners from and against any liability, cost or expense arising out of or connected to such work and (4) obtaining all approvals, as necessary, from the City of New York or any other governmental agency. In the event the Board of Managers chooses to have the proposed addition, alteration or improvement reviewed by an independent architect or engineer, the Residential Unit Owner shall pay the charges of such architect or engineer. The Residential Unit Owner shall also bear the cost of any increased taxes or insurance premiums resulting from their alterations, additions or improvements to their Residential Unit.

Any application to any department of The City of New York or any other governmental authority for a permit to make an addition, alteration or improvement in or to any Residential Unit shall be completed by the Residential Unit Owner and executed by the Board of Managers only, without however, incurring any liability on the part of the Board of Managers or any of them to any contractor, subcontractor or material man on account of such addition, alteration or improvement, or to any person having any claim for injury to person or damage to property arising therefrom. The above provisions regarding changes to a Residential Unit shall not apply to Residential Units owned by the Sponsor or its designee until such Residential Units shall have been initially conveyed to a bona fide purchaser by the Sponsor or such designee.

All maintenance (including electrical repairs and plumbing stoppages in the Residential Units, interior painting and decorating of the Residential Units), repairs and replacements to the interior of the Residential Units including repairs to the heating/air conditioning system servicing said Residential Unit whether inside or outside the Residential Unit, all appliances located therein, pipes, wires and conduits servicing a single Residential Unit other than as may be set forth in the Condominium By-Laws shall be made by the respective Residential Unit Owner at the Residential Unit Owner's sole cost and expense. All maintenance and repair to the interior portion of the window area and doors, which open from a Residential Unit, are the responsibility of the Residential Unit Owner at the Residential Unit Owner's sole cost and expense. All maintenance, repair and replacement to the external portion of the window area, the actual window and external portion of the doors which open from a Residential Unit will be the responsibility of the Condominium, unless the maintenance, repair or replacement of the external portion of the window, the actual window and external portion of the doors which open from a Residential Unit are caused as a direct result of the negligence or act of a Residential Unit Owner. In such an event, it shall be the Residential Unit Owners responsibility to repair or replace the external portion of the window, the window or the external portion of the doors, which open from a Residential Unit.

All general maintenance and repairs to the balconies, terraces, rear yard, areaway or step-outs that are Limited Common Elements, including cleaning, snow removal and all repairs not structural in nature, (including maintenance or replacement of the surface of the balconies, terraces, rear yard, areaway or step-outs), shall be the responsibility of

the Residential Unit Owner whose balconies, terraces, or private garden are appurtenant to their Residential Unit and are Limited Common Elements of their Residential Unit. Although the cost of repairs and replacements of the Limited Common Elements shall be borne by the Residential Units Owners, the Board of Managers shall be charged with performing all such repairs and replacements at the Residential Unit Owners sole cost and expense.

In the event that the Residential Unit Owner fails to make any repair or creates any condition which affects a Building, the General Common Elements, the Limited Common Elements, or any other Residential Unit, the Board of Managers, may, upon notice given in accordance with the provisions of the By-Laws, make such repair or correct such condition and charge the Residential Unit for the cost of such service.

In the event it becomes necessary for the Board of Managers to bring any lawsuit or other proceeding to enforce its right to make such repair or correct such condition or to collect any sum due on account thereof, the Board of Managers shall also be entitled to collect reasonable attorney's fees in connection with such suit or proceeding.

Prospective Purchasers should refer to Section XVII of the Offering Plan for repairs, alterations and improvements to the General and Limited Common Elements.

Insurance

The Board of Managers shall obtain and maintain, to the extent obtainable, fire insurance with extended coverage, water damage, vandalism and malicious mischief endorsements insuring a Building, including all of the Units and the bathroom, kitchen and laundry equipment initially installed therein by the Sponsor, together with all heating, any air conditioning equipment and other service machinery contained therein, covering the interest of the Condominium, the Board of Managers and all Unit Owners and their mortgagees, as their interest may appear, in an amount equal to the full replacement value of a Building. Each of such policies shall contain a New York Standard Mortgagee clause in favor of each mortgagee of a Unit which shall provide that the loss, if any, thereunder shall be payable to such mortgagee as its interest may appear, subject, however, to the loss payment provisions in favor of the Board of Managers and the Insurance Trustee hereinafter set forth; and such other insurance as the Board of Managers may determine.

In addition to the insurance set forth herein, the Purchaser may desire to insure their personal effects and the interior of the Residential Unit itself for fire and liability. Such insurance, if taken by the Purchaser, will be payable by the Purchaser directly.

The proceeds of all policies of physical damage insurance carried by the Board shall be payable to the Insurance Trustee if the loss shall amount to more than $40,000 to be applied for the purpose of repairing, restoring or rebuilding a Building unless otherwise determined by the Residential Unit Owners, as hereinafter set forth.

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

The amount of fire insurance to be maintained on the entire Building upon the transfer of title to the first Residential Unit and until the first meeting of the Board of Managers following the first annual meeting of the Unit Owners will be in the amount reflected in the footnotes to Schedule B, the budget for the first year of operation of the Condominium. The Board of Managers shall review the amount of fire insurance annually.

A New York Bank or Trust Company shall be the Insurance Trustee unless or until replaced by a bank or trust company in the State of New York, designated by the Board of Managers. In the event that the Insurance Trustee shall resign or not qualify, the new Insurance Trustee shall also be a bank or trust company in the State of New York designated by the Board of Managers. The Insurance Trustee shall hold all proceeds of insurance policies in accordance with Section 254.4 of the Real Property Law.

The cost of all such insurance and the fees and expenses of the Insurance Trustee shall be paid by the Board of Managers and shall constitute a General Common Expense. The Board of Managers shall also obtain and maintain, to the extent obtainable: (1) fidelity insurance covering all employees of the Condominium who handle Condominium funds; (2) Worker's Compensation insurance; and (3) in order to limit the liability of Unit Owners for personal injury and tort, public liability insurance covering each Member of the Board of Managers and each Unit Owner, in such limits as the Board of Managers may deem proper. The Board of Managers shall review such limits once each year.

The public liability insurance policy to be maintained until the first meeting of the Board of Managers following the first annual meeting of the Unit Owners will be a limit of $1,000,000 per occurrence covering all claims for bodily injury and for property damage arising out of any one (1) occurrence in the Common Elements.

The Condominium Board is not required to obtain or maintain any insurance with respect to any property contained in any Unit or any liability with respect to occurrences in or about each Unit or the Common Elements, if any, exclusive and/or appurtenant thereto. Consequently, all Unit Owners are required to obtain and maintain (i) a personal liability policy if such Unit Owner is an individual, or (ii) commercial general liability insurance if such Unit Owner is a corporate entity, against claims for personal injury, death or property damage occurring in, on or about such Unit Owner's Unit and the Common Elements, if any, exclusive and/or appurtenant to his or her Unit affording protection of at

least $1,000,000 per occurrence, plus at least $1,000,000 umbrella liability coverage. Further requirements with respect to such insurance are more particularly set forth in the Condominium By-Laws. In addition, all Unit Owners are urged to obtain property and casualty insurance with respect to the fixtures, furniture, improvements, furnishings and other personal property located within their respective Units. Purchasers are also advised that the insurance policies to be maintained by or on behalf of the Condominium Board will be on a "replacement cost" basis and will not cover losses to the extent that "market value" of a Unit may exceed its insured replacement cost. All insurance policies required to be maintained by the Condominium Board will be on a "replacement cost" and will not cover losses to the extent that market value may exceed such replacement cost.

All insurance policies required or permitted to be maintained by Unit Owners hereunder shall be primary with respect to the risks insured thereunder and shall contain waivers of subrogation, if available, and further provide that the liability of the carriers issuing insurance obtained by the Unit Owner shall not be affected or diminished by reason of any such additional insurance carried by any Unit Owner. Further, as a result of current fluctuations in the insurance market, the Condominium Board will not be required to obtain or maintain terrorism or mold coverage but may do so, and in such event, the cost thereof shall be a Common Expense as described in the Condominium By-Laws.

THE CONDOMINIUM INSURANCE COVERAGE DOES NOT COVER FIRE AND LIABILITY INSURANCE FOR THE PURCHASER'S PERSONAL EFFECTS AND INTERIOR OF THE RESIDENTIAL UNIT. PURCHASERS ARE ADVISED TO SECURE SUCH COVERAGE.

The insurance the Sponsor will initially procure for the Condominium will contain officers and directors liability or fidelity bond insurance.

The Board will arrange for repair of the Units in the event of casualty loss. In the event the insurance proceeds are not sufficient to cover the cost of repairs to the Units, the balance of the cost of such repairs will be assessed against all Unit Owners. For further provisions regarding repair or reconstruction of Units, after fire or casualty and condemnation provisions, see Article VII and XII of the By-Laws. In the event of a casualty loss, the Unit Owners will continue to pay the Common Charges on his or her Unit.

Although there is no requirement for annual appraisals to ascertain whether the insurance coverage is adequate, such appraisals are required prior to renewal of any fire policy. See Schedule B for the estimated insurance costs of the Condominium.

Access by Board of Managers

The Board of Managers and its agents, employees and contractors shall have a right of access to any Unit, with three (3) days' notice (where possible) and to all portions of the Common Elements for the purpose of carrying out any of its obligations under the Declaration and By-Laws. Such right of access shall be exercised in such manner as will

not unreasonably interfere with the use of the Units but no prior notice shall be required in the event the Board of Managers shall determine that action is immediately necessary for the preservation or safety of the Condominium or its property, or the Units, or for the safety of Condominium residents or other persons, or required to avoid the suspension of any necessary service to the Condominium.

By-Laws and Rules and Regulations

Ownership of a Unit in the Condominium subjects the Unit Owner to compliance with the provisions of the Declaration and By-Laws as well as any rules and regulations contained in the Declaration or By-Laws or established by the Condominium in accordance therewith. The rules and regulations set forth in the Declaration and By-Laws can be found in Part II of the Plan in Schedule I, Article Seventeenth and Schedule J, Article VIII. The Board of Managers can institute legal actions to enforce compliance with the provisions of the Declaration and By-Laws as well as the rules and regulations established therewith.

The provisions of the By-Laws which requires Members of the Board of Managers to be Residential Unit Owners will not apply to the first Board of Managers or any Sponsor designees to the Board of Managers.

Easements

Each Unit Owner will have an easement in common with all other Unit Owners for the use, maintenance and repair of all pipes, wires, conduits and public utility lines located in the Common Elements or located in other Units and servicing the Unit Owner's Unit. Further, each Unit Owner will have an easement for the continuance of any encroachment by their Unit on any adjoining Unit or Common Element now existing or which may come into existence hereafter as a result of the settling of the Units or repair or alteration of the Unit by the Board of Managers, after damage by fire or other casualty or as a result of condemnation or eminent domain proceedings, or by reason of an alteration made by the Board to the Common Elements so that any such encroachment may remain undisturbed so long as the Unit stands. Each Unit will be subject to such encroachments and easements in favor of all other Units.

Each Residential Unit Owner will have, in common with all other Residential Unit Owners and each Residential Unit will be subject to, an easement for the use of a Residential Unit's Limited Common Elements and any facilities located therein, including but not limited to, such easement as will be necessary to operate, maintain, repair, rebuild, restore and replace, as necessary, such Residential Unit Owner's Residential Unit and an easement to connect to existing utilities including, but not limited to, utilities for gas, electricity, water and ventilation.

Each Unit will have an easement of support from all structural members (including, but not limited to, columns, footings, bracings, foundations, slabs, and exterior walls) supporting or serving the Building and any replacements thereof and additions thereto

and an easement of necessity, and each Unit will be subject to an easement of support and necessity in favor of all other Units and the Common Elements. Each Unit will have an easement for lateral and vertical support among all adjoining Units and Common Elements.

The Board of Managers, its agents and employees shall have a right of access to the Units and to the Common Elements (irrespective of the restricted nature of such Common Element) to inspect, maintain or repair the Common Elements or any pipe, wire, or conduit therein or to make repairs to the Unit to prevent damage to the Common Elements or any other Unit.

Allocation of Common Interest

The Common Interest of the Condominium establishes the Unit Owners percentage of ownership in the Common Elements of the Condominium and percentage of liability for the payment of General Common Charges. Each Unit Owner has the percentage of Common Interest in the Condominium set forth on Schedule A.

The Common Interest of each Unit has been 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. Said method of determining the percentage of Common Interest in a condominium complies with and is pursuant to Section 339-i (1) (iv) of the Real Property Law of the State of New York. This percentage determines the amount that the Residential and Parking Space Unit Owners will pay for their Common Charges. The Percentage of Residential Common Interest and Percentage of Parking Space Unit Common Interest will determine the amount each individual Unit Owner will pay for their Common Charges.

The percentage of the undivided interest in the Common Elements shall not be changed except with the consent of all Unit Owners affected expressed in a duly recorded amendment to the Declaration.

Copies of both the Declaration and By-Laws are contained in Part II of the Offering Plan.

XIX. REAL ESTATE TAXES

In accordance with the New York State Condominium Act, real estate taxes applicable to each Unit will be separately assessed. After the Units are separately assessed, each Unit will be taxed as a separate tax lot for real estate tax purposes and the Unit Owners will not be responsible for the payment, nor will the Unit be subject to any lien arising from the non-payment of real estate taxes on Units other than their own. The estimated monthly costs and charges to be incurred by the owner of each Unit in the first year in which the property will be fully subject to real estate taxes together with

estimated Common Charges on each Unit and other carrying costs are set forth on Schedule A.

The Condominium is not eligible for 421-a tax benefits. Schedule A reflects the estimated taxes for the Residential Units. Real estate tax estimates are based upon current real estate tax assessment information from the New York City Department of Finance and an opinion letter dated April 16, 2023 from Metropolitan Realty Exemptions, 349 Keap Street, Brooklyn, New York 11211. As per Rules and Regulations set by the Department of Finance multiple residential Class A units would be categorized as a tax class 2, with a current, 2022/23, tax rate of 12.267%. (i.e., $12.267 per $100 of assessed value) and non-residential tax rate of 10.646% for tax class 4 (Parking Space Units).

It is estimated DOF will set the total assessed value for the post construction tax year, at approximately $5,479,762. (i.e. the aggregate assessment of all unit's square footage being approximately ±61883 s/f) for the 2024/2025 tax year.

Using the estimate assessed value for the 2024/2025 tax year and assuming the 2023 tax rates of 10.646% for tax class 4 (the parking spaces) and 12.267% for tax class 2 (the residential portion), the projected post-construction tax liabilities will be as follows:

> Residential assessed value of $4,972,702 with a tax liability of $745,636 for the 2024/2025 tax year. Parking assessed value of $507,060 with a tax liability of $53,982.

Assessed valuations, when actually made, may be lesser or greater based on interpretation of the administrative code and the applicable rules and regulations of the City of New York. The estimates are not intended, and should not be construed as warranties as to future assessed valuations of the Property. In the event actual real estate taxes differ than from the estimates provided herein, Purchasers will not be offered rescission.

After the condominium is divided into individual tax lots, 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 of, nor will the Unit be subject to, any lien arising from the non-payment of taxes on other Units. In addition, pursuant to the provisions of the Internal Revenue Code of 1986 and the Tax Cuts and Jobs Act of 2017, the real estate taxes payable by a Residential Unit Owner, which are assessed against their Residential Unit by any governmental taxing authority, up to a maximum of $10,000, are a proper deduction in connection with Federal and State Income Taxes payable by such Residential Unit Owner.

Projected tax deductions (where applicable) may vary in future years due to changes in the interest rate on the Residential 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.

It is anticipated that the closing to the first Residential Unit will occur on or about July 1, 2024. In the event said date is delayed by twelve (12) months or more, Purchasers will be offered a right of rescission. The projected real estate taxes for the first year of operation contained in this Offering Plan are based on an assessment of the building before construction is complete. Purchasers are advised that real estate taxes may increase materially when the building is reassessed after construction is complete.

Purchasers should note that the $10,000 per year tax deduction is for the combined New York State income taxes, New York City (or local) income taxes and real estate taxes. Accordingly, in the event the Unit Owner's combined New York State income taxes, New York City (or local) income taxes and real estate taxes exceed the $10,000 threshold, a Unit Owner may not be able to realize a deduction for amounts over the $10,000 threshold.

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

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

In the event the Units have not been separately assessed for real estate tax purposes prior to the closing of title to the first Unit, Sponsor may place in escrow, in the name of the Board of Managers, an amount equal to the unpaid real estate taxes which will be levied against said Unit for the six (6) month period following the first closing. Said amount is to be paid by Purchaser. Alternatively, the Sponsor may place in escrow, in the name of Board of Managers, an amount equal to the real estate taxes attributable to the unsold Units for such six (6) month period and may collect at each closing the estimated amount of taxes attributable to such Unit for the balance of the six (6) month period. The Board of Managers will pay the real estate taxes from the escrow account when taxes are due and payable and either the Sponsor or the Board of Managers will be entitled to reimbursement from Unit owners to the extent of the actual assessment. Until the Units are separately assessed, all post-closing amendments will disclose the amount of the funds deposited in escrow for the payment of the real estate taxes.

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

funder of the escrow account will be entitled to reimbursement from Unit Owners to the extent of the actual assessment.

If prior to consummation of the Offering Plan, as evidenced by the acceptance of a post-closing amendment to the Plan, Sponsor rents any Residential Unit (or portion thereof) to any person other than an interim lessee, the Sponsor will be obligated to abandon the Plan in accordance with the provisions of 13 NYCRR 20.1(1)(2) and 20.5(g).

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

There are no tax certiorari proceedings currently pending for the property. The By-Laws empower the Board of Managers to bring such proceedings on behalf of the Unit Owners. See Article III, Section 6 of the By-Laws.

The Sponsor anticipates that the real estate tax rate will vary in future years rather than remain constant. The estimates of projected real estate taxes in this Offering Plan have been prepared by the Sponsor and cannot be construed as an assurance of the final tax costs, but are merely estimates based upon information available to the Sponsor at this time. Purchaser will not have the right to rescind his or her Purchase Agreement, in the event the amount of the taxes differ from those projected.

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

The Sponsor has been advised by its counsel, Moritt Hock & Hamroff LLP, that each Residential Unit Owner will be entitled under present law to a deduction for Federal, New York State and New York City income tax purposes for the real estate taxes paid by each Residential Unit Owner covering their Residential Unit, up to a maximum of $10,000 per year, and, provided the Residential Unit is used as the Residential Unit Owners primary residence or one (l) other residence that the Residential Unit Owner selects pursuant to Section 163(h) of the Internal Revenue code of 1986 and the Tax Cuts and Jobs Act of 2017, for the interest paid by the Residential Unit Owner on any mortgage covering the Residential Unit Owner's Residential Unit up to $750,000. See the Opinion of Counsel in Section XXI of the Offering Plan. Similarly, the Sponsor has been advised by counsel that certain Residential Unit Owners who are veterans of the United States Armed Forces may be entitled to deductions covering part of the real estate taxes applicable to their respective Residential Units.

The Sponsor has been advised by its counsel that the Condominium will be taxed on any excess of income over expenses from unrelated sources. Examples of unrelated source income include interest earned on reserve and other invested funds, income from concessions and income from dues or fees received from persons other than the Residential Unit Owners. If the Condominium is required to pay taxes, the amount thereof will be levied as an additional Common Charge.

Sponsor has also been advised that pursuant to Section 528 of the Internal Revenue Code, certain Condominiums, substantially all of whose Residential Units are used for residences, are afforded the opportunity to elect to be treated as tax-exempt organizations. In order to qualify, sixty (60%) percent or more of the gross income of each must consist of amounts received as membership dues, fees or assessments from the Residential Unit Owners and ninety (90%) percent or more of the expenditures of each must be for the acquisition, construction, management, maintenance and care of the Condominium Properties, which properties, as defined in Section 528 of said Code, include property held by the Condominium, property commonly held by the members of the Condominium, or property within the Condominium held by the members of the Condominium. This Condominium has been structured so that it will meet the requirements of Section 528 of the Internal Revenue Code and as a result, the Condominium will be eligible to be treated as a tax-exempt organization under Section 528 of the Internal Revenue Code. Purchasers should refer to the Opinion of Counsel in Section XXI of the Offering Plan.

Purchasers are advised to consult with their own respective experts regarding the tax consequences of purchasing a Condominium Unit.

XXI. OPINION OF COUNSEL

August 31, 2023

4601 Street, LLC
60-20 Woodside Avenue, 2nd Floor
Woodside, New York 11377

Re: Arcadia Woodside Condominium

Gentlepeople:

We note that the Offering Plan for the above-captioned Condominium states that it is believed that the monthly payments of interest on any mortgage, up to a maximum of $750,000, which becomes a lien on a condominium Residential Unit and real estate taxes payable by a Residential Unit Owner, which are assessed against the Residential Unit by any governmental taxing authority, up to a maximum of $10,000 per year, are a proper deduction in connection with Federal, New York State and New York City Income Taxes payable by the owner of such Condominium Residential Unit.

We have given this matter careful study, and it is our opinion that, pursuant to the provisions of the Internal Revenue Code of 1986 (the "Code") (See Revenue Ruling 64-31, C.B.1964-300), the corresponding provision of the New York State Law (See Section 615 of the Tax Law) and the Tax Cuts and Jobs Act of 2017, such interest payments and the aforesaid real estate payments are proper deductions by the owner of a Condominium Residential Unit, in connection with their Federal, New York State and City income taxes. Similarly, we are of the opinion that each Condominium Residential Unit Owner whose Residential Unit is either their principal residence or the one other residence selected pursuant to Section 163 (h) (5) (A) (i) (II) of the Code will be entitled, under Section 216 (a) (2) of the Code and Section 615 (a) of the State Law, and the Tax Cuts and Jobs Act of 2017, to deduct interest paid or accrued by the Residential Unit Owner on any mortgage, up to a maximum of $750,000, which becomes a lien on a Condominium Residential Unit. The Residential Unit may be so selected if the Residential Unit Owner either uses it as a residence within the meaning of Code Section 280A (d) (1) (i.e., uses it for personal purposes for a number of days which exceed the greater of fourteen (14) days, or ten (10%) percent of the number of days during the year for which the Residential Unit is rented at a fair rental), or neither rents nor uses the Residential Unit at any time during the year.

In addition, certain Residential Unit Owners who are veterans of the United States Armed Forces may be entitled to deductions covering part of the real estate taxes applicable to their Residential Unit.

In adding a new Section 528 to the Code, the Tax Reform act of 1976 affords certain Condominiums, substantially all of whose Residential Units are used for residences, the opportunity to elect to be treated as tax-exempt organizations. In order to qualify, sixty (60%) percent or more of the gross income of each must consist of amounts received as membership dues, fees or assessments from the Residential Unit Owners and ninety (90%) percent or more of the expenditures of each must be for the acquisition, construction, management, maintenance and care of the Condominium properties, which properties, as defined in Section 528 of the Code, include property held by the Condominium, or property within the Condominium. Based upon our examination of the Offering Plan and subject to the Condominium, actually satisfying the minimum percentage income and expenditure criteria set forth above, it is our opinion that the Condominium will be eligible to be treated as a tax-exempt organization under Section 528 of the Code.

Such an election will exempt from Federal, New York State and New York City Income Taxation all amounts received by the Condominium from the Residential Unit Owners as membership dues, fees or assessments. The Condominium will be taxed, however, on any excess of income over expenses from unrelated sources. Examples of unrelated sources income include interest earned on reserve funds, income from concessions and income from dues or fees received from persons other than the Residential Unit Owners. In the event the Condominium fails to qualify for and elect Section 528 taxation status in any year, it may, to the extent it has any income from unrelated sources or from accumulated revenues received by virtue of dues, fees and assessments received from Residential Unit Owners not expended in any taxable year, be subject to Federal, New York State and New York City Income Taxation (see Rev. Ruling 74-99, 1974-1 C.B. 131).

We have considered the relevant cases and rulings on the tax status of the Condominium including Revenue Rulings 74-17, 74-99, 75-370 and 75-371. These rulings, under certain circumstances, permit assessments for capital replacements and new or replacement equipment to be excluded from the Condominium's income and be treated for tax purposes as additional capital contributions.

In such case, each Residential Unit Owner's assessment for such purposes would add to their tax basis. Although the Condominium described in the Plan may be deemed a taxable entity under such Rulings, assuming that all expenses are designated and accounted for, and that certain other special purpose assessments are properly treated as trust funds, the Condominium should not realize any significant amount of taxable income, other than with respect to incidental investment income, such as interest earned on reserve funds deposited in bank accounts.

We have examined the exceptions to title set forth in Section XIII of the Offering Plan, and we are of the opinion that none of such exceptions of title are contrary to the

terms of the Purchase Agreement nor do, they interfere with the quiet use or enjoyment of the Purchaser's Unit as set forth in the Offering Plan.

We have examined the Declaration and By-Laws pertaining to the proposed Condominium. It is our opinion that the Declaration and By-Laws, when recorded, will validly create a Condominium in accordance with Article 9-B of the Real Property Law of the State of New York.

In addition, we note that the percentage of Common Interest for each Residential Unit as contained in Schedule A has been determined based upon floor space, subject to the location of such space and the additional factors of relative value to other space in the Condominium, the uniqueness of the unit, the availability of Common Elements for exclusive or shared use, and the overall dimensions of the particular unit. In our opinion, this is a proper method of determining the percentage of Common Interest in a Condominium and complies with Section 339-i (1) (iv) of the Real Property Law.

In our opinion, the Condominium will be eligible for tax-exempt status, if it so elects, and Residential Unit Owners will be entitled to the above-mentioned income tax deductions. However, this opinion is not a guarantee; it is based on existing rules of law applied to the given facts and documents referred to above. No assurances can be given that the tax laws upon which counsel bases this opinion will not change. In no event will the Sponsor, the Sponsor's counsel, the Board of Managers of the Condominium, any 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 statues, regulations, decisional law or Internal Revenue Service rulings on which counsel relied which cause the Condominium to cease to meet the requirements of Section 528 of the Code or the New York State tax law as amended or New York City tax law and Residential Unit Owners not to be entitled to income tax deductions.

Moritt Hock & Hamroff LLP
ATTORNEYS AT LAW

Purchasers are advised to consult with their respective experts regarding the tax consequences of purchasing a condominium unit.

It is our understanding that this letter will be made a part of the Offering Plan of Arcadia Woodside Condominium and we consent to its inclusion therein.

Very truly yours,

MORITT HOCK & HAMROFF LLP

By: Anthony Ficara
Anthony J. Ficara, Partner

METROPOLITAN
Realty Exemptions

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Email: martin@mretax.com |**Web:** www.mretax.com

April 16, 2023

4061 Street, LLC
136-19 Franklin Avenue, #6A
Flushing, NY 11355

RE: 40-20 61 Street
Queens, NY
Block & Lot: 1335 - 58

Letter of Opinion regarding the proposed Real Estate Tax Liabilities

Project Details: Seventy-Six (76) Residential Condominium Units and Seventy-One (71) Parking Spaces

To Whom It May Concern,

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

In order to prepare this letter and the opinion set forth herein, you have supplied us with the following information upon which we have relied:

1. The subject property is located at 40-20 61 Street, Queens, NY, and is known as Block: 1335, Lot: 58 with the New York City Department of Finance ("DOF").

2. The proposed is to construct a new building with seventy-six (76) residential condominium units and seventy-one (71) parking spaces.

3. The residential portion will aggregate 50,615 gross square feet, and the parking portion aggregate a total of 11,268 gross square feet.

4. There will be separate condominium tax lots filed with the DOF for each residential unit and parking space.

5. Based on assessment guidelines, the DOF Surveyor's Office shall class the units as a tax class 2 and thus levy the assessed value on a 45% rate of the market value.

6. The commercial unit will be classed as a tax class 4 and the assessed value will also be levied on a 45% rate of the market value.

DOF Assessment Guidelines
The New York City Department of Finance assesses the values regarding all New York City residential and commercial properties annually. Based on the assessor's determination of the assessment on taxable status date January 5th, the Department of Finance releases tentative assessments of the property value in January of every year and final assessments every May, prior to the beginning of each tax year. Assessments in New York City are made on a fiscal year basis, beginning on July 1st of each year and ending on June 30th the following year.

The property tax assessment process commences when the city's assessors determine the market value of the property. Property tax is only levied on a portion of the market value. This portion is called the assessed value. Regarding 1-3 family homes and condominiums with no more than three (3) stories, provided such property was previous classified as class one (1), the assessed values are levied on 6% of the market value. Regarding all other properties, taxes are levied on 45% of the market value.

Real Property tax rates set each year by the City Council are applied to these property values, to determine each homeowner's annual tax liability. The current 2023 tax rates are 10.646% for tax class 4 and 12.267% for tax class 2.

Proposed Real Estate Tax Liabilities
We have taken the following factors in account when formulating our opinion: (a) the recent tax assessment history on the property; (b) comparable residential projects in Queens (specifically, in the Woodside neighborhood) which have been newly constructed; (c) market conditions in the general area; (d) proposed estimate of the cost of construction;
(e) calculation of the total floor area of usable space.

Assessments in New York City are made on a fiscal year basis, beginning on July 1st of each year and ending on June 30th the following year. The status of the building on January 5th of each year is the basis of the assessment for the fiscal year beginning that July 1st.

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

We believe there will be a substantial increase in value for 2025/26 as a result of the new construction, and that such increase will be placed on the assessment roll immediately.

However, in future years increases in assessed value will likely result in the taxable assessment being based on a phased-in transition assessment.

Post-Completion Projected Assessed Value and Tax Liability
Considering the aforementioned factors, we are estimating that for the post construction tax year the DOF will set the Total Assessed Value at approximately $5,479,762.

Assuming the 2023 tax rates of 10.646% for tax class 4 (the parking spaces) and 12.267% for tax class 2 (the residential portion), the projected tax liabilities will be as follows:

Residential Tax Liability	
Assessed Value	$4,972,702
Tax Liability	**$610,001**
Parking Tax Liability	
Assessed Value	$507,060
Tax Liability	**$53,982**

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

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

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

Sincerely yours,



Martin Joseph
Metropolitan Realty Exemptions, Inc.

XXII. RESERVE FUND

The Condominium budget includes as a reserve fund line item of $39,299 to be collected out of the maintenance charges paid by the Unit Owners. The reserve fund is to be used for replacement of the Common Elements, such as the roof, boilers, and other major interior or exterior Common Elements. See Footnote 13 to Schedule B for complete details.

No representation is made that the reserve fund will be adequate for future replacements of Common Elements. If additional funds are required over and above the reserve fund, it may be necessary to increase the maintenance charges or Common Charges payable by the Unit Owners or to collect a Special Assessment from each Unit Owner.

During the period Sponsor is in control of the Board of Managers, the reserve fund will not be used to reduce the estimated Common Charges.

Neither the Department of Law nor any other Governmental Agency has passed upon the adequacy of the reserve fund.

XXIII. WORKING CAPITAL FUND

At closing, the Sponsor will collect an amount equal to two (2) months Common Charges from each Purchaser to be paid to the Condominium as initial working capital. While Sponsor is in control of the Board of Managers of the Condominium, the working capital funds will not be used to reduce the Common Charges. The working capital fund may be utilized to reimburse Sponsor for prepaid expenses of the Condominium. The only budgetary item that might require a substantial credit to the Sponsor would be the insurance disclosed in Schedule B if there is an increase from the quoted premium. If any portion of the working capital funds are used during this period to pay for prepaid expenses, such amounts will be repaid to such fund out of future Common Charges collected. At the end of the Sponsor control period the working capital fund will be turned over to the Board.

In the event the Building requires replacement of Building components and systems in an amount exceeding funds available in the Reserve Fund and/or Working Capital Fund, the Board may implement a Special Assessment and/or engage a commercial lender to obtain funds to cover such expenses.

Neither the Department of Law nor any other Governmental Agency has passed upon the adequacy of such funds.

XXIV. MANAGEMENT AGREEMENT, CONTRACTS AND LEASES

At or prior to the first closing, the Condominium will enter into a management agreement with Makon Management, LLC. (the “Managing Agent”),having an address at

60-20 Woodside Avenue, Suite 218, Woodside, NY 11377, a real estate management firm. The agreement will be for an initial term of (one) 1 year. Thereafter, the agreement will be automatically renewed from year to year, but may be cancelled by either party without cause, upon not less than sixty (60) days' prior written notice.

The Managing Agent will receive an annual fee approximately $60,000 payable in equal monthly installments of $5,000. The Managing Agent's fee for the first year of condominium operation is comparable to the "going rate" for similar services in comparable buildings.

Managing Agent will have normal management responsibility, subject to the directives of the Board of Managers, including engaging personnel; performing bookkeeping services; involvement in collection of assessments; review of contracts to be entered into on behalf of the Condominium (subject to approval of the Board of Managers); causing maintenance and repair of the Property, but, unless provided for in the budget for the Condominium, Managing Agent shall not obligate the Condominium for any single item of repair, replacement, refurnishing or refurbishing in excess of $3,000 without the prior approval of the Board of Managers; maintaining the books and records of the Condominium; assistance in the preparation of annual budgets; attendance at monthly meetings of the Board of Managers; maintenance of bank accounts for the deposit of funds collected from Residential Owners; routine visual inspections of the property and presentation of recommendations to the Board of Managers. Additionally, Managing Agent shall handle enforcement of any leases which are in effect subject to the directives of the Board of Managers. Managing Agent may charge additional fees for matters beyond the scope of the Agreement, such as with respect to extraordinary or repeated requests for inspection of the Condominium records and the like. The Board shall be required to reimburse Managing Agent for expenses incurred in connection with its regular duties. The Management agreement may not be assigned.

Managing Agent shall not be liable to the Condominium for any loss or damage not caused by the Managing Agent negligence or willful misconduct; the Condominium will indemnify and save harmless Managing Agent from any liability for damages, cost and expenses for injury to any persons or property in, about and in connection with the Condominium, from any cause whatsoever arising from the acts of Quick link within the scope of its duties under this Agreement, unless such injury shall be caused by Managing Agent's negligence or willful misconduct; the Condominium will also indemnify and save Managing Agent from any liability for damages, penalties, costs and expenses, statutory or otherwise, for all acts performed by Managing Agent pursuant to any other written instructions of the Condominium except for those arising from Managing Agent negligence or willful misconduct.

Principals of the Sponsor are not affiliated with Managing Agent.

XXV. IDENTITY OF PARTIES

Sponsor

The Sponsor is 4601 Street, LLC, a New York limited liability company with an address at 60-20 Woodside Avenue, 2nd Floor, Woodside, New York 11377. The Sponsor entity has not had any prior public offerings.

The Principals of the Sponsor are Alex Lau, Henry Zhao and Ampiera Group LLC; all with a business of 0-20 Woodside Ave., Suite 218, Woodside NY 11377. The corporation was formed on October 11, 2018. The Sponsor entity has not had any prior public offerings.

Alex Lau has over fifteen (15) years of experience in the real estate and development industry in both the local New York market. In addition to Arcadia LIC (a Condominium filed with the NYS Dept. of Law, 10/12/2017; File No.: CD17-0054), Mr. Lau has participated as a principal in the development of Arcadia (a Condominium filed with the NYS Dept. of Law, 9/7/2011; File No.: CD12-0036) a mixed used, commercial and residential development located in downtown Flushing, New York.

Henry Zhao has over twenty (20) years of experience in building communication infrastructure and design. Mr. Zhao has a diverse background in real estate construction and development in the New York Metropolitan area

Alex Lau is also the Managing Member of Ampiera Group LLC, New York limited liability company, formed May 8, 2013, with an address at 136-19 Franklin Avenue, Suite 6A, Flushing, NY 11355.

Neither the Sponsor, the Principals of the Sponsor nor any affiliates of the Sponsor or Principals have been involved in any prior public offerings in the past five (5) years nor do any currently own ten (10%) percent or more of any unsold units in any other condominium, home owners association or cooperative in the State of New York.

Neither the Sponsor nor the Principals of the Sponsor have ever had any prior felony convictions, bankruptcies, judgments and/or injunctions placed against them.

Neither the Sponsor nor the Principals of the Sponsor are owners of, or affiliated with, the Managing Agent, the Architect and/or any service provider who will be providing services to the Condominium.

Selling Agent

Arcadia Realty, with an address at 60-20 Woodside Avenue, 2nd Floor, Woodside, New York 11377. The Selling Agent is a licensed real estate broker in the State of New York and is experienced in the sale of condominium units. Principals of the Selling Agent

are not affiliated with principals of the Sponsor.

Managing Agent

At or prior to the First Closing, the condominium will enter into a management agreement with Makon Management, LLC (the "Managing Agent"), having an address 60-20 Woodside Avenue, Suite 218, Woodside, NY 11377.

The agreement will be for an initial term of (one) 1 year. Thereafter, the agreement will be automatically renewed from year to year, but may be cancelled by either party without cause, upon not less than sixty (60) days' prior written notice.

The Managing Agent will receive an annual fee approximately $60,000 payable in equal monthly installments of $5,000. The Managing Agent's fee for the first year of condominium operation is comparable to the "going rate" for similar services in comparable buildings. The Managing Agent does not currently have a portfolio of buildings; however, Managing Agent has business experience in the metro New York real estate market.

Principal of the Sponsor, Henry Zhao, is affiliated with the Managing Agent. No other Principals of the Sponsor are owners of, or affiliated with, the Managing Agent.

Neither Managing Agent, its principals, and/or entities in which the principals of the managing agent were principals, have ever had any prior convictions, felony convictions, bankruptcies, judgments and/or injunctions placed against them.

Attorneys

Moritt Hock & Hamroff LLP, 1407 Broadway, 39th Floor, New York, NY 10018, counsel to the Sponsor, have been selected by the Sponsor to represent the Condominium in connection with all legal matters incident to the operation and management of the Condominium. No legal fee will be charged for such representation except for work actually performed after the formation of the Condominium. The Condominium can, at any time, choose to select different attorneys to represent it.

All legal matters in connection with the establishment of the Condominium, including, the preparation of this Offering Plan have been passed upon for the Sponsor by Moritt Hock & Hamroff LLP. The individual attorney in said firm responsible for said work is Anthony J. Ficara, Esq.

Yung & Yung, PLLC with an address of 38-08 Union Street, Unit 10D, Flushing, New York 11354 will represent the Sponsor in connection with the individual Unit closings and will also act as the Escrow Agent as described in Section XI of the Offering Plan. Escrow Agent has no financial interest in the Property, the Sponsor, the Condominium or any other party involved in this transaction.

Moritt Hock & Hamroff LLP, has no financial interest in the Property, the Sponsor, the Condominium or any other party involved in this transaction, except for fees for services rendered in connection with the Condominium.

Insurance

The estimated insurance rates have been passed upon by Oakmont Insurance Services LLC, 30-50 Whitestone Expressway, Suite 302, Flushing, NY 11354.

Architect

The architect who prepared the report in Part II and who executed the Certification in Part II is My Architect, PC, 37-09 Main Street Street, 3A, Flushing, NY 11354. The architect has no financial interest in the Property, the Sponsor, the Condominium or any other party involved in this transaction, except for its fee for services rendered in connection with the Condominium. The architect has had prior experience in the preparation of plans and specifications for other condominiums and residential projects in the Metropolitan area.

The Sponsor and Principals of the Sponsor are not owners of, or affiliated with My Architect, PC.

XXVI. REPORTS TO RESIDENTIAL UNIT OWNERS

It is the obligation of the Board of Managers of the Condominium to give all Residential Unit Owners annually:

(i) a financial statement of the Condominium prepared by a certified public accountant or public accountant by a specific date; such statement shall be certified while the Sponsor retains a majority of the Members of the Board of Managers and such statement shall be provided no later than four (4) months after the close of the fiscal year;

(ii) at least ten (10) days, but no more than thirty (30) days prior notice of the annual Residential Unit Owners' meeting; and

(i) a copy of the proposed annual budget of the Condominium within thirty (30) days of the date set for adoption by the Board of Managers. While Sponsor is in control of the Board of Managers, such budget will be certified in accordance with the regulations of the Department of Law.

XXVII. DOCUMENTS ON FILE

Sponsor shall keep copies of the Plan, all documents referred to in the Plan and all Exhibits submitted to the Department of Law in connection with the filing of the Plan, on file and available for inspection without charge and copying at a reasonable charge at

Sponsor's office for six years from the date of first closing. The Sponsor shall deliver to the Board of Managers a copy of all documents filed with the appropriate recording office at the time of the closing of the first Residential Unit.

XXVIII. GENERAL

Pending Litigation

As of the date of this Offering Plan, there is no litigation or administrative proceedings pending against the Condominium or the Sponsor or any other party which would affect their ability to perform their obligations relating to this offering, or which would in any way affect this offering.

Prior Offerings

This property has not been the subject of a prior public offering. No contracts or agreements, written or oral, have been entered into for the sale or transfer of any of the Residential Units being offered for sale in the Offering Plan and no deposits or advances of funds have been taken by or on behalf of Sponsor in connection with the reservation, sale or transfer of such Residential Units, prior to acceptance of the Offering Plan by the Department of Law. The property forming the Condominium is a vacant building and there are no residential or commercial tenants occupying the premises.

Non-Discrimination

In accordance with the provisions of the laws of the State of New York, the Sponsor represents that it will not discriminate against any person because of his or her race, creed, sex, sexual orientation, color, disability, marital status, national origin or ancestry in the sale of Residential Units under this Plan.

Amendment of Plan

The Plan may be amended at any time and from time to time provided that, if the amendment is a material and substantial modification of the Plan which adversely affects Purchasers, then anyone who has theretofore executed a Purchase Agreement shall be given not less than thirty (30) days after a copy of the duly filed amendment is mailed or otherwise delivered to them by written notice to the Sponsor to cancel the Purchase Agreement and to obtain a refund, in full, of the down payment made therewith with interest, if any. No person has been authorized to make any representation, which is not expressly contained herein. This Plan may not be changed or modified orally.

Other Circumstances

The Sponsor has no knowledge of any other circumstances that may affect the use or enjoyment of the Building and its appurtenances, not disclosed elsewhere in the Plan.

XXIX. SPONSOR'S STATEMENT OF SPECIFICATIONS OR BUILDING CONDITION

Sponsor adopts the Description of Property set forth in Part II of the Plan. Sponsor has no knowledge of any material defects or need for major repairs except as set forth in the Description of Property Report set forth in Part II of the Plan.

Date of Offering Plan: , 2023
New York, New York

4601 Street, LLC
Sponsor

OFFERING STATEMENT

Arcadia Woodside Condominium
Woodside, Queens County, New York 11377

PART II

RESIDENTIAL PURCHASE AGREEMENT

Unit No. _____ **Date** _____

Anticipated Closing Date: _____

Seller: 4601 STREET, LLC

Address: 60-20 Woodside Avenue, 2nd Floor, Woodside, New York 11377

Purchaser(s): _____

Home Address: _____

Residential Telephone Number: _____

Business Telephone Number(s): _____

Social Security Number(s): _____

Purchaser's Attorney: _____

Attorney's Address: _____

Attorney's Phone/Fax Numbers: Phone:_____ Fax _____

Seller and Purchaser agree as follows:

1) **PURCHASE PRICE:**

Residential Unit	$_____
Builder upgrades & options ("Extras")	$_____
	TOTAL $_____

PAYABLE AS FOLLOWS:

On the signing of this Purchase Agreement, 10% of the Purchase Price plus Extras, the receipt whereof is hereby acknowledged (the "Downpayment")	$_____
Purchaser's certified or bank cashier's check (drawn on a New York Bank payable directly to the order of Seller or Seller 's designee on the Closing of Title	$_____
	TOTAL $_____

Any payment made by check is accepted subject to collection. If any check tendered is not honored, Purchaser shall provide a certified check or bank cashier's check payable directly to the payee on the dishonored check within seventy-two (72) hours after demand for replacement therefore.

Notwithstanding the foregoing, if for any reason whatsoever the check given by Purchaser as the down payment hereunder is dishonored, Seller shall have the right to cancel this Purchase Agreement. Seller's election to cancel shall not be deemed a waiver by Seller of its right to pursue other remedies.

THE PAYMENT DUE AT CLOSING IN ACCORDANCE WITH THIS PURCHASE AGREEMENT ON ACCOUNT OF THE PURCHASE PRICE MUST BE MADE BY WIRE OR OFFICIAL BANK TELLERS CHECK ON A NEW YORK CLEARINGHOUSE BANK PAYABLE DIRECTLY TO SELLER OR SELLER'S DESIGNEE. IF PAYMENT SHALL BE MADE TO SELLER'S DESIGNEE, SELLER SHALL GIVE PURCHASER PRIOR INSTRUCTIONS. UNCERTIFIED CHECKS OF FUNDING COMPANIES, ATTORNEY'S ESCROW CHECKS AND CHECKS PAYABLE TO PURCHASER OR ANOTHER PARTY AND ENDORSED TO SELLER WILL NOT BE ACCEPTED AND TENDER OF SAME WILL NOT CONSTITUTE COMPLIANCE BY PURCHASER OF THEIR OBLIGATIONS HEREUNDER.

Title to all items of personal property shall be delivered free and clear of all liens and encumbrances, except the lien of the mortgage applied for by Purchasers herein, if any.

2) DESCRIPTION OF UNIT - Seller agrees, at its own cost and expense, to erect and complete, and Purchaser shall buy from Seller, the condominium unit(s) known as Residential Unit No. _____ (the "Residential Unit") [and Parking Space Unit No. ___, if applicable], together with a combined _____ percent undivided interest in the common elements of the condominium (the "Common Elements") known as Arcadia Woodside Condominium (the "Condominium"), located on 40-22 61st Street, Woodside Queens County, New York 11377 and as described in the Declaration of Condominium to be recorded in the New York County Register's Office, Queens County, to be built by Seller on property comprising the Condominium Map (the "Property") filed or to be filed in the New York County Register's Office, Queens County. The Residential Unit, as applicable, shall hereinafter be collectively referred to as the "Unit". The Unit and Parking Space Unit shall be constructed in accordance with the requirements as to materials and workmanship of the Building Department of the City of New York, which, when completed, will be in substantial accordance with the plans as filed or to be filed with the Building Department of the City of New York.

The Unit may vary from any models displayed to Purchaser, and Purchaser should not rely on any model depiction of the units in the Condominium. All dimensions are approximate and may vary from the floor plans of the Condominium.

The Unit shall not include any of the following if displayed in any unit or model unit: decorative fixtures, furniture, furnishings, paint, wallpaper, carpeting, shelves, wall and window treatments, built-ins, burglar alarm systems, site lighting, special landscaping installed at any model units, washer/dryer, central vacuum systems, patios, decks, highhat lighting, additional fixtures and switches added for decorative purposes,

pull down staircases and skylights and other optional fixtures or features exhibited in any model units and/or any sales office excepting those specifically set forth as may be attached to this Purchase Agreement, or above. Purchaser acknowledges that the above features, as contained in any model unit and/or sales office are for display purposes only and are not included in this sale unless specifically provided for in this Purchase Agreement.

All improvements containing natural materials are subject to fade. Seller shall not be responsible to change, replace or remove any improvements in the event they fade.

3) **OFFERING PLAN** - Seller has exhibited and delivered to the Purchaser, and Purchaser acknowledges having received, read and understood, the Offering Plan for condominium ownership of the Property and all amendments thereto filed to date, all of which are incorporated by reference and made a part of this Purchase Agreement, with the same force and effect as if fully set forth in this Purchase Agreement. Purchaser agrees to be bound by the Offering Plan, including all amendments thereto now or hereafter filed by Seller (collectively the "Plan"). Seller may freely amend the Plan in any respect from time to time, without Purchaser's approval or consent. Any conflict between the Plan and this Purchase Agreement shall be resolved according to the terms of the Plan. Purchaser acknowledges having received and read the Plan at least three (3) business days prior to signing this Purchase Agreement and having had full opportunity to examine all papers and documents and investigate all matters set forth in the Plan.

Purchaser shall deliver all documents to Seller and perform all acts required by Seller to carry out the provisions of the Plan, establish the Condominium and conform to all applicable laws and regulations. This Paragraph shall survive Closing and delivery of the deed.

4) **GOVERNMENTAL REQUIREMENTS** – If after the date of this Purchase Agreement any law or governmental authority requires any substitutions, changes or additions in any part of the construction of the Unit, the materials used in construction, the manner of construction or any other aspect of development, then the actual cost of such substitution, change or addition shall be added to the price of the Unit and shall be payable by Purchaser to Seller at Closing (defined below), provided, however, that if the amount of such additional cost exceeds $1,000, then Purchaser may cancel this Purchase Agreement and receive a full refund of all payments made to Seller on account of the purchase price, whereupon neither party shall have any further liability of obligation to the other in connection with this Purchase Agreement or transaction. However, such right to cancel this Purchase Agreement shall automatically terminate if Purchaser fails to give written notice of cancellation to Seller within ten (10) days after Seller informs Purchaser of the amount of the additional expense.

5) **MORTGAGE FINANCING** - This Purchase Agreement is not conditioned upon Purchaser obtaining mortgage financing. In the event Purchaser is unable to obtain a mortgage, this Purchase Agreement shall remain in effect and Purchaser shall have an ongoing obligation to consummate the transaction. If a Purchaser does not consummate the transaction and close title to the Unit as a result of Purchaser's inability to obtain a mortgage, Purchaser will be in default under this Purchase Agreement and Seller may

retain all monies as provided for in Paragraph 22 herein. Purchaser further understands and agrees that if he or she chooses to finance the purchase of the Unit through a lending institution and obtain a commitment therefrom, neither a subsequent change in the terms of such commitment, the expiration or other termination of such commitment, nor any change in his financial status or condition shall release or relieve him of his obligations pursuant to this Purchase Agreement and Sponsor shall have no liability as a result of any scheduling or adjournment of the closing beyond the expiration of the loan commitment.

6) **CLOSING DATE; ADJOURNMENTS; CONSTRUCTION DELAYS BY SELLER** - The act of transferring ownership of the Unit in return for payment in full of the Purchase Price and all other sums due from Purchaser under this Purchase Agreement is known as the "Closing". The Anticipated Closing Date indicated on the first page of the Purchase Agreement is an approximate date and Seller cannot make any guarantees that such date will be the actual Closing Date. Seller shall have the right to adjourn or advance such Closing Date as provided herein. The Closing shall take place at such time and place and on such date as Seller shall designate by prior written notice ("Notice for Closing") delivered in accordance with Paragraph 30 herein, which shall be given no less than thirty (30) days before the date set for Closing. Purchaser may waive the thirty (30) day notice period by execution and delivery of a waiver in the form set forth as Schedule D-2 to the Purchase Agreement in the Plan.

Should Seller be unable to convey title to Purchaser in accordance with the Notice for Closing, Seller shall have the right, from time to time, to adjourn the date and time for Closing on written notice to Purchaser. In such event, Seller shall, by a new Notice for Closing, fix a new date and time for Closing, which shall be no less than ten (10) days before the new scheduled date and time for Closing.

If the Closing takes place at the request of Purchaser at any location other than the office of Seller's attorney, Purchaser shall pay to Seller's attorney a travel fee in the sum of $250. The Closing may not take place in any other location without Seller's prior written consent.

In the event the Closing is adjourned with Seller's consent, at the request of Purchaser or Purchaser's attorney within forty-eight (48) hours of the scheduled time of Closing, Purchaser shall also pay Seller's attorney an adjournment fee in the sum of $500.

In the event that the closing of title to the first Residential Unit in the Condominium has not occurred within twelve (12) months of the anticipated date of first closing set forth in the Offering Plan, as same may be amended, Purchasers will be afforded a right of recission.

If Purchaser is not in default under this Purchase Agreement and the Closing has not taken place within twelve (12) months after the Anticipated Closing Date set forth on the first page of this Purchase Agreement, either Seller or Purchaser may cancel this Purchase Agreement by forwarding written notice of cancellation to the other no later than ten (10) days after expiration of such twelve (12) month period whereupon Seller shall refund to Purchaser, subject to the escrow provisions as disclosed in Section XII of the Plan, all payments, other than Funds used towards upgrades, options or extras, made by Purchaser to Seller on account of the Purchase Price and neither party shall

thereafter have any further liability or obligation to the other in connection with this Purchase Agreement or transaction. Purchaser shall be obligated to notify Seller in writing of its intent to exercise said option no later than ten (10) days after the twelve (12) month period. Failure to so notify Seller shall be deemed a waiver of this provision, and Purchaser shall continue to be bound by the terms of the Purchase Agreement. In the event Seller shall be unable to convey title to the Residential Unit within twenty-four (24) months of the proposed date of delivery through no fault of the Purchaser, the Purchase Agreement shall be deemed null and void and Seller shall return all monies being held in escrow within thirty (30) days thereafter.

7) **ADDITIONAL MONEY TO BE PAID BY PURCHASER AT CLOSING** - In addition to all other sums payable or reimbursable elsewhere under this Purchase Agreement, Purchaser shall at Closing pay, or reimburse to Seller if Seller has already made payment, or pay to any Lender, all applicable charges for:

(a) Any Lender's charges for inspections, appraisals, title examination and policy insuring the Lender's interest, Lender's attorneys' fees for preparation of all loan documents, all commitment fees, points, origination fees and other fees and charges (however characterized) imposed or exacted by the Lender or incurred by Seller or Purchaser in connection with Purchaser's mortgage loan;
(b) any mortgage recording taxes on Purchaser's mortgage;
(c) governmental charges which may be assessed on account of any mortgage loan;
(d) mortgage insurance, if required, on Purchaser's mortgage;
(e) New York State real estate transfer tax on the deed;
(f) New York City real estate transfer tax on the deed;
(g) Mansion Tax pursuant to Section 1402-a of the Tax Law of the State of New York, if applicable;
(h) all recording and filing charges payable on account of the transfer of title and recording of all documents in connection therewith including without limitation any mortgage, the deed, power of attorney, affidavit required

pursuant to Section 339-ee of the New York State Real Property Law and any blanket mortgage release documents;
(i) a sum equal to the partial mortgage tax credit to which Purchaser may be entitled under any applicable law by reason of mortgage taxes having been previously paid by Seller;
(j) an initial non-reimbursable capital contribution in an amount equal to two (2) months Common Charges, payable to the Condominium;
(k) a pro-rata portion of the Condominium's estimated first year insurance, based on the Unit's percentage of Common Interest; and
(l) $2,000 to Seller's attorney for the preparation of the closing documents.

Purchaser shall also apportion with Seller as of the end of the day prior to Closing, and pay to Seller at Closing, the apportioned amount due for taxes, condominium Common Charges, sewer use, water use, fuel oil (if any) and any other utility costs. Purchaser shall also pay the deposits required by the Lender to establish the estimated or escrow fund for future payments of taxes, condominium Common Charges, sewer use and insurance premiums (if applicable). In addition, in the event

Seller's attorney prepares the New York City "ACRIS" transfer documents, Purchaser shall be required to pay Seller's attorney an additional fee of $250. In the event the title company prepares the ACRIS, Purchaser shall pay the applicable fee of the title company. If through no fault of Seller, Purchaser fails for any reason to close title on the date originally scheduled in Seller's Notice for Closing, or such later date (if applicable) to which Seller in a subsequent Notice for Closing adjourned the Closing, all of the aforementioned apportionments shall be made as of the end of the day preceding (i) the date originally scheduled for Closing or (ii) Seller's adjourned closing date (as the case may be).

Purchaser shall pay to Seller at or prior to the date of the actual adjourned Closing, an amount equal to .0438% per diem (which equals an annual rate of 16%) of the Purchase Price for the Unit for each day beyond such originally scheduled or Seller adjourned Closing Date, to and including the date of actual Closing, for reimbursement and defrayal of Seller's carrying costs and other charges, which amount Purchaser acknowledges to be reasonable and proper.

Sponsor is transferring its statutory obligation to pay New York State Transfer Tax ("NYSTT") of 0.4% of the Purchase Price where the consideration is less than $3,000,000 and 0.65% of the Purchase Price where the consideration is $3,000,000 or greater; New York City Real Property Transfer Taxes ("NYCRPTT") of one (1%) percent of the Purchase Price where the consideration is less than $500,000 and 1.425% where the consideration is $500,000 or greater. For purposes of calculating the NYCRPTT, as the Purchaser shall be responsible for paying the NYCRPTT, the tax due New York City will be based on the Purchase Price plus the amount of both the NYCRPTT and NYSTT due, which equates to a "grossed up" Purchase Price for calculation of the NYCRPTT. For purposes of calculating the NYSTT, at the Purchaser shall be responsible for paying the NYSTT, the tax due New York State will be based on the Purchase Price plus the amount of the NYCRPTT only. In addition, the Purchaser will be responsible for New York State Mansion Tax pursuant to Section 1402-a of the Tax Law of one (1%) percent of the Purchase Price for any Residential Unit which has a combined sales price of $1,000,000 or more.

The Tax Law Amendment eliminates the requirement to "gross-up" the consideration payable by a Purchaser for a Unit pursuant to a Purchase Agreement that requires the Purchaser to pay the New York State Real Estate Transfer Tax at the closing of title to the Unit. Pursuant to the Tax Law Amendment, a Purchaser will no longer pay the portion of the New York State Real Estate Transfer Tax based on grossed-up consideration.

8) **CONSTRUCTION LOAN MORTGAGE** - This Purchase Agreement is subject and subordinate without the necessity of Purchaser signing or delivering any documents or papers, to the lien of any existing or future construction loan mortgage and all payments or expenses already made or incurred or which may hereafter be made or incurred in connection with such construction loan mortgage. This subordination shall apply whether such advances are voluntary or involuntary and whether made in accordance with the construction loan schedule of payments or accelerated thereunder by virtue of the construction lender's right to make advances before they become due in accordance with the schedule of payments. The Unit and its/their appurtenant percentage of Common Interest in the Common Elements (as such term is defined in

the Plan), shall be released from the lien of such construction loan mortgage upon Closing, except where such mortgage is converted to Purchaser's individual mortgage on the Unit. In such case, the Unit shall remain subject to the lien of such construction loan mortgage and Purchaser shall reimburse to Seller at Closing, in addition to all other sums to be reimbursed by Purchaser to Seller under this Purchase Agreement, an amount equal to the mortgage tax paid by Seller on such construction loan mortgage. In all other cases, any mortgage tax credit available under Real Property Law Section 339-ee shall inure exclusively to the benefit of Seller.

9) **DEED AND ENCUMBRANCES UPON OWNERSHIP** - The deed to be given by Seller to Purchaser at Closing shall be a Bargain and Sale with Covenant against Grantor's Acts deed, but subject, nevertheless, to the matters set forth in sub-paragraphs (a) through (f) below which need not be recited in the deed given at Closing but shall survive Closing, and Seller's covenant in the deed against encumbrances shall be deemed modified accordingly. The deed shall be duly executed and acknowledged by Seller in proper statutory form for recording (except for payment of the New York State and City transfer tax which is the obligation of Purchaser) so as to convey to Purchaser fee simple title to the Unit, free and clear of all liens and encumbrances, except as herein stated. The deed shall also contain the covenant required by subdivision 5 of Section 13 of the Lien Law. Purchaser shall accept such title and deed description of the Unit subject to the liens, encumbrances and other matters set forth in this Purchase Agreement, as Franklin Land Services, Inc., ("Franklin"), a title company authorized to do business in the State of New York, Franklin Land Services, Inc., 38-08 Union Street, Suite 12B, Flushing, New York 11354 (718-661-3838, is willing to approve and insure without additional premium. Purchaser may obtain title insurance from any title insurance company or abstract company, or Purchaser may decline to obtain any title insurance at all, however Seller recommends that Purchaser utilize Cornerstone. In the event of a claimed breach of any covenant of the grantor contained in the deed, Purchaser must first seek recovery against the title insurance company which insured Purchaser's title to the Unit before proceeding against Sponsor, it being agreed that the liability of Sponsor will be limited to any loss of damage not covered by such title insurance company. In the event that Purchaser elects not to purchase title insurance, then the liability of Sponsor shall be limited to any loss or damage which would have been covered by the title insurance that was available to Purchaser at the time of closing of title.

Purchaser shall be responsible for payment to the title company of the entire premium for Purchaser's title insurance, and shall also pay the applicable New York State and City transfer tax and mansion tax, if applicable.

The sale and transfer of ownership of the Unit to Purchaser shall, even though not stated in the deed, be subject to:

(a) Ordinances, rules, regulations, requirements and approvals of applicable governmental authorities, provided not violated by the Unit to be constructed.

(b) Rights for installation, use and/or maintenance of easements and rights of way for utilities, sewer, cable television, drainage, scenic purposes, screening and planting which have already been granted or may be granted after this Purchase Agreement is signed or after Closing, provided

they do not prevent use of the Unit for their intended purposes.

(c) Declarations, covenants, restrictions, reservations, exceptions, easements and agreements which have been recorded, or appear in recorded documents, or are yet to be recorded, provided they do not prevent use of the Unit for their intended purposes.

(d) Unpaid taxes and liens, provided the title insurance company shall insure against collection of same out of the Unit.

(e) The filed Condominium Map and all matters reflected thereon.

(f) The Declaration and By-Laws of the Condominium and any amendments or supplements thereto.

Purchaser shall deliver to Seller's attorney at least ten (10) days prior to Closing, a written notice setting forth each objection to title, if any (other than those specifically set forth herein subject to which the Property are being sold), and a copy of Purchaser's title report. Seller shall have the right to a reasonable adjournment of Closing, not to exceed sixty (60) days, for the purpose of curing any title defect; however, no such action taken by Seller shall be deemed an admission by Seller that such defect is one that would entitle Purchaser to cancel this Purchase Agreement. However, if such defect in title existed at least ten (10) days prior to the closing of title and Purchaser failed to send Sponsor's attorney written notice of such defect in title at least ten (10) days prior to the closing of title, then Purchaser shall be deemed at fault for not having sent timely notice, and the closing adjournment to allow Sponsor to correct or remove such title defect shall be considered at the request of Purchaser.

10) **PERSONAL PROPERTY INCLUDED IN SALE** - All articles of personal property, fixtures and equipment for the Unit which are included in this sale will be delivered free and clear of all liens and encumbrances, except as stated in Paragraph 9 herein, if applicable.

11) **POWER OF ATTORNEY** - At closing, Purchaser shall execute, acknowledge and deliver to Seller in recordable form, a power of attorney in the form set forth as Schedule E, as same may be amended from time to time to comply with applicable law, to the Plan (the "Power of Attorney"), in favor of the Board of Managers of the Condominium relative to leasing and purchasing of Units in the Condominium under certain circumstances and to foreclose upon Units in the Condominium for which the payment of Common Charges is delinquent, and in favor of Seller relative to amending the Condominium documents to the extent provided for in the Plan. In the event the form Power of Attorney set forth in the Plan is deemed to be insufficient, in Seller's sole discretion, due to statutory changes to the New York State short form power of attorney, Purchaser shall execute an amended power of attorney to effectuate the powers granted in the Power of Attorney set forth in the Plan. This paragraph shall survive delivery of the deed.

12) **ENCUMBRANCES/LIENS EXISTING AT CLOSING** - The existence of anything affecting the sale at Closing, including unpaid taxes or liens of any kind, shall not constitute an objection to title provided Certified, or another title or abstract company selected by Purchaser, is willing to insure Purchaser's title clear of the matter or is willing to insure against enforcement or collection out of the Unit upon Seller's doing whatever acts as may be required by said company and/or the depositing of money. The parties agree that the Seller may pay and discharge any liens and encumbrances

upon the Unit, not provided for in this Purchase Agreement, out of the monies to be paid by the Purchaser at the time of Closing.

13) **EXTRA WORK AND EXTRA ITEMS ORDERED BY PURCHASER -** Any work or items ordered from Seller by Purchaser which are not included in the plans or standard model of the Unit shall, except as may otherwise be provided in this Purchase Agreement or in a writing signed by Seller, be paid for in full by Purchaser at the time they are ordered. The failure of Seller to perform or supply and install such work or items shall not entitle Purchaser to cancel this Purchase Agreement even if Purchaser has already paid for such work or items. Purchaser's only right, in the event of Seller's failure to perform such extra work or supply and install such extra items, is to receive a refund or credit at Closing equal to the total payments made to Seller for such extra work or extra items. All extras must be ordered prior to commencement of construction and must not delay construction. In the event Purchaser orders upgraded or optional items or finishes other than the standard provided by Seller, Seller or Seller's contractors shall not be responsible or liable for any defects in quality of materials or workmanship in installation. Failure to make any payments due in accordance with the payment schedule of Seller, Seller's contractors or sub-contractors, as applicable, shall constitute a breach in accordance with Paragraph 22 herein. As noted as a Special Risk in the Plan, in the event a Purchaser is entitled to rescission, the Purchaser will not receive a refund of any funds paid for Extras. Seller shall have no responsibility for any work, fixtures, appliances, equipment or materials not ordered directly from Seller by Purchaser. For the purposes of this provision, any orders which Purchaser places directly with Seller's contractors or suppliers shall not be deemed to have been ordered directly from Seller.

14) **OPTIONS AND COLOR SELECTIONS** - Any choices given by Seller to Purchaser in colors, products, materials, design, features and similar matters shall be made by Purchaser in writing at Seller's office or model site, within ten (10) days after notification to Purchaser to make such choices. If there is anything as to which Purchaser has a choice, and Purchaser fails to inform Seller of Purchaser's choice within such ten (10) day time period, then Seller may make the choice on Purchaser's behalf and Purchaser shall accept such choice so made by Seller as if originally made by Purchaser. No claim or objection to Closing shall be made by Purchaser because of any choice made by Seller in any case where Purchaser failed to give Seller timely notice of Purchaser's choice.

15) **NO INSPECTIONS DURING CONSTRUCTION** - Purchaser acknowledges that unsupervised visits to the Property (the "Construction Site") present a dangerous circumstance and could incur liability to Seller. **Unless specifically agreed to by Seller in writing, Purchaser shall not visit the Unit or any other portion of the Construction Site, and shall only have the right to visit the Seller's sales office (the "Sales Office"). Any unauthorized visits to the Construction Site by Purchaser are subject to a charge by Seller of $500 per visit, which Purchaser agrees to pay Seller within ten (10) days of billing thereof.** Purchaser hereby releases and indemnifies, defends and holds Seller harmless for all claims and liabilities incurred by Seller resulting from the presence of Purchaser or Purchaser's family members or invitees on the Property prior to Closing. Purchaser further agrees to execute the Express Assumption of Risk Form, in the form set forth as Schedule D-3 to the Plan.

16) **PURCHASERS' INTERFERENCE** - Purchaser acknowledges that it may not interfere with Seller's ability to construct the Unit or other unit(s) or facilities, including interference with work performed on site by Seller's staff in connection with the construction of the Unit or any other units, attempts to hire any of Seller's staff or contractors, and/or attempts to bring contractors, materialman, subcontractors or workers onto the site for work on the Unit prior to Closing, unless otherwise agreed to in writing by Seller.

17) **PURCHASER MAY NOT TAKE POSSESSION OF THE UNIT PRIOR TO CLOSING** - Neither Purchaser nor anyone acting on Purchaser's behalf may enter or take possession of any part of the Unit nor have any work performed or materials supplied or installed at the Unit prior to Closing without the prior written consent of Seller.

Purchaser acknowledges and agrees that Seller will accept no liability whatsoever for any property belonging to the Purchaser, their agents, employees, family, or belonging to any party other than Seller which is placed on the Property and/or in the Unit prior to Closing. No act of the Seller, whatever its nature, shall constitute a waiver of this Paragraph.

18) **CHANGES BY SELLER -** In building the Unit and performing any other work on the Property, Seller reserves the right to: (a) make changes or substitutions of materials or construction from those shown in the model units or building plans, provided any such changes or substitutions are of substantially similar or better quality; (b) determine the exterior color and design of the Building; (c) change the location and type of the Units to be constructed in the Condominium; (d) fix the location and setbacks of the Building; (e) determine whether existing trees, shrubs and other plant life on the Property are to be moved or removed, (f) add or remove retaining walls on the Property where required by grade conditions; (g) determine the location of electric, gas and water meters, electric transformers, air conditioning compressors, mailboxes; (h) change appliances as long as they are equal to or better than originally offered; (i) change the location of kitchen and bathroom cabinets, counters and drawers; (j) make changes to the Unit, which result in variations of up to five (5%) percent of the Unit square footage listed in Schedule A to the Offering Plan; and (k) make any other changes required by the City of New York.

Seller shall notify Purchaser of any major changes, specifications, deviations, additions or deletions, which are beyond the scope of those set forth above ("Extraordinary Changes"). If Seller notifies Purchaser in writing of any Extraordinary Changes, Purchaser shall be deemed to have approved of same, unless Seller receives Purchaser's written disapproval thereof within ten (10) days from date of the notice by Seller. Upon receipt of Purchaser's disapproval, Seller may, within thirty (30) days thereafter, give Purchaser written notice withdrawing its proposed Extraordinary Changes, in which case Seller shall thereafter continue with its development activities without the Extraordinary Changes. If Seller fails to give Purchaser notice of withdrawal within such thirty (30) day period, Purchaser may declare this Purchase Agreement null and void by so notifying Seller in writing delivered to Seller no later than forty-five (45) days after having delivered Seller the original notice of disapproval, whereupon Seller shall promptly return to Purchaser all monies paid by Purchaser to Seller, except Funds used towards upgrades, options or extras, on account of the purchase price and

thereafter neither party shall have any further liability or obligation to the other in connection with this Purchase Agreement or transaction.

19) **COMPLETION OF CONSTRUCTION; PURCHASER'S INSPECTION** - Purchaser shall accept title (without abatement in or credit against the Purchase Price or provision for escrow) notwithstanding that construction of (a) minor details of the Unit or the building in which it is located, or (b) other units in the Condominium, or (c) the landscaped areas of the Property, or (d) parking spaces or driveway or garage, or (e) other portions of the Common Areas have not been completed. Purchaser will inspect the Unit with a representative of the Seller during normal business hours approximately three (3) days prior to Closing and will sign and deliver to Seller on or before Closing, a Pre-Title Inspection Statement supplied by Seller, acknowledging the condition of the Unit. Receipt of the executed Pre-Title Inspection Statement shall be a condition precedent to closing. Purchaser agrees to accept the Pre-Title Inspection Statement wherein the Seller shall agree to complete all unfinished items within six (6) months from the date of Closing, weather and other circumstances permitting. Any such incomplete items shall not constitute an objection to closing provided Seller executes and delivers to Purchaser, a letter agreement in accordance with the foregoing. Purchaser shall allow Seller, its agents, servants and/or employees the right to enter the Unit and shall provide reasonable access thereto subsequent to Closing to complete any incomplete items.

In the event Seller is required to make any repair or complete any item of work to be performed by Seller after Closing, the limit of Seller's liability shall be to make said repair and/or to complete such item. This Paragraph shall survive Closing and delivery of the deed.

20) **CERTIFICATE OF OCCUPANCY** - At Closing, Seller shall deliver to Purchaser a temporary or permanent Certificate of Occupancy for the Unit (or building in which it is located) and, if available, a New York Board of Fire Underwriter's Certificate for the Unit.

21) **UNIT PART OF DEVELOPMENT** - Purchaser acknowledges that they may be living in an active construction site after Closing on the Unit. During the period of construction, there may be dirt and debris and construction material on the Property, construction vehicular traffic, construction noises, unfinished areas of the Condominium and other inconveniences, which are normal in a community undergoing construction. Purchaser further acknowledges that other units and infrastructure are presently being constructed at the Property and that Seller anticipates that such construction shall continue until the Condominium project is completed in accordance with the Plan. Accordingly, Purchaser agrees that such continuing construction shall not be deemed a nuisance nor an interference with Purchaser's quiet enjoyment of the Unit after Closing. This Paragraph shall survive Closing and the delivery of the deed.

22) **PURCHASER'S DEFAULT** - If Purchaser fails to appear and close title in accordance with this Purchase Agreement on the date and at the time and place stated in Seller's Notice for Closing, or if Purchaser fails to observe or perform any other thing to be observed or performed by Purchaser under this Purchase Agreement, Seller may send Purchaser a written notice of default giving Purchaser thirty (30) days from the date of such notice to cure any such default. Upon Purchaser's failure to cure such default within such thirty (30) day period, this Purchase Agreement shall, at Seller's

option, be deemed canceled and Seller shall have the right to retain as and for liquidated damages, all sums paid by Purchaser to Seller on account of the Purchase Price plus all additional sums paid and/or payable by Purchaser for all Extras ordered by Purchaser, together with all interest credited thereon, if any, which total amount Purchaser acknowledges to be fair and reasonable.

The notice of default shall be deemed notice to the Purchaser by the Escrow Agent of the Escrow Agent's intent to release the funds being held in escrow on behalf of the Purchaser pursuant to the dispute resolution provisions of the Attorney General's escrow regulations as described in Section X of the Offering Plan.

TIME IS OF THE ESSENCE FOR PURCHASER TO CURE SUCH DEFAULT WITHIN SUCH THIRTY (30) DAY PERIOD.

Upon cancellation of this Purchase Agreement for Purchaser's failure to timely cure any such default, Seller shall be released and discharged of all further liability and obligations to Purchaser under this Purchase Agreement. Thereafter the Unit may be sold or disposed of as though this Purchase Agreement had never existed and without any accounting to Purchaser for the proceeds of any subsequent sale. The foregoing remedy shall be in addition to any and all other remedies available to Seller under this Purchase Agreement or at law for any default by Purchaser under this Purchase Agreement.

23) **SELLER'S RIGHT TO CANCEL** - Seller may cancel this Purchase Agreement by forwarding a full refund of the Downpayment to Purchaser together with written notice of cancellation in the event of the occurrence of any of the following:

(a) any governmental authority imposes a ban on the construction or completion of residential dwellings or imposes restrictions on the manufacture, sale, distribution and/or use of materials from Seller's regular suppliers or from using same in the construction and/or completion of the Unit; or
(b) Seller is unable to obtain materials from its usual sources due to labor troubles, lockouts, war, military operations and requirements, civil unrest, act of God or national emergencies; or
(c) the installation of public utilities is restricted or curtailed; or
(d) should zoning and/or building restrictions and regulations, imposed by any governmental body having jurisdiction over the construction of residential housing and appurtenances, either presently in effect or as enacted or promulgated in the future, create or impose requirements upon the Seller which are not presently contemplated; or
(e) the Plan is abandoned, withdrawn or not consummated for any reason.

Upon such cancellation and refund, this Purchase Agreement shall be terminated and neither party shall have any further rights, obligations or liability to or against the other and the parties shall be released and discharged from all obligations and liability under this Purchase Agreement and the Offering Plan.

24) **INABILITY OF SELLER TO TRANSFER OWNERSHIP** - Except for Seller's willful default, if Seller is unable to transfer ownership of the Unit in accordance with this

Purchase Agreement, Seller shall only be liable to Purchaser for the return to Purchaser of the down payment. Thereafter, this Purchase Agreement shall be deemed canceled and neither party shall have any further liability to the other in connection with this Purchase Agreement or transaction. Seller shall not be required to commence any action or proceeding or incur any expense in order to remove the condition, which prevents Seller from transferring ownership of the Unit in accordance with this Purchase Agreement.

25) **PROHIBITION AGAINST ASSIGNMENT OR RECORDING OF PURCHASE AGREEMENT** - Neither this Purchase Agreement nor Purchaser's interest hereunder may be assigned by Purchaser without the written consent of Seller. In addition, neither shall this Purchase Agreement nor any memorandum thereof be recorded in the office of any county clerk or the King's County Register's Office by Purchaser or anyone on Purchaser's behalf. Should Purchaser violate the provisions of the foregoing sentence, this Purchase Agreement, at Seller's option, shall become null and void, whereupon all rights of the Purchaser shall cease and terminate and Seller shall have the right to retain the Downpayment and all amounts paid by Purchaser for Extras, as and for liquidated damages on account of such default by Purchaser pursuant to the provisions of Paragraph 22 hereunder.

26) **PROHIBITION AGAINST SIGNS ON UNIT** - Purchaser shall not place any sign anywhere on the Unit or Property at any time.

27) **PROHIBITION AGAINST ADVERTISING OF UNIT FOR SALE** - From and after the date hereof, Purchaser shall not place an advertisement for the sale of the Unit in any newspaper or other publication or media, or list the Unit with any real estate broker prior to Closing. Such action will constitute a material breach of this Purchase Agreement entitling Seller to retain monies paid on account of the Purchase Agreement plus the cost of Extras as liquidated damages.

28) **NO BROKER CONSULTED BY PURCHASER** – Purchaser represents that no broker other than Seller's broker (the "Broker") brought about this sale, and Purchaser agrees to indemnify Seller against any claim brought by any other broker for brokerage commission based upon Purchaser's acts. Seller shall pay the Broker pursuant to separate agreement. In the event Purchaser is represented or has consulted with an outside broker (other than the Broker), Purchaser shall be responsible for all costs and commissions associated therewith, and Seller shall not be responsible for any co-broker commission. This Paragraph shall survive Closing and delivery of the deed.

29) **TRUST FUNDS** - The law firm of Yung & Yung, PLLC with an address at 3808 Union Street, Unit 10D, Flushing, NY 11354, telephone number 718-670-0028, shall serve as escrow agent ("Escrow Agent") for Sponsor and Purchaser. Escrow Agent has designated the following Yung & Yung, PLLC partner to serve as signatories: Keith N. Yung, 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.

Escrow Agent and all authorized signatories hereby submit to the jurisdiction of the State of New York and its Courts for any cause of action arising out of the Purchase

Agreement or otherwise concerning the maintenance of release of the Deposit from escrow.

The Escrow Agent has established the escrow account at opened with JP Morgan Chase Bank, at their branch located at 39-01 Main Street, Flushing NY 11354, a bank authorized to do business in the State of New York. The escrow account is entitled “Yung & Yung, PLLC, IOLA F/B/O Arcadia Woodside Condominium – Escrow 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 per deposit. Any deposit in excess of $250,000 will not be insured.

All down payments received by Purchaser shall be in the form of checks, money orders, wire transfers, or other instruments, and shall be made payable to the order of Yung & Yung, PLLC, as Escrow Agent.

The Escrow Account is an IOLA account and no interest will be paid to Purchaser. No fees of any kind may be deducted from the Escrow Account, and the Sponsor shall bear all costs associated with the maintenance of the Escrow Account.

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

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

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.

All Deposits, except for advances made for upgrades, extras, or custom work received in connection with the Purchase Agreement, are and shall continue to be the

Purchaser's money, and may not be comingled with any other money or pledged or hypothecated by Sponsor, as per GBL § 352-h.

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

The Escrow Agent shall release the Deposit if so directed:

(a) pursuant to terms and conditions set forth in the Purchase Agreement in Paragraph 29 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.

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

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

A fiduciary relationship shall exist between Escrow Agent and Purchaser, and Escrow Agent acknowledges its fiduciary and statutory obligations pursuant to GBL §§ 352-e(2-b) and 352(h).

Escrow Agent may rely upon any paper or document which may be submitted to it in connection with its duties under this Purchase Agreement and which is believed by Escrow Agent to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution, or validity thereof.

Sponsor agrees that it shall not interfere with Escrow Agent's performance of its fiduciary duties and statutory obligations as set forth in GBL §§ 352-e(2-b) and 352-(h) and the New York State Department of Law's regulations.

Sponsor shall obtain or cause the selling agent under the 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.

Prior to release of the Deposit, Escrow Agent's fees and disbursements shall neither be paid by Sponsor from the Deposit nor deducted from the Deposit by any financial institution under any circumstance.

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

30) **NOTICES** - Any notices, statements, certificates, requests or demand required or permitted to be given or delivered under this Purchase Agreement shall be in writing and may be sent by mail, overnight courier or personal delivery, addressed to Purchaser or to Seller, as the case may be, at their respective addresses shown at the beginning of this Purchase Agreement, or to such other address as Purchaser or Seller may designate in the manner herein provided, or to their respective attorneys. Such notice, statement, certificate, request or demand shall be deemed to have been given

(a) when delivered to an overnight courier service, if sent by overnight courier,

(b) upon personal delivery actually being made, and

(c) upon receipt or first refusal of delivery or inability of delivery after delivery to the United States Post Office with proper postage prepaid, if sent by regular mail, registered or certified mail return receipt requested.

Notwithstanding the foregoing, any notice of default must be delivered only by overnight courier service, personal delivery, or certified mail return receipt requested.

31) **PURCHASER GENERAL REPRESENTATIONS -** Purchaser represents that Purchaser has not relied upon any architect's plans, sales plans, selling brochures, advertisements, representations, warranties, statements or estimates, written or oral, of any nature whatsoever, made by Sponsor, or otherwise, including but not limited to, any of the above relating to the description or physical condition of a Condominium building or the Unit or the Property, the size or the dimensions of the Unit or the rooms therein contained or any physical characteristics thereof, the services offered by the Condominium, the estimated Common Charges for the Unit, the estimated real estate taxes on the Unit, the right to any income tax deduction for any real estate taxes or mortgage interest paid by Purchaser, the right to any income tax credit with respect to the Purchase of the Unit, the potential for future profit with respect to the Unit, any future appreciation in value of the Property, the Condominium building or the Unit, any rental income potential, depreciation or investment potential with respect to the Property, the Condominium building or the Unit, any monetary or financial advantage with respect to the Property, the Condominium building or the Unit, or any other data, the environmental and/or flood plan conditions affecting the Condominium building, the availability of liability, casualty and flood insurance or the cost thereof, the costs of ongoing maintenance and repair of the Condominium building or any other matter or estimate not set forth herein and in the Plan. Purchaser further represents that Purchaser has not relied on any verbal or written representations made by the Broker or any other agent of Seller. No person has been authorized to make any representation on behalf of Sponsor except as herein or in the plans specifically set forth. Purchaser further acknowledges having had full opportunity to examine all documents and investigate all facts referred to and stated herein and in the Plan. Purchaser has relied solely on his own judgment and investigation in deciding to enter into this Purchase Agreement and purchase of the Unit. No oral representations or statements shall be considered a part of this Purchase Agreement, and any current or prior oral statements are void and have no effect. Sponsor makes no representation or warranty as to the work, materials, appliances, equipment or fixtures in the Unit, the Common Elements or any other part of the Property other than as set forth herein or in the Plan. Purchaser agrees that the Seller shall have no liability or responsibility to Purchaser and that Purchaser will not be relieved from his or her obligations hereunder, by reason of any inaccuracy or error in the layout or dimensions of the Unit or any part thereof, or of the Common Elements, and (2) any immaterial or insubstantial accuracy or error. Purchaser agrees that a change in the square foot area and dimensions of the Unit due to the failed conditions, construction variances and tolerances, which do not increase or decrease the square foot area of the Unit by more than 5% (excluding interior partitions), shall not be deemed a material or adverse change the provisions of this paragraph shall survive the closing of title or the termination of this Purchase Agreement. Purchaser understands and acknowledges that the Seller cannot guarantee a firm completion and availability date for the Unit and agrees that the Seller shall not be obligated to make, provide or compensate for any accommodations or costs

to Purchaser as a result of construction delays nor shall such delays serve to cancel, amend or diminish any of Purchaser's obligations hereunder.

32) **ACKNOWLEDGMENT THAT THERE ARE NO OTHER UNDERSTANDINGS** - All prior understandings and agreements are hereby superseded and merged into this Purchase Agreement, which alone contains the final and entire understanding and agreement between Seller and Purchaser. Neither Seller nor Purchaser shall be bound by any terms, conditions, statements, or representations, oral or written, not set forth in this Purchase Agreement or in the Offering Plan. Purchaser acknowledges that Purchaser is buying a Unit in a condominium development which may not yet have been formed at the time this Purchase Agreement is signed, and that, except as stated in this Purchase Agreement, the Declarations, By-Laws, Exhibits, Schedules and Plan, Purchaser has not relied on any representations or other statements of any kind or nature made by Seller or anyone else except as set forth in the Plan or any amendment thereto and this Purchase Agreement, including but not limited to, the description, size or dimensions of the Unit or rooms therein, or the estimated common charges, or other expenses relative thereto.

Purchaser also acknowledges that none of Seller's representatives has the authority to modify this Purchase Agreement or to make any oral promise, agreement or representation inconsistent or contrary to the terms of this Purchase Agreement. This Purchase Agreement may be changed only by a written document signed by both Purchaser and Seller's Authorized Agent. The invalidity or unenforceability of any particular provision of this Purchase Agreement will not affect the other provisions, and this Purchase Agreement will be interpreted in all respects as if such unenforceable provisions were omitted.

33) **RISK OF LOSS** - The risk of loss or damage to the Unit by fire or any other cause until delivery of the deed is assumed by Seller. In the event a substantial portion of the Unit or Condominium shall be destroyed or damaged prior to Closing, Seller shall be entitled to cancel this Purchase Agreement by written notice to Purchaser, together with a check in the amount of the Downpayment paid by Purchaser, with interest, if any; however, Purchaser will not receive a refund of any funds paid for Extras. The parties shall thereafter be released from any further liability hereunder.

If any part of the Unit is damaged or destroyed by any casualty prior to Closing, Seller will have the option to restore the Unit to its previous condition as soon as reasonably possible. In the event Seller elects to restore the Unit, then the Closing Date and any other applicable date or deadline will be extended in a reasonable manner by Seller. Seller agrees to notify Purchaser of Seller's decision within ten (10) business days of the date of such casualty. In the event Seller elects not to restore the Unit, then this Purchase Agreement will terminate and Purchaser will receive a full refund of all monies paid to Seller. The parties shall thereafter be released from any further liability hereunder.

34) **DAMAGE TO PUBLIC IMPROVEMENTS, AMENITIES AND COMMON ELEMENTS** - Purchaser shall repair and/or restore to their original condition and standards any public improvement, amenity or Common Elements on the Property damaged by Purchaser or Purchaser's agents, employees, contractors or licensees. Upon failure of Purchaser to complete such repair and/or restoration work within thirty

(30) days after written notice from Seller, then and in that event, Seller may complete same at the expense of Purchaser who shall reimburse Seller for the cost thereof immediately upon demand. This Paragraph shall survive Closing and delivery of the deed.

35) **STRICT COMPLIANCE; SEVERABILITY; WAIVER OF TRIAL BY JURY** - Any failure by Seller to insist upon strict performance by Purchaser of any of Purchaser's obligations under this Purchase Agreement shall not be deemed a waiver of such obligations, and Seller may at any time insist upon strict performance by Purchaser of any and all obligations to be performed by Purchaser under this Purchase Agreement irrespective of the number of times Purchaser failed to strictly comply with such obligations in the past. If any part of this Purchase Agreement or the Plan is invalid or unenforceable with respect to a particular individual or circumstance, the remainder of this Purchase Agreement or the Plan and the applicability to other individuals or circumstances shall not be affected thereby but shall continue in full force and effect. Purchaser waives all rights to trial by jury in any action, proceeding or counterclaim in any way arising out of or relating to this Purchase Agreement or the Plan. Purchaser agrees to pay all court fees, including reasonable attorney fees, should Purchaser bring an action against Seller in any court of proper jurisdiction (including small claims court) and be unsuccessful. Further Purchaser agrees to waive the right to file a Lis Pendens if not filed within sixty (60) days of the cancellation of this Purchase Agreement.

Purchaser and Seller hereby waive trial by jury in any action, proceeding or counterclaim arising out of this Purchase Agreement, provided such waiver is not prohibited by any laws of the State of New York. Any action or proceeding brought by either party hereto against the other, directly or indirectly, arising out of this Purchase

Agreement, shall be instituted in a court in Queens County and all motions in any such action shall be made in Queens County.

This Paragraph shall survive Closing and delivery of the Deed.

36) **LIEN OF DEPOSIT** - All sums paid on account of this Purchase Agreement are hereby made liens upon the Unit, but such liens shall not continue after default by the Purchaser under this Purchase Agreement.

37) **MISCELLANEOUS:**

(a) The start of any activity by Seller in connection with the Unit is not to be deemed a waiver of any of Seller's rights under this Purchase Agreement.

(b) The personal property referred to in this Purchase Agreement shall be deemed conveyed by the deed, and no part of the Purchase Price shall be deemed allocated to such personal property.

(c) The attorneys representing the Seller or any Lender represent such parties only and not the Purchaser. The Purchaser may retain independent counsel at Purchaser's own expense in order to protect Purchaser's own interest.

(d) The delivery of the deed for the Unit to Purchaser or Purchaser's representative at Closing shall be deemed to mean that all things required to be done by Seller under this Purchase Agreement have been done and that Purchaser shall not claim otherwise except as to those things, if any, which are specifically stated in this Purchase Agreement or in a separate writing signed by Seller or Seller's attorney on Seller's behalf, to survive or continue beyond Closing or delivery of the deed.

(e) The paragraph headings set forth in this Purchase Agreement are inserted solely for convenience of reference and in no way deemed to affect, amend, define, describe or limit the scope or intent of the provisions set forth in this Purchase Agreement.

(f) No provision of this Purchase Agreement may be changed, waived, discharged, or terminated orally, by telephone, or by any other means, except an instrument in writing signed by the party against whom enforcement of such change, waiver, discharge, or termination is sought and then only to the extent set forth in such instrument.

(g) Any singular word or term herein shall also be read as in the plural whenever the sense of this Purchase Agreement may require it. The use of the masculine gender shall be deemed to refer to the feminine gender, or neuter, whenever the context so requires.

(h) If two (2) or more persons are named as Purchaser in this Purchase Agreement, (i) each person shall be jointly and severally liable for payment, observance and performance of all obligations under this Purchase Agreement and (ii) anyone of them is hereby made agent for the other in all matters of any and every kind or nature with respect to the Unit and/or this Purchase Agreement. The act, assent, election or approval by one shall conclusively constitute the act, assent, election and approval by all.

(i) The provisions of this Purchase 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 Seller and its successors and assigns.

(j) This Purchase Agreement shall not be binding or effective until fully executed and delivered by Seller and Purchaser.

(k) Seller represents that its Federal Employer Identification Number is _____; and Purchaser represents that his/her/their social security number(s) is _____ and _____.

(l) In the event any portion of this Purchase Agreement shall be declared by any court of competent jurisdiction to be invalid, illegal or unenforceable, such portion shall be deemed severed from this Purchase Agreement and the remaining parts hereof shall remain in full force and effect, as fully as

though such invalid, illegal or unenforceable portion had never been part of this Purchase Agreement.

(m) The parties agree that this Purchase Agreement shall be governed by, and construed in accordance with the laws of the State of New York.

38) SMOKING POLICY - In compliance with Local Law 147 and pursuant to Article 17 of the New York City Administrative Code, the Sponsor has adopted the following smoking policy for the Building (the "Smoking Policy"):

Smoking is PROHIBITED (i) in all commons areas of the Building, including, but not limited to, the lobby, entryways, vestibules, ante rooms, mail rooms, storage rooms, bike rooms, common rooms, amenity rooms, gym, roof decks, garbage chute rooms, compactor rooms, basement, corridors, hallways, stairwells, elevators, playroom, garage, garage ramp, walkways, and (ii) within twenty-ten (25) feet of any outside entrance to the Building or within twenty-five (25) feet of any outdoor air intake or operable window opening onto Common Elements or Units.

For the purposes of this Smoking Policy, the term "smoking" includes, but is not limited to, inhaling, exhaling, burning or carrying any lighted cigar, cigarette, pipe or any other form of lighted object or device which contains tobacco, including the use of electronic cigarettes or any similar device that delivers vapor for inhalation (including any refill, cartridge or other component of an electronic cigarette or similar device), or any other items or materials that may be smoked, whether such substance is a legal substance or an illegal substance. This Smoking Policy applies to all Unit Owners, tenants, subtenants, occupants and residents of the Building, and to any guests, agents, licensees and invitees of a Unit Owner. It is the Unit Owner's responsibility to ensure that its tenants, subtenants, occupants, residents, guests, agents, licensees and invitees comply with this Smoking Policy.

Smoking is PROHIBITED within individual Units and on the terraces, balconies, patios and yards attached to individual Units.

Any Unit Owner who sells, leases, or subleases its Unit must include a copy of this Smoking Policy in the contract of sale, lease or sublease.

In the event of a violation of this Smoking Policy, in addition to and not in diminution of, all other remedies available to the Condominium, as provided in its Declaration of Condominium and By-Laws, or at law or in equity, with regard to a default by the Unit Owner, the Board shall have the right to impose an administrative fee in the amount of Two Hundred Fifty ($250.00) Dollars on the Unit Owner for each such violation of this Smoking Policy. A continuing violation shall be considered a new violation.

This Smoking Policy shall become effective immediately. The Board will advise Unit Owners of any changes to the Smoking Policy.

39) NOTICES TO PURCHASER - WHEN SIGNED BY SELLER AND PURCHASER (OR PURCHASER'S AUTHORIZED AGENT), THIS PURCHASE AGREEMENT WILL BECOME A LEGALLY BINDING AGREEMENT. PURCHASER SHOULD MAKE

SURE THAT ALL PROVISIONS ARE READ AND UNDERSTOOD BEFORE SIGNING. IF PURCHASER DOES NOT UNDERSTAND ANY PROVISION, PURCHASER SHOULD SEEK LEGAL ADVICE.

PURCHASER MUST BE GIVEN A COPY OF THE PLAN PRIOR TO THE SIGNING OF THIS PURCHASE AGREEMENT. BY SIGNING THIS PURCHASE AGREEMENT, PURCHASER ACKNOWLEDGES RECEIPT OF THE OFFERING PLAN AND THAT PURCHASER HAS HAD AN OPPORTUNITY TO READ THE OFFERING PLAN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO SIGNING THIS PURCHASE AGREEMENT.

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

PURCHASERS:

_____
Signature

_____
Signature

SPONSOR
4601 STREET, LLC

By:_____

ESCROW AGENT
YUNG & YUNG, PLLC

By:_____

FORM FOR THE RELEASE OF ESCROW FUNDS

Date

Yung & Yung, PLLC
3808 Union Street, Unit 10D
Flushing, New York 11354

Re: **Arcadia Woodside Condominium**
Purchaser:
Unit #:

Dear Sirs:

You have been holding in a trust account my/our down-payment for the above-referenced Unit in the amount of $_____. I/we acknowledge that a closing has taken place this date. Accordingly, Yung & Yung, PLLC is authorized to release the funds being held in said amount to whomever the Sponsor so designates. In addition, Yung & Yung, PLLC as Escrow Agent on said account, is hereby released from any and all liability or further obligation to us with respect to said down-payment.

Very truly yours,

_____
Purchaser

_____
Sponsor's representative

WAIVER OF NOTICE OF CLOSING

, being duly sworn, does hereby depose and state:

1. I am the Purchaser of Unit # at Arcadia Woodside Condominium.

2. Pursuant to a Purchase Agreement dated , 20 , I am entitled to thirty (30) days' written notice of the closing for my Unit.

3. I hereby waive the applicable notice provision contained in the Purchase Agreement and agree to close on , 20 .

_____
Purchaser

Sworn to before me this day
of 20 .

_____
Notary Public

EXPRESS ASSUMPTION OF RISK

I/We _____ understand that by entering onto a construction site, there are extraordinary risks of grave bodily injury and/or death. In consideration for being allowed to enter upon the premises herein, I/we expressly assume all risks associated with the construction site, including but not limited to:

1. Falling debris;
2. Falls associated with excavations, uncleared ice and/or snow incomplete sidewalks and roads and downed trees and/or bushes;
3. Injuries associated with incomplete construction;
4. Injuries associated with operating machinery;
5. Injuries associated with incomplete or no railings; and
6. Injuries associated with incomplete and/or insufficient lighting.

I/We _____ further agree to fully indemnify and hold harmless 4601 STREET, LLC its members, officers, directors, principals, shareholders, successors and assigns for any and all damage to any personal property.

_____

_____

TENDER OF ESCROW DEPOSIT

Date: _____

Tender of Deposit of $_____, for Unit _____ and Parking Space Unit ____ at Arcadia Woodside Condominium, located at 40-22 61st Street Woodside, New York 11377.

Purchaser named below has tendered on _____, 20__, the above escrow deposit to Sponsor as a deposit for the above Unit and Parking Space Unit.

Purchaser: _____

Address of Purchaser: _____

_____

Phone number of Purchaser:

Cellular: _____

Social Security Number of Purchaser _____

Purchaser's Signature _____

RECEIPT

The SPONSOR of the above named property hereby acknowledges receipt of the above escrow deposit.

4061 STREET, LLC

By: _____

Date of Receipt: _____

POWER OF ATTORNEY

CAUTION TO THE PRINCIPAL: Your Power of Attorney is an important document. As the "principal," you give the person whom you choose (your "agent") authority to spend your money and sell or dispose of your property during your lifetime without telling you. You do not lose your authority to act even though you have given your agent similar authority.

When your agent exercises this authority, he or she must act according to any instructions you have provided or, where there are no specific instructions, in your best interest. "Important Information for the Agent" at the end of this document describes your agent's responsibilities.

Your agent can act on your behalf only after signing the Power of Attorney before a notary public.

You can request information from your agent at any time. If you are revoking a prior Power of Attorney by executing this Power of Attorney, you should provide written notice of the revocation to your prior agent(s) and to the financial institutions where your accounts are located.

You can revoke or terminate your Power of Attorney at any time for any reason as long as you are of sound mind. If you are no longer of sound mind, a court can remove an agent for acting improperly.

Your agent cannot make health care decisions for you. You may execute a "Health Care Proxy" to do this.

The law governing Powers of Attorney is contained in the New York General Obligations Law, Article 5, Title 15. This law is available at a law library, or online through the New York State Senate or Assembly websites, www.senate.state.ny.us or www.assembly.state.ny.us.

If there is anything about this document that you do not understand, you should ask a lawyer of your own choosing to explain it to you.

I (We) residing at _____ ("Principal") the owner of Condominium Unit No. ___ in the Condominium known as Arcadia Woodside Condominium, covering the property located in the Borough and County of Queens, City and State of New York, do hereby nominate, constitute and appoint the Members of the Board of Managers of Arcadia Woodside Condominium c/o 4061 Street, LLC , 60-20 Woodside Avenue, 2nd Floor, Woodside, New York 11377 and their successors, jointly, my true and lawful attorneys-in-fact, coupled with an interest, with power of substitution, in my name and on my behalf to acquire, in their own name or in the name of their designee by deed on behalf of all owners of Condominium Units in said property, any Condominium Unit whose owner desires to abandon the same, or which shall be the subject of a foreclosure sale or in lieu of a foreclosure sale, at such price and on such terms as my said attorneys-in-fact shall, in their sole discretion deem proper and thereafter to convey, sell, lease, sublease, mortgage, vote or otherwise deal in such Condominium Unit so acquired, at such terms as my attorneys-in-fact may in their sole discretion determine, granting to my said attorneys-in-fact the power to do all things in the said premises which I could do if I were personally present.

I (We) do further hereby nominate, designate, constitute and appoint the Members of the Board of Managers of Arcadia Woodside Condominium and their successors, jointly, my true and lawful attorneys-in-fact, coupled with an interest, with power of substitution, in my name and on my behalf, the right to act in my behalf to take any and all action necessary against any tenant(s) that may be residing in my Residential Unit including but not limited to, the right to seek an eviction in a court of law for failure to adhere to any of the provisions of the Declaration of Condominium, By-Laws and/or Rules and Regulations of Arcadia Woodside Condominium.

I (We) do hereby further irrevocably nominate, constitute and appoint 4601 Street, LLC, 60-20 Woodside Avenue, 2nd Floor, Woodside, New York 11377, and its successors, my true and lawful attorneys-in-fact coupled with an interest in my name and on my behalf to vote at any Unit Owners meeting for, and to file an amendment to the Declaration of Condominium of Arcadia Woodside Condominium permitting the certification by a registered architect or professional engineer, certifying that the floor plans filed as part of an amended Declaration are an accurate copy of portions of the plans of the building and fully and fairly depict the layout, location, designation and approximate dimensions of the Units, as built, and to amend any Filed Map or amending such Declaration to create any utility easements or to carry out any of the provisions of the Offering Plan of such Condominium as described in Article Eleventh, Section (c) of the Declaration of Condominium of Arcadia Woodside Condominium.

Terms used in this Power of Attorney, which are used in the Declaration submitted by 4601 Street, LLC establishing a Plan for Condominium Ownership of the premises known as Arcadia Woodside Condominium under the Condominium Act (the “Declaration”), dated _____, 20__ and recorded in the Queens County Register’s Office on _____, 20__ as CRFN _____ together with the Exhibits attached thereto, shall have the same meanings herein as in the Declaration.

This document does not revoke any power of attorney I/we have previously executed. In order to revoke a prior power of attorney, I/we will execute a revocation specifically referring to the power to be revoked.

Notwithstanding anything set forth herein to the contrary, this power of attorney is irrevocable and shall not be revoked by any subsequent power of attorney I/we may execute.

Whenever two or more powers of attorney are valid at the same time, the agents appointed on each shall act separately, unless specified differently in the documents.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal this day of , 20__.

_____

_____

STATE OF NEW YORK)
:ss
COUNTY OF)

On the day of in the year 20__, before me, the undersigned, personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

STATE OF NEW YORK)
:ss
COUNTY OF)

On the day of in the year 20__, before me, the undersigned, personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

IMPORTANT INFORMATION FOR THE AGENTS:

When you accept the authority granted under this Power of Attorney, a special legal relationship is created between you and the principal. This relationship imposes on you legal responsibilities that continue until you resign or the Power of Attorney is terminated or revoked. You must:

1. act according to any instructions from the principal, or, where there are no instructions, in the principal's best interest;

2. avoid conflicts that would impair your ability to act in the principal's best interest;

3. keep the principal's property separate and distinct from any assets you own or control, unless otherwise permitted by law;

4. keep a record or all receipts, payments, and transactions conducted for the principal; and

5. disclose your identity as an agent whenever you act for the principal by writing or printing the principal's name and signing your own name as "agent" in either of the following manner: (Principal's Name) by (Your Signature) as Agent, or (Your Signature) as Agent for (Principal's Name).

You may not use the principal's assets to benefit yourself or give major gifts to yourself or anyone else unless the principal has specifically granted you that authority in this Power of Attorney or in a Statutory Major Gifts Rider attached to this Power of Attorney. If you have that authority, you must act according to any instructions of the principal or, where there are no such instructions, in the principal's best interest. You may resign by giving written notice to the principal and to any co-agent, successor agent, monitor if one has been named in this document, or the principal's guardian if one has been appointed. If there is anything about this document or your responsibilities that you do not understand, you should seek legal advice.

Liability of agent:

The meaning of the authority given to you is defined in New York's General Obligations Law, Article 5, Title 15. If it is found that you have violated the law or acted outside the authority granted to you in the Power of Attorney, you may be liable under the law for your violation.

AGENT'S SIGNATURE AND ACKNOWLEDGMENT OF APPOINTMENT: It is not required that the principal and the agents sign at the same time, nor that multiple agents sign at the same time.

I, _____, Member of 4061 Street, LLC , have read the foregoing Power of Attorney. 4601 Street, LLC, is one of the entities identified therein as agent for the principal named therein. On behalf of 4601 Street, LLC , I acknowledge my/our legal responsibilities.

Agent(s) sign here:

4061 STREET, LLC

By: _____

STATE OF NEW YORK)
:ss
COUNTY OF)

On the day of in the year 20__, before me, the undersigned, personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

AGENT'S SIGNATURE AND ACKNOWLEDGMENT OF APPOINTMENT: It is not required that the principal and the agents sign at the same time, nor that multiple agents sign at the same time.

I, _____ of the Board of Managers of Arcadia Woodside Condominium have read the foregoing Power of Attorney. The Board of Managers Arcadia Woodside Condominium is one of the entities identified therein as agent for the principal named therein. On behalf of the Board of Managers, I acknowledge our legal responsibilities.

Agent(s) sign here:

BOARD OF MANAGERS OF ARCADIA WOODSIDE CONDOMINIUM

By: _____

STATE OF NEW YORK)
:ss
COUNTY OF)

On the day of in the year 20__, before me, the undersigned, personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

POWER OF ATTORNEY

_____

to

Board of Managers of Arcadia Woodside Condominium

and

4061 STREET, LLC
Unit ___

60-20 Woodside Avenue, 2nd Floor
Woodside, New York 11377
Block ___
Lot __
County of Queens

Record and Return to:

Moritt Hock & Hamroff LLP
1407 Broadway, 39th Floor
New York, New York 10018

DEED

THIS INDENTURE made the day of , 20__ between 4601 STREET, LLC, a New York Limited Liability Company, having a place of business at 60-20 Woodside Avenue, 2nd Floor, Woodside, New York 11377, Party of the First Part and

Party of the Second Part;

W I T N E S S E T H

That the Party of the First Part, in consideration of Ten Dollars ($10.00), lawful money of the United States, and other good and valuable consideration, paid by the Party of the Second Part, does hereby grant and release unto the Party of the Second Part, the heirs or successors and assigns of the Party of the Second part forever,

All that certain piece or parcel of real property, with the improvements therein contained, situate and being a Condominium Unit (the "Residential Unit") in Queens County, City and State of New York, known as Residential Unit No. _____ together with Parking Space Unit ___ (if applicable) in the Condominium known as 103 Condominium, said Residential Unit designated and described as Residential Unit No. ___ and said Parking Space Unit designated and described as Parking Space Unit No. ___ (if applicable), in the Declaration establishing a plan for Condominium Ownership of said premises under Article 9-B of the Real Property Law of the State of New York (the "New York Condominium Act"), dated and recorded in the Office of the City Register, Queens County (the "Register's Office") on _____in Reel _____page _____ and also designated as Tax Lot _____ in Block _____ of Section ____ of Queens County on the Tax Map of the Real Property Assessment Department of the City of New York, and on the Floor Plan of said building certified by _____on _____and filed with the Real Property Assessment Department of the City of New York on _____as Condominium Plan No. _____, and also filed in the Register's Office on _____ as Condominium Plan No. _____, Map No. _____.

TOGETHER with an undivided _____% (combined Residential and Parking Space Units, if applicable) interest in the Common Elements.

The premises within which the Residential Unit is located are more particularly described as follows:

(PROPERTY DESCRIPTION)

TOGETHER with the appurtenances and all the estate and rights of the Party of the First Part in and to said premises.

TOGETHER with the benefits, rights, privileges, easements and subject to the burdens, covenants, restrictions, by-laws, regulations and easements all as set forth in the Condominium Documents filed and recorded as aforesaid.

SUBJECT TO: The provisions of the Declaration, By-Laws, site plan and floor plans of the Condominium as the same may be further amended from time to time by instruments recorded or filed in the Register's Office of the City of New York, Queens County, which provisions, together with any amendments thereto shall bind any person having at any time any interest or estate in the Residential Unit, as though such provisions were recited at length herein.

TO HAVE AND TO HOLD the premises herein granted unto the Party of the Second Part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the First Part covenants that the party of the First Part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the Party of the First Part, in compliance with Section 13 of the Lien Law, covenants that the Party of the First Part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for purpose of paying the cost of the improvement before using any part of the total of the same for any other purposes.

The use for which the Residential Unit is intended is that of a one family residence or non-residential use, subject to the applicable governmental regulations and the restrictions contained in the Declaration.

The use for which the Parking Space Unit is intended is that of a parking space for automobiles, subject to the applicable governmental regulations and the restrictions contained in the Declaration.

This conveyance is made in the regular course of business actually conducted by the Party of the First Part.

The word "Party" shall be construed as if it read "Parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the Party of the First Part has duly executed this deed and the Party of the Second Part has duly assumed the mortgage therein referred to, the day and year first above written.

4061 STREET, LLC

By:_____

STATE OF NEW YORK)
) ss.:
COUNTY OF)

On the ____ day of _____ in the year 20__, before me, the undersigned, a Notary Public in and for said state, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his or her signature on the instrument the person or the entity upon behalf of which the person acted executed the instrument.

_____
NOTARY PUBLIC

Arcadia Woodside Condominium
August 3, 2023

DESCRIPTION OF PROPERTY AND SPECIFICATION OR BUILDING CONDITIONS

A. Location and Use of Property

This property and its proposed use will comply with all zoning and use requirements and the Certificate of Occupancy will be presented at closing.

(1) Address: 40-22 61st Street - Queens, NY 11377
(2) Block: 1335 Lot: 58
(3) Zoning: In commercial/residential district – C1-3 in R6A, R6A, & R5B
(4) Permissible Use: Proposed one zoning lot with two tax lots containing (1) existing two-story commercial building with cellar on Lot 36 and (1) new seven-story building with cellar and sub-cellar on Lot 58.

The proposed uses for the new building (Lot 58) are utility rooms, meter rooms, storage room, trash compactor room, and thirty-nine (39) bicycle parking spaces located on sub-cellar floor, thirty-five (35) enclosed parking spaces on cellar floor, thirty-six (36) enclosed parking spaces on sub-cellar floor, recreation area located on 1st floor terrace, recreation room and gym room on 1st floor, and seventy-six (76) Class "A" apartment units on the 1st thru 7th floors. As defined by NYS Multiple Dwelling Law: "Class A" multiple dwellings are occupied as a rule, for permanent residence purposes.

B. Status of Construction

The new building (Lot 58) is classified as 1-B (2-hour protected-Non-Combustible) per 2014 NYC Construction Codes, in which the exterior walls, exit ways, shafts, structural members, unit partition walls, floors and roofs are constructed of non-combustible materials and assemblies affording the fire resistance rating of two-hour. Construction started, under approved New Building application No. 440597481; and the initial work permit was issued on June 01, 2021. All construction work including general construction, heating, ventilation, plumbing, and electrical work must be completed before a permanent Certificate of Occupancy can be issued. Current status of construction is interior finishes and details. The year building built is 2021. The anticipated substantial completion date of work for Arcadia Woodside Condominium is June 01, 2024. The anticipated issuance of final Certificate of Occupancy will be obtained by the sponsor prior to units closing. If any building is untenanted for a period sixty days or more, a new certificate of occupancy has to be obtained as per Housing Maintenance Code Sec. [D26-35.01] 27-2089a. There is no proposed enlargement.

The new building is a Quality Housing project and will be in compliance with all Quality Housing requirements.

As per the Quality Housing Program, the lists of required elements that will be in compliance are:

1. Windows: All windows will be double glazed.
2. Refuse Storage and Disposal: A refuse disposal room will be provided on every floor that contains a dwelling unit(s).
3. Laundry Facilities: A combo washer and dryer will be provided within each dwelling unit.
4. Recreation space: A recreation space is provided on the 1st floor terrace.

C. Site

The new building will be located at 40-22 61st Street, Queens, New York and occupies Block: 1335, Lot: 58 in Queens on the New York City Tax Map. The site is an irregular shape 150.12' x 148.20' (lot 58). The size of the tax lot is 21,014.50 Sq. Ft as per surveyed by Professional Land Surveyor Ramzan Alli of NY Land Surveyor PLLC.

The new building contains seventy-six (76) residential units, recreation room, gym room, seventy-one (71) enclosed parking spaces, thirty-nine (39) bicycle parking spaces, and an outdoor recreation area. The street, 61st Street, fronting the site is public and paved with asphalt concrete in fair condition with one-way traffic running on 30 feet wide roadway. The street is slightly sloping down toward a south direction along 61st Street.

The existing sidewalk, curb and drive curb cuts are in fair condition and will be replaced with new concrete paving as per pavement plan filed with and approved by the Department of Highways. There is no proposed catch basin; however, an existing catch basin is located at the intersection of 61st Street and 43rd Avenue. The existing public and paved with asphalt concrete are sloped to drain water into this catch basin. There is a fire hydrant fronting the property. The exterior lighting for the premises will consist of wall-mounted LED light fixtures at the front entrance. The above items are in conformity with 2014 NYC Construction Codes and Department of Highways.

Hazardous materials, environmental restrictions, and little E are not present. In general, the groundwater level is expected to fluctuate depending upon weather conditions, seasonal factors, or other unknown conditions. The project is not located in a designated flood zone by any local, state, or federal agency.

D. Utilities

Water:
There is an 8 inch water main on 61st Street serviced by New York City Water Board. A tap connection will be made to the building and will be billed from common charge as per rates set by the Water Board in accordance with the water meter reading of actual consumption.

Combined Sewer (Sanitary and Storm):
There is a 12 inch city combined sewer on 61st Street and is currently maintained by the New York City Sewer Department. The Condominium is responsible for repair of any damage to this sanitary sewer. There will be rental charge for the sewer connection to this street sewer, and the

sewer tax will be paid to the City of New York. All sewer permits have been obtained.

Gas:
Gas service will be supplied by National Grid. There will be a total of two (2) gas meters; one (1) for water heaters and one (1) for residential cooking. All gas meters are located on cellar floor. All gas meters are collectively billed

Electricity:
Electric service will be supplied by Con Edison Co. through underground conduit to an electric main on 61st Street. There will be a total of seventy-eight (78) electric meters, seventy-six (76) for the residential apartment (one meter per unit), (1) for the parking garage and one (1) for the common usage of the building. All electric meters are located on cellar floor.

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

E. Sub-soil Conditions

Test borings were reported on October 22, 2020 by Yu & Associates Engineers, P.C. Test boring data revealed the subsurface condition is favorable for the proposed development. Piles are not required to support the new building. At the proposed foundation level about 19.33 feet depth below ground surface (from sidewalk elevation), the foundation soil is Stratum S-Glacial Sand (NYCBC Class 3a and 3b) which is sufficient to support the building seven (7) story in height. The proposed building foundation system is accurately sized to support the calculated load. Based on the reading taken from observation well B-6 (OW), groundwater was encountered at about 31.5 feet below the existing site grade, corresponding to an elevation of el+30. Variations of groundwater level within about 2 feet is expected depending on seasonal variations, precipitation, and other factors. Localized perched water might be present above the groundwater level. The building has a 20 Mil vapor barrier above grade to prevent further ground infiltration. Uneven foundation movement or settling, and evidence of moisture or seepage or ground water infiltration were not detected.

F. Landscaping and Enclosures

As per NYC Zoning Code requirements, six (6) street trees are required. There are three (3) existing street tree to remain, and three (3) street tree are paid to Parks for planting. There is a gate door provided at the south side of the building. Mechanical equipment area with chain link stainless steel fence at roof. Grass cover, plants, garden walls, retaining walls, pools and fountains are not applicable.

G. Building Size

The building height is sixty-seven feet eight inches (67’-8”). The adjacent building to the north is an existing one-story masonry building and the total building separation of approximately three inches (3”). The adjacent building to the south is an existing two-story masonry building and the

total building separation of approximately nine inches (9”).

The building is legally established as seven-stories high with a sub-cellar and cellar floor below grade. There are sprinkler and plumbing room, gas meter room, and an electricity room on the cellar floor. The majority of living rooms and bedrooms in the residential apartments are approximately 8'-0" high. The ceilings in the bathrooms and kitchens of the residential units are approximately 8'-0" high. The parapet height on the roof and 1st, 4th, 5th, 7th floor is approximately 3'-8" above the concrete stepping stone material. The elevator control room is located on the cellar floor.

Water heaters are located in the water heater room on roof level. Heat and cooling systems for each unit are located on private terraces, common terraces, and roof level.

H. Structural System

The structural system is a reinforced concrete system with poured in place reinforced concrete footing and foundation walls below the ground floor level. The new sub-cellar floor shall be supported on 6,000 psi concrete mat footings and shall be comprised of new reinforced 30” thick concrete slab. The new perimeter foundation walls shall be reinforced concrete. As per test boring done on October 22, 2020, underground water was not detected. The typical floors, except the sub-cellar floor, cellar and roof, are composed of minimum 10-inch reinforced concrete fill supported by structural concrete beams and columns. The structural system is comprised of reinforced concrete column, reinforced concrete shear walls and reinforced concrete link beam for lateral loads. Floor/ceiling assemblies for dwelling unit are constructed of assemblies have an impact insulation class (IIC) rating of not less than 50 as per NYC BC 1207.3. A sub-grade drainage system is provided for the foundation of the building and is connected to the sump pump. An adhesive waterproof membrane is provided at the foundation walls and floor slab.

(1) Exterior of Building:

(i) Walls:

There are seven types of exterior wall assembly. All exterior wall assembly are constructed of non-combustible materials and assemblies affording the fire resistance rating of two-hour.

The first type of exterior walls will comprise of, from exterior face to interior face, 3-5/8” face brick, 1-1/8” air-space, 1” R-5 rigid insulation, self-adhered waterproofing membrane flashing, 7-5/8” concrete masonry unit with solid grout filled, 3-5/8” metal studs with R-19.5 closed cell spray foam insulation in between, vapor barrier and 5/8” gypsum boards with a painted finish.

The second type of exterior walls will comprise of, from exterior face to interior face, 3-5/8” face brick, 1-1/8” air-space, 1” R-5 rigid insulation, self-adhered waterproofing membrane flashing, 6” metal studs with R-32 closed cell spray foam insulation in between, vapor barrier and 5/8” gypsum boards with a painted finish.

The third type of exterior walls will comprise of, from exterior face to interior face, 3-5/8” face brick, 1-1/8” air-space, 1” R-5 rigid insulation, self-adhered waterproofing membrane flashing, concrete wall, 3-5/8” metal studs with R-19.5 closed cell spray foam insulation in between, vapor barrier and 5/8” gypsum boards with a painted finish.

The fourth type of exterior walls will comprise of, from exterior face to interior face, 3-3/4” painted aluminum, 2” R-10 rigid insulation, self-adhered waterproofing membrane flashing, concrete wall, 3-5/8” metal studs with R-19.5 closed cell spray foam insulation in between, vapor barrier and 5/8” gypsum boards with a painted finish.

The fifth type of exterior walls will comprise of, from exterior face to interior face, 3-3/4” painted aluminum, 2” R-10 rigid insulation, self-adhered waterproofing membrane flashing, 6” metal studs with R-32 closed cell spray foam insulation in between, vapor barrier and 5/8” gypsum boards with a painted finish.

The sixth type of exterior walls will comprise of, from exterior face to interior face, 1” R-5 rigid insulation, self-adhered waterproofing membrane flashing, 7-5/8” concrete masonry unit with solid grout filled, 3-5/8” metal studs with R-19.5 closed cell spray foam insulation in between, vapor barrier and 5/8” gypsum boards with a painted finish.

The seventh type of exterior walls will comprise of, from exterior face to interior face, 1” R-5 rigid insulation, self-adhered waterproofing membrane flashing, concrete wall, 3-5/8” metal studs with R-19.5 closed cell spray foam insulation in between, vapor barrier and 5/8” gypsum boards with a painted finish.

Weep slots will be installed along the façade of the building to allow water drainage from the exterior wall assembly. Local Law 10/80 is applicable. Façade Inspection & Safety Program (FISP) is required for all buildings greater than six stories, therefore an application is required to be filed with the Dept. of Building by a Qualified Exterior Wall Inspector (QEWI) as per NYC Construction Codes Section 28-302. A critical examination of a building’s exterior walls and appurtenances shall be conducted at least once every five years. The initial examination for a new building shall be conducted in the fifth year following the erection or installation of exterior wall as evidenced by the issuance date of temporary or final certificate of occupancy. The relevant façade inspection filing period cycle is Sub-Cycle A: 02/21/2023 to 02/21/2025. The condo board will retain a structural engineer and the condo is responsible for the costs.

The methods used to examine the building must permit a complete inspection of the use of a scaffold or other observation platform is preferred, but the QEWI may use other methods of inspection as he/she deems appropriate. The use of drones, high resolution photography, non-destructive testing, or other similar methods does not eliminate the requirements for close-up inspections. The QEWI must file with the Department a written report describing the result of the critical examination, clearly documenting all conditions noted during the inspection and stating that the inspection was performed and completed in accordance with FISP requirements. The report must include an executive overview

that consists of a summary of findings and recommendations, a concise statement of the scope of the inspection and findings, the conclusions and recommendations and a determination as to whether the building is categorized as" safe", "SWARMP", or "unsafe".

A description, classification, and mapping of each significant condition observed including deterioration and any movement detected and the apparent watertightness of the exterior surfaces. The description must also include a list of all the exterior appurtenances and their condition. Each condition must be classified as safe, unsafe or SWARMP. If the building is classified as unsafe or SWARMP, the report must include the locations and descriptions of all unsafe or SWARMP conditions. If unsafe conditions are noted, the report must recommend the types and location of public protection. Photographs must be labeled, and the report must include key plans, key elevations and locator drawings documenting these conditions.

If a building is categorized as SWARMP:

A. The recommended time frame for such repairs or maintenance to be performed, which must indicate the date by which the work must be performed (MM/DD/YYYY) to precent the conditions from becoming unsafe and not the date on which work is planned or scheduled.
B. Time frames of less than one (1) year, "ASAP" or "immediately," shall not be accepted.

If a building is categorized as unsafe:

A. The QEWI must provide a recommended time frame for repairs to be performed to bring the building to SWARMP or safe status, and must indicate the date by which the work will be completed (MM/DD/YYYY);
B. Time frames of more than five (5) years will not be accepted.

(ii) Windows:

The window types installed are fixed and casement windows. All windows are installed with BCG Glass Industry Inc. aluminum frame insulated double glazing windows with rubber thermal break. All windows will be caulked from the exterior. All windows will be compliant with the energy conservation of New York City using Ashrae 90.1 2016. The infiltration level will be kept to the minimum. The ability to stand the cold weather will be adequate in terms of ambient in Queens Borough. There are no screens, window guards, lintels, storm and sash. There is a one year of warranty guaranteed to be free of defects by BCG Glass Industry Inc. There are no lot line windows.

(iii) Landmark Status: None.

(2) Parapets and copings:

The parapet will comprise of from exterior face to interior face, 3-5/8" face brick, 1" air-space, self-adhered waterproofing membrane flashing, 7-5/8" concrete masonry unit with solid grout filled and another layer of self-adhered waterproofing membrane flashing tuck

in beneath a stainless steel counter flashing and stucco.

(3) Chimney, Vents and Caps:

The vent for the trash compactor is a doubled walled aluminum on the roof.

(4) Balconies and Terraces:

The balconies for residential unit on 3rd thru 7th floor shall be constructed of 10 inches reinforced concrete. The finish surface shall be sloped away from building. Balconies floor shall be finished with composite flooring material above the concrete deck. The proposed floor material shall be of a non-slip type and shall be appropriate for foot traffic.

The roof terrace, outdoor recreation area, equipment terrace area, and private terraces on 1st, 4th, 5th, and 7th floor are constructed of reinforced concrete. The finished surface shall be sloped to drain. Roof terrace, equipment terrace area and private terraces of 4th, 5th and 7th floor shall be finished with ¾" porcelain paver over waterproofing membrane and insulation above the concrete deck. Outdoor recreation area, equipment terrace area, and private terraces on 1st floor shall be finished with ¾" porcelain paver over waterproofing membrane above the concrete deck. The proposed floor material shall be of a non-slip type and shall be appropriate for foot traffic. The outdoor recreation area on 1st floor will be allocated as an accessory residential space in Certificate of Occupancy. Private terrace will be allocated as an accessory to residential space in the Certificate of Occupancy. Purchaser cannot obstacles fire department access path.

The ¾" porcelain paver material is accepted by the roof manufacturer to retain the roof warranty.

The balconies have 1 1/2" diameter aluminum railing and the balconies have 1-1/2" dia. diameter aluminum balusters on bottom rail with intermediate supports anchored to the metal trim and deck. The railing design does not create a "ladder effect".

The balconies will be enclosed by painted aluminum paneling with integrated perimeter edge drip groove.

All doors to balconies, private terraces and outdoor terrace are manufactured by BCG Glass Industry Inc. swinging doors with aluminum frame and insulated double glazing with thermal break.

The parapet will comprise of from exterior face to interior face, 3-5/8" face brick, 1" air-space, self-adhered waterproofing membrane flashing, 7-5/8" concrete masonry unit with solid grout filled and another layer of self-adhered waterproofing membrane flashing tuck in beneath a stainless steel counter flashing and stucco.

(5) Exterior Entrances:

The exterior doors and frames shall be manufactured by BCG Glass Industry Inc. and constructed of 1" low-e laminated insulated glass with thermal break and median steel with a six

feet long pole handle at ground level. The entrance to the building shall be ADA compliant. The maximum slope leading toward such entrances shall be ¼ inch maximum vertically and between ¼ and ½ inch maximum for beveled in height.

The vestibule doors and frames shall be manufactured by BCG Glass Industry Inc. and constructed of 1" low-e laminated insulated glass with thermal break and median steel with a six feet long pole handle at ground level.

Exterior stairs are not applicable. Steel exterior railings and gate are provided on the outdoor walkway.

All entrances will be illuminated by exterior wall-mounted light fixtures and recessed ceiling down lights in the vestibule.

(6) Service entrances:

N/A

(7) Roof and roof structures:

The roof terraces on 4th, 5th and 7th floor finished surface shall be sloped to drain, finished with ¾" porcelain paver over waterproofing membrane of EPDM roofing system and a minimum of R-20 rigid insulation above the reinforced concrete deck. The roof terraces on 1st floor finished shall be sloped to drain, finished with ¾" porcelain paver over waterproofing membrane of EPDM roofing system above the reinforced concrete deck. The proposed floor material is of a non-slip type and is appropriate for foot traffic. The flat roofs finished surface shall be sloped to drain. Flat roofs shall be finished with ¾" porcelain paver over waterproofing membrane of EPDM roofing system and insulation above the concrete deck. The flat roofs are not accessible for foot traffic. The roof system is manufactured by Fire Stone. The EPDM material and labor warranty is 1 year and commences the date of receiving Certificate of Occupancy. EPDM roof membranes have a life expectancy of approximately 50 years. Flashing materials is Laticrete 9235 Waterproofing Membrane with cold liquid flashing.

All limited common elements are permitted and in compliance with the Zoning and Building Code. NYC Department of Buildings approval and drawings are in conjunction with the Certificate of Occupancy. The recreation space is provided on 1st floor terrace. A 3'-8" high steel railing with screening shall separate the private terrace, recreation area, and the equipment area. Surface of the rear yard for recreation area shall be finished with ¾" porcelain paver material over waterproofing membrane above the concrete deck. The proposed floor material shall be of a non-slip type and shall be appropriate for foot traffic.

The roof drains shall be 4" cast iron and will be equipped with control flow device to regulate the discharge into the public sewer. Each roof drain has a secondary roof drain 4" iron cast. The roof drains and secondary overflow drains are manufactured by MIFAB Model # R100-F. The cast iron scupper drain on the roof of the stairs and elevator bulkhead will be discharged onto the main roof. The storm leaders will be cast iron and will be installed within the building.

Where roof terrace drains are above residential units, each roof drain has a secondary overflow drain and will be equipped with a control flow device to regulate the discharge into the public sewer. If there are leaks from the roof drains above residential units, the general contractor is liable for two years of the leak damage to residential units. The general contractor will need access to the residential unit below the water leaked area, sawcut the ceiling dry wall and repair the roofing system above the residential units. The subcontractor warrants to the owner and general contractor that materials and equipment furnished will be of good quality and new. The subcontractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the work not executed by the subcontractor, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage. The sponsor is responsible for maintaining the drains free of debris.

There is a skylight in this building and a fixed-window with a glazed area of at least 20 square feet along with an adjacent fixed-louvered opening of at least 144 square inches for ventilation is provided at the rooftop stair bulkheads, as required by The Multiple Dwelling Law. The skylight model is SK2000 Series Skylight Double Pitch With Hip Ends and manufacturer is Gamco Corporation. The skylight has a 1-year warranty.

The stair roof bulkhead will be accessible by two hollow metal doors having a minimum of one and a half hour rating with self-closing door closers. The stair bulkheads will be enclosed by reinforced concrete with 1" rigid insulation above slope roof structure finished with painted aluminum, 1-1/8" air space, and 3-5/8" face brick with aluminum panel coping.

The elevator roof bulkhead will be enclosed by reinforced concrete with 1" rigid insulation above slope roof structure finished with painted aluminum, 1-1/8" air space, and 3-5/8" face brick with aluminum panel coping.

Exterior metal stairs are not applicable. All goosenecks shall be constructed of aluminum and applied with contact cement connecting to the roof. Iron railing is provided on the roof. Hatches to roof are not applicable.

No presence of any rooftop antennae, cell phone towers, satellite dishes, lightening protection and equipment.

The rooftop is not allocated as an accessory to residential space in the Certificate of Occupancy. The roof is common unoccupied roof. The terraces are allocated as an accessory to residential space in the Certificate of Occupancy.

The rooftop access is designed in compliance with 2014 NYC Fire Code Section 504.4 Rooftop Access.

The building complies with NYC Buildings Bulletin 2019-0201 for sustainable roofing zone. An approximate area of 705 sf of solar panel system is provided on the roof. Warranty is provided by the solar panel manufacturer and maintenance requirement is provided in the manufacturer's manual.

(8) Fire escapes:

N/A

(9) Yard and Courts:

The building has approximately a total of 7,152 s.f. rear yard. 34.7% of the rear yard is designated as recreation area for residential only, 14.9% of the rear yard is equipment area and walkway, and 48.4% of the rear yard are private terraces. The recreation area on the 1st floor terrace size is approximately 2,105 sq. ft. (24'-9" x 85'-0") with a maximum allowable occupancy of 74 persons. Access to the recreation area, equipment area, and private terraces are provided through a swinging door from the 1st floor corridor. Surface of the rear yard for recreation area, equipment area and walkway, and private terraces shall be finished with ¾" porcelain paver material over waterproofing membrane above the concrete deck. The proposed floor material shall be of a non-slip type and shall be appropriate for foot traffic. The yard is sloped to drain, and all drains shall be cast iron. A 3'-8" high steel railing above ¾" porcelain paver material with screening shall separate the recreation area, equipment area and walkway, and private terraces. The recreation area access is designed in compliance with 2014 NYC Building Code. Occupants cannot obstruct fire department access path.

(10) Interior Stairs:

There are two sets of interior exit stairs provided from sub-cellar to roof. One set of interior stairs is located next to the elevator and a set of interior exit stair located on the north façade of the building. All stairs comply with 2014 NYC Construction Codes. The two stair enclosures from sub-cellar to roof shall be constructed with reinforced concrete and masonry equivalent impact-resistant partition. All stair enclosures have a minimum of a two-hour fire rating. All stairs, stringers, treads, and risers shall be constructed with reinforced concrete. Steel railing and balustrade is provided.

(11) Interior Doors and Frames:

All interior doors and frames comply with 2014 NYC Construction Codes. All interior residential unit entry doors are solid wood with metal frames, a self-closer, and shall have a minimum of one-and-a-half-hour fire rating. The interior residential doors and frames for bedrooms and bathrooms are solid wood with metal door frame. All interior doors and frames for staircase are hollow metal and glass with a self-closer and shall have a minimum of one-and-a-half-hour fire rating. The doors and frames access for roof and cellar utility rooms, meter rooms, storage room, and trash compactor room are hollow metal with a self-closer and shall have a minimum of one-and-a-half-hour fire rating.

(12) Elevator:

There are two passenger elevators and there is no service elevator. The manufacturer and installer are Kone and will have a one-year warranty and one-year maintenance contract.

Maximum passenger load for both elevators are 3,500 pounds with speed at 200 feet per minute up and 200 feet per minute down. Both passenger elevator operation is duplex. The controls are manufactured by Kone. Total travel is 77'-4". For safety, the elevator car control panel will have an emergency button and a dedicated outside analog telephone line. Fire safety devices are installed at the elevator control room and elevator shaft elevator including elevator has Fireman's Service Phase 1 and Phase 2. The shaft bulkhead is located on the 7th floor roof and the elevator control room is located on the cellar floor. When the fire safety devices are activated, the elevators will return to the designated egress floor (1st floor). Both passenger elevators make nine (9) stops serving sub-cellar to 7th floor and are automatic gearless traction. Both cab sizes are 6'-7" wide by 6'-2" deep and the single slide cab door is 3'-6" wide by 8'-0" high. The power supply to the elevator is 208 Volt, 3 phase and 60 Hertz.

Upon completion of the elevator, Kone will receive a final sign off from the City of New York. The Local Law 10, a mandatory inspection required for elevators in operation in NYC, will then be required to be filed.

The elevator pit submersible simplex two sump pump has a capacity of 1/2 horsepower and is manufactured by Liberty Pump Model: FL51A.

There are two (2) smoke detectors at the top of elevator shaft bulkhead and the interface of elevators have elevator fire recall system and fire alarm system.

(13) Elevator cabs:

The elevator cabs will receive steel shell cab with removable panels of each cab interior with grab bars located 30 inches above the finish floor manufactured by Kone. The cab floor and saddle will be finish with marble stone tile. The ceiling will have an access panel and light fixtures.

I. Auxiliary Facilities

(1) Laundry rooms:

Individual laundry closet for combo washer and electric ventless dryer are provided in each individual residential unit.

(2) Refuse Disposal:

Incinerator is not applicable. The building has a vertical trash chute with compactor system for refuse disposal. The trash compactor model # MC 4000-M is manufactured by All City Metal. Compactors and is in the trash compactor room on the cellar floor. The trash compactor room is approximately 151 sq. ft. and shall have a storage of refuse and recyclables as per NYC Building Code 1213.1. The Building Superintendent will be responsible for the removal and placement of refuse from the building. Pick-up time is every Tuesday and Friday. The trash chute is made of galvanized steel and will run vertically within a 3-hour rated shaft. The trash chute vent will be extended 6 feet above the bulkhead roof. Refuse disposal will be provided by New York City

Department of Sanitation two (2) times per week as per their schedule, which is subject to change.

(3) Bicycle Storage:

The building has a bicycle room for thirty-nine (39) spaces located on sub-cellar floor. The bicycle storage area is approximately 1,133 square feet and each bicycle space will be 2'-6" wide by 6'-0" deep (15 square feet). The bicycle storage spaces will be rented out to the residents and controlled by the building management. All proceeds will go back into the building's reserve. Access to the bicycle storage area is provided by the resident elevators.

(4) Mail/Package:

Individual lockable resident wall mailboxes are in the mail room on the 1st floor. The mailbox wall is constructed of metal stud with gypsum board and a wooden board finish. The mailboxes model is Florence Corporation Versatile 4C Front Load Mailbox Model 4CADD-10 and will be recessed mounted front-loading type with a heavy-duty aluminum and stainless-steel lockers. The mailboxes are manufactured by Florence Corporation and shall be USPS approved. The package room is located on the 1st floor. Approximate 100 sf and 78 spaces are provided.

J. Plumbing and Drainage

(1) Water Supply:

Hydrant Flow Test performed by The Department of Environmental Protection on January 15, 2021 indicates water pressure to be 46 pounds per square inch, which is inadequate to provide sufficient water pressure to all floors of the building, therefore a domestic water duplex variable speed booster pump will be installed at the cellar level. The domestic water duplex variable speed booster pump is manufactured by SICO System Control Model # CR20-2, (2) 120 GPM Main Pumps with a 1 year manufacturer warranty. Domestic water is supplied by ductile iron service pipe from a city water main on 61st Street to a new 6" domestic service line supplying the building with a 6" domestic main shut-off valve located on the cellar floor. Water usage is billed according to a water meter. The domestic water pressure for all faucets and water outlets will have a minimum of 8 psi, as required by New York City Department of Buildings. The material of water pipe is hard copper. Hot and cold-water piping is insulated by foam piping insulation of 3/4 inch minimum thickness as per code requirements.

(2) Fire Protection System:

A new 6 inch combined fire and sprinkler service from the street services an automatic fire pump. The fire pump capacity is 750 GPM and is manufactured by A-C Fire Pumps, Model: Series 1580, Size: 6x6x9.5F-L with a 1 year manufacturer warranty. A jockey pump is provided to maintain water pressure in the system. The jockey pump is manufactured by Grundfos, Model: CR 3-12 and has a capacity of 10 GPM with a 1 year manufacturer warranty. From the automatic fire pump, a distribution main at cellar will supply a dry sprinkler and wet sprinkler system. A 3"x3"x6" flush type combination sprinkler siamese and fire standpipe siamese connection will be

located at the Southeast street wall of the front building. A wet sprinkler system of pendant, sidewall and upright sprinkler heads are provided for the remainder of the building. All sprinkler piping is of black iron schedule 40. Sprinkler heads are with 165 degree F temperature rating. A 6” combined fire standpipe and sprinkler riser with a 2-1/2” drain riser, and a 2-1/2” Class I fire hose valve hose in cabinet is provided in both stairs from sub-cellar floor to roof.

(3) Water storage tank(s) and enclosures:

Four (4) gas-fired water heaters are located on the roof. Gas-fired water heaters has a storage capacity of 100 gallons with 97% thermal efficiency and is manufactured by A.O. Smith Model: Cyclone Mxi Modulating Condensing BTH-199(A). The water heaters have a 3 years warranty.

The detention tank located on cellar level has Sika Top Seal 107 flexible, waterproofing and protective slurry mortar. The access to detention tank is a vertical extension ladder.

(4) Water pressure and how maintained

The domestic water duplex variable speed booster pump is manufactured by SICO System Control. Model # CR20-2, (2) 120 GPM Main Pumps.

The fire pump capacity is 750 GPM and is manufactured by AC Fire Pump, Model: 6x6x9.5F-L. A jockey pump is provided to maintain water pressure in the system. The jockey pump is manufactured by A-C Fire Pumps, Model: Series 1580, Size: 6x6x9.5F-L and has a capacity of 10 GPM.

(5) Sanitary Sewage System:

The sanitary house drain, house trap, and house sewer of the sub-cellar through 7th floors are connected for gravity flow with an 8" diameter cast iron pipe to a 12” city combined sewer on 61st Street. The sanitary water in the cellar will be discharged by duplex sewage ejector pump into a manhole then discharge to the city combined sewer on street. The duplex sewage ejector pump is located on cellar floor. The duplex sewage ejector pump has a capacity of (2) 1 horsepower and is manufactured by Federal Pump Co., Model: VSS-QD-4A-1-4 with one (1) year warranty.

(6) Permit(s) required:

Foundation permit first issue date is May 26, 2021 and last issue date is September 09, 2022
Foundation Earthwork permit first issue date is May 26, 2021 and last issue date is September 09, 2022
New building permit first issue date is June 01, 2021 and last issue date is September 09, 2022
Plumbing including site connections permit first issue date is October 17, 2021 and last issue date is August 29, 2023
Sprinkler permit first issue date is June 21, 2022 and last issue date is June 21, 2023
Standpipe permit first issue date is June 21, 2022 and last issue date is June 21, 2023

(7) Storm Drainage System:

The storm water drainage system designed for gravity flow will convey storm water from the building roofs, private terraces, recreation terrace, and paved area. Drainage from the roofs will be collected and restrained in a detention facility, to be located at the cellar level, which shall be equipped with control flow device to regulate the discharge into the public sewer.
The piping material above the floor will be cast iron with no-hub joints or galvanized steel. Piping below the cellar slab will be cast iron. The sump pumps and sewage ejector discharge piping will be galvanized steel pipe.

Two (2) elevator sump pump is located at the elevator pit with a basin size of 2'-0" wide by 2'-0" long by 2'-0" deep. The elevator submersible simplex two sump pump has a capacity of 1/2 horsepower and is manufactured by Liberty Pump Model: FL51A with one (1) year warranty.

K. Heating System

VRF (Variable Refrigerant Flow) system, electric operated, in compliance with NYC Building Code; the VRF systems are selected based on the heating load calculation, to maintain and exceed minimum code required temperature 68F indoor when outdoor is 13F.

Heating and air conditioning will be provided to all residential units by Air Cooled Variable Refrigerant Flow (VRF) system with outdoor condensers located on 1st and 5th floor common terraces, rooftop, and partial private terrace/balcony. Each 1-bed and 2-bed unit will be served by one (1) 28.4 / 36.0 / 42.0 / 48.0 MBH condenser, manufactured by LG model # LMU300HHV / LMU361HHV / LMU420HHV / LMU480HHV with energy efficiency SEER 20.0 / 21.0 / 20.5 / 20.5 and HSPF 11.0 / 11.5 / 11.0 / 11.0. Each air condensing unit will be capable of providing either cooling or heating throughout the year. The VRF split system will have one (1) year warranty from the manufacturer LG.

Heating and air conditioning will be provided to the 1st floor lobby, gym, and recreation spaces by Air Cooled Variable Refrigerant Flow (VRF) system with outdoor condensers located on 1st floor common terrace. Each space will be served by one (1) 36.0 MBH condenser, manufactured by LG model # LUU360HHV with energy efficiency SEER 19.0 and HSPF 10.2. Each air condensing unit will be capable of providing either cooling or heating throughout the year.

Electric unit heaters will be provided in stairwells, corridors, and utility rooms; manufactured by KING ELECTRIC model # PAW series PAW1215 / PAW2422 / PAW2022 with capacity 3,410 / 6,820 / 5,110 BTUH. The building's heating system has been sized to provide interior spaces intended for human occupancy with active or passive space-heating systems capable of maintaining a minimum indoor temperature of 68°F (20°C) at a point 3 feet (914 mm) above floor on the design heating day in compliance with NYC MC 309.

No heating provided for sub-cellar and cellar parking area.

Refrigerant piping shall be copper type k with minimum ½" insulation.
All mechanical ductwork and piping for heating and cooling air distribution will be insulated in accordance with 2020 NYC Energy Conservation Code requirements.

A thermostat is provided to control the supply of heating and cooling to each zone responding to temperature within the zone, manufactured by LG, model # PREMTC00U or equal.

Gas service supplied by National Grid enters underground at the north-east corner of the cellar in an area used as a gas meter room.

L. Gas Supply

The fuel will be natural gas. The main gas service will be 5 inches and will be master metered from National Grid. Gas piping will be scheduled 40 steel screwed to malleable iron fittings.

M. Air Conditioning

The residential units, 1st floor lobby, gym and recreation room will have heating and cooling equipment served by Air Cooled Variable Refrigerant Flow (VRF) system, manufactured by LG. Model numbers and corresponding efficiencies addressed as above Heating System.

Refrigerant piping shall be copper type k with minimum ½" insulation.

All mechanical ductwork and piping for heating and cooling air distribution will be insulated in accordance with 2020 NYC Energy Conservation Code requirements. All exterior metals, including fasteners are corrosion resistant. All outdoor units are supported by concrete curbs and installed with vibration isolator pads underneath to prevent equipment vibration and noise from reverberating in the apartments below.

N. Ventilation

The building ventilation shall meet the requirements of the NYC Mechanical Code.

1. General: Bathrooms in residential units and common spaces will be ventilated through each individual exhaust fan (0.5 sones) and ductwork system, providing 50 cubic feet per minute (cfm) exhaust capacity, connecting, and exhausting to the exterior of the building via louver(s) within each unit / space. Provided exhaust capacity meets the minimum required exhaust airflow rate (20 / 50 cfm) in accordance with 2014 NYC Mechanical Code. Outdoor air at 50 cfm will be provided by individual and dedicated fan (0.8 sones) to residential units meet the minimum required exhaust airflow rate (0.35 ACH but not less than 15 cfm/person) in accordance with 2014 NYC Mechanical Code.

2. Cellar trash compactor room will be ventilated at 150 cfm exhaust airflow rate via energy recovery unit (66.1 dBA) which will also serve 1st to 7th floor trash room air

exhaust and public corridor outdoor air supply at 50 / 70 cfm meet the minimum ventilation outdoor airflow rate 0.06 cfm/sq.ft in accordance with 2014 NYC Mechanical Code.

3. Parking garage: parking garage ventilation system on sub-cellar and cellar floor will be provided by two (2) separate exhaust fans, manufactured by Greenheck model # AX-80-190-0430-B30 (75 Inlet dBA) / AX-80-190-0630-B50 (76 Inlet dBA), with 14,000 / 16,000 cubic feet per minute (cfm) serving capacities which exceed the minimum exhaust airflow rate 0.75 cfm/sq.ft. in accordance with 2014 NYC Mechanical Code.

O. Electrical system

All electrical wiring to be installed is in accordance with the requirements of the City of New York, Electrical Control Bureau and the New York Board of Fire Underwriters. The electric service main underground from Con Edison main is located in the street. The building will have a 120/208-volt, three phase service connected to the main switch panel to be in the cellar meter room. There will be a total of eighty-one (81) electric meters: seventy-six (76) for residential use, one (1) for parking, one (1) for residential common, one (1) for fire pump, and two (2) for spares. Each residential unit will be supplied with 100 amp 120/208 volt single phase three wires in circuit breaker panel with average 14 circuits per apartment and wire size is 2/3 BX cable. Each panel will have separate fixtures and convenience outlets installed in accordance with the N.Y.C. Electrical Code including separate outlets for air conditioning equipment. AFCI (Arc Fault Circuit Interrupters) breakers and GFCI (Ground Fault Circuit Interrupters) outlets are provided as required by code.

As per Building Code, this building does not need a backup generator.

There are four service switches:
-Building Fire Pump at 600 ampere, 120/208 Volt, 3 phase;
-Residential Common & Building Elevator at 400 ampere, 120/208 Volt, 3 phase;
-Residential Units SS1: 600 ampere, 120/208 Volt, 2 phase;
-Residential Units SS2: 600 ampere, 120/208 Volt, 2 phase;
-Residential Units SS3: 600 ampere, 120/208 Volt, 2 phase;
-Sub-cellar and cellar: 300 ampere, 120/208 Volt, 3 phase;

Tenant Panel Schedule:

Unit	**Max. Electrical Amperes**
1A	100 amp single-phases
1B	100 amp single-phases
1C	100 amp single-phases
1D	100 amp single-phases
1E	100 amp single-phases
1F	100 amp single-phases
1G	100 amp single-phases
1H	100 amp single-phases

1I	100 amp single-phases
1J	100 amp single-phases
1K	100 amp single-phases
2A	100 amp single-phases
2B	100 amp single-phases
2C	100 amp single-phases
2D	100 amp single-phases
2E	100 amp single-phases
2F	100 amp single-phases
2G	100 amp single-phases
2H	100 amp single-phases
2I	100 amp single-phases
2J	100 amp single-phases
2K	100 amp single-phases
2L	100 amp single-phases
2M	100 amp single-phases
2N	100 amp single-phases
3A	100 amp single-phases
3B	100 amp single-phases
3C	100 amp single-phases
3D	100 amp single-phases
3E	100 amp single-phases
3F	100 amp single-phases
3G	100 amp single-phases
3H	100 amp single-phases
3I	100 amp single-phases
3J	100 amp single-phases
3K	100 amp single-phases
3L	100 amp single-phases
3M	100 amp single-phases
3N	100 amp single-phases
4A	100 amp single-phases
4B	100 amp single-phases
4C	100 amp single-phases
4D	100 amp single-phases
4E	100 amp single-phases
4F	100 amp single-phases
4G	100 amp single-phases
4H	100 amp single-phases
4I	100 amp single-phases
4J	100 amp single-phases
4K	100 amp single-phases
4L	100 amp single-phases
4M	100 amp single-phases
4N	100 amp single-phases
5A	100 amp single-phases

5B	100 amp single-phases
5C	100 amp single-phases
5D	100 amp single-phases
5E	100 amp single-phases
5F	100 amp single-phases
5G	100 amp single-phases
5H	100 amp single-phases
6A	100 amp single-phases
6B	100 amp single-phases
6C	100 amp single-phases
6D	100 amp single-phases
6E	100 amp single-phases
6F	100 amp single-phases
6G	100 amp single-phases
6H	100 amp single-phases
7A	100 amp single-phases
7B	100 amp single-phases
7C	100 amp single-phases
7D	100 amp single-phases
7E	100 amp single-phases
7F	100 amp single-phases
7G	100 amp single-phases

The electrical system is adequate to handle all mechanical systems such as the elevators, HVAC systems, etc.

Lighting fixtures will be provided in all condominium units, public halls, stairways, vestibule, and utility rooms. Exterior lighting for the premises will consist of LED recessed ceiling light fixtures at balconies and wall-mounted LED light fixtures on roof parapet wall and front entrance.

Lighting Schedule:

Item	Location	Type	Shape
1.	Residential Bedroom	LED Recessed Ceiling Light	Round
2.	Residential Living room	LED Recessed Ceiling Light	Round
3.	Residential Kitchen	LED Recessed Ceiling Light	Round
4.	Bathroom(s)	LED Recessed Ceiling Light	Round
5.	Balcony	LED Recessed Ceiling Light	Round
6.	Mechanical room & Meter room(s)	Fluorescent Light	Linear

P. Intercommunication and/or door signal systems, security closed circuit TV

The building has been designed for the usage of telephone system, TV cable, intercom and

CCTV for security.

Each apartment and the lobby are hardwired to video intercom system. A camera and a microphone are installed on the key-in door panel at the front gate so all tenants can view and speak to the visitor, then press the unlock button on their stations to allow visitor's access.

Intercommunication and door signal system is manufactured by 2N, Model IP STYLE 02407-001 & 01936-001 (Indoor Compact Answering units) and has a one (1) year warranty.

Surveillance manufactured by HIK Vision, Model DS-2CD2185FWD-I(S) and DS-2CD2383G0-I(U) and has a one (1) year warranty.

Q. Public area lighting

All public areas have LED lighting and energy-efficient fluorescent lighting and illumination levels conforming to the standard requirements. Lighting for public areas are provided using Cooper Lighting AtLite LED Steel Combo Model: RCS-182LED for emergency exit sign and light, Louie Lighting Model: LED T8LF D1200 for cellar parking, Satco Model: 65-1081 for stair lighting, Naturous Model: B07MDMSS8S for outdoor lighting and Elitco Model: E26PAR20 for corridor lighting. Public area lighting will comply with 2014 NYC Construction Codes.

R. Garages and Parking Area

The parking area located in the sub-cellar and cellar floor and will contain seventy-one (71) indoor parking spaces: thirty (30) for commercial use and forty-one (41) are for residential use. One (1) accessible van parking space and two (2) accessible car parking spaces are provided on the cellar level. One (1) accessible car parking space is provided on the sub-cellar level. Required parking spaces for residential is 38 and required parking spaces for commercial is 30. The dimension of every parking space is marked with yellow line and is approximately 18' in length and 8'-6" in width. Parking spaces complies with the NYC Zoning and Building Code. The sponsor may rent any off-street parking spaces to non-residents of the building, for periods of not less than one week and not more than one month. All off-street parking spaces shall be made available to residents within 30 days after a written request made to the sponsor, by such residents.

The enclosed parking garage does not have any electric charging stations. The enclosed parking garage shall be capable of supporting electrical vehicle charging stations. Electrical raceway to the electrical supply panel serving the garage shall be capable of providing a minimum of 3.1 kW of electrical capacity to at least 20% of the parking spaces of the garage in accordance with Local Law 130 of 2013 and section 406.2.11 of the building code of the City of New York.

The sub-cellar and cellar floor parking are provided with exhaust louver. Each louver will be connected to a duct riser up to the 2nd floor terrace and connected to an exhaust fan manufactured by Greenheck Model: AX-80-190-0630-B50 and AX-80-190-0430-B30. The garage is fire protected by a dry upright sprinkler system. Drainage for this area is handled by cast iron area

storm drains. The parking area shall be finished with concrete and lighting is Louie Lighting: LED T8LF D1200. The indoor bicycle parking spaces location is in the sub-cellar floor and will be common.

S. Swimming Pool

None

T. Tennis Counts, Playgrounds and Recreation Facilities:

An outdoor recreation area of approximately 2,105 sf (24'-9" x 85'-0") located on the 1st floor terrace is provided for residential use only as per Quality Housing Program requirements. The required square footage of outdoor recreation space is 2,006 sf. Access will be limited to residing residents only; no commercial use will be permitted. The outdoor recreation area shall be finished with ¾" porcelain paver over waterproofing membrane above the concrete deck. The proposed floor material shall be of a non-slip type and shall be appropriate for foot traffic. Playgrounds are not applicable.

A recreation room of approximately 903 sf with a maximum of 56 occupants located on the 1st floor is provided for residential use only. Access will be limited to residing residents only; no commercial use will be permitted. The recreation room shall be finished with porcelain tile above the concrete deck. The proposed floor material shall be of a non-slip type and shall be appropriate for foot traffic.

A gym room of approximately 602 sf with a maximum of 20 occupants located on the 1st floor is provided for residential use only. Access will be limited to residing residents only; no commercial use will be permitted. The gym room shall be finished with Siena Rubber (recycled) Storm Gray SR95102 with underlayment above the concrete deck. The proposed floor material shall be of a non-slip type and shall be appropriate for foot traffic. The following is the equipment schedule for the fitness room:

Brand	Equipment/ Model	Quantity
Matrix	Treadmill T7XI-05	2
Matrix	Elliptical E7XI-05	1
Matrix	Upright U7XI-07	1
Matrix	Endurance Recumbent cycle	1
Matrix	GYM RAX Single Bay Suspension SISB-L	1

U. Permits and Certificates
The following permits listed are required with their respective agencies:

Department of Buildings:
(a) Demolition Permit; (b) New Building Construction Permit; (c) Plumber's Affidavit and Permit; (d) Equipment use Permit;

Department of Highways:

(a) Crosswalk Use Permit; (b) Roadway Paving Permit; (c) Sidewalk Paving Permit

Department of Environmental Protection: (a) Sewer Connection Permit.

Department of Water Supply, G.T.E.: (a) Water Tap Permit.

The architect's plans have been filed with the job number 440597481 and were approved by the New York City Building Department on 11/06/2020.

Recurring Inspections to be done after the building is in operation:

(a) Building Façade Inspection Precautionary Report-Every five years
(b) Elevator Load Test (CAT 5)-Every five years
(c) Fire Sprinkler System (Wet)-Quarterly
(d) Fire Alarm-Yearly
(e) Plumbing Gas-Every four years
(f) Standpipe-Every five years
(g) Dry Sprinkler System-Every ten years
(h) RPZ-Annually
(i) Elevator Maintenance-Monthly
(j) Elevator No Load Safety Test (CAT 1)-Yearly
(k) Fire Door (NFPA 80)-Yearly

V. Violations

The sponsor will cure any outstanding violation prior to the closing.

W. Unit Information

All condominium unit plans contain overall key plan with hatching to indicate the exact location of individual unit.

Unit No.	**Description**
A (1st Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, two bathrooms and terrace
B (1st Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom and terrace
C (1st Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
D (1st Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom

E (1st Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
F (1st Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
G (1st Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
H (1st Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and terrace
I (1st Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, one bathroom, and terrace
J (1st Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and terrace
K (1st Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and terrace
A (2nd Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
B (2nd Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
C (2nd Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
D (2nd Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
E (2nd Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
F (2nd Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
G (2nd Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
H (2nd Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom

I (2nd Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
J (2nd Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
K (2nd Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
L (2nd Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and one bathroom
M (2nd Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
N (2nd Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
A (3rd Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
B (3rd Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
C (3rd Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
D (3rd Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
E (3rd Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
F (3rd Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
G (3rd Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
H (3rd Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
I (3rd Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom

J (3rd Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
K (3rd Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
L (3rd Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, one bathroom, and balcony
M (3rd Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and balcony
N (3rd Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and balcony
A (4th Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
B (4th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
C (4th Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
D (4th Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
E (4th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
F (4th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and terrace
G (4th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and terrace
H (4th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and terrace
I (4th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and terrace
J (4th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and terrace

K (4th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and terrace
L (4th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and balcony
M (4th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and balcony
N (4th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and balcony
A (5th Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
B (5th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
C (5th Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
D (5th Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
E (5th Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, two bathrooms, and terrace
F (5th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, balcony, and terrace
G (5th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, balcony, and terrace
H (5th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, balcony, and terrace
A (6th Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
B (6th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
C (6th Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms

D (6th Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
E (6th Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
F (6th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and balcony
G (6th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and balcony
H (6th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and balcony
A (7th Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
B (7th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, and one bathroom
C (7th Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, and two bathrooms
D (7th Floor)	Kitchenette, dining/living room, laundry closet, two bedrooms, two bathrooms, and terrace
E (7th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and balcony
F (7th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and balcony
G (7th Floor)	Kitchenette, dining/living room, laundry closet, one bedroom, one bathroom, and balcony

Floor to ceiling heights of a typical residential unit is approximately nine feet (8’-7”).

Abbreviations:

ACT	- Acoustic Tile	GT	- Glass Tiles
BR	- Brick	LF	- Laminate Flooring
CB	- Concrete Block	PNT	- Painted
CONC	- Concrete	PT	- Porcelain Tile
CT	- Ceramic Tile	ST	- Stone Tile
CPT	- Carpet	WCB	- Waterproof Cement Board
GWB	- Gypsum Wall Board	WP	- Wallpaper

VF -Vinyl Flooring HWF -Hardwood Flooring

(a) Finish Material Used:

Notes: No material containing asbestos are to be used in this construction.
All surfaces scheduled to be painted shall be primed with two coats of Sherwin William Paint Primer Model: PVA INT Prmr White.
Walls and ceilings have one base and two finish coats of paint.
Ceilings finish paint: PM 400 FL Extra and PM 400 SG Extra
Wall finish paint: OC-53. Horizon EG.
All bedroom floor scheduled to be engineered wood flooring: 5/8" thickness, brushed finish white oak, 2MM AB Grade with 25 years warranty for residential uses.
Underlayment of 1/8" thickness manufactured by QT Sound Insulation, Model: QTSCU 4002 with 5 years warranty.
Living room and kitchen floor scheduled to be ceramic tiles manufactured by Porcelanosa Model: Smart Tanzania White.

ROOM	SUB-FLOOR	FLOOR	WALLS	CEILING
Living Room/ Dining	CONC	CT	GWB/PNT	GWB & PNT / CONC & PNT
Kitchen	CONC	CT	GWB/PNT	GWB/PNT
Hallway	CONC	CT	GWB/PNT	GWB/PNT
Bedroom	CONC	EW	GWB/PNT	CONC/PNT
Bathroom	CONC	PT	PT-GWB OR PT-WCB	GWB/PNT

* Stone tile backsplash above countertop and below wall cabinets.

** Waterproof Cement Board around tub surround only and moisture resistant gypsum wall board elsewhere.

(b) Bathroom fixtures for all residential units:

Toilet
Make: Kohler
Model: K-21285-0

Bathtub
Make: Kohler
Model: K-1946-L & K-1946-R

Sink
Make: Kohler
Model: K-2209, 2210, 2292

Faucet
Make: Grohe
Model: 2348600A

Shower Faucet
Make: Grohe
Model: 26486000, 27492000, & 2759710E

Bathtub Faucet
Make: Grohe
Model: 19494001, 13274001, & K-7271

Exhaust Fan
Make: Panasonic
Model: FV-0510VS1

Toilet Paper Holder
Make: Grohe
Model: 40689001

Towel Bar & Robe Hook
Make: Grohe
Model: 40366001 & 40364001

All residential bathrooms will have the following:
1. Porcelain tile floors.
2. Porcelain tile walls.
3. Kohler water closet tank and bowl.
4. Mirror.
5. Towel bar and toilet paper holder.

(c) Kitchen equipment for all residential units:

Gas Range
Make: Bosch
Model: NGM5058UC

Refrigerator
Make: Bosch
Model: B30IB905SP

Wall Oven
Make: Bosch
Model: HBL5451UC

Dishwasher
Make: Bosch
Model: SHVM4AYB3N

Range Hood
Make: Bosch
Model: HUI50351UC

Kitchen Faucet
Make: Grohe
Model: 30271000

(d) Laundry equipment for all residential units:

Washer & Dryer
Make: LG
Model: WM3998HBA

1. All kitchen cabinets will be Lauan-Milti-layer composite board
2. The counter tops will be pure white quartz with under-mount stainless steel sink.
3. Ceramic Tiles.

Residential Unit/Room Schedule

Floor	# of Apts.	Total # of Rooms
1st	11	28.5
2nd Floor	14	39
3rd Floor	14	39
4th Floor	14	38
5th Floor	8	24
6th Floor	8	24
7th Floor	7	20.5

Total	76	213

X. Finish Schedule for spaces other than apartment units

ROOM	FLOOR	WALLS	CEILING	REMARKS
Utility Rooms	CONC	CB/CONC	CONC	
Lobby	ST	ST/GWB	GWB/PNT	1st Floor
Elevator Lobby/ Corridor	ST	GWB/WP	GWB/PNT	Sub Cellar-7th Floor
Stairway	PNT	CONC/PNT	CONC/PNT	Cellar-Roof

Y. Safety and Warning Devices

Apartments have one hard wired with battery back-up operated smoke detector at the hall to the bedroom area, as required by code. Combination smoke/carbon monoxide detectors are manufactured by Universal Security Instruments, Model MIC 1509S. The retail units on 1st floor is equipped with photoelectric smoke detectors manufactured by Honeywell, Model Silent Knight SK-Photo. The building will have an automatic smoke detection and sprinkler fire alarm system. A fire alarm control panel will be located on the 1st floor residential lobby area. The fire alarm central station is manufactured by StateWide Fire Corp. Model # MFW-100X with 1 year warranty.

BB. Further Development

If the sponsor intends to add additional units to the building, either above the existing roof, outside the existing building development, or by altering space within the building, it must make disclosure about the new units to conform to 13 NYCRR Section 20.7.
Tenant Protection Plan (TPP) is required if dwelling units will be occupied during construction. The tenant protection plan (TPP) outline steps the contractor and building owner will take to protect tenants when construction or renovation happens while tenants are living in the building. The TPP works to avoid or limit service disruptions and lessen the negative impacts of construction.

Before a permit can be obtained, a contractor must submit a TPP if there is at least one occupied dwelling unit. Each construction, alteration or partial demolition permit requires its own TPP that outlines tenant protections specific to the scope of work. The elements of the TPP may vary depending on the construction project. At a minimum, your building owner must make detailed and specific provisions for:

1. **Egress**. Clarify how adequate exits will be maintained during construction.
2. **Fire Safety.** Identify safety measures to maintain fire safety for tenants.
3. **Health Requirements.** Specify methods that will be used for dust control, debris disposal, pest control and maintenance of sanitary facilities. Include a statement of

compliance related to lead and asbestos that describes what measures will be taken to meet mandatory requirements.

4. **Compliance with Housing Standards.** Demonstrate compliance with the NYC Housing Maintenance Code and the New York State Multiple Dwelling Law during construction.

5. **Structural Safety.** No structural work can be done that may endanger the occupants.

6. **Noise Restrictions.** Identify the specific measures used to limit noise in accordance with the NYC Noise Control Code and specify the hours of the day, as well as the days of the week when the construction will occur.

7. **Maintaining Essential Services.** Describe the means and methods that will be used to maintain heat, hot water, cold water, gas, electricity, or other utility services. Any anticipated disruption of any services, the length of disruption, steps taken to minimize the disruption, and the alternate arrangements to provide that service during the disruption must be specified. All tenants affected by the disruption must be notified.

Z. Additional Information:

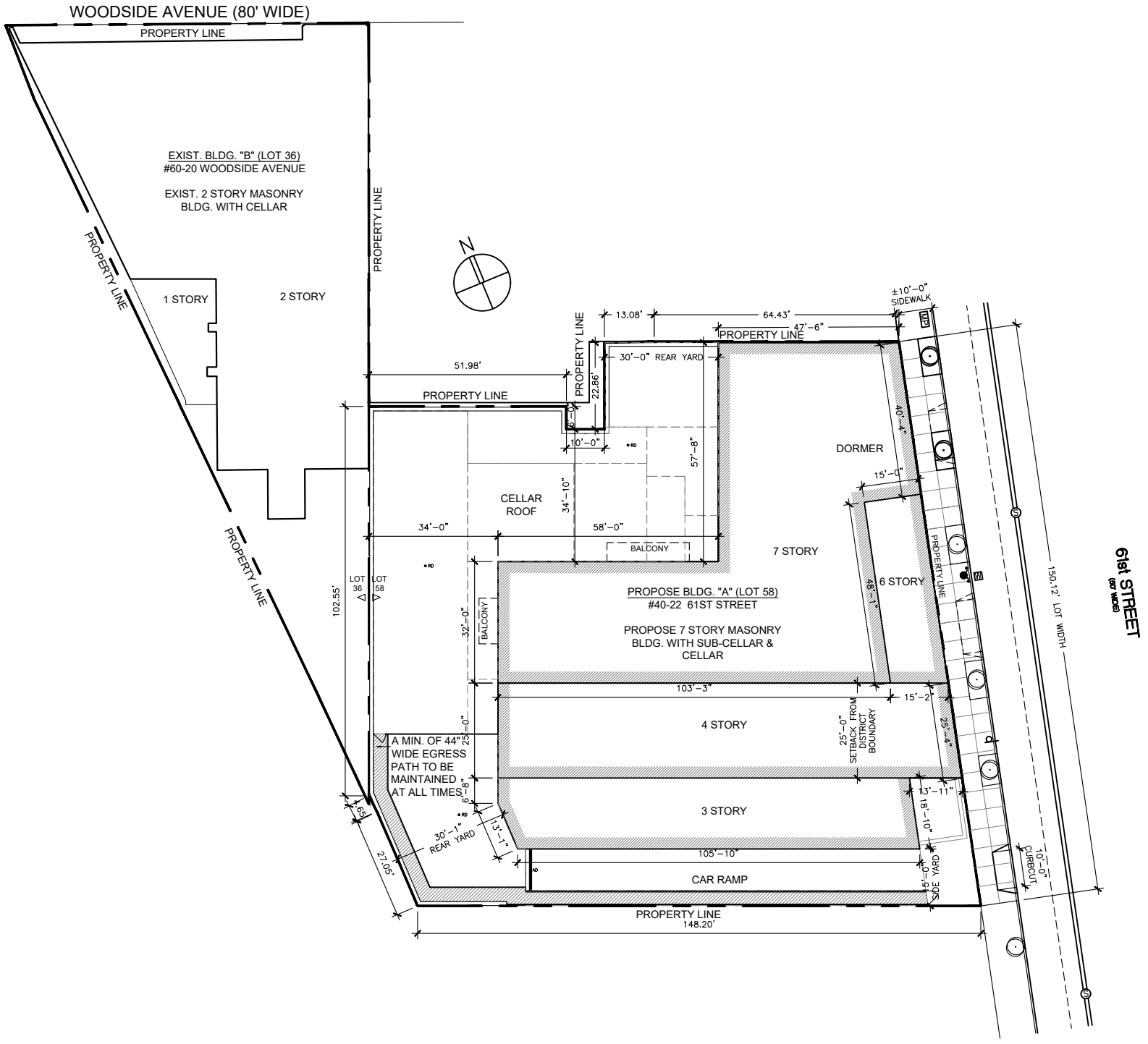
(1) A site plan will be included within this offering plan showing (if any) landscape features, roads, the outside dimensions of the building(s) and designated common areas, including recreation and refuse disposal areas, and all privately owned access roads.
(2) An area map will be included within this offering plan showing the location of the condominium with respect to its surroundings.
(3) Floor plan of each unit type will be drawn to scale and will indicate the unit boundaries.
(4) Floor to ceiling heights of a typical residential unit is approximately nine feet (8'-7").
(5) Approximate total area of each residential unit is set forth on Exhibit A.
(6) Master floor plan showing unit boundaries and the relationship of units to each other.
(7) The building complies with Local Law 58 of 1987 (Accessibility).

Prepared By:



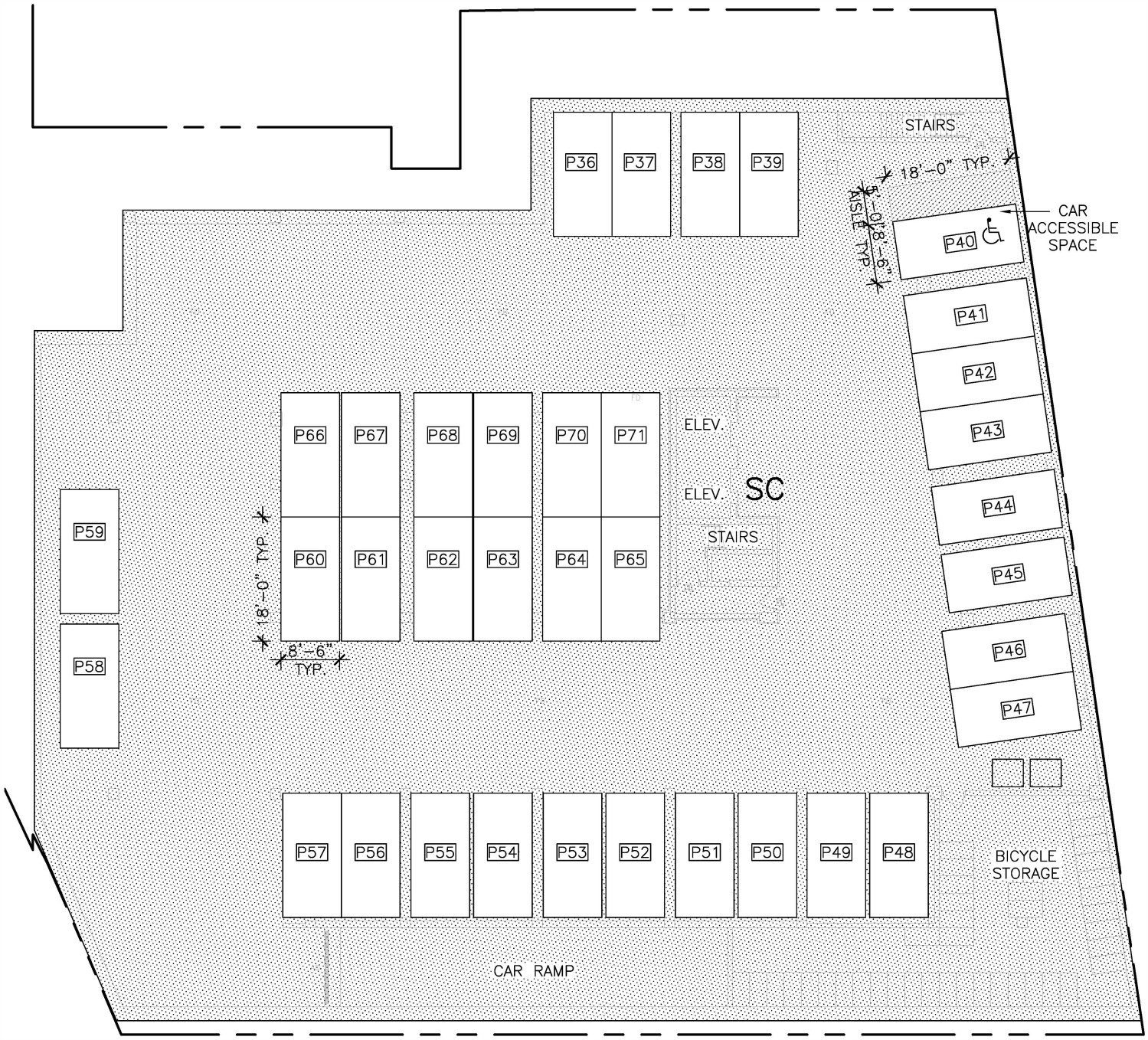
Jon Yung, Registered Architect

08/3/2023
Date



DATE: 08/03/2023

1 SITE PLAN



DATE: 08/03/2023

1 SUB-CELLAR FLOOR PLAN

0' 2' 4' 8' 16'

R.R.C.E. LIMITED COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT
G.C.E. GENERAL COMMON ELEMENT

NOTE: ALL DIMENSIONS ARE APPROXIMATE TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. SQUARE FOOTAGE EXCEEDS THE USABLE FLOOR AREA AND INCLUDES COLUMNS, MECHANICAL PIPES, SHAFTWAYS, CHASEWAYS AND CONDUITS AND OTHER COMMON ELEMENTS. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE TERMS OF THE OFFERING PLAN.



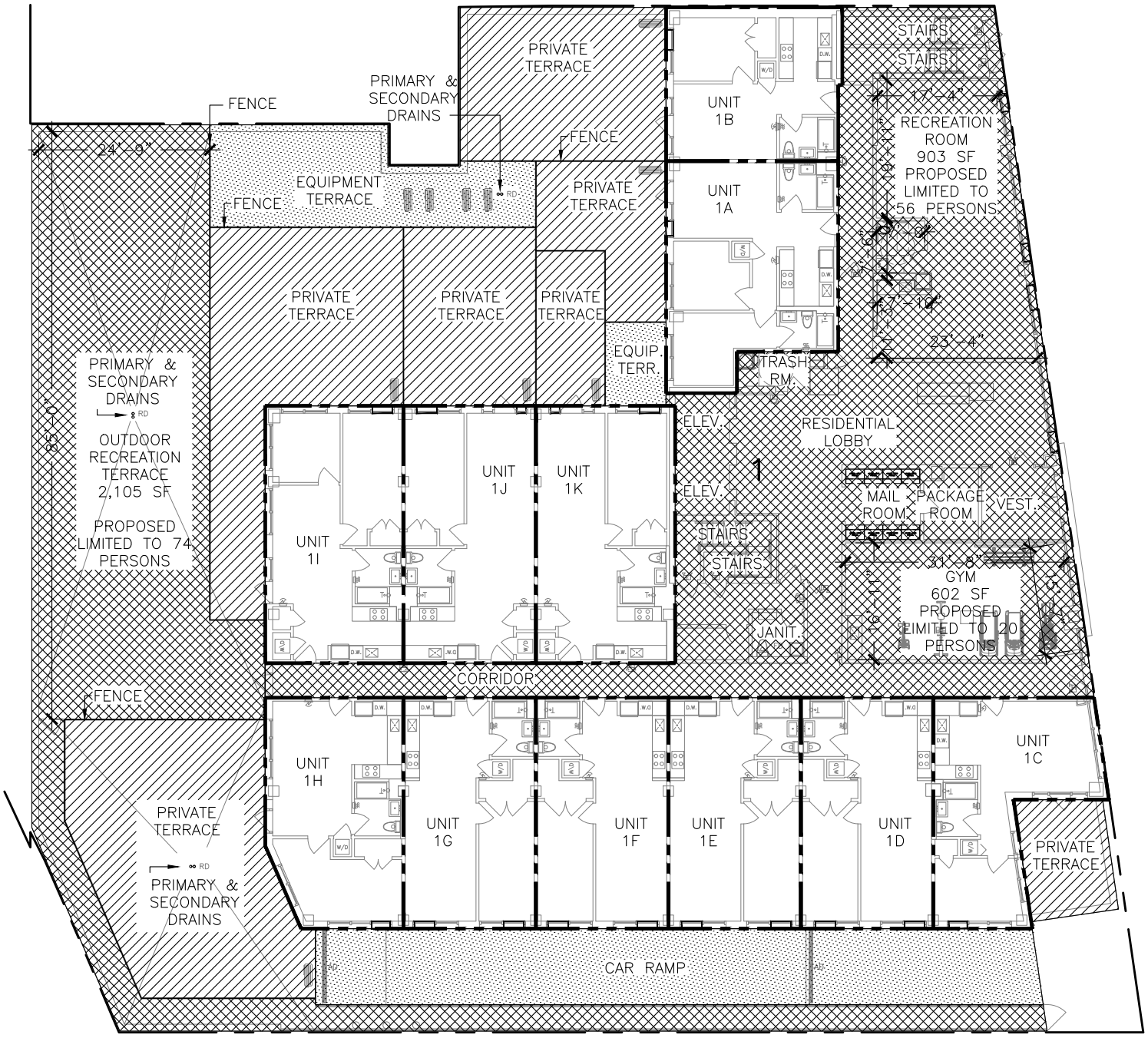
DATE: 08/03/2023

1 CELLAR FLOOR PLAN

0' 2' 4' 8' 16'

R.R.C.E. LIMITED COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT
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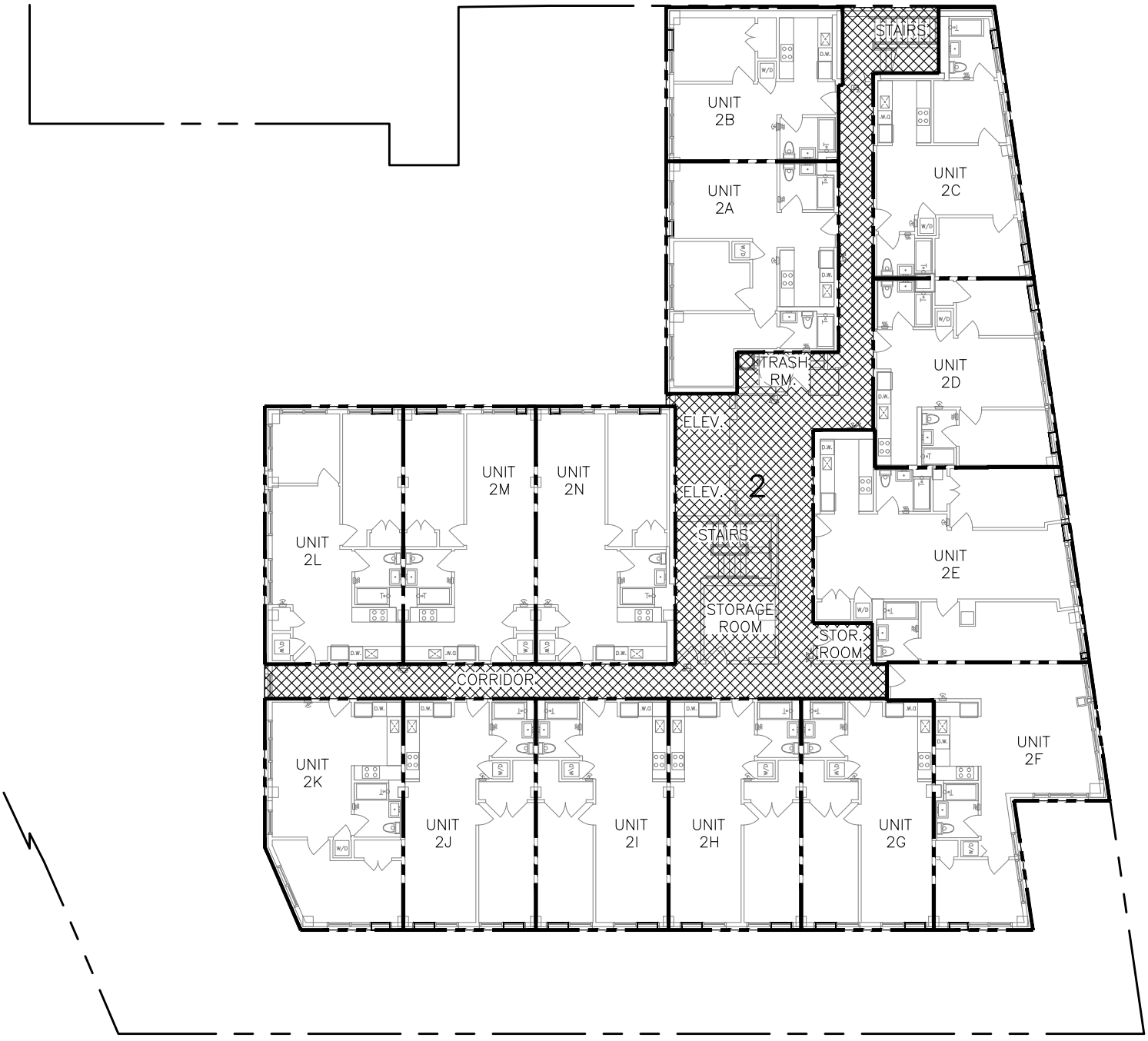
DATE: 08/03/2023

1 FIRST FLOOR PLAN

0' 2' 4' 8' 16'

R.R.C.E. LIMITED COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT
G.C.E. GENERAL COMMON ELEMENT

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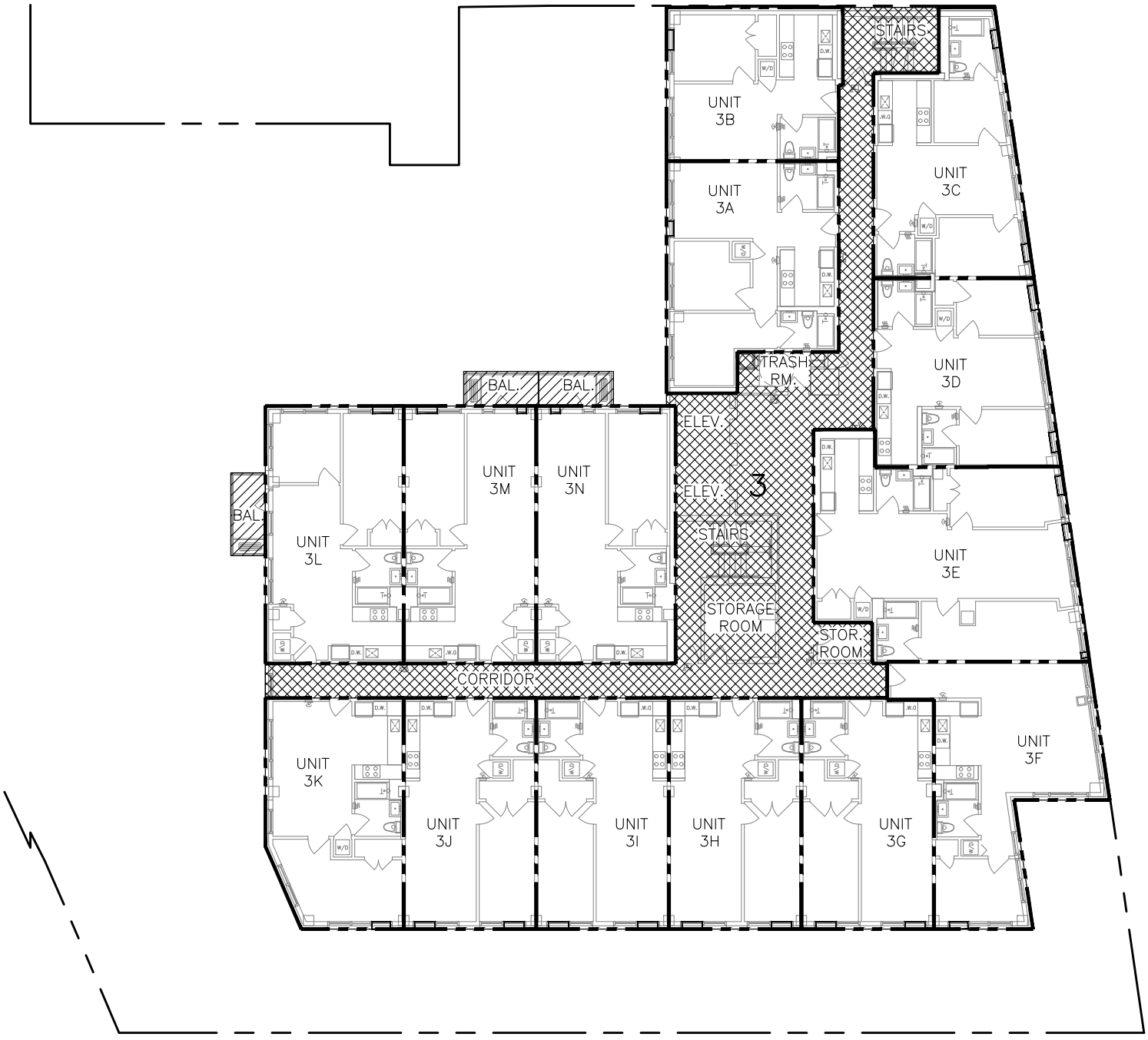
DATE: 08/03/2023

1 SECOND FLOOR PLAN

0' 2' 4' 8' 16'

R.R.C.E. LIMITED COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT
G.C.E. GENERAL COMMON ELEMENT

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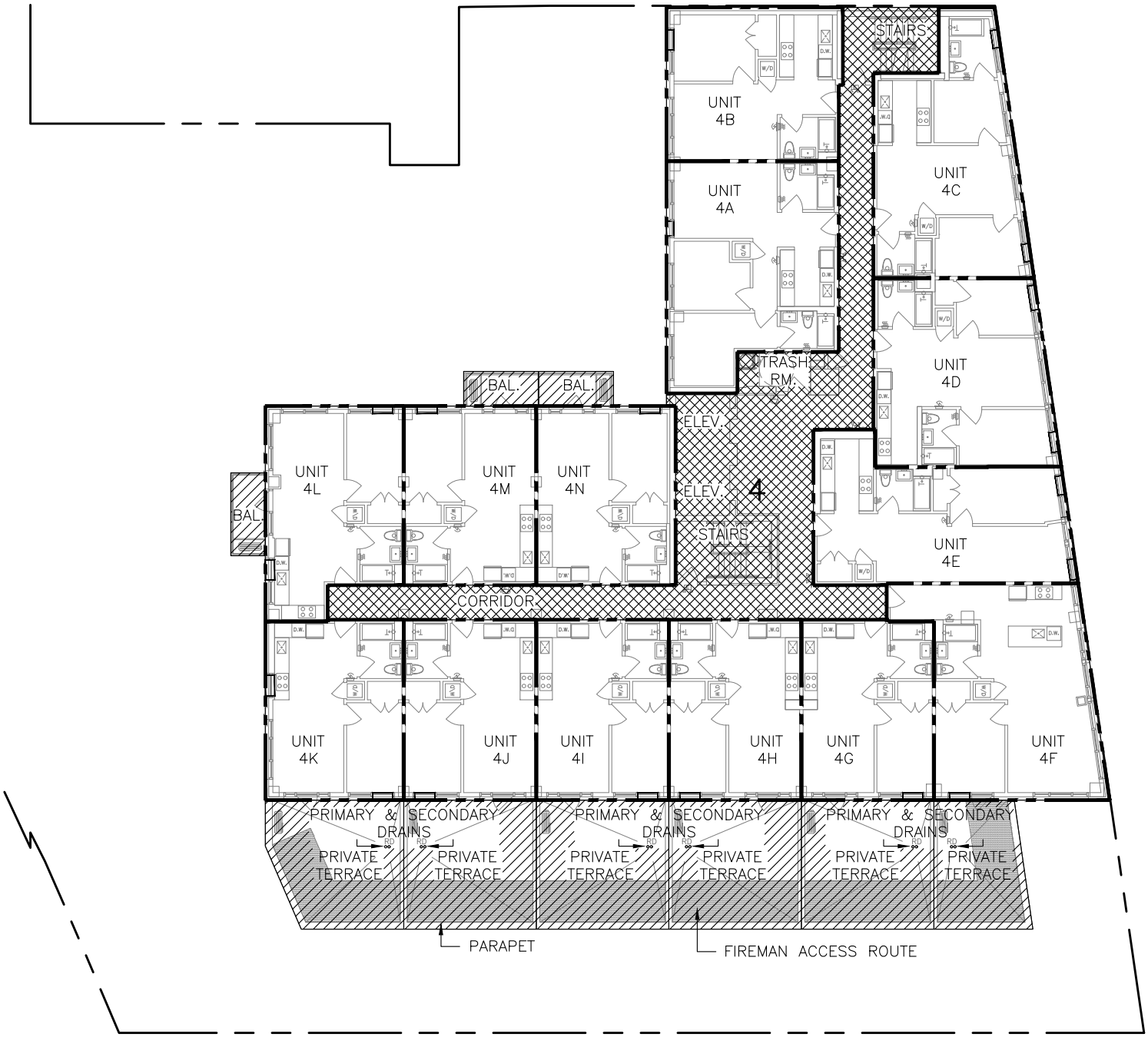
DATE: 08/03/2023

1 THIRD FLOOR PLAN

0' 2' 4' 8' 16'

R.R.C.E. LIMITED COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT
G.C.E. GENERAL COMMON ELEMENT

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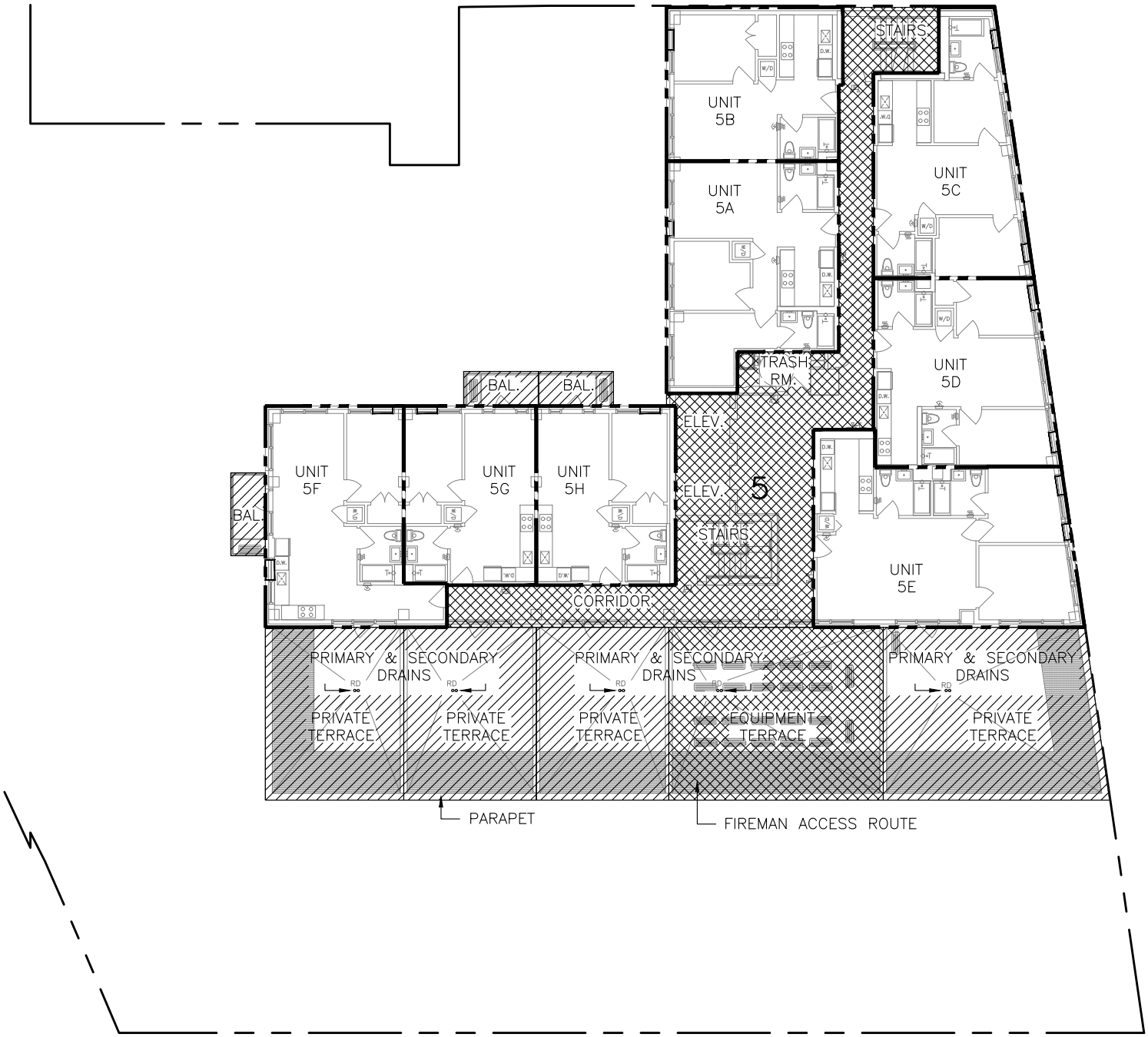
DATE: 08/03/2023

1 FOURTH FLOOR PLAN

0' 2' 4' 8' 16'

R.R.C.E. LIMITED COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT
G.C.E. GENERAL COMMON ELEMENT

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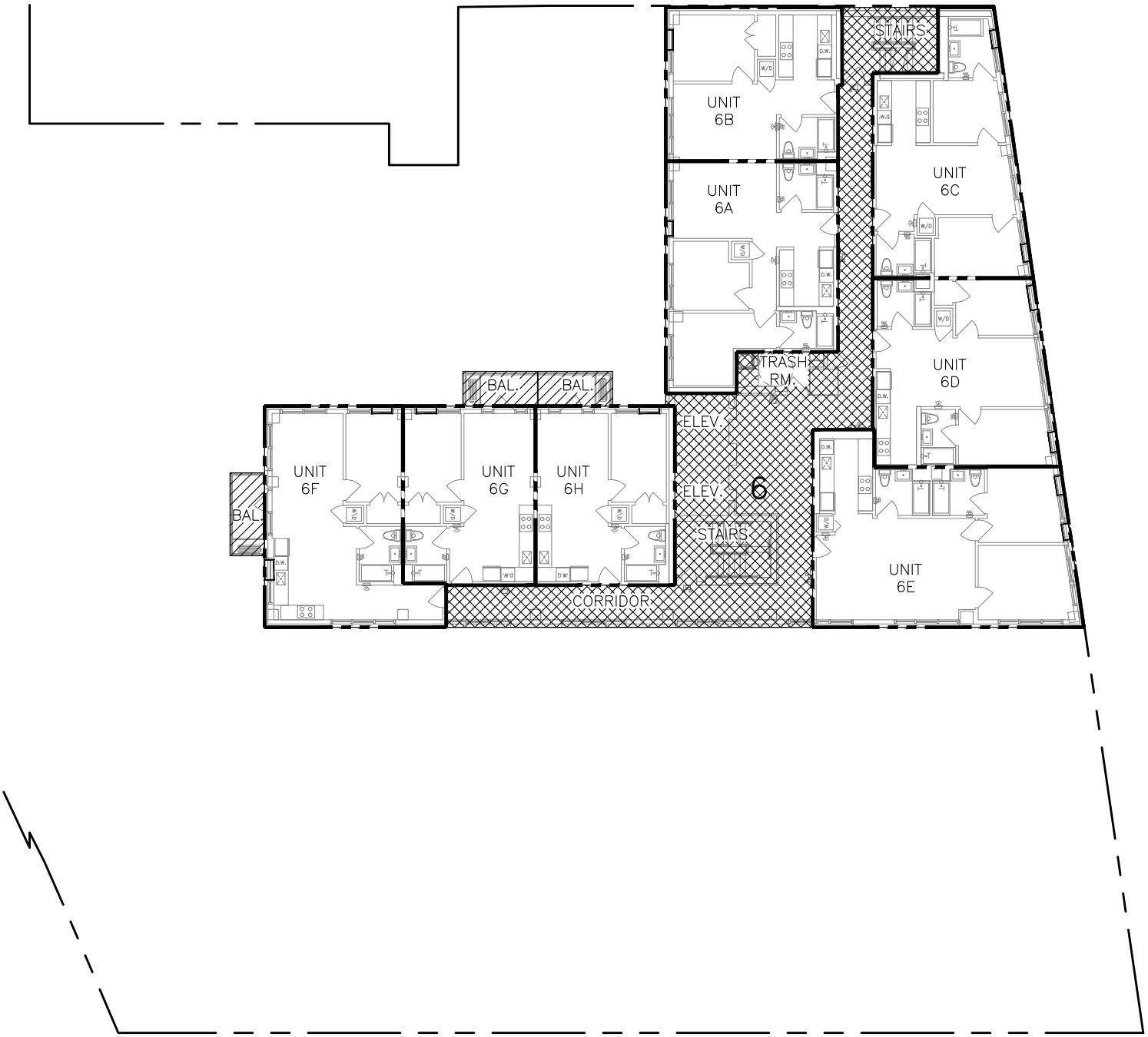
DATE: 08/03/2023

1 FIFTH FLOOR PLAN

0' 2' 4' 8' 16'

R.R.C.E. LIMITED COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT
G.C.E. GENERAL COMMON ELEMENT

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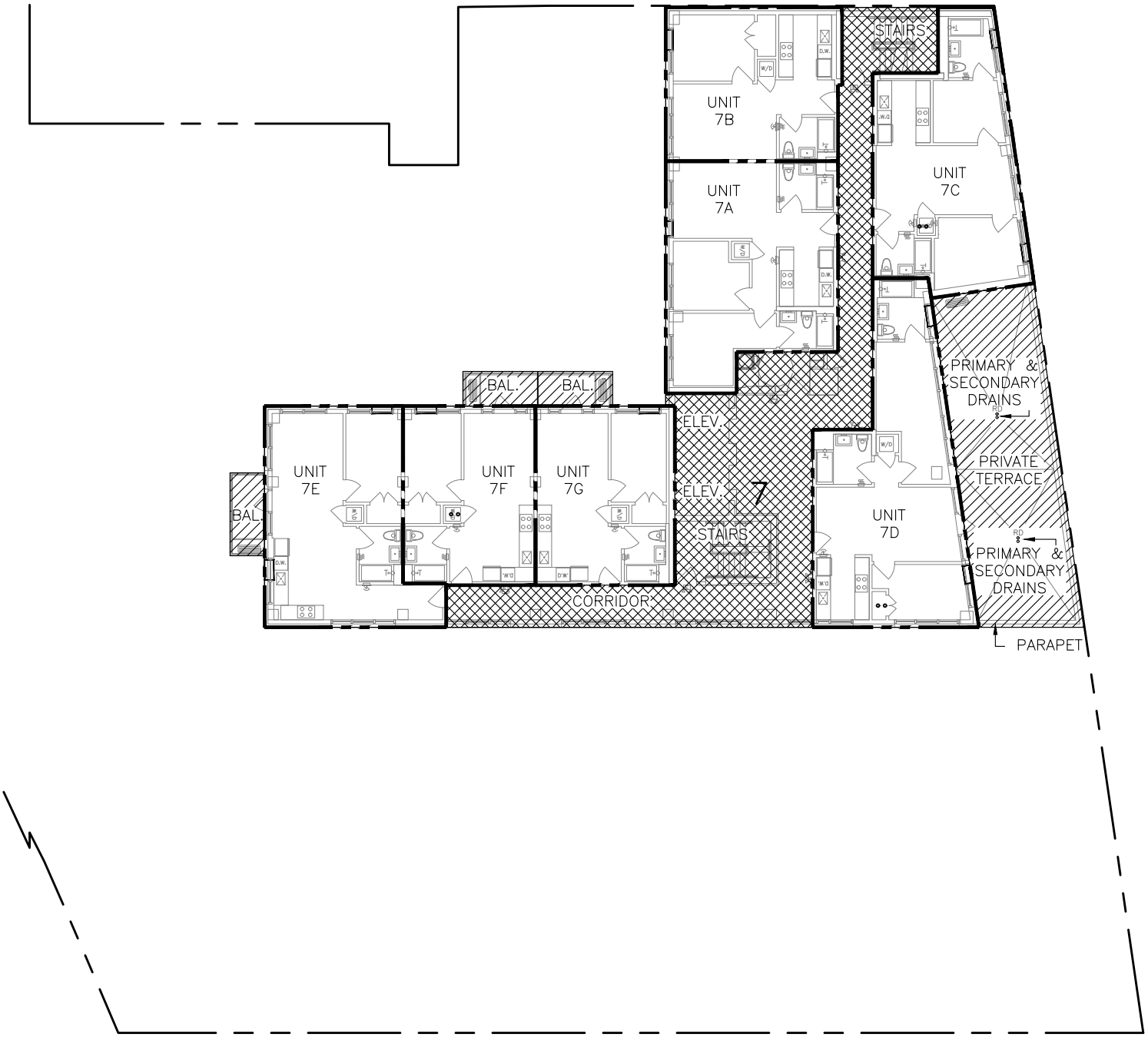
DATE: 08/03/2023

1 SIXTH FLOOR PLAN

0' 2' 4' 8' 16'

R.R.C.E. LIMITED COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT
G.C.E. GENERAL COMMON ELEMENT

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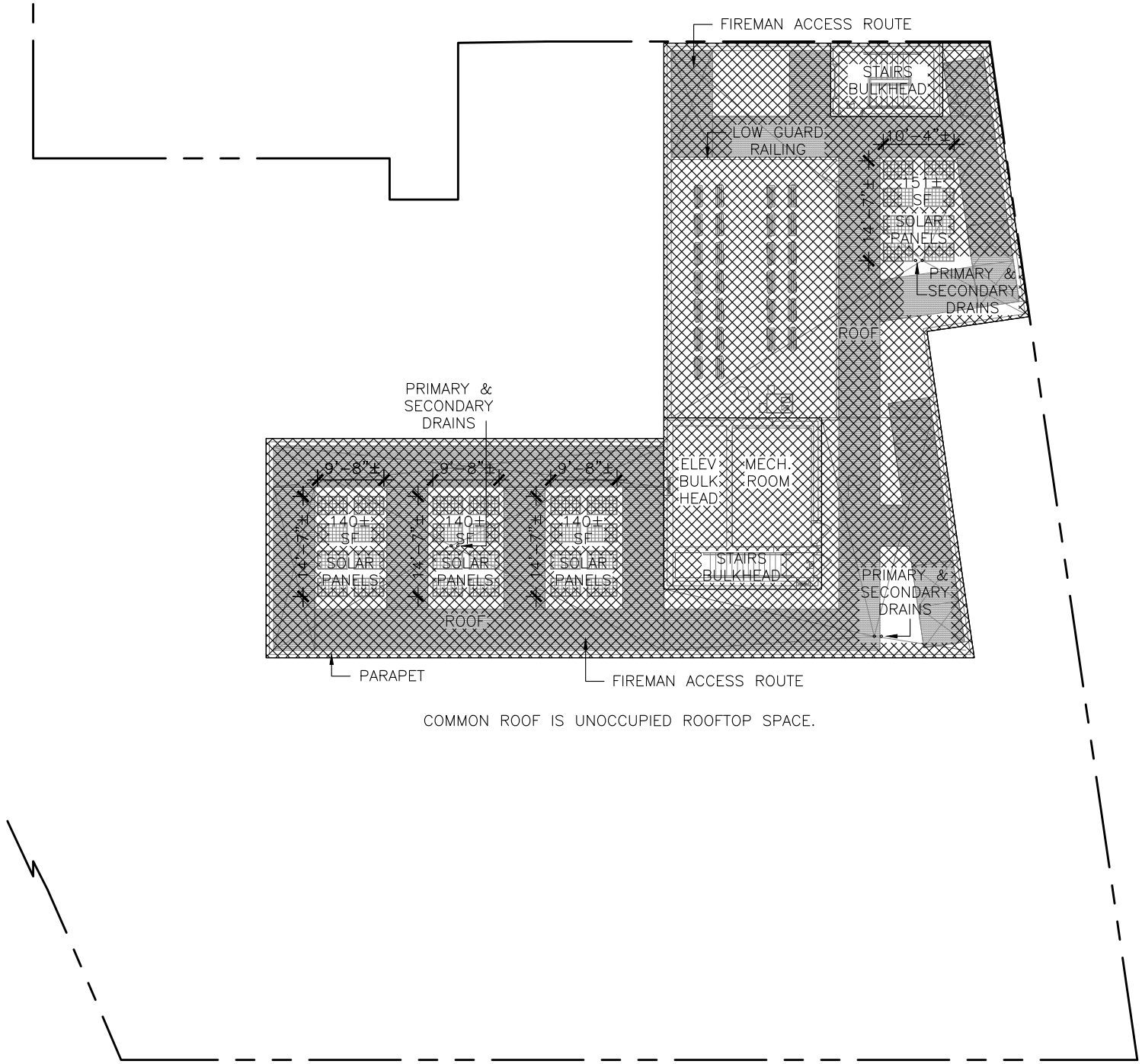
DATE: 08/03/2023

1 SEVENTH FLOOR PLAN

0' 2' 4' 8' 16'

R.R.C.E. LIMITED COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT
G.C.E. GENERAL COMMON ELEMENT

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COMMON ROOF IS UNOCCUPIED ROOFTOP SPACE.

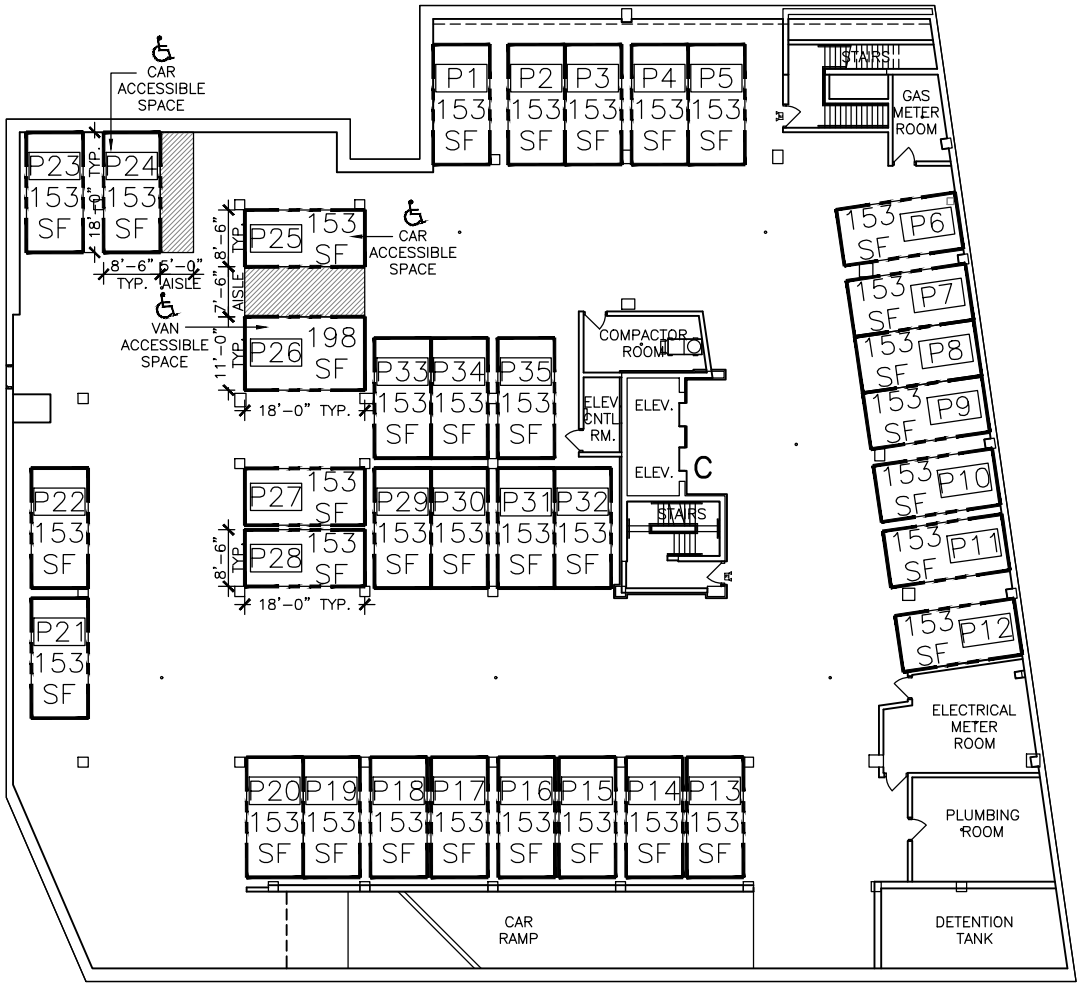
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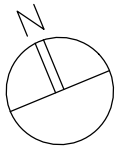
1 ROOF FLOOR PLAN

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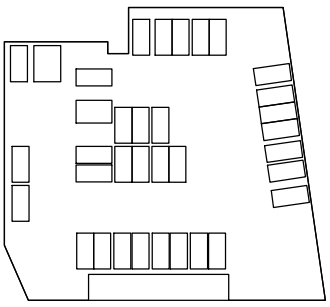
R.R.C.E. LIMITED COMMON ELEMENT
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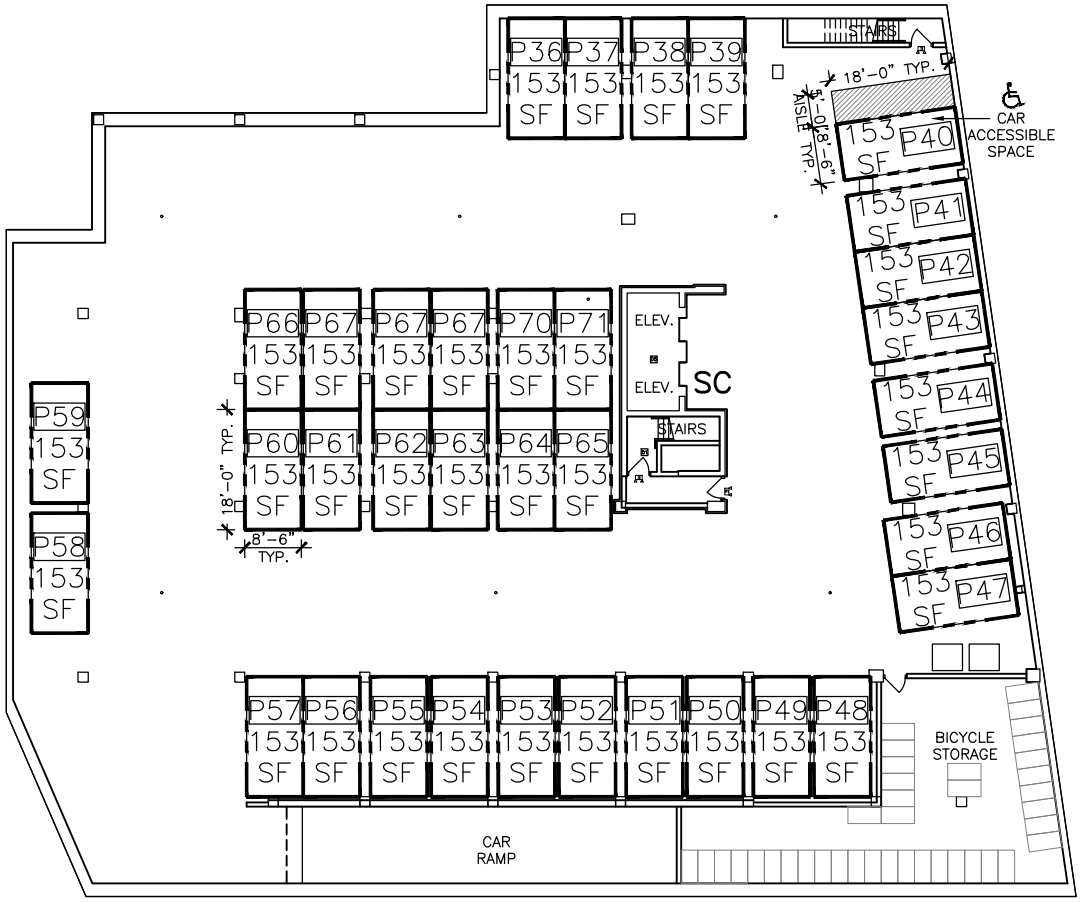


① UNIT P1–P35

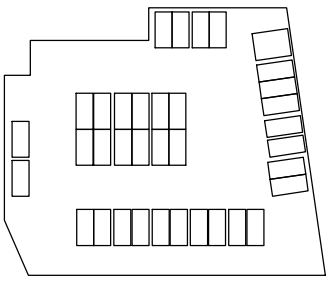
0'4'8' 16' 32'

PROJECT: 1809
SCALE: AS NOTED
DATE: 08/03/2023

ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



NOTE: ALL DIMENSIONS ARE APPROXIMATE TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. SQUARE FOOTAGE EXCEEDS THE USABLE FLOOR AREA AND INCLUDES COLUMNS, MECHANICAL PIPES, SHAFTWAYS, CHASEWAYS AND CONDUITS AND OTHER COMMON ELEMENTS. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE TERMS OF THE OFFERING PLAN.

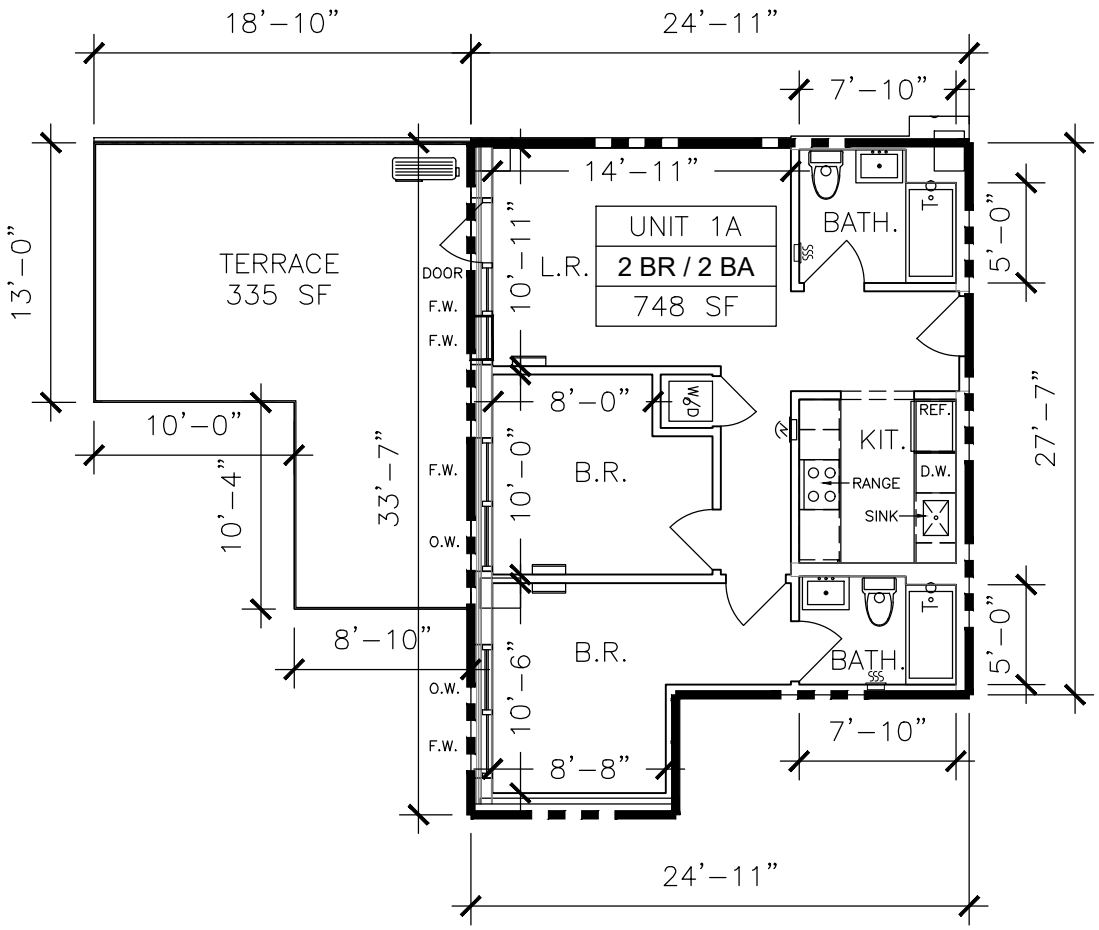


① UNIT P36–P71

0'4'8' 16' 32'

PROJECT: 1809
SCALE: AS NOTED
DATE: 08/03/2023

ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



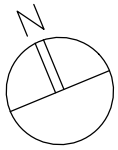
LEGEND

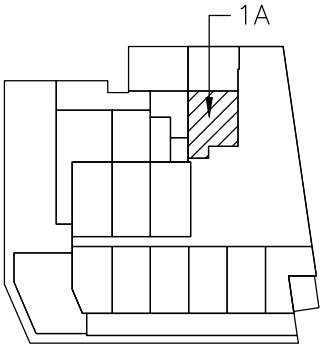
W/D	–	WASHER & DRYER COMBO
REF.	–	REFRIGERATOR
D.W.	–	DISH WASHER
R.D.	–	ROOF DRAIN
F.W.	–	FIXED WINDOW
O.W.	–	OPERABLE WINDOW
B.R.	–	BEDROOM
BATH.	–	BATHROOM
KIT.	–	KITCHENETTE
L.R.	–	LIVING ROOM
CL.	–	CLOSET
T	–	TUB

1 UNIT 1A

0' 2' 4' 8' 16'

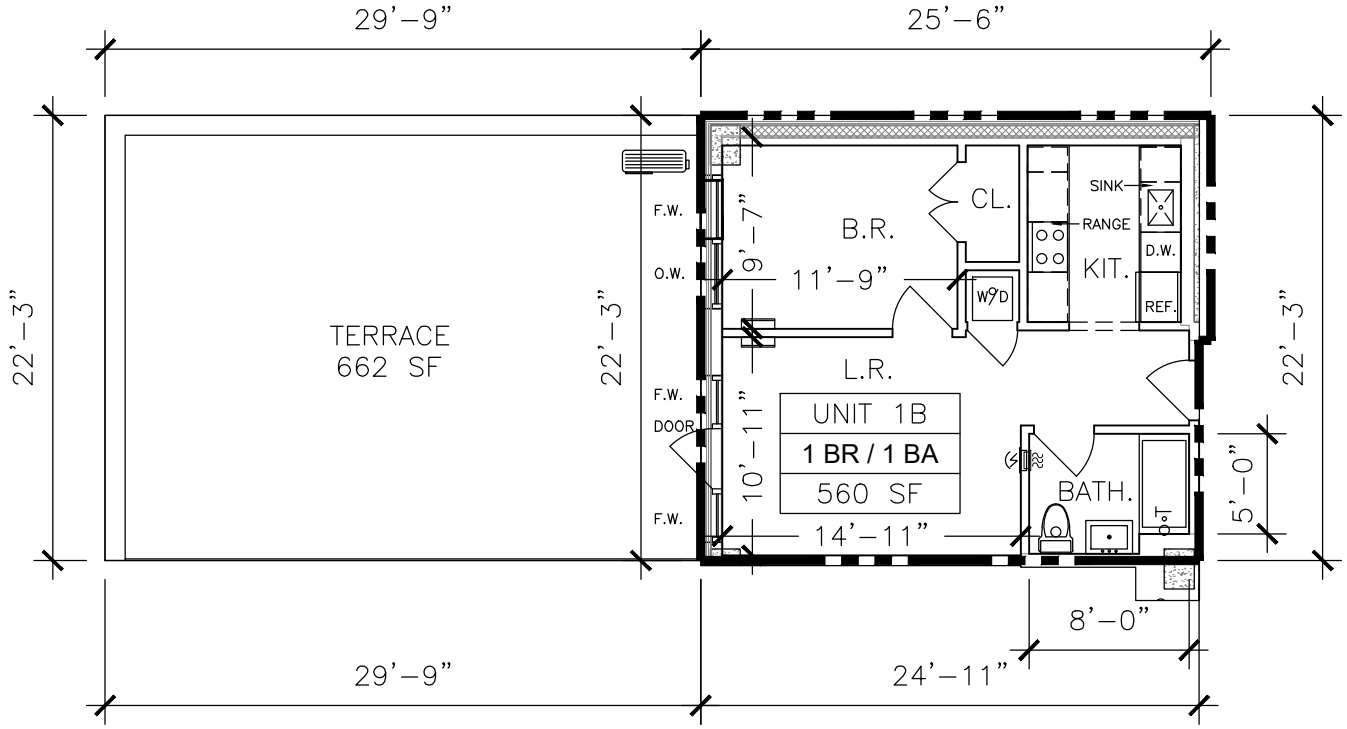
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PROJECT: 1809
SCALE: AS NOTED
DATE: 08/03/2023

ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



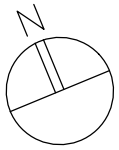
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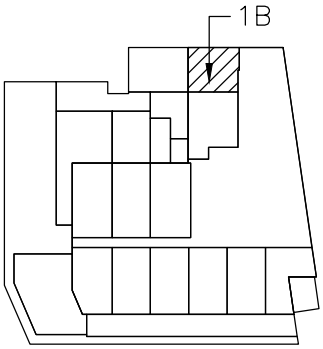
W/D	–	WASHER & DRYER COMBO
REF.	–	REFRIGERATOR
D.W.	–	DISH WASHER
R.D.	–	ROOF DRAIN
F.W.	–	FIXED WINDOW
O.W.	–	OPERABLE WINDOW
B.R.	–	BEDROOM
BATH.	–	BATHROOM
KIT.	–	KITCHENETTE
L.R.	–	LIVING ROOM
CL.	–	CLOSET
T	–	TUB

① UNIT 1B

0' 2' 4' 8' 16'

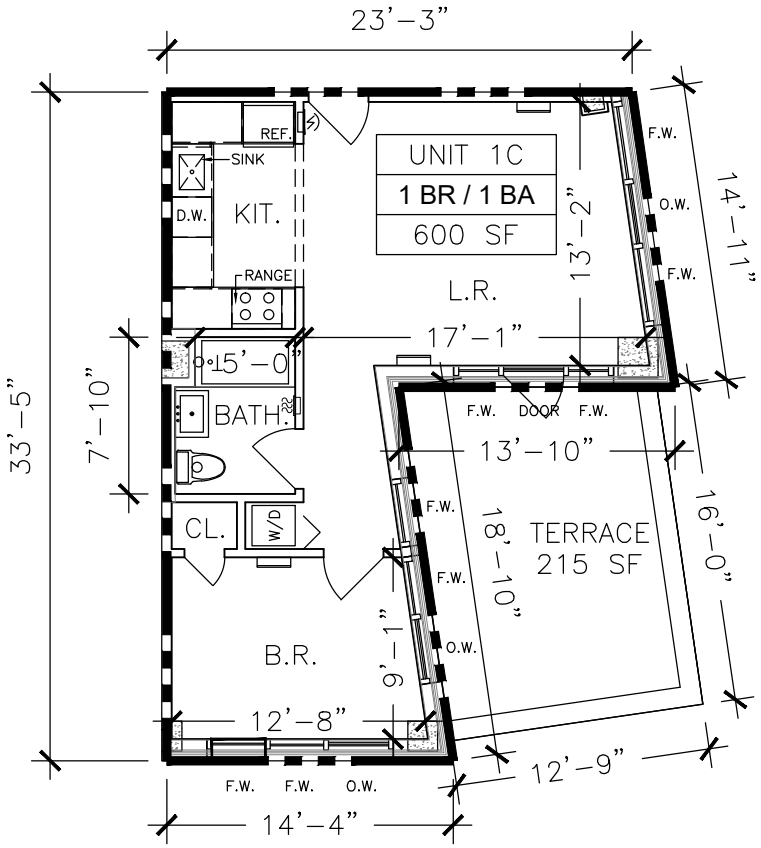
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40-22 61ST STREET
WOODSIDE, NY 11377



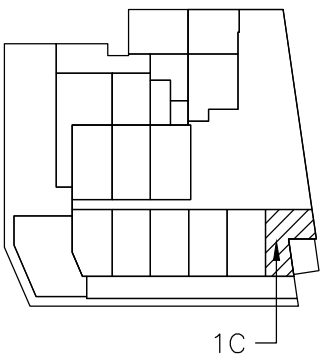
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 1C

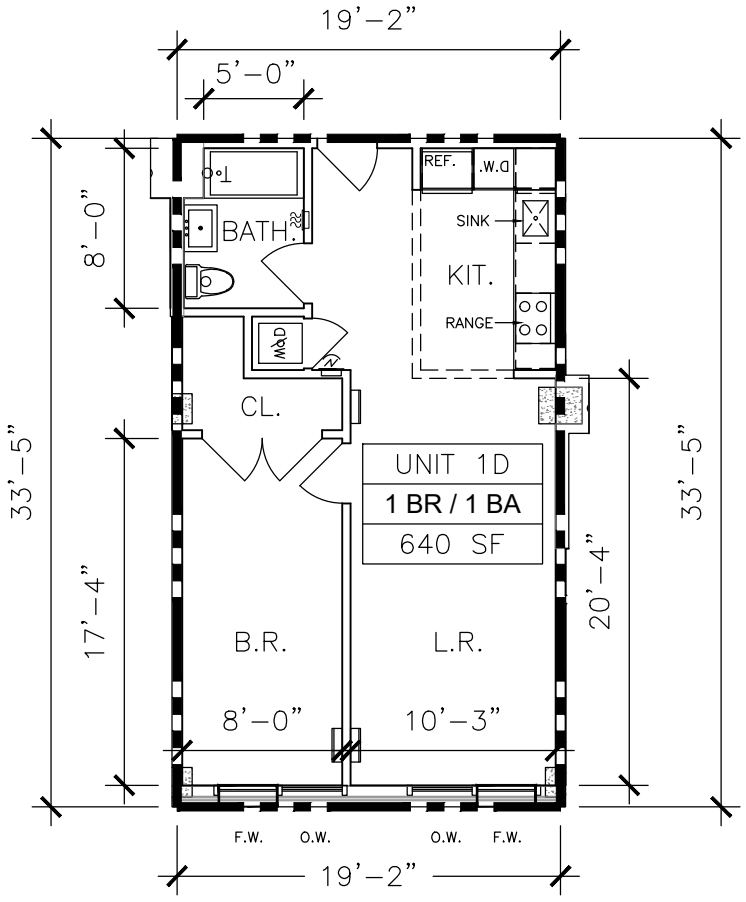
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WOODSIDE, NY 11377



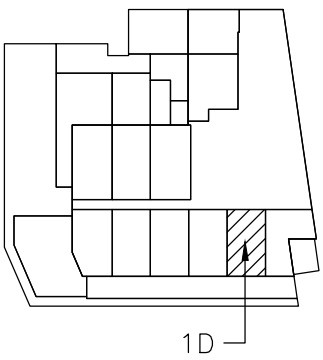
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 1D

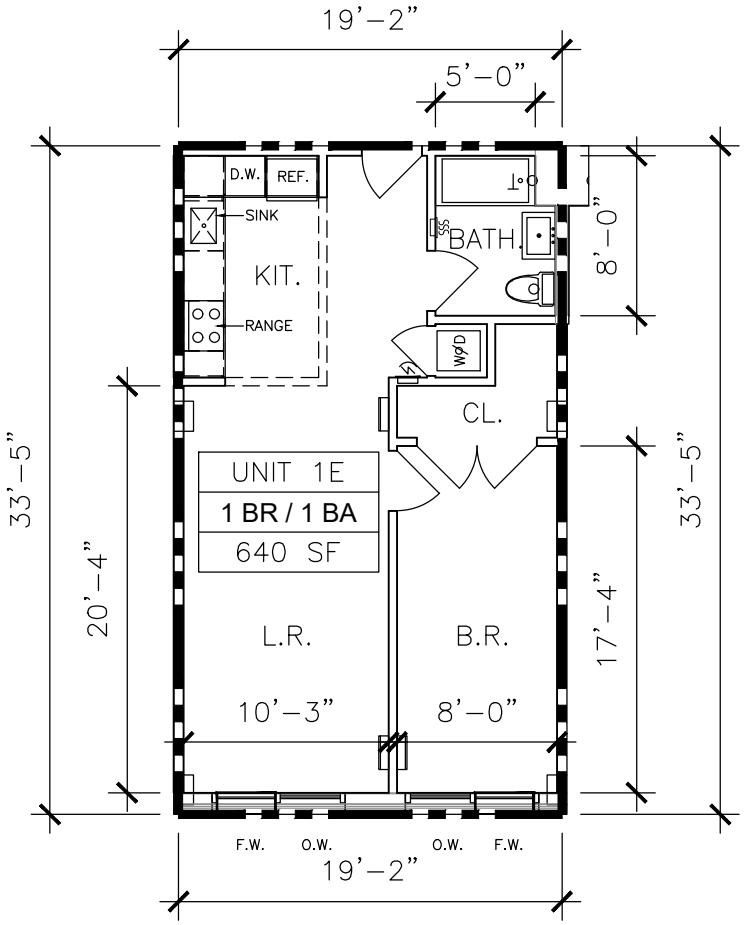
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WOODSIDE, NY 11377



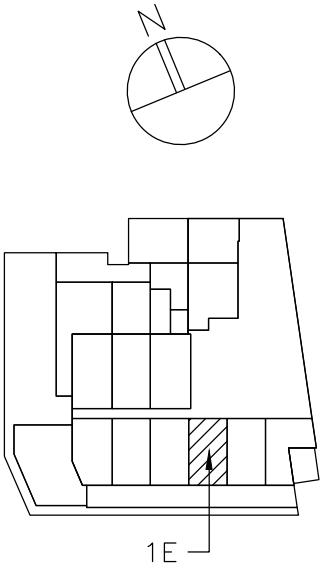
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

(1) UNIT 1E

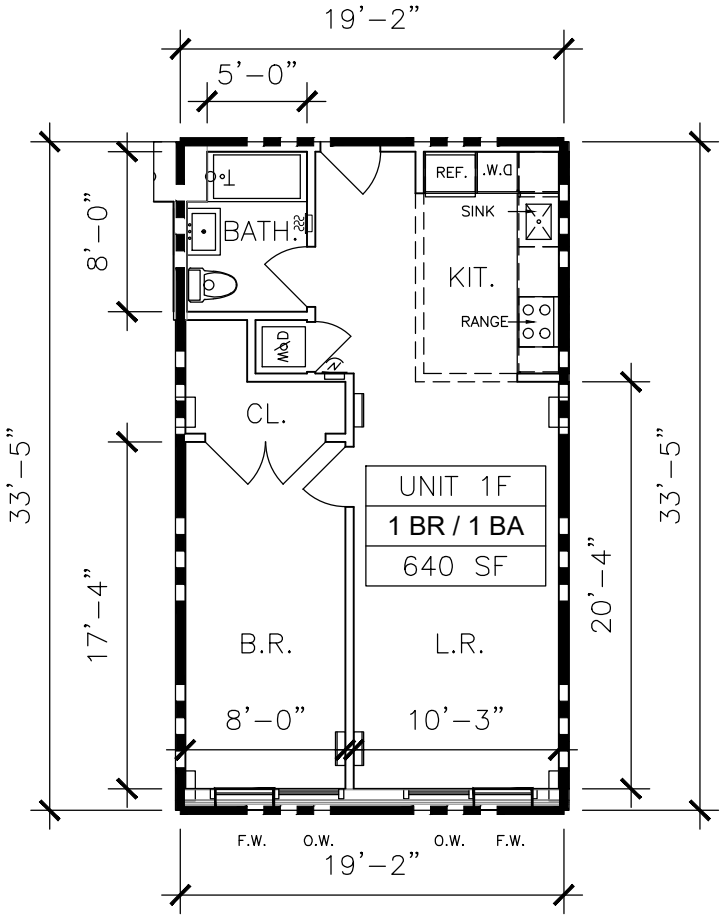
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40-22 61ST STREET
WOODSIDE, NY 11377



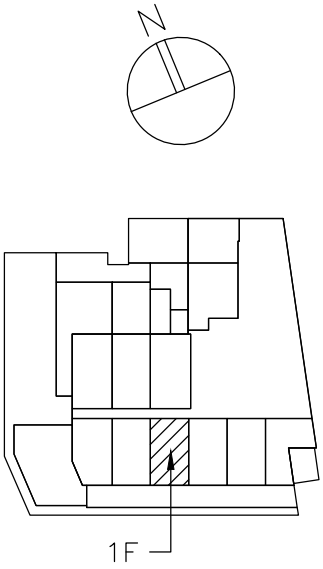
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 1F

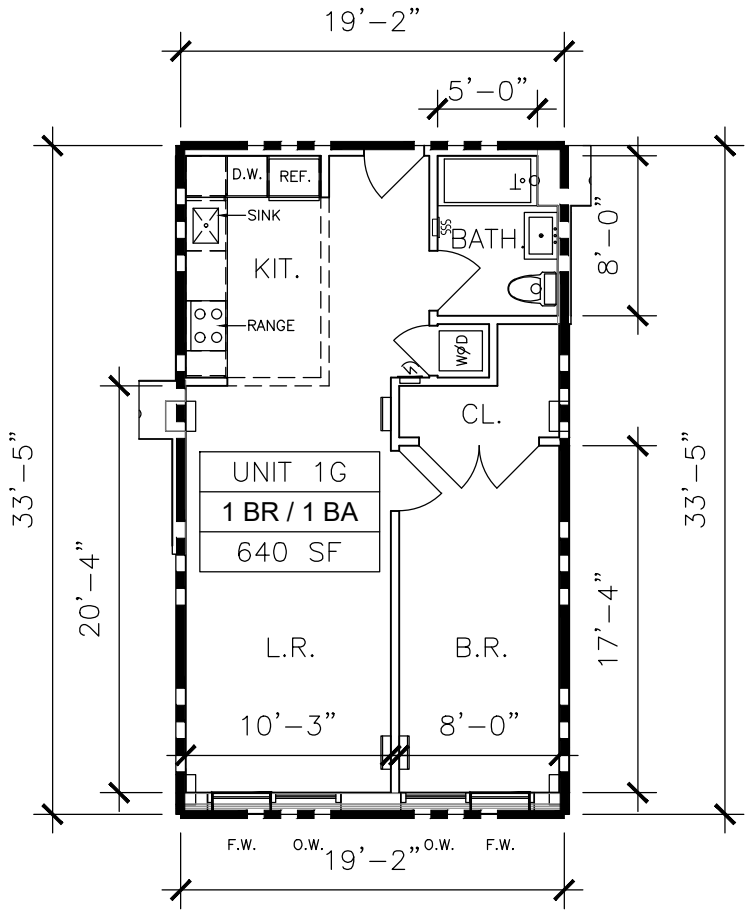
0' 2' 4' 8' 16'

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WOODSIDE, NY 11377



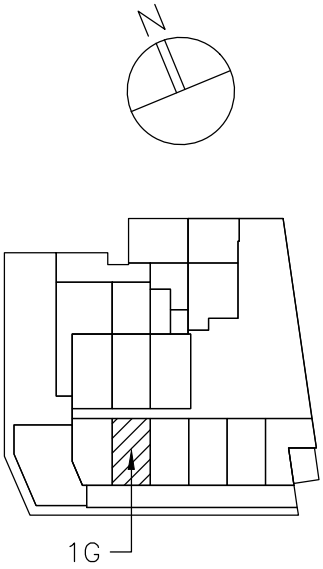
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 1G

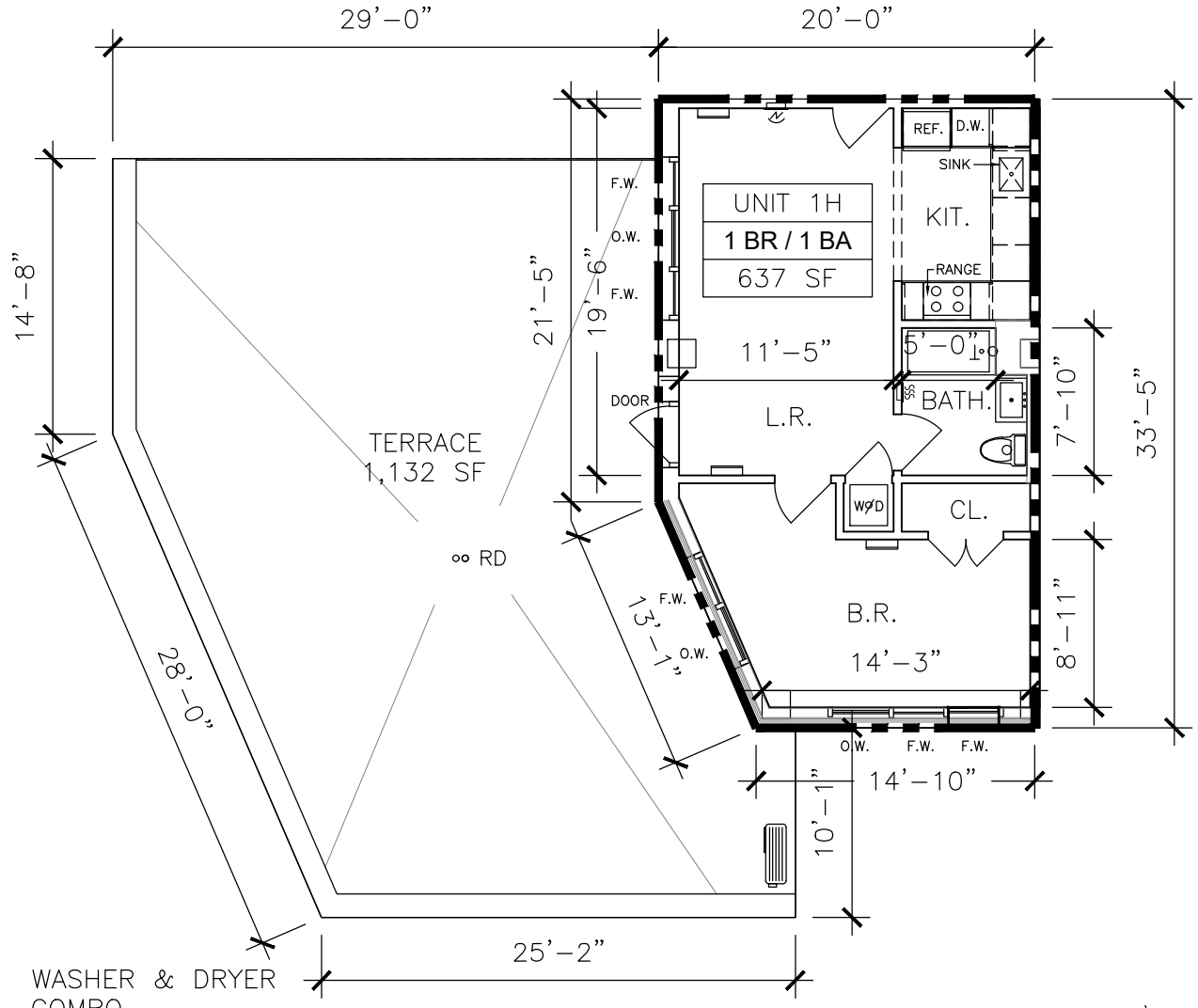
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40-22 61ST STREET
WOODSIDE, NY 11377



LEGEND

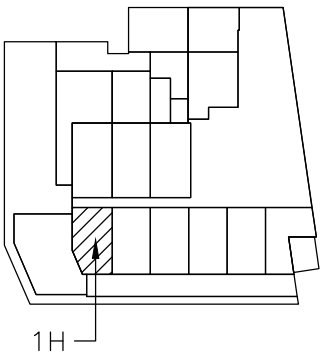
W/D	–	WASHER & DRYER COMBO
REF.	–	REFRIGERATOR
D.W.	–	DISH WASHER
R.D.	–	ROOF DRAIN
F.W.	–	FIXED WINDOW
O.W.	–	OPERABLE WINDOW
B.R.	–	BEDROOM
BATH.	–	BATHROOM
KIT.	–	KITCHENETTE
L.R.	–	LIVING ROOM
CL.	–	CLOSET
T	–	TUB

① UNIT 1H

0' 2' 4' 8' 16'

N

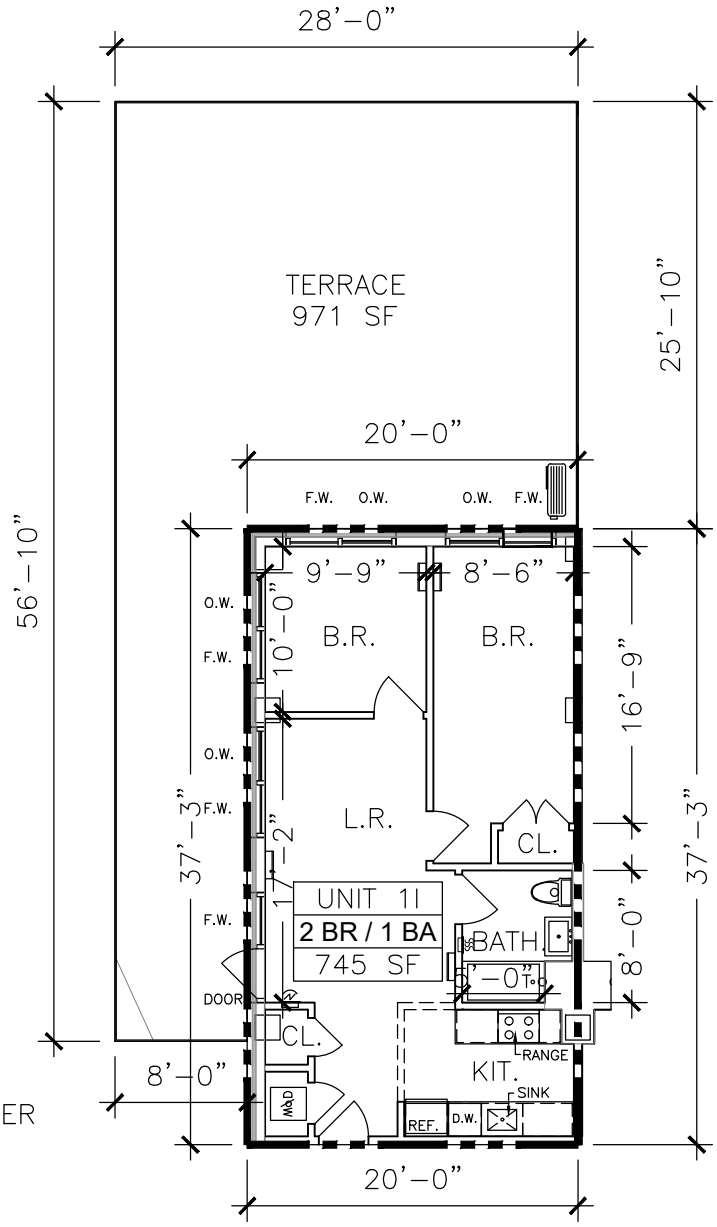
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ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377

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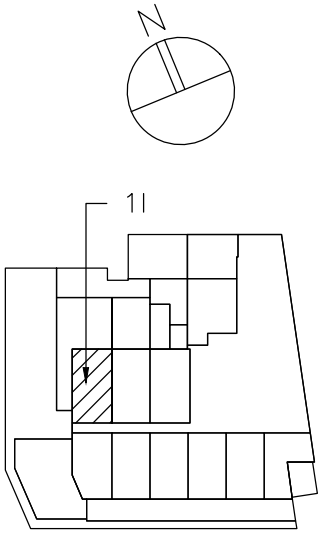
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 1I

0' 2'4' 8' 16'

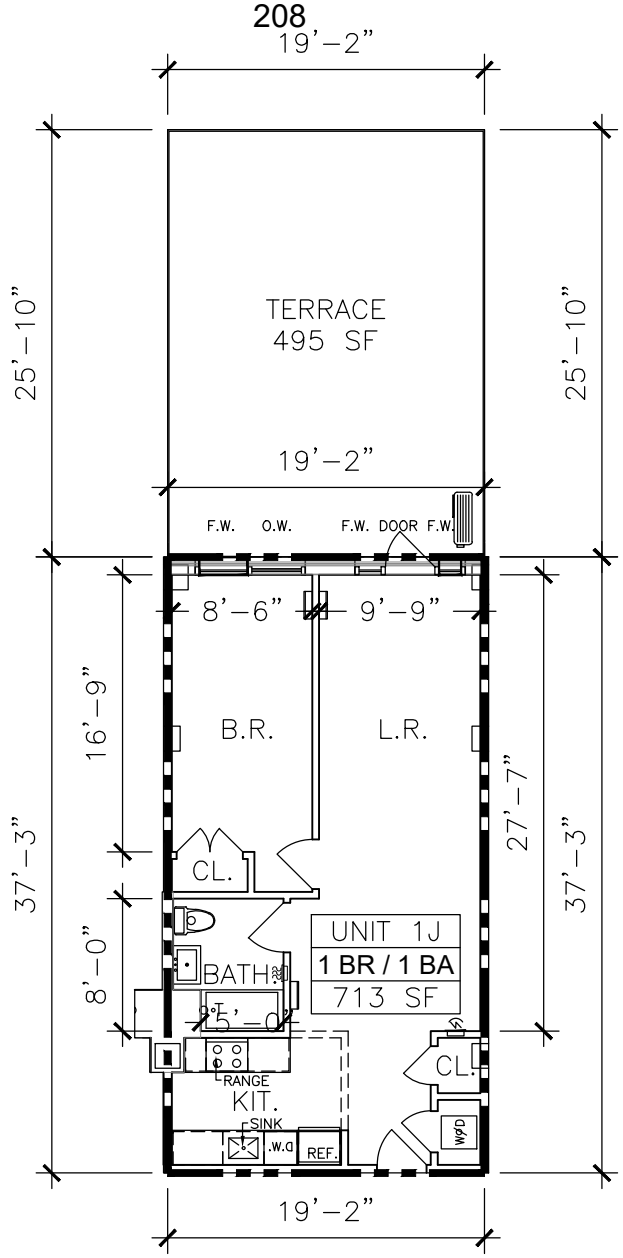
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ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377

208



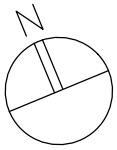
LEGEND

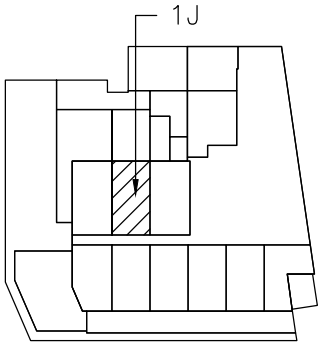
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 1J

0' 2'4' 8' 16'

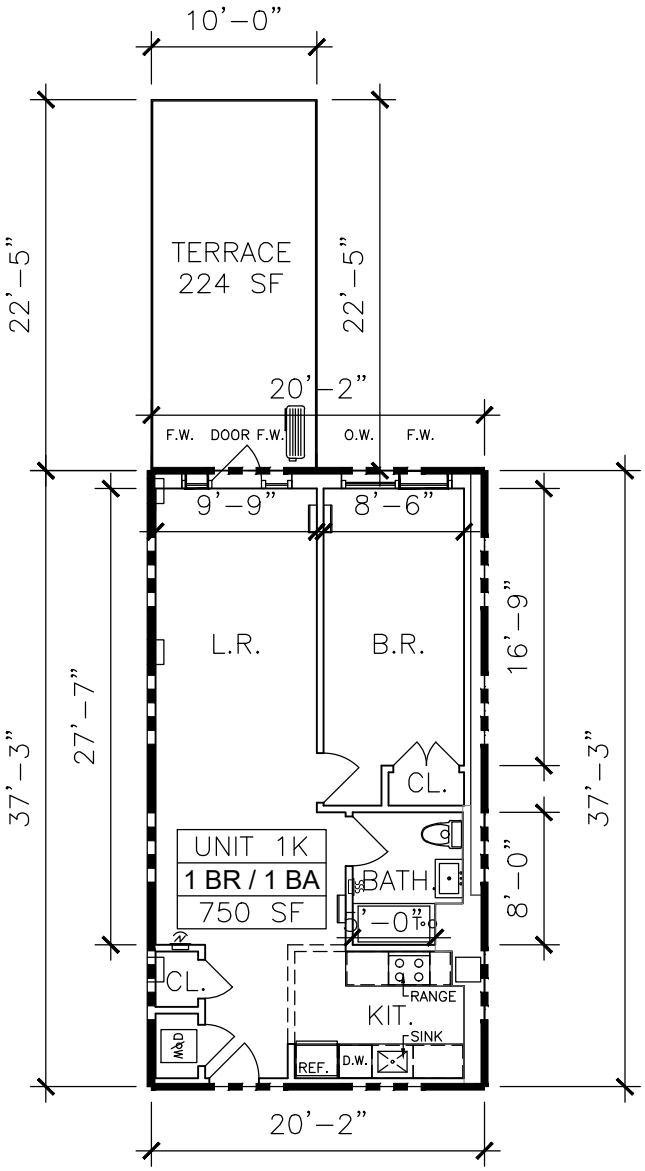
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40-22 61ST STREET
WOODSIDE, NY 11377



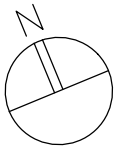
LEGEND

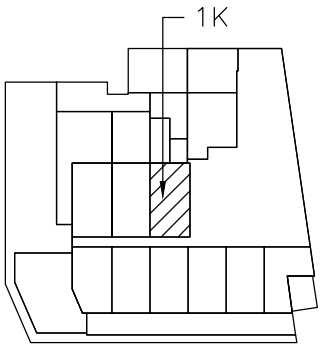
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 1K

0' 2'4' 8' 16'

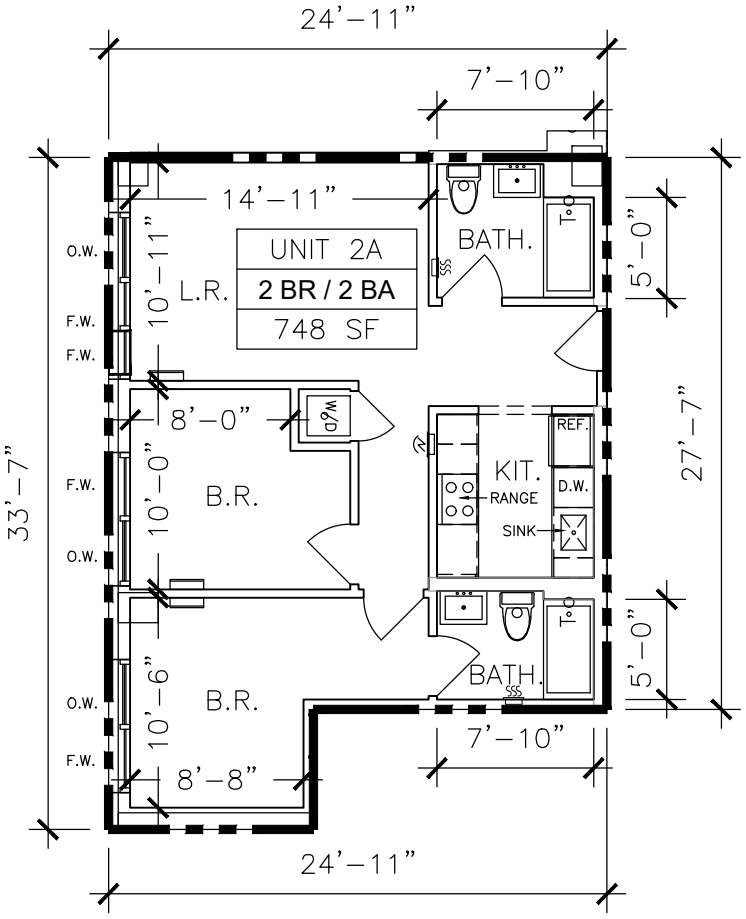
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40-22 61ST STREET
WOODSIDE, NY 11377



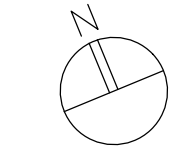
LEGEND

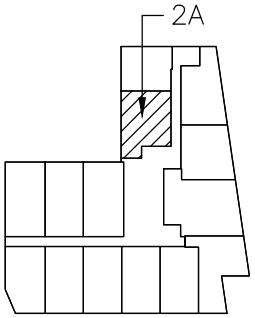
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 2A

0' 2' 4' 8' 16'

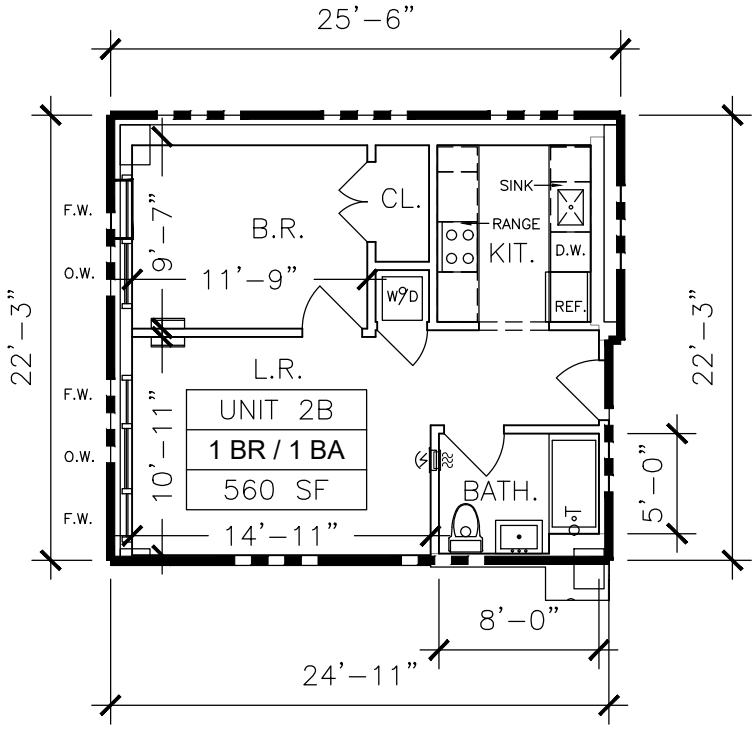
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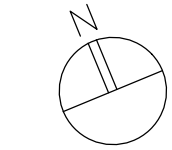
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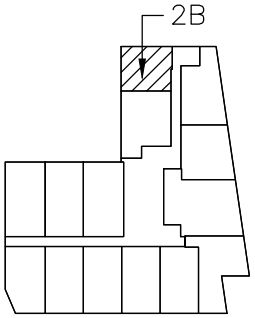
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

(1) UNIT 2B

0' 2' 4' 8' 16'

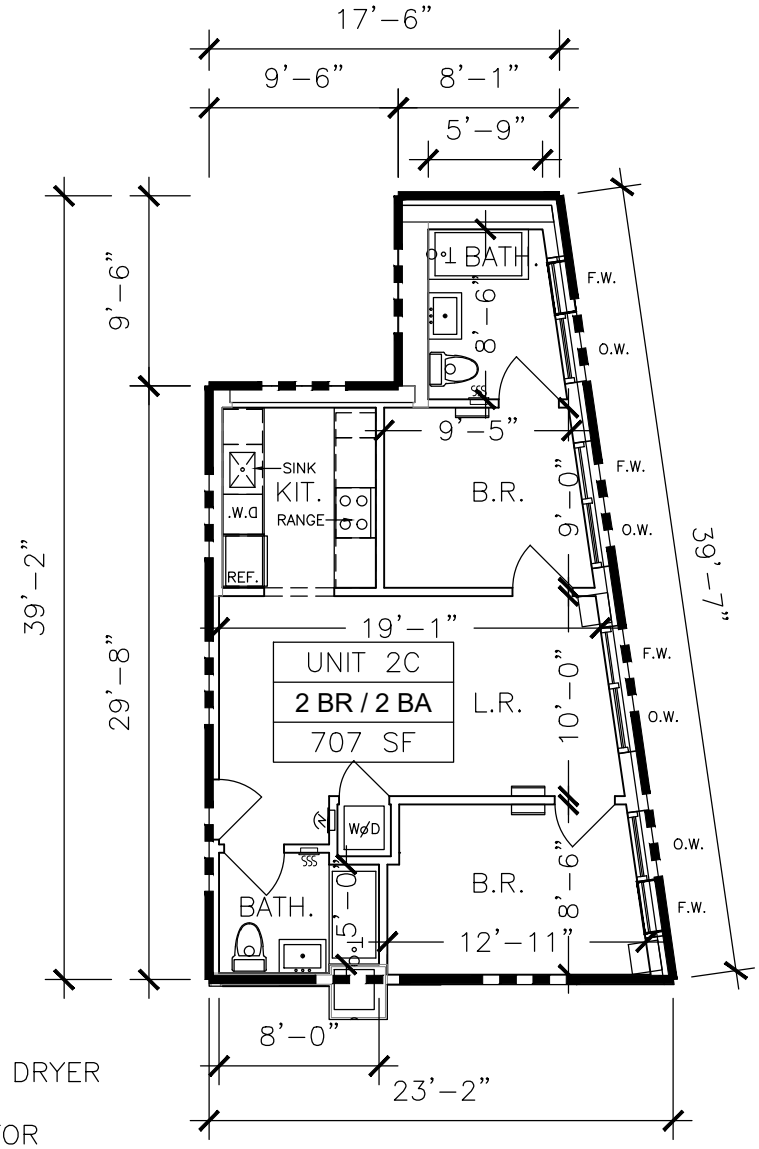
NOTE: ALL DIMENSIONS ARE APPROXIMATE TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. SQUARE FOOTAGE EXCEEDS THE USABLE FLOOR AREA AND INCLUDES COLUMNS, MECHANICAL PIPES, SHAFTWAYS, CHASEWAYS AND CONDUITS AND OTHER COMMON ELEMENTS. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE TERMS OF THE OFFERING PLAN.





PROJECT: 1809
SCALE: AS NOTED
DATE: 08/03/2023

ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



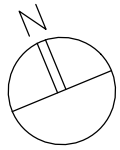
LEGEND

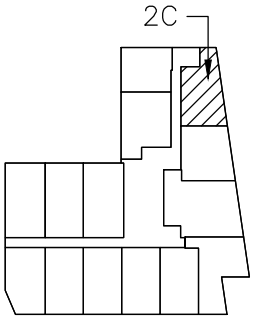
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 2C

0' 2' 4' 8' 16'

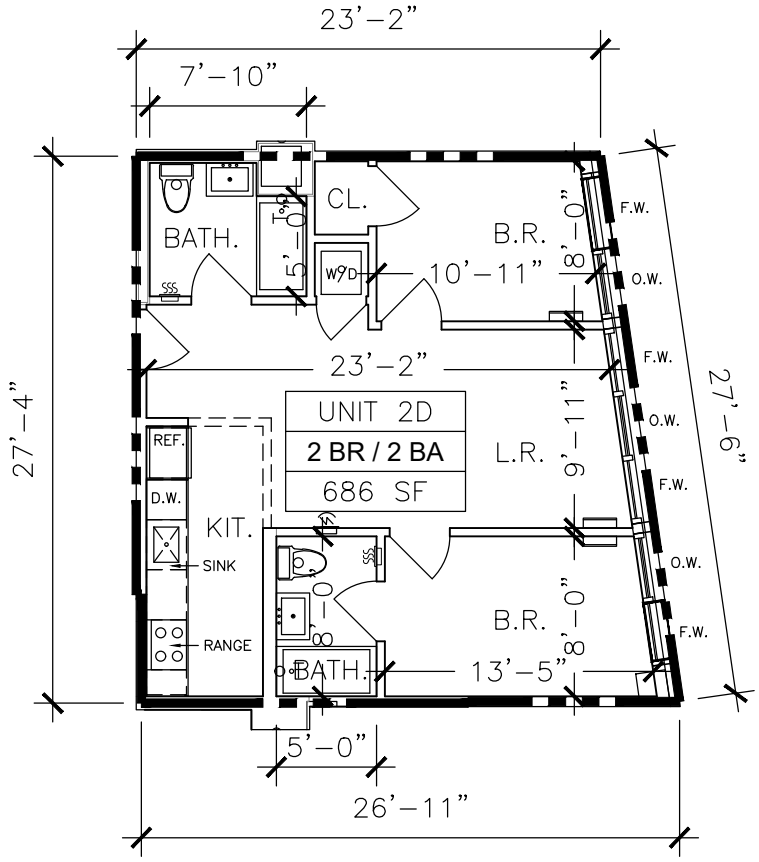
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ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



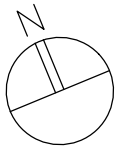
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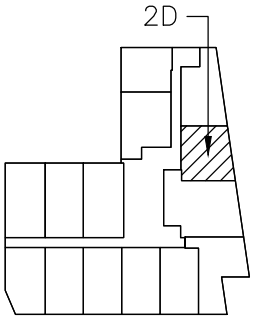
W/D	–	WASHER & DRYER COMBO
REF.	–	REFRIGERATOR
D.W.	–	DISH WASHER
R.D.	–	ROOF DRAIN
F.W.	–	FIXED WINDOW
O.W.	–	OPERABLE WINDOW
B.R.	–	BEDROOM
BATH.	–	BATHROOM
KIT.	–	KITCHENETTE
L.R.	–	LIVING ROOM
CL.	–	CLOSET
T	–	TUB

① UNIT 2D

0' 2' 4' 8' 16'

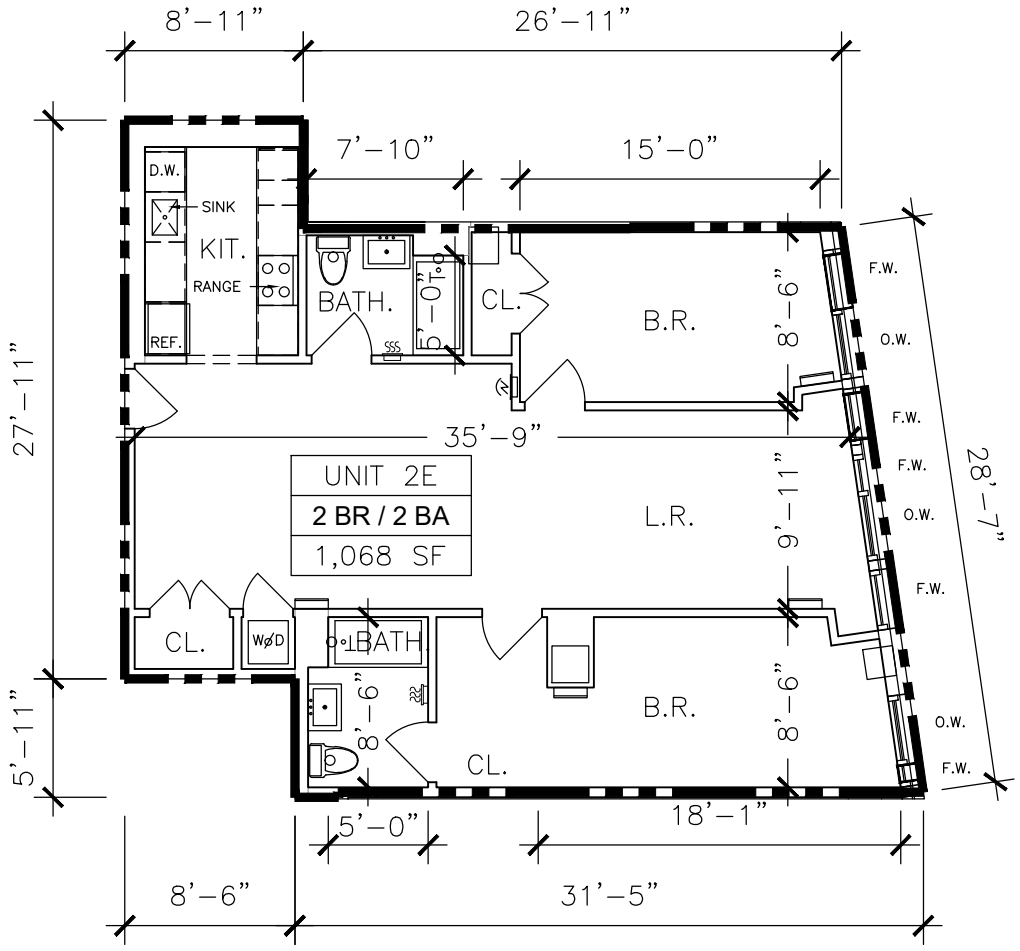
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ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



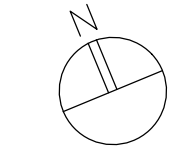
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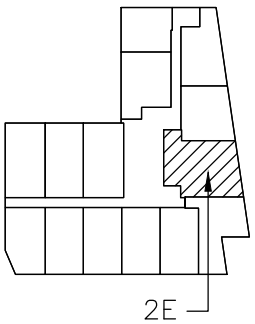
W/D	–	WASHER & DRYER COMBO
REF.	–	REFRIGERATOR
D.W.	–	DISH WASHER
R.D.	–	ROOF DRAIN
F.W.	–	FIXED WINDOW
O.W.	–	OPERABLE WINDOW
B.R.	–	BEDROOM
BATH.	–	BATHROOM
KIT.	–	KITCHENETTE
L.R.	–	LIVING ROOM
CL.	–	CLOSET
T	–	TUB

① UNIT 2E

0' 2' 4' 8' 16'

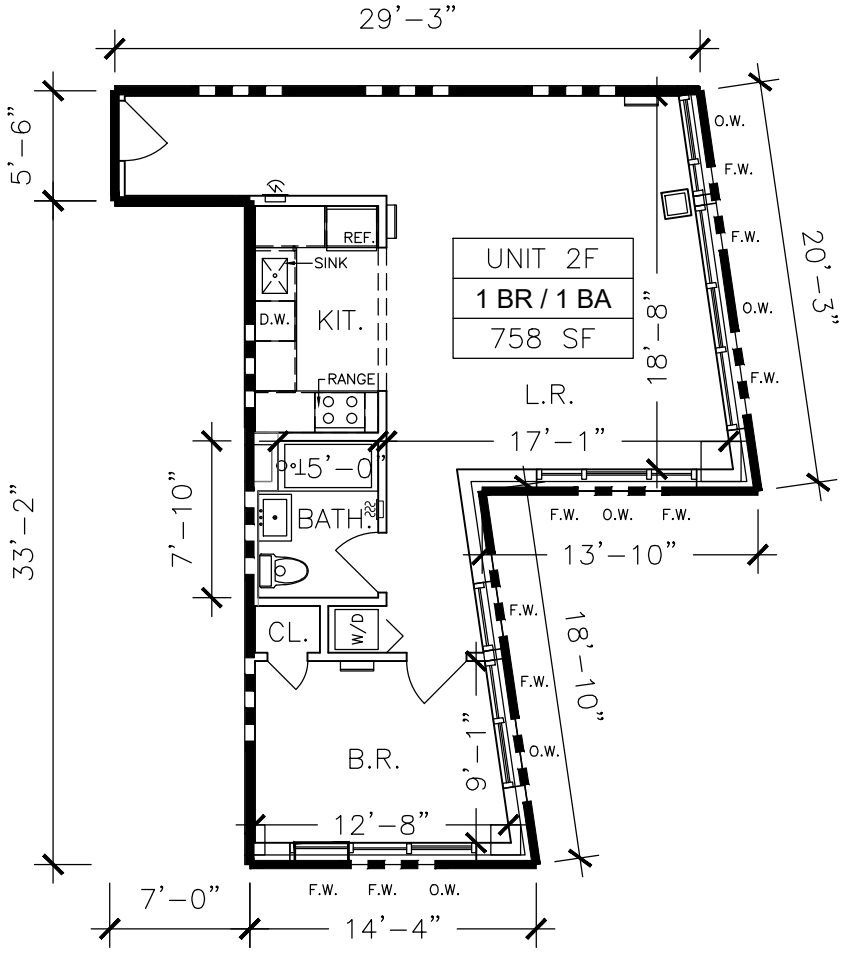
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ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



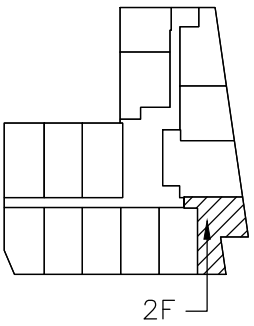
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 2F

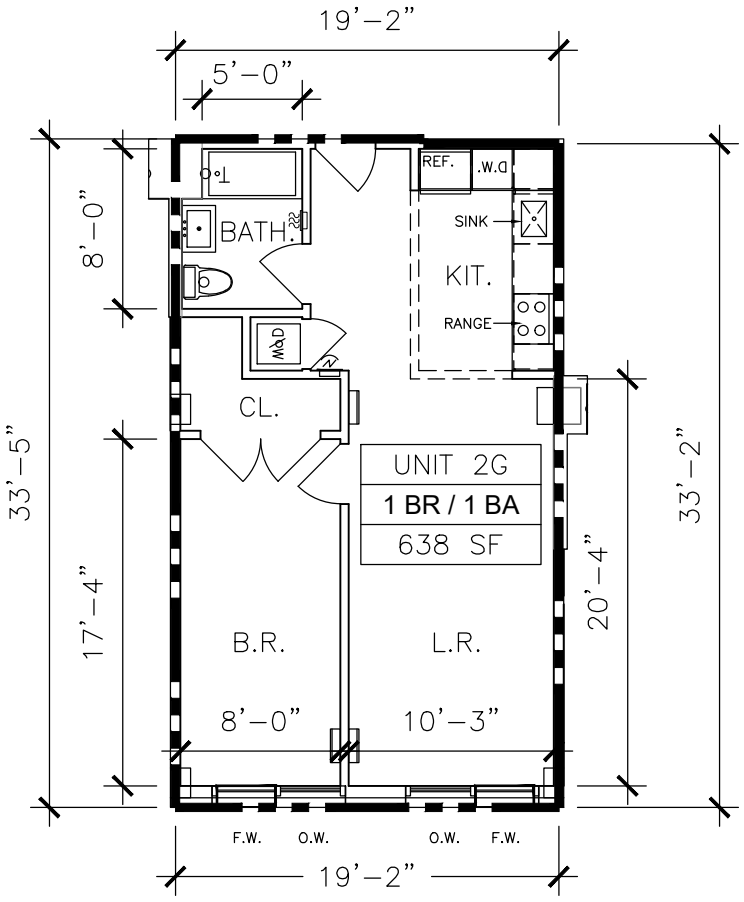
0' 2' 4' 8' 16'

NOTE: ALL DIMENSIONS ARE APPROXIMATE TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. SQUARE FOOTAGE EXCEEDS THE USABLE FLOOR AREA AND INCLUDES COLUMNS, MECHANICAL PIPES, SHAFTWAYS, CHASEWAYS AND CONDUITS AND OTHER COMMON ELEMENTS. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE TERMS OF THE OFFERING PLAN.



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ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



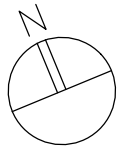
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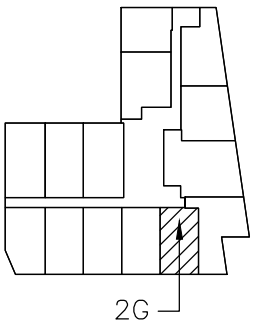
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 2G

0' 2' 4' 8' 16'

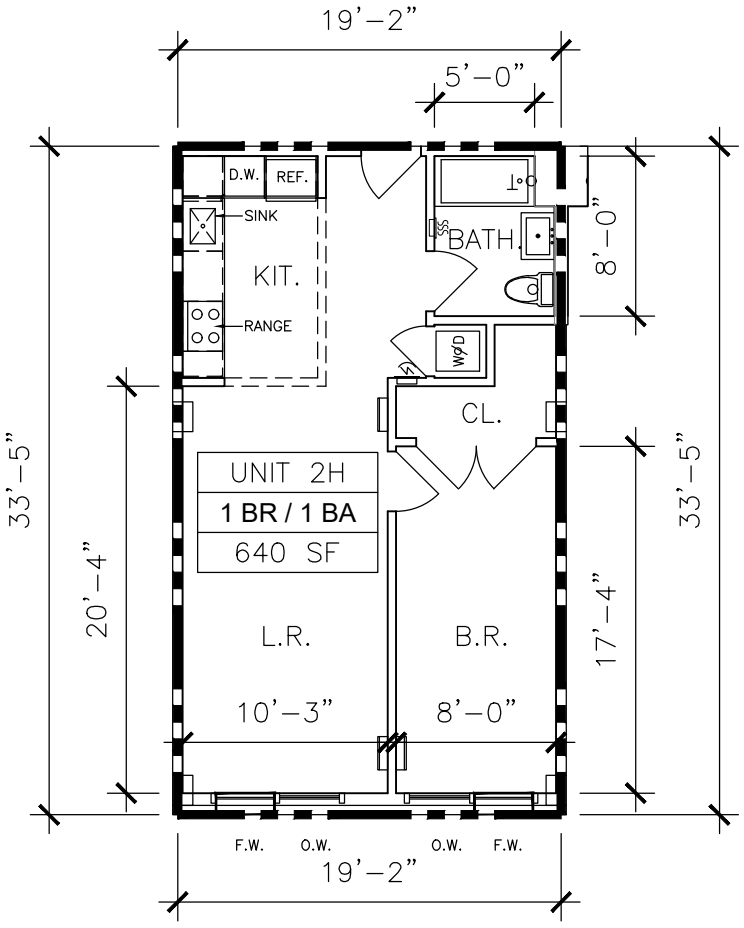
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ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



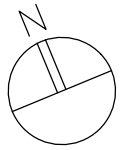
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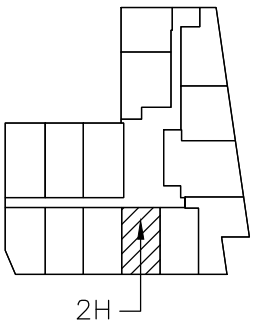
W/D	–	WASHER & DRYER COMBO
REF.	–	REFRIGERATOR
D.W.	–	DISH WASHER
R.D.	–	ROOF DRAIN
F.W.	–	FIXED WINDOW
O.W.	–	OPERABLE WINDOW
B.R.	–	BEDROOM
BATH.	–	BATHROOM
KIT.	–	KITCHENETTE
L.R.	–	LIVING ROOM
CL.	–	CLOSET

① UNIT 2H

0' 2' 4' 8' 16'

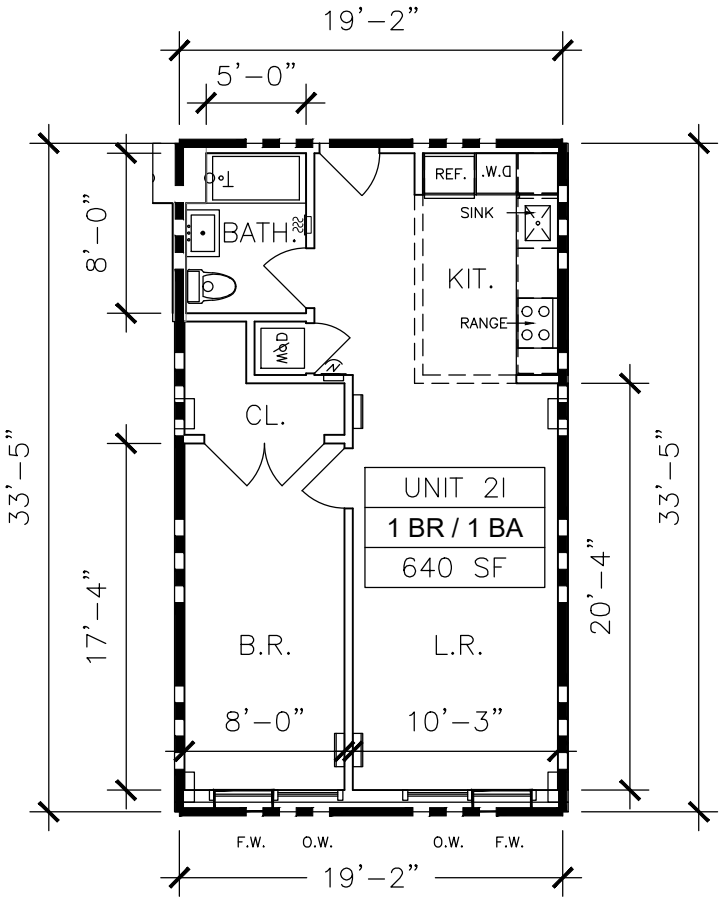
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61ST STREET MIXED-USE DEVELOPMENT
40-22 61ST STREET
WOODSIDE, NY 11377



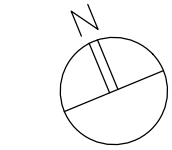
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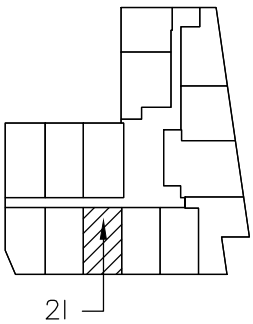
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

(1) UNIT 2I

0' 2' 4' 8' 16'

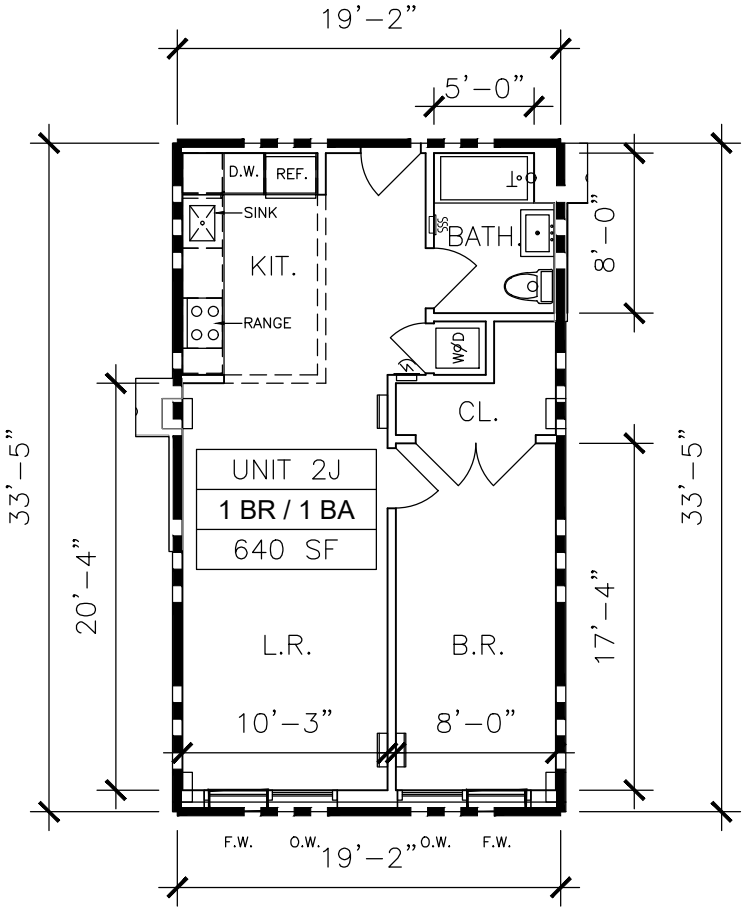
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ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



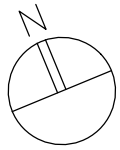
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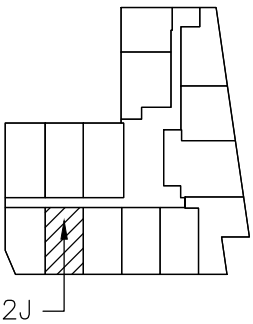
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 2J

0' 2' 4' 8' 16'

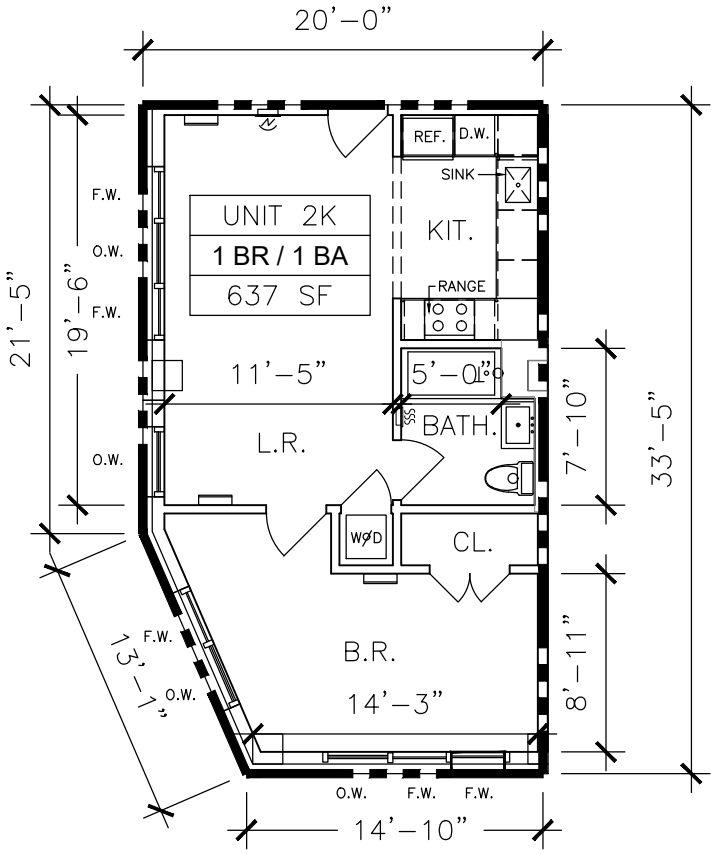
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ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



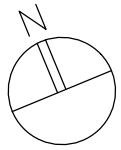
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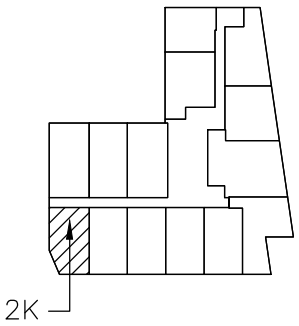
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 2K

0' 2' 4' 8' 16'

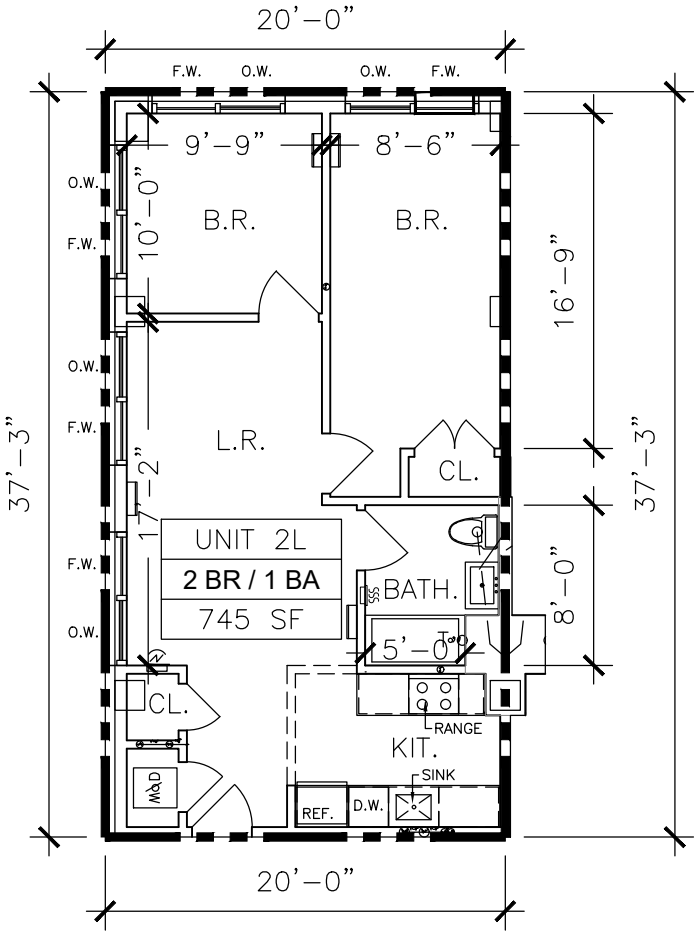
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ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



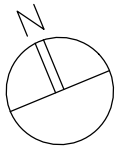
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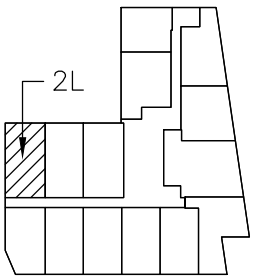
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 2L

0' 2' 4' 8' 16'

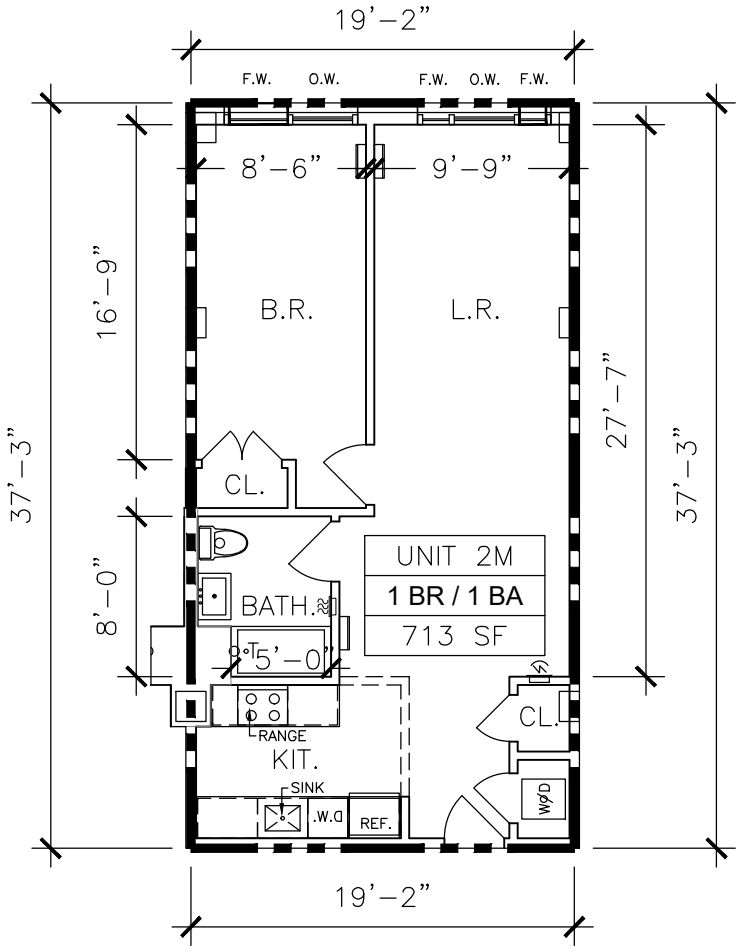
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ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



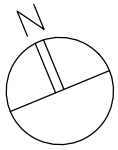
LEGEND

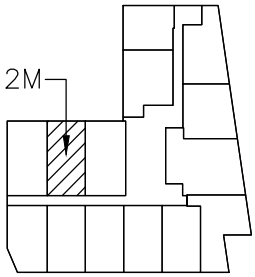
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 2M

0' 2' 4' 8' 16'

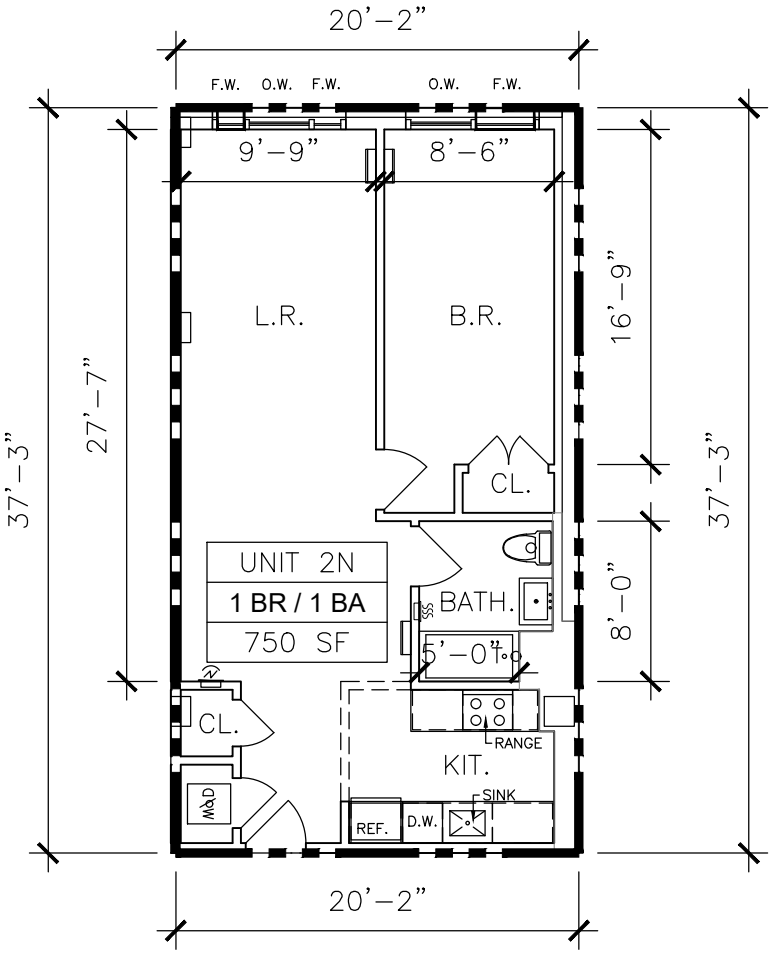
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ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



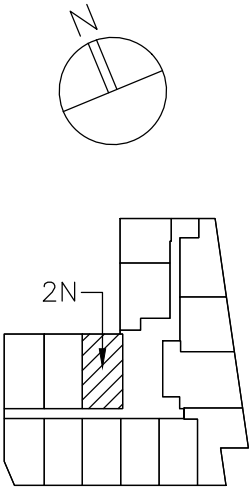
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 2N

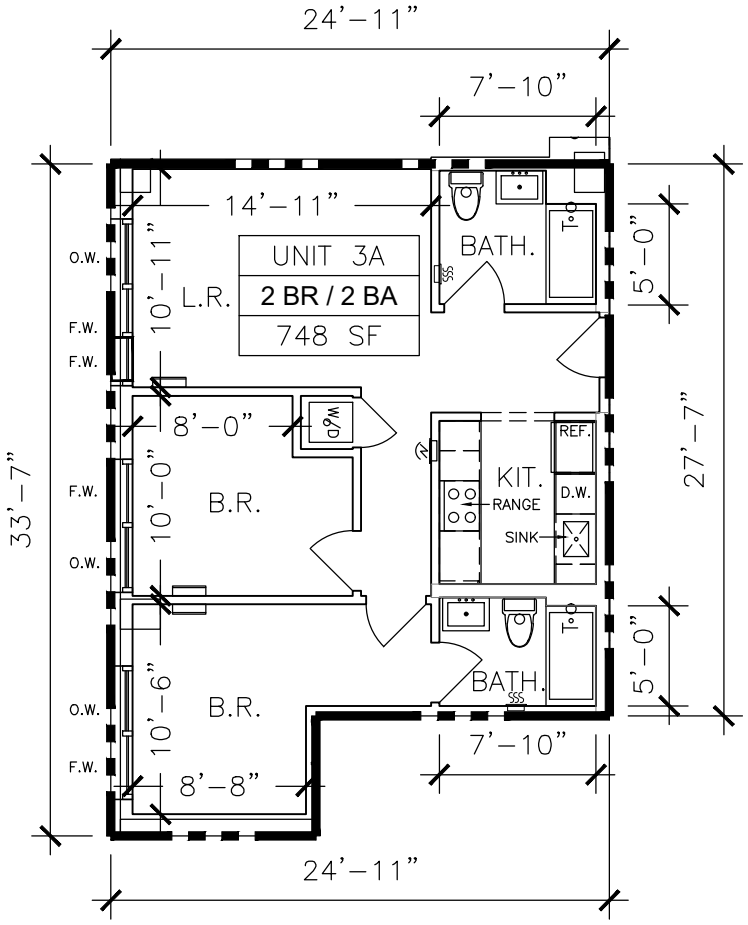
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40-22 61ST STREET
WOODSIDE, NY 11377



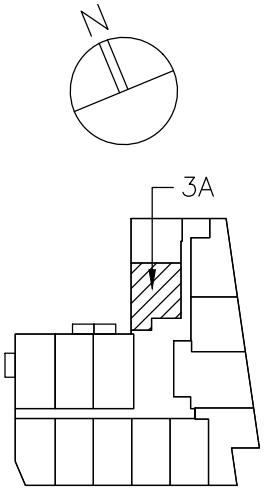
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 3A

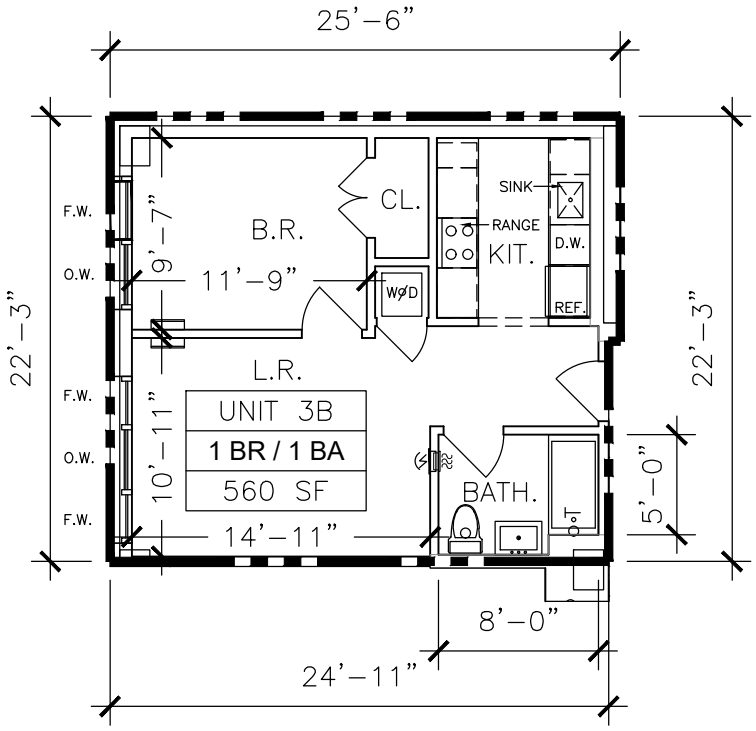
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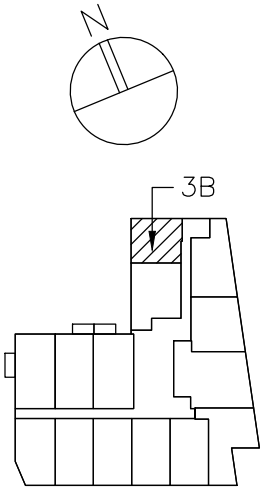
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 3B

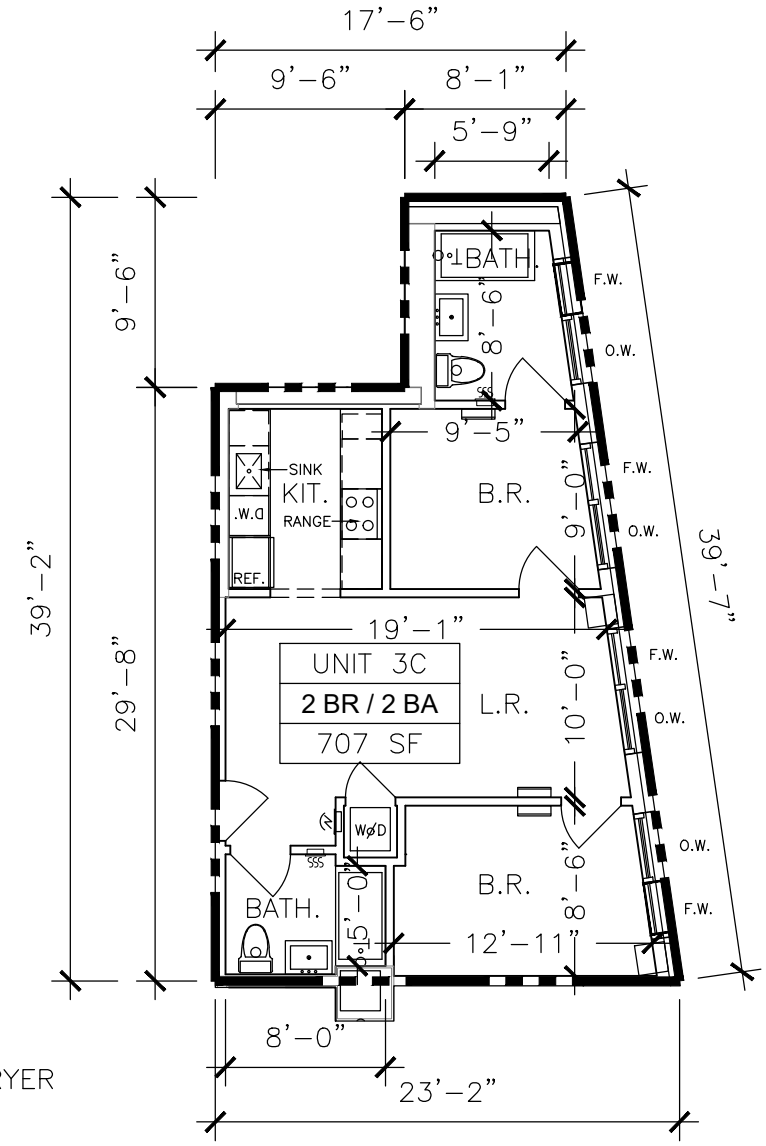
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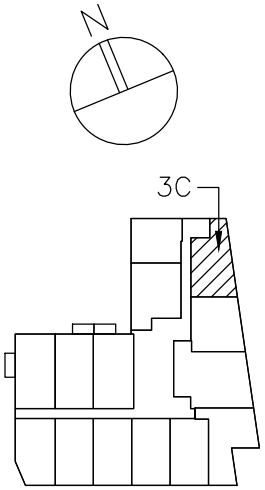
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 3C

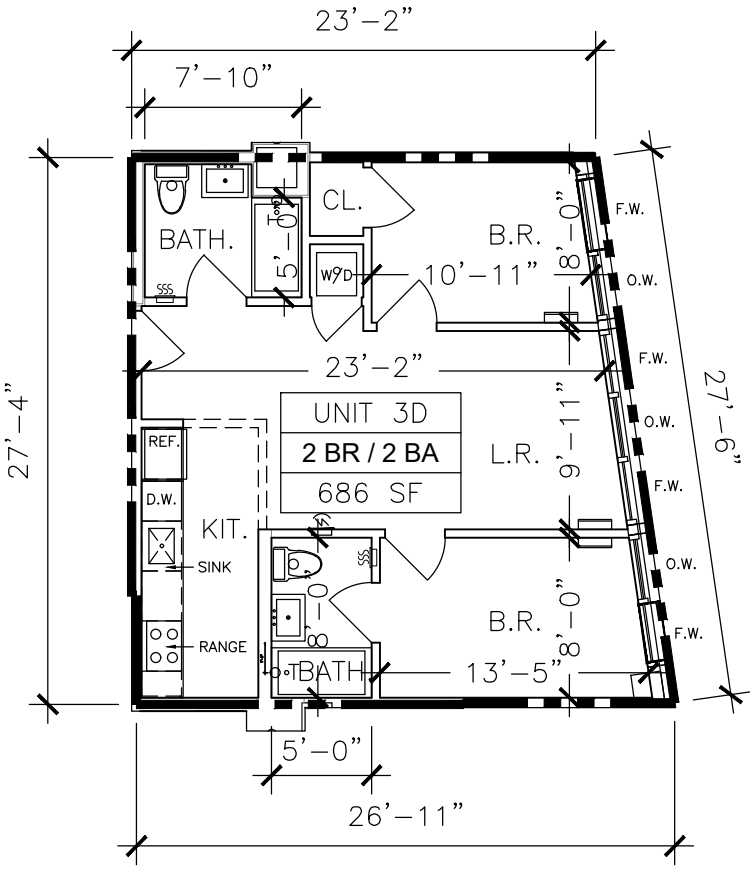
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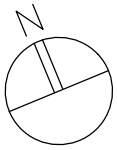
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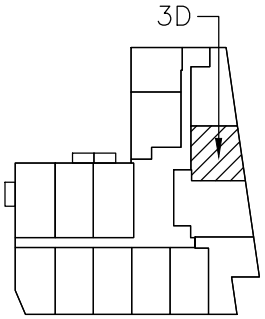
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH. –	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 3D

0' 2' 4' 8' 16'

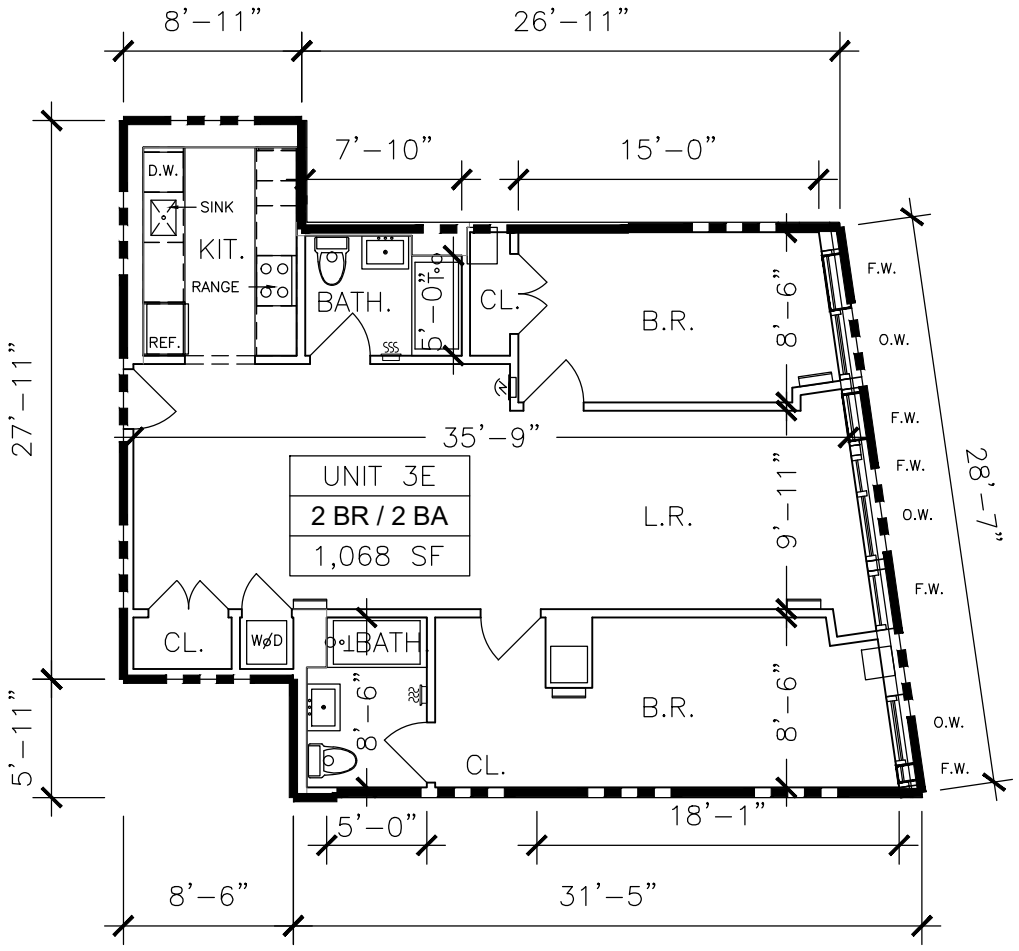
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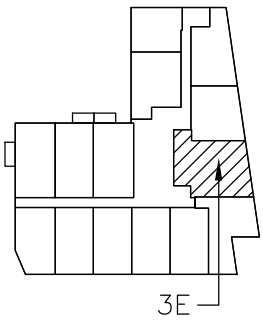
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 3E

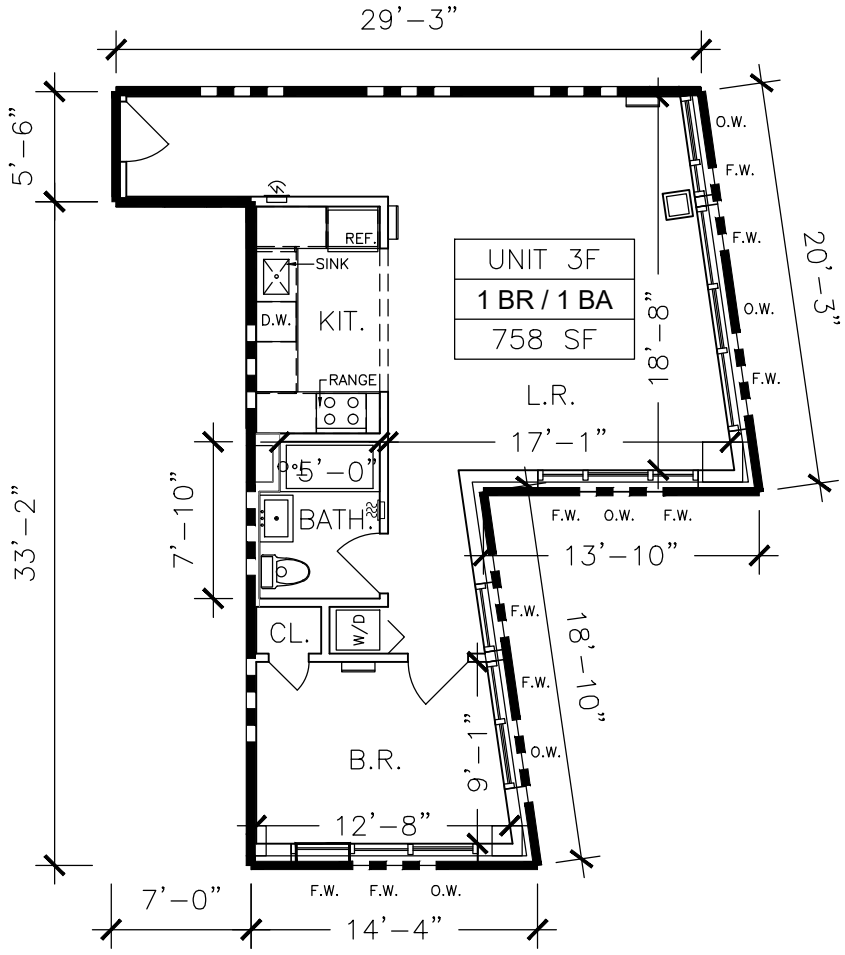
0' 2' 4' 8' 16'

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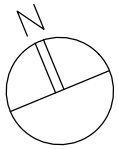
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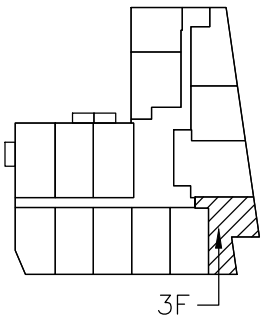
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 3F

0' 2' 4' 8' 16'

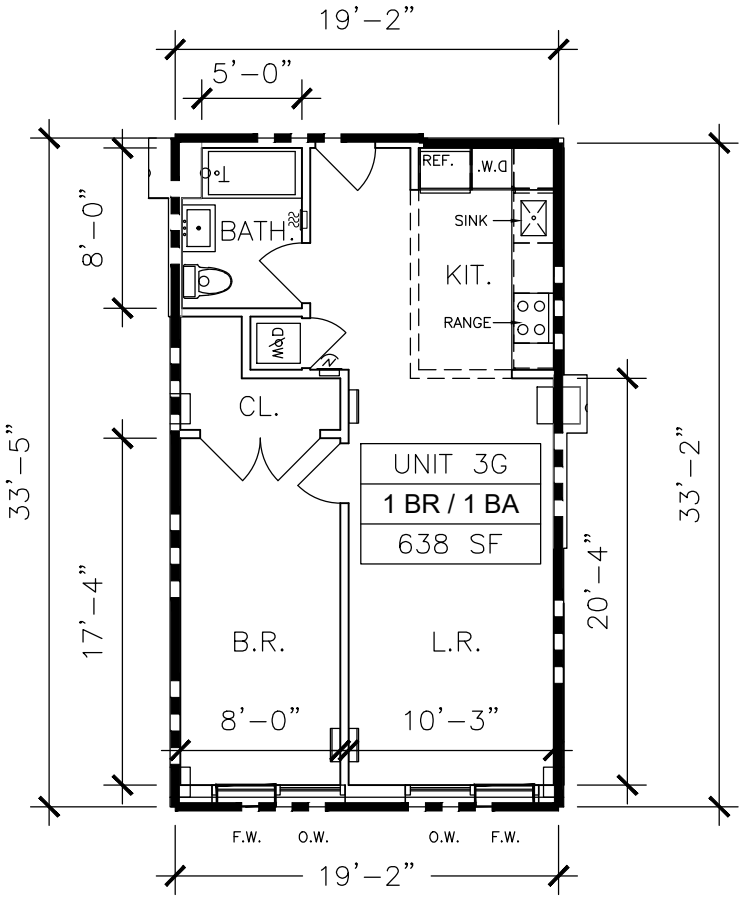
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WOODSIDE, NY 11377



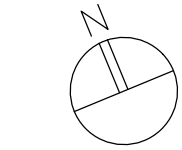
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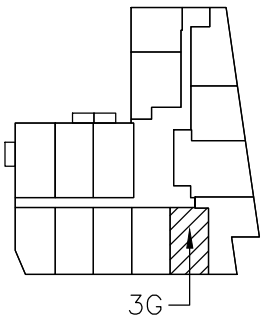
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 3G

0' 2' 4' 8' 16'

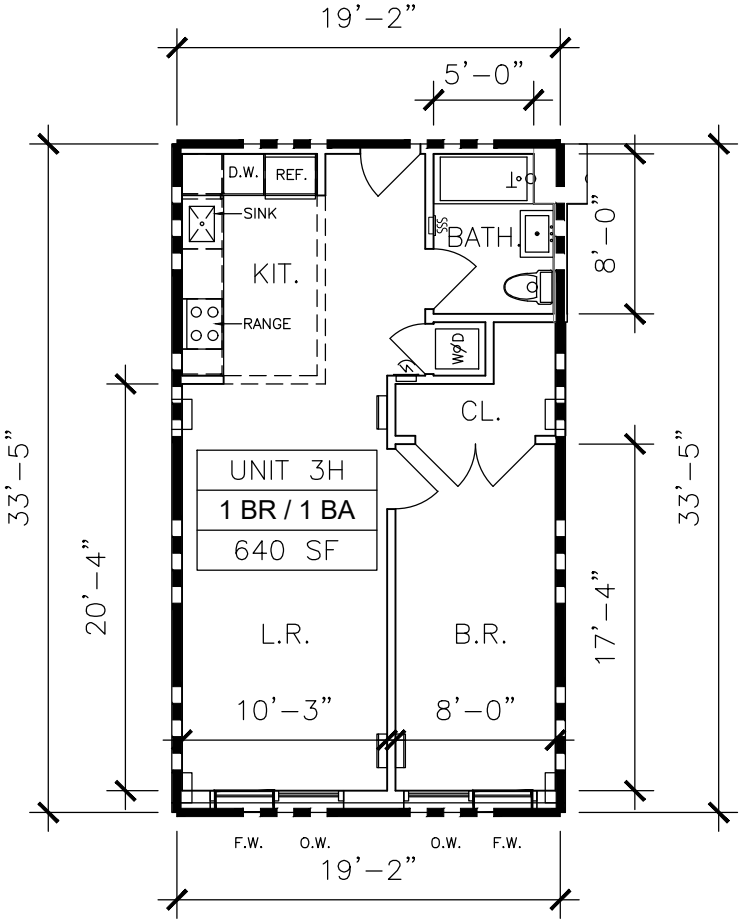
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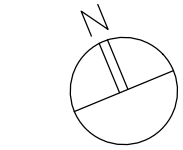
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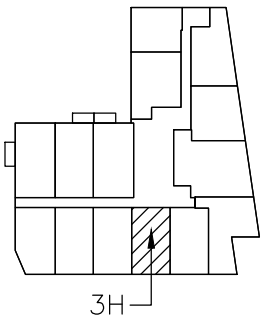
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
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F.W. –	FIXED WINDOW
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B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

(1) UNIT 3H

0' 2' 4' 8' 16'

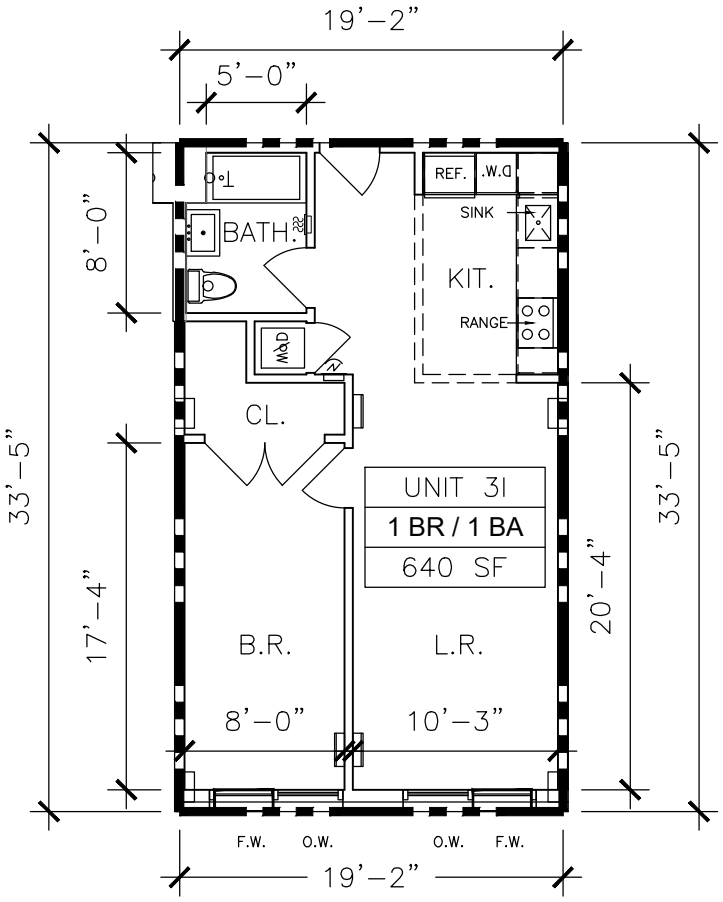
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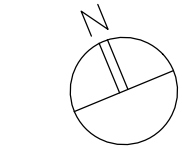
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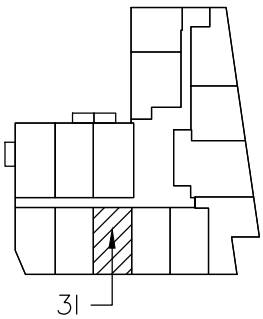
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

(1) UNIT 3I

0' 2' 4' 8' 16'

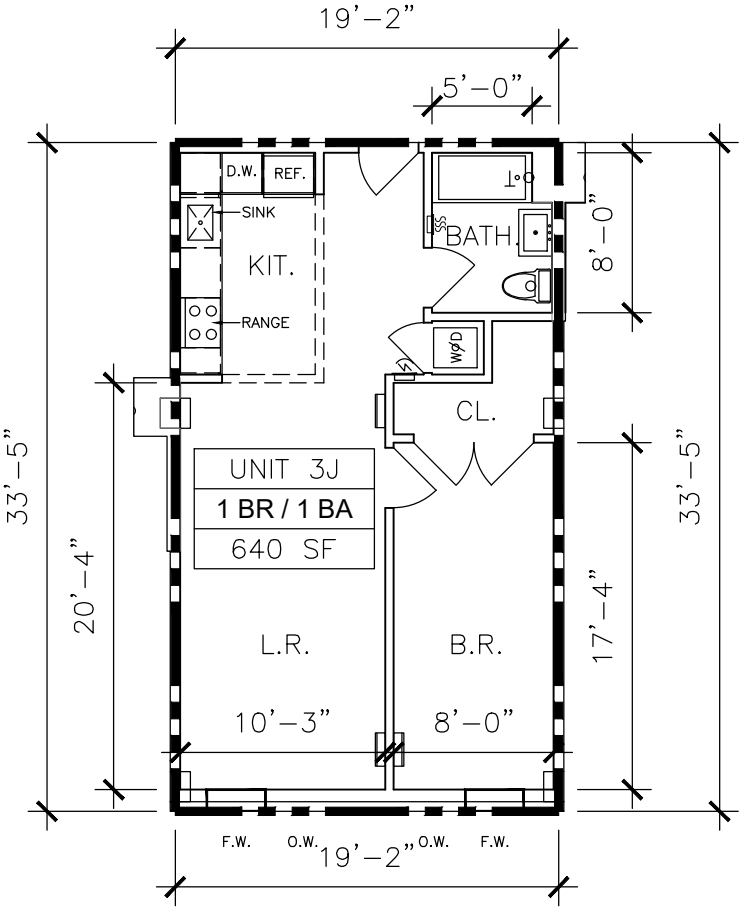
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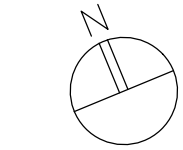
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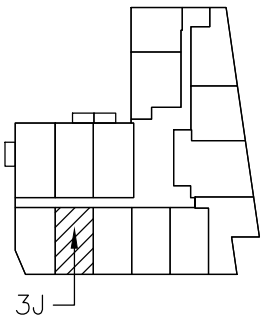
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

(1) UNIT 3J

0' 2' 4' 8' 16'

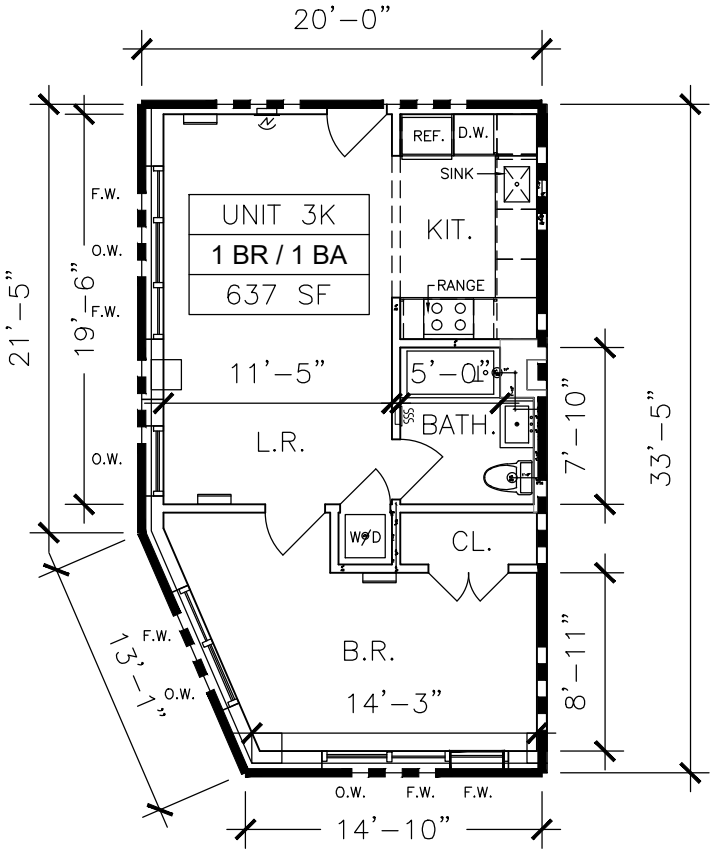
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40-22 61ST STREET
WOODSIDE, NY 11377



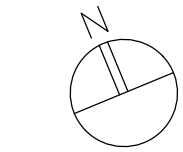
LEGEND

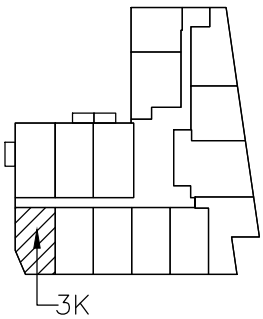
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 3K

0' 2' 4' 8' 16'

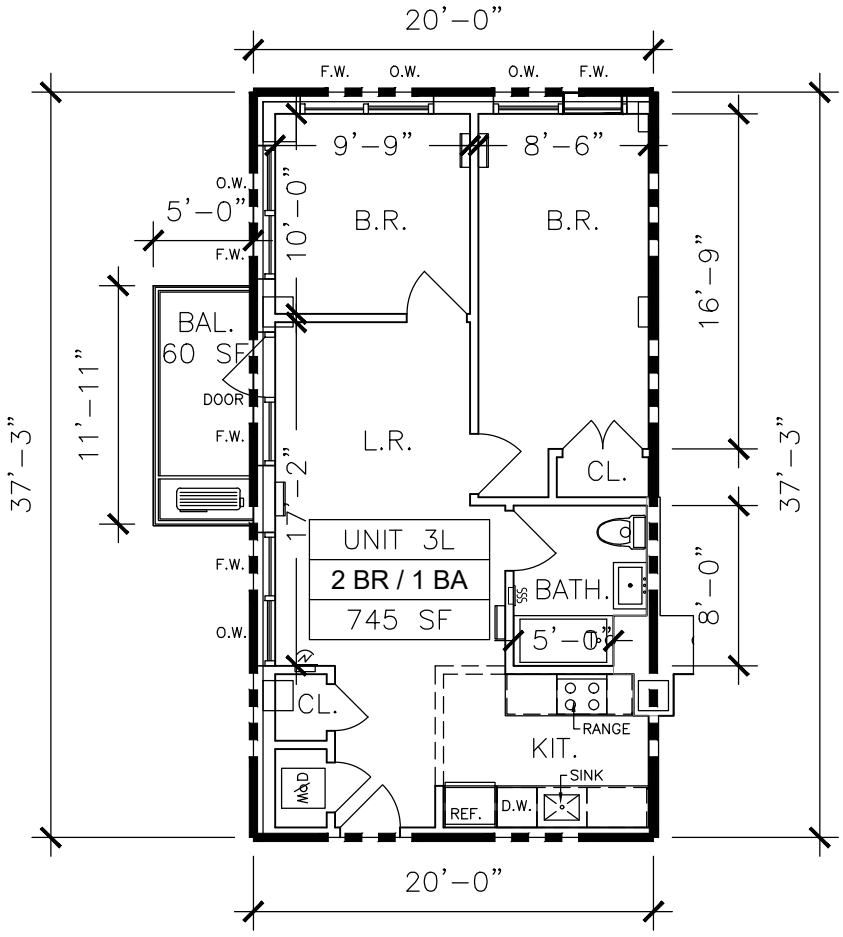
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PROJECT: 1809
SCALE: AS NOTED
DATE: 08/03/2023

ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



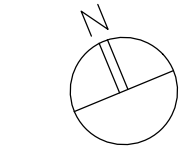
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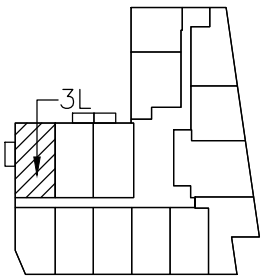
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 3L

0' 2' 4' 8' 16'

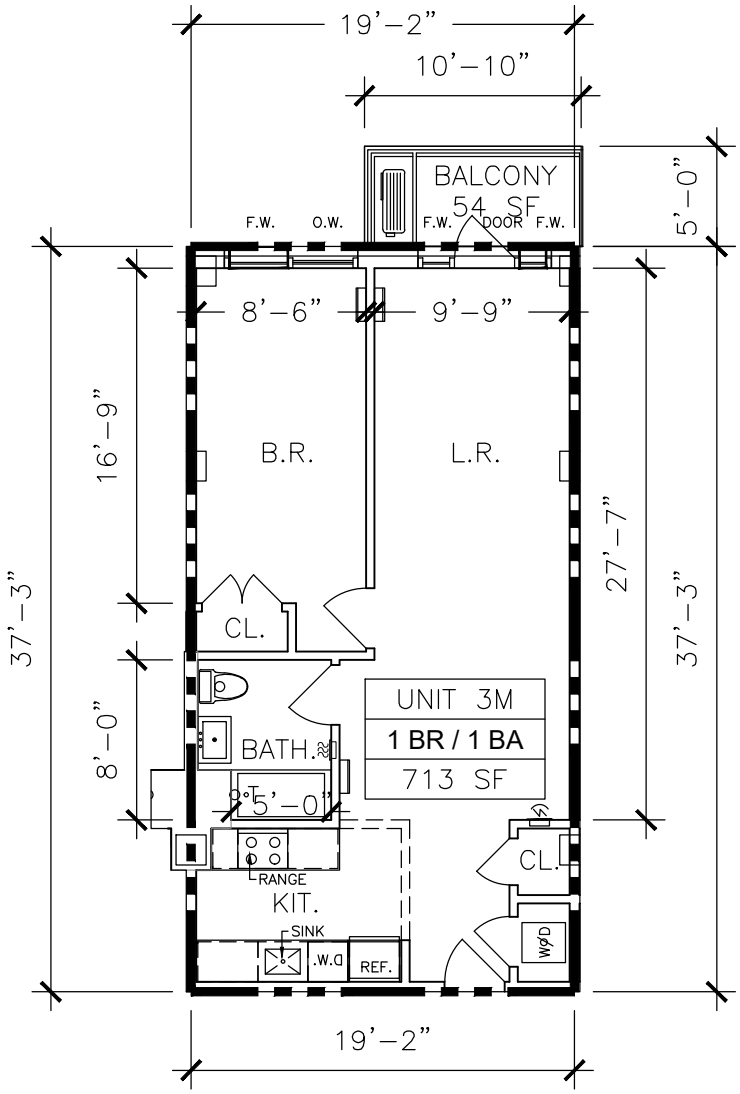
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ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



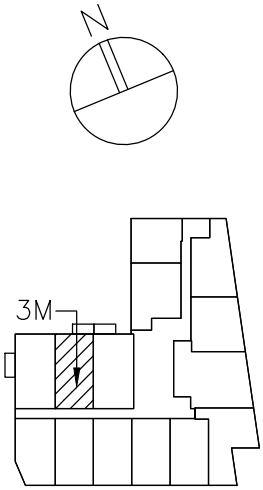
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 3M

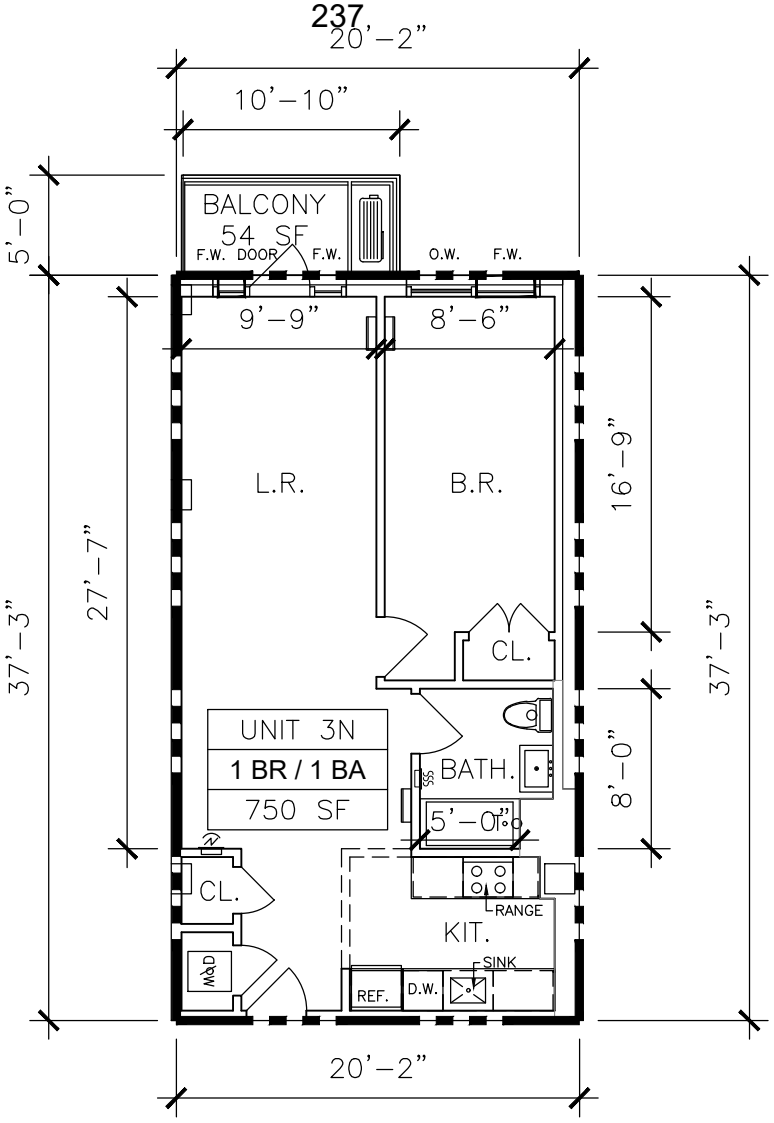
0' 2' 4' 8' 16'

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WOODSIDE, NY 11377

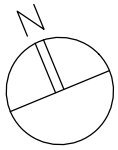


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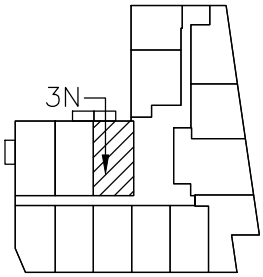
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 3N

0' 2' 4' 8' 16'

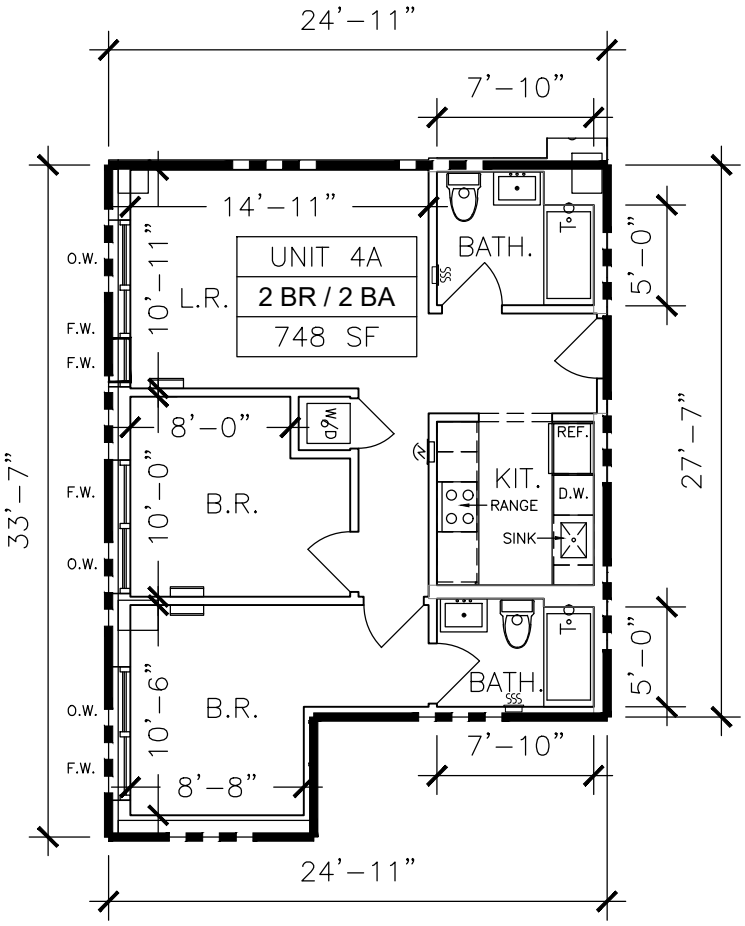


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40-22 61ST STREET
WOODSIDE, NY 11377



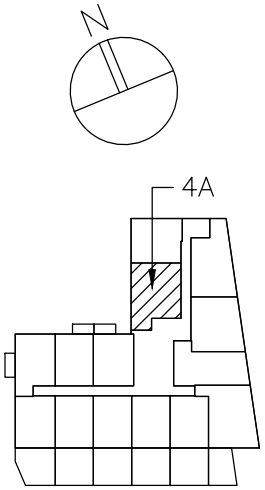
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 4A

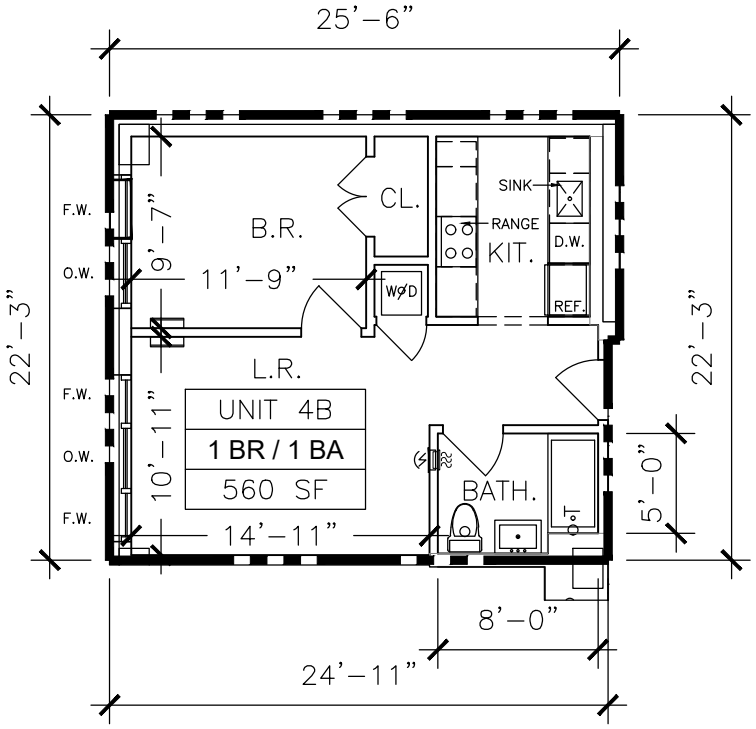
0' 2' 4' 8' 16'

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WOODSIDE, NY 11377



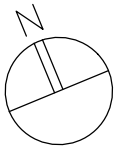
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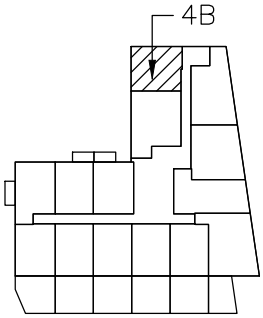
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 4B

0' 2' 4' 8' 16'

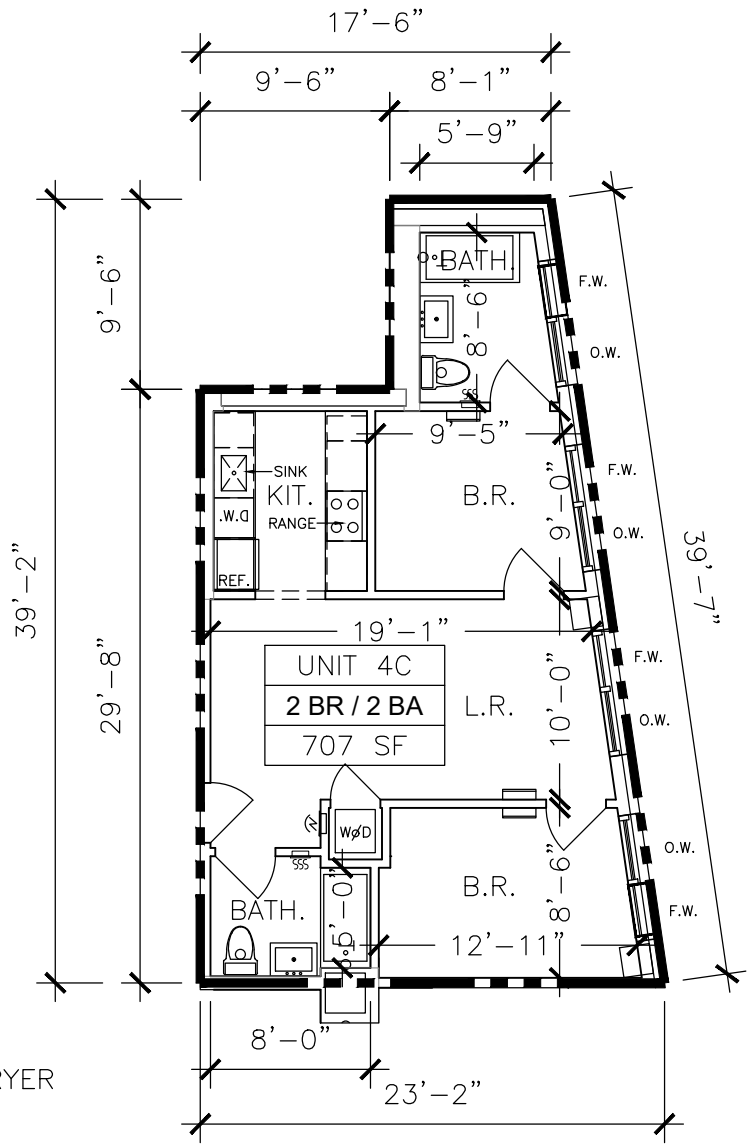
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WOODSIDE, NY 11377



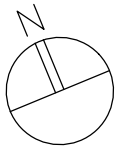
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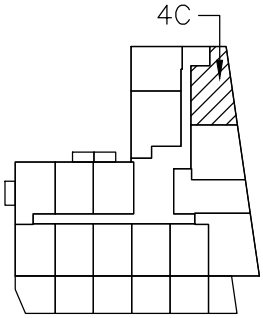
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 4C

0' 2' 4' 8' 16'

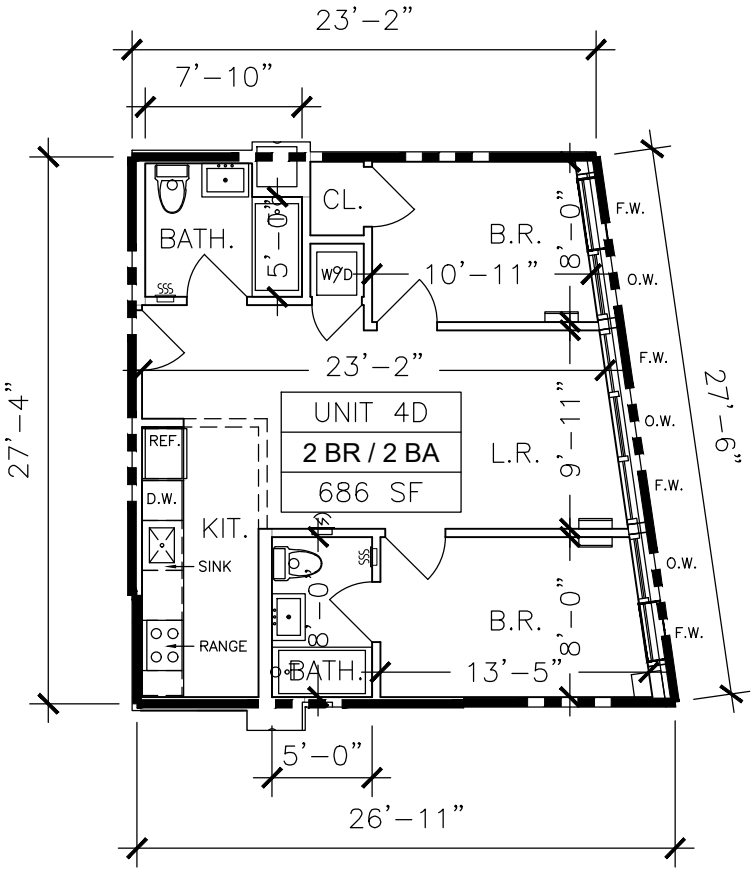
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40-22 61ST STREET
WOODSIDE, NY 11377



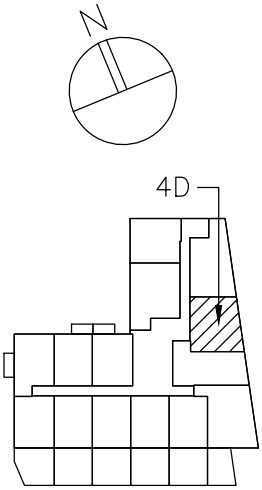
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 4D

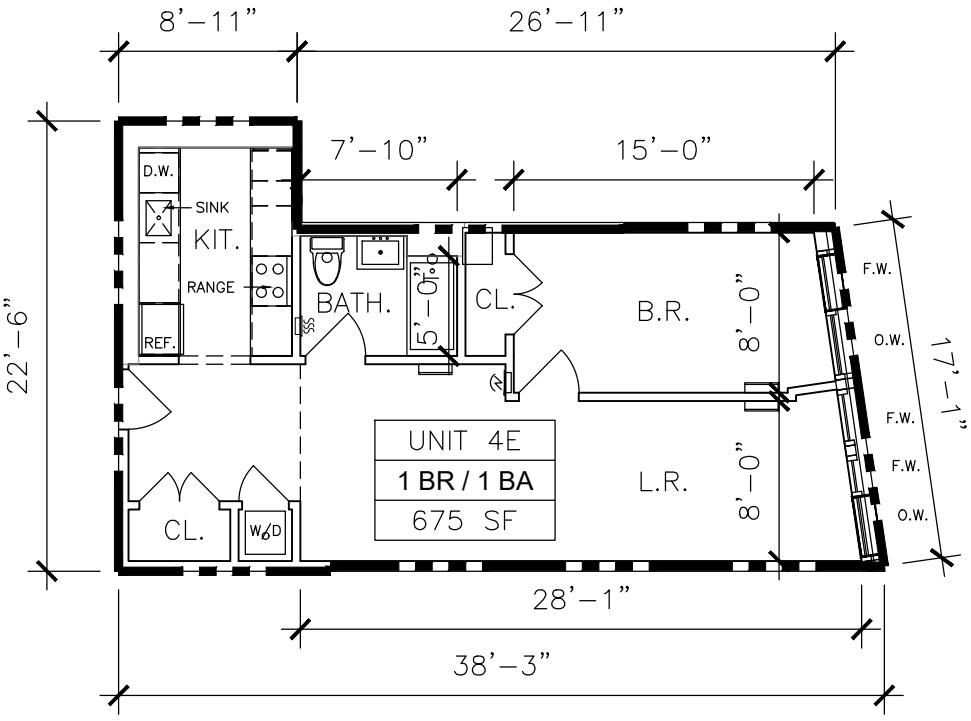
0' 2' 4' 8' 16'

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WOODSIDE, NY 11377



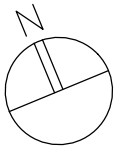
LEGEND

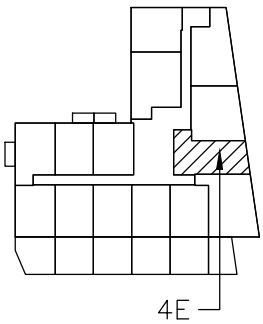
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 4E

0' 2' 4' 8' 16'

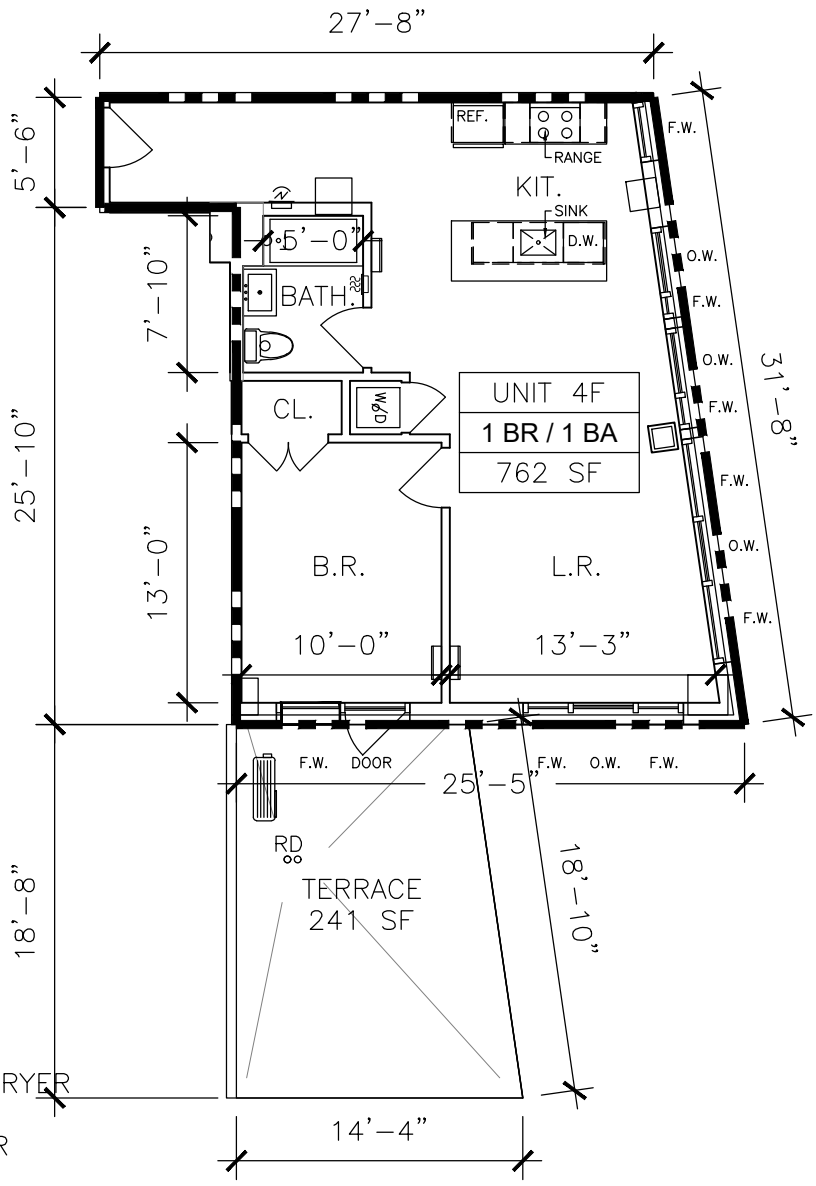
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40-22 61ST STREET
WOODSIDE, NY 11377



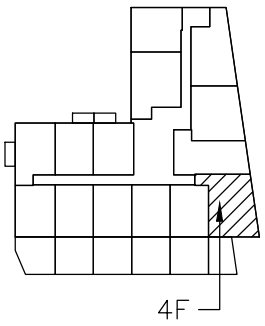
LEGEND

W/D	–	WASHER & DRYER COMBO
REF.	–	REFRIGERATOR
D.W.	–	DISH WASHER
R.D.	–	ROOF DRAIN
F.W.	–	FIXED WINDOW
O.W.	–	OPERABLE WINDOW
B.R.	–	BEDROOM
BATH.	–	BATHROOM
KIT.	–	KITCHENETTE
L.R.	–	LIVING ROOM
CL.	–	CLOSET
T	–	TUB

1 UNIT 4F

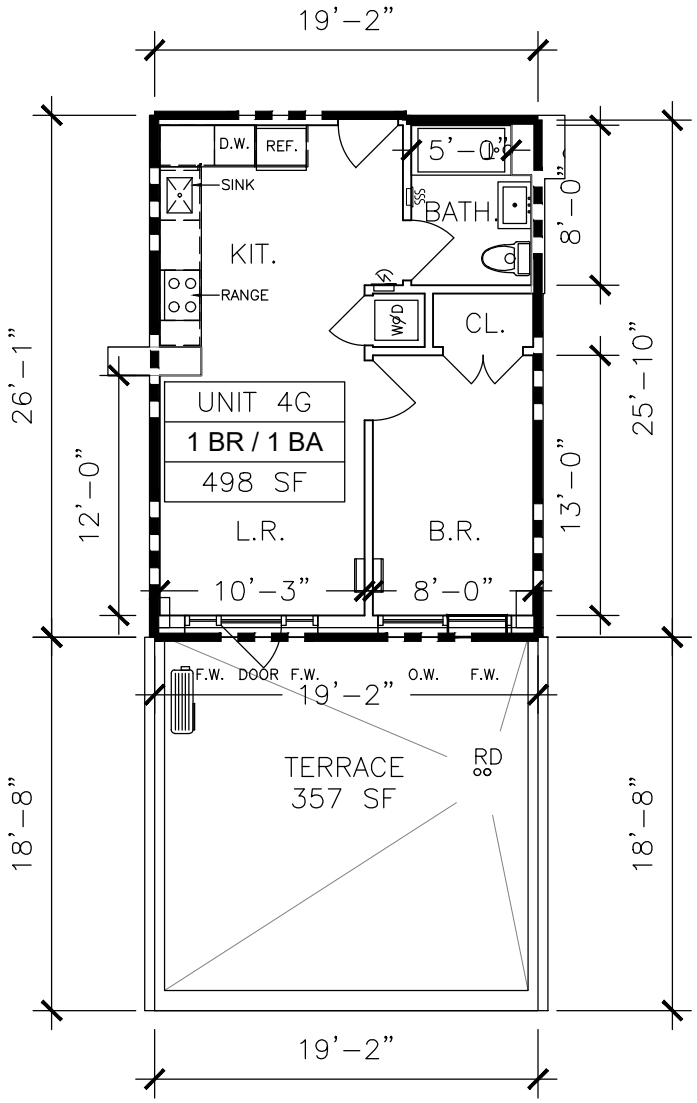
0' 2' 4' 8' 16'

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40-22 61ST STREET
WOODSIDE, NY 11377



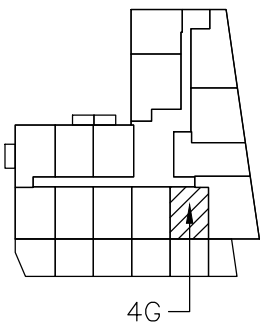
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 4G

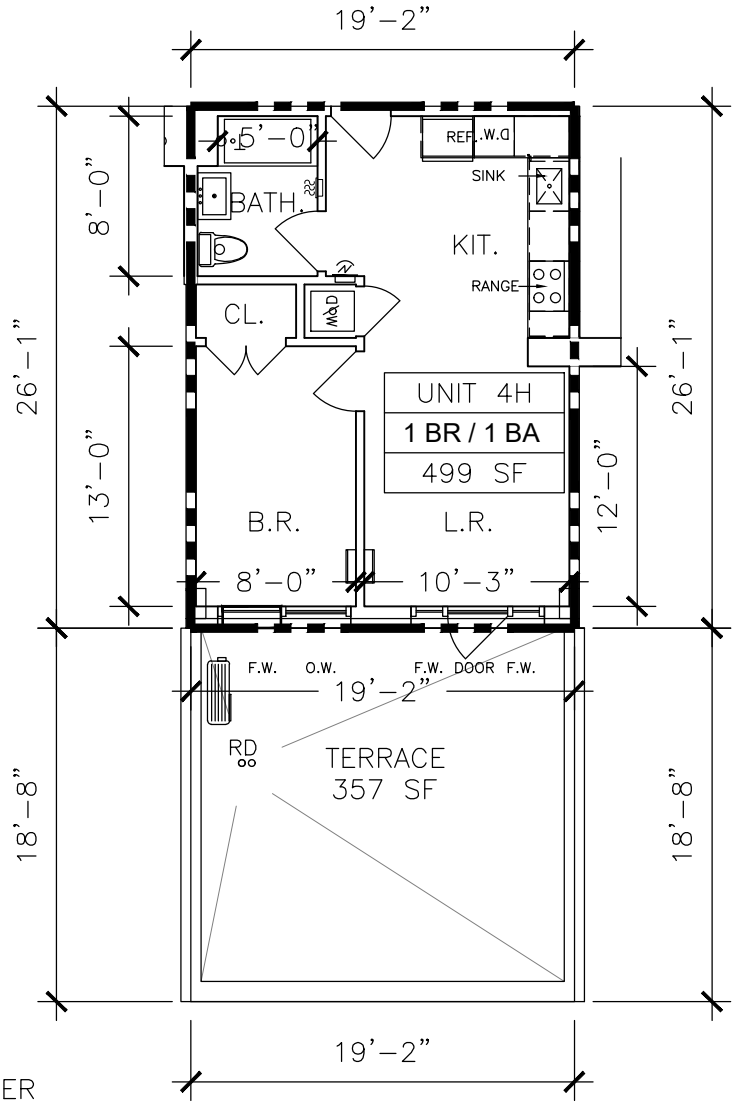
0' 2' 4' 8' 16'

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40-22 61ST STREET
WOODSIDE, NY 11377



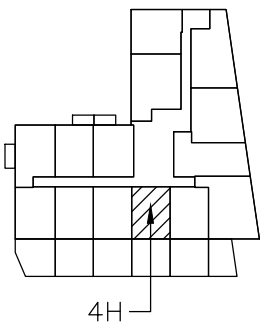
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 4H

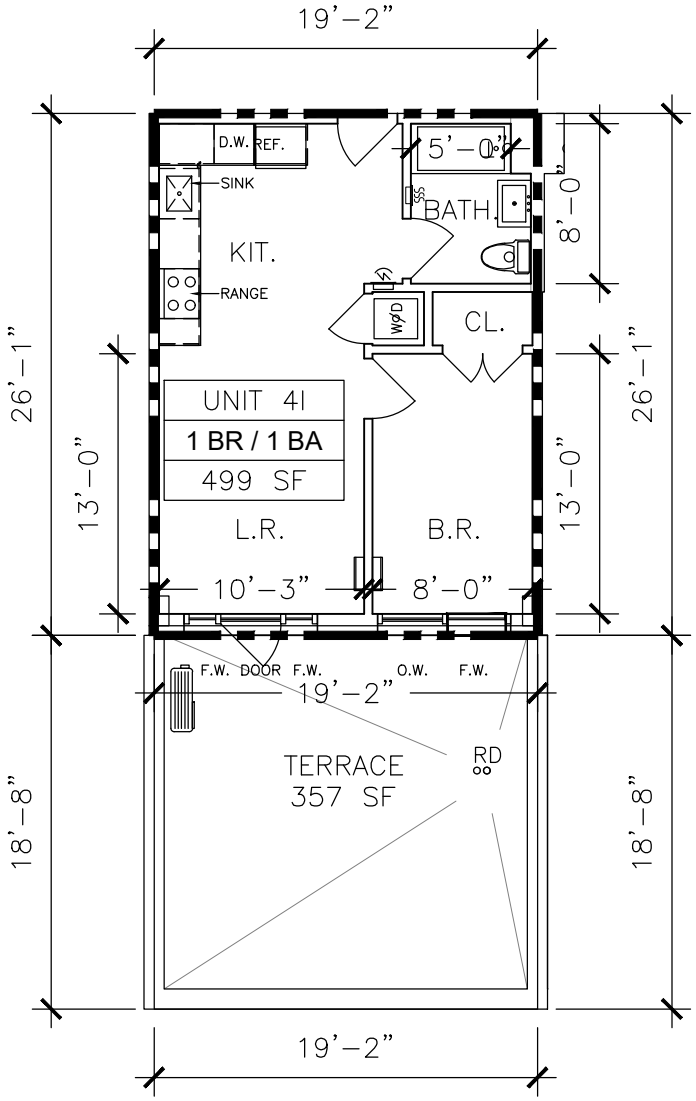
0' 2' 4' 8' 16'

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40-22 61ST STREET
WOODSIDE, NY 11377



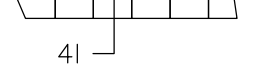
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

(1) UNIT 4I

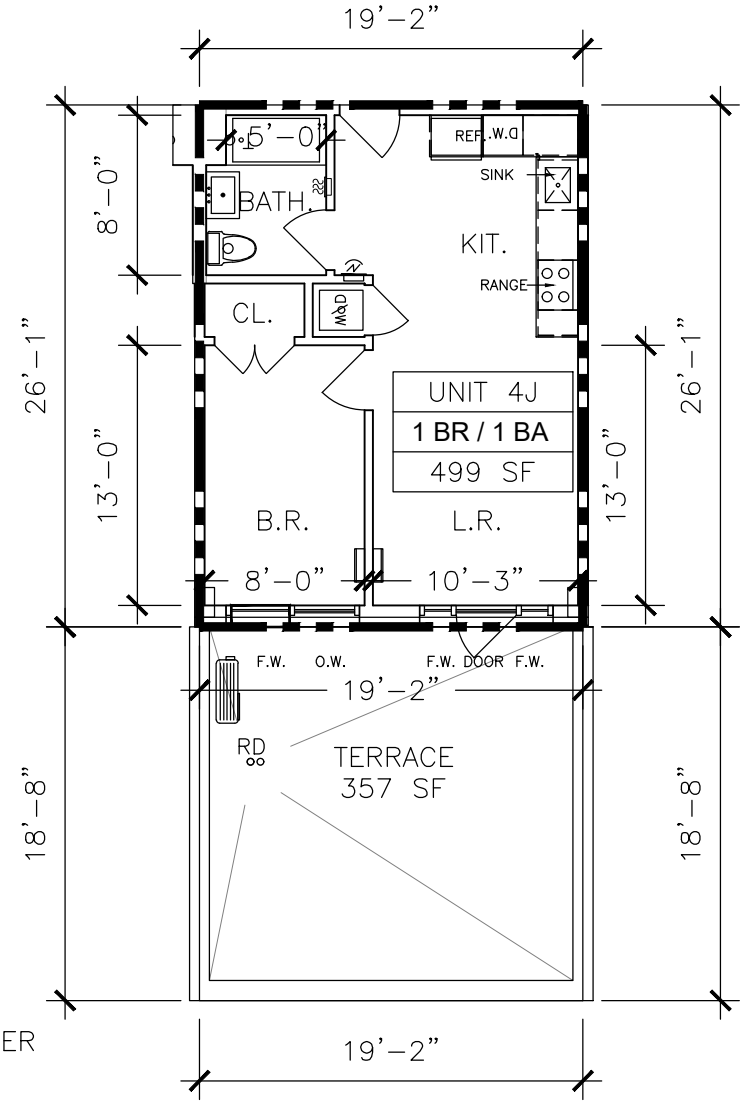
0' 2' 4' 8' 16'

NOTE: ALL DIMENSIONS ARE APPROXIMATE TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. SQUARE FOOTAGE EXCEEDS THE USABLE FLOOR AREA AND INCLUDES COLUMNS, MECHANICAL PIPES, SHAFTWAYS, CHASEWAYS AND CONDUITS AND OTHER COMMON ELEMENTS. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE TERMS OF THE OFFERING PLAN.



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SCALE: AS NOTED
DATE: 08/03/2023

ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



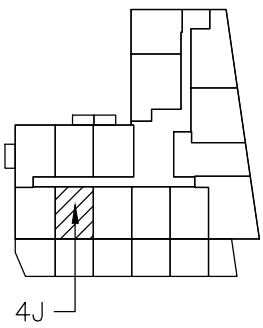
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 4J

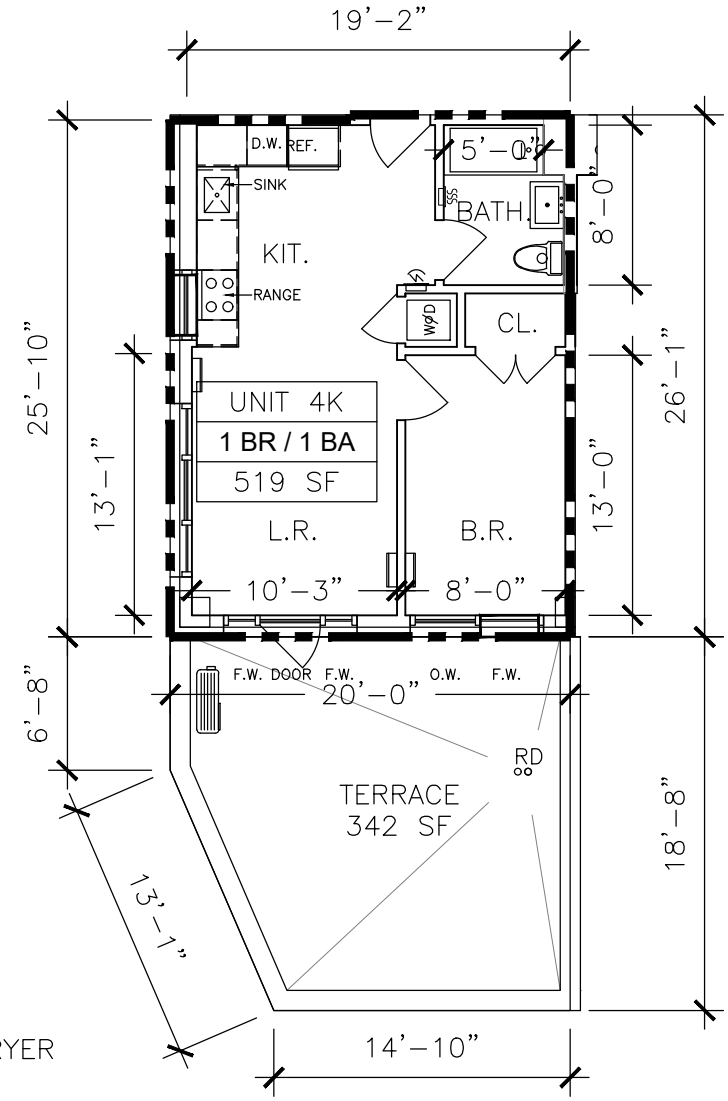
0' 2' 4' 8' 16'

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40-22 61ST STREET
WOODSIDE, NY 11377



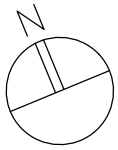
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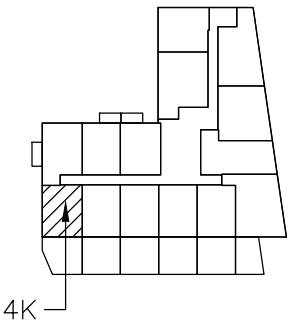
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 4K

0' 2' 4' 8' 16'

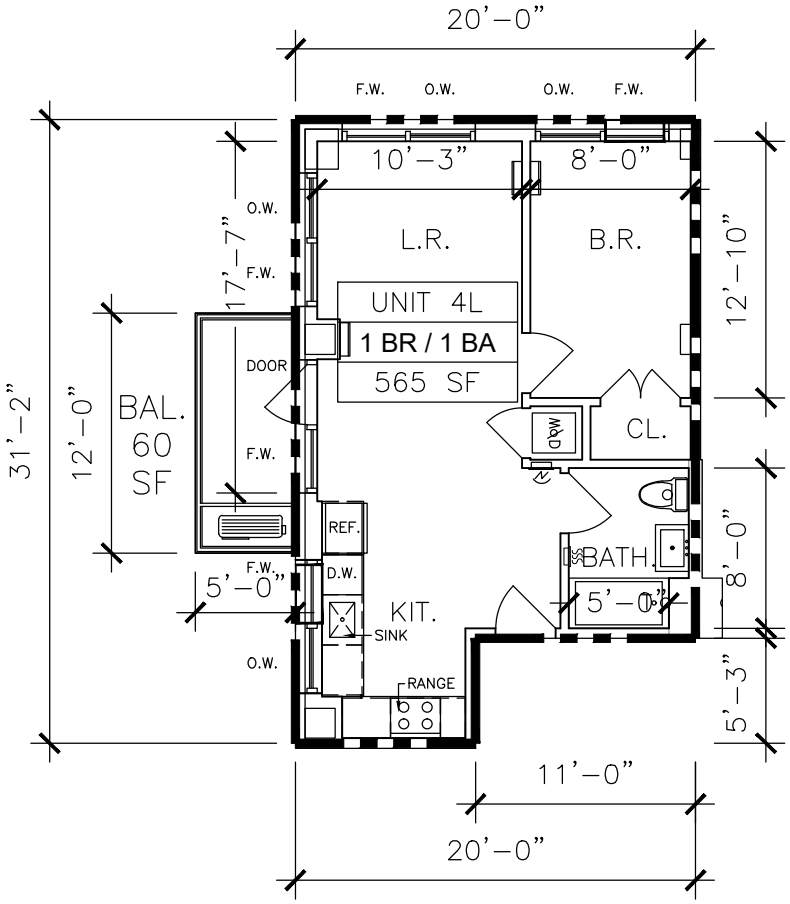
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ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377

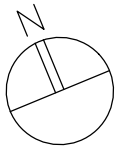


LEGEND

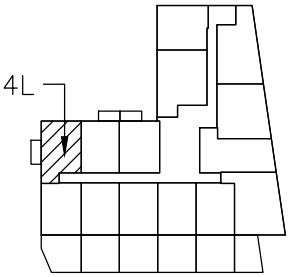
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 4L

0' 2' 4' 8' 16'

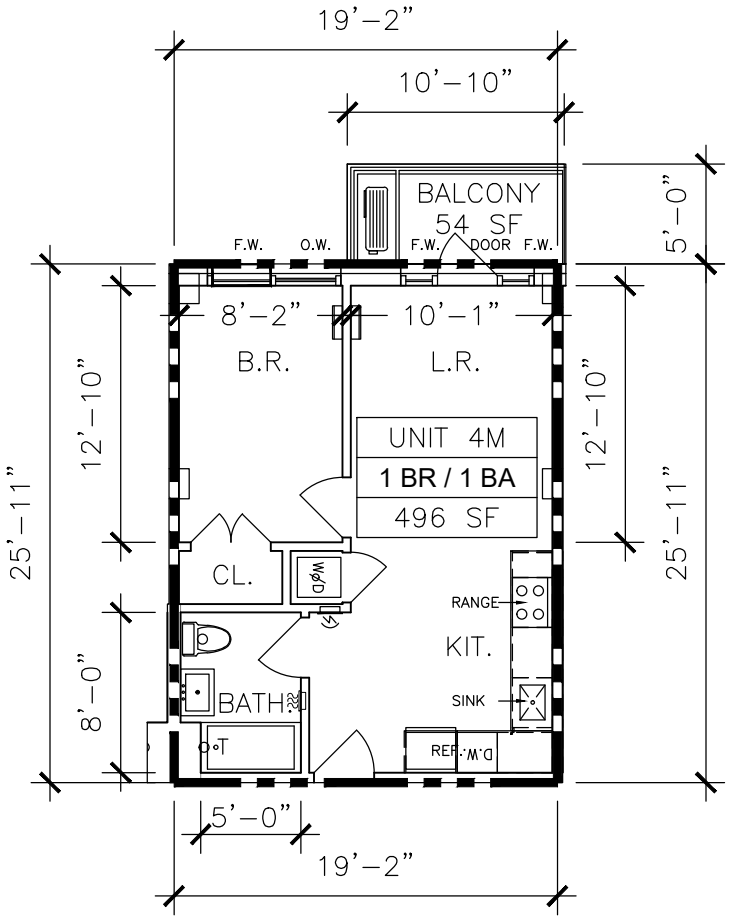


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WOODSIDE, NY 11377



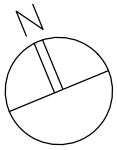
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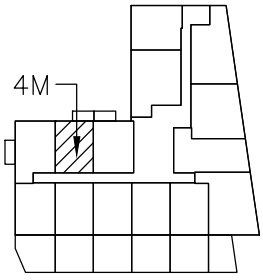
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 4M

0' 2' 4' 8' 16'

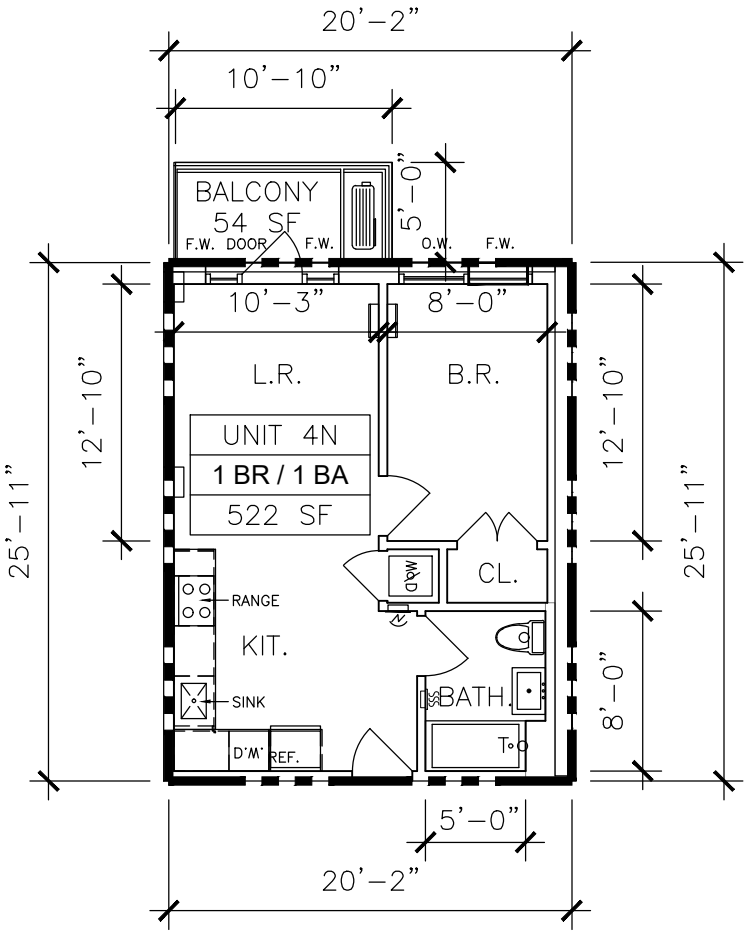
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WOODSIDE, NY 11377



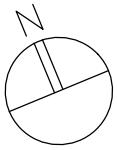
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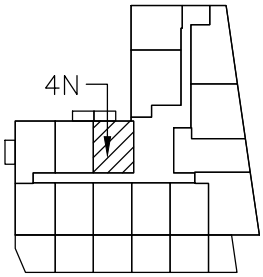
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 4N

0' 2' 4' 8' 16'

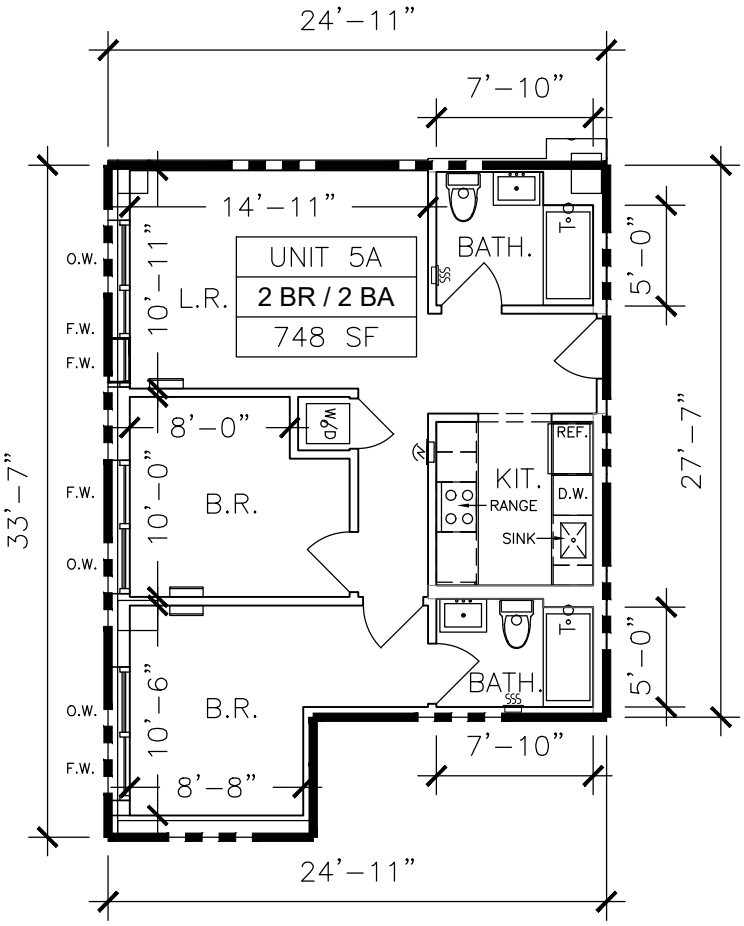
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40-22 61ST STREET
WOODSIDE, NY 11377



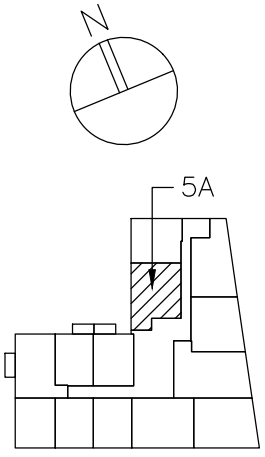
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 5A

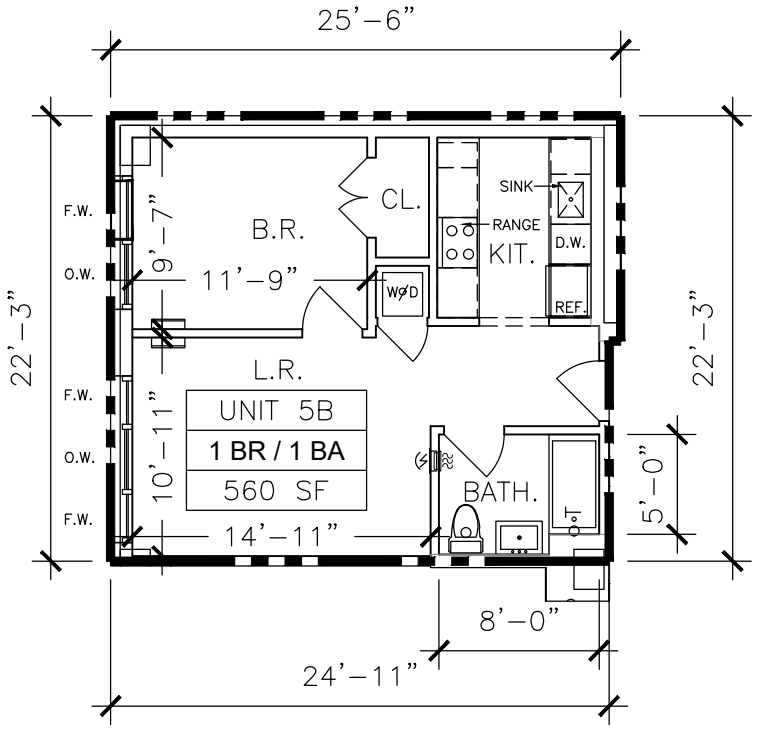
0' 2' 4' 8' 16'

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40-22 61ST STREET
WOODSIDE, NY 11377



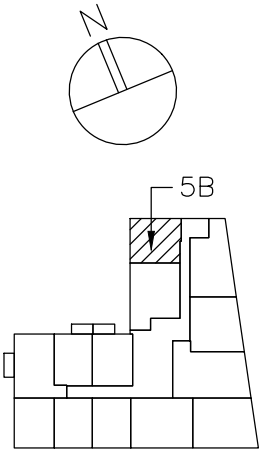
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 5B

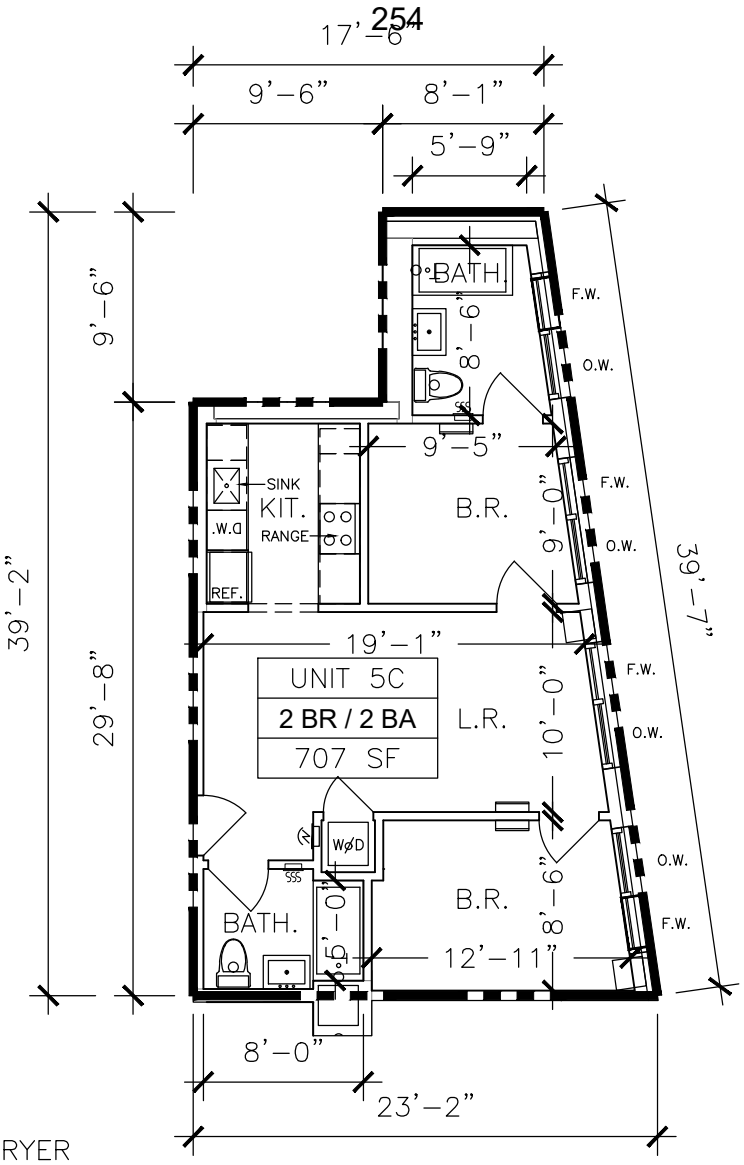
0' 2' 4' 8' 16'

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40-22 61ST STREET
WOODSIDE, NY 11377



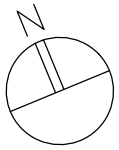
LEGEND

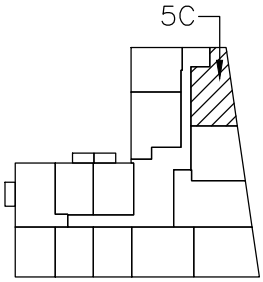
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 5C

0' 2' 4' 8' 16'

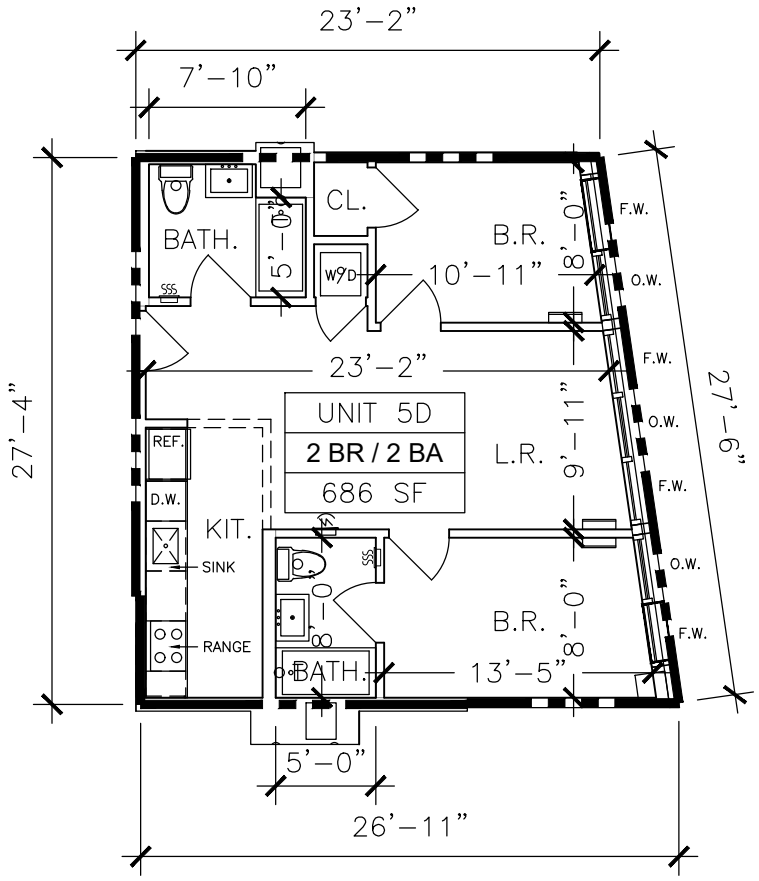
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WOODSIDE, NY 11377



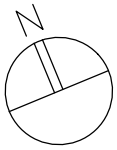
LEGEND

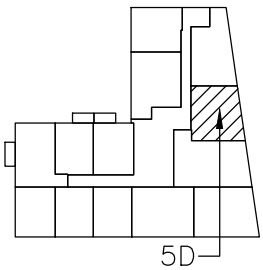
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 5D

0' 2' 4' 8' 16'

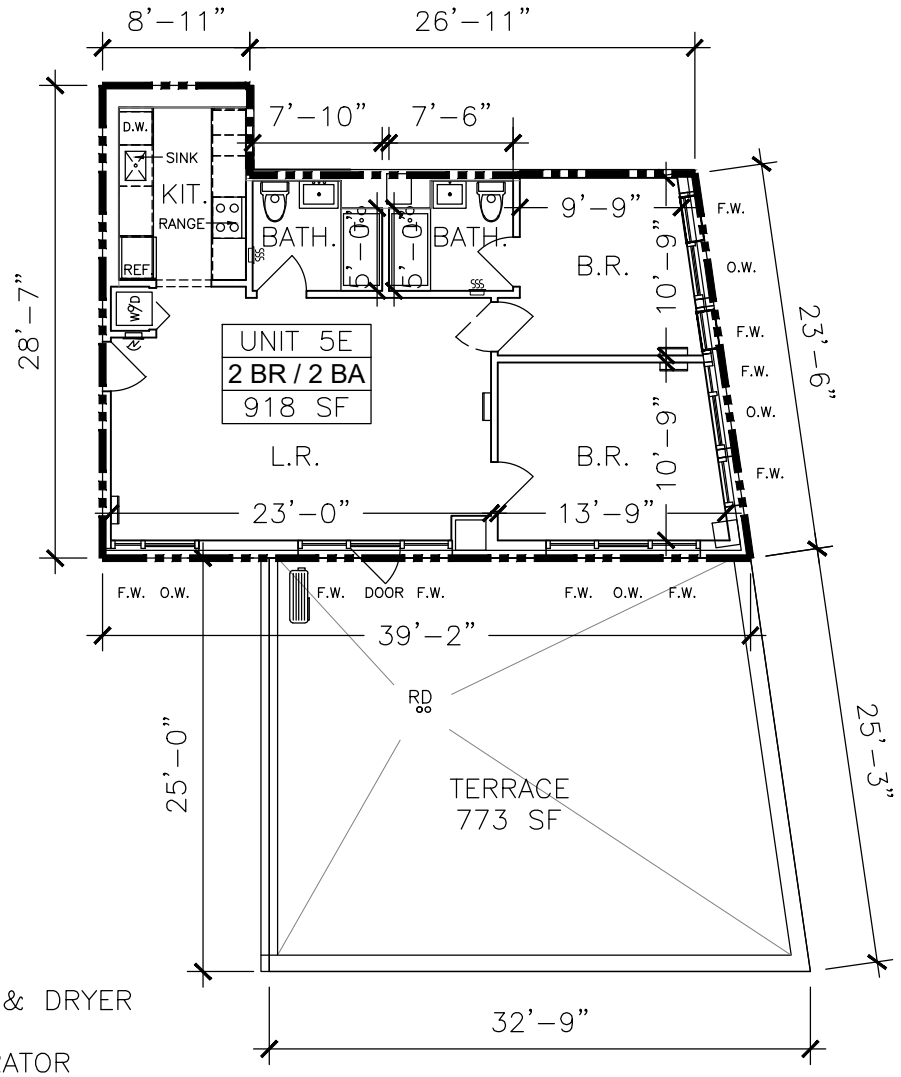
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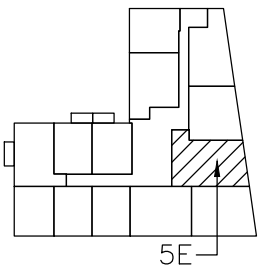
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 5E

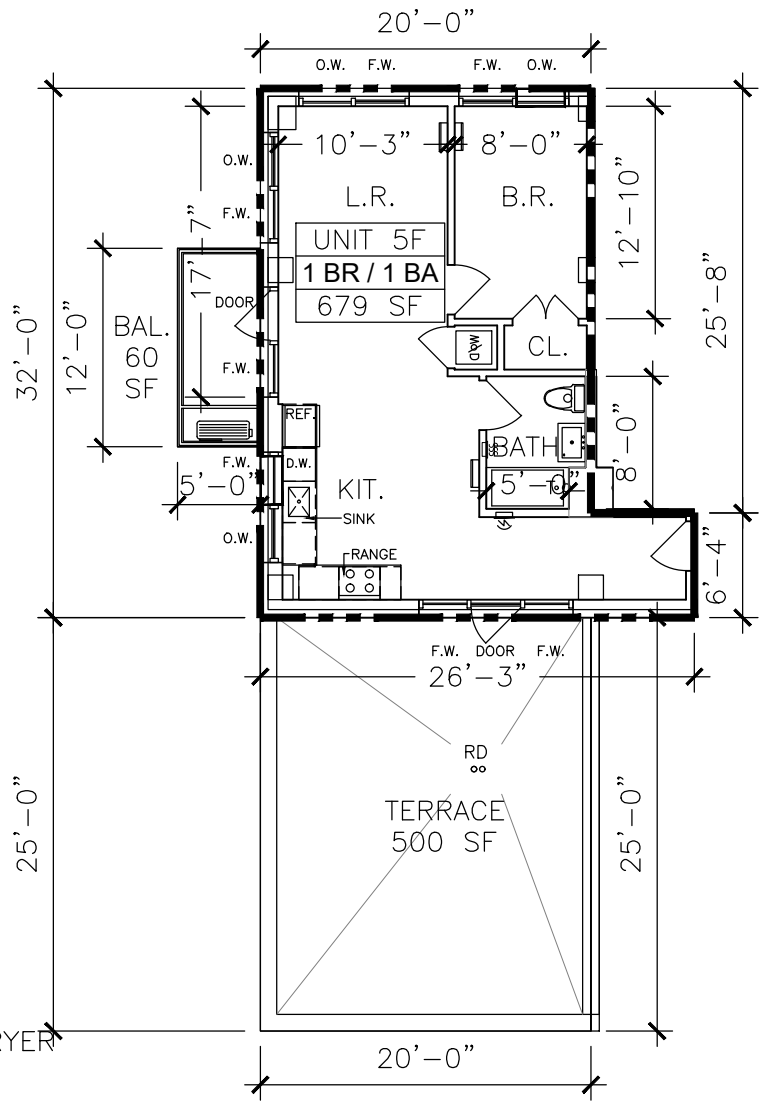
0' 2'4' 8' 16'

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ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



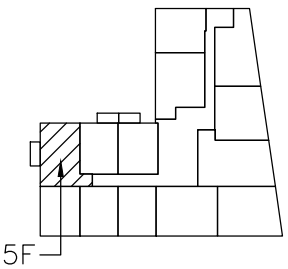
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 5F

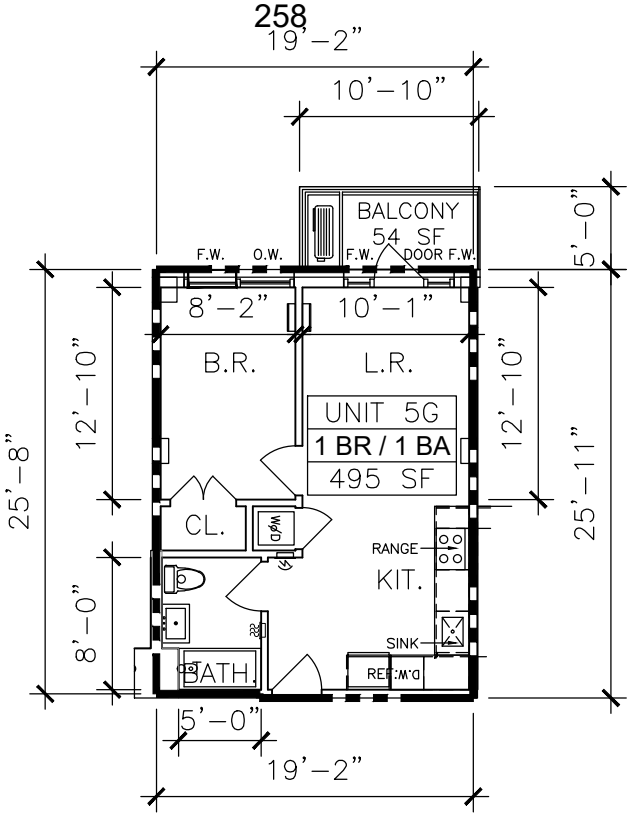
0' 2'4' 8' 16'

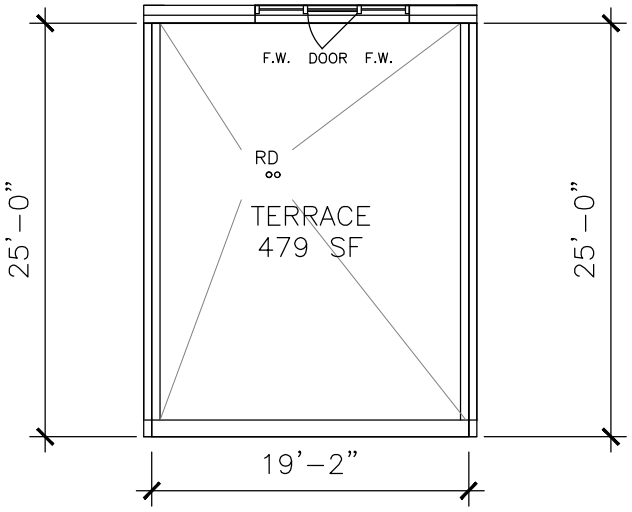
NOTE: ALL DIMENSIONS ARE APPROXIMATE TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. SQUARE FOOTAGE EXCEEDS THE USABLE FLOOR AREA AND INCLUDES COLUMNS, MECHANICAL PIPES, SHAFTWAYS, CHASEWAYS AND CONDUITS AND OTHER COMMON ELEMENTS. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE TERMS OF THE OFFERING PLAN.



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SCALE: AS NOTED
DATE: 08/03/2023

ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377





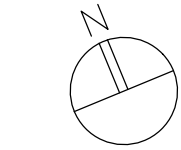
LEGEND

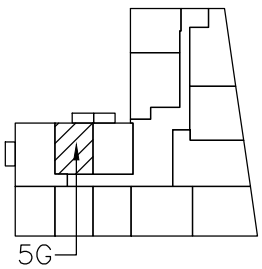
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 5G

0' 2' 4' 8' 16'

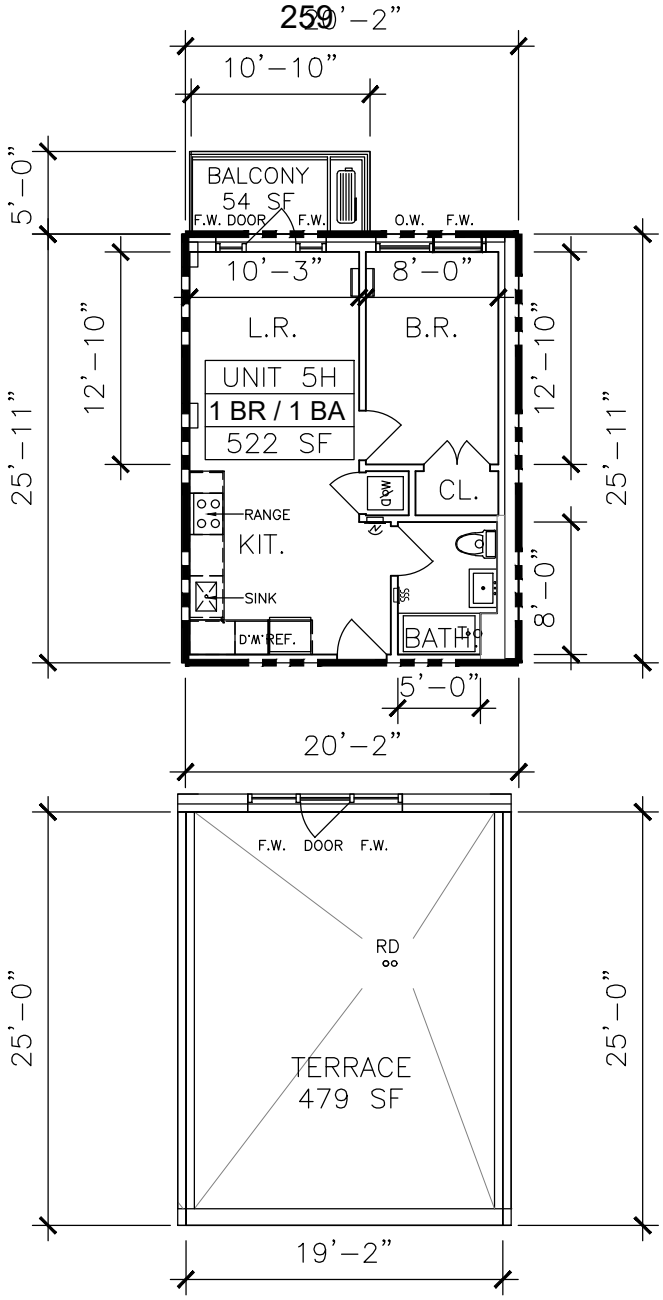
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40-22 61ST STREET
WOODSIDE, NY 11377



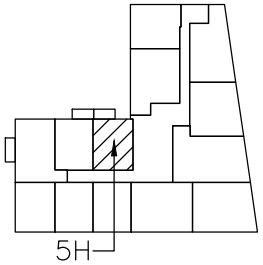
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 5H

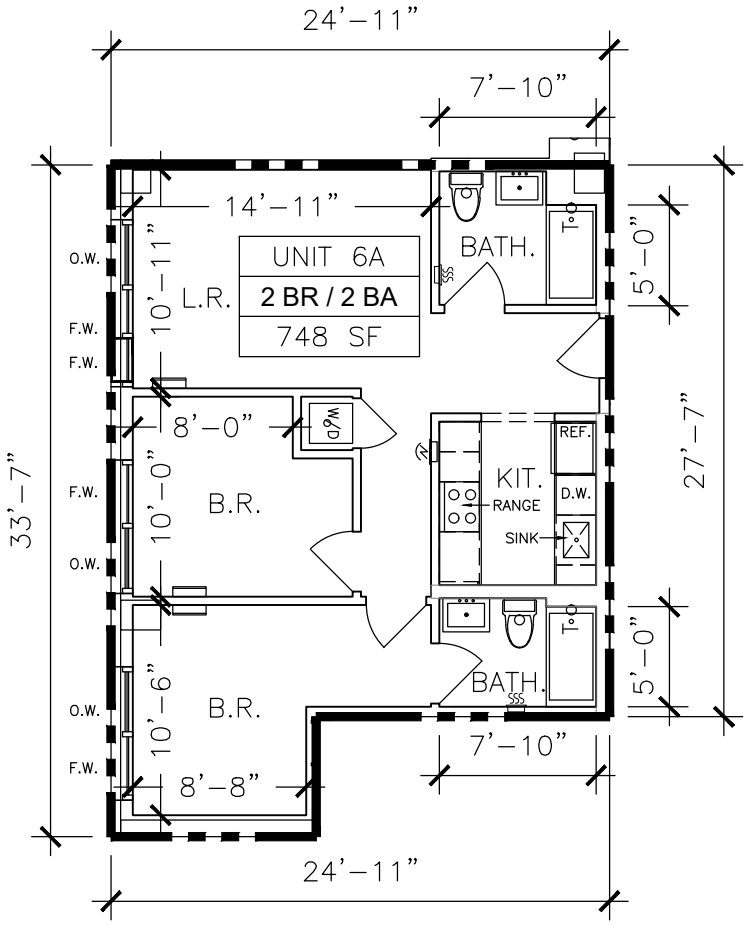
0' 2' 4' 8' 16'

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40-22 61ST STREET
WOODSIDE, NY 11377



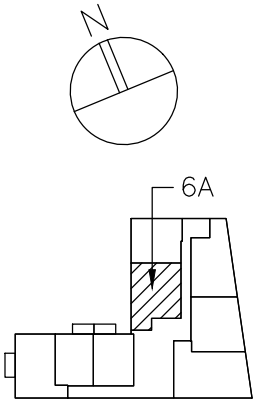
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 6A

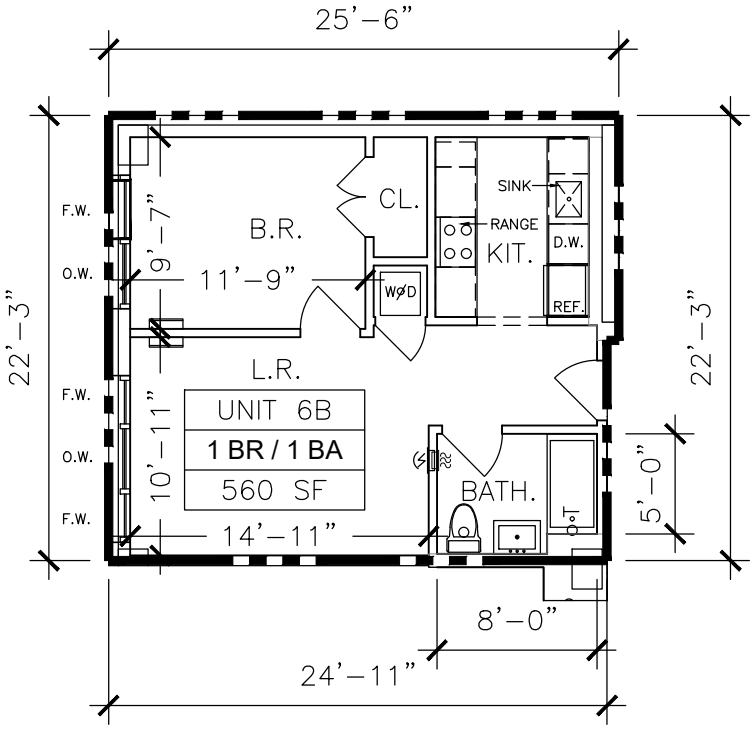
0' 2' 4' 8' 16'

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WOODSIDE, NY 11377



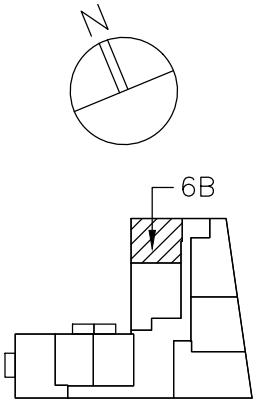
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 6B

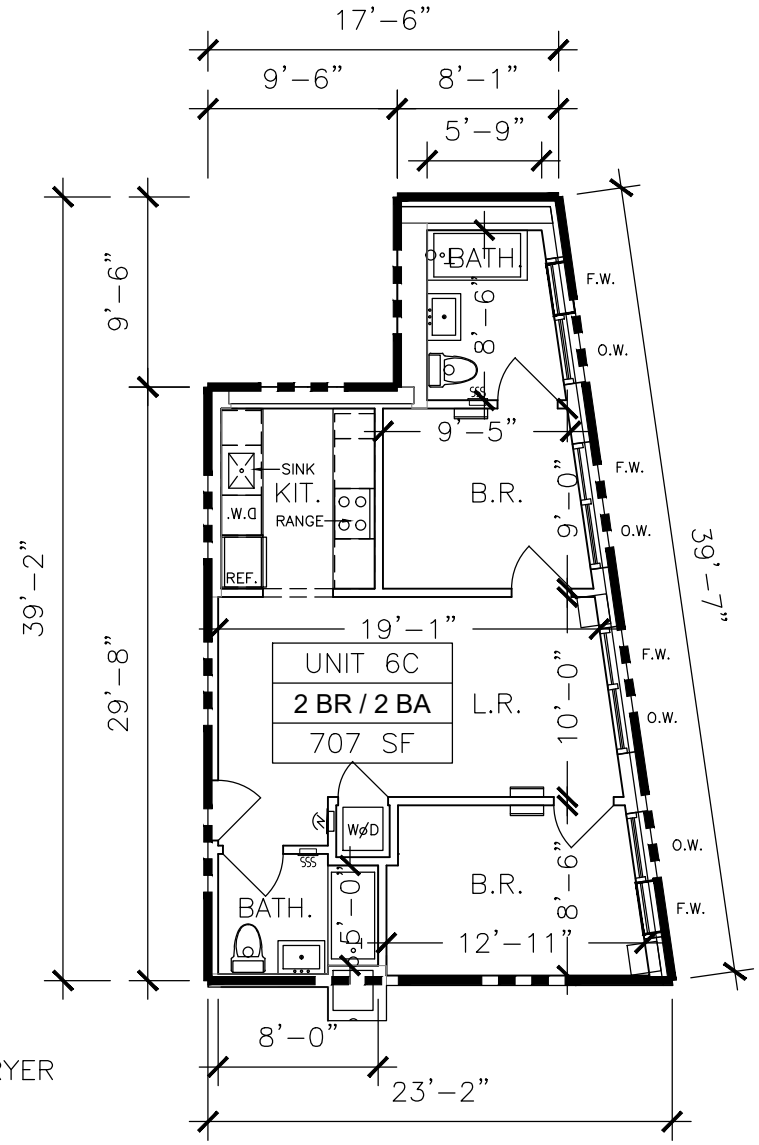
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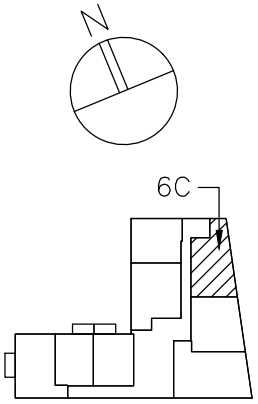
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 6C

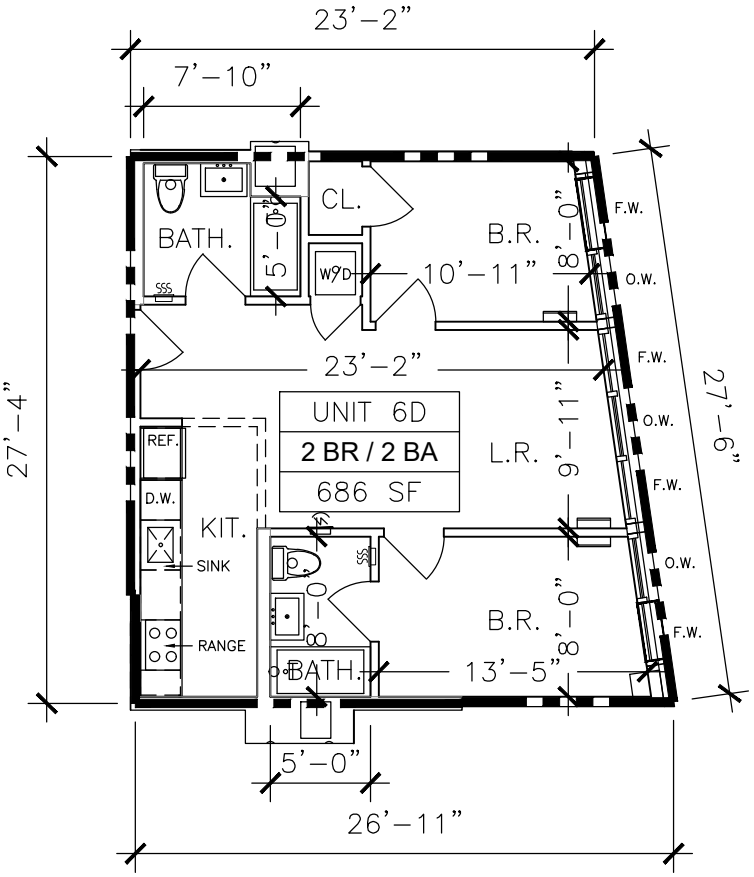
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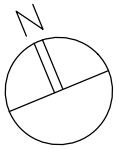
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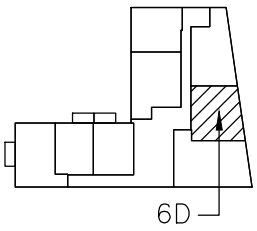
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 6D

0' 2' 4' 8' 16'

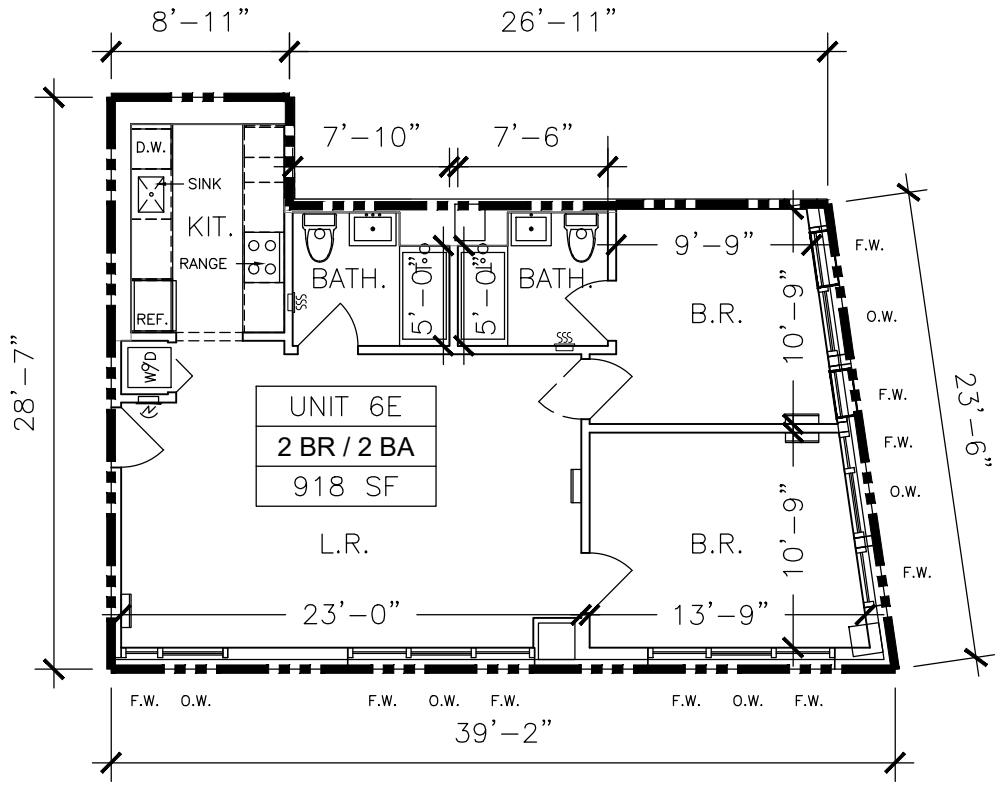
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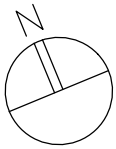
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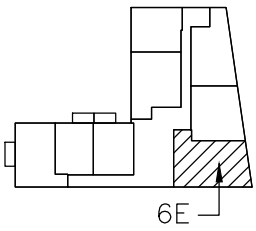
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 6E

0' 2' 4' 8' 16'

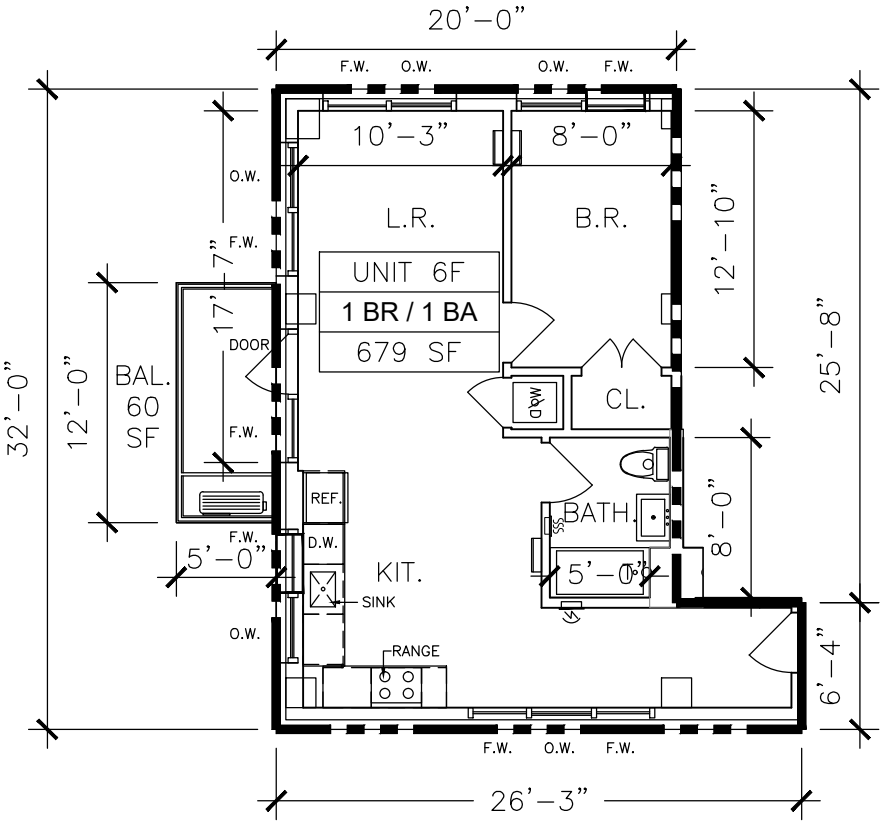
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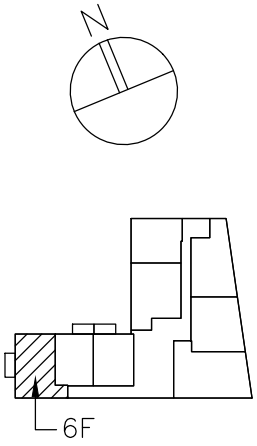
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 6F

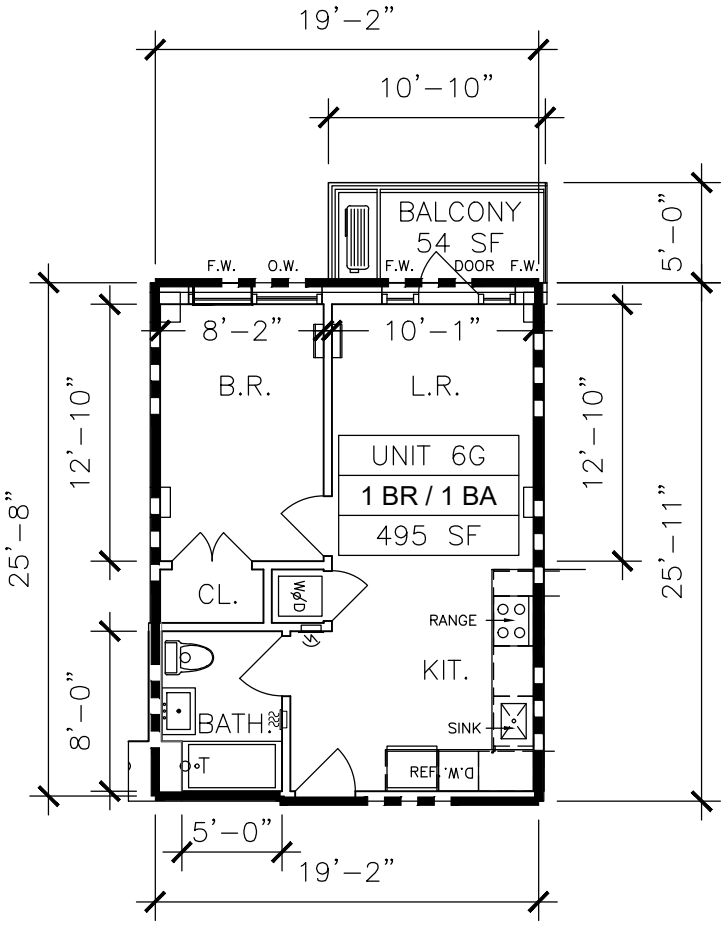
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WOODSIDE, NY 11377



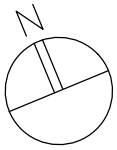
LEGEND

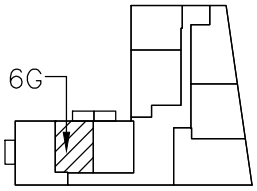
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 6G

0' 2' 4' 8' 16'

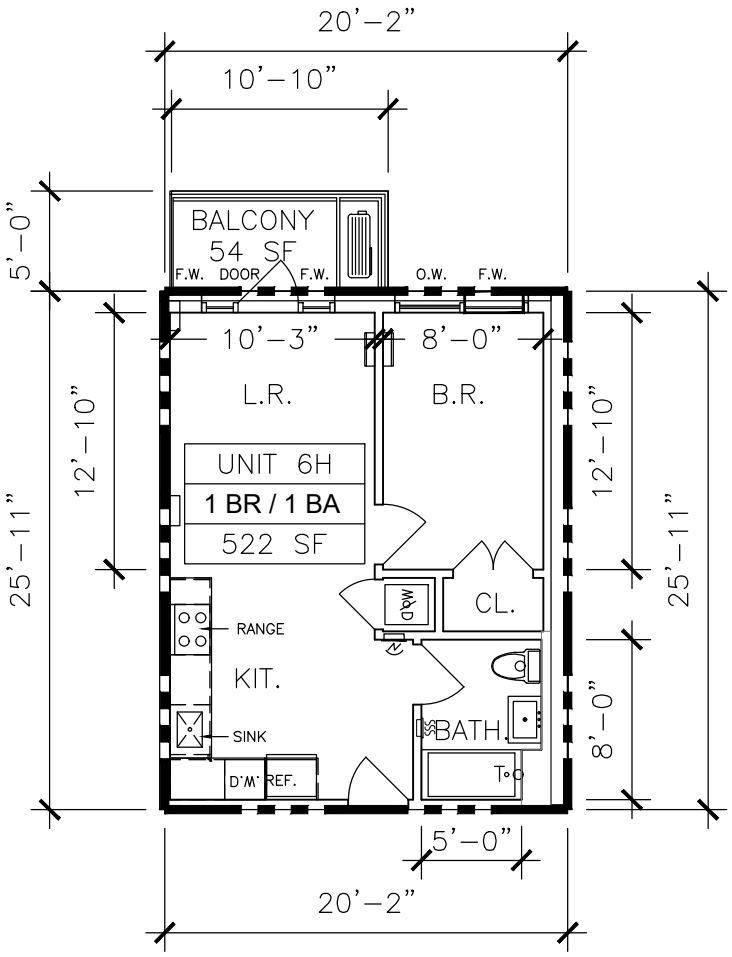
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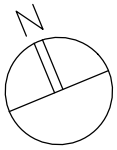
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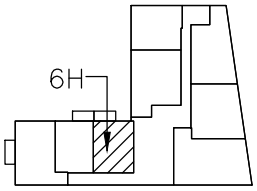
W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 6H

0' 2' 4' 8' 16'

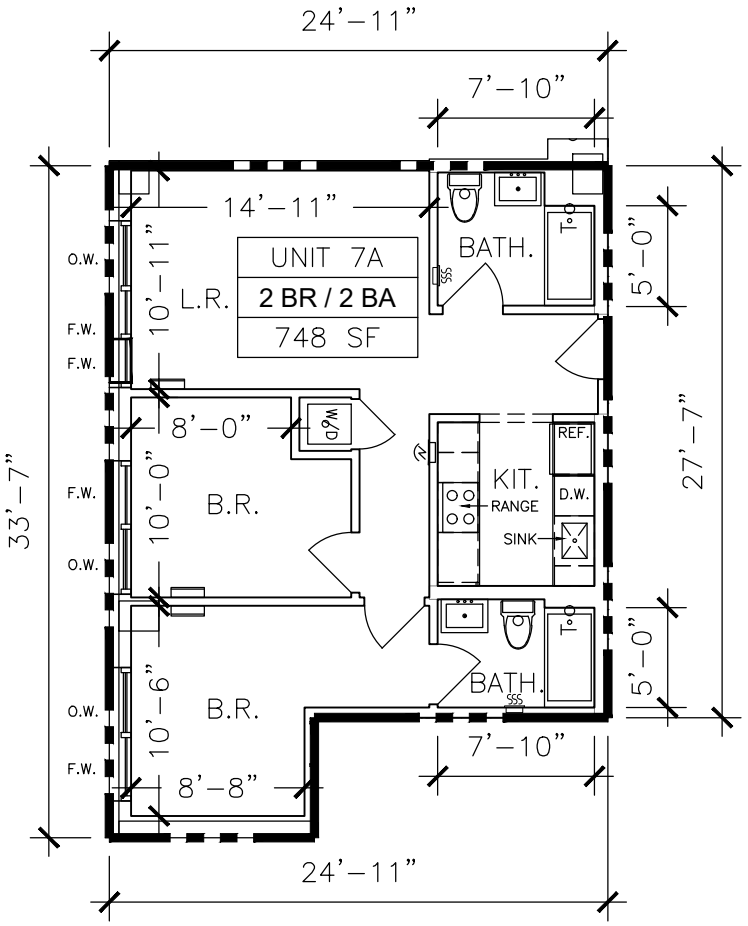
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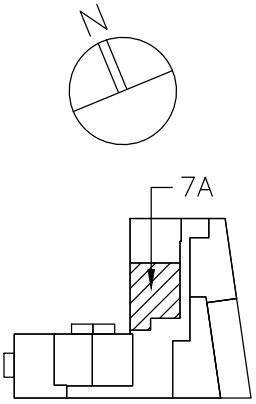
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 7A

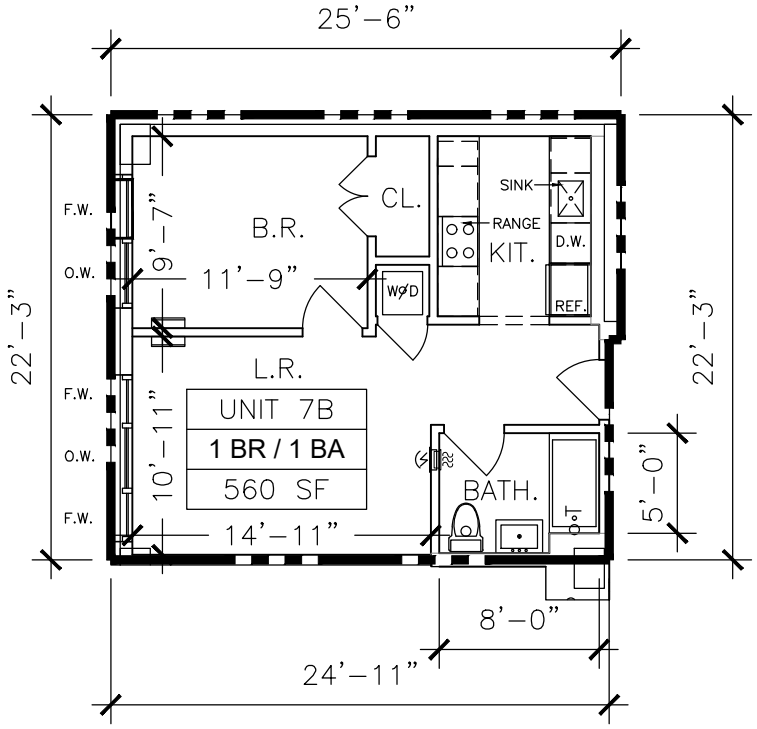
0' 2' 4' 8' 16'

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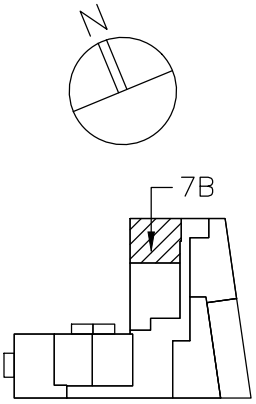
LEGEND

W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

(1) UNIT 7B

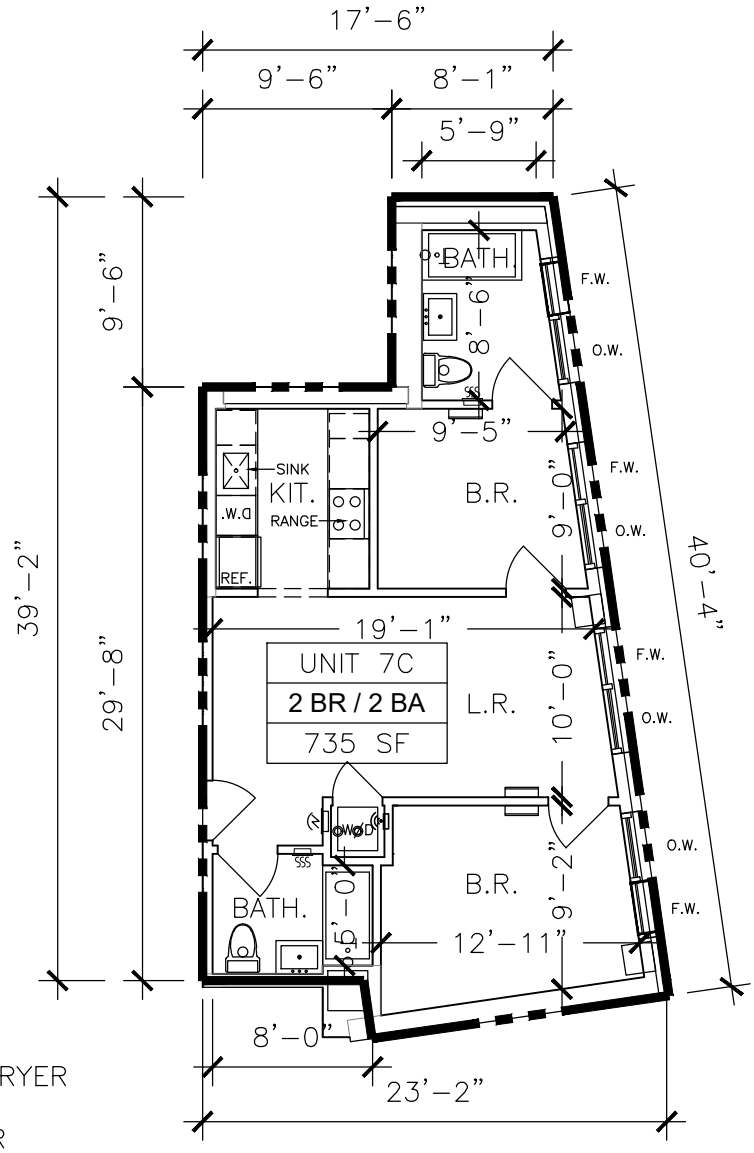
0' 2' 4' 8' 16'

NOTE: ALL DIMENSIONS ARE APPROXIMATE TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. SQUARE FOOTAGE EXCEEDS THE USABLE FLOOR AREA AND INCLUDES COLUMNS, MECHANICAL PIPES, SHAFTWAYS, CHASEWAYS AND CONDUITS AND OTHER COMMON ELEMENTS. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE TERMS OF THE OFFERING PLAN.



PROJECT: 1809
SCALE: AS NOTED
DATE: 08/03/2023

ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



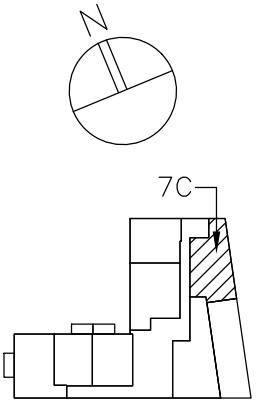
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W/D –	WASHER & DRYER COMBO
REF. –	REFRIGERATOR
D.W. –	DISH WASHER
R.D. –	ROOF DRAIN
F.W. –	FIXED WINDOW
O.W. –	OPERABLE WINDOW
B.R. –	BEDROOM
BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 7C

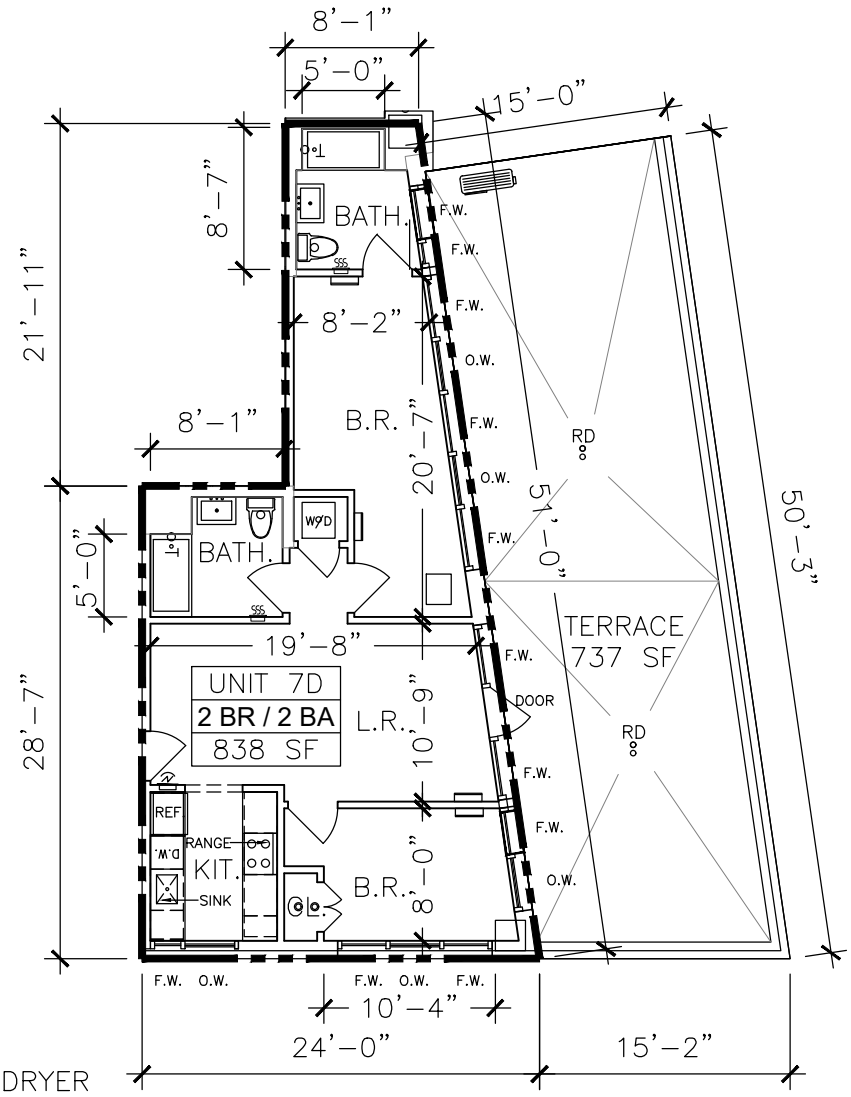
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LEGEND

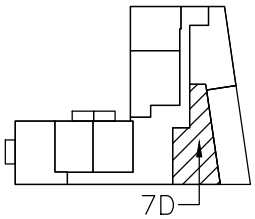
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L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

1 UNIT 7D

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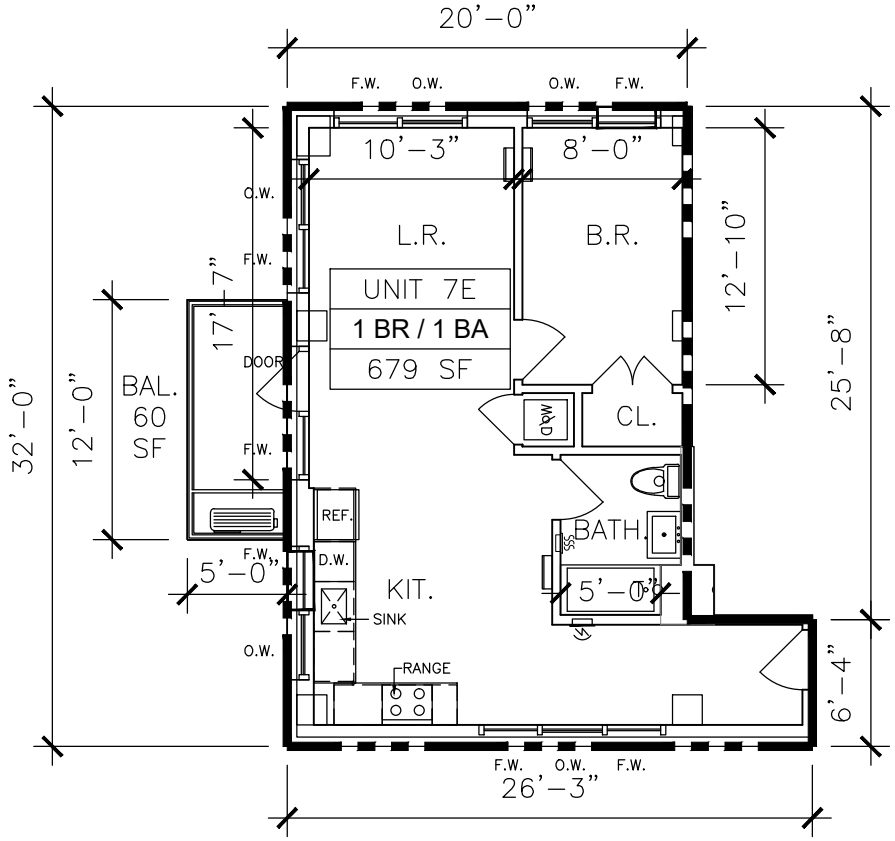
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ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377



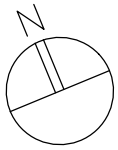
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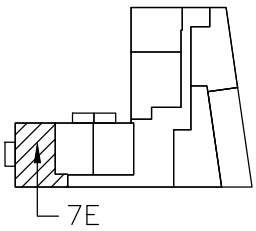
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BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 7E

0' 2' 4' 8' 16'

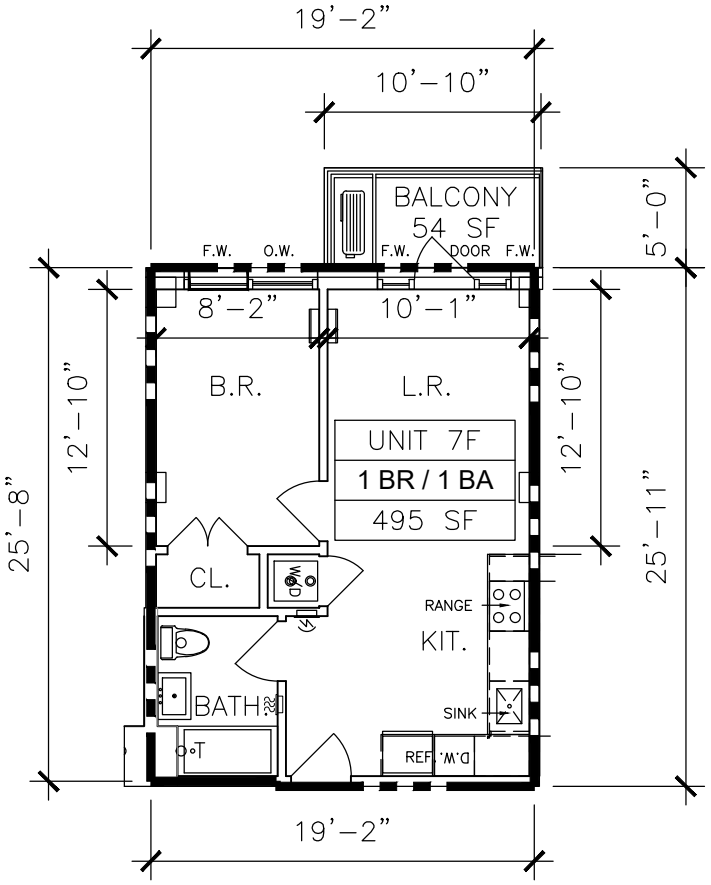
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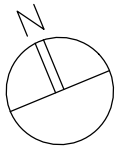
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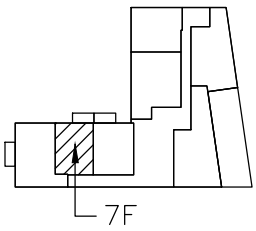
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BATH.–	BATHROOM
KIT. –	KITCHENETTE
L.R. –	LIVING ROOM
CL. –	CLOSET
T –	TUB

① UNIT 7F

0' 2' 4' 8' 16'

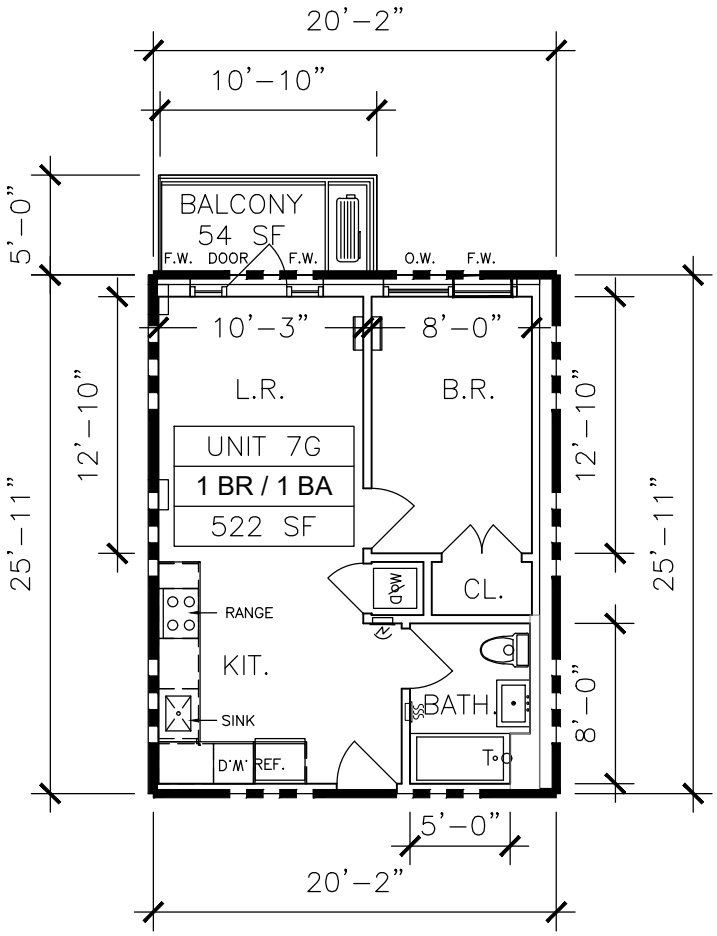
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WOODSIDE, NY 11377



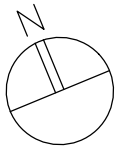
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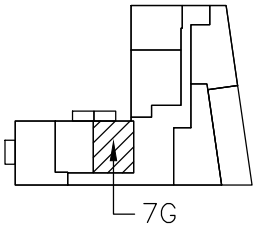
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T –	TUB

① UNIT 7G

0' 2' 4' 8' 16'

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ARCADIA WOODSIDE CONDOMINIUM
40-22 61ST STREET
WOODSIDE, NY 11377

SCHEDULE G-4



DATE: 08/03/2023

1 ELEVATION: EAST

0' 2' 4' 8' 16'



DATE: 08/03/2023

1 ELEVATION: SOUTH

0' 2' 4' 8' 16'



DATE: 08/03/2023

1 ELEVATION: WEST

0' 2' 4' 8' 16'



DATE: 08/03/2023

1 ELEVATION: NORTH

0' 2' 4' 8' 16'

FEE TITLE DESCRIPTION

A “Unit” as hereinafter referred to shall be defined as follows:

The square footage of each Unit has been based on the area measured The square footage of each Unit has been measured (i) horizontally from the outside face of the exterior walls to the midpoint of partitions separating one Unit from another Unit, to the outside face of the interior partitions separating public corridors, stairs, elevators and other mechanical equipment spaces or any Common Elements or Limited Common Elements and (ii) vertically from the area enclosed by the unexposed surface of the gypsum wallboard, plaster or other material forming the ceiling of the highest story level of the unit to the upper surface of the subfloor of doors within the Unit which open either onto Common Elements or the exterior of the property, as shown on the tax lot drawings. Any concrete slabs separating floors of a Unit located on more than one level and any Common Elements located in a Unit shall not be considered part of that Unit. and other mechanical equipment spaces. Each Residential Unit consists of the area measured vertically from the top of the concrete floor to the underside of the concrete ceiling. However, any Common Elements located within a Unit, if any, shall not be considered a part of such Unit. As such the areas are not based upon measurements from interior surfaces of interior walls, and the actual, usable, floor area comprising the Residential Unit is substantially less than the area listed in Schedule A.

DECLARATION

ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP
OF PREMISES LOCATED AT
40-22 61ST STREET, WOODSIDE
COUNTY OF QUEENS,
CITY AND STATE OF NEW YORK,
PURSUANT TO ARTICLE 9-B OF THE REAL PROPERTY
LAW OF THE STATE OF NEW YORK.

CONDO #

NAME: Arcadia Woodside Condominium

DECLARANT: 4061 Street, LLC
60-20 Woodside Avenue, 2nd Floor
Woodside, New York 11377

DATE OF DECLARATION:

BLOCK: 1335
FKA LOT: 58
NKA LOTS:

Record and Return to:

MORITT HOCK & HAMROFF LLP
Attorneys for the Sponsor
1407 Broadway, 39th Floor
New York, New York 10018

SCHEDULE I

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PLAN OF CONDOMINIUM UNIT OWNERSHIP

DECLARATION OF ARCADIA WOODSIDE CONDOMINIUM
PURSUANT TO ARTICLE 9-B OF THE REAL
PROPERTY LAW OF THE STATE OF NEW YORK

In the Borough and County of Queens, City and State of New York on this day of , 2023, 4061 Street, LLC, a limited liability company organized and existing under the laws of the State of New York, whose principal office is situated at 60-20 Woodside Avenue, 2nd Floor, Woodside, NY 11377, hereinafter referred to as the "Declarant" or Sponsor" represented in this Declaration by Alex Lau, who is fully empowered and qualified to execute this Declaration on behalf of the company does hereby state:

FIRST: SUBMISSION OF PROPERTY. By this Declaration the Declarant submits the property described in this Declaration, including the land and the Building and all other improvements erected and to be erected thereon, all easements, rights and appurtenances belonging thereto and all other property, real, personal or mixed, intended for use in connection therewith, to the provisions of Article 9-B of the Real Property Law of the State of New York.

SECOND: DESCRIPTION OF PROPERTY. The Declarant owns all that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being in Borough and County of Queens, City and State of New York, and more particularly bounded and described on Exhibit A annexed hereto and made a part hereto.

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

1. "Board of Managers" - The governing body of the Condominium responsible for its affairs.

2. "Board Member" - Each individual representative elected, designated or appointed to the Board of Managers.

3. "Building" – The seven (7) story building containing seventy-six (76) Residential Units, seventy-one (71) Parking Space Units, basement, cellar and roof.

4. "By-Laws" - The document governing the operation of the Condominium.

5. "Common Charges" - Each Unit Owner's proportionate share of the General Common Expenses as determined in accordance with the Common Interest appurtenant to the Unit.

6. “Common Elements” - All portions of the Condominium, other than the Units. Common Elements are divided into General Common Elements which are Common Elements shared by all Unit Owners, including all sewer and drainage pipes for the Building, and Limited Common Elements which are Common Elements that are irrevocably restricted for the exclusive use of an individual Residential Unit Owner.

7. “Common Expenses” - (a) Expenses incurred by all Unit Owners for the purpose of paying costs of the Condominium in connection with the repair, maintenance, replacement, restoration or operation of, and any alteration, addition or improvement to the General Common Elements; and (b) All sums designated common expenses by or pursuant to the provisions of the Condominium Act, the Declaration or the By-Laws.

8. “Common Interest” - The proportionate, undivided interest each Unit Owner has in the Common Elements.

9. “Condominium” – Arcadia Woodside Condominium, which is comprised of the Common Elements, Residential Units, the Parking Space Unit and Unit Owners.

10. “Declaration of Condominium” - The instrument by which the property is submitted to the provisions of the Condominium Act, and such instrument as from time to time is amended, consistent with the provisions of the Condominium Act and of the By-Laws.

11. “Development” - As used herein refers to Arcadia Woodside Condominium.

12. “Limited Common Elements” - A Common Element appurtenant to a particular Residential Unit or Units, the use of which is restricted to the Owners of such Residential Unit or Units.

13. “Managing Agent” – The management company engaged by the Condominium to handle the day to day operations and management of the community.

14. “Parking Space Units” - The seventy-one (71) Parking Space Units, designated for parking use as identified in the Floor Plans in Part II of the Offering Plan, which are to be used solely for parking automobiles and other permitted vehicles.

15. “Residential Units” - The seventy- six (76) Residential Units designated in the Declaration of Condominium for residential use. As used herein the

terms “Residential Unit” is equivalent to the term “Unit” in Article 9-B of the Real Property Law of the State of New York.

16. “Sponsor” or “Declarant” – 4601 Street, LLC, a New York limited liability company with an address at 40-22 61st Street, Woodside, New York 11377, and its successors and/or assigns.

17. “Unit” - A Unit includes all the Units in the Condominium and is divided as follows:

    (a) “Residential Units” - The Units designated in the Declaration of Condominium for residential use.
    (b) “Parking Space Units” - The Units designated in the Declaration of Condominium for parking use.

As used herein the terms “Residential Units and Parking Space Units” are equivalent to the term “Unit” in Article 9-B of the Real Property Law of the State of New York.

18. “Unit Owner” – A Unit Owner includes all the Unit Owners in the Condominium and is divided as follows:

    (a) “Residential Unit Owner” – The owner of a Residential Unit.
    (b) “Parking Space Unit Owner” – The owner of a Parking Space Unit.

19. “Unsold Unit” - Any Unit in which title is retained by the Sponsor and any successors or assigns until such time as the same has been sold and title conveyed to a third party. It shall not include a Residential Unit which is used for personal occupancy of the Sponsor, any of its principals or any of its successors or assigns.

FOURTH: COMMUNITY. The Declarant is constructing on the parcel of land described above a Condominium Community known as Arcadia Woodside Condominium, according to the plans according to the plans, prepared by Jon Yung, R.A., MY Architect, PC, 37-09 Main Street, Ste 3A, Flushing, NY 11354, filed simultaneously with the recording of this Declaration in the Office of the Register of the City of New York, Queens County, which Plans set forth a description of the Building stating the number of stories and number of Units.

The Condominium will contain seventy-six (76) Residential Units and seventy-one (71) Parking Space Units located in a seven (7) story building with cellar, basement and roof, as set forth on the Floor Plans filed simultaneously with this Declaration. The Building structure will be masonry, steel and concrete. Each of the Units has access to a public street by means of a walk, driveway or roadway. For the purposes of

describing the location of a Building, approximate area, type and number of rooms of each Unit and the Common Elements to which each Unit has immediate access, each Unit is described on Schedule B annexed hereto. Each Unit will be sold to one or more Unit Owners, each Unit Owner obtaining fee ownership in, and exclusive right of occupancy and possession of, the Unit, together with an undivided interest in the Common Elements of the Condominium, as listed hereinafter in this Declaration, and referred to as the "Common Elements," all of the above in accordance with Article 9-B of the Real Property Law of the State of New York. Each Unit Owner will automatically become a part of the Condominium. The designation of the number of rooms, interior partitions and kitchen and bathroom facilities may be changed by mutual consent of the Declarant and the Unit Owner at the time of construction of the Unit.

Each Unit consists of the area measured (i) horizontally from the outside face of the exterior walls to the midpoint of partitions separating one Unit from another Unit, to the outside face of the interior partitions separating public corridors, stairs, elevators and other mechanical equipment spaces or any Common Elements or Limited Common Elements and (ii) vertically from the area enclosed by the unexposed surface of the gypsum wallboard, plaster or other material forming the ceiling of the highest story level of the unit to the upper surface of the subfloor of doors within the Unit which open either onto Common Elements or the exterior of the property, as shown on the tax lot drawings. Any concrete slabs separating floors of a Unit located on more than one level and any Common Elements located in a Unit shall not be considered part of that Unit. and other mechanical equipment spaces. Each Residential Unit consists of the area measured vertically from the top of the concrete floor to the underside of the concrete ceiling. However, any Common Elements located within a Unit, if any, shall not be considered a part of such Unit.

The aforesaid Condominium has a total lot area of approximately 21,015 square feet.

FIFTH: COMMON ELEMENTS. The Common Elements will consist of the entire property, including all parts of the Building and improvements thereon, other than the Units, and will consist of General Common Elements to be shared by all Unit Owners and Limited Common Elements restricted in use to specified Unit Owners.

A. General Common Elements - General Common Elements are those shared by all Unit Owners and include all portions of the Condominium except for the individual Units and the Limited Common Elements (irrevocably restricted in use to specified Residential Units or Residential Unit Owners) and include without limitation the following:

1. The land on which the Building is erected and all other land within the boundaries of the property;

2. All foundations, columns, girders, beams and supports;

3. Those portions of the walls and partitions dividing Units located between the unexposed faces of the sheetrock walls enclosing the Units; those portions of the ceilings of the highest floor above the unexposed face of the sheetrock;

4. Roofs, stairs and stairways, which are not located wholly within a Unit and entrances to and exits from a Building other than entrances to the individual Units;
5. All improved and unimproved areas of the property outside the boundary of an individual Unit except for any Limited Common Elements;

6. All central and appurtenant installations in the Building or Property that provide service to the entire Building, such as power, light, telephone, television, gas, hot and cold water and heat (including all pipes, ducts, wires, chutes, cables and conduits used in connection therewith located in the Common Elements) and all other mechanical equipment spaces;

7. All sewer pipes and drainage pipes and facilities that provide service to the entire Building or two (2) or more Units;

8. All meter rooms, compactor rooms, refuse rooms, equipment rooms and any other mechanical rooms or areas that service two (2) or more Units;

9. All pedestrian walkways, intended for the common use of all Unit Owners;

10. The intercom system;

11. The lobby;

12. The outdoor recreation area;

13. A recreation room located on the 1st floor;

14. A gym room located on the 1st floor;

15. The elevator;

16. The yard;

17. The bicycle storage area located in the sub-cellar;

18. The parking area, excluding the Parking Space Units; and

19. All other parts of the property and all apparatus and installations existing in a Building or on the property for common use to all Units or necessary or convenient to the existence, maintenance or safety of the property.

B. Irrevocably Restricted Areas/Limited Common Elements - Certain portions of the Common Elements are irrevocably restricted in use to specified Units or Unit Owners, subject to the right of the Board of Managers of the Condominium to enter upon any restricted area for maintenance, repair or improvement of a Unit or Common Element and subject to the rules of the Board of Managers. Said irrevocably restricted Common Elements are also referred to as a Limited Common Element. Any portion of the Common

Elements, which is not restricted in use may be used by any Unit Owner. Following are detailed descriptions of the irrevocably restricted Limited Common Elements:

Residential Unit Limited Common Elements: The following portions of the Common Elements shall be Limited Common Elements for the exclusive use of an individual Residential Unit Owner and are herein, sometimes collectively referred to as the "Residential Unit Limited Common Elements":

(a) The balconies appurtenant to Units 3L, 3M, 3N, 4L, 4M, 4N, 5F, 5G, H, 6F, 6G, 6H, 7E, 7F, 7G.

(b) The terraces appurtenant to Units 1A, 1B, 1C, 1H, 1I, 1J, 1K, 4F, 4G, 4H, 4I, 4J, 4K, 5E, 5F, 5G, 5H, 7D.

(c) Any heating, cooling or other mechanical system servicing an individual Residential Unit that is located in or on the Common Elements.

(d) All apparatus, installations, systems equipment and facilities in the Common Elements (including pipes, wire, ducts, vents, cables, conduits and lines), which will serve or benefit exclusively a Residential Unit.

All repairs, maintenance and any replacement of any heating, cooling or other mechanical system servicing an individual Residential Unit that is located in or on the Common Elements and/or all apparatus, installations, systems equipment and facilities in the Common Elements (including pipes, wire, ducts, vents, cables, conduits and lines) which will serve or benefit exclusively a Residential Unit shall be the responsibility of the Residential Unit Owner for such equipment services, etc.

All maintenance and repairs to the Parking Space Units, whether structural or non-structural, ordinary or extraordinary, will be made by the Board of Managers and the cost thereof will be a Common Charge payable by the Unit Owner of said Parking Space Unit.

All general maintenance, repairs and replacements of the balconies and terraces that are Limited Common Elements, including cleaning, snow removal and all repairs not structural in nature (including the repair of leaks and the repair or replacement of the surface of the balconies or terraces), shall be the responsibility of the Residential Unit Owner whose balcony or terrace is a Limited Common Element of their Residential Unit. Although the cost of repairs and replacements to Limited Common Elements shall be borne by the Residential Unit Owners, the Board of Managers shall be charged with performing all repairs and replacements at the Residential Unit Owners sole cost and expense.

All repairs, maintenance and any replacement of any heating, cooling or other mechanical system servicing an individual Residential Unit that is located in or on the Common Elements and/or all apparatus, installations, systems equipment and facilities in the Common Elements (including pipes, wire, ducts, vents, cables, conduits and lines) which will serve or benefit exclusively a Residential Unit shall be the responsibility of the Residential Unit Owner for such equipment services, etc.

The Balconies and/or terraces are not permitted to be used for storage or trash storage and are not permitted to be enclosed. Balcony and Terrace space may not be legally used as a bedroom or living room and to do so may result in a building code violation being issued for the building.

No flammable, combustible or explosive fluid, material, chemical or substance is permitted to be stored in the balconies and/or terrace.

There are a variety of different model types of Residential Units. See Schedule G in Part II of the Plan for a detailed description of each model. The land and all improvements to be erected thereon are hereinafter referred to as the “Development” or the “Condominium”.

SIXTH: EASEMENTS. All pipes and maintained wires, conduits and public utility lines located within each Unit shall be owned and maintained by such Unit Owner. Any portion of such pipes, wires, conduits and public utility lines located in the Common Elements and servicing two or more Units, will be owned in common by the Unit Owners. Every Unit Owner shall have an easement in common with the owners of other Units to maintain and use all pipes, wires, conduits and public utility lines located in other Units and servicing such Unit Owner’s Unit. Each Unit shall be subject to an easement in favor of the Unit Owners of other Units to maintain and use the pipes, wires, conduits and public utility lines servicing such other Units and located in such Unit. The Board of Managers shall have a right of access to each Unit for maintenance, repair or improvements to any pipes, wires, conduits and public utility lines located in any Unit and servicing any other Unit or causing damage to any other Unit. The cost of such repairs shall be a Common Expense. In the event any portion of such pipes, wires, conduits and public utility lines is located in any of the Limited Common Elements, the cost of any repairs to such pipes, wires, conduits and public utility lines

shall be the sole responsibility of the respective Unit Owner(s) for whom the Limited Common Element is limited in use. The Board of Managers shall have a right of access to all Common Elements for maintenance, repair or improvement whether such Common Elements are restricted or not.

The Board of Managers shall have the right to grant such additional electric, gas, steam or other utility easements or relocate any existing utility easement in any portion of the Condominium as the Board of Managers shall deem necessary or desirable for the proper operation and maintenance of the Condominium, or any portion thereof, provided that such additional utilities or the relocation of existing utilities will not prevent or unreasonably interfere with the use of any Unit for its permitted purposes. Any utility company and its employees and agents shall have the right of access to or upon any Unit or the Common Elements in furtherance of such easements, provided such right of access shall be exercised in such a manner as shall not unreasonably interfere with the use of any Unit for its permitted purposes by its owner, tenants or occupants.

The Declarant, its successors, assigns, and purchasers of undeveloped or unsold Units, reserves the easements, licenses, rights and privileges of a right-of-way in, through, over, under and across the Common Elements of the Condominium for the purpose of completing construction and sale of the Units and facilities in the Condominium and towards this end, reserves the right to grant and reserve easements and rights-of-way in, through, under, over and across the Common Elements for the installation, maintenance and inspection of lines and appurtenances for public or private water, sewer, drainage, cable television, solar energy panels and other utilities and for any other materials or services necessary for the completion of the work. The Declarant, its successors, assigns, and purchasers of undeveloped or unsold Units, also reserve the right to connect with and make use of the utility lines, wires, pipes, conduits, cable television, sewers and drainage lines which may from time to time be in or along the streets and roads or other areas of the Common Elements. The Declarant, its successors and assigns, and purchasers of undeveloped or unsold Units, shall have an easement to erect and maintain general sales, leasing, business or administration offices and/or model Units, to erect, maintain, repair and replace from time to time one or more free-standing and other selling, directional and informational signs in/or on the Condominium as it deems necessary for the purposes of advertising the sale or lease of Units, and for the purpose of showing the Property to prospective Purchasers or lessees and for access to Units and Common Elements consistent with the purposes of the Declaration, as the same may be amended, and Declarant’s rights and obligations thereunder, including, without limitation the right to develop, renovate, maintain, repair, refurbish, offer, sell and lease Units, together with their interest in the Common Elements. Finally, the Declarant, its successors, assigns and purchasers reserve the right to continue to use the Common Elements and any facilities, sales offices, model Units, signs located on the Common Elements, in its efforts to market or lease Units constructed in the Condominium and to complete construction of the Condominium. This paragraph shall not be amended without the consent of the Declarant.

Each Unit Owner hereby grants a right of access to and through their Unit to Declarant or its designee, and any contractors, subcontractors, agents, and employees of the foregoing for the purposes of the repair and completion of any installation, construction, modification, alteration, renovation, maintenance, repair, restoration, replacement, or change being performed or to be performed by or on behalf of Declarant with respect to the Common Elements and/or the Units.

The Board of Managers will have and each Unit will be subject to, an easement (a) to install, utilize, operate, maintain, repair, alter, rebuild, restore and replace the General Common Elements located in, over, under, through or upon any Unit, or any other Common Elements or elsewhere in the Condominium and (b) to maintain any encroachment on any Unit or Common Elements resulting from the repair, alteration, rebuilding, restoration or replacement of the General Common Elements.

The Board of Managers shall have an easement through the Units for access, installation, maintenance, repair and replacement of any flues, vents, air-conditioning, gas, heating, ventilating, water and other mechanical lines and fixtures and any other machinery, pipes, wires, conduits, equipment or meters servicing any portion of the Building.

Each Unit will have an easement of support from all structural members (including, but not limited to, columns, footings, bracings, foundations, slabs, and exterior walls) supporting or serving the Building and any replacement thereof and additions thereto and an easement of necessity, and each Unit will be subject to an easement of support and necessity in favor of all other Units and the Common Elements.

Each Unit will have an easement for lateral and vertical support among all adjoining Units and Common Elements.

Any easements granted to Declarant, the Board of Managers, any Unit or any Unit Owner under this Declaration and the By-Laws may be exercised by such Declarant’s, Board of Managers or Unit Owner’s employees, agents, contractors, suppliers, customers, guests, invitees, licensees, servants, visitors, tenants, subtenants, tenants and/or tenant-shareholders, as the case may be, to the extent necessary to effectuate the purpose for the easement or as otherwise authorized by the Declarant, the Unit Owner or Board of Managers.

Each Unit Owner will have a right and easement to use its Unit and the Limited Common Elements appurtenant to such Unit, and the General Common Elements, subject to and in accordance with the terms and conditions of this Declaration and By-Laws.

All emergency vehicles and personnel, including, but not limited to, police, fire and medical shall be granted an easement of ingress and egress over, upon and

through any access areas in Arcadia Woodside Condominium. This Paragraph may not be amended by the Unit Owners in the Condominium.

SEVENTH: SERVICE OF PROCESS: Service of process on the Unit Owners in any action with relation to the Common Elements shall be made upon the Secretary of State as the agent of the Board of Managers of the Condominium. The post office address to which the Secretary of State shall mail a copy of any process against this Condominium served upon him as agent for service of this Condominium during the period the Declarant controls the Board of Managers is: 4061 Street, LLC, 60-20 Woodside Avenue, 2nd Floor, Woodside, New York 11377.

Once the Declarant no longer controls the Board of Managers, the Board of Managers must notify the Secretary of State that the post office address to which the Secretary of State shall mail a copy of any process against this Condominium served upon him as agent of this Condominium is: Board of Managers, Arcadia Woodside Condominium, 40-22 61st Street, Woodside, New York 11377 or such other address as the Board of Managers of the Condominium selects.

EIGHTH: COMMON INTEREST. Each Unit Owner shall have such percentage of interest in the Common Elements as is set forth in Schedule B attached hereto and shall bear such percentage of the Common Expenses of the Condominium except as otherwise described herein in reference to the Limited Common Elements. Each Unit Owner shall have one vote for all voting purposes at any meeting of the Unit Owners. The percentage of interest of each Unit in the Common Elements has been 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. Said method of determining the percentage of Common Interest in a condominium complies with and is pursuant to Section 339-i (1) (iv) of the Real Property Law of the State of New York.

NINTH: ADMINISTRATION. The administration of the Condominium, and parcel of land described herein shall be in accordance with the provisions of this Declaration and with the provisions of the By-Laws which are made a part of this Declaration and are attached hereto as Exhibit “B”.

TENTH: AMENDMENTS AND WITHDRAWAL.

A. The dedication of the property to Condominium ownership herein shall not be revoked or the property withdrawn from Condominium ownership unless eighty (80%) percent of the Unit Owners in number and in Common Interest and the first mortgagees, if any, of each of these same Units agree to such revocation or removal of the property from the Plan by duly recorded instruments.

B. The provisions of this Declaration may be modified or amended by an instrument executed by the Board of Managers upon a vote of sixty-six and two-thirds (66⅔%) percent of the Unit Owners in number held at a duly-called meeting of the Unit Owners, provided however, that:

1. No amendment shall change any condominium parcel, nor a Unit Owner's proportionate share of the Common Charges, nor the voting rights appurtenant to any Unit, unless all of record owner(s) in number and Common Interest thereof and the first mortgagees, if any, of each of these same Units agree to such revocation by recorded instrument.

2. No amendment shall be passed which shall: (i) be of a material adverse nature to mortgagees, or (ii) impair of prejudice the validity, interest, rights and priorities of mortgagees; unless 51% of mortgagees vote in favor thereto.

3. Notwithstanding any provision contained herein to the contrary, no amendment, modification, addition or deletion of, to or from this Declaration, the By-Laws or any rules and regulations shall be effective in any way against the Cabana licensee(s) unless the affected licensee has given its prior written consent thereto.

4. Notwithstanding any provision contained herein to the contrary, no amendment, modification, addition or deletion of, to or from this Declaration, the By-Laws or any rules and regulations shall be effective in any way against Declarant or its designee or any Unsold Unit, as long as the Declarant owns an Unsold Unit in the Condominium unless the Declarant has given its prior written consent thereto. This provision is not subject to amendment.

There shall be a presumption for a period of sixty (60) days subsequent to the recording of the amendment that the vote of the Unit Owners was made at a duly called meeting and that the requisite voting percentage was obtained. After the sixty (60) day period such presumption will be deemed conclusive.

In the event a mortgagee fails to submit a response to any written proposal for an amendment within 60 days after proper notice of the same was delivered by certified or registered mail, with a return receipt requested, said mortgagees consent to such amendment will be implied.

C. The Declarant, its successors, assigns and purchasers of undeveloped or unsold Units shall have the right without vote or consent of the Unit Owners, the Board of Managers or the holders of Unit mortgages to execute or (on its request) to require the Board of Managers to execute and record in the Office of the Register of the City of New York, Queens County and elsewhere, if required by law, an amendment or

amendments to this Declaration (together with such other documents, plan and maps as may be required to effectuate the same) to reflect (i) the certification by a registered architect or professional engineer, certifying that the floor plans filed as part of an amended Declaration are an accurate copy of portions of the plans of the Building and fully and fairly depict the layout, location, designation and approximate dimensions of the Units as built, or (ii) utility easements, or (iii) technical corrections to the Declaration to conform to other documents including but not limited to the Offering Plan or as-built plans (iv) to amend Schedule B of this Declaration to conform the model type, square footage and type and number of rooms and any other required information for a specified Unit, so long as the appurtenant percentage of Common Interest does not change for said Unit, or (v) to amend Schedule B of this Declaration to consolidate Units subject to all necessary approvals by the City of New York, to revise the square footage and type and number of rooms and any other required information for a specified Unit and to change the appurtenant percentage of Common Interest so long as the new percentage of Common Interest equals the combined percentage of Common Interest of the Units that were combined, or (vi) to effectuate permissible changes in unsold Units or (vii) to amend Schedule B to make technical corrections to said Schedule including, but not limited to, square footage of Units, assign or revise Limited Common Elements appurtenant to a Unit or to revise the number and description of rooms contained in a Unit or (viii) the carrying out of other provisions of the Offering Plan of Arcadia Woodside Condominium as same may be amended.

D. Any amendment to this Declaration shall not take effect until it is recorded in the Office of the Register of the City of New York, Queens County.

Regardless of any other provision of this Declaration, no action for partition or division of the Common Elements shall be brought nor shall this plan of condominium ownership be terminated where such partition, division or termination will result in a violation of the then existing local zoning and building laws and codes.

ELEVENTH: SUBJECT TO DECLARATION, BY-LAWS, ETC. All present or future Unit Owners, tenants, future tenants, or any other person that might use the facilities of the Condominium in any manner, are subject to the provisions of this Declaration, the By-Laws and Rules and Regulations of the Condominium and the mere acquisition or rental of any of the Units of the Condominium or the mere act of use or occupancy of any of said Units shall signify that the provisions of this Declaration and the By-Laws and Rules and Regulations of the Condominium are accepted and ratified and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed, conveyance or lease thereof.

TWELFTH: COMMON CHARGES. All sums assessed as Common Charges by the Board of Managers of the Condominium but unpaid together with the maximum interest permitted in New York thereon, chargeable to any Unit Owner shall constitute a

lien on his or her Unit prior to all other liens except: (a) tax or assessment liens on the Unit by the taxing subdivisions of any governmental authority, including but not limited to State, County, City, and School District taxing agencies; and (b) all sums unpaid on any first mortgage of record encumbering any Unit. Such lien may be foreclosed when past due in accordance with the laws of the State of New York, by the Condominium, in like manner as a mortgage on real property, and the Condominium shall also have the right to recover all costs incurred including reasonable attorneys' fees and costs of collection (but such right shall not be a lien against the Unit). In the event the proceeds of the foreclosure sale are not sufficient to pay such unpaid Common Charges, the unpaid balance shall be charged to all Unit Owners as a Common Expense. However, where the holder of an institutional mortgage of record, or other purchaser of a Unit at a foreclosure sale of an institutional mortgage, obtains title to the Unit as a result of foreclosure, or the institutional mortgage holder obtains title by conveyance in lieu of foreclosure, such acquirer of title, his successors or assigns, shall not be liable and the Unit shall not be subject to a lien for the payment of Common Charges chargeable to such Unit which were assessed and became due prior to the acquisition of title to such Unit by such acquirer. In such event, the unpaid balance of Common Charges will be charged to all other Unit Owners as a Common Expense. The term "institutional mortgage" herein used shall mean a first mortgage granted by a bank, savings and loan association, life insurance company, pension fund, trust company or other institutional lender or a mortgage granted by the Declarant to a purchaser of a Unit or in which the Declarant participates with one of the above.

In addition to the Board's right to bring an action to foreclose a lien on a Unit Owner's Unit, the Board (on behalf of the Unit Owners) shall have the right to bring suit to recover a money judgment for unpaid Common Charges at the option of the Board, without foreclosing or waiving the lien securing such charges. In such an event, the Condominium shall be entitled to recover all cost of suit including reasonable attorneys' fees.

Every Unit Owner shall pay the Common Charges assessed against the Unit Owner when due as determined by the Board of Managers and no Unit Owner may be exempt from liability for the payment of the Common Charges assessed against the Unit Owner by waiver of the use or enjoyment of any of the Common Elements or by the abandonment of a Unit. However, no Unit Owner shall be liable for the payment of any Common Charges accruing subsequent to a sale, transfer or other conveyance by the Unit Owner of such Unit made in accordance with Section 339-x of the Real Property Law or in accordance with the provisions of this Declaration and the By-Laws.

THIRTEENTH: UNITS ACQUIRED BY THE BOARD. In the event any Unit Owner shall convey their Unit to the Board of Managers in accordance with Section 339-x of the Real Property Law or in the event the Board of Managers shall purchase any Unit at a foreclosure sale in accordance with Article IX of the By-Laws, title to such or the rights to the lease of such Unit shall be held by the Board of Managers or its designee on behalf of all of the other Unit Owners.

FOURTEENTH: POWER OF ATTORNEY. In order to carry out the provisions of Article Thirteenth of the Declaration and Article XI of the By-Laws, each Unit Owner shall, upon becoming such, grant an irrevocable power of attorney, coupled with an interest to the Board of Managers and their successors to acquire title or lease any such Unit acquired by the Board of Managers under whatever terms the Board may in its sole discretion deem proper and to sell, lease, sublease, mortgage, vote or otherwise deal with such Unit under such terms as the Board in its sole discretion shall deem proper. Each Unit Owner shall upon becoming a Unit Owner further grant an irrevocable power of attorney, coupled with an interest to the Board of Managers to nominate, designate, constitute and appoint the members of the Board of Managers of the Condominium and their successors, jointly, their true and lawful attorneys-in-fact, coupled with an interest, with power of substitution, in their name and on their behalf, the right to act in their behalf to take any and all action necessary against any tenant(s) that may be residing in a Unit Owner's Condominium Unit including but not limited to, the right to seek an eviction in a court of law for failure to adhere to any of the provisions of the Declaration of Condominium, By-Laws and/or Rules and Regulations of the Condominium.

FIFTEENTH: ENCROACHMENTS. The Unit Owners agree that if any portion of a Unit or the Common Elements (whether restricted in use to an individual Unit Owner or not) encroaches upon another or shall hereinafter encroach upon another as a result of original construction or settling of the Building, a valid easement for the encroachment and the maintenance of the same, so long as it stands, shall and does exist. In the event the Building is partially or totally destroyed as a result of fire or other casualty or as a result of condemnation or eminent domain proceedings and is rebuilt, the Unit Owners agree that encroachments of any portion of the Unit or the Common Elements as aforedescribed due to construction, shall be permitted, and that a valid easement for said encroachment and the maintenance thereof shall exist so long as the Building or reconstructed Building shall stand.

SIXTEENTH: UNIT OWNERSHIP. Upon the closing of title to a Unit, a purchaser shall automatically become a Unit Owner in the Condominium and shall remain such until such time as the Unit Owner ceases to own the Unit for any reason. Occupancy of the Units shall be restricted to residential occupancy in accordance with the applicable zoning regulations of the municipality having jurisdiction over the Condominium.

SEVENTEENTH: USE OF UNITS. Units shall be restricted to residential occupancy in accordance with the applicable zoning regulations of the municipality having jurisdiction over the Community.

EIGHTEENTH: CONVEYANCE OF A UNIT. In any conveyance of a Unit, either by voluntary instrument, operation of law or judicial proceeding in accordance with this Declaration or the By-Laws, the Grantee of the Unit shall be jointly and severally liable with the Grantor for any unpaid Common Charges against the latter assessed and due up to the time of the grant or conveyance without prejudice to the

Grantee's right to recover from the Grantor the amounts paid by the Grantee therefor. Any such Grantee shall be entitled to a statement from the Board of Managers setting forth the amount of the unpaid Common Charge against the Grantor and such Grantee shall not be liable for, nor shall the Unit conveyed be subject to a lien for any unpaid Common Charge against the Grantor in excess of the amount set forth in such statement. Grantee as used herein shall not include either the holder of an institutional mortgage of record or other purchaser of a Unit at a foreclosure sale of an institutional mortgage.

NINETEENTH: COVENANT OF FURTHER ASSURANCES. Any party subject to the terms of this Declaration, whether such party is a Unit Owner, a lessee or sublessee of a Unit Owner, or the occupant of a portion of a Unit, a Member of the Board of Managers, an officer of the Condominium, or otherwise, shall, at the expense of any such other party requesting the same, execute, acknowledge and deliver to such other party such instruments, in addition to those specifically provided for herein, and take such other action, as such other party may reasonably request to effectuate the provisions of this Declaration or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

If any Unit Owner or any other party subject to the terms of this Declaration fails to execute, acknowledge or deliver any instrument, or fails or refuses, within ten (10) days after request thereof, to take any action which the Unit Owner or such other party is required to take pursuant to this Declaration, then the Board of Managers is hereby authorized as attorney-in-fact for such Unit Owner or other party, coupled with an interest, to execute, acknowledge and deliver such instrument, or to take such action, in the name of such Unit Owner, or other party and such document or action shall be binding on such Unit Owner or other party.

If any Unit Owner or the Board of Managers or any other party who is subject to the terms of this Declaration fails or refuses to execute, acknowledge or deliver any instrument, or fails or refuses within ten (10) days after request therefor, to take any action that the Board of Managers, any Unit Owner, or other party is required to take pursuant to this Declaration at the request of Declarant or Declarant's designee, then Declarant or Declarant's designee, as the case may be, is hereby authorized as attorney-in-fact for the Board of Managers, such Unit Owner, or other party, which power shall be deemed to be coupled with an interest, to execute, acknowledge and deliver such instrument, or to take such action, in the name of the Board of Managers, such Unit Owner, or other party, and such document or action shall be binding on the Board of Managers, such Unit Owner, or other party, as the case may be.

Each Unit Owner will have the affirmative duty to maintain its respective Unit in such a manner so as to reasonably prevent and avoid inflicting harm to other Units, the Limited Common Elements, however described, the General Common Elements or the Building. In the event any Unit Owner causes or permits any condition, or fails to take

any action to prevent a condition, that has a deleterious effect on another Unit, any Limited Common Element, the General Common Elements or the Building, the Condominium Board will give written notice to such Unit Owner including a request that the Unit Owner take specific steps to ameliorate such a condition ("Remedy Notice"). If the Unit Owner fails to remedy the condition within seven (7) days of the receipt of the Remedy Notice, or, if the condition is such that it cannot be remedied within seven (7) days, fails to commence appropriate remedies, the Condominium Board may, upon ten (10) business days additional notice to the Unit Owner, enter into the Unit and effect a reasonable remedy, at the Unit Owner's sole cost and expense. In the event a Unit Owner reasonably believes another Unit Owner has caused, permitted, or failed to prevent a condition that has a deleterious effect on its Unit, the first Unit Owner may request that the Board of Managers send a Remedy Notice. If the Board of Managers fails or otherwise determines not to send the Remedy Notice, the Unit Owner will have all rights to enjoin, abate or remedy by appropriate legal proceedings against the other Unit Owner or the Board of Managers, either at law or in equity, the continuance of any such condition or breach and to seek reimbursement for any costs or expenses incurred in connection therewith.

The Board of Managers will not promulgate and/or enforce any rules or regulations, or otherwise act, in a discriminatory manner.

TWENTIETH: COVENANTS AND RESTRICTIONS. The use of the Unit by the Unit Owner or other occupant shall be subject to the rules, regulations and provisions of this Declaration, the By-Laws and Rules and Regulations of the Board of Managers and the following covenants and restrictions:

(a) The Unit and area restricted to the Unit Owner's use shall be maintained in good repair and overall appearance.

(b) No alteration, addition, decoration or change to any part of the Common Elements may be made and no structure or other improvement may be built or placed on any portion of the Common Elements or Limited Common Elements or any portion of the Condominium which affects two (2) or more Units, without the written consent of the Board of Managers. The provisions of this paragraph shall not apply to Declarant.

(c) No Unit Owner shall make any structural addition, alteration or improvement (of either a temporary or permanent nature) in or to their Unit, any Limited Common Element or any portion of the Condominium which affects two (2) or more Units, without the prior written approval of the Board of Managers. In addition, no Unit Owner may alter or remove any interior wall without written approval of the Board of Managers. The Board of Managers shall have the obligation to answer any written request by a Unit Owner for approval of a proposed structural addition,

alteration or improvement in such Unit Owner's Unit within forty-five (45) days after such request is received, and failure to do so within the stipulated time shall constitute a denial by the Board of Managers of the proposed structural addition, alteration or improvement. No Unit Owner shall make any structural addition, alteration or improvement in or to any Unit or any Limited Common Element without first (1) obtaining and maintaining during the course of such work such insurance as the Board of Managers may reasonably prescribe and providing the Board with a certificate of insurance prior to the commencement of the work, (2) executing and delivering to the Board of Managers an agreement, in form and substance reasonably satisfactory to the Board, setting forth the reasonable terms and conditions under which such alteration, addition or improvement may be made, including, without limitation, the days and hours during which any such work may be done, (3) executing and delivering to the Board of Managers an agreement indemnifying and holding harmless the Board, its members and officers, and all Unit Owners of the Condominium from and against any liability, cost or expense arising out of or connected to such work and (4) obtaining all approvals, as necessary, from the City of New York or any other governmental agency. In the event the Board of Managers chooses to have the proposed structural addition, alteration or improvement reviewed by an independent architect or engineer, the Unit Owner shall pay the charges of such architect or engineer. The Unit Owner shall also bear the cost of any increased taxes or insurance premiums resulting from the structural alterations, additions or improvements.

Any application to any department of the City of New York or any other governmental authority for a permit to make a structural addition, alteration or improvement in or to any Unit or Limited Common Element shall be completed by the Unit Owner and executed by the Board of Managers only, without however, incurring any liability on the part of the Board of Managers or any of them to any contractor, subcontractor or materialmen on account of such structural addition, alteration or improvement or to any person having any claim for injury to person or damage to property arising therefrom.

In the event a Unit Owner violates this provision of the Declaration, the Board of Managers, in addition to all remedies it may have under this Declaration and the By-Laws, may institute legal action against the Unit Owner for the enforcement of this provision. In such an event the Unit Owner shall be responsible for the payment of reasonable attorney's fees of the Condominium, plus interest and costs of suit, as well as all costs associated with remedying the violation.

These provisions shall not apply to Units owned by the Declarant or its designee until such Units shall have been initially conveyed by the Declarant or such designee.

(d) Any interior alterations or improvements made to a Unit shall be made in accordance with all applicable rules, regulations, permits and zoning ordinances of any governmental agencies having jurisdiction thereof.

(e) Any Unit Owner who mortgages their Unit shall notify the Board of Managers providing the name and address of the mortgagee.

(f) The Board of Managers shall, at the request of the mortgagee of the Unit, report any unpaid Common Charges due from the Unit Owner of such Unit.

(g) No nuisances shall be allowed upon the property nor shall any use or practice be allowed which is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents.

(h) No immoral, improper, offensive or unlawful use shall be made of the property nor any part thereof and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.

(i) Regulations promulgated by the Board of Managers concerning the use of the property shall be observed by the Unit Owners, provided, however, that copies of such regulations are furnished to each Unit Owner prior to the time the said regulations become effective.

(j) The Common Charges shall be paid when due.

TWENTY-FIRST: FIRST LIEN HOLDERS' RIGHTS

(a) Notices of Action. A holder, insurer or guarantor of a first mortgage shall be entitled to timely written notice of:

(1) Any proposed amendment of the Condominium instruments effecting a change in (i) the boundaries of any Unit or the exclusive easement rights appertaining thereto, (ii) the interest in the general or Limited Common Elements appertaining to any Unit or the liability for common expenses appertaining thereto, (iii) the number of votes in the Condominium appertaining to any Unit or (iv) the purposes to which any Unit or the Common Elements are restricted;

(2) Any proposed termination of the Condominium regime;

(3) Any condemnation loss or any casualty loss which affects a material portion of the Condominium or which affects any Unit on which there is a first mortgage held, insured or guaranteed by such eligible holder;

(4) Any delinquency in the payment of assessments or charges owed by a Unit Owner of a Unit subject to the mortgage of such eligible holder, insurer or guarantor, which such delinquency has continued for a period of sixty (60) days; and

(5) Any lapse, cancellation or material modification of any insurance policy maintained by the Condominium.

(6) Any proposed action that requires the consent of a specified percentage of mortgagees.

(b) Other Provisions for First Lien Holders. To the extent permitted under applicable law, the following protections for the benefit of first mortgage holders will be legally binding with respect to the Condominium:

(1) Any restoration or repair of the Condominium after a partial condemnation or damage due to an insurable hazard shall be substantially in accordance with the Declaration and the original plans and specifications unless the approval of the eligible holders of first mortgages on Units to which at least fifty-one (51%) percent of the votes of Units subject to mortgages held by such eligible holders are allocated, is obtained;

(2) Any election to terminate the Condominium regime after substantial destruction or a substantial taking in condemnation of the Condominium property must require the approval of the eligible holders of first mortgages on Units to which at least fifty-one (51%) percent of the votes of Units subject to mortgages held by such eligible holders are allocated; and

(3) Unless the formula for reallocation of interests in the Common Elements after a partial condemnation or partial destruction of the Condominium project is fixed in advance by the Declaration or by applicable law, no reallocation of interests in the Common Elements resulting from a partial condemnation or partial destruction of the Condominium project may be effected without the approval of the eligible holders of first mortgages on Units to which

at least eighty (80%) percent of the votes of Units subject to mortgages held by such eligible holders are allocated.

As used in this section, the term "eligible holder, insurer or guarantor" shall mean a holder, insurer or guarantor of a first mortgage on a Unit in a Condominium which has requested notice in accordance with the provisions of (a) above.

In the event a mortgagee fails to submit a response to any written proposal for an amendment within 60 days after proper notice of the same was delivered by certified or registered mail, with a return receipt requested, said mortgagees consent to such amendment will be implied.

TWENTY-SECOND: SPECIAL RIGHTS OF DECLARANT.

Notwithstanding anything to the contrary contained herein Declarant, its successors, assigns or designees shall have the right, without requiring the consent of either the Condominium or Board of Managers, and without charge or limitation, to:

(a) have its employees, contractors, subcontractors and sales agents present on the properties described in Exhibit “A” and any Building erected thereon;

(b) erect and maintain signs and other promotional materials (including, without limitation, “For Sale”, and “For Rent” signs), in connection with the promotion, sale, leasing, management, or operation of the Units;

(c) use any one or more Units as;

(i) model Units,
(ii) offices for the promotion, sale, rental, management and/or operation of any unsold Units,
(iii) offices in connection with any installation, construction, modification, alteration, renovation, maintenance, repair, restoration, replacement, or change being performed, or to be performed, by, or on behalf of, Declarant with respect to the Common Elements and/or the Units; or any unsold Units; and/or
(iv) for any other purpose;

(d) do and cause to be done all of the things that are necessary, desirable or appropriate (including, without limitation, the use of the Common Elements, the Units and any unsold Units) for the purpose of:

(i) the promotion, sale, rental, management and/or operation of any unsold Units,

(ii) the performance and completion of installation, construction, modification, alteration, renovation, maintenance, repair, restoration, replacement, or change being performed, or to be performed, by, or on behalf of, Declarant with respect to the Common Elements and/or

(iii) the exercise performance and discharge of Declarant's other rights and obligations under this Declaration, the By-Laws or the rules and regulations;

(e) make any other changes required by the City of New York or other Municipal Agency.

In no event, however, shall Declarant or such designee be entitled to use any portion of the Common Elements in such a manner as will unreasonably interfere with the use of the same or of any Unit for its permitted purposes.

The provisions of this Article Twenty-Second may not be amended without the written consent of the Declarant, or its successors or assigns.

TWENTY-THIRD: INVALIDITY. Invalidation of any of the covenants, limitations or provisions of the Declaration by judgment or court order shall in no wise affect any of the remaining part or parts hereof, and the same shall continue in full force and effect.

4061 Street, LLC

Date: By:_____
Alex Lau, Member

STATE OF NEW YORK)
) ss.:
COUNTY OF)

On the ____ day of _____ in the year 202_, before me, the undersigned a Notary public in and for said state, personally appeared Alex Lau, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted executed the instrument.

_____
NOTARY PUBLIC

EXHIBIT A

TO FOLLOW DIRECTLY HEREAFTER

DECLARATION OF CONDOMINIUM AND BY-LAWS

ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP
OF PREMISES LOCATED AT
40-22 61ST STREET, WOODSIDE
COUNTY OF QUEENS
CITY AND STATE OF NEW YORK,
PURSUANT TO ARTICLE 9-B OF THE REAL PROPERTY
LAW OF THE STATE OF NEW YORK.

CONDO #

NAME: Arcadia Woodside Condominium

DECLARANT: 4061 Street, LLC
60-20 Woodside Avenue, 2nd Floor
Woodside, New York 11377

DATE OF DECLARATION: , 2023

BLOCK: 1335
FKA LOT: 58
NKA LOTS:

Record and Return To:

MORITT HOCK & HAMROFF LLP
Attorneys for the Sponsor
1407 Broadway, 39th Floor
New York, New York 10018

BY-LAWS

OF

ARCADIA WOODSIDE CONDOMINIUM

MORITT HOCK & HAMROFF LLP
Attorneys for the Sponsor
1407 Broadway, 39th Floor
New York, New York 10018

EXHIBIT B
to the Declaration of Condominium

SCHEDULE J

BY-LAWS

OF

ARCADIA WOODSIDE CONDOMINIUM

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BY-LAWS

OF

ARCADIA WOODSIDE CONDOMINIUM

ARTICLE I. PLAN OF CONDOMINIUM OWNERSHIP

Section 1. Condominium Unit Ownership. The property located at 40-22 61st Street, Woodside, New York 11377, Queens County, City and State of New York as specifically set forth in the Declaration and more commonly known as Arcadia Woodside Condominium has been submitted to the provisions of Article 9-B of the Real Property Law of the State of New York.

Section 2. By-Laws Applicability. The provisions of these By-Laws are applicable to the Condominium. The term "Condominium" as used herein shall include the land and the Building and improvements thereon including the Condominium Units (hereinafter referred to as "Units"), and the Common Elements and the use and occupancy thereof, the term "Building" as hereinafter used shall be as defined in the Declaration of Condominium.

Section 3. Personal Application. All present or future Unit Owners, mortgagees and lessees, or their employees, guests or any other person that might use the facilities of the Condominium in any manner are subject to these By-Laws, the Declaration and any Rules and Regulations established by the Board of Managers. The mere acquisition or rental of any of the Units or the mere act of use or occupancy of any of said Units will signify that these By-Laws, the Declaration and the Rules and Regulations are accepted, ratified, and will be complied with.

Section 4. Definitions. The definitions contained in the Declaration of Condominium shall be applicable to these By-Laws unless otherwise indicated.

ARTICLE II. CONDOMINIUM, VOTING, QUORUM, PROXIES AND WAIVERS

Section 1. Condominium. The Condominium shall be limited to Unit Owners.

Section 2. Voting. Each Unit Owner (including the Sponsor and the Board of Managers, if the Sponsor or the Board of Managers shall then own or hold title to one or more Units) shall be entitled to cast one vote at all Unit Owners' meetings for each Unit or Units owned by such Unit Owner, but in the event the Board of Managers acquires a Unit on behalf of the Condominium it shall not cast any of its votes appurtenant to said Unit for the election of any Member to the Board.

Section 3. Quorum. So many Unit Owners as shall represent at least fifty-one (51%) percent of the total authorized votes of all Unit Owners present in person or represented by written proxy shall constitute a quorum at all meetings of the Unit Owners

for the transaction of business, except as otherwise provided by Statute, by the Declaration, or by these By-Laws. If, however, such quorum shall not be present or represented at any meeting of the Unit Owners, the Unit Owners entitled to vote thereat, present in person or represented by written proxy, shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting. At such adjourned meeting so many Unit Owners as shall represent at least thirty-three and one-third (33⅓%) percent of the total authorized votes of all Unit Owners shall constitute a quorum. At such adjourned meeting any business may be transacted which might have been transacted at the meeting originally called. If, however, such quorum shall not be present or represented at any meeting of the Unit Owners, the Unit Owners entitled to vote thereat, present in person or represented by written proxy, shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting. At such adjourned meeting so many Unit Owners as shall represent at least twenty-five (25%) percent of the total authorized votes of all Unit Owners shall constitute a quorum. Any business may be transacted which might have been transacted at the meeting originally called.

Section 4. Vote Required to Transact Business. When a quorum is present at any meeting, the vote of a majority of the Unit Owners present in person or represented by written proxy shall decide any question brought before such meeting and such vote shall be binding upon all Unit Owners, unless the question is one upon which, by express provisions of the Declaration, Statute, or of these By-Laws, a different vote is required, in which case such express provisions shall govern and control the decision of such question.

Section 5. Right to Vote. At any meeting of Unit Owners, every Unit Owner having the right to vote shall be entitled to vote in person, or by proxy. Such proxy shall only be valid for such meeting or subsequent adjourned meetings thereof.

Section 6. Proxies. All proxies shall be in writing and shall be filed with the Secretary prior to the meeting at which the same are to be used. A notation of such proxies shall be made in the minutes of the meeting.

Section 7. Waiver and Consent. Whenever the vote of Unit Owners at a meeting is required or permitted by any provision of the Declaration, Statutes or of these By-Laws to be taken in connection with any action of the Condominium, the meeting and vote of Unit Owners may be dispensed with if all Unit Owners who would have been entitled to vote upon the action if such meeting were held, shall consent in writing to such action being taken.

Section 8. Place of Meetings. Meetings shall be held at such suitable place convenient to the Unit Owners as may be designated by the Board of Managers.

Section 9. Annual Meetings Control of Board of Managers by Sponsor. The initial Board of Managers will call for the first annual meeting of the Unit Owners to elect a new Board of Managers within one (1) year of the closing of the first Unit. At such

meeting, Members of the Board of Managers shall be elected by the Unit Owners, other than the Members of the Board the Sponsor shall have the right to designate, and the former Members of the Board shall thereupon resign. Thereafter annual meetings shall be held on the anniversary of such date each succeeding year or such other convenient date as the Board of Managers may so designate. At such meetings there shall be elected by ballot of the Unit Owners a Board of Managers in accordance with the requirements of Article III of these By-Laws. The Unit Owners may also transact such other business of the Condominium as may properly come before them. The Sponsor will have voting control and may designate a majority of the Board of Managers for period ending (i) five (5) years from date of the closing of the first Residential Unit, or (ii) one hundred and twenty (120) days after the closing of ninety-five (95%) percent of all Residential Units in the Condominium, whichever is earlier. Thereafter, the Sponsor shall retain the right to designate one (1) Member of the Board of Managers until such time as Sponsor no longer owns a Unit. At such time, as Sponsor no longer owns a Unit in the Condominium, Sponsor may not hold a seat on the Board of Managers.

Section 10. Special Meetings. It shall be the duty of the President to call a special meeting of the Condominium, if so directed by the Board of Managers, or upon the presentation to the Secretary of a petition signed by a majority of the Unit Owners. The secretary shall cause a notice of such special meeting stating the time, place and object thereof and the officer or other person or persons by whom the meeting is called, to be delivered personally or mailed as provided in Section 11 of this Article to each Unit Owner of the Condominium entitled to vote at such meeting not less than ten (10) nor more than thirty (30) days before such meeting. The date of the special meeting shall be determined by the Board of Managers and shall be held no later than sixty (60) days from receipt of any written request pursuant to this Section 10 unless a later date is agreed to in writing by the Unit Owners of the Condominium or the Board of Managers, requesting such meeting. No business other than that stated in such notice shall be transacted at such special meeting unless all Unit Owners of the Condominium are present in person or by proxy. Any or all of the Board of Managers of the Condominium, other than those designated by the Declarant may be removed without cause by vote of the Members at a special meeting called pursuant to this section if the meeting is called for such purpose.

Section 11. Notice of Meetings. It shall be the duty of the Secretary to mail a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each Unit Owner of record, at least ten (10) but not more than thirty (30) days prior to such meeting. The mailing of a notice in the manner provided in these By-Laws shall be considered notice served.

Section 12. Order of Business. The order of business at all meetings shall be as follows:

(a) Roll Call
(b) Proof of notice of meeting or waiver of notice
(c) Reading of minutes of preceding meeting
(d) Report of officers

(e) Report of committees
(f) Election of inspectors of election (in the event there is an election and only if requested by a Unit Owner present at the meeting)
(g) Election of managers (in the event there is an election)
(h) Unfinished business
(i) New business

ARTICLE III. BOARD OF MANAGERS

Section 1. Number and Term. The affairs of the Condominium shall be governed by a Board of Managers. The first Board of Managers shall consist of three (3) Members designated by the Sponsor who shall hold office and exercise all powers of the Board of Managers until the first annual meeting of the Unit Owners. Until succeeded by the Members elected at the first annual meeting of Unit Owners, Members need not be Unit Owners; thereafter, all Members, other than designees or nominees of the Sponsor, shall be Unit Owners. The Members shall be elected or designated at the annual meeting of the Unit Owners.

At the first annual meeting of Unit Owners called pursuant to Section 9 of Article II a total of three (3) Members shall be elected or designated. All Members, other than those designated by the Sponsor, shall be elected by the Unit Owners. The term of office of one (1) of the Members shall be fixed for three (3) years, the term of office of one (1) of the Members shall be fixed at two (2) years, and the term of office of one (1) of the Members shall be fixed at one (1) year. Separate ballots shall be conducted for each of the three terms of office. Each Unit Owner shall be entitled to cast one vote on each ballot for each Unit owned. The one nominee(s) on each of the ballots, as the case may be, receiving the highest number of votes on their ballot shall constitute the duly elected Board of Managers. At the expiration of the initial term of office of each respective Member, the Member's successor shall be elected to serve a term of three (3) years. The Members shall hold office until their successors have been elected and hold their first meeting.

Notwithstanding the foregoing, the Sponsor will have voting control and may designate a majority of the Board of Managers for period ending (i) five (5) years from date of the closing of the first Residential Unit, or (ii) one hundred and twenty (120) days after the closing of ninety-five (95%) percent of all Residential Units in the Condominium, whichever is earlier. Thereafter, the Sponsor shall retain the right to designate one (1) Member of the Board of Managers until such time as Sponsor no longer owns a Unit.

This Section may not be amended without the written consent of Sponsor.

Section 2. Vacancy and Replacement. If the office of any Member or Members becomes vacant by reasons of death, resignation, retirements, disqualification, removal from office or otherwise, a majority of the remaining Members, though less than a quorum, at a special meeting of Members duly called for this purpose, shall choose a successor or successors, who shall hold office for the unexpired term in respect to which such

vacancy occurred. The Board of Managers shall also have the right to call for a special meeting in accordance with Article II, Section 10 to elect the Member's successor to fill the unexpired portion of the term of office. In the event of the failure to hold any election of the Board of Managers at the time designated for the annual election of the Board of Managers or in the event that the Board of Managers shall not have filled any such vacancy, a special meeting of the Unit Owners to elect a new Board of Managers or to fill such vacancy or vacancies may be called in the manner generally provided for the calling of special meetings of the Unit Owners. If the vacancy occurs with respect to any Member of the first Board of Managers (see Section 4 of this Article III) or any other Member who has been designated by the Sponsor and the Sponsor still retains ownership of at least one (1) Unit, the Sponsor shall have the sole right to choose such Member's successor to fill the unexpired portion of the term.

Section 3. Removal. Members may be removed for cause by an affirmative vote of a majority of the Unit Owners. No Member, other than a Member of the first Board of Managers or a designee of the Sponsor, shall continue to serve on the Board if, during their term of office, they shall cease to be a Unit Owner. In the event a Sponsor designee is removed for cause and the Sponsor still retains ownership of at least one (1) Unit, the Sponsor shall have the sole right to designate a replacement.

Section 4. Resignation. Any Member may resign at any time by written notice delivered in person or sent by certified registered mail to the President or Secretary of the Condominium. Such resignation shall take effect at the time specified therein. Acceptance of such resignation shall not be necessary to make it effective.

Section 5. First Board of Managers. The first Board of Managers of the Condominium will consist of Alex Lau and Henry Zhao, both of whom are Principals of the Sponsor, and Jason Kong who is an employee of Principal of the Sponsor, who shall hold office and exercise all powers of the Board of Managers until the first annual meeting of Unit Owners. The Sponsor has the right to substitute or change any or all of said representatives of the first Board of Managers. Any or all of said Members shall be subject to replacement in the event of resignation or death in the manner set forth in Section 2 of this Article.

Section 6. Powers.

(a) The property and business of the Condominium shall be managed by its Board of Managers, which may exercise all such powers of the Condominium and do all such lawful acts and things as are not by Statute or by the Declaration or by these By-Laws, directed or required to be exercised or done by the Unit Owners personally. These powers shall specifically include, but not be limited to, the following items:

1. To determine and levy monthly assessments ("Common Charges") to cover the cost of Common Expenses, payable in advance. The Board of Managers may increase the monthly assessments or vote a special assessment in excess of annual Common Charges, if required, to meet any

additional necessary expenses, but said increases can only be assessed among all the Unit Owners pro-rata according to their respective percentage of Common Interest.

2. To collect, use, and expend the Common Charges collected to maintain, care for and preserve the Units, the Building, and other Common Elements;

3. To open bank accounts on behalf of the Condominium and to designate the signatories to such bank accounts;

4. To make repairs, restore or alter any Unit or the Common Elements after damage or destruction by fire or other casualty or as a result of condemnation or eminent domain proceedings;

5. To enter into and upon the Units when necessary and at as little inconvenience to the Unit Owners as possible in connection with the maintenance, care and preservation of the property. No notice is required to gain access for repairs. Any repairs required as the result of negligence of the Unit Owner will be at the expense of the Unit Owner;

6. To insure and keep insured the General Common Elements, Limited Common Elements and the Units. A Unit Owner may secure supplemental coverage for the Unit and its contents and the liability coverage for the Unit;

7. To collect delinquent Common Charges and special Common Charge assessments by suit or otherwise, to abate nuisances and to enjoin or seek damages from the Unit Owners of the property for violations of the house rules or rules and regulations herein referred to;

8. To make reasonable rules and regulations applicable to the Common Elements of Units and Unit Owners and to amend the same from time to time, and such rules and regulations and amendments shall be binding upon the Unit Owners when the Board has approved them in writing. A copy of such rules and all amendments shall be delivered to each Unit;

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

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

11. To acquire a Unit in foreclosure or as a result of abandonment and to take any or all steps necessary to repair or renovate any Unit so acquired and to

vote as a Unit Owner, offer such Unit for sale or lease or take any other steps regarding such Unit as shall be deemed proper by the Board of Managers;

12. To make additions, alternations, or improvements to the General Common Elements of the Condominium and those portions of the Condominium which are included in the description of an individual Unit but which service two (2) or more Units in the Condominium;

13. To borrow money on behalf of the Condominium when required in connection with the operation, care upkeep and maintenance of the General Common Elements, provided, however, that no lien to secure repayment of any sum borrowed may be created on any Unit or its appurtenant interest in the Common Elements without the written consent of the Owners of said Unit.

14. Pursuant to Section 339-y(4) of the New York Real Property Law, the Board of Managers may (but is not obligated to) act as an agent for one or more Unit Owners who have given their written authorization to file a single complaint and bring a special proceeding on behalf of Unit Owners who wish to contest the real estate tax assessments of their Units. In such event, the Board could retain counsel on behalf of such Unit Owners and charge each Unit Owner for whom it is acting a pro rata share of expenses, disbursements and legal fees, the payment for which would be secured by a lien on each Unit;

15. To make payment for the real estate taxes assessed to the Building until the Units are separately assessed for taxes and to collect a reasonable adjustment for same from the individual Unit Owners.

16. To grant utility or other easements over or to the Common Elements as may, at any time, be required for the benefit of the Condominium and the Unit Owners without the necessity of the consent thereto, or joinder therein, by the Unit Owners or any mortgagee (except that if the granting of such easement impairs the ability of one (1) or more Unit Owners who have the right to use such Common Elements to the exclusion of any other Unit Owners, the consent of all such affected Unit Owners shall be required in writing before such easement shall be granted); and

17. To impose reasonable fines upon Unit Owners for violating the rules and regulations of the Community, as contained in these By-Laws or as promulgated by the By-Laws.

(b) The Board of Managers may, by resolution or resolutions passed by a majority of the whole Board, designate one or more committees, each of such committees to include at least one (1) Member which, to the extent provided in said resolution or

resolutions, shall have and may exercise the powers of the Board of Managers in the management of the business affairs of the Condominium and may have power to sign all papers which may be required, provided the said resolutions shall specifically so provide. Such committee or committees shall have such name or names as may be determined from time to time by resolution adopted by the Board of Managers. Committees established by resolution of the Board of Managers shall keep regular minutes of their proceedings and shall report the same to the Board as required.

(c) Notwithstanding anything to the contrary contained in these By-Laws, for a period ending not more than five (5) years after the closing of title to the first Unit or whenever the unsold Units constitute less than twenty-five (25%) percent of the Common Interest, whichever is sooner, the Board of Managers, may not, without the Sponsor's prior written consent: (i) make an addition, alteration or improvement to the Common Elements or to any Unit, costing cumulatively more than $25,000, the foregoing not to include necessary repairs and maintenance work, or (ii) assess any Common Charges for the creation of, addition to, or replacement of all or part of a reserve, contingency or surplus fund, in excess of the reserve for contingencies contained in the Condominium budget for the first year of operation, (iii) hire any employee in addition to the employees referred to in the Plan of Condominium ownership, or (iv) enter into any service or maintenance contract for work not covered by contracts in existence on the date of closing of the first Unit, or (v) borrow money on behalf of the Condominium, (vi) reduce the services or maintenance set forth in the Condominium budget for the first year of operation, or (vii) charge any special Common Charge assessment for a non-budgeted item unless required by law, municipal agency, emergency or for the health and safety of the Condominium; or (viii) increase the Common Charges of the Condominium more than ten (10%) percent from the prior year's budget, unless documentation is provided to the Sponsor in the nature of a financial statement, bids from contractors or verified increases in utility rates, evidencing the need for an increase greater than ten (10%) percent, or (ix) utilize Condominium funds or assess the Sponsor in order to commence a lawsuit against the Sponsor or any of its principals.

(d) Notwithstanding Article III, Section 6(c) of these By-Laws Sponsor may not exercise veto power over expenses described in the proposed first year budget, as described in the Offering Plan, 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 matter regarding the health and safety of the occupants of the Building; or

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

(e) Sponsor may exercise veto power over expenses, other than those described in Article III, Sections 6(c) and (d) of the By-Laws, for a period ending not more

than five (5) years after the closing of the first Unit or whenever the unsold Units constitute less than twenty-five (25%) percent of the common interest, whichever is sooner.

The provisions of this paragraph may not be amended without the written consent of Sponsor.

Section 7. Repairs and Maintenance. All maintenance, repairs and replacements to the Common Elements including but not limited to exterior walls of the Building, windows, roof and roof members, as well as all maintenance, repairs and replacements to any pipes, wires, conduits and public utility lines, any portion of which is located in one Unit and services another Unit or more than one (1) Unit or so much of any pipes (including sewer and water pipes), wires, conduits and public utility lines as are located in the Common Elements but serve one or more Units shall be made by the Board of Managers and the cost thereof shall be a Common Charge payable by all Unit Owners. The Board of Managers shall repair all plumbing stoppages and electrical repairs occurring in the Common Elements.

All maintenance (including electrical and plumbing repairs in the Units and painting and decorating of the inside of the Units), repairs and replacements to the Units including windows (including all glass breakage), doors, windows and doors which open from a Unit (except painting and maintenance of the exterior surface which is performed by the Board of Managers on behalf of the Condominium), and repairs to any heating (boiler)/air conditioning/hot water system servicing a Unit, pipes, wires and conduits located within or without the same Unit other than as set forth above shall be made by the respective Unit Owners at their own expense.

All general maintenance, repairs and replacements to a balcony or terrace that is a Limited Common Element, including cleaning, snow removal and all repairs not structural in nature, including the repair of leaks and the repair or replacement of the balcony or terrace surface shall be the responsibility of the Unit Owner whose balcony or terrace is appurtenant to their Unit and is a Limited Common Element of their Unit. No Unit Owner shall make any addition, alteration or improvement (of either a temporary or permanent nature) of a structural nature in or to any Limited Common Element, without the prior written approval of the Board of Managers. Any repair or replacement to any Limited Common Element by a Unit Owner, if permitted, shall conform to the requirements contained in Article Eighteenth (2) of the Declaration of Condominium. The balconies and terraces are not permitted to be used for storage and are not permitted to be enclosed. All repairs, maintenance and any replacement of any heating, cooling or other mechanical system servicing an individual Unit that is located in or on the Common Elements and/or all apparatus, installations, systems equipment and facilities in the Common Elements (including pipes, wire, ducts, vents, cables, conduits and lines) which serve or benefit a Unit exclusively shall be the responsibility of the Unit Owner. All repairs to the exterior of any door, building, open area or other generally visible portion of the Condominium must be in conformation with the style and colors initially installed by the Sponsor.

All maintenance, repairs and replacements to the Storage Room Limited Common Elements will be made by the Board of Managers and the cost thereof will be a Common Expense payable by all Unit Owners.

The Board of Managers on behalf of the Condominium shall repair and replace any public utility lines located underground or overhead of any Limited Common Element except where such repair or replacement is necessitated because of the negligence or misuse or neglect of the Unit Owner to which the Common Element is restricted in use, in which event such Unit Owner shall make such repairs or replacements at their own expense.

The Board of Managers and their agents, employees and contractors shall have the right of access to any Unit for the purpose of making any repairs or replacements to any of the General Common Elements and Limited Common Elements contained therein or elsewhere in the Condominium or to remedy any condition which would result in damage to any other Unit or the General Common Elements or Limited Common Elements, or which would violate the provisions of any mortgage covering another Unit or for the purpose of complying with any laws, orders, rules or regulations of any governmental body having jurisdiction thereof or for the purpose of carrying out any of its obligations under the By-Laws or the Declaration of the Condominium. Such right of access shall be exercised in such manner as will not unreasonably interfere with the use of the Units but no prior notice shall be required in the event the Board of Managers shall determine that action is immediately necessary for the preservation or safety of the Condominium or its property, or the Units, or for the safety of Condominium residents or other persons, or required to avoid the suspension of any necessary service to the Condominium.

All replacements, repairs, painting or maintenance, whether made by the Unit Owner or by the Board of Managers to the doors, windows, or the exterior surface of a Unit, including roofs, or to any generally visible portion of the Common Elements shall be carried out in such a manner so as to conform to the materials, style and color initially provided by the Sponsor and shall comply with the requirements of Article Twentieth (c) of the Declaration of Condominium.

In the event that a Unit Owner fails to perform any maintenance or repair which maintenance or repair is necessary to protect any of the Common Elements or any other Unit, the Board of Managers shall have the right to make such maintenance or repair (after the failure of the Unit Owner to do so after ten (10) days written notice, or written or oral notice of a shorter duration in the event of any emergency situation) and to charge the Unit Owner for the cost of all such repairs and/or maintenance. In the event that the Board of Managers charges a Unit Owner for repairs or maintenance to Unit Owner's Unit or for repairs to any Common Element restricted in use to such Unit Owner, and the Unit Owner fails to make prompt payment, the Board of Managers shall be entitled to bring suit thereon and, in such event, the Unit Owner shall be liable for the reasonable Attorneys' fees and costs of such suit or proceeding together with interest on all sums due.

Section 8. Compensation. Members and officers, as such, shall receive no compensation for their services.

Section 9. Meetings.

(a) The first meeting of each Board newly elected by the Unit Owners shall be held immediately upon adjournment of the meeting at which they were elected, provided a quorum shall then be present, or as soon thereafter as may be practicable. The annual meeting of the Board of Managers shall be held at the same place as the Unit Owners meetings, and immediately after the adjournment of same, at which time the dates, places and times of regularly scheduled meetings of the Board shall take place.

(b) Regularly scheduled meetings of the Board may be held without special notice.

(c) Special meetings of the Board may be called by the President on two (2) days notice to each Member either personally or by mail or telegram. Special meetings shall be called by the President or Secretary in a like manner and on like notice on the written request of at least two (2) Members.

(d) At all meetings of the Board, a majority of the Members shall be necessary and sufficient to constitute a quorum for the transaction of business, and an act of the majority of the Members present at any meeting at which there is a quorum shall be the act of the Board of Managers, except as may be otherwise specifically provided by statute or by the Declaration or by these By-Laws. If a quorum shall not be present at any meetings of Members, the Members present thereat may adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present.

(e) Before or at any meeting of the Board of Managers, any Member may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Member at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Members are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

(f) Members of the Board may participate in a meeting by means of a conference telephone call or similar communications equipment by means of which all persons participating in such meeting can hear each other and such participation shall constitute presence at such meeting.

Section 10. Annual Statement. The Board of Managers shall furnish to all Unit Owners and their mortgagees and shall present annually (at the annual meeting, but in no event later than four (4) months after the close of the fiscal year) and when called for by a vote of the Unit Owners at any special meeting of the Unit Owners, a full and clear statement of the business conditions and affairs of the Condominium, including a balance sheet and profit and loss statement verified by an independent public accountant and a statement regarding any taxable income attributable to the Unit Owner and a notice of the holding of the annual Unit Owners meeting.

Section 11. Fidelity Bonds. The Board of Managers shall require that all officers and employees of the Condominium handling or responsible for Condominium funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be a common expense.

Section 12. Management Agent. The Board of Managers may employ for the Condominium a management agent under a term contract or otherwise at a compensation established by the Board, to perform such duties and services as the Board shall authorize, including, but not limited to, all of the delegable duties of the Board listed in this Article.

Section 13. Liability of the Board of Managers, Officers and Unit Owners. No Member of the Board of Managers or officer of the Condominium shall have any personal liability to the Condominium or to any Unit Owner for damages for any breach of duty in his or her capacity as a Member of the Board or officer, provided that this provision does not eliminate or limit the liability of a Member of the Board or officer if a judgment or other final adjudication adverse to him or her establishes (a) that his or her acts or omissions were in bad faith or involved intentional misconduct or a knowing violation of law, or (b) that he or she personally gained in fact a financial profit or other advantage to which he or she was not legally entitled.

The Condominium, through the Unit Owners, shall indemnify to the fullest extent permitted by law any person made, or threatened to be made, a party to an action or proceeding, whether civil or criminal, including an action by or in the right of the Condominium to procure a judgment in its favor or an action other than one by or in the right of the Condominium and including an action by or in the right of any corporation of any type or kind, domestic or foreign, or any partnership, joint venture, trust, employee benefit plan or other enterprise, which any Member of the Board or officer of the Condominium served in any capacity at the request of the Condominium, by reason of the fact that he, his testator or intestate, was a Member of the Board or officer of the joint venture, trust, employee benefit plan or other enterprise in any capacity; provided that no indemnification may be made to or on behalf of any Member of the Board or officer if a judgment establishes that his or her acts were committed in bad faith or were the result of active and deliberate dishonesty and were material to the cause of action so adjudicated, or that he or she personally gained in fact a financial profit or the advantage to which he or she was not legally entitled.

The Unit Owners shall indemnify and hold harmless each of the Members of the Board of Managers against all contractual liability to others arising out of contracts made by the Board of Managers on behalf of the Condominium unless any such contract shall have been made in bad faith or contrary to the provision of the Declaration or of these By-Laws. It is intended that the Members of the Board of Managers shall have no personal liability with respect to any contract made by them on behalf of the Condominium (except as Unit Owners). It is understood and permissible for the original Board of Managers, who may be members of or be employed by the Sponsor, to contract with the Sponsor and affiliated corporations and entities without incurring any liability for self-dealing. It is also intended that the liability of any Unit Owner arising out of any contract made by the Board of Managers or out of the aforesaid indemnity in favor of the Member of the Board of Managers shall be limited to such proportion of the total liability thereunder as his or her interest in the Common Elements bears to the interest of all the Unit Owners in the Common Elements. Every agreement made by the Board of Managers or by the managing agent or by the manager on behalf of the Condominium shall provide that the Members of the Board of Managers, or the managing agent, or the manager, as the case may be, are acting only as agent for the Unit Owners and shall have no personal liability thereunder (except as Unit Owners).

Each Unit Owner's liability pursuant to this Section shall be limited to such proportion of the total liability thereunder as his or her interest in the Common Elements bears to the interest of all Unit Owners in the Common Elements.

ARTICLE IV. OFFICERS

Section 1. Elective Officers. The officers of the Condominium shall be chosen by the Board of Managers and shall be a President, a Vice President, a Secretary and a Treasurer. The Board of Managers may also choose one (1) or more Assistant Secretaries and Assistant Treasurers and such other officers as in their judgment may be necessary. All officers must be Unit Owners, Members of the first Board of Managers or designated Members of the Board of Managers of the Sponsor. Two (2) or more offices may be held by the same person, except that the President may only hold the office of President.

Section 2. Election. The Board of Managers at its first meeting after each annual Unit Owners Meeting shall elect a President, a Vice-President, a Secretary and a Treasurer. Only the President must be a member of the Board.

Section 3. Appointive Officers. The Board may appoint such other officers and agents as it shall deem necessary who shall hold their offices for such terms and shall exercise such powers and perform such duties as shall be determined from time to time by the Board.

Section 4. Term. The officers shall hold office until their successors are chosen and qualify in their stead. Any officer elected or appointed by the Board of Managers may be removed with or without cause, at any time, by the affirmative vote of a majority of the

whole Board of Managers. If the office of any officer becomes vacant for any reason, the vacancy shall be filled by the Board of Managers.

Section 5. The President. The President shall be the chief executive officer of the Condominium; the President shall preside at all meetings of the Unit Owners and Members, the President shall be an ex-officio member of all standing committees, shall have general and active management of the business of the Condominium, shall see that all orders and resolutions of the Board are carried into effect and shall have such other powers and duties as are usually vested in the office of President of a stock corporation organized under the Business Corporation of the State of New York.

Section 6. The Vice-President. The Vice President shall take the place of the President and perform the President's duties whenever the President shall be absent or unable to act and shall have such other powers and duties as are usually vested in the office of Vice President of a stock corporation organized under the Business Corporation Law of the State of New York.

Section 7. The Secretary. The Secretary and/or Assistant Secretary shall attend all sessions of the Board and all Unit Owners meetings and record all votes and the minutes of all proceedings in a book to be kept for that purpose and shall perform like duties for the standing committees when required. The Secretary shall give, or cause to be given, notice of all Unit Owners meetings and special meetings of the Board of Managers, and shall perform such other duties as may be prescribed by the Board of Managers or by the President, under whose supervision the Secretary shall be.

Section 8. The Treasurer. The Treasurer shall have the custody of the Condominium funds and securities and shall keep full and accurate chronological accounts of receipts and disbursements in books belonging to the Condominium including the vouchers for such disbursements, and shall deposit all monies and other valuable effects in the name and to the credit of the Condominium in such depositories as may be designated by the Board of Managers.

The Treasurer shall disburse the funds of the Condominium as may be ordered by the Board, making proper vouchers for such disbursements and shall render to the President and Members, at the regular meeting of the Board or whenever they may require it, an account of all transactions as Treasurer and of the financial condition of the Condominium.

The Treasurer shall keep detailed financial records and books of account of the Condominium, including a separate account for each Unit which, among other things, shall contain the amount of each assessment of Common Charges against such Unit, the date when due, the amounts paid thereon and the balance remaining unpaid.

Section 9. Agreements, etc. All agreements and other instruments shall be executed by the President or such other person as may be designated by the Board of Managers.

ARTICLE V. NOTICES

Section 1. Definition. Whenever under the provisions of the Declaration or of these By-Laws, notice is required to be given to the Board of Managers, any Member or Unit Owner, it shall not be construed to mean personal notice; but such notice may be given in writing, by mail, by depositing the same in a post office or letter box in a postpaid sealed wrapper, addressed to the Board of Managers, such Member or Unit Owner at such address as appears on the books of the Condominium.

Section 2. Service of Notice-Waiver. Whenever any notice is required to be given under the provisions of the Declaration, or of these By-Laws, a waiver thereof, in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed the equivalent thereof.

ARTICLE VI. FINANCES

Section 1. Checks. All checks or demands for money and notes of the Condominium shall be signed by the President and Treasurer, or by such other officer or officers or such other person or persons as the Board of Managers may from time to time designate.

Section 2. Assessments. The Board of Managers shall, from time to time, but at least annually, fix and determine the budget representing the sum or sums necessary and adequate for the continued operation of the Condominium and shall send a copy of the budget and supplement to the budget to every Unit Owner and mortgagee. They shall determine the total amount required, including the operational items such as insurance, repairs, reserves, betterments, maintenance of the Common Elements and other operating expenses as well as charges to cover any deficits from prior years.

The total annual requirements shall be assessed as a single sum against all Units and prorated against each of said Units according to the respective Common Interest appurtenant to such Units. This proration of assessments shall remain constant regardless of the percentage of the building square footage included in each Unit or the Common Elements restricted to the use of the Unit Owner of said Unit.

Said assessments shall be payable monthly or such other manner as ordered by the Board of Managers and shall be referred to as Common Charges. Special Common Charge assessments, should such be required, shall be levied and paid in the same manner as herein above provided for regular assessments.

The Unit Owner agrees to pay promptly when due the monthly Common Charges and all special Common Charge assessments assessed against the Unit Owner's own Unit. In the event any Unit Owner fails to make payment of the Unit Owner's Common Charge payment, the Unit Owner who owns such Unit shall be obligated to pay (a) a "late charge" of $.15 for each $1.00 of such amounts which remain unpaid for more than ten (10) days from their due date (although nothing herein shall be deemed to extend the

period within which such amounts are to be paid) and (b) interest at the rate of two (2%) percent per month (but in no event in excess of the maximum rate theretofore collected on such amounts) computed from the due date thereof, and (c) all expenses, including, without limitation, attorneys' fees paid or incurred by the Board or by any managing agent in any proceeding brought to collect such unpaid Common Charges or in an action to foreclose the lien on such Unit Owner's Unit arising from said unpaid Common Charges in the manner permitted by applicable law. All such "late charges," interest and expenses shall be added to and shall constitute Common Charges payable by such Unit Owner.

In addition, in the event of a default in payment of Common Charge assessments by any Unit Owner, the Board, at its sole option, may declare the Common Charge assessment on said Unit Owner's Unit for the balance of the fiscal year immediately due and payable. Prior to making any such declaration following a default the Board shall send notice to the delinquent Unit Owner and the mortgagee, if any, of such Unit giving the Unit Owner a five (5) day grace period in which to make the late payment.

The Board may take action to collect any Common Charges due from any Unit Owner which remains unpaid ninety (90) days from its due date by way of foreclosure of the lien on such Unit in accordance with Section 339 of the Real Property Law or otherwise. During the period of time the Sponsor retains a majority of the seats of the Board of Managers, the Sponsor will cause the Board of Managers to file a lien as provided for in Section 339-aa of the Real Property Law on Units in which Sponsor is more than thirty (30) days in arrears of Common Charges.

No Unit Owner shall be liable for any Common Charges, which accrue against the Unit Owner's Unit subsequent to a sale, transfer or other conveyance of the Unit by the Unit Owner in accordance with these By-Laws and the Declaration. A purchaser of a Unit shall be liable for the payment of all future Common Charges assessed against the Unit as well as unpaid Common Charges assessed against the Unit at the time of the purchase. However, where a holder of an institutional mortgage of record, or other purchaser of a Unit at a foreclosure sale of an institutional mortgage, obtains title to the Unit as a result of foreclosure, or the institutional mortgage holder obtains title by conveyance in lieu of foreclosure, such acquiree of title, its successors or assigns, shall not be liable and the Unit shall not be subject to a lien for the payment of Common Charges chargeable to such Unit which were assessed and became due prior to the acquisition of title to such Unit by such acquiree. In such event, the unpaid balance of Common Charges will be charged to all other Unit Owners as a Common Expense. The term "institutional mortgage" herein used shall mean a first mortgage granted by a bank, savings and loan association, life insurance company, pension fund, trust company or other institutional lender or a mortgage granted by the Declarant to a purchaser of a Unit or in which the Declarant participates with one of the above.

Section 3. Purpose of Common Charges. The Common Charges shall be used to pay for the Common Expenses of the Condominium including but not limited to repair and maintenance of the General Common Elements, including all sewer and drainage pipes for the Building; insurance; common utilities; labor; common water and sewer

charges; legal and accounting; services and supplies; management fees; contingencies; reserve fund and any other expenses that are Common Expenses of the Condominium.

Section 4. Foreclosures of Liens for Unpaid Common Charges. The Board shall have the power to purchase any Unit at a foreclosure sale resulting from any action brought by the Board to foreclose a lien on the Unit because of unpaid Common Charges. In the event of such purchase, the Board shall have the power to hold, lease, mortgage, vote, sell or otherwise deal with the Unit. A suit to recover a money judgment for unpaid Common Charges shall also be obtainable separately without waiving the lien on the Unit. In either event the Unit Owner shall be liable for all costs of suit, including reasonable attorneys' fees.

Section 5. Statement of Common Charges. Upon the written request of any Unit Owner or their mortgagee, the Board shall promptly furnish such Unit Owner or their mortgagee with a written statement of the unpaid Common Charges due from such Unit Owner.

Section 6. Liability for Utilities. Any utility, including gas and electricity, consumed and individually metered in a Unit shall be an expense of each individual Unit Owner.

Section 7. Operating Account. There shall be established and maintained a cash deposit account to be known as the "Operating Account," into which shall be deposited the operating portion of all monthly and special assessments as fixed and determined for all Units. Disbursements from said account shall be for the general need of the operation including, but not limited to, wages, repairs, betterments, maintenance and other operating expenses of the Common Elements and for the purchase, lease, sale or other expenses resulting from the purchase or lease of Units.

Section 8. Other Accounts. The Board shall maintain any other accounts it shall deem necessary to carry out its purpose.

Section 9. Determination of Common Expenses and Fixing of Common Charges. The Board of Managers shall from time to time, and at least annually, prepare a budget for the operation of the General Common Elements and Common Expenses of the Condominium, determine the amount of the Common Charges payable by the Unit Owners to meet the Common Expenses of the General Common Elements and other expenses for, and allocate and assess such Common Charges and Common Expenses among all the Unit Owners in proportion to their respective Common Interests in the Condominium as reflected in Schedule A of the Declaration of Condominium.

The Common Expenses of the Condominium shall include, among other things, the cost of all insurance premiums on all policies of insurance required to be or which have been obtained by the Board of Managers pursuant to the provisions of Article VIII and the fees and disbursements of the Insurance Trustee. The Common Expenses may also include such amounts as the Board of Managers may deem proper for the operation

and maintenance of the General Common Elements including, without limitation, an amount for working capital of the Condominium, for a general operating reserve, for a reserve fund for replacements, and to make up any deficit in the Common Expenses for any prior year. The Common Expenses may also include such amounts as may be required for the purchase or lease by the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners, of any Unit whose Owner has elected to sell or lease such Unit or of any Unit which is to be sold at a foreclosure or other judicial sale.

The Board of Managers shall advise all Unit Owners promptly, in writing, of the amount of Common Charges and Expenses payable by each of them, respectively, as determined by the Board of Managers, as aforesaid, and shall furnish copies of each budget on which such Common Charges and expenses are based, to all Unit Owners pursuant to the provisions of Article III, Section 10 of these By-Laws.

The Sponsor or its designee shall be responsible for the Common Charges assessed against each Unit owned by it until such Unit it sold to a bona fide purchaser.

ARTICLE VII. INSURANCE AND INSURANCE TRUSTEE

Section 1. Insurance. The Board of Managers shall be required to obtain and maintain, to the extent obtainable from generally acceptable insurance carriers, the following insurance: blanket property insurance, liability insurance as provided below, flood insurance (if applicable), fidelity bond coverage and worker's compensation, insuring all of the Common Elements, Limited Common Elements and the Units in the Building in the Condominium (except land, foundations, excavation and other items normally excluded from coverage) including fixtures, to the extent they are part of the Common Elements of the Condominium, building service equipment and supplies, and other common personal property belonging to the Condominium. In addition, any fixtures, equipment or other property within the Units which are to be financed by a mortgage (regardless of whether or not such property is part of the Common Elements, but not including wall, ceiling or floor decoration, furniture, furnishings or other personal property supplied or installed by the Unit Owners), contained therein, covering the interest of the Condominium, the Board of Managers and all Unit Owners and their mortgagees, as their interest may appear, in an amount equal to the full replacement value of the Building, exclusive of land, foundation, excavation and other items normally excluded from coverage. Each of such policies shall be in favor of the Condominium, and shall contain a New York standard mortgagee clause in favor of each mortgagee of a Unit which shall provide that the loss, if any, thereunder shall be payable to such mortgagee as its interest may appear, subject, however, to the loss payment provisions in favor of the Board of Managers and the Insurance Trustee as defined below, hereinafter set forth; and such other insurance as the Board of Managers may determine. All such policies shall provide that adjustment of loss shall be made by the Board of Managers with the approval of the Insurance Trustee as defined below, and that the net proceeds thereof, if $40,000 or less, shall be payable to the Board of Managers, and if more than $40,000 shall be payable to the Insurance Trustee. Each Unit Owner and each Unit Owner's mortgagee, if any, shall be beneficiaries of the policy in the percentage of common ownership applicable to said Unit.

The fire insurance will commence with the Closing of Title to the first Unit in an amount as required by the mortgagee of such Unit and such amount will be increased upon the Closing of Title to all Units. Until the first meeting of the Board of Managers following the first Unit Owners meeting, such amount shall be at least in the sum as provided for in the estimated first year budget contained in the Offering Plan upon completion of the Building.

All policies of physical damage insurance shall contain waivers of subrogation and of any reduction of pro rata liability of the insurer as a result of any insurance carried by Unit Owners or of the invalidity arising from any acts of the insured or any Unit Owners, and shall provide that such policies may not be canceled or substantially modified without at least ten (10) days prior written notice to all of the insured, including all mortgagees of a Unit. Duplicate originals of all policies of physical damage insurance and of all renewals thereof together with proof of payment of premiums, shall be delivered to all mortgagees of a Unit at least ten (10) days prior to expiration of then current policies. Prior to obtaining any policy of fire insurance or any renewal thereof, the Board of Managers shall obtain an appraisal from a fire insurance company or otherwise of the full replacement value of the Building, including all of the Common Elements appurtenant thereto for the purpose of determining the amount of fire insurance to be effected pursuant to this Section.

All policies must also provide for the following: recognition of any, Insurance Trust Agreement; a waiver of the right of subrogation against Unit Owners individually; that the insurance is not prejudiced by any act or neglect of individual Unit Owners which is not in the control of such Unit Owners collectively; and that the policy is primary in the event the Unit Owner has other insurance covering the same loss. All policies shall include the standard form of a “Special Condominium Endorsement” or its equivalent. All policies shall include an “Agreed Amount Endorsement” and, if available, an “Inflation Guard Endorsement”.

The Board of Managers shall also be required to obtain and maintain, to the extent obtainable, public liability insurance in such limits as the Board of Managers may from time to time determine, covering the Common Elements, each Member and Officer of the Board of Managers, the managing agent and each Unit Owner. Such public liability coverage shall also cover cross liability claims of one insured against another. Until the first meeting of the Board of Managers following the first annual Unit Owners meeting, such public liability insurance shall be a minimum of $1,000,000 covering all claims for bodily injury, deaths and property damage arising out of one occurrence in connection with the operation, maintenance or use of the Common Elements, and legal liability arising out of lawsuits related to employment contracts of the Condominium. Such policies must provide that they may not be cancelled or substantially modified, by any party, without at least ten (10) days' prior written notice to the Condominium and to each holder of a first mortgage on any Unit in the Condominium which in listed as a scheduled holder of a first mortgage in the insurance policy. Such coverage may also include protection against such other risks as are customarily covered with respect to condominiums similar in construction, location and use, including, but not limited to, host liquor liability, employers liability insurance, contractual and all-written contract insurance,

and comprehensive automobile liability insurance. Such public liability insurance shall commence on the closing of title to the first Unit.

In addition to the above, blanket fidelity bonds shall be required to be maintained by the Condominium for all officers, directors and employees of the Condominium and all other persons handling or responsible for, funds of or administered by the Condominium. In the event a management agent has the responsibility for handling or administering funds of the Condominium, the management agent shall be required to maintain fidelity bond coverage for its officers, employees and agents handling or responsible for funds of, or administered on behalf of the Condominium. Such fidelity bonds shall name the Condominium as an obligee and shall not be less than the estimated maximum of funds, including reserve funds, in the custody of the Condominium or the management agent, as the case may be, at any given time during the term of each bond. In no event may the aggregate amount of such bonds be less than a sum equal to three (3) months aggregate assessments on all units plus reserve funds. The bonds shall contain waivers by the issuers of the bonds of all defenses based upon the exclusion of persons serving without compensation from the definition of "employees", or similar terms or expressions. The premiums on all bonds required herein, except those maintained by the management agent, shall be paid by the Condominium as a Common Expense. The bonds shall provide that they may not be cancelled or substantially modified (including cancellation for non-payment of premium) without at least ten (10) days' prior written notice to the Condominium or Insurance Trustee. Such bonds shall also provide that, if applicable, the Federal National Mortgage Association (“FNMA”) and servicers on behalf of FNMA, shall also receive such notice of cancellation or modification.

The Condominium Board is not required to obtain or maintain any insurance with respect to any personal property contained in a Unit or any liability with respect to occurrences within or about a Unit or the Common Elements, if any, exclusive and/or appurtenant thereto. Consequently, all Unit Owners are required to obtain and maintain comprehensive general public liability insurance against claims for personal injury, death or property damage occurring in, on or about such Unit Owner’s Unit or the Common Elements, if any, exclusive to his or her Unit, affording protection of at least $1,000,000 per occurrence plus at least $1,000,000 umbrella liability coverage which shall be issued by an insurance company qualified to do business in the State of New York and approved by the Condominium Board, acting reasonably; and the Condominium Board, the Managing Agent and Sponsor shall be named as additional insureds on such insurance policies. Subject to the requirements herein, Unit Owners shall not be prohibited from carrying other insurance for their own benefit, at their own expense and the Condominium Board shall not be prohibited from carrying additional insurance; provided, however, all policies of insurance obtained by any Unit Owner with respect to occurrences within or about a Unit or the Common Elements appurtenant thereto shall contain a waiver of the insurer’s rights of subrogation against the Condominium Board. The liability of the carriers issuing insurance obtained by the Condominium Board shall not be affected or diminished by reason of any such additional insurance carried by any Unit Owner. To the extent any party is insured, or required to be insured for loss or damage to property hereunder, each party will look to its own insurance policies for recovery.

All policies obtained by any Unit Owner shall be primary with respect to the risks insured thereunder and shall contain waivers of subrogation, if available, and shall further provide that the liability of the carriers issuing insurance obtained by the Condominium Board shall not be affected or diminished by reason of any additional insurance carried by any other Unit Owner and shall, to the extent obtainable, contain a waiver of the insurer's right of subrogation against the Condominium Board. On or prior to the date upon which any given Unit Owner acquires title to its Unit, each such party shall deliver to the Condominium Board certificates evidencing the insurance required to be maintained by such Unit Owner hereunder. Evidence of each renewal or replacement of a policy shall be delivered by Unit Owner to the Condominium Board at least ten (10) days prior to the expiration of such policy.

Section 2. The Insurance Trustee. The Board of Managers on behalf of the Condominium, shall name an authorized representative, including any trustee with whom the Condominium may enter into any Insurance Trust Agreement or any successor to such trustee (each of whom shall be referred to herein as the "Insurance Trustee") who shall have exclusive authority to negotiate losses under any policy providing such property or liability insurance and to perform such other functions as are necessary to accomplish this purpose subject to the adjustment of loss provision contained in the first paragraph of this Section 1 of Article VII. The Insurance Trustee shall be a bank or trust company located in the State of New York, designated by the Board of Managers and costs associated with the Insurance Trustee shall constitute a Common Expense of the Condominium. In the event the Insurance Trustee resigns or fails to qualify, the Board of Managers shall designate a new Insurance Trustee which shall be a bank or trust company located in the State of New York. The Insurance Trustee shall have a capital, surplus and undivided profits of $50,000 or more.

Section 3. Restoration or Reconstruction After Fire or Other Casualty. In the event of damage to or destruction of the Building as a result of fire or other casualty (unless seventy-five (75%) percent or more of the Units are destroyed or substantially damaged and seventy-five (75%) percent or more of the Unit Owners do not duly and promptly resolve to proceed with repair or restoration), the Board of Managers shall arrange for the prompt repair and restoration of the Buildings (including any damaged Units, and any kitchen or bathroom fixtures initially installed therein by the Sponsor, any heating, air conditioning or other service machinery which is covered by insurance but not including any wall, ceiling or door decorations or coverings or other furniture, furnishings, fixtures or equipment installed by Unit Owners in the Units), and the Board of Managers or the Insurance Trustee, as the case may be, shall disburse the proceeds of all insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments. Any cost of such repair and restoration in excess of the insurance proceeds shall constitute a Common Expense and the Board of Managers may assess all the Unit Owners for such deficit as part of the Common Charges.

If seventy-five (75%) percent or more of the Units are destroyed or substantially damaged and seventy-five (75%) percent or more of the Unit Owners do not duly and promptly resolve to proceed with repair or restoration, the Property shall be subject to an

action for partition at the suit of any Unit Owner or lienor, as if owned in common in which event the net proceeds of sale, together with the net proceed of insurance policies (or if there shall have been a repair or restoration pursuant to the first paragraph of this Section 3, and the amount of insurance proceeds shall have exceeded the cost of such repair or restoration then the excess of such insurance proceeds) shall be divided by the Board of Managers or the Insurance Trustee, as the case may be, among all the Unit Owners in proportion to their respective Common Interests, after first paying out of the share of each Unit Owner the amount of any unpaid liens on his Unit, in the order of the priority of such liens.

ARTICLE VIII. HOUSE RULES

Section 1. General. In addition to the other provisions of these By-Laws, the following house rules and regulations together with such additional rules and regulations as may hereafter be adopted by the Board of Managers shall govern the use of the Units and the conduct of all residents thereof:

(a) All Units shall be used for residential purposes only. All rentals, other than rentals by the Sponsor, must be subject to local zoning ordinances and must comply with the requirements contained in these By-Laws under Article XI, Section 2.

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

(c) The Common Elements shall not be obstructed, littered, defaced or misused in any manner.

(d) Every Unit Owner must perform promptly all maintenance and repair work to their own Unit and any Limited Common Element for the Unit Owner's exclusive use which, if omitted, would affect the Condominium in its entirety or in a part belonging to other Unit Owners, or the Building of which the Unit forms apart, the Unit Owner being expressly responsible for the damages and liabilities that the failure to do so may engender.

(e) All Unit Owners, other than the Sponsor, must provide the Board of Managers (or the Managing Agent) with the contact information of their current first mortgage lender, including, but not limited to, the address where such lender will receive notices pertaining to the mortgage loan. Unit Owners are obligated to keep this information up to date and failure to do so will be deemed a violation of these By-Laws.

(f) Unit Owners are not permitted to make any alterations to any part of the General Common Elements nor may any structural addition, alteration or

improvement (of either a temporary or permanent nature) in or to their Unit, or any Limited Common Element for its exclusive use, without the prior written approval of the Board of Managers. In addition, no alteration or removal of an interior wall of a Unit may be made without the prior written approval of the Board of Managers. The Board of Managers shall have the obligation to answer any written request by a Unit Owner for approval of a proposed structural addition, alteration or improvement in such Unit Owner's Unit within forty-five (45) days after such request is received, and failure to do so within the stipulated time shall constitute a denial by the Board of Managers of the proposed structural addition, alteration or improvement. No Unit Owner shall make any structural addition, alteration or improvement in or to any Unit or any Limited Common Element without first (1) obtaining and maintaining during the course of such work such insurance as the Board of Managers may reasonably prescribe and providing the Board with a certificate of insurance prior to the commencement of the work, (2) executing and delivering to the Board of Managers an agreement, in form and substance reasonably satisfactory to the Board, setting forth the reasonable terms and conditions under which such alteration, addition or improvement may be made, including, without limitation, the days and hours during which any such work may be done, (3) executing and delivering to the Board of Managers an agreement indemnifying and holding harmless the Board, its members and officers, and all Unit Owners of the Condominium from and against any liability, cost or expense arising out of or connected to such work and (4) obtaining all approvals, as necessary, from the City of New York or any other governmental agency. In the event the Board of Managers chooses to have the proposed structural addition, alteration or improvement reviewed by an independent architect or engineer, the Unit Owner shall pay the charges of such architect or engineer. The Unit Owner shall also bear the cost of any increased taxes or insurance premiums resulting from the structural alterations, additions or improvements.

Any application to any department of the City of New York or any other governmental authority for a permit to make a structural addition, alteration or improvement in or to any Unit or Limited Common Element for its exclusive use shall be completed by the Unit Owner and executed by the Board of Managers only, without however, incurring any liability on the part of the Board of Managers or any of them to any contractor, subcontractor or materialmen on account of such structural addition, alteration or improvement or to any person having any claim for injury to person or damage to property arising therefrom.

These provisions shall not apply to Units owned by the Sponsor or its designee until such Units shall have been initially conveyed by the Sponsor or such designee.

(g) No resident of the Condominium shall post any signs, advertisement, or posters of any kind in or on the Common Elements (General or Limited) or their Units including “For Sale” and “For Rent” signs except as authorized and approved by the Board of Managers.

(h) No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out of a Unit or on any balcony or exposed on any part of the Common Elements. The General Common Elements and Limited Common Elements shall be kept free and clear of rubbish, debris and other unsightly materials. No rugs or mops shall be shaken or hung from or on any of the doors, windows, or balconies, nor shall a Unit Owner sweep or throw or permit to be swept or thrown therefrom any dirt or other substance.

(i) No Unit Owner shall paint the exterior surfaces of the windows, walls or doors opening out of their Unit.

(j) No television or radio antenna or any other type of receiving or transmitting antenna or structure shall be erected on the exterior of the Building without the prior written consent of the Board of Managers.

(k) Each Unit Owner shall keep their Unit and its appurtenant Limited Common Element in a good state of preservation, condition, repair and cleanliness in accordance with the terms of the By-Laws.

(l) No animals shall be kept or harbored in the Condominium or any Unit except that each Unit Owner may keep up to two (2) domestic dogs (under 60lbs) or household cats; two (2) domestic birds and domestic fish. Fish tanks and/or aquariums shall not exceed one-hundred (100) gallons. No exceptions will be permitted unless the same in each instance be expressly permitted in writing by the Board of Managers of the Condominium. The Board of Managers may require the permanent removal of any animal kept in a Unit that is not in compliance with the above as well as any animal causing or creating a nuisance or unreasonable disturbance or noise upon three (3) days written notice from the Board of Managers. In no event shall any pet be permitted in any of the public corridors or lobbies of the Condominium unless carried or on leash. All Unit Owners shall be responsible for picking up and disposing of their pets’ waste and responsible and liable for any damage caused by their pets to any Common Elements of the Condominium and shall comply with the local and municipal rules and regulations regarding pets.

(m) No television or radio antenna or any other type of receiving or transmitting antenna or structure shall be erected on the exterior Unit without the prior written consent of the Board of Managers. The Board of Managers may adopt such rules and regulations pertaining to antenna so as to comply with

the Federal Communications Commission rules adopted on October 14, 1996.

(n) Any Unit Owner who sells their Unit shall notify the Board of Managers, providing the name and address of the new Unit Owner, within thirty (30) days of the execution of the Purchase Agreement of the sale of the Unit for the new Purchaser.

(o) All Unit Owners who mortgage or refinance their Unit shall be required to provide the Board of Managers with the name and address of the mortgagee within thirty (30) days of the issuance of the mortgage.

(p) The Board of Managers shall, at the request of the mortgagee of the Unit, report any delinquent assessments due from the Owner of such Unit.

(q) Every Unit Owner shall be liable for any and all damage to the Common Elements and the property of the Condominium, which shall be caused by said Unit Owner, the Unit Owner's permitted lessees and occupants of Units, their respective family members and guests and such other person for whose conduct the Unit Owner is legally responsible.

(r) No Unit Owner shall make or permit any disturbing noises in any Unit or do or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other Unit Owners.

(s) No Unit Owner nor any of the Unit Owner's agents, servants, employees, licensees, or visitors shall at any time bring into or keep in their Unit or any storage area any flammable, combustible or explosive fluid, material, chemical or substance, except for normal household use.

(t) The agents of the Board of Managers or the managing agent, if any, and any contractor or workman authorized by the Board of Mangers or the managing agent, may enter any Unit at any reasonable hour of the day for the purpose of inspecting such Unit for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insect or other pest, provided that such right will be exercised in such a manner as will not unreasonably interfere with the residential use of the Units.

(u) If any key or keys are entrusted by a Unit Owner or occupant or by the Unit Owner's agent, servant, employees, licensee or visitor to any employee of the Board of Managers, whether for any Unit or an automobile or other type of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner or occupant, and the Board of Managers shall not be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.

(v) The Board of Mangers or the managing agent may retain a pass-key to each Unit. The Unit Owner shall not alter any lock on any door leading to their Unit without the written consent of the Board of Managers or the managing agent. If such consent is given, the Board of Managers or the managing agent shall be provided with a key.

(w) No Unit Owner shall install or permit to be installed any window mounted air conditioning unit in their Unit.

(x) Any and all curtains, blinds or shades hung on an exterior window must have a white colored backing facing such window.

(y) Planting of fruits or vegetables is absolutely prohibited in or on any Common Element and/or Limited Common Element.

(z) Unit Owners will faithfully observe the procedures established from time to time by the Board of Managers or the managing agent with respect to services provided and the management of the Building.

(aa) All Unit Owners shall keep their thermostats at a minimum of sixty (60º) degrees Fahrenheit to prevent freezing of pipes. Any Unit Owner failing to adhere to this requirement shall be responsible for any damage done to the Common Elements of the Condominium and/or any other Unit.

(bb) The entrances, passages, public halls, elevators (if applicable), vestibules, corridors and stairways of the Condominium may not be obstructed or used for any other purpose other than ingress to and egress from the Units.

(cc) No article (including, but not limited to, bicycles, garbage cans, bottles or mats) may be placed in any of the passages, elevators (if applicable), public halls, vestibules, corridors or stairways of the Condominium, nor may any fire exit be obstructed in any manner.

(dd) Neither occupants nor their guests are permitted to play in, exercise or use for any unintended purposes, the entrances, passages, public halls, elevators (if applicable), vestibules, corridors and stairways of the Condominium.

(ee) No public hall or public elevator or vestibule, if applicable, of the Condominium is permitted to be decorated or furnished by any Unit Owner in any manner.

(ff) No window guards or window decorations (other than curtains and window treatments which conform to the By-Laws) are permitted to be used in or about any Unit, unless otherwise required by law, except such as will have been approved in writing by the Board of Managers.

(gg) No construction or repair work or other installation involving noise is permitted to be conducted in any Unit except on weekdays (not including legal holidays) and only between the hours of 8:00 A.M. and 5:00 P.M., unless such construction or repair work is necessitated by an emergency or unless such work is performed by the Sponsor.

(hh) Water closets and other water apparatus and utility closets are not permitted to be used for any purpose other than those for which they were designed, nor are any sweepings, rubbish, rags or any other article permitted to be thrown into the same. Any damage resulting from misuse of any water closets or other apparatus in a Unit will be repaired and paid for by the Unit Owner of such Unit.

(ii) No Unit Owner is permitted to send any employee of the Condominium or of the managing agent thereof out of the Building on any private business.

(jj) Corridor doors are required to be kept closed at all times except when in actual use for ingress or egress to and from public corridors.

(kk) Except as permitted under the Declaration and By-Laws, Unit Owners, their families, guests, servants, employees, agents, visitors, tenants, sublessees or licensees are not permitted at any time or for any reason whatsoever to enter upon or attempt to enter upon the roofs of the Building.

(ll) Unit Owners, their guests, servants, employees, agents, visitors, tenants, sublessees or licensees will not cause or permit any unusual or objectionable odors to be produced upon or to emanate from their Units or any public portions of the Building.

(mm) Nothing may be done or kept in any Unit or in the General or Limited Common Elements, which will increase the rate of insurance of the Building or contents thereof without the prior written consent of the Board of Managers. No Unit Owner will permit anything to be done or kept in such Unit Owner's Unit or in the General or Limited Common Elements which may result in the cancellation of insurance on the Building or which would be in violation of any law. No waste will be permitted in the General or Limited Common Elements.

(nn) No group tour or exhibition of any Unit or its contents will be conducted, nor will any auction sale or other sale of contents be permitted to be held in any Unit, without the prior consent of the Board or the managing agent.

(oo) In the event that any Unit is used for home occupation purposes, which may be permitted by Law and the By-Laws, in no event will any patients, clients or other invitees be permitted to wait in any lobby, public hallway or vestibule.

(pp) There will be no barbecuing permitted in the Units, in or on their Limited Common Elements, or the General Common Elements.

(qq) The roof terrace may be used by Unit Owners and their guests according to the rules and regulations set forth by the Board of Managers, which is subject to change from time to time. No Unit Owner will be permitted to access any other areas of the exterior roof for any purpose whatsoever.

(rr) All Unit Owners will be required to register each of their automobiles with the Board of Mangers.

Section 2. Violations of Rules and Regulations.

(a) Upon receipt, by the President of the Board of Managers or by the managing agent, of a signed written complaint alleging violation of any of the House Rules or other provisions of the By-Laws as herein established or hereafter established or adopted by the Board of Managers, the President of the Board, or in the President's absence, the Vice President together with a minimum of two (2) other Members of the Board, without a formal meeting of the Board, shall make a determination as to the validity of the complaint. Any Unit Owner accused of a violation of the House Rules or other provisions of the By-Laws shall be entitled to receive written notice by registered mail of such accusation. The written notice shall contain the following statements:

i) A copy of the rule or regulation the Unit Owner has violated and a description of the manner in which the Unit Owner violated the rule or regulation.

ii) A time and place at which the Unit Owner shall be given the opportunity to present a defense before final action is taken.

(b) If, after said notice and hearing it is determined that the complaint is valid and justified the managing agent shall be directed to send written notice to the violator. If the violation is not corrected or eliminated within a period of three (3) days from the date of receipt of such notice, another notice will be sent levying a fine of up to five hundred ($500) dollars upon the violator; such fine is to be considered as an additional Common Charge to the account of the violator and shall be treated as such regarding late penalties and a lien upon the property as elsewhere provided for in the Declaration of Condominium or By-Laws. If after imposition of a fine the violation is not corrected or eliminated, the Board of Managers may assess additional fines of up to five hundred ($500) dollars each after serving written notice upon the violator as provided for above. If the violation results in loss of or damage to property classified as a Common Element, the Board of Managers shall itself or direct the managing agent, if employed, to have said loss or damage repaired or replaced and the actual cost of said repair or

replacement shall be assessed to the violator as an additional Common Charge.

Section 3. Costs. Any costs incurred by the Board of Managers to remedy or cure any violation of these By-Laws, the Rules and Regulations as herein or hereafter established, shall be an additional Common Charge charged to the violator in addition to the five hundred ($500) dollar fine(s) levied upon the violator. Fines may be levied against a Unit Owner's tenant, and the Unit Owner shall be jointly and severally liable with his tenant for the payment of same.

In the event the Condominium institutes legal action for the collection of any fines or the enforcement of any of the provisions of the Declaration, By-Laws and/or Rules and Regulations of the Condominium, then the Defendant shall be responsible for payment of reasonable attorney's fees of the Condominium, plus interest and costs of suit.

Section 4. Board of Managers Right to Change Rules and Regulations. The Board of Managers reserves the right to rescind, alter, waive or add, as to one or more or all occupants, any rule or regulation at any time prescribed for the Condominium when, in the reasonable judgment of the Board of Managers, the Board of Managers deems it necessary or desirable for the reputation, safety, character, security, care, appearance or interests of the Condominium, or the preservation of good order therein, or for the operation or maintenance of the Condominium or the equipment thereof, or the comfort of Unit Owners, occupants or others in the Condominium. No rescission, alteration, waiver or addition of any rule or regulation in respect of one Unit Owner or other occupant will operate as a rescission, alteration or waiver in respect of any other Unit Owner or other occupant.

Section 5. Sponsor. The above provisions shall not apply to the Sponsor unless required: (a) to comply with applicable laws or regulations, or (b) to remedy any notice of violation.

Section 6. Smoking Policy. In compliance with Local Law 147 and pursuant to Article 17 of the New York City Administrative Code, the following smoking policy has adopted for the Building (the "Smoking Policy"):

Smoking is PROHIBITED (i) in all commons areas of the Building, including, but not limited to, the lobby, entryways, vestibules, ante rooms, mail rooms, storage rooms, bike rooms, common rooms, amenity rooms, gym, roof decks, garbage chute rooms, compactor rooms, basement, corridors, hallways, stairwells, elevators, playroom, garage, garage ramp, walkways, and (ii) within twenty-ten (25) feet of any outside entrance to the Building or within twenty-five (25) feet of any outdoor air intake or operable window opening onto Common Elements or Units.

For the purposes of this Smoking Policy, the term "smoking" includes, but is not limited to, inhaling, exhaling, burning or carrying any lighted cigar, cigarette, pipe or any other form of lighted object or device which contains tobacco, including the use of electronic cigarettes or any similar device that delivers vapor for inhalation (including any

refill, cartridge or other component of an electronic cigarette or similar device), or any other items or materials that may be smoked, whether such substance is a legal substance or an illegal substance. This Smoking Policy applies to all Unit Owners, tenants, subtenants, occupants and residents of the Building, and to any guests, agents, licensees and invitees of a Unit Owner. It is the Unit Owner's responsibility to ensure that its tenants, subtenants, occupants, residents, guests, agents, licensees and invitees comply with this Smoking Policy.

Smoking is PROHIBITED within individual Units and on the terraces, balconies, patios and yards attached to individual Units.

Any Unit Owner who sells, leases, or subleases its Unit must include a copy of this Smoking Policy in the contract of sale, lease or sublease.

In the event of a violation of this Smoking Policy, in addition to and not in diminution of, all other remedies available to the Condominium, as provided in its Declaration of Condominium and By-Laws, or at law or in equity, with regard to a default by the Unit Owner, the Board shall have the right to impose an administrative fee in the amount of Two Hundred Fifty ($250.00) Dollars on the Unit Owner for each such violation of this Smoking Policy. A continuing violation shall be considered a new violation.

This Smoking Policy shall become effective immediately. The Board will advise Unit Owners of any changes to the Smoking Policy.

ARTICLE IX. DEFAULT

In the event a Unit Owner does not pay any sums, charges or assessments required to be paid when due, as determined by the Board of Managers, the Board of Managers, acting in behalf of the Board shall notify the Unit Owner and the mortgagee, if any, of such Unit. If such sum, charge or assessment shall remain unpaid for ninety (90) days after the giving of such notice, the Board may foreclose the lien encumbering the Unit as a result of the non-payment of the required monies as set forth in the Declaration (subject to the lien of any first mortgage), in the same manner as the foreclosure of a mortgage. In the event the owner of a Unit does not pay the Common Charge assessment required to be paid by him on its due date, the Board of Managers may collect said fees and take such action as is provided in Article VI, Section 2 of these By-Laws and said Unit Owner shall be liable for the Condominium’s reasonable costs and a reasonable attorney’s fee incurred by it incident to the collection or enforcement of such lien.

In addition to the Board’s right to bring an action to foreclose a lien on a Unit Owner’s Unit, the Board (on behalf of the Unit Owners) shall have the right to bring suit to recover a money judgment for unpaid Common Charges at the option of the Board, without foreclosing or waiving the lien securing such charges. In such an event the Unit Owner shall be liable for the reasonable costs and reasonable attorney’s fee incurred by it incident to the collection of the delinquent Common Charges

ARTICLE X. AMENDMENTS

These By-Laws may be altered, amended or added to at any duly called Unit Owners meeting; provided: (1) that the notice of the meeting shall contain a full statement of the proposed amendment; (2) that the amendment shall be approved by sixty-six and two-thirds (66⅔%) percent of the Unit Owners in number and Common Interest and (3) said amendment shall be set forth in a duly recorded amendment to the Declaration. However, no amendment will affect or impair the validity or priority of the Unit Owners' interest and/or the validity, interest, rights and priorities of holders of a mortgage encumbering a Unit or Units.

Notwithstanding any provision contained herein to the contrary, no amendment, modification, addition or deletion of, to or from the By-Laws or any rules and regulations shall be effective in any way against Sponsor or its designee or any Unsold Unit, as long as the Sponsor owns an Unsold Unit in the Condominium unless Sponsor has given its prior written consent thereto. This provision is not subject to amendment.

ARTICLE XI. SELLING, MORTGAGING AND LEASING UNITS

Section 1. Selling and Leasing Units. Any Unit may be conveyed or leased, subject to the leasing requirements contained in Section 2, subject to local zoning ordinances, by its Unit Owner free of any restrictions except that no Unit Owner shall convey, mortgage, pledge, hypothecate, sell or lease their Unit unless and until all unpaid Common Charges assessed against the Unit Owner's Unit shall have been paid to the Board of Managers of the Condominium. However, such unpaid Common Charges can be paid out of the proceeds of the sale of a Unit, or by the Grantee. Notwithstanding the above any Unit Owner who wishes to enter into a lease for the Unit Owner's Unit shall be required to provide the Board of Managers of the Condominium with a copy of the lease prior to its execution. All leases must comply with all the requirements contained in Section 2 below. Failure to comply will be deemed an automatic violation of the By-Laws of the Condominium. Further, a Unit Owner may convey the Unit Owner's Unit and Common Interest appurtenant thereto, to the Board of Managers on behalf of all Unit Owners free of any cost to the Board or the Unit Owners and upon such conveyance such Unit Owner shall not be liable for any Common Charges thereafter accruing against such Unit. Any sale or lease of any Unit in violation of this section shall be voidable at the election of the Board of Managers.

The provisions of this section shall not apply to the acquisition or sale of a Unit by a first mortgagee who shall acquire title to such Unit by foreclosure or by deed in lieu of foreclosure. Such provisions shall, however, apply to any purchaser from such mortgagees.

Whenever the term "Unit" is referred to in this section, it shall include the Unit, the Unit Owners undivided interest in the Common Elements and the Unit Owners interest in any Units acquired by the Board of Managers.

Section 2. Leasing Requirements. Except as noted in Sections 4, 5 and 6 every lease on every Unit in the Condominium is subject to the following rules and regulations, regardless of whether stated in the lease:

(a) the lease must be in writing;
(b) the lease must be for the entire Unit;
(c) the lease must be for a minimum and maximum of twelve (12) months. Renewals shall be for a one (1) year term and are subject to review by the Board of Managers of the Condominium;
(d) the Unit must be covered by adequate renters insurance for the duration of the lease and any subsequent extensions. A copy of such policy shall be forwarded to the Board of Managers prior to a tenant taking occupancy of a Unit.
(e) the use of the premises is subject to the Declaration and the By-Laws of the Condominium and the rules and regulations of the entire Condominium;
(f) within thirty (30) days of occupancy by the tenant, the name and telephone number of the tenant, together with a clear and complete copy of the lease, must be furnished to the managing agent or if no managing agent to a Member of the Board of Managers of the Condominium;
(g) within forty-five (45) days of any renewal of a lease of a tenant, the name and telephone number of the tenant, together with a clear and complete copy of the renewal lease, must be furnished to the managing agent or if no managing agent to the Board of Managers of the Condominium for review;
(h) the Unit cannot be used as a motel or hotel or otherwise for transient tenants or occupants;
(i) it is expressly prohibited to use the Unit in connection with any reservation service for temporary and/or short-term occupancy, including Airbnb or similar services.
(j) if any Unit Owner (landlord) or tenant is in violation of any of the provisions of the Declaration or By-Laws, or both, including any rules and regulations, the Board of Managers of the Condominium may bring an action in its own name or in the name of the Unit Owner, or both, to have the tenant evicted or to recover damages, or both.

In order to carry out the provisions of this Article XI and pursuant to the provisions of Article Fourteenth of the Declaration of Condominium each Unit Owner shall upon becoming a Unit Owner grant or be deemed to have granted an irrevocable power of attorney, to nominate, designate, constitute and appoint the Members of the Board of Managers of the Condominium and their successors, jointly, their true and lawful attorneys-in-fact, coupled with an interest, with power of substitution, in their name and on their behalf, the right to act in their behalf to take any and all action necessary against any tenant(s) that may be residing in a Unit Owner's Condominium Unit including but not limited to, the right to seek an eviction in a court of law for failure to adhere to any of the provisions of the Declaration of Condominium, By-Laws and/or Rules and Regulations of the Condominium. The remedy provided by this subsection is not exclusive and is in addition to any other remedy or remedies available to the Board of Managers of the Condominium. If permitted by present or future law, the Condominium may recover all of

its costs, including court costs and reasonable attorney's fees, and these costs shall be a continuing lien on the Unit that shall bind the Unit in the hands of the then Unit Owner and the Unit Owner's successors and assigns. The Board of Managers of the Condominium shall give the tenant and the Unit Owner written notice of the nature of the violation of the rules, and thirty (30) days from the mailing of the notice in which to cure the violation before the Board of Managers of the Condominium may file for eviction.

Section 3. Tenant Bound by Declaration. By becoming a tenant, each tenant agrees to be bound by the Declaration, By-Laws and the other rules and regulations of the Condominium and recognizes and accepts the right and the power of the Board of Managers of the Condominium to evict the tenant for any violation by the tenant of the above, and the other rules and regulations of the Condominium.

Section 4. Lenders. To protect first mortgage lenders and to encourage first mortgage lenders to make loans on Units in the Condominium, only subsections (b), (d), (e), (f), (g) and (h) of Section 2 of this Article XI shall apply to a first mortgage lender who has title to the Unit through (a) foreclosure of its first mortgage on the Unit; or (b) a deed in lieu of foreclosure of its first mortgage on the Unit. Any subsequent purchaser from the first mortgage lender is subject to all the terms of Article XI.

Section 5. Sponsor. The terms of Sections 2, 3 and 4 of this Article XI shall not be applicable to the Sponsor, its successors or assigns.

Section 6. Waiver of Partition Rights. The Unit Owners waive all of their voting rights concerning partition respecting any Unit acquired by the Board of Managers in accordance with this Article.

Section 7. Real Property Law Section 339-kk. Pursuant to the provisions of Section 339-kk of the Real Property Law of the State of New York, any non-occupying Unit Owner who rents any Unit in the Condominium to a rental tenant and then fails to make payments due for Common Charges, assessments or late fees for such Unit within sixty (60) days of the expiration of any grace period after they are due is subject to the following: Upon notice in accordance with the statute, all rental payments from the tenants shall thereafter be directly payable to the condominium association. The provisions of Section 339-kk of the Real Property Law shall control any dispute pursuant to this provision of the By-Laws.

Section 8. Gifts, etc. Any Unit Owner may convey or transfer their Unit by gift during their lifetime or devise their Unit by will or pass the same by intestacy, without restriction.

ARTICLE XII. CONDEMNATION

In the event all or part of the Common Elements are taken in condemnation or eminent domain proceedings, the award from such proceedings shall be paid to the Insurance Trustee if the award is more than $40,000 and to the Board of Managers if the

award is $40,000 or less, to be distributed in accordance with Section 3 of Article VII but in the following amounts:

(a) so much of the award as is applicable to unrestricted Common Elements, to the Unit Owners pro rata according to the respective Common Interest appurtenant to the Units owned by such Unit Owners.

(b) so much of the award as is applicable to Irrevocably Restricted Common Elements to the Unit Owner having general use of such Common Element.

In such eminent domain or condemnation proceeding the Board shall request that the award shall set forth the amount allocated to unrestricted Common Elements and to each Irrevocably Restricted Common Element. In the event the award does not set forth such allocation then the question of such allocation shall be submitted to the arbitration in accordance with the Arbitration Statutes of the State of New York.

ARTICLE XIII. SPONSOR RIGHTS

Section 1. Sales. The Sponsor, its nominees and agents, shall have the right and privilege to maintain general and local sales offices in and about the Condominium, including any model Units located within the Condominium Buildings or elsewhere throughout the project, and shall have the right and privilege to have their representatives, employees and agents present on the Condominium premises to show the Units to prospective purchasers, to utilize the Common Elements, and without limitation, to do any and all things necessary to incident to the sale of the Units, without charge or contribution other than in the form of Common Charge payments as otherwise provided for herein.

Section 2. Signs. The Sponsor shall have the right to continue to employ signs of its choice upon the Condominium premises in its efforts to construct and sell the Units. Incident to the rights and privileges provided for herein, the officers, employees, agents, contractors, guests and invitees of the Sponsor, its successors and assigns, shall have the right of ingress and egress to and throughout the Common Elements of the Condominium. This Article XIII may not be modified or amended without the written consent of the Sponsor so long as the Sponsor continues to own one (1) or more unsold Units.

Section 3. Handicap Parking Spaces. The accessible Parking Space Units will be the last Parking Space Units sold if they have not previously been sold to a Purchaser(s) who themselves or a member of their family has a vehicle with handicapped plates. The purchase of accessible Parking Space Units and any subsequent sale or transfer is subject to the following covenants and restrictions in the deed:

In the event the present or future owner of a Unit in the condominium, or a member of his or her family residing in the Unit, becomes handicapped and acquires handicapped plates for his or her vehicle, and said Unit Owner is not the owner of an accessible Parking Space Unit, said Unit Owner has the right to demand that the owner of an accessible

Parking Space Unit trade the accessible Parking Space Unit he/she owns with said handicapped Unit Owner.

In the event the present or future owner of a Unit or member of his or her family member residing in the Unit, becomes handicapped and said Unit Owner does not own a Parking Space Unit, said Unit Owner has the right to demand that the owner of an accessible Parking Space Unit sell it at then current, fair market value to said handicapped Unit Owner. All costs and expenses entailed in the transfer of title to the Parking Space Units, including without limitation, title abstracts, title insurance, transfer taxes and recording fees and reasonable attorney fees shall be borne by the party requesting the transfer.

The owner of an accessible Parking Space Unit must comply with the aforementioned demand upon thirty (30) days written notice.

If the parties cannot agree on the fair market value of an accessible Parking Space Unit then the parties agree to submit the matter to binding arbitration. The arbitrator must be an independent 3rd party unrelated to any party in the dispute.

ARTICLE XIV. MISCELLANEOUS

Section 1. Insurance. Under no circumstances shall a Unit Owner permit or suffer anything to be done or left in their Unit which will increase the insurance rates on their Unit or any other Unit or on the Common Elements.

Section 2. Severability. Should any of the covenants, terms or provisions herein imposed be void or be or become unenforceable at law in equity, the remaining provisions of these By-Laws shall, nevertheless, be and remain in full force and effect.

Section 3. Notice to Condominium. A Unit Owner who mortgages a Unit, shall notify the Condominium through the management agent, if any, or the President of the Board of Managers of the Condominium and the President of the Board of Directors of the Unit Owners Association in the event there is no management agent, of the name and address of his mortgagee; and the Board of Managers shall maintain such information in a book entitled “Mortgagees of Units”.

Section 4. Notice of Unpaid Assessments. The Board of Managers shall at the request of a mortgagee of a Unit, report any unpaid assessments due from the Unit Owners of such Unit.

Section 5. Examination of Books and Records. Every Unit Owner or his representative and mortgagee shall be entitled to examine the books and records of the Condominium on reasonable notice to the Board but not more often than once a month.

Section 6. Construction. Wherever the masculine singular form of the pronoun is used in these By-Laws, it shall be construed to mean the masculine, feminine or neuter; singular or plural; wherever the context so requires.

Section 7. Compliance with Article 9-B. These By-Laws are set forth to comply with the requirements of Article 9-B of the Real Property Laws of the State of New York. In case any of these By-Laws conflict with the provisions of said Statute or of the Declaration, the provisions of the Statute or of the Declaration, whichever the case may be, shall control.

ESCROW AGREEMENT

AGREEMENT made this ___ day of _____, 20__, between 4061 Street, LLC , with an address at 60-20 Woodside Avenue, 2nd Floor Woodside, New York 11377("SPONSOR") as Sponsor of the offering plan for Arcadia Woodside Condominium and Yung & Yung, PLLC with an address 3808 Union Street, Unit 10D, Flushing, New York 11354 ("ESCROW AGENT") as ESCROW AGENT.

WHEREAS, 4061 Street, LLC is the SPONSOR of an offering plan to develop a condominium for the premises located at 40-22 61st Street, Woodside, Queens County, New York 11377, which premises are known as Arcadia Woodside Condominium; and

WHEREAS, Yung & Yung, PLLC, is authorized to act as an ESCROW AGENT hereunder in accordance with General Business Law ("GBL") Section 352-e(2-b) and the New York State Attorney General's ("Attorney General") regulations promulgated thereunder; and

WHEREAS, SPONSOR 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

1.1. ESCROW AGENT shall establish an escrow account for the purpose of holding the Deposit made by purchasers or subscribers. The escrow account has been opened with JP Morgan Chase Bank located at, at their branch at 39-01 Main Street, Flushing NY 11354 in the State of New York ("Bank"), a bank authorized to do business in the State of New York. The escrow account is entitled "Yung & Yung, PLLC, IOLA F/B/O Arcadia Woodside Condominium" ("Escrow Account"). The account number is TBD.

1.2 ESCROW AGENT has designated the following partners to serve as signatories: Keith N. Yung, 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 address 3808 Union Street, Unit 10D, Flushing, New York 11354, and a telephone number of (718) 670-0028.

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 funds received from prospective purchasers or subscribers 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 Yung & Yung, PLLC, 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 the prospective purchaser or subscriber 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 ESCROW AGENT is hereby obligated to send a notice of all Deposits received by ESCROW AGENT to a purchaser within ten (10) business days of receipt of same. 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 subscription 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 defaulting purchaser to SPONSOR until after consummation of the Plan, as evidenced by the acceptance of an effectiveness amendment by the New York State Department of Law. Consummation of the Plan shall not relieve SPONSOR or ESCROW AGENT of any obligation to a purchaser as set forth in GBL §§ 352-3(2-b) and 352-h.

3.2 ESCROW AGENT shall continue to hold the funds in escrow until otherwise directed in (a) pursuant to terms and conditions set forth in the purchase agreement and this Agreement, upon closing of title to the [shares/unit/membership interest/fractional interest]; 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 of competent jurisdiction; or (d) the ESCROW AGENT is changed pursuant to the terms of the Escrow Agreement in connection with the transfer of funds to the new escrow agent; or (e) funds which were deposited prior to the acceptance of the contract are returned to the purchaser because of rejection of the contract by the SPONSOR; or (f) any governmental authority imposes a ban on the construction or completion of residential dwellings or imposes restrictions on the manufacture, sale, distribution and/or use of materials from SPONSOR's regular suppliers or from using same in the construction and/or completion of the Home making the construction or completion of the Development unlikely; or (g) SPONSOR is unable to obtain materials from its usual sources due to labor troubles, lockouts, war, military operations and requirements, civil unrest, acts of God or national emergencies making the construction or completion of the Development unlikely; or (h) the installation of public utilities is restricted or curtailed making the construction or completion of the Development unlikely; or (j) until released in accordance with paragraphs 3.3 and 3.4. Funds deposited in escrow for upgrades and extras to the Unit may be released from the escrow account without the requirements outlined herein provided SPONSOR uses the funds for such upgrades and extras and notifies the ESCROW AGENT in writing of such fact.

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 a 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 a 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 the purchasers, 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 SPONSOR and its agents, including any selling agents, shall deliver the Deposit received by them prior to closing of the [unit/shares/membership interest/fractional interest] 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 a purchaser, along with the form of tender of deposit attached hereto as Exhibit “A” to this Escrow Agreement, executed by Sponsor.

6.2 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.

6.3 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 each 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.

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 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-(h)and the New York State Department of Law's regulations, constitutes the entire agreement between the parties with respect to the subject matter hereof.

14. NOTICES

14.1 Any notice required to be given or given hereunder shall be given by depositing such notice in a post-paid wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within New York State, or by Express Mail, Federal Express or similar overnight courier, facsimile transmission, messenger service (with proper receipt therefor), addressed to the party at the address herein above set forth with a copy of any such notice by regular mail to the attorney for such party as follows:

IF TO ESCROW AGENT:

Yung & Yung, PLLC
3808 Union Street, Unit 10D
Flushing, New York 11354
Keith N. Yung, Esq

IF TO SPONSOR:

4601 STREET, LLC
60-20 Woodside Avenue, 2nd Floor
Woodside, New York 11377,
Attn: Alex Lau, Managing Member

Any notice may be given by the attorney for a party and shall have the same force as if given by the party. Either party may, by notice, change the address at which notices are to be given hereunder.

15. CAPTIONS AND HEADINGS

15.1 The captions and headings used in this Agreement are intended for convenience and reference only and shall not imply or convey any additional meanings to the contents of the respective provisions.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first written above.

ESCROW AGENT:

YUNG & YUNG, PLLC

By: _____
Keith N. Yung, Esq ,

SPONSOR:

4061 STREET, LLC

By: _____
, Member

PURCHASER:

By: _____
,

TENDER OF ESCROW DEPOSIT

Date: _____

Tender of Deposit of $_____, for Unit _____at _____

_____ located at _____, New York.

Purchaser(s) named below has/have tendered on _____, 20__, the above escrow deposit to Sponsor/Selling Agent as a deposit for the above Unit.

Purchaser(s) _____

Address of Purchaser(s) _____

_____

Phone number of Purchaser(s):

Home: _____

Business: _____

Social Security Number(s) or Tax Identification Number(s) of Purchaser(s) _____

_____

RECEIPT

The SPONSOR/SELLING AGENT of the above-named property hereby acknowledges receipt of the above escrow deposit.

By: _____

_____

Title of Position

Date of Receipt: _____

CERTIFICATION BY SPONSOR AND SPONSOR'S PRINCIPALS PURSUANT TO 13 NYCRR 20.4 (b)

Date: 12/27 , 2022

State of New York
Department of Law
28 Liberty Street
New York, NY 10005

RE: **Arcadia Woodside Condominium**
40-22 61st Street
Woodside, New York 11377

Gentlepeople:

We are the Sponsor and the principals of Sponsor of the Condominium Offering Plan for the above-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 they may be applicable.

We have read the entire Offering Plan. We have investigated the facts set forth in the Offering Plan and the underlying facts. We have exercised due diligence to form a basis for this certification. We jointly and severally certify that the Offering Plan, does, and that documents submitted hereafter by us which amend or supplement the Offering Plan will:

(i) set forth the detailed terms of the transaction and be complete, current and accurate;

(ii) afford potential investors, purchasers and participants an adequate basis upon which to 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 we: (a) knew the truth; (b) with reasonable effort could have known the truth; (c) made no reasonable effort to ascertain the truth; or (d) did not have knowledge concerning the representation or statement made.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made.

We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

Very truly yours,

SPONSOR
4061 STREET, LLC

By: _____
Alex Lau, Managing Member

SPONSOR'S PRINCIPALS:

_____
Alex Lau

_____
Henry C. Zhao

AMPIERA GROUP LLC

By: _____ Alex Lau, Managing Member

Sworn to before me this
27th day of Dec , 2022

_____
Notary Public

KEVIN MA
Notary Public, State of New York
Registration #01MA6141824
Qualified in Richmond County
Commission Expires Feb. 27, 20__
6/1/2026

SPONSOR'S ENGINEER OR ARCHITECT CERTIFICATION
PURSUANT TO 13 NYCRR 20.4 (c)

Date: August 3, 2023

State of New York
Department of Law
28 Liberty Street
New York, NY 10005

RE: **Arcadia Woodside Condominium**
40-22 61st Street
Woodside , New York 11377

Gentlepeople:

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"). We examined the building plans and specifications that were prepared by JON YUNG, MY Architect PC dated 08/3/2023 and we prepared the Report dated 08/3/2023, a copy of which is intended to be incorporated into the offering plan so that prospective purchasers may rely on the Report.

We are a registered architect in the State in which the property is located.

We understand that we are responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to this Report.

We have read the entire Report and investigated the facts set forth in the Report and the facts underlying it with due diligence in order to form a basis for this certification. This certification is made for the benefit of all persons to whom this offer is made.

We certify that the Report:

(i) sets forth in narrative form the description of the entire property as it will exist upon completion of construction, provided that construction is in accordance with the plans and specifications that we examined;

(ii) in our professional opinion affords potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the description of the property as it will exist upon completion of construction, provided that construction is in accordance with the plans and specifications that

we examined;

(iii) does not omit any material fact;

(iv) does not contain any untrue statement of a material fact;

(v) does not contain any fraud, deception, concealment, or suppression;

(vi) does not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;

(vii) does not contain any representation or statement which is false, where we: (a) knew the truth; (b) with reasonable effort could have known the truth; (c) made no reasonable effort to ascertain the truth; or (d) did not have knowledge concerning the representation or statement made.

We further certify that we are not owned or controlled by and have no beneficial interest in the sponsor and that my/our 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.

Very truly yours,



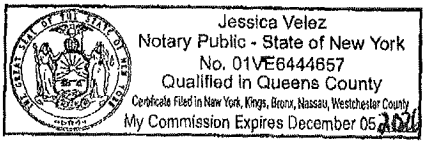
MY Architect PC
Signature of Individual or Name of Firm

By: _____
Signature of Individual if prepared by Firm

Principal
Title or Position if prepared by Firm

Sworn to before me this 3rd day of August 2023.

Jessica Velez
Notary Public



State of New York
County of
Sworn to or Subscribed Before Me This
3rd day of the month of August, 2023

CERTIFICATION OF ADEQUACY OF OPERATING BUDGET
PURSUANT TO 13 NYCRR 20.4 (d)

Date: 11 / 29 , 2022

State of New York
Department of Law
28 Liberty Street
New York, NY 10005

RE: **Arcadia Woodside Condominium**
40-22 61st Street
Woodside, New York 11377

Gentlepeople:

The Sponsor of the Condominium Offering Plan for the captioned property retained me/our firm to review Schedule B and B-1 containing projections of income,and expenses for the first year of condominium operation. Our experience in this field includes the management of real estate properties in New York. We have more than 5 years of experience and currently manage 4 properties, comprising of approximately 100 residential units. The properties we manage are 24-12 42nd Road, Long Island City, NY 11101, 42-50 27th Street, Long Island City, NY 11101, 116-17 Grosvenor Road, Kew Gardens, NY 11418 and 37-29 32nd Street, Long Island City, NY 11101.

I/we understand that I/we am/are responsible for complying with Article 23-A of the General Business Law and the Regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to Schedule B and B-1.

I/we have reviewed the Schedule and investigated the facts set forth in the Schedule and the facts underlying it with due diligence in order to form a basis for this certification. I/We also have relied on my/our experience in managing residential buildings.

I/we certify that the projections in Schedule B and B-1 appear reasonable and adequate under existing circumstances, and the projected income appears to be sufficient to meet the anticipated operating expenses for the projected first year of condominium operation.

I/we certify that the Schedule:

(i) sets forth in detail the projected income and expenses for the first year of condominium operation;

(ii) affords potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the first year of condominium operation;

(iii) does not omit any material 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/we: (a) knew the truth; (b) with reasonable effort could have known the truth; (c) made no reasonable effort to ascertain the truth; or (d) did not have knowledge concerning the representation or statement made.

I/we further certify that I am/we are not owned or controlled by the Sponsor. I/we understand that a copy of this Certification is intended to be incorporated into the Offering Plan. This statement is not intended as a guarantee or warranty of the income and expenses for the first year of condominium operation.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. I/We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

Very truly yours,

By: _____

Jun Chiong, Managing Partner
Print Name and Title or Position

Sworn to before me this
29th day of November, 2022

_____ Notary Public

JONATHAN LEON
Notary Public - State of New York
NO. 01LE6436705
Qualified in Queens County
My Commission Expires Jul 18, 2026

The Real Property Law is amended by adding a new Section 339-kk to read as follows:

"§ 339-kk. Rents. (a) For the purposes of this section, "non-occupying owner" shall mean a unit owner in a condominium association who does not occupy the dwelling unit.

(b) If a non-occupying owner rents any dwelling unit to a rental tenant and then fails to make payments due for common charges, assessments or late fees for such unit within sixty days of the expiration of any grace period after they are due, upon notice in accordance with subdivision (c) of this section, all rental payments from the tenant shall be directly payable to the condominium association.

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

(d) Nothing in this section shall limit any rights of unit owners or of the board of managers existing under any other law or agreement.

(e) Payment by a rental tenant to the condominium association made in connection with this section shall relieve that rental tenant from the obligation to pay such rent to the non-occupying owner and shall be an absolute defense in any non-payment proceeding commenced by such non-occupying owner against such tenant for such rent."

This act may be enforced by any party by means of a special proceeding brought pursuant to Article 4 of the Civil Practice Law and Rules.

SCHEDULE M