

CONDOMINIUM OFFERING PLAN

142 WEST 21ST STREET CONDOMINIUM

142 West 21st Street
New York, New York 10011

COUNTY OF NEW YORK

Residential Units Offering	\$163,380,000.00
Parking SpaceLicenses Offering.....	\$6,930,000.00
Total Amount of Offering	\$170,310,000.00

(Twenty-two (22) Residential Units and (16) Parking Space Licenses being offered for sale.
Two Parking Units containing the Parking Spaces are not being offered for sale and will be
transferred to the Board of Managers.)

Sponsor:

LOVES LANE OWNER LLC

246 West 16th Street, Suite 1R
New York, NY 10011

Selling Agent:

CORCORAN

220 West 19th Street, 5th Floor
New York, NY 10011

Date of Acceptance for Filing: _____. The Term of the Initial Offer is from
_____ and will end on _____, unless extended by amendment.

SEE PAGE iii FOR SPECIAL RISKS TO PURCHASERS

BECAUSE SPONSOR IS RETAINING THE UNCONDITIONAL RIGHT TO RENT RATHER THAN
SELL RESIDENTIAL UNITS TO PURCHASERS AT ANY TIME AND TO OTHERS AFTER
CONSUMMATION OF THIS PLAN, 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 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

TERMS USED IN THIS SECTION AND OTHER SECTIONS OF THIS PLAN ARE DEFINED IN THE “DEFINITIONS” SECTION OF THIS PLAN.

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. Purchasers are urged to read the the entire Plan and the following special risk factors in conjunction with the Plan for a discussion of these and other important aspects of this condominium offering.

1. Loves Lane Owner LLC is the Sponsor under this Plan for 142 West 21st Street Condominium. The Condominium will consist of twenty-two Residential Units, two Parking Units and the Common Elements. The Residential Units are being offered for sale and the Parking Units contain sixteen Parking Spaces for which Sponsor is offering for sale individual Parking Space Licenses.

The Sponsor intends to sell the Residential Units and Parking Space Licenses offered pursuant to this Plan and will endeavor in good faith to sell all Residential Units in a reasonably timely manner rather than rent. Sponsor reserves the unconditional right to rent the Residential Units offered pursuant to this Plan to Purchasers at any time and to others after consummation of this Plan. Because the Sponsor is not limiting the conditions under which it will rent rather than sell Residential Units, there is no commitment to sell more units than the fifteen percent (15%) necessary (i.e., four Residential Units) to declare the Plan effective and owner-occupants may never gain voting control and management of the Condominium. Therefore, owner-occupants and non-resident owners, including Sponsor, may have inherent conflicts on how the Condominium should be managed.

The Parking Units are not offered for sale and will be transferred by Sponsor to the Board of Managers, for no consideration, at or prior to the closing of title to the last Residential Unit, but in no event later than five (5) years from the date of the first Residential Unit closing.

See the sections of the Plan entitled “Introduction,” “Effective Date” and “Rights and Obligations of the Sponsor.”

2. The Property is subject to an E-Designation under NYC Zoning Resolution §11-15 due to historical use, requiring investigation and remediation of potential environmental conditions prior to redevelopment. The site was used as a garage for vehicle repairs in the early 1900’s and formerly housed five 550 Gallon Underground Storage Tanks (UST) containing gasoline. The USTs have been decommissioned and removed.

The Sponsor has been actively engaged with the NYC Office of Environmental Remediation (OER) to satisfy the requirements for redevelopment. A Remedial Investigation Report was prepared by Castleton Environmental Geologic Services DPC in March 2022 presenting the results of an investigation consisting of chemical testing of soil and water samples. Samples were compared to NYSDEC Part 375-6.8 (a and b) Unrestricted Use Soil, Cleanup Objectives (UUSCOs), Residential Soil Cleanup Objectives (RSCOs), and Restricted- Residential Soil Cleanup Objectives (RRSCOs).

Based on these environmental reports, Envirotrac Engineering PE PC prepared a Remedial Action Work Plan, which has been approved by OER. The plan includes the removal of the USTs and the installation of vapor barrier products. OER has issued a Notice to Proceed for this work, and Envirotrac will monitor and test the soils for contamination levels throughout the remediation process. Remediation will continue until all objectives are met and final samples comply with environmental regulatory standards. Envirotrac will then issue a final NYC OER Remedial Action Report for OER's signoff, leading to a Letter of Approval.

The final Remedial Action Report was furnished by Envirotrac to OER on July 2, 2025 for OER's final review and approval, which approval is expected in 2025. OER will make a final determination on the appropriate level of soil cleanup based on one of four "Track" options upon their approval of the Remedial Action Report. Envirotrac has advised the Sponsor that it expects OER to determine a Track 2 Cleanup for the Property. Track 2 Cleanup is for sites where the soil remaining in-place (either not excavated during redevelopment or excavated and end point soil samples did not meet the higher criteria) is at concentrations above the NYSDEC UUSCOs. If Track 2 is determined, as anticipated, there would be no engineering controls for the Property, no future inspections of the Property would be required and the E-Designation would be removed from the Property. Promptly after OER issues the Letter of Approval of the final Remedial Action Report, the Sponsor will amend this Plan to disclose OER's final determination for the Property.

Although not expected, it is possible for OER to determine a Track 4 Cleanup for the Property. A Track 4 Cleanup is for sites where the soil remaining in-place (either not excavated during redevelopment or excavated and end point soil samples did not meet the higher criteria) is at concentrations above the NYSDEC RRSCOs. If Track 4 is determined, the Property will continue to have E-designation and OER should be notified for any future soil related work by the Condominium's Board of Managers or a Unit Owner. Periodic inspection every 10 years of the Property's lowest concrete slab and sidewalls would be required by a third-party environmental engineer during building operations. The Condominium's Board of Managers will be responsible for hiring such environmental engineer and for scheduling such periodic inspections. There would not be any dedicated on-site person responsible for such inspections and for coordinating with the environmental engineer and OER in connection therewith.

The costs, expenses, fees, inspections and filings in connection with the Remedial Action Work Plan and the final Remedial Action Report shall be the responsibility of the Sponsor until issuance of the Letter of Approval. If a Track 4 determination is made for the Property, the costs, expenses, fees, inspections and filings associated with the 10-year periodic inspections shall be the responsibility of the Board of Managers and the Unit Owners, not the Sponsor. The Board would have to obtain quotes for such costs, expenses and fees, which are not included in Schedule B, but are estimated to be approximately \$3,000 per inspection.

See the Description of Property and Specifications in Part II of this Plan.

3. Sponsor reserves the unconditional right to make Bulk Sales. If the Sponsor makes a Bulk Sale, then the Purchaser of the Bulk Sale will be bound by Sponsor's representations regarding its commitment to sell, and its reservation of the right to rent, the Units as specified herein. The validity of the Plan's effectiveness shall not be impaired or affected if one or more Purchasers counted for purposes of declaring the Plan effective do not close title. However, if all Purchase Agreements are rescinded or terminated prior to the date of the first Unit closing, the Sponsor shall re-declare the Plan effective, regardless of whether the Declaration has been recorded in the Office of the City Register. See the sections of the Plan entitled "Introduction," "Effective Date" and "Rights and Obligations of the Sponsor."
4. No bond or other security is provided to secure the obligations of the Sponsor under the Plan, including the obligation to complete the construction work described in this Plan. See the section of this Plan entitled "Rights and Obligations of Sponsor."
5. The Sponsor has commenced or will commence the construction described in this Plan with funding from Deutsche Bank AG New York Branch, with an address at 1 Columbus Circle, 15th Floor, New York, NY 10019 (the "construction lender"). Such funding is firmly committed, anticipated and expected, but not guaranteed, to be sufficient to complete the construction described in this Plan. If unforeseen circumstances arise, however, the Sponsor may not be able to complete the construction described in this Plan. If Sponsor is unable to complete construction, the Sponsor may abandon this Plan or provide financially responsible entities or individuals who will assume the status and all of the obligations of the Sponsor under this Plan, in either case in accordance with applicable legal requirements and by amendment to this Plan. If this Plan is abandoned, all Purchase Agreements will be terminated and all Down Payments will be promptly returned to Purchasers.

Pursuant to the terms of the construction loan documents, Sponsor must meet certain minimum release prices prior to construction lender's release of its lien against any Unit.

To the extent not prohibited by applicable law, the construction lender may, on an occurrence of default by the Sponsor, exercise the Sponsor's rights under this Plan or other rights as the owner of the Units to the same extent as the Sponsor would have been entitled to exercise such rights, and superior rights under the mortgage, and may give all consents, waivers and ratifications in respect thereof and may otherwise act with respect thereto as though the lender or its designees were the outright holder of such rights. Promptly after any such event, this Plan will be amended to disclose the extent to which the construction lender will exercise the Sponsor's rights under this Plan and applicable law and the other rights as owner of the Units. The construction lender may require that the Sponsor rent Units in the Building in the event market conditions change and the Units cannot be sold at the offering prices and, further, the lender may do so itself in the occurrence of a default.

See the section of this Plan entitled "Rights and Obligations of Sponsor."

6. Under the By-Laws, as set forth in Part II of this Plan, until the first meeting of Unit Owners, the Board of Managers will consist of three (3) members designated by the Sponsor. Within twelve (12) months after the first Closing of title to a Unit, the Sponsor will call the first meeting of Unit Owners, at which meeting the Unit Owners shall elect three (3) members, subject to Sponsor's right to designate members. The Sponsor shall have the right to designate two members of the Board until the later of (the "Initial Control Period"): (1) five years after the Closing of the first Unit or (2) the closing of title to Residential Units representing more than ninety percent (90%) of the Residential Units, both in number and in aggregate Common Interests. At elections of members to the Board of Managers held after expiration of the Initial Control Period but while Sponsor and/or its designee still owns at least one Unit, Sponsor and/or its designee shall have the right to designate one (1) of the three (3) members of the Board of Managers, who may be a person or entity related to or affiliated with Sponsor, Sponsor's designee or other owner of an Unsold Unit. After the Initial Control Period, there is no requirement that a majority of the Board of Managers be composed of owner-occupants or members of an owner-occupant's household who are unrelated to the Sponsor and its principals. Therefore, owner-occupants and non-resident owners, including Sponsor, may have inherent conflicts on how the Condominium should be managed. The Sponsor may not exercise veto power over expenses described in "Schedule B – Projected Budget for First Year of Condominium Operations," or over expenses required to comply with applicable laws or regulations, or to remedy any notice of violation, or to remedy any work order by an insurer. The Sponsor may exercise veto power over expenses other than those described in the preceding sentence until five (5) years after the Closing of the first Unit or until the Unsold Units constitute less than twenty five (25%) percent of the Common Interest, whichever is sooner. See the sections of this Plan entitled "Control by the Sponsor" and "Board of Managers."

7. Down Payments will be placed in an escrow account of the Sponsor's attorney at Bank of America. Deposits in excess of \$250,000 will not be federally insured in excess of \$250,000. Purchasers with bank accounts at Bank of America should note that other Purchaser funds held with Bank of America may factor into such \$250,000 insurance limit. See the section of this Plan entitled "Procedure to Purchase."
8. In New York, the seller of real property is statutorily obligated to pay and responsible for the payment of the New York State Real Estate Transfer Tax and the New York City Real Property Transfer Tax, and the buyer of real property is statutorily obligated to pay the Mansion Tax and Supplemental Tax, if applicable. However, in sales of condominium units by a sponsor, it is customary for buyers to pay these transfer taxes. Purchasers are advised that under this Plan, the Sponsor is imposing on Purchasers Sponsor's statutory obligation to pay these transfer taxes and, pursuant to the Purchase Agreement, Purchasers are obligated to pay these transfer taxes.

The Purchaser is responsible for (i) the payment of the New York State Real Estate Transfer Tax, which currently is 0.4% of the purchase price for Residential Units costing less than \$3,000,000 and 0.65% of the purchase price for Residential Units costing \$3,000,000 or more, and for (ii) an additional tax commonly known as "Mansion Tax," which is currently 1% of the purchase price for Residential Units costing \$1,000,000 or more, and (iii) for a "Supplemental Tax" for Residential Units, as follows:

<u>Residential Unit Price</u>	<u>Supplemental Tax (% of Price)</u>
\$2,000,000 – \$2,999,999	0.25%
\$3,000,000 - \$4,999,999	0.5%
\$5,000,000 – \$9,999,999	1.25%
\$10,000,000 - \$14,999,999	2.25%
\$15,000,000 - \$19,999,999	2.5%
\$20,000,000 - \$24,999,999	2.7%
\$25,000,000 or more	2.9%

The Purchaser is also responsible for the New York City Real Property Transfer Tax, which is currently equal to one percent (1%) of the purchase price for Residential Units costing \$500,000 or less, and one and four hundred twenty five one thousandths percent (1.425%) for Residential Units costing more than \$500,000. When calculating the taxes, taxes paid by Purchasers, except the Mansion Tax and Supplemental Tax, are added to the purchase price for recalculating the New York City Real Property Transfer Tax, but only the New York City Real Property Tax is added to the purchase price for recalculating the New York State Real Estate Tax and the Mansion and Supplemental Taxes.

In addition to transfer taxes and the Mansion Tax and Supplemental Tax, Purchasers will also be obligated to pay at Closing any new or supplement tax, or any increase to or modification of existing taxes or rates, on the transfer of condominium units enacted after the date of this Plan (any such tax, an “Additional Tax”), regardless of whether such Additional Tax is by law the primary obligation of the seller or purchaser. Sponsor will amend the Plan to disclose the enactment of any Additional Tax. However, Purchasers will be required to pay such Additional Tax at Closing regardless of whether the Plan amendment disclosing the Additional Tax has been accepted for filing by the date on which the Purchase Agreement is fully executed. Notwithstanding the foregoing, if the Department of Law considers the enactment of an Additional Tax resulting in an increase of 25% or more a material revision adversely affecting the rights, obligations or liabilities of then existing Purchasers, the Department of Law may require Sponsor to offer such Purchasers the right to rescind their Purchase Agreements, in which case such Purchasers will be given the right to rescind their Purchase Agreements and be refunded all monies paid thereunder (with interest earned thereon, if any) within thirty (30) days of presentation of the amendment offering such rescission. However, as to a Purchaser who first became an occupant of the Building after this Plan is filed with the Department of Law, such rescission will be conditioned on the cancellation of any Interim Lease and surrender of possession of his, her or its Unit within thirty (30) days after rescission.

See the section of the Plan entitled “Closing Costs and Adjustments.”

9. Purchasers are advised that in New York City, newly constructed and newly renovated buildings are sometimes offered as condominium projects without a final certificate of occupancy (“FCO”) covering the entire buildings but with only a temporary certificate of occupancy (“TCO”), and sometimes with several successive TCOs. Certificates of occupancy are generally governed by Section 301 of the New York Multiple Dwelling Law and local building codes and rules. Both TCOs and FCOs are issued by the New York City Department of Buildings (“DOB”). A TCO is intended to indicate that the Property is safe for occupancy, and that it 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, but means that not all of the construction or renovation work and/or inspections have been performed, or that not all of the required documents for an FCO have been submitted to DOB. No change of use or occupancy shall be made unless a new certificate of occupancy is issued. All TCOs have an expiration date. A TCO typically expires ninety (90) days after the date of issuance. When a TCO expires and is not renewed, it may be difficult or impossible to buy insurance or sell or refinance the Unit. In New York City, it is common for sponsors to commence unit closings when one, some or all units are covered by a TCO rather than a FCO. The Sponsor anticipates this scenario may occur. Sponsor and its principals will undertake the responsibility for obtaining and extending each TCO received for the Building prior to expiration thereof and ultimately for obtaining a FCO

covering the Building within two years from the date of the issuance of the first TCO for the Building. However, the Sponsor and its principals make no representation or guarantee that DOB will issue the FCO within such two-year periods. Furthermore, because Sponsor and the Condominium's By Laws may permit Unit Owners to undertake renovations to individual Units prior to the procurement of a FCO, such renovations may cause additional delays in the issuance of a FCO, including a delay beyond two (2) years from the date of issuance of the first TCO. NOTWITHSTANDING THE FOREGOING, SPONSOR AND ITS PRINCIPALS ARE OBLIGATED TO PROCURE THE FCO FOR THE BUILDING AND SHALL EXERCISE THEIR BEST EFFORTS TO OBTAIN THE SAME WITHIN SUCH TWO-YEAR PERIOD WHILE KEEPING THE TCO CURRENT. Unit Owners and the Board of Managers shall be obligated to cooperate with and refrain from obstructing the Sponsor in these undertakings. Purchasers are advised to visit the DOB website for further recommendations when purchasing a Unit without an FCO having been issued. More information on certificates of occupancy is available on the DOB website at: <https://www.nyc.gov/site/buildings/property-or-business-owner/certificate-of-occupancy.page> Additionally, Purchasers are advised that because open building permits for Unit Owner alterations may impact the ability to obtain the FCO, Sponsor or the Board may, in order to obtain the FCO or any other reason, impose temporary restrictions or prohibitions on Unit alterations by Unit Owners.

As described in greater detail in this Plan, Sponsor will maintain sufficient funds in escrow to cover the anticipated costs of obtaining the FCO. However, the TCO may lapse for reasons outside Sponsor's control. In the absence of a FCO or TCO, it is unlawful to reside in or rent a unit and will be difficult to owners to sell or refinance their Units.

See the section of this Plan entitled "Rights and Obligations of the Sponsor."

10. The Sponsor anticipates that construction of the Building will be completed by January 1, 2027. Material delays in construction beyond the completion period projected in this Plan will be disclosed in an amendment to the Plan. Construction is a complicated process requiring the coordination of numerous tasks and the balancing of complex mechanical and architectural systems. No assurance can be given with regard to the accuracy of any projected completion dates set forth herein. During the first year of Condominium operation, construction workers and related personnel may be at the Property from time to time to make adjustments and to perform various tasks related to the completion of construction. Various systems, including, but not limited to, water supply, electricity, air conditioning, elevators, heating and ventilation may require up to a year after the first Unit Closing to complete and may need to be shut down temporarily. Various other adjustments to windows, elevators and other systems, and the decoration of the corridors in the Building, including, but not limited to, installing light fixtures, hanging wall coverings or laying carpeting until, may require up to

eighteen (18) months after the first Closing to be completed. However, the Sponsor does not anticipate that any such incomplete items or amenities will have an impact on the budget for the Condominium, and during such period, the Building will not fall below the warranty of habitability or any other applicable housing or habitability standard. See the section of this Plan entitled “Rights and Obligations of the Sponsor.”

11. The tax projections set forth on Schedule A include the projection of real estate taxes payable by each Unit Owner during the projected first year of Condominium operations, which include and are based on an assessment of the Building before construction is complete and, therefore, Purchasers are advised that the real estate taxes projected on Schedule A for the projected first year of Condominium operations may increase materially when the Building is reassessed after construction is complete. See Footnote 6 to Schedule A for more information regarding the projected assessed valuation after completion of construction. Therefore, Schedule A also contains projections for the second year of Condominium operations because it is the first tax year for which taxes are anticipated to be fully (rather than partially) assessed, resulting in significantly higher projected real estate taxes.

The Sponsor will not apply for real property tax benefits for the Building or Units, and no representation is made as to the Building’s or a Unit’s eligibility to receive any such real property tax benefits. See the sections of this Plan entitled “Real Estate Taxes and Taxes on the Condominium” and “Schedule A – Schedule of Purchase Prices and Other Financial Details.”

12. At the request of a Purchaser, the Sponsor may, in Sponsor’s sole discretion, agree to perform modifications, upgrades or specialized work in a Unit, or to combine one or more Units into a single Unit, all subject to any Legal Requirements. Such work shall be performed upon terms and conditions determined by the Sponsor and the Purchaser. In connection with the combination of one or more Units into a single Unit, the Down Payment payable by the Purchaser shall equal twenty percent (20%) of the total Purchase Price of the combined Units; in all other cases, a sum equal to the cost of such modifications or special work shall be paid to the Sponsor prior to any obligation on the Sponsor’s part to perform such work. Such sum will be placed in the Escrow Account initially together with the Down Payment. However, Purchasers should note that such funds may be released from the Escrow Account by the Escrow Agent so long as Sponsor uses the funds for such upgrades, modifications or special work. As a result, except as set forth below, in the event a Purchaser is entitled to rescind its Purchase Agreement or in the event the Sponsor is unable to close title to the Unit with Purchaser for any reason, and even if this Plan is not consummated, the Purchaser will not receive a refund of any funds used for such requested modifications or specialized work but shall receive a refund of any unused funds. Notwithstanding the foregoing, Purchasers will receive a full refund of funds for such modifications or special work, whether or not

already expended, in the event the Sponsor abandons the Plan prior to declaring the Plan effective. See the section of this Plan entitled “Changes in Prices and Units.”

13. Risk of loss for fire or other casualty remains with the Sponsor until legal title to the Unit has been conveyed to the Purchaser, unless the Purchaser enters into an Interim Lease or otherwise takes possession of the Unit. The Building will be covered by a fire and casualty insurance policy in an amount expected to be adequate to rebuild the Building’s structure (but not portions of the interior of Units that are the responsibility of Unit Owners to insure) if totally destroyed by fire or other insured peril. Purchasers are advised to obtain insurance against loss for fire or other casualty for items not covered by the insurance described above, effective upon his, her or its taking title to or possession of a Unit. Specifically, Unit Owners, as well as Purchasers who take possession prior to the Closing, are urged to obtain insurance for the contents of their Units, their personal possessions, replacements, additions, upgraded fixtures and improvements to the Units and liability coverage for occurrences within their Units. A Purchaser who occupies a Residential Unit prior to the closing pursuant to an Interim Lease, or otherwise takes possession of a Unit prior to Closing, may not be able to obtain insurance for all risks of damage to the Unit and therefore assumes the risk of losses not covered by insurance. See the section of this Plan entitled “Procedure to Purchase.”
14. Areas in Schedule A are not based on measurements from the interior surfaces of interior walls of rooms and are significantly greater than the usable floor area of the Units. Units are measured horizontally from the exterior face of exterior walls or windows to the approximate midpoint of the demising partition between Units, and the outside face of the demising partition between a Unit and any Common Element, and vertically from the top of the structural floor slab to the underside (of any fire protection) of the structural members above. All measurements are approximate, within reasonable tolerances. See the section in Part I of this Plan entitled “Offering Prices and Related Information, Schedule A,” as well as the Description of Property and Specifications or Building Conditions and the Declaration, copies of which are included in Part II of this Plan.
15. If a Purchaser defaults under a Purchase Agreement, time is of the essence with respect to the time within which the Purchaser must cure the default, as provided in the Purchase Agreement. This means that time limits within which the Purchaser must cure the default will be strictly observed and extensions will not be granted. In addition, if a Purchaser defaults under a Purchase Agreement, Seller may send notice to Purchaser of Sponsor's intention to cancel the Purchase Agreement. Sponsor must give such written notice of default at least thirty (30) days before forfeiture of the Down Payment may be declared. The Sponsor’s attorney shall impose a fee of \$500 for such notice of default, which will be paid by Purchaser. See the section of Part I of this Plan entitled

“Procedure to Purchase,” as well as the Purchase Agreement, a copy of which is included in Part II of this Plan.

16. Although a Purchaser may obtain financing from a lending institution or any other source, his, her or its obligation to purchase a Unit pursuant to his, her or its Purchase Agreement is not contingent on obtaining financing for such purchase. Any 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 necessary to pay the balance of the purchase price at the closing of title.

Purchasers should note that in the current real estate market, banks and other lenders are imposing various restrictions on purchase financing. Such restrictions may include requiring that a certain percentage of Units be sold before a lender will consider making a loan. Thus, it may be possible for a Purchaser to experience difficulty in obtaining a loan in the Building if the Sponsor has not sold a substantial percentage of the Units, which in some cases may be as high as 70%. Moreover, some lenders will not provide financing if an investor, other than the Sponsor, owns 10% or more of the Units. It may also be difficult for a Purchaser to resell a Unit if prospective buyers are unable to obtain a loan due to the same minimum sales and investor ownership restrictions. Prospective purchasers who require financing for the purchase of a Unit are advised to consult with a lending institution before executing a Purchase Agreement. No representation is made by the Sponsor, its principals or any other agents of the Sponsor as to the availability or cost of such financing. See the section of this Plan entitled “Procedure to Purchase.”

If the Sponsor is eligible to claim mortgage recording tax credits (“MRT Credits”) pursuant to Section 339-ee(2) of the Condominium Act, then any Purchaser who obtains a mortgage loan to purchase a Residential Unit must pay the Sponsor at Closing a sum equal to the MRT Credit that may be available pursuant to Section 339-ee(2) of the Condominium Act in order to reimburse Sponsor for the mortgage tax previously paid in connection with any existing mortgage(s). If the Sponsor is not eligible for any reason to claim MRT Credits, then Sponsor may require, in its sole discretion, that if a Purchaser obtains a mortgage loan to purchase a Residential Unit, Purchaser shall advise its lender of this provision and make a good faith effort to cause Purchaser’s lender to accept from the Sponsor an assignment of a portion of any mortgage securing the Property in an amount up to that of Purchaser’s mortgage, as determined by Sponsor, and to cause its title company to cooperate in effectuating and keeping record of the mortgage assignment. The mortgage assignment would have no adverse impact on the Purchaser’s mortgage, mortgage payments or the Unit because the assigned mortgage would be restated by Purchaser’s to contain the same terms that the mortgage from Purchaser’s lender would have contained without the assignment. Upon such assignment, Purchaser’s mortgage will be exempt from mortgage recording tax under the Real Property Law, and Purchaser will pay to Sponsor at Closing an amount equal to the mortgage recording tax savings resulting from such mortgage tax exemption. Such

amount will not exceed the amount of mortgage tax that Purchaser would have paid to the taxing authority if such mortgage tax exemption had not been available. If Purchaser's lender does not consent to the mortgage assignment, Purchaser shall have no obligation to apply for alternate financing, and the Closing would proceed without any mortgage assignment. See the section of this Plan entitled "Unit Closing Costs and Adjustments."

17. The Purchase Agreement provides that prior to the Closing, the Purchaser shall not offer the Unit or the Purchase Agreement for sale or rental, engage any selling agent or broker, list the Unit or the Purchase Agreement with any selling agent or broker, link or make reference to or otherwise use any marketing material used by the Sponsor or its representatives, for the purpose of offering the Unit or the Purchase Agreement for sale or rental without the prior, written consent of the Sponsor. Failure by Purchaser to abide by the restrictions contained in the Purchase Agreement shall constitute a default thereunder. In addition, after the Closing, the Unit Owner shall not link or make reference to or otherwise use any marketing material used by the Sponsor or its representatives, for the purpose of offering the Unit for sale or rental, without the prior, written consent of the Sponsor. See the Purchase Agreement in Part II of this Plan, as well as the section in Part I entitled "Terms of Sale."
18. Except as otherwise set forth herein, and pursuant to Section 20 of the Declaration and Article V, Section 1(d) of the By Laws, Common Charges have been allocated between the Residential and Parking Units based on Common Interest percentage or anticipated usage and benefits derived by such Units.

Each Unit Owner must pay Common Charges to cover the costs of operating and maintaining the Condominium in accordance with Sections 339(i)(1)(iv) and 339(m) of the Condominium Act. Generally, the costs of operation and maintenance of the Condominium will be borne by the Unit Owners in proportion to their respective Common Interests.

See the Schedule B and the Notes to Schedule B in Part I of this Plan and the Declaration and By Laws in Part II of this Plan.

19. Each Unit Owner must notify the Board of Managers (and the Managing Agent, if any) in writing when a child or children under the age of eleven (11) years lives or resides (even temporarily) in the Residential Unit. Each Unit Owner shall install, at such Unit Owner's expense, the required window guards in all windows of the Residential Unit. The Unit Owner must maintain all window guards installed in the Residential Unit and shall not remove the same until permitted by applicable law and in any event, without full knowledge of the Board of Managers (and the Managing Agent, if applicable). See the Rules and Regulations contained in the By Laws in Part II of this Plan.

20. The Sponsor anticipates that the first Closing of a Unit will occur on or about January 1, 2027. Sponsor has the right to change the projected date of the first Closing from time to time by an amendment to the Plan. Except as otherwise set forth below, if the first Unit Closing does not occur within twelve months after the projected date set forth in Schedule A and Schedule B in effect on the date a Purchaser and Sponsor entered into a Purchase Agreement, Purchasers will be offered the right to rescind their Purchase Agreements. If this Plan is amended to provide for a later projected date for the first Unit closing, Purchasers will be offered the right to rescind their Purchase Agreements if the first Unit closing occurs more than twelve months following such amended, later date. Purchasers should note that even if the first Unit closing occurs on or before January 1, 2027 (or such other date projected as the date of commencement of Condominium operations at the time the Purchase Agreement was entered into) or within the twelve month period thereafter, not only may the closing of subsequent Units be substantially delayed beyond such dates if a TCO has not been issued for such units or for the floor on which such Units are located, but the Sponsor may also schedule the closings of title to other Units significantly later than such projected date. In such cases, provided the Sponsor is diligently pursuing completion of construction and the issuance of a certificate of occupancy and is otherwise in compliance with its obligations under the Plan, the Purchaser will not be entitled to terminate the Purchase Agreement (unless the Purchase Agreement contains an outside closing date and the Closing to the Unit does not occur by such outside closing date), or to a right of rescission or to make claims against the Sponsor for damages or losses as a result of such delays and will not be excused from paying the full purchase price for the Unit. PROSPECTIVE PURCHASERS SHOULD THEREFORE CONSIDER CAREFULLY THE POSSIBILITY OF SUCH DELAYS AND SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT.

Sponsor is not obligated to schedule any Purchaser's closing within any specified timeframe or to ensure that the closing of title to any particular Unit will occur by any date certain. Therefore, unless a Purchase Agreement contains an outside closing date allowing a Purchaser to terminate the Purchase Agreement if the Unit has not closed by a date certain and the Purchaser terminates the Purchase Agreement by written notice to Sponsor in accordance with the terms of the Purchase Agreement governing the outside closing date, no Purchaser will get a right to rescind its Purchase Agreement if its Unit has not closed within twelve months after the date of the Purchase Agreement.

See the section entitled "Procedure to Purchase" in Part I.

21. At the first Unit Closing, Sponsor will deliver, assign, or otherwise grant to the Board, on behalf of all Unit Owners, the right to proceed under any assignable warranties and other assignable undertakings received by Sponsor from contractors, suppliers and/or others in connection with the construction and equipping of the Building, including the assignable warranties and assignable undertakings received by Sponsor relating to

appliances, equipment and/or fixtures located in the Units and the Common Elements, except that assignable warranties and assignable undertakings received by Sponsor relating to appliances, equipment or fixtures located in any Unit shall be assigned to the Purchaser on the Closing Date. Sponsor does not make any representation as to which, if any, of the warranties and other assignable undertakings will continue to remain in force upon the Closing of any particular Unit. Sponsor shall have no liability or responsibility in the event a warrantor is unable, unwilling or for any reason, fails to perform under its warranty. See the Description of Property and Specifications in Part II of this Plan.

22. A Purchaser will pay the closing costs and expenses referred to in the section of this Plan (as same may be amended to date) entitled "Closing Costs and Adjustments," which include, without limitation, the following fees of the Sponsor's attorney: \$3,000 for preparation of legal documents and for coordinating the Closing; an additional \$300 attendance fee if, at Purchaser's request and Sponsor's consent, the Closing occurs outside of the Sponsor's attorney's office or other office designated by the Sponsor but in the City of New York or \$500 if in Westchester, Nassau or Suffolk Counties, or \$1,000 if elsewhere; an additional \$300 fee if the Closing is adjourned at the Purchaser's request on less than thirteen (13) hours notice (nothing herein shall give a Purchaser a right to adjourn a Closing); an additional \$500 fee if notice of default is issued, unless the Closing does not occur because of a default by the Sponsor or the Sponsor's inability to close; and an additional \$500 fee if the Purchaser assigns his, her or its Purchase Agreement. See the section of this Plan entitled "Closing Costs and Adjustments."
23. At Closing, each Purchaser will contribute two months' Common Charges to the Condominium's working capital fund. No representation is made that the working capital fund will be, or is intended to be, adequate to cover expenses for the first or any subsequent year of Condominium operations, including, without limitation, the cost of any necessary repairs or replacements. If additional funds are required over and above the working capital fund, it may be necessary to increase the Common Charges or to assess Unit Owners. Neither the Department of Law nor any other governmental agency has passed upon the adequacy of the working capital fund. See the section of this Plan entitled "Working Capital Fund and Closing Adjustments with the Condominium Board."
24. The Sponsor has budgeted for a yearly contribution to a reserve fund in the amount set forth in Schedule B, to be funded out of Common Charges. It is anticipated, but not guaranteed, that the budgeted yearly reserve fund will be sufficient to pay for major capital repairs or replacement items that may be needed within the first five years of Condominium operations. However, no warranty or representation as to the need for, or timing of, future capital improvements is made to Unit Owners or the Board of Managers. See the section in Part I of this Plan entitled "Reserve Fund."

25. The Board of Managers does not have the right to approve or disapprove Purchasers. There is no limit on the number of Unit Owners who may purchase for investment rather than for personal occupancy. Therefore, there may always be a substantial percentage of Unit Owners who are non-residents and owner-occupants may never gain voting control and management of the Board of Managers or the Condominium and owner-occupants and non-resident owners, including Sponsor, may have inherent conflicts on how the Condominium should be managed. See the By Laws included in Part II of this Plan.
26. The Property will include the following Limited Common Elements, as more particularly described in Note 8 to Schedule A and the Declaration of Condominium: each Residential Unit shall have as a Limited Common Element a storage area and a condenser, Units 2A, 2B, 3A, 3B, PH10, PH11, PH12 and PH14 shall each have at least one terrace as a Limited Common Element and Units 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, PH10, PH11, PH12 and PH14 shall each have at least one balcony as a Limited Common Element. Each Unit Owner shall be responsible for maintaining, repairing and replacing the Limited Common Elements appurtenant to its Unit, including any planters, pavers, decking, drains, hose bibs, electrical outlets, lighting and light fixtures, enclosures and dividers installed or located thereon. See the section of this Plan entitled "Schedule A," "Rights and Obligations of Unit Owners and the Board of Managers" and the Declaration of Condominium.
27. The Financial Crimes Enforcement Network ("FinCEN") has issued a Geographic Targeting Order ("GTO") requiring U.S. title insurance companies to identify and report to FinCEN the natural persons behind certain companies purchasing certain residential real property in New York City without lender financing. FinCEN has revised and extended the Order from time to time, which currently remains in effect until April 18, 2024 but may be subject to further extension. For as long as the GTO remains in effect, U.S. title insurance companies must report to FinCEN the personal identity of purchasers in residential real estate transactions occurring on or after November 17, 2018 in which:
- a. The purchaser is a corporation, partnership, limited liability company or other similar business entity, whether formed under the laws of a state, or of the United States, or a foreign jurisdiction, other than a business whose common stock or analogous equity interests are listed on a securities exchange regulated by the Security Exchange Commission ("SEC") or a self-regulated organization registered with the SEC, or an entity solely owned by such a business;
 - b. The purchaser buys residential real property located in the Boroughs of Bronx, Brooklyn, Queens, Manhattan and Staten Island;
 - c. The total purchase price is for \$300,000 or more;

- d. The purchase is made without a bank loan or other similar form of external financing; and
- e. The purchase is made, at least in part, using currency (including, without limitation, virtual currency) or a cashier's check, certified check, traveler's check, personal check, business check, money order in any form or a funds transfer.

If a Purchaser enters into a transaction that falls within the current scope of the GTO, the Purchaser shall be required to deliver to the title company at Closing all documents and information necessary in order for the title company to comply with the requirements set forth in the GTO.

See the section of this Plan entitled "Procedure to Purchase."

- 28. Purchasers should note that certain Parking Spaces and storage areas are located in the Building's cellar and, therefore, more susceptible to dampness. See the Schedule A in Part I of this Plan and the Floor Plans in Part II of this Plan.
- 29. The Purchase Agreement provides that the Purchaser shall have the one time right to adjourn the Closing Date for up to fifteen (15) days after the scheduled Closing Date (to a date that shall be acceptable to Sponsor) on five (5) days written notice to Sponsor, provided however, that Purchaser shall pay to Sponsor at Closing an adjournment fee equal to 0.04% of the Total Purchase Price for the Unit for each day starting from (and including) the originally scheduled Closing Date to (and including) the day before the actual Closing Date as a reimbursement of Sponsor's higher carrying costs for the Unit by virtue of the delay. In addition, the Closing apportionments described in the Plan will be made as of midnight of the day preceding the originally scheduled Closing Date, regardless of when the actual Closing occurs. The fees described in this paragraph shall also apply during any default-curing period. See the Purchase Agreement included in Part II of this Plan.
- 30. Wood flooring in a Residential Unit should be maintained in accordance with the manufacturer's and the National Wood Flooring Association's recommendations and specifications. The Sponsor will provide each Purchaser at the Closing with such manufacturer's recommendations and specifications. For more information on proper care for wood flooring, Purchasers can visit the website of the National Wood Flooring Association at <http://www.nwfa.org>. See the "Procedure to Purchase" section in Part I of this Plan.

The Residential Units will be delivered with wood or engineered wood floors. Wood is subject to changes due to humidity and seasonal changes, and to cupping, curling,

chipping, scratching and cracking. Any exposure to the sun will subject the floors to bleaching. Sponsor makes no representation or warranty that the wood floors will maintain their appearance after they are subject to use or about the color or cohesion of the floor, including, without limitation, bleaching due to sun exposure. In addition, Sponsor is not responsible for floor level variations, normal base and floor separations, normal shrinking or expansion of wood, variations in width, length or tone of wood floor strips or scratches and dents in flooring. See the section in Part II of this Plan entitled "Description of Property and Specifications or Building Condition."

31. The By Laws provide that any controversy between Unit Owners or any claim by a Unit Owner against the Condominium or another Unit Owner arising out of or in relation to the Declaration, By-Laws or Rules and Regulations of the Condominium shall be settled by arbitration in accordance with the Rules of the American Arbitration Association, and judgment upon the award rendered by the Arbitration may be entered in any court having jurisdiction thereof. The arbitrator must be an independent third party unrelated to any party of the dispute. The parties shall bear the costs of their own expenses and witness preparation but shall equally share the costs of the administrative fees, including the arbitrator's compensation. See the By Laws included in Part II of this Plan.
32. The Purchase Agreement provides that disputes involving any matter arising out of, or connected with, the Purchase Agreement, including, without limitation, any dispute regarding the disposition of the Down Payment shall be submitted to expedited arbitration, as described in more detail below and in the Purchase Agreement.

Disputes involving any matter arising out of, or connected with, the Purchase Agreement, including, without limitation, disputes regarding the disposition of Down Payments or Deposits must be submitted to "Expedited Arbitration". Expedited Arbitration means a binding arbitration proceeding held in New York County administered by JAMS, or if JAMS is no longer providing such service to another private alternative dispute resolution provider selected by Sponsor which is not affiliated with Sponsor (the "ADR Provider") and conducted, to the extent consistent with the Purchase Agreement, in accordance with the then prevailing rules and expedited procedures of the ADR Provider (the "ADR Rules"). Accordingly, by submitting to Expedited Arbitration, the parties to the Purchase Agreement waive the right to a trial by jury and to bring suit in court concerning disputes under the Purchase Agreement and agree to accept the Arbitrator's decision as final. New York law does not authorize the filing of a notice of pendency based on ongoing arbitration proceedings, unlike litigation. There is generally no right to appeal. The right of the parties to be represented by counsel and to submit data, memoranda and similar material in support of their respective positions, and the ability of the parties to obtain documents, witness statements and other discovery may be more limited in Expedited Arbitration than in court proceedings. After hearing the dispute, the Arbitrator shall be obligated to render

a determination (the “Award”) within the applicable time period under the ADR Rules for the rendering thereof. The Arbitrator may not have to explain the reason(s) for the Award. The Award shall be final and binding upon the parties. A party’s ability to have a court reverse or modify an arbitration award is very limited (see New York Civil Practice Law and Rules § 7511). Any motion to confirm or vacate the Award must be filed in a federal or state court located in the City, County and State of New York. Escrow Agent shall continue holding the Down Payment or Deposit in escrow until the later of (a) ninety (90) days following the Award or (b) final adjudication of any motion filed to confirm or vacate the Award. The parties shall bear the costs of their own expenses and witness preparation. The parties shall equally share the costs of the JAMS administrative fees, including the Arbitrator’s compensation. At the conclusion of the hearing, the Arbitrator shall make his or her determination and shall award to the prevailing party, if any, the costs and attorneys’ fees reasonably incurred by the prevailing party in connection with the Arbitration. The prevailing party shall be reimbursed for its share of the JAMS administrative expenses. See the “Procedure to Purchase” section in Part I and the Purchase Agreement in Part II of this Plan.

33. On December 22, 2017 the Tax Cuts and Jobs Act (the “2017 Act”) was signed into law. The 2017 Act made changes to the Internal Revenue Code of 1986, as amended (the “Code”) that are generally effective for individual taxpayers for the period January 1, 2018 through December 31, 2025, at which point the relevant Code provisions in effect prior to 2018 become effective again. The 2017 Act made changes to the pre-2018 Code provisions relating to tax and interest deduction for home ownership. In general, under the new Tax Cuts and Jobs Act, the owner of a residential condominium unit may deduct interest paid on his or her mortgage indebtedness on a mortgage of \$750,000 or less, as well as up to \$10,000 in the aggregate of the real estate taxes assessed and paid on his or her interest in the property and the state and local taxes paid to the taxing authorities. See the Opinion Letter included in Part I of this Plan.
34. If there is any “floor area” (as defined in the Zoning Resolution of the City of New York (the “Zoning Resolution”)) pertaining to the Property and not used in the Building as constructed or as a result of a future rezoning of the area on which the Property is located (the “Excess Floor Area”), the Sponsor or its designee, on behalf of itself, and acting as attorney-in-fact for the Board of Managers and each of the Unit Owners, may execute and deliver such documents and take such other actions as are appropriate to transfer, sell or permit the use of the Excess Floor Area, at any adjoining lot where the use of the Excess Floor Area is permitted pursuant to the Zoning Resolution, including, without limitation, executing and delivering on behalf of itself, the Board of Managers and each of the Unit Owners one or more declarations of zoning restrictions, zoning lot development agreements, and waiver of parties in interest. If the Excess Floor Area is used on adjoining properties, it may result in the vertical or horizontal expansion of such adjoining properties and, therefore, it may alter the views from and light into the Building. The Sponsor anticipates that there will be Excess Floor Area left after

completion of the Building, but the Sponsor would not use the Excess Floor Area to expand the Building. Solely the Sponsor, and not the Board of Managers or any of the Unit Owners, has any interest in the Excess Floor Area or any proceeds from the transfer or sale or use thereof. Therefore, unless development rights are separately acquired on behalf of the Condominium or a Unit Owner, any future expansion of the Building by the Board of Managers or of a Unit by a Unit Owner as may otherwise be permitted pursuant to applicable Legal Requirements may not be possible or may be limited. The power of attorney granted to the Sponsor or its designee in this paragraph is irrevocable and coupled with an interest. See the "Reservation of Development Rights" section in Part I of this Plan and the Declaration in Part II of this Plan.

35. Local Law 147 ("LL 147") was signed into law on August 28, 2017 and went into effect on August 28, 2018. Pursuant to LL 147, the Condominium must contain a written smoking policy for the Property that addresses smoking in Units, Common Elements and Limited Common Elements and that applies to all Unit Owners, occupants of the Units and persons on the Property.

In accordance with LL 147, the Condominium's smoking policy, set forth as a Rule and Regulation of the Condominium and which shall be included in all Purchase Agreements and Interim Leases, is the following:

"The Property is a smoke-free property. Smoking is not allowed in (a) any indoor Common Element or Limited Common Element, including, but not limited to, indoor corridors, rooms, hallways, stairs, stairways, storage areas and lobbies, (b) in any outdoor Common Elements or Limited Common Elements, including, but not limited to, any rooftops, patios, yards, terraces, decks, balconies, parking areas, pool areas, porches and courtyards, and (c) in any Unit. For purposes of this Rule and Regulation, (i) "smoking" shall mean inhaling, exhaling, burning or carrying any lighted or heated cigar, cigarette, electronic cigarette, little cigar, pipe, water pipe or hookah, herbal cigarette, non-tobacco smoking product (e.g., marijuana or non-tobacco shisha), or any similar form of lighted object or device designed for people to use to inhale smoke, and (ii) "electronic cigarette (e-cigarette) shall mean a device that heats a liquid, gel, herb or other substance and produces vapor for the user or people to inhale."

The Condominium's smoking policy is contained in the By Laws, Purchase Agreement and Interim Lease forms included in Part II of this Plan.

36. The kitchen countertops and certain bathroom tiles in the Residential Units may be natural stone. Natural stone varies in tone and color, can be porous and may absorb and react to liquids and other substances, resulting in stains, discoloration, etching and/or scratches. Sponsor's design intent is for the countertops and tiles to have a natural stone look and, therefore, Sponsor will seal but will not apply any protective film to any stone

surfaces in a Residential Unit prior to the Unit's closing. After the Closing, a Unit Owner, at the Unit Owner's sole cost, expense and discretion, can arrange with a professional of its choosing to have a protective film applied to stone surfaces in its Unit. Purchasers are advised that the application of a sealer or protective film to stone does not guarantee that stain, discoloration, etching or scratching will not occur. Sponsor makes no representation or warranty that any natural stone in a Unit will maintain its appearance after they are subject to use or about the color or cohesion of the stone. In addition, Sponsor is not responsible for variations in tone or color of, or normal scratches, etching or discoloration on, of or to, any natural stone in a Unit. See the section in Part II of this Plan entitled "Description of Property and Specifications or Building Condition."

37. The Purchase Agreement provides that if Purchaser is a foreign government, a resident representative of a foreign government or such other person or entity otherwise entitled to diplomatic or sovereign immunity, that the Purchaser designates a duly authorized and lawful agent to receive process for and on behalf of Purchaser in any state or Federal suit, action or proceeding in the State of New York based on, arising out of or connected with the Purchase Agreement or the Condominium Documents. Furthermore, if Purchaser is a foreign mission, as such term is defined under the Foreign Missions Act, 22 U.S.C. section 4305, Purchaser shall notify the United States Department of State prior to purchasing a Unit and provide a copy of such notice to Sponsor. Sponsor shall not be bound under the Purchase Agreement unless and until the earlier to occur of: (i) a notification of approval is received from the United States Department of State; or (ii) sixty (60) days after Purchaser's notice is received by the United States Department of State. See the form of Purchase Agreement in Part II of this Plan.
38. Until there are no Unsold Units, Sponsor and its designee(s) shall have the right to use, without charge, portions of the Building's Common Elements for exhibitions, events and promotions. See the section in Part I of this Plan entitled "Description of Property and Improvements."
39. Sponsor reserves the right to delay and waive the collection of Common Charges from Purchasers for a period of time prior to full occupancy of the Building (the "Waiver Period"). During the Waiver Period, Sponsor shall be solely responsible for the timely payment of, and will timely pay, all expenses to operate the Building based on the actual costs of operating the Building, including, without limitation, insurance premiums and reserve fund payments, instead of on the estimates set forth in Schedule B. Such expenses, however, shall not include individual Unit Owner expenses such as, but not limited to, real estate taxes and utility charges consumed within the Units. Therefore, during the Waiver Period, Schedule B will not be in effect and the level of services to the Building described in the Notes to Schedule B will not be fully in effect until expiration of the Waiver Period. In all instances, however, including during the Waiver Period, Unit Owners will remain responsible for the payment of real estate taxes

applicable to and utility charges consumed within their Units, regardless of whether the Units have been separately assessed. Sponsor will terminate the Waiver Period upon thirty (30) days' prior written notice to Unit Owners, after which the Schedule B and all Building services disclosed in the Notes to Schedule B will be in effect and the collection and payment of Common Charges will commence.

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 Waiver Period, Sponsor shall remain obligated to update the Condominium's budget as required by the Department of Law's governing regulations.

If Sponsor elects to delay and waive the collection of Common Charges, Sponsor will disclose the implementation of the Waiver Period in a closing notice to Purchasers and in the post closing amendment to this Plan, and will file a subsequent amendment to the Plan disclosing the expiration of the Waiver Period.

In connection with the Waiver Period, (a) Sponsor shall remain obligated to update the budget for the Condominium, (b) Sponsor may not use any Working Capital Contribution funds to pay for expenses to operate the Building, (c) and the Board of Managers, whether or not controlled by the Sponsor, shall remain obligated to obtain the financial statements for the Condominium (audited if Sponsor is in control of the Board), all as required by governing Department of Law regulations.

See the section in Part I of this Plan entitled "Rights and Obligations of Unit Owners and the Board of Managers."

40. If the Building is occupied by tenants and/or Unit owners prior to issuance of the Final Certificate of Occupancy, a tenant protection plan will be distributed to each occupant who will be occupying any Unit during construction, in accordance with the New York City Building Code, Section 28-104.8.4. See the Section in Part I of this Plan entitled "Rights and Obligations of the Sponsor."
41. At Sponsor's election, a Purchaser may rent a Residential Unit pursuant to an Interim Lease for the contracted-for Unit prior to the Closing and prior to or after consummation of this Plan, in the form included in Part II of this Plan. It will be a default under the Interim Lease if the Purchaser-occupant fails to comply with all of the Purchaser's obligations under the Purchase Agreement. It will be a default under the Purchase Agreement if the Purchaser-occupant fails to comply with all of the Purchaser-occupant's obligations under the Interim Lease, which default will permit the Sponsor to cancel the Purchase Agreement. See the section in Part I of this Plan entitled "Interim Leases."

42. There will be two Parking Units with an unattended parking area located at the cellar and first floor levels of the Building, accessed by a parking ramp at the first floor, that will contain the Parking Spaces (the “Parking Area”). Parking Spaces 1 through 11 are located within Parking Unit PC at the cellar and are referred to in this Plan as the “Cellar Parking Spaces.” Parking Spaces 12 through 16 are located within Parking Unit P1 at the first floor and are referred to in this Plan as the “First Floor Parking Spaces.”

The Parking Units are not offered for sale and will be transferred by Sponsor to the Board of Managers, for no consideration, at or prior to the closing of title to the last Residential Unit, but in no event later than five (5) years from the date of the first Residential Unit closing. However, the Sponsor is offering for sale individual Parking Space Licenses for all Parking Spaces located in the Parking Units.

The First Floor Parking Spaces are accessory to the Residential Units. Parking that is accessory to the Residential Units can only be used by occupants of the Residential Units. Therefore, the First Floor Parking Spaces will be offered to Purchasers of Residential Units and Unit Owners only. Any First Floor Parking Space Licensee must also at all times be the owner of a Residential Unit. If at any time the First Floor Parking Space Licensee sells its Residential Unit and no longer owns any Residential Units in the Building, it shall simultaneously assign its First Floor Parking Space License to another owner of a Residential Unit, and if it fails to do so, the First Floor Parking License will automatically terminate without any action or notice required by the Board of Managers at such time as a First floor Parking Space Licensee no longer owns a Residential Unit. If a First Floor Parking Space License is terminated pursuant to the immediately preceding sentence or otherwise by the Board of Managers pursuant to the terms of the First Floor Parking Space License, or if a Unit Owner surrenders its First Floor Parking Space License without assigning it to another Unit Owner, the Board of Managers shall have the right to take possession of the same and/or issue a new First Floor Parking Space License for such First Floor Parking Space, upon terms and conditions determined in its sole discretion and without compensation to such First Floor Parking Space Licensee.

The Cellar Parking Spaces are not accessory to the Residential Units, will be offered to any person or entity and will not be limited to Unit Owners. A Cellar Parking Space Licensee does not have to be the owner of a Residential Unit or an occupant of the Building and may assign its Cellar Parking Space License to any person or entity, whether that person or entity is a Unit Owner or not. If a Cellar Parking Space License is terminated pursuant to the terms of the Cellar Parking Space License, or if a Cellar Parking Space Licensee surrenders its Cellar Parking Space License without assigning it to another, the Board of Managers shall have the right to take possession of the same and/or issue a new Cellar Parking Space License for such Cellar Parking Space, upon terms and conditions determined in its sole discretion and without compensation to such Cellar Parking Space Licensee.

If a Parking Space Licensee defaults in any of its obligations under the terms of the Parking Space License Agreement or under the Condominium's governing documents, the Board of Managers may, in addition to any rights and remedies under the Condominium's governing documents, deny access to and use of any Parking Space which is licensed by such Parking Space Licensee, cause any automobile or other vehicle located in the Parking Space to be removed and relocated at the Parking Space Licensee's expense and/or terminate the Parking Space License Agreement upon thirty (30) days written notice to the Parking Space Licensee.

There is no physical difference between the Cellar Parking Spaces and the First Floor Parking Spaces, and a Purchaser or Unit Owner may choose to purchase a Parking Space License for a Parking Space in any Parking Space. However, Sponsor reserves the right to offer as many Parking Space Licenses as it determines in its sole discretion and in accordance with applicable Legal Requirements. In addition, Sponsor reserves the right to limit the number of Parking Space Licenses sold to any one purchaser thereof or to make bulk sales, as it determines in its sole discretion. Sponsor makes no representation as to the availability of Parking Space Licenses.

No representation is made with respect to the expected date of completion or availability for use of such Parking Spaces and as a result, Parking Spaces may not be completed or available for use at and for a period of time following the closing of title to any Residential Unit. Until substantial completion of the Building, the Parking Area may not be fully accessible 24-hours per day. A Purchaser who has executed a rider to his or her Purchase Agreement to purchase a Parking Space License will be required to pay the full purchase price of the Parking Space License at a subsequent closing of the Parking Space License if at the time of the closing of title to the Residential Unit the Parking Space to which such Parking Space License pertains is not substantially complete or available for Purchaser's use.

Sponsor reserves the right to reconfigure, change, combine, relocate and/or modify the Parking Area or any portions thereof, and the number and size of the Parking Spaces, by among other things, reconfiguring the Parking Area and, in connection therewith, re-designating in an amendment to the Declaration, a portion of any Common Element space (other than such Common Element spaces which are used for ingress or egress to the Building or otherwise similarly used at the time for Building operations), as part of the Parking Area. Sponsor expressly reserves the right to effect such changes and to amend the Plan so as to reflect the same. Sponsor will obtain necessary permits and approvals required by DOB in connection with any of the foregoing work.

The Board of Managers has granted Sponsor the exclusive, non-revocable right, without charge, to sell the Parking Space Licenses for the Parking Spaces and retain all proceeds

from such sale. Therefore, purchasers of a Parking Space License shall initially pay to the Sponsor the price set forth on Schedule A-1 for the Parking Space License, and the Condominium will not be entitled to any of the proceeds from the sale of the Parking Space Licenses. Each Parking Space Licensee will thereafter be required to pay an initial license fee to the Condominium in an amount equal to that shown on Schedule A-1. Such monthly license fees will cover the estimated Common Charges and real estate taxes applicable to the Parking Units. The prices presented in Schedule A-1 for Parking Space Licenses may be changed only by an amendment to this Plan duly filed with the Department of Law when the change in price is an across-the-board increase or decrease affecting one or more lines of Parking Space Licenses, or is to be advertised, or is a price increase for an individual Purchaser. The Sponsor reserves the right to lower prices and to alter other terms of the Parking Space License for a Parking Space as a result of individual negotiations between the Sponsor and a Purchaser without filing an amendment. Following the first anniversary of the first Unit Closing, the monthly license fee for Parking Spaces shall be subject to annual increases based on budgets approved by the Board of Managers, as the Board of Managers deems necessary in its discretion. The Board of Managers will have, without limitation, the same rights and remedies with respect to the collection of license fees as it does with respect to the collection of Common Charges.

The monthly license fees set forth in Schedule A-1 applicable to the Parking Spaces will cover the estimated Common Charges and real estate taxes applicable to the Parking Units. Therefore, if such license fees are not paid, income to the Condominium from the license fees will not be available to offset the Common Charge and real estate tax expenses applicable to the Parking Units, in which case the Board of Managers shall have the right to make assessments to provide funds to the Condominium for paying the expenses applicable to the Parking Units to the extent necessary, and the owners of the Residential Units shall be responsible for paying any such assessments based on the Residential Common Interests allocated to the Residential Units. The Sponsor shall be responsible for paying the monthly license fees applicable to unlicensed Parking Spaces that are subject to Parking Space Licenses owned by Sponsor. The Sponsor makes no representation whatsoever regarding the future license fees to Parking Space Licensees.

The Sponsor does not make any representation that the Parking Spaces nor any permitted vehicles (or items stored therein) will remain dry or will not experience any water infiltration, and neither the Sponsor nor the Board of Managers will be responsible for any damage to any vehicles (or items stored therein) which are parked in the Parking Spaces. Parking Space Licensees who park vehicles (and store items therein) in the Parking Spaces do so entirely at their own risk and are advised to consult with their insurance brokers regarding appropriate coverage for their vehicles (and any items stored therein).

Sponsor reserves the unconditional right to rent or lease the Parking Spaces at any time before the same are sold or subject to Parking Space Licenses in accordance with applicable Legal Requirements.

The form of Parking Space License between the Board of Managers, the Sponsor and the Purchaser is set forth in Part II.

The Condominium's Declaration, By Laws and Rules and Regulations applicable to Unit Owners and to Units are also applicable to Parking Spaces and to Parking Space Licensees. Additional rules and regulations concerning the same may be adopted by the Board of Managers from time to time.

See the section in Part I titled "Description of Property and Improvements" and the Declaration, By-laws and form of Parking License in Part II.

43. Two (2) of the Parking Spaces in the Parking Area (as marked on the Floor Plans in Part II of this Plan) are designated as handicapped parking spaces (the "Handicapped Parking Spaces" and each individually a "Handicapped Parking Space," and the Parking Space Licenses for the Handicapped Parking Spaces, the "Handicapped Parking Space Licenses" and each individually a "Handicapped Parking Space License"). A "Handicapped Residential Unit Owner" for purposes of any discussion relating to the Parking Area, the Parking Spaces or the Parking Space Licenses shall mean any Residential Unit Owner who has a Handicapped Vehicle (or has a family member who resides in such Residential Unit Owner's Residential Unit who has a Handicapped Vehicle), which such Residential Unit Owner or family member intends to park in a Handicapped Parking Space. A "Handicapped Vehicle" shall mean any vehicle that has government-issued handicapped plates.

Sponsor reserves the right to sell the Handicapped Parking Space Licenses to any Purchaser or Unit Owner (if the Handicapped Parking Space License covers a First Floor Parking Space) and to any person or entity (if the Handicapped Parking Space License covers a Cellar Parking Space) provided that the Handicapped Parking Space Licenses will be the last Parking Space Licenses sold by Sponsor if they have not been previously sold to a person, entity, Purchaser or Residential Unit Owner, as applicable, who has represented to Sponsor (and provided reasonable evidence to Sponsor) that such person, entity, Purchaser or Residential Unit Owner will qualify as a Handicapped Residential Unit Owner or owns a Handicapped Vehicle intended to be parked at the Handicapped Parking Space, as applicable, at the time of issuance of the Handicapped Parking Space License to such person, entity, Purchaser or Residential Unit Owner. Ownership of a Handicapped Parking License by a Residential Unit Owner or, if applicable, a non-occupant of the Building who is not a Handicapped Residential Unit Owner, is subject to the right of any other present or future Residential Unit Owner who is a Handicapped Residential Unit Owner or who becomes a Handicapped Residential

Unit Owner to, at any time, demand upon thirty (30) days prior written notice to the owner of a Handicapped Parking License who is not a Handicapped Residential Unit Owner or non-occupant of the Building, that such owner either: (a) in the event the Handicapped Residential Unit Owner already owns a Parking License, that is not a Handicapped Parking Space License, trade Parking Licenses with the Handicapped Residential Unit Owner with no additional consideration to either party; or (b) in the event the Handicapped Residential Unit Owner does not already own a Parking License, sell its Handicapped Parking License to the Handicapped Residential Unit Owner at the then current, fair market value of such Handicapped Parking License (but, in the event that the then current, fair market value of such Handicapped Parking License cannot be agreed upon between the parties within fifteen (15) days of the Handicapped Residential Unit Owner's written demand to purchase the Handicapped Parking License, the same shall be resolved by expedited "baseball"-style arbitration). If, at the time a Handicapped Residential Unit Owner desires to make such demand, both of the Handicapped Parking Licenses are owned by owners who are not handicapped, then the Parking Licensee of the Handicapped Parking License that was most recently issued or assigned shall be the Parking Licensee required to satisfy said demand. Any Handicapped Residential Unit Owner making a demand for a Handicapped Parking License hereunder shall make such demand in writing to the owner of the Handicapped Parking License upon whom the demand is being made with a copy of the same sent simultaneously to the Board. The owner of the Handicapped Parking License upon whom said demand is being made must comply with the aforementioned demand within thirty (30) days from receipt of written notice thereof. If the owner of the Handicapped Parking License upon whom the demand is being made fails to comply with said demand within thirty (30) days from receipt of written notice thereof, the Board reserves the right to immediately terminate such owner's Handicapped Parking License and to re-issue the Handicapped Parking License to the Handicapped Residential Unit Owner demanding the same at the then, current, fair market value of such Handicapped Parking License determined as aforesaid, which amount shall be payable to the owner of the Handicapped Parking License whose Handicapped Parking License was terminated by the Board. All costs and expenses of either party and the Board entailed in the issuance or assignment of a Handicapped Parking License to a Handicapped Residential Unit Owner demanding the same, including, but not limited, reasonable attorney and arbitration fees, if applicable, shall be borne by the Handicapped Residential Unit Owner making said demand.

See the section in Part I titled "Description of Property and Improvements" and the Declaration in Part II.

44. A Unit Owner may sell or lease his, her or its Residential Unit subject only to the right of first refusal exercisable by the Board of Managers, and may mortgage his, her or its Unit, without restriction, with a lender.

Purchasers are advised to review Article VII of the By Laws for the full details pertaining to the Board's right of first refusal with respect to Unit sales and leases. In general, the By Laws provide that any Unit Owner who receives a bona fide offer (hereinafter called an "Outside Offer") for the purchase or rental of his, her or its Unit, that the Unit Owner intends to accept, shall give notice to the Board of Managers of such offer and of such intention, the name and address of the proposed purchaser or renter, the terms of the proposed transaction and such other information as the Board of Managers may reasonably require, and shall offer to sell or lease such Unit to the Board of Managers on the same terms and conditions as contained in such Outside Offer. Within thirty (30) days after receipt of such notice, the Board of Managers may elect by notice to such Unit Owner either (a) to purchase or rent such Unit on the same terms and conditions as contained in the Outside Offer, or (b) to produce a purchaser or renter who will purchase or rent such Unit on the same terms and conditions contained in the Outside Offer, failing which the offering Unit Owner shall be free to sell or rent such Unit.

See the "By Laws" in Part II of this Plan.

45. Immediately prior to the first Unit Closing or as soon thereafter as necessary information is available, the Sponsor shall apportion certain typical real estate closing items with the Board of Managers as of midnight of the day immediately preceding such Closing. If the result of the closing adjustments is a net credit in favor of the Condominium, the Sponsor shall make a contribution to the working capital fund in the amount of such net credit. If, however, the result of the closing adjustments is a net credit in favor of the Sponsor, same will be paid to the Sponsor by the Board in twelve (12) equal consecutive monthly installments pursuant to the terms of twelve (12) negotiable serial promissory notes to be executed by the Board at the first Closing. The first of these serial promissory notes will mature two (2) months after the date upon which the first Closing takes place and the balance will mature monthly thereafter. Each serial promissory note will contain a provision allowing the Sponsor to accelerate the note's maturity date in the event of a default under any other serial promissory note, in which case interest shall be due and payable on the compound sum of the lesser of 16% per annum or the highest rate permitted by law, such interest to accrue from the date payment was initially due until payment of said sum plus all such interest is made in full. The Board of Managers will be entitled to prepay each serial promissory note, in full only, at any time and without penalty. Payments of the serial promissory notes may be withdrawn from the Working Capital Fund. In the event the Working Capital Fund is insufficient to fully pay off the serial promissory notes, payment of the balance of the same shall be a Common Expense that will increase the Common Charges. The Sponsor will disclose any such closing adjustments made as of and in the post-closing amendment to this Plan. See the section of this Plan titled "Closing Adjustments with the Condominium Board."

46. Article 36-B of the New York General Business Law (the Housing Merchant Implied Warranty Law) does not apply to this offering because the Building contains more than five stories. Sponsor makes no warranties, express or implied, in connection with this offering and all such warranties are excluded, except as expressly set forth in this Plan. Regardless of any limitations this Plan, Sponsor is obligated to construct the Building in accordance with all applicable codes, filed plans and specifications, and locally accepted building practices for items which are not covered by codes, and any conflict between the disclaimers and Sponsor's obligations to construct the Building in accordance with all applicable codes, filed plans and specifications shall be resolved in favor of the latter. See the "Rights and Obligations of the Sponsor" in Part I of this Plan.
47. The Sponsor reserves the right to substitute in place of any materials, appliances, equipment, and/or fixtures described in the "Description of Property and Specifications or Building Condition" in Part II of this Plan, with Equal or Better materials, appliances, equipment, and/or fixtures provided only that any necessary approval of any governmental authority having jurisdiction thereover is first obtained. See the "Description of Property and Specifications" in Part II of this Plan.
48. Bicycle storage will be available to Residential Unit Owners. There is no ownership of a bicycle storage space. Bicycle storage will be available on a first-come, first-serve basis or such other basis as shall be established by the Board of Managers. The bicycle storage areas and spaces are Common Elements, located in a designated room at the first floor, as shown on the Floor Plans, and all maintenance, repairs and replacements of and to the bicycle storage areas and spaces will be made by the Board of Managers and the cost thereof, including any special assessments, will be a Common Expense, except for those necessitated by the negligence, misuse or neglect of a Unit Owner or an occupant of a Unit or a Unit Owner's employees, invitees, agents or contractors, which shall be made at the election of the Board of Managers either by the Board of Managers, at the expense of the Unit Owner, or by the Unit Owner. See the section in Part I entitled "Introduction" and "Description of Property and Improvements," and the Floor Plans in Part II.
49. The Façade Inspection Safety Program, formerly and also known as Local Law 11/98, applies to the Building. In accordance therewith, the Board of Managers will be responsible for scheduling inspections of the physical condition of the exterior walls (and any terrace/balcony railings and guards, including fire escapes) of the Building and submitting a technical report thereof to the New York City Department of Buildings every five (5) years after completion of construction, determined by issuance of the first temporary or final certificate of occupancy for the Building, or as required by applicable Legal Requirements. The inspections must be performed by a Qualified Exterior Wall Inspector, and the inspection report will provide one of three categories as a result of the inspection: (a) SAFE; (b) SWAMP (Safe with a Repair and Maintenance Program); or (c) UNSAFE. A SAFE designation means the Building does not need any further work

but must be reviewed again in the following 5-year cycle. If the Building is designated as SWARMP, the Qualified Exterior Wall Inspector will outline a repair and maintenance protocol for the Building to be addressed by the end of the cycle. If the Building is designated UNSAFE, the Qualified Exterior Wall Inspector will submit a repair protocol and repairs must begin immediately and completed within ninety (90) days (subject to an additional 90-day extension when required), with an amended report required after completion of repairs to reclassify the Building SAFE or SWARMP. Compliance with Local Law 11/98, including all costs, expenses, fees, inspections and filings in connection therewith, shall be the responsibility of the Board of Managers and the Unit Owners, not the Sponsor. The Board would have to obtain quotes for such costs, expenses and fees and bids to perform such work at the appropriate time. Purchasers are advised that the costs associated with Local Law 11/98 inspections and compliance can be substantial, may include installation of construction scaffolding and sheds as required by DOB for extended periods of time, the hiring of an architect or engineer, and are not included in Schedule B. See the section in Part I of this Plan entitled "Description of Property."

50. In accordance with Board of Managers of 184 Thompson Street Condominium v. 184 Thompson Street Owner LLC, et al, 106 A.D. 3d542 (1st Dept. 2013), the principals of Sponsor expressly disclaims the existence of any private right of action for contract claims by individual unit owners (or a board on their behalf) in connection with or arising solely from the principals' execution of the Certification of Sponsor and Principal, absent liability under another statute or under an alter-ego or other veil-piercing theory. See the form of "Purchase Agreement" set forth in Part II of the Plan.
51. As more fully set forth in the Declaration, By-Laws and the Rules and Regulations each Residential Unit shall be used only as a residence and for legally permitted uses accessory to residential use and for professional or business use of a permitted residential occupant, provided that such use is in accordance with Legal Requirements. The current zoning law permits the use of up to five hundred (500) square feet, but no more than twenty-five percent (25%) of the Residential Unit, for a home occupation. The term "home occupation" is defined to include certain artistic, professional and teaching activities.

Each of Residential Units 2A, 2B, 2C, 2D, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A and 9B has a room labeled in the Floor Plans as "H.O." or "Home Office." Such Home Office room may not be used as a bedroom or living room or for cooking, and using it as such may result in the imposition of violations and fines. However, such Home Office room may be used as a "work from home" space, for storage or for a "home occupation," defined in the Zoning Resolution to include certain artistic, professional and teaching activities.

The Home Office rooms in Units 2B, 2D, 3B, 4B, 5B, 6B, 7B, 8B, 9B, as well as the kitchen and living rooms of Units PH10, PH11, PH12 and PH14, contain lot line windows, as shown in the Floor Plans, that are not counted towards legal light and ventilation requirements. Lot line windows will be protected by an automatic sprinkler system. Such lot line windows may have to be sealed if a building or structure is built on the property next to the lot line windows and such building or structure blocks the lot line windows. If the lot line windows are blocked, the Board of Managers will seal the lot line windows and the costs thereof shall be a Common Expense, but any repairs (and the costs thereof) to the inside surface of the walls of the Units where the windows were located shall be the responsibility of each Unit Owner affected. Sealing of the lot line windows would not affect the legal use of the Units or the affected rooms because they meet the light and air requirements of local codes without such sealed windows.

See the Description of Property in Part I of the Plan and the Description of Property and Specifications, Floor Plans, Declaration and By laws in Part II of this Plan.

52. The Building will contain certain major mechanical equipment, including, but not limited to, the elevator and elevator machine room, trash rooms, fans, pumps, condenser units, and the like (collectively, "Equipment") located throughout the Building and roof and bulkhead that may cause noise and vibration throughout the Building. While Sponsor will endeavor to reduce excessive noise and vibration emanating from the Equipment to maintain levels below lawful limits, it may be impossible to eliminate such noise and vibration entirely. As a result, Residential Units and amenity areas in close proximity may be affected. See the Floor Plans included in Part II of this Plan.
53. Purchasers of Units PH10, PH11, PH12 and PH14 should note that each such Unit includes as part of the Unit and the Unit's square footage the area designated in the Floor Plans as "Hallway" and that is located between the elevators and the common "Egress Stairs" labeled in the Floor Plans as Stair A and Stair B. Such Hallways are considered intervening public halls under the New York City Building Code. Intervening public halls are corridors that act as fire and other emergency safety measures, and are meant to provide a clear path for evacuation from the Units in the event of a Building fire or other emergency. Therefore, the Hallways must at all times provide unrestricted access to the Egress Stairs for emergency egress. This unrestricted emergency egress access is accomplished and maintained by the doors of the Egress Stairs not having any locks.

The Hallways must remain as an intervening public hall, and the intervening public hall design and status must remain, for as long as the Building shall stand. The Owners of Units PH10, PH11, PH12 and PH14 must at all times maintain a clear pathway in the Hallway to and from the doors of the Egress Stairs. No modifications may be made to (a) the Hallways, including, without limitation, to the floor finish elevations, partitions, ceiling heights and lighting fixtures and configuration, or (b) the access to, from or

between the Egress Stairs, including, without limitation, the door transitions or saddles, the emergency lighting, fire alarm devices and all other system parts related to the emergency use of the intervening public halls. The failure to comply with these requirements may result in violations issued against the Units and/or the Building, and the costs of dealing with and clearing violations shall be a Common Expense and the Condominium's responsibility, unless the violation is caused by a Unit Owner, in which case the costs of dealing with and clearing violations shall be borne solely by such Unit Owner.

The Condominium shall be responsible for the maintenance, repair and replacement of the Egress Stairs, including its doors and the door transitions and saddles, and of the intervening public halls' emergency lighting, fire alarm devices and all other system parts related to the emergency use of the intervening public halls, and the cost thereof shall be a Common Expense. The Owners of Units PH10, PH11, PH12 and PH14 shall be responsible, at their sole cost and expense, for the maintenance and repair of their Hallway.

See the Description of Property and Specifications in Part II of this Plan.

INTRODUCTION

Loves Lane Owner LLC (“Sponsor”) presents this offering plan (“Plan”) to describe the submission to condominium ownership of the Land and the Building known as 142 West 21st Street, New York, New York and all appurtenances thereto and the sale of Units in the Condominium. The Condominium will be known as “142 West 21st Street Condominium.” The Condominium will contain a total of Twenty-two (22) Residential Units and two (2) Parking Units, all of which are vacant.

All Residential Units are offered for sale. The Parking Units contain sixteen Parking Spaces for which Sponsor is offering for sale individual Parking Space Licenses. The Parking Units are not offered for sale and will be transferred by Sponsor to the Board of Managers, for no consideration, at or prior to the closing of title to the last Residential Unit, but in no event later than five (5) years from the date of the first Residential Unit closing.

The Sponsor invites all prospective Purchasers to read this Plan in order to properly and thoroughly evaluate the offering made by the Sponsor. The purpose of this Plan is to set forth all the material terms of the offer to sell Units in order to allow prospective Purchasers to make informed decisions regarding their purchase of Units. The terms of this Plan may be changed from time to time by amendments accepted for filing by the Department of Law. Amendments will be distributed to Purchasers and Unit Owners and any other person entitled to receive a copy of an amendment pursuant to 13 N.Y.C.R.R. §20.1(d) and §20.3(d)(1).

The Condominium is subject to, and complies with, the Condominium Act. The Property will be submitted to provisions of the Condominium Act by the Sponsor's recording the Declaration in the Office of City Register, Borough of Brooklyn. From the date of recording the Declaration, the Sponsor will be the owner of each of the Units until each is sold and conveyed. The Sponsor may not, under law, offer Units for sale unless and until an offering plan has been accepted for filing by the Department of Law.

The Sponsor of this Plan is Loves Lane Owner LLC. The Sponsor acquired title to the Property on March 15, 2024. When acquired, the existing building on the Property was a vacant, two-story building (the “Existing Structure”) used by the prior owner as a commercial garage. The Sponsor will gut renovate the Existing Structure, and newly construct twelve floors and a bulkhead on top of the Existing Structure, so that the Building, when completed, will contain a cellar, thirteen floors, a bulkhead, twenty-two (22) Residential Units and two (2) Parking Units. The gut renovated Existing Structure will constitute the Building's cellar and first floor. All Residential Units will be located within the newly constructed portion of the Building and, therefore, will not contain any lead-paint. The Property will also include storage spaces, balconies and terraces as Limited Common Elements. Please refer to Note 8 to Schedule A, below and to the Declaration in Part II for a more detailed description of the Limited Common Elements.

The Sponsor intends to sell the Residential Units and Parking Space Licenses offered pursuant to this Plan and will endeavor in good faith to sell all Residential Units in a reasonably timely manner rather than rent. Sponsor reserves the unconditional right to rent the Residential Units offered pursuant to this Plan to Purchasers at any time and to others after consummation of this Plan. Because the Sponsor is not limiting the conditions under which it will rent rather than sell Units, there is no commitment to sell more units than the fifteen percent (15%) necessary (i.e., four Residential Units) to declare the plan effective and owner-occupants may never gain voting control and management of the Condominium. If the Sponsor makes a bulk sale of all or some of its Unsold Units, then the transferee successor sponsor is bound by Sponsor's representations regarding its commitment to sell, and its reservation of the right to rent, the Units as specified herein. The validity of the Plan's effectiveness shall not be impaired or affected if one or more Purchasers counted for purposes of declaring the Plan effective does or do not close title. However, if all Purchase Agreements are rescinded or terminated prior to the date of the first Unit closing, the Sponsor shall re-declare the Plan effective, regardless of whether the Declaration has been recorded in the Office of the City Register.

Although a Purchaser may obtain financing from a lending institution or any other source, his, her or its obligation to purchase a Unit pursuant to his, her or its Purchase Agreement is not contingent on obtaining financing for such purchase. Any 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 necessary to pay the balance of the purchase price at the closing of title. Purchasers should note that in the current real estate market, banks and other lenders are imposing various restrictions on purchase financing. Such restrictions may include requiring that a certain percentage of Units be sold before a lender will consider making a loan. Thus, it may be possible for a Purchaser to experience difficulty in obtaining a loan in the Building if the Sponsor has not sold a substantial percentage of the Units, which in some cases may be as high as 70%. Moreover, some lenders will not provide financing if an investor, other than the Sponsor, owns 10% or more of the Units. It may also be difficult for a Purchaser to resell a Unit if prospective buyers are unable to obtain a loan due to the same minimum sales and investor ownership restrictions. Prospective purchasers who require financing for the purchase of a Unit are advised to consult with a lending institution before executing a Purchase Agreement. No representation is made by the Sponsor, its principals or any other agents of the Sponsor as to the availability or cost of such financing.

The Sponsor has commenced the construction described in this Plan with funds from the construction lender. Such funds are anticipated and expected, but not guaranteed, to be sufficient to complete the construction described in this Plan. If unforeseen circumstances arise, however, the Sponsor will make commercially reasonable efforts, but ultimately may not be able to, complete the construction described in this Plan. If Sponsor is unable to complete construction, the Sponsor may abandon this Plan or provide financially responsible entities or individuals who will assume the status and all of the obligations of the Sponsor under this Plan, in either case in accordance with applicable legal requirements. If this Plan is abandoned, all Purchase Agreements will be terminated and all Down Payments will be promptly returned to

Purchasers. However, all Purchase Agreements will remain in full force and effect if a financially responsible successor sponsor is provided. This Plan may be abandoned by the Sponsor, at its sole and unrestricted option, at any time before it is declared effective by an amendment together with form RS-3 filed at the Department of Law, but it may not be abandoned once it has been declared effective for any reason other than those set forth in the “Effective Date” section of this Plan. In addition, to the extent not prohibited by applicable law, the construction lender may, on an occurrence of default by the Sponsor, exercise the Sponsor’s rights under this Plan or other rights as the owner of the Units to the same extent as the Sponsor would have been entitled to exercise such rights, and superior rights under the mortgage, and may give all consents, waivers and ratifications in respect thereof and may otherwise act with respect thereto as though the lender or its designees were the outright holder of such rights. Promptly after any such event, this Plan will be amended to disclose the extent to which the construction lender will exercise the Sponsor’s rights under this Plan and applicable law and the other rights as owner of the Units. The construction lender may require that the Sponsor rent Units in the Building in the event market conditions change and the Units cannot be sold at the offering prices and, further, the lender may do so itself in the occurrence of a default.

The Board of Managers does not have the right to approve or disapprove Purchasers. There is no limit on the number of Unit Owners who may purchase for investment rather than for personal occupancy. Therefore, there may always be a substantial percentage of Unit Owners who are non-residents and owner-occupants may never gain voting control and management of the Board of Managers or the Condominium.

This Plan as currently constituted calls for Twenty-two (22) Residential Units and two (2) Parking Units, as well as the Common Elements. Improvements being made to the Building by the Sponsor are described in the section of Part II of this Plan entitled “Description of Property and Specifications or Building Condition.”

The initial purchase price for each Unit, the percentage of Common Interest allocated to each Unit, the estimated annual Common Charges and other financial information are listed below in “Schedule A – Schedule of Purchase Prices and Other Financial Details for Each Unit.” The initial purchase price for each Parking Space License and the estimated monthly license fees are listed below in “Schedule A-1 – Offering Prices of Parking Space Licenses and Related Information.” **THE PRICES CONTAINED IN THIS PLAN HAVE BEEN SET BY THE SPONSOR WITHOUT ARMS LENGTH NEGOTIATION AND ARE NOT SUBJECT TO APPROVAL BY THE DEPARTMENT OF LAW OR ANY OTHER GOVERNMENTAL AGENCY.**

Each Residential Unit will be provided with, and each Unit’s purchase price includes, the equipment, appliances and fixtures described in the Description of Property and Specification included in Part II of this Plan, subject to Equal or Better substitutions.

No binding obligation will arise between a Purchaser and the Sponsor unless and until a Purchase Agreement, executed by both a Purchaser and the Sponsor, has been exchanged and Sponsor has collected the Down Payment. The submission of a Purchase Agreement for a Unit by the Sponsor to a prospective Purchaser or receipt by the Sponsor of a Purchase Agreement from a prospective Purchaser does not mean that the Sponsor has approved the prospective Purchaser to purchase a Unit.

Features of Condominium Ownership

The Purchaser of a Residential Unit will own his, her or its Unit in a manner similar in many respects to the ownership of a one-family home. He, she or it will own the Unit outright, will be entitled to the exclusive possession of the Unit and also will own an undivided fee interest in, and will have the right to use, the Common Elements in common with all other Unit Owners. He, she or it also will have the exclusive or shared right to use any Limited Common Elements appurtenant to his, her or its Unit, as such Limited Common elements are described and set forth in Schedule A, the Notes to Schedule A and the Declaration.

A Unit Owner will be required to pay Common Charges in accordance with the Declaration, By-Laws and Sections 339-i, 339-m and other applicable provisions of the Condominium Act, proportionate to his, her or its respective interest in the Common Elements, for the operation and maintenance of the Property. The Common Charges may include a reserve for contingencies, replacements and/or repairs in such amount as the Board of Managers shall decide is in the best interest of the Condominium. The Board of Managers will determine the Common Charges. See "Schedule B – Projected Budget for First Year of Condominium Operations." A Unit Owner may use the Unit for any legal purpose, subject to Legal Requirements. Prospective Purchasers should note the use restrictions contained in the Declaration and the By-Laws and described in the section of this Plan entitled "Rights and Obligations of the Unit Owners and the Board of Managers." Each Unit Owner must comply with the Declaration, the By-Laws and the Rules and Regulations and may lose the right to vote annually for the Board of Managers and be subject to other sanctions if not in compliance with all of the foregoing.

A Unit Owner may sell or lease his, her or its Unit subject only to the right of first refusal exercisable by the Board of Managers, and may mortgage his, her or its Unit, without restriction, with a lender.

Each Unit Owner will be taxed separately for real estate tax purposes and may obtain a mortgage loan on his, her or its Unit and make the mortgage loan payment directly to the mortgage lender. The Unit will not be affected by any other Unit Owner's separate obligation for such other Unit Owner's mortgage loan or real estate taxes. Each Unit Owner will be further responsible for utility charges consumed in his, her or its Unit.

At the Closing of a Unit, the Purchaser will be required to make a contribution equal to two months of Common Charges to the Working Capital Fund as described in the section of this Plan entitled “Working Capital Fund and Closing Adjustments with the Condominium Board” below.

Each Unit Owner will be responsible for the cost of interior maintenance and repair of his, her or its Unit, and for the cost of all decoration of the interior of the Unit beyond that set forth in the “Description of Property and Specifications or Building Conditions” in Part II of this Plan. Each Unit Owner will be responsible for the cost of his, her or its own liability insurance to cover occurrences within the Unit as well as for casualty insurance to cover losses to his, her or its personal possessions and improvements in the Unit. A more detailed description of the rights and obligations of Unit Owners is contained in the Declaration and By-Laws of the Condominium. These documents appear in Part II of this Plan.

Each Unit Owner shall be responsible for maintaining, repairing and replacing the Limited Common Elements appurtenant to his Unit. See the section of this Plan entitled “Rights and Obligations of Unit Owners and the Board of Managers” and the Declaration of Condominium.

The Board of Managers will conduct the affairs of the Condominium and supervise the operation of the Property. Unit Owners have the right to vote for members of the Board of Managers.

Any controversy between Unit Owners or any claim by a Unit Owner against the Condominium or another Unit Owner arising out of or in relation to the Declaration, By-Laws or Rules and Regulations of the Condominium shall be settled by arbitration in accordance with the Rules of the American Arbitration Association and in accordance with Article IX, Section 10 of the By-Laws.

Sponsor has a fiduciary obligation to enforce its obligations under this Plan, even during the period that the Sponsor controls the Board. The obligations of the Sponsor hereunder shall be enforceable by the Board of Managers on behalf of Unit Owners. Except as expressly provided herein to the contrary, the obligations of the Sponsor shall be enforceable by individual Unit Owners only if either (i) the Board fails to take reasonable action to enforce such obligations within ninety (90) days following the giving of notice of a claim by a Unit Owner to the Board or (ii) the applicable statute of limitations with respect to any claim by a Unit Owner which would otherwise be enforceable by the Board will expire during the aforesaid ninety (90) day period (in either of which events the Unit Owner may bring an action in the nature of a derivative action against the Board of Managers). However, with regard to the Sponsor’s obligations pertaining to the Common Elements, nothing herein shall prevent an individual Unit Owner from bringing an action in his, her or its own capacity against the Sponsor after the aforesaid ninety (90) day period has expired and the Board of Managers has failed to take reasonable action to enforce such obligations within the aforesaid ninety (90) day period. Any

action brought by a Unit Owner or the Board will require significant costs, time and resources and is not guaranteed to be resolved in the Unit Owner's or Board's favor.

* * * *

In the opinion of the counsel for the Sponsor, each Unit Owner may be entitled to certain deductions for income tax purposes. See the section of this Plan entitled "Opinion of Counsel."

When notice is required pursuant to the regulations of the Department of Law as described in Part I of this Plan, it shall be effective as follows: service by personal delivery shall be deemed complete upon delivery; service by mailing shall be presumed complete on the fifth day after the date of mailing. Purchasers should note that documents contained in Part II of this Plan may contain different notice provisions in which case such different provision shall apply.

The Sponsor has the right to reject any prospective Purchaser without cause or explanation, provided that such rejection is not based on sex, sexual orientation, race, creed, color, national origin, ancestry, age, disability, marital status or other ground proscribed by law. Units may be offered only to individuals over the age of eighteen (18) and to corporations and other entities that may legally own real property in the State of New York.

A form of the Purchase Agreement is reproduced in Part II of this Plan.

This Plan consists of Parts I and II, including all schedules, as well as Parts A, B, C and D of the Exhibits submitted to the Department of Law. This Plan constitutes the entire offer of the Sponsor and contains all of the material terms of the transaction. Part I sets forth a general description of the offering and the Condominium. Part II of this Plan contains the basic documents necessary to create the Condominium and otherwise effectuate this Plan. Also included in Part II are a detailed physical description of the Property and certifications as to certain matters discussed in this Plan. All documents referred to in this Plan are important and should be read carefully by prospective Purchasers. Prospective Purchasers should consult an attorney before purchasing a Unit and provide him or her with a copy of this Plan. Copies of this Plan, all documents referred to herein and all Exhibits submitted to the Department of Law in connection with the filing of this Plan, will be available for inspection by prospective Purchasers and their attorneys without charge at the office of the Sponsor's attorney during normal business hours. Copies will also be available for photocopying at a reasonable charge. In addition, copies of this Plan and all Exhibits will be available for inspections at no charge and copying at a reasonable fee at the Department of Law, with an address at 28 Liberty Street, New York, NY 10028.

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.

DEFINITIONS

Definitions of some important terms used in this Plan are set forth below. These definitions are for explanatory purposes and should be read in conjunction with technical definitions appearing in the Declaration, By-Laws and Condominium Act, all defined below.

1. Board of Managers - The governing body of the Condominium, which will conduct Condominium affairs and supervise the operation of the Property. Also referred to as the "Board."
2. Building – The building erected now or later on the Land.
3. Bulk Sale or "bulk sale" - The transfer of 10 or more Residential Units or 20% of the total number of Residential Units in the Condominium, whichever is less.
4. By-Laws - The by-laws for the governance of the Condominium. A copy of the By-Laws is included in Part II of this Plan.
5. Cellar Parking Spaces – Parking Spaces 1 through 11 located in Parking Unit PC.
6. Cellar Parking Space Licenses – the Parking Space Licenses offered for sale under this Plan for use of the Cellar Parking Spaces.
7. Cellar Parking Space Licensees – the Parking Space Licensees under the Cellar Parking Space Licenses.
8. Closing - The time, place and procedure of transfer of title of a Unit from the Sponsor to a Purchaser in exchange for payment of the purchase price pursuant to a fully executed Purchase Agreement.
9. Common Charges - Each Unit's proportionate share of the Common Expenses, determined by multiplying the Common Expenses by the Unit's Common Interest.
10. Common Elements - The portions of the Property other than Units, including without limitation, the Land, lobbies, garage, corridors, hallways, stairs, stairways, roofs and other portions of the Building set aside for common use and Limited Common Elements.
11. Common Expenses - Operating and other expenses of the Condominium as determined by the Board of Managers.
12. Common Interest - The proportionate undivided interest, in fee simple absolute, expressed as a numerical percentage, in the Common Elements, appurtenant to each Unit. The aggregate Common Interest for all Units is 100%. The percentage of Common Interest of a Unit is

the basis for determination, among other things, of the following rights and duties of the Unit Owner:

- a. Voting power;
- b. Share of Common Expenses;
- c. Share of any distribution upon termination of Condominium ownership.

9. Condominium - The Units and Common Elements constitute the Condominium to be located at 142 West 21st Street, New York, New York and to be known as “142 West 21st Street Condominium.”

10. Condominium Act - Article 9-B of the Real Property Law of the State of New York, as amended.

11. Construction lender - Deutsche Bank AG New York Branch, with an address at 1 Columbus Circle, 15th Floor, New York, NY 10019, or any other persons or entities designated from time to time by the Sponsor to be its construction lender.

12. Declaration - The document by which the Property is submitted to the provisions of the Condominium Act, as such document may from time-to-time be amended, consistent with law, the provisions of the Declaration and the By-Laws. The Declaration will be recorded in the Office of the City Register, Borough of Brooklyn. A copy of the Declaration is included in Part II of this Plan.

13. Department of Law - The New York State Department of Law, also known as the Attorney General's office, with an address at 28 Liberty Street, New York, NY 10028.

14. Down Payment - The payment made pursuant to a Purchase Agreement by a Purchaser to the Sponsor at the time a Purchase Agreement is signed.

15. Equal or Better – Shall mean comparable or better quality, as recognized by industry standards for the equipment's or material's performance, efficiency, longevity and classifications, as applicable.

16. Escrow Account - The bank account into which the Escrow Agent will place Down Payments and other funds received under a Purchase Agreement prior to Closing.

17. Escrow Agent - The attorney for the Sponsor, Marcus Attorneys PLLC, which will hold funds paid by a Purchaser under a Purchase Agreement until the Closing or termination of a Purchase Agreement and disposition of such funds as described in the Purchase Agreement and the section of this Plan entitled “Procedure to Purchase.”

18. Exhibits - Those documents that are part of this Plan and are intended to provide additional information to the Purchaser and/or clarify the Plan. The Exhibits include Parts A, B, C and D submitted to the Department of Law by the Sponsor pursuant to the regulations of the Department of Law.

19. Final Inspection Sheet – A statement in which the Sponsor and a Purchaser agree as to the incomplete work of a material nature which the Sponsor must perform or complete in, or to, said Purchaser's Unit.

20. First Floor Parking Spaces – Parking Spaces 12 through 16 located in Parking Unit P1.

21. First Floor Parking Space Licenses – the Parking Space Licenses offered for sale under this Plan for use of the First Floor Parking Spaces.

22. First Floor Parking Space Licensees – the Parking Space Licensees under the First Floor Parking Space Licenses.

23. Floor Plans - The floor plans for the Building to be filed with the Declaration in the Office of the City Register, Borough of Manhattan and available at the office of the Sponsor's attorney.

24. Interim Lease - A lease between the Sponsor and a Purchaser to permit occupancy of a Unit prior to the Closing.

25. Land – The parcel of land upon which the Building is situated and known as 142 West 21st Street, New York, New York, New York, as more fully described in the Declaration.

26. Legal Requirements - The requirements and limitations of laws, ordinances, rules, regulations, guidelines and determinations of any government, governmental authority or quasi-governmental authorities and agencies, case law and all judicial rulings, judgments and orders, the requirements of insurers, insurance underwriting agencies, agreements, instruments and insurance policies, and of mortgages and the holders of mortgages on the Property or any part thereof binding on the Board of Managers or affecting the Condominium, the Declaration, the By-Laws or the Rules and Regulations, and of the By-Laws, the Declaration and the Rules and Regulations.

27. Limited Common Element - A Common Element appurtenant to a particular Unit or Units, including any pavers, planters, decking, drains, hose bibs, electrical outlets, lighting and light fixtures, enclosures and dividers installed or located thereon, the use of which is restricted to the owner(s) of such Unit or Units. The respective responsibilities of such Unit Owners and

the Board of Managers for repair and maintenance of Limited Common Elements are set forth in the Declaration and By-Laws.

28. Parking Spaces – The parking spaces located in the Parking Units at the Building’s cellar and first floor that are made available pursuant to Parking Space Licenses.

29. Parking Space Licenses – the licenses offered for sale under this Plan for use of Parking Spaces.

30. Parking Space Licensees – the licensees under the Parking Space Licenses.

31. Parking Units – Units PC and P1, as described on the Floor Plans.

32. Plan - This offering plan describing the sale of Units at 142 West 21st Street, New York, New York, including the Exhibits.

33. Property - The Land and the Building.

34. Purchase Agreement - The written agreement for the sale-purchase of a Unit between a Purchaser and the Sponsor. The Purchase Agreement is described in the section of this Plan entitled “Procedure to Purchase” and a form is included in Part II of this Plan.

35. Purchaser - A person, persons or an entity that has or have entered into a Purchase Agreement.

36. Residential Common Interest: The proportional common interest appurtenant to a Residential Unit as against all other Residential Units and excluding the Parking Units.

37. Residential Units – Units 2A, 2B, 2C, 2D, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, PH10, PH11, PH12 and PH14, as described on the Floor Plans.

38. Rules and Regulations – The rules and regulations of the Condominium, initially as included in Part II of this Plan and as modified from time to time in accordance with the By-Laws.

39. Selling Agent – Corcoran, a real estate brokerage firm retained by the Sponsor to market the Units, with an address at 220 West 19th Street, 5th Floor, New York, NY 10011, or any other persons or entities designated from time to time by the Sponsor to be its agent in the sale of Units. The Selling Agent and its personnel may not bind the Sponsor or make any representation on behalf of the Sponsor or other persons or entities designated from time to time by the Sponsor to be its agent in the sale of Units.

40. Sponsor – Loves Lane Owner LLC, the company making the offering described in this Plan. Loves Lane Owner LLC has an address at 246 West 16th Street, Suite 1R, New York, NY 10011. It is formed under the laws of the State of Delaware.

41. Unit - A particular space described as a “unit” on the Floor Plans, together with an undivided percentage interest in the Common Elements and appurtenant rights.

42. Unit Owner - The person, persons or entity owning a Unit in fee simple absolute.

43. Unsold Unit - A Unit owned, at the time in question, by the Sponsor or its designee or successor who or which does not occupy the Unit for his, her, its or their own use.

Working Capital Fund - A fund created for working capital, making repairs or for such other appropriate purposes permitted under the By-Laws as will be determined by the Board of Managers. At Closing, each Purchaser will contribute two months’ Common Charges to the fund. See the section of this Plan entitled “Working Capital Fund And Closing Adjustments With The Condominium Board.”

DESCRIPTION OF PROPERTY AND IMPROVEMENTS

The Property is located at 142 West 21st Street in the Borough of Manhattan, City and State of New York.

When acquired by Sponsor, the existing building on the Property was a vacant, two-story building (the “Existing Structure”) used by the prior owner as a commercial garage. Sponsor will gut renovate the Existing Structure, and newly construct twelve floors and a bulkhead on top of the Existing Structure, so that the Building, when completed, will contain a cellar, thirteen floors, bulkhead, twenty-two (22) Residential Units and two (2) Parking Units containing sixteen Parking Spaces for which Sponsor is offering for sale individual Parking Space Licenses. The gut renovated Existing Structure will constitute the Building’s cellar and first floor. All Residential Units will be located within the newly constructed portion of the Building and, therefore, will not contain any lead-paint. The Building will be serviced by two passenger elevators.

The Property will also include the following Limited Common Elements, also described in Note 8 to Schedule A, below, and the Declaration in Part II:

Each Residential Unit shall have as a Limited Common Element a storage area, as shown on the Floor Plans. The owners of such Units may use their storage areas only in compliance with all Legal Requirements and shall be responsible for maintenance, repair and replacement of their storage areas. The Board of Managers and its agents, employees and contractors may have access to all storage areas in order to inspect the Common Elements and for any action the Board of Managers is required or permitted to take. In the event that any such

Board action requires removal or disruption of all or any elements of the storage areas, it shall be the responsibility of the Board of Managers to replace such elements.

Each Residential Unit shall have as a Limited Common Element at least one condenser unit. A condenser unit is a part of the the Unit's HVAC system that maintains a comfortable indoor environment by removing heat from the indoor air to cool the Unit. The Unit Owners shall have the right to place, inspect, maintain, repair and replace their condenser and other condenser equipment serving their respective Units. A Unit Owner, and his, her or its agents and contractors shall have a right of access over and through any areas where the condenser units are located for such purposes. A Unit Owner shall be responsible for the maintenance, repair and replacement of the condenser and condenser equipment servicing his, her or its Unit (including equipment located outside the Unit and all piping and wiring associated with the Condenser), as required. Purchaser's should expect the average cost of repairing a consender unit in New York City to be approximately \$1,000 per repair, though the actual costs will depend on the issue to be repaired, the contractor selected and other matters that may result in substantially lower or higher costs per repair. The Board of Managers shall be responsible for maintenance, repair and replacement of all common areas, and all elements thereof, except that in all events a Unit Owner shall be responsible for the cost and expense of any maintenance, repair and replacement of any portion of common areas or elements thereof if necessitated by the negligence, misuse or neglect of a Unit Owner or an occupant of a Unit or a Unit Owner's employees, invitees, agents, guests or contractors. In the event repairs by the Board of Managers require removal or disruption of any elements of the condensers, it shall be the responsibility of the Board of Managers to replace such elements. In any event, the Board of Managers and its agents, employees and contractors may have access to all common areas of the Building in order to inspect the Common Elements and for any action the Board of Managers is required or permitted to take.

Units 2A, 2B, 3A, 3B, PH10, PH11, PH12 and PH14 shall each have at least one terrace as a Limited Common Element, as shown on the Floor Plans. The owners of such Units and their successors and assigns shall be responsible for maintenance, repair and replacement of their terrace, including the terrace's surface, but the Board of Managers shall make any structural repairs to the terraces, including the railings, if any, that are required, except that in all events the Unit Owner shall be responsible for any maintenance, repair and replacement of any portion of their terrace if necessitated by damage caused by the Unit Owner or the Unit Owner's invitees, tenants, employees, agents or contractors. The Board of Managers and its agents, employees and contractors may have access to the terraces in order to inspect the Common Elements and for any action the Board of Managers is required or permitted to take. In the event Board repairs require removal or disruption of any elements of the terraces, it shall be the responsibility of the Board of Managers to replace such elements. The owners of such Units may not perform construction in, on or to their terraces unless the owners comply with all Legal Requirements and obtain the written approval of the Board of Managers.

Units 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, PH10, PH11, PH12 and PH14 shall each have at least one balcony as a Limited Common Element, as shown on the Floor Plans. The owners of such Units and their successors and assigns shall be responsible for maintenance, repair and replacement of their balcony, including the balcony's surface, but the Board of Managers shall make any structural repairs to the balconies, including the railings, if any, that are required, except that in all events the Unit Owner shall be responsible for any maintenance, repair and replacement of any portion of their balcony if necessitated by damage caused by the Unit Owner or the Unit Owner's invitees, tenants, employees, agents or contractors. The Board of Managers and its agents, employees and contractors may have access to the balconies in order to inspect the Common Elements and for any action the Board of Managers is required or permitted to take. In the event Board repairs require removal or disruption of any elements of the balconies, it shall be the responsibility of the Board of Managers to replace such elements. The owners of such Units may not perform construction in, on or to their balconies unless the owners comply with all Legal Requirements and obtain the written approval of the Board of Managers.

The Property is subject to an E-Designation under NYC Zoning Resolution §11-15 due to historical use, requiring investigation and remediation of potential environmental conditions prior to redevelopment. The site was used as a garage for vehicle repairs in the early 1900's and formerly housed five 550 Gallon Underground Storage Tanks (UST) containing gasoline. The USTs have been decommissioned and removed.

The Sponsor has been actively engaged with the NYC Office of Environmental Remediation (OER) to satisfy the requirements for redevelopment. A Remedial Investigation Report was prepared by Castleton Environmental Geologic Services DPC in March 2022 presenting the results of an investigation consisting of chemical testing of soil and water samples. Samples were compared to NYSDEC Part 375-6.8 (a and b) Unrestricted Use Soil, Cleanup Objectives (UUSCOs), Residential Soil Cleanup Objectives (RSCOs), and Restricted- Residential Soil Cleanup Objectives (RRSCOs).

Based on these environmental reports, Envirotrac Engineering PE PC prepared a Remedial Action Work Plan, which has been approved by OER. The plan includes the removal of the USTs and the installation of vapor barrier products. OER has issued a Notice to Proceed for this work, and Envirotrac will monitor and test the soils for contamination levels throughout the remediation process. Remediation will continue until all objectives are met and final samples comply with environmental regulatory standards. Envirotrac will then issue a final NYC OER Remedial Action Report for OER's signoff, leading to a Letter of Approval.

The final Remedial Action Report was furnished by Envirotrac to OER on July 2, 2025 for OER's final review and approval, which approval is expected in 2025. OER will make a final determination on the appropriate level of soil cleanup based on one of four "Track" options upon their approval of the Remedial Action Report. Envirotrack has advised the Sponsor that it expects OER to determine a Track 2 Cleanup for the Property. Track 2 Cleanup is for sites

where the soil remaining in-place (either not excavated during redevelopment or excavated and end point soil samples did not meet the higher criteria) is at concentrations above the NYSDEC UUSCOs. If Track 2 is determined, as anticipated, there would be no engineering controls for the Property, no future inspections of the Property would be required and the E-Designation would be removed from the Property. Promptly after OER issues the Letter of Approval of the final Remedial Action Report, the Sponsor will amend this Plan to disclose OERs final determination for the Property.

Although not expected, it is possible for OER to determine a Track 4 Cleanup for the Property. A Track 4 Cleanup is for sites where the soil remaining in-place (either not excavated during redevelopment or excavated and end point soil samples did not meet the higher criteria) is at concentrations above the NYSDEC RRSCOs. If Track 4 is determined, the Property will continue to have E-designation and OER should be notified for any future soil related work by the Condominium's Board of Managers or a Unit Owner. Periodic inspection every 10 years of the Property's lowest concrete slab and sidewalls would be required by a third-party environmental engineer during building operations. The Condominium's Board of Managers will be responsible for hiring such environmental engineer and for scheduling such periodic inspections. There would not be any dedicated on-site person responsible for such inspections and for coordinating with the environmental engineer and OER in connection therewith.

The costs, expenses, fees, inspections and filings in connection with the Remedial Action Work Plan and the final Remedial Action Report shall be the responsibility of the Sponsor until issuance of the Letter of Approval. If a Track 4 determination is made for the Property, the costs, expenses, fees, inspections and filings associated with the 10-year periodic inspections shall be the responsibility of the Board of Managers and the Unit Owners, not the Sponsor. The Board would have to obtain quotes for such costs, expenses and fees, which are not included in Schedule B, but are estimated to be approximately \$3,000 per inspection.

The Building and Units will be constructed in accordance with all applicable zoning and building laws and all other applicable requirements.

Each Residential Unit will be provided with, and each Residential Unit's purchase price includes, a dishwasher, washing machine and dryer, as well as the other equipment, appliances and fixtures described in the Description of Property and Specification included in Part II of this Plan, subject to Equal or Better substitutions.

Each Residential Unit shall be used only as a residence and for legally permitted uses accessory to residential use and for professional or business use of a permitted residential occupant, provided that such use is in accordance with Legal Requirements. The current zoning law permits the use of up to five hundred (500) square feet, but no more than twenty-five percent (25%) of the Residential Unit, for a home occupation. The term "home occupation" is defined to include certain artistic, professional and teaching activities.

Each of Residential Units 2A, 2B, 2C, 2D, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A and 9B has a room labeled in the Floor Plans as “H.O.” or “Home Office.” Such Home Office room may not be used as a bedroom or living room or for cooking, and using it as such may result in the imposition of violations and fines. However, such Home Office room may be used as a “work from home” space, for storage or for a “home occupation,” defined in the Zoning Resolution to include certain artistic, professional and teaching activities.

The Home Office rooms in Units 2B, 2D, 3B, 4B, 5B, 6B, 7B, 8B, 9B, as well as the kitchen and living rooms of Units PH10, PH11, PH12 and PH14, contain lot line windows, as shown in the Floor Plans, that are not counted towards legal light and ventilation requirements. Such lot line windows may have to be sealed if a building or structure is built on the property next to the lot line windows and such building or structure blocks the lot line windows. If the lot line windows are blocked, the Board of Managers will seal the lot line windows and the costs thereof shall be a Common Expense, but any repairs (and the costs thereof) to the inside surface of the walls of the Units where the windows were located shall be the responsibility of each Unit Owner affected. Sealing of the lot line windows would not affect the legal use of the Units or the affected rooms because they meet the light and air requirements of local codes without such sealed windows.

There will be two Parking Units with an unattended parking area located at the cellar and first floor levels of the Building, accessed by a parking ramp at the first floor, that will contain the Parking Spaces (the “Parking Area”). Parking Spaces 1 through 11 are located within Parking Unit PC at the cellar and are referred to in this Plan as the “Cellar Parking Spaces.” Parking Spaces 12 through 16 are located within Parking Unit P1 at the first floor and are referred to in this Plan as the “First Floor Parking Spaces.”

The Parking Units are not offered for sale and will be transferred by Sponsor to the Board of Managers, for no consideration, at or prior to the closing of title to the last Residential Unit, but in no event later than five (5) years from the date of the first Residential Unit closing. However, the Sponsor is offering for sale hereunder individual Parking Space Licenses for all Parking Spaces located in the Parking Units.

The First Floor Parking Spaces are accessory to the Residential Units and will be offered to Unit Owners only. Any First Floor Parking Space Licensee must also at all times be the owner of a Residential Unit. If at any time the First Floor Parking Space Licensee sells its Residential Unit and no longer owns any Residential Units in the Building, it shall simultaneously assign its First Floor Parking Space License to another owner of a Residential Unit, and if it fails to do so, the First Floor Parking License will automatically terminate without any action or notice required by the Board of Managers at such time as a First floor Parking Space Licensee no longer owns a Residential Unit. If a First Floor Parking Space License is terminated pursuant to the immediately preceding sentence or otherwise by the Board of Managers pursuant to the terms of the First Floor Parking Space License, or if a Unit Owner surrenders its First Floor Parking Space License without assigning it to another

Unit Owner, the Board of Managers shall have the right to take possession of the same and/or issue a new First Floor Parking Space License for such First Floor Parking Space, upon terms and conditions determined in its sole discretion and without compensation to such First Floor Parking Space Licensee.

The Cellar Parking Spaces are not accessory to the Residential Units and will be offered to any person or entity and will not be limited to Unit Owners. A Cellar Parking Space Licensee does not have to be the owner of a Residential Unit or an occupant of the Building and may assign its Cellar Parking Space License to any person or entity, whether that person or entity is a Unit Owner or not. If a Cellar Parking Space License is terminated pursuant to the terms of the Cellar Parking Space License, or if a Cellar Parking Space Licensee surrenders its Cellar Parking Space License without assigning it to another, the Board of Managers shall have the right to take possession of the same and/or issue a new Cellar Parking Space License for such Cellar Parking Space, upon terms and conditions determined in its sole discretion and without compensation to such Cellar Parking Space Licensee.

If a Parking Space Licensee defaults in any of its obligations under the terms of the Parking Space License Agreement or under the Condominium's governing documents, the Board of Managers may, in addition to any rights and remedies under the Condominium's governing documents, deny access to and use of any Parking Space which is licensed by such Parking Space Licensee, cause any automobile or other vehicle located in the Parking Space to be removed and relocated at the Parking Space Licensee's expense and/or terminate the Parking Space License Agreement upon thirty (30) days written notice to the Parking Space Licensee.

Sponsor reserves the right to offer as many Parking Space Licenses as it determines in its sole discretion and in accordance with applicable Legal Requirements. In addition, Sponsor reserves the right to limit the number of Parking Space Licenses sold to any one purchaser thereof or to make bulk sales, as it determines in its sole discretion. Sponsor makes no representation as to the availability of Parking Space Licenses.

No representation is made with respect to the expected date of completion or availability for use of such Parking Spaces and as a result, Parking Spaces may not be completed or available for use at and for a period of time following the closing of title to any Residential Unit. Until substantial completion of the Building, the Parking Area may not be fully accessible 24-hours per day. A Purchaser who has executed a rider to his or her Purchase Agreement to purchase a Parking Space License will be required to pay the full purchase price of the Parking Space License at a subsequent closing of the Parking Space License if at the time of the closing of title to the Residential Unit the Parking Space to which such Parking Space License pertains is not substantially complete or available for Purchaser's use.

Sponsor reserves the right to reconfigure, change, combine, relocate and/or modify the Parking Area or any portions thereof, and the number and size of the Parking Spaces, by among other things, reconfiguring the Parking Area and, in connection therewith, re-designating in an amendment to the Declaration, a portion of any Common Element space (other than such Common Element spaces which are used for ingress or egress to the Building or otherwise similarly used at the time for Building operations), as part of the Parking Area. Sponsor expressly reserves the right to effect such changes and to amend the Plan so as to reflect the same. Sponsor will obtain necessary permits and approvals required by DOB in connection with any of the foregoing work.

The Board of Managers has granted Sponsor the exclusive, non-revocable right, without charge, to sell the Parking Space Licenses for the Parking Spaces and retain all proceeds from such sale. Therefore, purchasers of a Parking Space License shall initially pay to the Sponsor the price set forth on Schedule A-1 for the Parking Space License, and the Condominium will not be entitled to any of the proceeds from the sale of the Parking Space Licenses. Each Parking Space Licensee will thereafter be required to pay an initial license fee to the Condominium in an amount equal to that shown on Schedule A-1. Such monthly license fees will cover the estimated Common Charges and real estate taxes applicable to the Parking Units. The prices presented in Schedule A-1 for Parking Space Licenses may be changed only by an amendment to this Plan duly filed with the Department of Law when the change in price is an across-the-board increase or decrease affecting one or more lines of Parking Space Licenses, or is to be advertised, or is a price increase for an individual Purchaser. The Sponsor reserves the right to lower prices and to alter other terms of the Parking Space License for a Parking Space as a result of individual negotiations between the Sponsor and a Purchaser without filing an amendment. Following the first anniversary of the first Unit Closing, the monthly license fee for Parking Spaces shall be subject to annual increases based on budgets approved by the Board of Managers, as the Board of Managers deems necessary in its discretion. The Board of Managers will have, without limitation, the same rights and remedies with respect to the collection of license fees as it does with respect to the collection of Common Charges.

The monthly license fees set forth in Schedule A-1 applicable to the Parking Spaces will cover the estimated Common Charges and real estate taxes applicable to the Parking Units. Therefore, if such license fees are not paid, income to the Condominium from the license fees will not be available to offset the Common Charge and real estate tax expenses applicable to the Parking Units, in which case the Board of Managers shall have the right to make assessments to provide funds to the Condominium for paying the expenses applicable to the Parking Units to the extent necessary, and the owners of the Residential Units shall be responsible for paying any such assessments based on the Residential Common Interests allocated to the Residential Units. The Sponsor shall be responsible for paying the monthly license fees applicable to unlicensed Parking Spaces that are subject to Parking Space Licenses owned by Sponsor. The Sponsor makes no representation whatsoever regarding the future license fees to Parking Space Licensees.

The Sponsor does not make any representation that the Parking Spaces nor any permitted vehicles (or items stored therein) will remain dry or will not experience any water infiltration, and neither the Sponsor nor the Board of Managers will be responsible for any damage to any vehicles (or items stored therein) which are parked in the Parking Spaces. Parking Space Licensees who park vehicles (and store items therein) in the Parking Spaces do so entirely at their own risk and are advised to consult with their insurance brokers regarding appropriate coverage for their vehicles (and any items stored therein).

Sponsor reserves the unconditional right to rent or lease the Parking Spaces at any time before the same are sold or subject to Parking Space Licenses in accordance with applicable Legal Requirements.

The Condominium's Declaration, By Laws and Rules and Regulations applicable to Unit Owners and to Units are also applicable to Parking Spaces and to Parking Space Licensees. Additional rules and regulations concerning the same may be adopted by the Board of Managers from time to time.

Two (2) of the Parking Spaces in the Parking Area (as marked on the Floor Plans in Part II of this Plan) are designated as handicapped parking spaces (the "Handicapped Parking Spaces" and each individually a "Handicapped Parking Space," and the Parking Space Licenses for the Handicapped Parking Spaces, the "Handicapped Parking Space Licenses" and each individually a "Handicapped Parking Space License"). A "Handicapped Residential Unit Owner" for purposes of any discussion relating to the Parking Area, the Parking Spaces or the Parking Space Licenses shall mean any Residential Unit Owner who has a Handicapped Vehicle (or has a family member who resides in such Residential Unit Owner's Residential Unit who has a Handicapped Vehicle), which such Residential Unit Owner or family member intends to park in a Handicapped Parking Space. A "Handicapped Vehicle" shall mean any vehicle that has government-issued handicapped plates.

Sponsor reserves the right to sell the Handicapped Parking Space Licenses to any Purchaser or Unit Owner (if the Handicapped Parking Space License covers a First Floor Parking Space) and to any person or entity (if the Handicapped Parking Space License covers a Cellar Parking Space) provided that the Handicapped Parking Space Licenses will be the last Parking Space Licenses sold by Sponsor if they have not been previously sold to a person, entity, Purchaser or Residential Unit Owner, as applicable, who has represented to Sponsor (and provided reasonable evidence to Sponsor) that such person, entity, Purchaser or Residential Unit Owner will qualify as a Handicapped Residential Unit Owner or owns a Handicapped Vehicle intended to be parked at the Handicapped Parking Space, as applicable, at the time of issuance of the Handicapped Parking Space License to such person, entity, Purchaser or Residential Unit Owner. Ownership of a Handicapped Parking License by a Residential Unit Owner or, if applicable, a non-occupant of the Building who is not a Handicapped Residential Unit Owner, is subject to the right of any other present or future Residential Unit Owner who is a Handicapped Residential Unit Owner or who becomes a Handicapped Residential Unit Owner to, at any time,

demand upon thirty (30) days prior written notice to the owner of a Handicapped Parking License who is not a Handicapped Residential Unit Owner or non-occupant of the Building, that such owner either: (a) in the event the Handicapped Residential Unit Owner already owns a Parking License, that is not a Handicapped Parking Space License, trade Parking Licenses with the Handicapped Residential Unit Owner with no additional consideration to either party; or (b) in the event the Handicapped Residential Unit Owner does not already own a Parking License, sell its Handicapped Parking License to the Handicapped Residential Unit Owner at the then current, fair market value of such Handicapped Parking License (but, in the event that the then current, fair market value of such Handicapped Parking License cannot be agreed upon between the parties within fifteen (15) days of the Handicapped Residential Unit Owner's written demand to purchase the Handicapped Parking License, the same shall be resolved by expedited "baseball"-style arbitration). If, at the time a Handicapped Residential Unit Owner desires to make such demand, both of the Handicapped Parking Licenses are owned by owners who are not handicapped, then the Parking Licensee of the Handicapped Parking License that was most recently issued or assigned shall be the Parking Licensee required to satisfy said demand. Any Handicapped Residential Unit Owner making a demand for a Handicapped Parking License hereunder shall make such demand in writing to the owner of the Handicapped Parking License upon whom the demand is being made with a copy of the same sent simultaneously to the Board. The owner of the Handicapped Parking License upon whom said demand is being made must comply with the aforementioned demand within thirty (30) days from receipt of written notice thereof. If the owner of the Handicapped Parking License upon whom the demand is being made fails to comply with said demand within thirty (30) days from receipt of written notice thereof, the Board reserves the right to immediately terminate such owner's Handicapped Parking License and to re-issue the Handicapped Parking License to the Handicapped Residential Unit Owner demanding the same at the then, current, fair market value of such Handicapped Parking License determined as aforesaid, which amount shall be payable to the owner of the Handicapped Parking License whose Handicapped Parking License was terminated by the Board. All costs and expenses of either party and the Board entailed in the issuance or assignment of a Handicapped Parking License to a Handicapped Residential Unit Owner demanding the same, including, but not limited, reasonable attorney and arbitration fees, if applicable, shall be borne by the Handicapped Residential Unit Owner making said demand.

Purchasers should note that certain Parking Spaces and storage spaces are located in the Building's cellar and, therefore, more susceptible to dampness.

Bicycle storage will be available to Residential Unit Owners. There is no ownership of a bicycle storage space. Bicycle storage will be available on a first-come, first-serve basis or such other basis as shall be established by the Board of Managers. The bicycle storage areas and spaces are Common Elements, and all maintenance, repairs and replacements of and to the bicycle storage areas and spaces will be made by the Board of Managers and the cost thereof, including any special assessments, will be a Common Expense, except for those necessitated by the negligence, misuse or neglect of a Unit Owner or an occupant of a Unit or a Unit Owner's employees, invitees, agents or contractors, which shall be made at the election of the Board of

Managers either by the Board of Managers, at the expense of the Unit Owner, or by the Unit Owner.

Local Law 11/98 requires that the exterior walls of the Building be inspected every five (5) years after completion of construction, or as required by applicable Legal Requirements. Compliance with Local Law 11/98, including all costs, expenses, fees, inspections and filings in connection therewith, shall be the responsibility of the Board of Managers and the Unit Owners, not the Sponsor. The Board would have to obtain quotes for such costs, expenses and fees and bids to perform such work at the appropriate time. Purchasers are advised that the costs associated with Local Law 11/98 inspections and compliance can be substantial, may include installation of construction scaffolding and sheds as required by DOB for extended periods of time, the hiring of an architect or engineer, and are not included in Schedule B.

If there is any “floor area” (as defined in the Zoning Resolution of the City of New York (the “Zoning Resolution”)) pertaining to the Property and not used in the Building as the Building exists on the date it is completed or as a result of a future rezoning of the area on which the Property is located (the “Excess Floor Area”), the Sponsor or its designee, on behalf of itself, and acting as attorney-in-fact for the Board of Managers and each of the Unit Owners, may execute and deliver such documents and take such other actions as are appropriate to transfer, sell or permit the use of the Excess Floor Area, at any adjoining lot where the use of the Excess Floor Area is permitted pursuant to the Zoning Resolution, including, without limitation, executing and delivering on behalf of itself, the Board of Managers and each of the Unit Owners one or more declarations of zoning restrictions, zoning lot development agreements, and waiver of parties in interest. If the Excess Floor Area is used on adjoining properties, it may result in the vertical or horizontal expansion of such adjoining properties and, therefore, it may alter the views from and light into the Building. The Sponsor will not use the Excess Floor Area to expand the Building. Solely the Sponsor, and not the Board of Managers or any of the Unit Owners, has any interest in the Excess Floor Area or any proceeds from the transfer or sale or use thereof. Therefore, unless development rights are separately acquired on behalf of the Condominium or a Unit Owner, any future expansion of the Building by the Board of Managers or of a Unit by a Unit Owner as may otherwise be permitted pursuant to applicable Legal Requirements may not be possible or may be limited. The power of attorney granted to the Sponsor or its designee in this paragraph is irrevocable and coupled with an interest.

Until there are no Unsold Units, Sponsor and its designee(s) shall have the right to use, without charge, portions of the Building’s Common Elements for exhibitions, events and promotions.

The Sponsor anticipates that construction will be substantially completed on or about January 1, 2027, though the Sponsor does not warrant or guarantee any occupancy dates for the Building.

In Part II of this Plan is a detailed description of the Property and the construction work described above.

LOCATION AND AREA INFORMATION

The Property is located at 142 West 21st Street in the Borough of Manhattan, City and State of New York.

Hospitals and medical centers located within the New York City area include New York Hospital, Cornell Medical Center, Memorial Sloan Kettering, Lenox Hill Hospital, New York University Medical Center, Mount Sinai Medical Center and Columbia Presbyterian Medical Center.

Many private, public and parochial schools on the elementary, middle school and high school levels, and many colleges, universities, and other educational centers, are located in the New York City area.

Accessible transportation are the 1, 2, C, E and F subway lines, extensive bus routes, and taxi and private automobile services.

Services: Police, fire, water, sanitation, and road maintenance services are all provided by the City of New York.

Zoning: The Property is located within a C6-3A zoning district, which permits residential, commercial and community facility uses.

Neither the Sponsor nor a principal of the Sponsor owns or has an option or right to acquire any properties adjacent to the Property that are not fully developed. If either the Sponsor or a principal of the Sponsor acquires or gets an option or right to acquire any such adjacent properties, this Plan will be amended within a reasonable time after any such occurrence.

SCHEDULE A
Offering Prices and Related Information for each Unit for First Year of Condominium Operations
142 West 21 Condominium
142 West 21st Street, New York, NY 10011
January 1, 2027 - December 31, 2027

Unit	Location	Beds (1)	Baths (1)	Approx. Square Footage of Unit (2)	Approx. Square Footage of Limited Common Element (Storage) (8)**	Approx. Square Footage of Limited Common Element (Terrace/Balcony) (8)**	Offering Price (3)	Common Interest Percentage (4)	Residential Common Interest Percentage (4)	Estimated Common Charges (5)		Estimated Real Estate Taxes First Year (6)		Estimated Real Estate Taxes Second Year (6)		Estimated Carrying Charges First Year (7)		Estimated Carrying Charges Second Year (7)	
										Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly
PC	Cellar	-	-	6,311	-	-		2.5503%		\$ 23,153.59	\$ 1,929.47	\$ 32,438.00	\$ 2,703.17	\$ 35,145.00	\$ 2,928.75	\$ 55,591.59	\$ 4,632.63	\$ 58,298.59	\$ 4,858.22
P1	1st Floor	-	-	2,320	-	-		0.9375%		\$ 8,511.35	\$ 709.28	\$ 11,795.00	\$ 982.92	\$ 12,780.00	\$ 1,065.00	\$ 20,306.35	\$ 1,692.20	\$ 21,291.35	\$ 1,774.28
2A	2nd Floor	2	2.5	1,691	35	485	\$ 4,250,000	2.9435%	3.3081%	\$ 26,723.36	\$ 2,226.95	\$ 31,470	\$ 2,622.46	\$ 36,699.13	\$ 3,058.26	\$ 58,192.87	\$ 4,849.41	\$ 63,422.49	\$ 5,285.21
2B	2nd Floor	2	2.5	1,753	50	485	\$ 4,350,000	3.0498%	3.4234%	\$ 27,688.43	\$ 2,307.37	\$ 32,606	\$ 2,717.17	\$ 38,024.46	\$ 3,168.71	\$ 60,294.42	\$ 5,024.53	\$ 65,712.89	\$ 5,476.07
2C	2nd Floor	2	2	1,426	39	-	\$ 3,495,000	2.3208%	2.1920%	\$ 21,070.01	\$ 1,755.83	\$ 24,812	\$ 2,067.68	\$ 28,935.40	\$ 2,411.28	\$ 45,882.12	\$ 3,823.51	\$ 50,005.40	\$ 4,167.12
2D	2nd Floor	1	2	1,281	38	-	\$ 2,995,000	2.0860%	1.9735%	\$ 18,938.31	\$ 1,578.19	\$ 22,302	\$ 1,858.48	\$ 26,007.94	\$ 2,167.33	\$ 41,240.13	\$ 3,436.68	\$ 44,946.26	\$ 3,745.52
3A	3rd floor	4	3.5	2,433	48	632	\$ 6,450,000	4.2075%	4.6577%	\$ 38,198.92	\$ 3,183.24	\$ 44,983	\$ 3,748.60	\$ 52,458.49	\$ 4,371.54	\$ 83,182.10	\$ 6,931.84	\$ 90,657.42	\$ 7,554.78
3B	3rd floor	4	3.5	2,498	47	700	\$ 6,995,000	4.3397%	4.8552%	\$ 39,399.14	\$ 3,283.26	\$ 46,397	\$ 3,866.38	\$ 54,106.75	\$ 4,508.90	\$ 85,795.68	\$ 7,149.64	\$ 93,505.88	\$ 7,792.16
4A	4th Floor	4	3.5	2,433	48	154	\$ 5,975,000	4.0144%	3.9425%	\$ 36,445.81	\$ 3,037.15	\$ 42,919	\$ 3,576.56	\$ 50,050.95	\$ 4,170.91	\$ 79,364.52	\$ 6,613.71	\$ 86,496.77	\$ 7,208.06
4B	4th Floor	4	3.5	2,498	54	154	\$ 6,595,000	4.1218%	4.0488%	\$ 37,420.87	\$ 3,118.41	\$ 44,067	\$ 3,672.24	\$ 51,390.00	\$ 4,282.50	\$ 81,487.81	\$ 6,790.65	\$ 88,810.87	\$ 7,400.91
5A	5th Floor	4	3.5	2,433	57	154	\$ 6,095,000	4.0180%	3.9560%	\$ 36,478.50	\$ 3,039.87	\$ 42,957	\$ 3,579.77	\$ 50,095.84	\$ 4,174.65	\$ 79,435.69	\$ 6,619.64	\$ 86,574.33	\$ 7,214.53
5B	5th Floor	4	3.5	2,498	63	154	\$ 6,750,000	4.1255%	4.0622%	\$ 37,454.47	\$ 3,121.21	\$ 44,106	\$ 3,675.54	\$ 51,436.13	\$ 4,286.34	\$ 81,560.96	\$ 6,796.75	\$ 88,890.60	\$ 7,407.55
6A	6th Floor	4	3.5	2,433	60	154	\$ 6,250,000	4.0192%	3.9605%	\$ 36,489.39	\$ 3,040.78	\$ 42,970	\$ 3,580.83	\$ 50,110.80	\$ 4,175.90	\$ 79,459.41	\$ 6,621.62	\$ 86,600.19	\$ 7,216.68
6B	6th Floor	4	3.5	2,498	62	154	\$ 6,895,000	4.1251%	4.0607%	\$ 37,450.83	\$ 3,120.90	\$ 44,102	\$ 3,675.18	\$ 51,431.14	\$ 4,285.93	\$ 81,553.05	\$ 6,796.09	\$ 88,881.98	\$ 7,406.83
7A	7th Floor	4	3.5	2,433	61	154	\$ 6,395,000	4.0196%	3.9620%	\$ 36,493.02	\$ 3,041.09	\$ 42,974	\$ 3,581.19	\$ 50,115.79	\$ 4,176.32	\$ 79,467.32	\$ 6,622.28	\$ 86,608.81	\$ 7,217.40
7B	7th Floor	4	3.5	2,498	61	154	\$ 6,995,000	4.1247%	4.0593%	\$ 37,447.20	\$ 3,120.60	\$ 44,098	\$ 3,674.83	\$ 51,426.16	\$ 4,285.51	\$ 81,545.14	\$ 6,795.43	\$ 88,873.36	\$ 7,406.11
8A	8th Floor	4	3.5	2,433	69	154	\$ 6,495,000	4.0228%	3.9740%	\$ 36,522.08	\$ 3,043.51	\$ 43,009	\$ 3,584.04	\$ 50,155.68	\$ 4,179.64	\$ 79,530.58	\$ 6,627.55	\$ 86,677.76	\$ 7,223.15
8B	8th Floor	4	3.5	2,498	59	154	\$ 7,150,000	4.1239%	4.0563%	\$ 37,439.94	\$ 3,119.99	\$ 44,089	\$ 3,674.12	\$ 51,416.18	\$ 4,284.68	\$ 81,529.33	\$ 6,794.11	\$ 88,856.12	\$ 7,404.68
9A	9th Floor	4	3.5	2,433	94	154	\$ 6,650,000	4.0329%	4.0114%	\$ 36,613.77	\$ 3,051.15	\$ 43,116	\$ 3,593.04	\$ 50,281.61	\$ 4,190.13	\$ 79,730.26	\$ 6,644.19	\$ 86,895.38	\$ 7,241.28
9B	9th Floor	4	3.5	2,498	99	154	\$ 7,250,000	4.1400%	4.1161%	\$ 37,586.11	\$ 3,132.18	\$ 44,262	\$ 3,688.46	\$ 51,616.91	\$ 4,301.41	\$ 81,847.62	\$ 6,820.64	\$ 89,203.02	\$ 7,433.59
PH10	10th Floor	5	4.5	4,314	75	1,093	\$ 12,500,000	7.4452%	8.2023%	\$ 67,593.26	\$ 5,632.77	\$ 79,598	\$ 6,633.17	\$ 92,825.67	\$ 7,735.47	\$ 147,191.29	\$ 12,265.94	\$ 160,418.92	\$ 13,368.24
PH11	11th Floor	5	4.5	4,138	79	467	\$ 12,850,000	6.9093%	7.0083%	\$ 62,727.95	\$ 5,227.33	\$ 73,869	\$ 6,155.72	\$ 86,144.14	\$ 7,178.68	\$ 136,596.57	\$ 11,383.05	\$ 148,872.09	\$ 12,406.01
PH12	12th Floor	5	4.5	3,982	74	605	\$ 13,000,000	6.7109%	6.9739%	\$ 60,926.72	\$ 5,077.23	\$ 71,747	\$ 5,978.96	\$ 83,670.52	\$ 6,972.54	\$ 132,674.21	\$ 11,056.18	\$ 144,597.24	\$ 12,049.77
PH14	13th Floor, Roof	5	4.5	4,230	75	1,841	\$ 17,000,000	7.6116%	9.1958%	\$ 69,103.97	\$ 5,758.66	\$ 81,377	\$ 6,781.42	\$ 94,900.32	\$ 7,908.36	\$ 150,481.01	\$ 12,540.08	\$ 164,004.28	\$ 13,667.02
Total:				65,963	1,347	8,156	\$ 163,380,000.00	100.0000%	100.0000%	\$ 907,877.00	\$ 75,656.42	\$ 1,076,063.00	\$ 89,671.92	\$ 1,251,225.00	\$ 104,268.75	\$ 1,983,940.00	\$ 165,328.33	\$ 2,159,102.00	\$ 179,925.17

** Purchasers should note that Limited Common Elements are not habitable. They cannot be legally used as bedrooms or living rooms, and doing so may result in violations issued against the Units and/or Building.

SCHEDULE A-1

Parking License and Related Information
for the First Year of Condominium Operations
from January 1, 2027 through December 31, 2027

142 West 21 Condominium
142 West 21st Street
New York, NY 10011

Parking Space	License Price (3)	Annual Common Charges (5)	Annual Real Estate Taxes (6)	Annual License Fee*	Monthly License Fee
1 (ADA)	\$ 400,000.00	\$ 1,979.06	\$ 2,764.56	\$ 4,743.62	\$ 395.30
2	\$ 400,000.00	\$ 1,979.06	\$ 2,764.56	\$ 4,743.62	\$ 395.30
3	\$ 400,000.00	\$ 1,979.06	\$ 2,764.56	\$ 4,743.62	\$ 395.30
4	\$ 400,000.00	\$ 1,979.06	\$ 2,764.56	\$ 4,743.62	\$ 395.30
5	\$ 400,000.00	\$ 1,979.06	\$ 2,764.56	\$ 4,743.62	\$ 395.30
6	\$ 400,000.00	\$ 1,979.06	\$ 2,764.56	\$ 4,743.62	\$ 395.30
7	\$ 400,000.00	\$ 1,979.06	\$ 2,764.56	\$ 4,743.62	\$ 395.30
8	\$ 400,000.00	\$ 1,979.06	\$ 2,764.56	\$ 4,743.62	\$ 395.30
9	\$ 400,000.00	\$ 1,979.06	\$ 2,764.56	\$ 4,743.62	\$ 395.30
10	\$ 400,000.00	\$ 1,979.06	\$ 2,764.56	\$ 4,743.62	\$ 395.30
11	\$ 400,000.00	\$ 1,979.06	\$ 2,764.56	\$ 4,743.62	\$ 395.30
12	\$ 500,000.00	\$ 1,979.06	\$ 2,764.56	\$ 4,743.62	\$ 395.30
13	\$ 500,000.00	\$ 1,979.06	\$ 2,764.56	\$ 4,743.62	\$ 395.30
14 (ADA)	\$ 510,000.00	\$ 1,979.06	\$ 2,764.56	\$ 4,743.62	\$ 395.30
15	\$ 510,000.00	\$ 1,979.06	\$ 2,764.56	\$ 4,743.62	\$ 395.30
16	\$ 510,000.00	\$ 1,979.06	\$ 2,764.56	\$ 4,743.62	\$ 395.30
	\$ 6,930,000.00	\$ 31,664.93	\$ 44,233.00	\$ 75,897.93	\$ 6,324.83

* The Annual License Fee is the sum of the Annual Common Charges and Annual Real Estate Taxes.

NOTES TO SCHEDULE A AND SCHEDULE A-1

1. Bedrooms and Bathrooms

The room count is calculated as follows: bedrooms and bathrooms. Full bathrooms – those with a sink, toilet and either a shower or a tub – are counted as one bathroom, whereas those bathrooms without a shower or a tub are counted as a half-bathroom.

The bedroom/bathroom count does not necessarily conform to counts used by the New York City Department of Buildings or any other government agency. Any Floor Plan or sketch shown to a prospective Purchaser shows only an approximation of the dimensions and layout of a Unit, within reasonable tolerances. Floor Plans are included in Part II of this Plan. Each Unit should be inspected to determine its condition, layout and the position of partitions. The Sponsor reserves the right to change the location of any demising walls used in defining the spaces of any Unit, and thereby change, within reasonable tolerances, the approximate square footage of the Unit so affected.

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

2. Approximate Area

Areas in Schedule A are not based on measurements from the interior surfaces of interior walls of rooms and are significantly greater than the usable floor area of the Units. Units are measured horizontally from the exterior face of exterior walls or windows to the approximate midpoint of the demising partition between Units, and the outside face of the demising partition between a Unit and any Common Element, and vertically from the top of the structural floor slab to the underside (of any fire protection) of the structural members above. Unit area measurements are approximate, within reasonable tolerances. No material change in size or layout may be made unless an affected Purchaser consents if a Purchase Agreement has been executed and delivered to the Sponsor for that Unit and the Purchaser is not in default. No material change in size of the Units will be made without an amendment to the Plan.

3. Offering Prices; Parking Units Not Offered for Sale

The prices presented in Schedule A for Units and Schedule A-1 for Parking Space Licenses may be changed only by an amendment to this Plan duly filed with the Department of Law when the change in price is an across-the-board increase or decrease affecting one or more lines of Units, or is to be advertised, or is a price increase for an individual Purchaser. The Sponsor reserves the right to lower prices and to alter other terms of the Purchase Agreement for a Unit as a result of individual negotiations between the Sponsor and a Purchaser without filing

an amendment. Accordingly, it is possible that Purchasers may pay less than is indicated in this Plan. See the section of this Plan entitled “Changes in Price and Units,” below.

The Parking Units are not offered for sale and will be transferred by Sponsor to the Board of Managers, for no consideration, at or prior to the closing of title to the last Residential Unit, but in no event later than five (5) years from the date of the first Residential Unit closing.

Closing costs and adjustments, which will vary for each Unit, are not included in the purchase price. The current estimates of such costs and adjustments are discussed in the section of this Plan entitled “Closing Costs and Adjustments,” below.

4. Percentage of Common Interest

A Unit’s percentage of Common Interest is calculated based on a Unit’s floor space subject to the location of such space and additional factors of relative value to other space in the Condominium, the uniqueness of the Unit, the availability of Common Elements for exclusive or shared use, and the overall dimensions of the particular Unit, pursuant to Section 339-i (1) (iv) of the Condominium Act.

5. Common Charges and Parking Space License Fees

Common Charges will be billed and collected on a monthly basis, subject to change by the Board of Managers. To the extent that Common Charges are unpaid, they shall constitute a lien upon the Unit charged. Such lien shall be subordinate to liens for real estate taxes and any first mortgage on the Unit.

Each Parking Space Licensee will be required to pay an initial license fee to the Condominium in an amount equal to that shown on Schedule A-1. Such monthly license fees will cover the estimated Common Charges and real estate taxes applicable to the Parking Units. Therefore, if such license fees are not paid, income to the Condominium from the license fees will not be available to offset the Common Charge and real estate tax expenses applicable to the Parking Units, in which case the Board of Managers shall have the right to make assessments to provide funds to the Condominium for paying the expenses applicable to the Parking Units to the extent necessary to cover the unpaid license fees, and the owners of the Residential Units shall be responsible for paying any such assessments based on the Residential Common Interests allocated to the Residential Units. The Sponsor shall be responsible for paying the monthly license fees applicable to unlicensed Parking Spaces that are subject to Parking Space Licenses owned by Sponsor. Following the first anniversary of the first Unit Closing, the monthly license fee for Parking Spaces shall be subject to annual increases based on budgets approved by the Board of Managers, as the Board of Managers deems necessary in its discretion. The Board of Managers will have, without limitation, the same rights and remedies with respect to the collection of license fees as it does with respect to the collection of Common

Charges. The Sponsor makes no representation whatsoever regarding the future license fees to Parking Space Licensees.

6. Projected Real Estate Taxes

After the Condominium is divided into individual tax lots, each Unit will be taxed as a separate tax lot for real estate tax purposes. A Unit Owner will not be responsible for, nor will the Unit be subject to, any lien arising from the non-payment of, taxes on other Units.

The opinion of the Sponsor's attorney, included in this Plan, describes circumstances under which real estate taxes may be deductible for income tax purposes. On December 22, 2017 the Tax Cuts and Jobs Act (the "2017 Act") was signed into law. The 2017 Act made changes to the Internal Revenue Code of 1986, as amended (the "Code") that are generally effective for individual taxpayers for the period January 1, 2018 through December 31, 2025, at which point the relevant Code provisions in effect prior to 2018 become effective again. The 2017 Act made changes to the pre-2018 Code provisions relating to tax and interest deduction for home ownership. In general, under the new Tax Cuts and Jobs Act, up to \$10,000 in real estate taxes paid on a Residential Unit used as the taxpayer's primary residence and in state and local taxes paid to authorities in the aggregate may be deductible. Deductibility in other circumstances is discussed in the attorney's opinion. As a result of changes in real estate taxes, tax laws, assessed values and/or tax rates, the amount of income tax deductions with respect to real estate taxes will vary. See the section of this Plan entitled "Real Estate Taxes," below.

The opinion of the Sponsor's attorney included in this Plan also describes circumstances under which interest paid by a Unit Owner on his or her mortgage indebtedness for a Residential Unit may be deductible for income tax purposes. As a result of changes in interest rate on the Unit Owner's mortgage and allocation of constant debt service payments to interest and principal on the Unit Owner's mortgage, the amount of income tax deductions with respect to mortgage interest paid will vary.

The tax projections set forth on Schedule A include the projection of real estate taxes payable by each Unit Owner during the projected first year of Condominium operations, which include and are based on an assessment of the Building before construction is complete and, therefore, the taxes projected on Schedule A for the projected first year of Condominium operations may increase materially when the Building is reassessed after construction is complete. Therefore, Schedule A also contains projections for the second year of Condominium operations because it is the first tax year for which taxes are anticipated to be fully (rather than partially) assessed, resulting in significantly higher projected real estate taxes. The projections for both years are also described below.

It is estimated that construction of the Building will be substantially completed by January 1, 2027.

Upon completion of construction, the estimated taxable assessed value for the Building is \$10,000,000, with estimated applicable tax rates of 12.6% for the Residential Units and 10.65% for the Parking Units. The Department of Finance of the City of New York will allocate the assessed value among the Units. It is anticipated that the allocation will be based on each Unit's Common Interest but no warranty as to the method of allocation is made to any Purchaser or Unit Owner. Pursuant to Real Property Law Section 581, the assessed value of the Property must be determined without regard for whether the Property is owned on a condominium basis or not. The estimated real estate taxes for the first year of Condominium operations are \$1,031,830 for the Residential Units, \$32,438 for Parking Unit PC and \$11,795 for Parking Unit P1. Due to the date in January every year in which New York City conducts assessments and because the real estate tax year commences in July, not January, the estimated real estate taxes shown in Schedule A for the estimated first year of Condominium operations are not based on an assessment of a fully complete Building. The estimated real estate taxes for the second year of Condominium operations are \$1,203,300 for the Residential Units, \$35,145 for Parking Unit PC and \$12,780 for Parking Unit P1.

The Sponsor will not apply for real property tax benefits for the Building or Units, and no representation is made as to the Building's or a Unit's eligibility to receive any such real property tax benefits.

Projected real estate taxes for the property were assigned to the Units based on Common Interests.

Real estate taxes for an individual Unit will increase in proportion to any increase in real estate taxes for the Condominium as a whole.

The foregoing estimate of real estate taxes is made based upon assumptions about taxation practices and policies of the City of New York made by The Mazursky Group, Inc., 60 East 42nd Street, Suite 1260, New York, NY 10165 in a letter dated August 30, 2024, a copy of which is included in the section of Part I of this Plan entitled "opinion Letter Regarding Real Estate Taxes." No assurance can be given that the practices and policies will be applied as assumed or that the practices and policies will not change. The Sponsor has relied on these letters in the projection of real estate taxes. No assurance can be given that the practices and policies will be applied as assumed or that the practices and policies will not change.

7. Carrying Charges

Purchasers should note that monthly carrying charges do not include certain housing and other costs for which each Unit Owner is responsible, such as repairs to the interior of the Unit, separately metered utilities, repairing the Unit's appliances, cable television, internet and telephone services, and insurance on improvements to the Unit and a Unit Owner's possessions and against liability for occurrences in the Unit. In addition, if a Purchaser obtains financing, debt servicing on such financing will be an additional monthly expense that is not included in

the carrying charges. The Sponsor is not offering or procuring mortgage financing for Purchasers.

8. Limited Common Elements

Storage Areas

Each Residential Unit shall have as a Limited Common Element a storage area, as shown on the Floor Plans. The owners of such Units may use their storage areas only in compliance with all Legal Requirements and shall be responsible for maintenance, repair and replacement of their storage areas. The Board of Managers and its agents, employees and contractors may have access to all storage areas in order to inspect the Common Elements and for any action the Board of Managers is required or permitted to take. In the event that any such Board action requires removal or disruption of all or any elements of the storage areas, it shall be the responsibility of the Board of Managers to replace such elements.

Terraces

Units 2A, 2B, 3A, 3B, PH10, PH11, PH12 and PH14 shall each have at least one terrace as a Limited Common Element, as shown on the Floor Plans. The owners of such Units and their successors and assigns shall be responsible for maintenance, repair and replacement of their terrace, including the terrace's surface, but the Board of Managers shall make any structural repairs to the terraces, including the railings, if any, that are required, except that in all events the Unit Owner shall be responsible for any maintenance, repair and replacement of any portion of their terrace if necessitated by damage caused by the Unit Owner or the Unit Owner's invitees, tenants, employees, agents or contractors. The Board of Managers and its agents, employees and contractors may have access to the terraces in order to inspect the Common Elements and for any action the Board of Managers is required or permitted to take. In the event Board repairs require removal or disruption of any elements of the terraces, it shall be the responsibility of the Board of Managers to replace such elements. The owners of such Units may not perform construction in, on or to their terraces unless the owners comply with all Legal Requirements and obtain the written approval of the Board of Managers.

Balconies

Units 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, PH10, PH11, PH12 and PH14 shall each have at least one balcony as a Limited Common Element, as shown on the Floor Plans. The owners of such Units and their successors and assigns shall be responsible for maintenance, repair and replacement of their balcony, including the balcony's surface, but the Board of Managers shall make any structural repairs to the balconies, including the railings, if any, that are required, except that in all events the Unit Owner shall be responsible for any maintenance, repair and replacement of any portion of their balcony if necessitated by damage caused by the Unit Owner or the Unit Owner's invitees, tenants, employees, agents or

contractors. The Board of Managers and its agents, employees and contractors may have access to the balconies in order to inspect the Common Elements and for any action the Board of Managers is required or permitted to take. In the event Board repairs require removal or disruption of any elements of the balconies, it shall be the responsibility of the Board of Managers to replace such elements. The owners of such Units may not perform construction in, on or to their balconies unless the owners comply with all Legal Requirements and obtain the written approval of the Board of Managers.

Condensers

Each Residential Unit shall have as a Limited Common Element at least one condenser unit. The Unit Owners shall have the right to place, inspect, maintain, repair and replace their condenser and other condenser equipment serving their respective Units. A Unit Owner, and his, her or its agents and contractors shall have a right of access over and through any areas where the condenser units are located for such purposes. A Unit Owner shall be responsible for the maintenance, repair and replacement of the condenser and condenser equipment servicing his, her or its Unit (including equipment located outside the Unit and all piping and wiring associated with the Condenser), as required. The Board of Managers shall be responsible for maintenance, repair and replacement of all common areas, and all elements thereof, except that in all events a Unit Owner shall be responsible for the cost and expense of any maintenance, repair and replacement of any portion of common areas or elements thereof if necessitated by the negligence, misuse or neglect of a Unit Owner or an occupant of a Unit or a Unit Owner's employees, invitees, agents, guests or contractors. In the event repairs by the Board of Managers require removal or disruption of any elements of the condensers, it shall be the responsibility of the Board of Managers to replace such elements. In any event, the Board of Managers and its agents, employees and contractors may have access to all common areas of the Building in order to inspect the Common Elements and for any action the Board of Managers is required or permitted to take.

SCHEDULE B
BUDGET FOR FIRST YEAR OF CONDOMINIUM OPERATIONS
January 1, 2027 - December 31, 2027

142 West 21st Street Condominium
142 West 21st Street
New York, NY 10011

INCOME

Common Charges - Residential Units (1)	\$	876,212
Parking License Fee - Common Charges per Schedule A-1 (1)	\$	31,665
Total Estimated Common Charge Income (1)	\$	907,877
Parking License Fee - Real Estate Taxes per Schedule A-1 (1)	\$	44,233
Total Income	\$	952,110

EXPENSES

Labor (2)	\$	403,182
Gas Costs (3)	\$	31,000
Electricity Costs (4)	\$	184,000
Water Charges & Sewer Rents (5)	\$	20,100
Repairs, Maintenance and Supplies (6)	\$	30,000
Service Contracts (7)	\$	40,788
Insurance (8)	\$	56,007
Management Fee (9)	\$	36,000
Legal and Audit Fees (10)	\$	8,000
Other Expenses (11)	\$	2,000
Contingent Fund (12)	\$	6,000
Reserve Fund (13)	\$	90,800
Total Estimated Operating Expenses	\$	907,877
Parking Unit Real Estate Taxes per Schedule A-1 (1)	\$	44,233
Total Expenses	\$	952,110

NOTES TO SCHEDULE B

1. Common Charges and Parking License Fees

The estimate of the Common Charges to be billed during the first year of Condominium operation is based upon the assumption that the first year of Condominium operation will be the year from January 1, 2027 to December 31, 2027. The actual first year of operation may be earlier or later than that year.

Except as otherwise set forth herein, pursuant to Section 20 of the Declaration and Article V, Section 1(d) of the By Laws and as allowed under Section 339-m of the Real Property Law, Common Charges have been allocated between and among the Residential and Parking Units based on Common Interest percentage or anticipated usage and benefits derived by such Units.

Each Parking Space Licensee will be required to pay an initial license fee to the Condominium in an amount equal to that shown on Schedule A-1. Such monthly license fees will cover the estimated Common Charges and real estate taxes applicable to the Parking Units. Therefore, if such license fees are not paid, income to the Condominium from the license fees will not be available to offset the Common Charge and real estate tax expenses applicable to the Parking Units, in which case the Board of Managers shall have the right to make assessments to provide funds to the Condominium for paying the expenses applicable to the Parking Units to the extent necessary, and the owners of the Residential Units shall be responsible for paying any such assessments based on the Residential Common Interests allocated to the Residential Units. The Sponsor shall be responsible for paying the monthly license fees applicable to unlicensed Parking Spaces that are subject to Parking Space Licenses owned by Sponsor. Following the first anniversary of the first Unit Closing, the monthly license fee for Parking Spaces shall be subject to annual increases based on budgets approved by the Board of Managers, as the Board of Managers deems necessary in its discretion. The Board of Managers will have, without limitation, the same rights and remedies with respect to the collection of license fees as it does with respect to the collection of Common Charges. The Sponsor makes no representation whatsoever regarding the future license fees to Parking Space Licensees.

2. Labor Costs

This budgeted figure of \$403,182.00 includes a projected staff of (a) one part-time superintendent, one part-time handyperson and (c) four full-time and one part-time doormen, as follows:

Doormen:	\$301,392.00
Superintendent:	\$66,300.00

Handyperson:

\$35,490.00

The doormen are expected to be at the Building twenty-four hours per day, seven days per week. The superintendent is expected to be at the Building thirty (30) hours per week and the handyperson is expected to be at the Building fifteen (15) hours per week. The superintendent will clean the common areas and Common Elements only, and will place on curb for collection garbage and recycling on collection days. Snow removal would be billed separately, based on the snowfall amount.

The projected figures are based on a projection by the Managing Agent, First Class Management, Inc., 102-10 Metropolitan Avenue, Forest Hills, NY 11375, of what will be the market rate for the same during the first year of Condominium operations and include applicable taxes, benefits and insurance required by law. No representation is made as to the actual wage rates that will be in effect after an agreement covering the projected first year of Condominium operation goes into effect.

The projected staff will not be union members. The projected level of staffing complies with all applicable housing and labor laws, including, but not limited to, the NYC Administrative Code section 27-2052, et.seq, and New York State minimum wage laws.

3. Gas Costs

The estimated gas costs of \$31,000 for the first year of Condominium operations are for hot water use and cooking within the Residential Units and for the use of certain common equipment. The budgeted gas costs are based on the estimated usage of 16,133 therms per year at an average rate of \$1.83 per therm, plus an inflation factor of 5%, estimated by EP Engineering, 100 William Street, Suite 1205, New York, NY 10038.

The budgeted amount for gas usage is only an estimate. The actual amount will vary depending on usage and the cost of gas, among other things. It is believed that the projected figure should be sufficient to cover the cost of common gas usage during the first year of Condominium operations. However, no warranty is made that the projection will equal the actual cost during the first year of Condominium operations.

4. Electricity Costs

The estimated electrical charge of \$184,000 is for lighting, cooling and heating the common areas of the Building, the Parking Area and use of the Building's common systems. Unit Owners will each arrange directly with the utility company for electricity consumed within Units, which includes heating and cooling of the Units and will be responsible for paying charges for their own electrical service, estimates of which are included in Schedule B-1, below. The budgeted common electrical charges are based on the estimate of 583,176 KWH power

usage at an average rate of \$0.30 per KWH, plus an inflation factor of 5%, determined by EP Engineering, 100 William Street, Suite 1205, New York, NY 10038.

The budgeted amount for electricity is only an estimate. The actual amount will vary depending on usage and the cost of power, among other things. It is believed that the projected figure should be sufficient to cover the cost of electricity during the first year of Condominium operations. However, no warranty is made that the projection will equal the actual cost during the first year of Condominium operations.

5. Water and Sewer

The City of New York will supply water to the Building. Water charges and sewer rents are based upon an estimate by EP Engineering, 100 William Street, Suite 1205, New York, NY 10038, based on estimated usage and current rates. Based on an estimated consumption of 155,290 cubic feet per year at an estimated cost of \$11.63 per 100 cubic feet, plus an inflation factor of 5%, the annual cost of water and sewer charges for the Building is estimated to be \$20,100.

Water charges and sewer rents will be Common Expenses of all Units unless either (i) any Unit Owner is directly billed for water charges and sewer rents by the municipal authority or (ii) the Board of Managers finds that a Unit Owner uses water in excess of normal domestic, sanitary and lavatory purposes and requires such Owner to install a water meter and bills such Owner for water used, in which event the owner of such Unit shall not be charged water charges and sewer rents as part of the Common Charges and the owners of Units not so directly billed shall be specially allocated the Condominium's water charges and sewer rents.

6. Repairs, Maintenance and Supplies

It is anticipated that there will not be major repairs to the common areas of the Building during the first year of Condominium operations. The budgeted figure is based upon an estimate of repairs and maintenance to the common areas, includes various supplies (such as cleaning supplies and materials, lubricants, bulbs, general and hardware supplies) and painting of the common areas as needed and is based on the experience of the Managing Agent in operating comparable buildings. The estimate does not include repairs, painting, maintenance, or supplies for individual Units, all of which are the responsibility of the Unit Owners.

7. Service Contracts

The following services are anticipated and are included in the estimate:

- Annual Fire Pump - \$2,450 per year;
- Annual Sprinkler - \$3,540 per year;
- Fire Alarm Monitoring and Inspections - \$8,000 per year;
- Elevator Maintenance & Inspections - \$16,318 per year;
- RPZ Backflow Tests - \$1,280 per year;
- Telephone and Internet Service for Common Areas and Elevator - \$3,600 per year;
- Extermination Service - \$3,000 per year
- Landscaping - \$2,600 per year

Purchasers should note that either the Sponsor or the Managing Agent expects to enter, but has not yet entered, into contracts with third parties on the Condominium's behalf for the above-referenced services. The above-referenced estimates are based on current market rates for those services and assume applicable taxes.

The budget for the first year of Condominium operation does not provide for the maintenance, repair and replacement of the Building's windows. In accordance with the By-Laws, maintenance, repair and replacement of the same shall be the responsibility of the Board of Managers and the costs thereof shall be a Common Expense. Unit Owners, however, shall be responsible for the cost of cleaning the inside face of windows at their Units. The Board of Managers may require that all Unit Owners grant access to their Units and terraces or balconies to persons retained by the Board of Managers to clean the exterior surfaces of the windows and to maintain, repair and/or replace the windows.

8. Insurance

The budget for insurance is based upon a proposal submitted by AllSure Insurance Brokerage, 4208 18th Avenue, Brooklyn, NY 11218, and includes the following coverage for the first year of Condominium operations, which will be in place at the first Unit Closing:

Building	\$40,000,000 – All Risk Including TRIA; Replacement Cost
Boiler & Machinery	Included
Loss of Income	\$794,000
Property Deductible	\$5,000
General Liability	\$1,000,000 per occurrence, \$2,000,000 aggregate
Excess Liability	\$5,000,000
Personal & Ad Injury	\$1,000,000
Products/Completed Ops	\$2,000,000
Fire Damage Liability	\$100,000
Directors/Officers Liab.	\$1,000,000
Fidelity/Crime	\$1,000,000

Est. Annual Premium	\$56,007
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The fire and casualty policy is expected to be on an agreed amount replacement cost basis, which eliminates co-insurance. It is the opinion of the insurance broker, that the described insurance coverage is an adequate amount to rebuild the structures (but not portions of the interior of Units which are the responsibility of Unit Owners to insure) if totally destroyed by fire or other insured peril.

The fire, casualty and general liability insurance is expected to be on terms that provide: (1) that each Unit Owner is an additional insured party; (2) that there will be no cancellation without notice to the Board of Managers; (3) a waiver of subrogation in favor of Unit Owners; (4) a waiver of invalidity because of the acts of the insured and Unit Owners; and (5) waiver of pro-rata reduction if Unit Owners obtain additional coverage.

Unit Owners are urged to obtain insurance, at their own expense, for items not covered by the insurance described above, such as, without limitation, the contents of their Units, their personal possessions, replacements, additions, upgraded fixtures and improvements to the Units and liability coverage for occurrences within their Units.

9. Management Fee

The Building will be managed by First Class Management, Inc., 102-10 Metropolitan Avenue, Forest Hills, NY 11375 ("FCMI"). FCMI is not affiliated with the Sponsor or Sponsor's principals. The management fee for the first year of Condominium operations will be \$36,000, which is believed to reflect the prevailing costs for such services. FCMI will provide the following services, among others: attending Board of Managers and Unit Owners' meetings; purchasing necessary supplies; effecting insurance policies and renewals; arranging for the cleaning and maintenance the Common Areas, as well as for sanitation, recycling and snow shoveling; paying all Condominium accounts; collecting Common Charges; assisting accountants for the Condominium tax returns; maintaining required Buildings' registrations; maintaining service contracts, if any; and providing profit and loss statements.

10. Legal and Audit Fees

Accounting and auditing expenses will consist of a \$6,000 fee for tax filing and preparing the annual financial report to the Condominium Board of Managers for the first year of Condominium operations. The fee is based on a quotation from Marin & Montanye LLP, 90 Merrick Avenue, Suite 605, East Meadow, NY 11554. \$2,000 is included in the budget for minor legal services to be rendered in connection with the operation of the Building such as preparation of Board minutes. No counsel to the Condominium has been engaged as of the date of this Plan. No warranty is made that the amount shall be sufficient to pay all legal and audit expenses incurred.

11. Other Expenses

Includes minimal miscellaneous charges such as special communications and mailings to Unit Owners, annual meetings and general expenses. No warranty is made that the amount shall be sufficient to pay all expenses incurred.

12. Contingency Fund

This item is included to provide a fund out of which unanticipated expenses or unanticipated increases in one or more items of operating expenses can be paid. However, no warranty is made that the contingency fund will cover all unanticipated expenses and/or increases. If additional funds are required, it may be necessary to increase Common Charges or separately assess all Unit Owners.

13. Reserve Fund

The Sponsor has budgeted for a yearly contribution to a reserve fund, to be funded out of Common Charges. It is anticipated, but not guaranteed, that the budgeted yearly reserve fund will be sufficient to pay for major capital repairs or replacement items that may be needed within the first five years of Condominium operations. However, no warranty or representation as to the need for, or timing of, future capital improvements is made to Unit Owners or the Board of Managers.

* * * *

The Sponsor has reserved the right to modify, renew and replace existing service, maintenance, employment, other agreements and insurance policies, and to enter into new agreements and policies that will be binding on the Condominium on the date of the Closing of the first Unit. However, no service or maintenance contracts which would materially increase the first year's estimated Common Charges will be made unless this Plan is amended.

If at any time, the projected commencement of the budget year in this Plan differs by six (6) months or more from the anticipated date of the first Closing, this Plan will be amended to include a revised budget. If the amended projections exceed the original projections by twenty five percent (25%) or more, the Sponsor will offer all Purchasers with pending Purchase Agreements the right to rescind for a period of fifteen (15) days after the date of presentation of such amendment. The Sponsor shall return promptly all Down Payments, with interest earned, if any, to Purchasers who rescind.

The Sponsor may not declare this Plan effective where there are material changes to Schedule B – Budget for First Year of Condominium Operations if said material changes have not been disclosed by a duly filed amendment to this Plan.

IN THE OPINION OF FIRST CLASS MANAGEMENT, INC., AN EXPERIENCED BUILDING MANAGER, THE PROJECTED RECEIPTS ARE ADEQUATE TO MEET THE ESTIMATED EXPENSES FOR THE CONDOMINIUM'S FIRST YEAR OF OPERATION, ASSUMING SUCH FIRST YEAR TO BE THE FISCAL YEAR COMMENCING ON JANUARY 1, 2027. THE FOREGOING SCHEDULES, HOWEVER, ARE NOT INTENDED AND SHOULD NOT BE TAKEN AS A WARRANTY OR GUARANTEE BY ANYONE THAT THE COMMON CHARGES, OTHER INCOME OR EXPENSES FOR THE FIRST YEAR OR ANY SUBSEQUENT YEAR OF OPERATION OF THE CONDOMINIUM WILL BE AS SET FORTH IN SAID SCHEDULES, AND IT IS LIKELY THAT THE ACTUAL INCOME AND EXPENSES WILL VARY FROM THE AMOUNTS SHOWN IN THE SCHEDULE. NO PROVISION IS MADE FOR UNFORESEEN EVENTS OTHER THAN THE CONTINGENCY FUND DESCRIBED ABOVE.

SCHEDULE B-1
FOR PROJECTED FIRST YEAR OF CONDOMINIUM OPERATIONS
January 1, 2027 – December 31, 2027

Each Residential Unit Owner will be responsible for the electricity costs associated with his, her or its Unit. Electricity costs estimates for the Residential Units include the use of appliances and systems in the Residential Units and heating and cooling the Residential Units. The costs were estimated by EP Engineering, 100 William Street, Suite 1205, New York, NY 10038 and are based on current charges. Electricity costs are estimated at a rate of \$0.30 per KWH.

The annual costs are estimated as follows:

Residential Units	Estimated Annual Electricity Costs Per Unit	Estimated Annual Usage (in KWH) Per Unit
2A, 2B	\$7,154	23,847
2C, 2D	\$6,634	22,113
3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B	\$10,734	35,780
10PH, 11PH, 12PH	\$15,147	50,490
13PH	\$16,176	53,920

In view of the varying costs of electricity and patterns of usage, it is not possible to predict with certainty whether the estimated figures will reflect the actual cost to be incurred during the first year of operation. The projected rates are not guaranteed and it must be expected that these rates will increase with the passage of time and may be affected by many factors that are beyond the control of the Sponsor. Purchasers are advised that the projections are only estimates and actual consumption will vary based on the personal needs of occupants, weather conditions and the cost of utilities.

ALTHOUGH SPONSOR BELIEVES THAT THE FOREGOING IS ACCURATE, NO WARRANTY IS MADE BY THE SPONSOR OR THE SPONSOR'S CONSULTANT AS TO WHAT AN INDIVIDUAL UNIT OWNE'S COSTS MAY BE.

First Class Management, Inc.
185-08 Union Turnpike, Ste 107
Fresh Meadows, NY 11366

October 28, 2024

Loves Lane Owner LLC
246 West 16th Street, Suite 1R
New York, NY 10011

Re: 142 West 21st Street Condominium
142 West 21st Street, New York, NY 10011

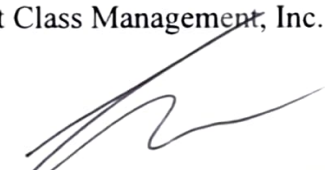
Ladies and Gentlemen:

First Class Management, Inc. is a property management firm and has been engaged in the management of condominium and rental properties for over 15 years. The undersigned has no beneficial interest in Sponsor or the profitability of the subject project.

You have told us that the factual basis for the allocation of each unit's common interest as expressed in the Declaration, pursuant to Section 339-i (1)(iv) of the Real Property Law, is based upon floor space, subject to the location of such space and the additional factors of relative value of other space in the Condominium, the uniqueness of the Unit, the availability of Common Elements for exclusive and shared use, and the overall dimensions of the particular Unit.

We have examined the Schedule A and it is our opinion that the allocation of the common interest for each unit of the condominium complies with Section 339-i of the Real Property Law. We authorize the use of this opinion or a reproduction hereof in the offering plan.

First Class Management, Inc.

By: 

Albert Aranbaev, President

CHANGES IN PRICES AND UNITS

A. Changes in Prices

The offering prices set forth in “Offering Prices and Related Information, Schedule A,” above, may only be changed by a duly filed amendment to this Plan if the change in prices is an across-the-board change affecting one or more lines of Units or Unit models or is to be advertised or is a price increase for an individual Purchaser. However, the Sponsor may enter into an agreement with a Purchaser to sell one or more Units at prices lower than those set forth in Schedule A pursuant to negotiations with an individual Purchaser without filing an amendment.

If the Sponsor changes the purchase price of one or more Units, the Purchaser(s) of such Unit(s) may pay more or less than other Purchasers of comparable Units having the same Common Interest. However, such price change shall not alter the Common Interest of, or the amount of the Common Charges payable by, the owner of any Unit.

The Sponsor reserves the right to change the manner of payment of the purchase price and any other terms of sale of any Unit from time to time, both before and after the first Closing, without any consent or approval including, without limitation, the consent or approval of the managing agent, if any, the Board of Managers, any Unit Owner or any mortgagee. Notwithstanding the foregoing, however, no such change shall be made with respect to a Unit for which a Purchase Agreement is then in effect without the consent of the Purchaser thereunder.

B. Changes of Sizes, Layout, Number and Use

In order to meet the possible varying demands for number and type of Units, or for any other reason, the Sponsor or other owner of an Unsold Unit reserves the right to change (a) the layout of or number of rooms in Unsold Units, (b) the size and/or number of Unsold Units by subdividing one or more Unsold Units into two or more separate Units, by combining two or more Units into one or more Unsold Units, by altering the boundary walls of any Unsold Unit(s), or otherwise, including, without limitation, the use of any portion(s) of the Common Elements adjacent to such Unsold Units to the extent that such portion(s) are not required to be maintained as Common Elements pursuant to the terms of the By-Laws. Subject to the terms of this paragraph, such right may be exercised by the Sponsor or other owner of an Unsold Unit from time to time, both before and after the first Closing, without any consent or approval including, without limitation, the consent or approval of the managing agent, if any, the Board of Managers, any Unit Owner or any mortgagee. However, the Sponsor or other owner of an Unsold Unit shall first obtain the approval of all governmental authorities whose approval is required by law and otherwise comply with all Legal Requirements.

The Sponsor reserves the right to amend or modify the plans and specifications for the Building in any way (including, without limitation, changing materials, appliances, equipment, fixtures, and other construction details and design details) and to substitute in place of any materials, appliances, equipment, and/or fixtures set forth therein or described in the "Description of Property and Specifications or Building Condition" in Part II of this Plan, Equal or Better materials, appliances, equipment, and/or fixtures provided only that any necessary approval of any governmental authority having jurisdiction thereover is first obtained. However, Sponsor shall not (a) substitute equipment or materials of lesser quality or design or (b) change the size or location of the Building, Units or Common Elements if such changes affect the percentages of Common Interest or adversely affect the value of any Unit to which title has closed or for which a Purchase Agreement has been executed and is in effect unless all affected Unit Owners and Purchasers consent in writing to such change.

Notwithstanding the immediately preceding paragraph, no change will be made in the size or number of Units, and/or their respective percentage of Common Interest or in the size or quality of Common Elements, except by amendment to this Plan and, when applicable, to the Declaration.

If the Sponsor or other owner of an Unsold Unit changes the size and/or number of Unsold Units, the Sponsor shall increase or decrease the Common Interest appurtenant thereto accordingly; however, the aggregate amount of the Common Interest of all of the Units shall always be one hundred percent (100%). As a result of such reapportionment, the amount of the Common Charges and assessments and, subject to the judgment of the assessing authorities, the real estate taxes payable by the owners of the directly affected Unsold Units will be increased or decreased proportionately, but the proportion of the Common Interest, Common Charges and the amounts of assessments and the real estate taxes payable by the owners of Units not directly affected will not be changed due to the reapportionment.

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

No material change will be made in the size and no material adverse change will be made in the quality of Common Elements unless all Purchasers consent.

Any change in the number of Units or number of rooms within a Unit, or in the size of any Unit resulting from a subdivision or combination or alteration of boundary walls as permitted in this Plan, or otherwise, or in the Common Interest of any Unit, shall be reflected in a duly recorded amendment to this Plan, or, once filed, the Declaration. As more particularly provided in the Declaration, the Sponsor and any other owner of an Unsold Unit have the right to amend the Declaration to effectuate such change without the Board of Managers, any other Unit Owners, or any mortgagee consenting to, or executing, the amendment. However, no

change of a Unit's Common Interest will be made without the prior written consent of the owner of such Unit. In addition, no change will be made in the Common Interest of any Unit for which a Purchase Agreement is in effect without the prior written consent of the affected Purchaser thereof.

To the extent not prohibited by law, if the size or configuration of a Unit is changed in compliance with this Plan, the Declaration and the By-Laws and, in connection therewith, a wall, space or other area forming a part of the Common Elements serving and benefiting only such Unit is razed or incorporated into the Unit, then such Common Element shall be deemed for the exclusive use and benefit of the owner of such Unit and the Unit's Common Interest will remain unchanged.

The Sponsor may agree, in its sole discretion, at the request of any Purchaser, to modify the interior of any Unit including the equipment and fixtures in the Unit, to combine one or more Units into a single Unit, or to perform other specialized work in any Unit, subject to any Legal Requirements. Such work shall be performed upon terms and conditions determined by the Sponsor and the Purchaser. In connection with the combination of one or more Units into a single Unit, the Down Payment payable by the Purchaser shall equal twenty percent (20%) of the total Purchase Price of the combined Units; in all other cases, a sum equal to the cost of such modifications or special work or materials shall be paid to the Sponsor prior to any obligation on the Sponsor's part to perform such work. Such sum shall be held in escrow together with the Down Payment. However, Purchasers should note that such funds may be released from the Escrow Account by the Escrow Agent so long as Sponsor uses the funds for such modifications or special work or materials. As a result, except as set forth below, in the event a Purchaser is entitled to rescind its Purchase Agreement or in the event the Sponsor is unable to close title to the Unit with Purchaser for any reason, and even if this Plan is not consummated, the Purchaser will not receive a refund of any funds used for such requested modifications or specialized work but shall receive a refund of any unused funds. Notwithstanding the foregoing, Purchasers will receive a full refund of funds for such modifications or special work in the event the Sponsor abandons the Plan prior to declaring the Plan effective.

INTERIM LEASES

At the election of the Sponsor, a Purchaser may rent a contracted-for Residential Unit pursuant to an Interim Lease in the form included in Part II of this Plan prior to the Closing and prior to or after consummation of this Plan. The Interim Lease would be signed simultaneously with, or after execution of, a Purchase Agreement. No rental protection laws are applicable to Interim Leases. Rent payable under the Interim Lease shall be negotiated by the Sponsor and the Purchaser. The term of the Interim Lease shall expire on the date of the Closing or on the date provided in the Interim Lease if this Plan is not declared effective. If this Plan is abandoned, the tenant under the Interim Lease may, at any time, cancel the Interim Lease and vacate the Unit upon ninety (90) days prior written notice to the Sponsor, except that a tenant

may not remain in a Unit after the end of the term of an Interim Lease without the prior written consent of the Sponsor.

It will be a default under the Interim Lease if the Purchaser-tenant fails to comply with all of the Purchaser's obligations under the Purchase Agreement. It will be a default under the Purchase Agreement if the Purchaser-tenant fails to comply with all of the Purchaser-tenant's obligations under the Interim Lease, which default will permit the Sponsor to cancel the Purchase Agreement provided (a) the Sponsor either obtains an order of eviction or other judgment or order from a court or agency of competent jurisdiction against the Purchaser-tenant or (b) the Purchaser-tenant has vacated the Unit. In the event of a default by a Purchaser, the Sponsor will make a written demand for payment after default thirty (30) days before forfeiture of the Down Payment shall be declared. Time is of the essence to cure said default, meaning that time limits will be strictly observed and extensions will not be granted. The Purchaser-tenant shall vacate the Unit within thirty (30) days after notice of cancellation of the Purchase Agreement from the Sponsor or rescission of the Purchase Agreement by the Purchaser-tenant, in the event rescission is permitted. If the right to rescind a Purchase Agreement is offered to a Purchaser who has entered into an Interim Lease, the Purchaser's right to rescind shall be conditioned upon (i) his, her or its surrendering possession of the Unit within thirty (30) days of the service of such Purchaser's notice of rescission to the Sponsor, (ii) leaving the Unit broom swept, clean, empty of the Purchaser-tenant's possessions and restored to its condition prior to the Purchaser-tenant's occupancy, and (iii) paying all rent due under the Interim Lease. Nothing contained in this Plan and no recession shall relieve any Purchaser of liability for damage caused to the Unit. The Purchaser shall be responsible for payment of the Sponsor's reasonable costs and attorney's fees if it is necessary for the Sponsor to bring an action or proceeding to remove the Purchaser-tenant from the Unit or to recover money in connection with damage to the Unit and the Sponsor is the prevailing party.

Rent due under any Interim Lease for the month in which the Closing occurs shall be adjusted between the Sponsor and the Purchaser-tenant as of the date of the Closing. No part of any rent paid under any Interim Lease will inure to the benefit of the Purchaser-tenant under the Interim Lease. Security held by the Sponsor under an Interim Lease with interest, if any, less any statutorily permitted administrative fee will be transferred to the Purchaser at the Closing.

The Sponsor is under no obligation to enter into an Interim Lease. The Sponsor may rent any vacant Residential Unit not subject to a Purchase Agreement for any term, rent and conditions the Sponsor may choose after consummation of this Plan.

The form of Interim Lease is included in Part II of this Plan and includes the following Condominium smoking policy:

“The Property is a smoke-free property. Smoking is not allowed in (a) any indoor Common Element or Limited Common Element, including, but not limited to, indoor corridors, rooms, hallways, stairs, stairways, storage areas and lobbies, (b) in any outdoor

Common Elements or Limited Common Elements, including, but not limited to, any rooftops, patios, yards, terraces, decks, balconies, parking areas, pool areas, porches and courtyards, and (c) in any Unit. For purposes of this Rule and Regulation, (i) “smoking” shall mean inhaling, exhaling, burning or carrying any lighted or heated cigar, cigarette, electronic cigarette, little cigar, pipe, water pipe or hookah, herbal cigarette, non-tobacco smoking product (e.g., marijuana or non-tobacco shisha), or any similar form of lighted object or device designed for people to use to inhale smoke, and (ii) “electronic cigarette (e-cigarette)” shall mean a device that heats a liquid, gel, herb or other substance and produces vapor for the user or people to inhale.”

Risk of loss for fire or other casualty remains with the Sponsor until legal title to the Unit has been conveyed to the Purchaser, unless the Purchaser enters into an Interim Lease or otherwise takes possession of the Unit. The Building will be covered by a fire and casualty insurance policy in an amount expected to be adequate to rebuild the Building’s structure (but not portions of the interior of Units that are the responsibility of Unit Owners to insure) if totally destroyed by fire or other insured peril. Purchasers are advised to obtain insurance against loss for fire or other casualty for items not covered by the insurance described above, effective upon his, her or its taking title to or possession of a Unit. Specifically, Unit Owners, as well as Purchasers who take possession prior to the Closing, are urged to obtain insurance for the contents of their Units, their personal possessions, replacements, additions, upgraded fixtures and improvements to the Units and liability coverage for occurrences within their Units. A Purchaser who occupies a Unit prior to the closing pursuant to an Interim Lease, or otherwise takes possession of a Unit prior to Closing, may not be able to obtain insurance for all risks of damage to the Unit and therefore assumes the risk of losses not covered by insurance.

PROCEDURE TO PURCHASE

A person desiring to purchase a Unit shall have at least three (3) business days to review this Plan and all filed amendments to this Plan prior to executing a Purchase Agreement. A person desiring to purchase a Unit will be required to execute, in quadruplicate, a Purchase Agreement in the form included in Part II of this Plan. The Purchase Agreement contains the terms and conditions upon which the Unit will be sold and should be read carefully by a Purchaser and his, her or its legal and financial advisors before being executed.

A potential Purchaser must deliver all four (4) copies of the executed Purchase Agreement together with his, her or its good unendorsed check made payable to “Marcus Attorneys, as Escrow Agent” the Down Payment of ten percent (10%) of the purchase price and additional sums due in accordance with this Plan to the Selling Agent, if any is designated by the Sponsor, or to the Sponsor.

Within fifteen (15) days after a prospective Purchaser delivers an executed Purchase Agreement, together with the Down Payment, the Sponsor must either accept the Purchase Agreement and return a fully executed counterpart to the Purchaser, or reject the Purchase

Agreement and, within such fifteen (15) days, refund the Down Payment. If the Sponsor fails to do either within fifteen (15) days, Purchaser's offer shall be deemed rejected and the Down Payment refunded within ten (10) days following such rejection, unless Purchaser agrees, in writing, to have his, her or its offer extended. The Purchaser will have ten (10) days from the end of the fifteen (15) day period to exercise the right to extend his, her or its offer. If the Sponsor accepts the extended offer and Purchase Agreement, the Down Payment will be placed promptly in a segregated special attorney's escrow account, described below. If the Sponsor rejects the extended offer and the Purchase Agreement, the Down Payment will be refunded within ten (10) days following such rejection.

The Sponsor may reject any Purchase Agreement, without cause or explanation, so long as the rejection is not based upon race, creed, color, national origin, ancestry, age, marital status, sex, sexual orientation or any other ground proscribed by law. Until the Purchase Agreement is executed by the Sponsor and returned to the prospective Purchaser, the Sponsor will not be bound to a prospective Purchaser in any respect. No Purchase Agreement submitted to the Sponsor or to any agent and no deposit of any Down Payment or other payment on behalf of a Purchaser shall create any obligation on the part of the Sponsor (other than to return the Down Payment or such other payment).

Any time prior to Closing, the Sponsor may check the credit rating of any prospective Purchaser. Such credit check shall be performed in accordance with any applicable laws, rules, or regulations of governmental authorities. Purchasers shall timely provide the Sponsor or the Selling Agent with any and all information, execute any and all documents, and do any and all other things that the Sponsor may reasonably request to enable the Sponsor to perform such credit check.

The circumstances under which the Sponsor may vary the price of a Unit or the size, layout and use of a Unit from that described in this Plan as a result of the negotiations with a prospective Purchaser are described in the section of this Plan entitled "Changes in Prices and Units," above. Furthermore, Sponsor reserves the right to negotiate with each Purchaser the other terms and conditions of the Purchase Agreement, including, but not limited to, interest on the required Down Payment, financing contingencies, and alteration work and customization to a Unit and/or credits therefor and the waiver of conditions to, and notices of, Closing. No Purchaser will benefit from any term or condition negotiated with any other Purchaser or have any rights of rescission or renegotiation under a Purchase Agreement due to any term or condition negotiated with any other Purchaser.

The Sponsor may agree, in its sole discretion, at the request of any Purchaser, to modify the interior of any Unit including the equipment and fixtures in the Unit, to combine one or more Units into a single Unit, or to perform other specialized work in any Unit, subject to any Legal Requirements. Such work shall be performed upon terms and conditions determined by the Sponsor and the Purchaser. In connection with the combination of one or more Units into a single Unit, the Down Payment payable by the Purchaser shall equal twenty percent (20%) of

the total Purchase Price of the combined Units; in all other cases, a sum equal to the cost of such modifications or special work or materials shall be paid to the Sponsor prior to any obligation on the Sponsor's part to perform such work. Such sum shall be held in escrow together with the Down Payment. However, Purchasers should note that such funds may be released from the Escrow Account by the Escrow Agent so long as Sponsor uses the funds for such modifications or special work or materials. As a result, except as set forth below, in the event a Purchaser is entitled to rescind its Purchase Agreement or in the event the Sponsor is unable to close title to the Unit with Purchaser for any reason, and even if this Plan is not consummated, the Purchaser will not receive a refund of any funds used for such requested modifications or specialized work but shall receive a refund of any unused funds. Notwithstanding the foregoing, Purchasers will receive a full refund of funds for such modifications or special work in the event the Sponsor abandons the Plan prior to declaring the Plan effective.

Among the important provisions of the Purchase Agreement are the following:

1. The Down Payment will be ten percent (10%) of the purchase price. However, the Down Payment will be increased to twenty percent (20%) if the Purchaser purchases two or more Units that are to be combined. If Sponsor agrees to modifications or special work, the cost of same shall be paid to the Sponsor prior to any obligation on the Sponsor's part to perform such work and shall be held in escrow together with the Down payment. However, such funds may be released from Escrow Account by the Escrow Agent so long as the Sponsor uses the funds for the modifications or special work.

2. Escrow Trust Fund Provisions. (a) The Escrow Agent: The law firm of Marcus Attorneys PLLC ("Marcus Attorneys"), with an address at 13 Greene Avenue, Brooklyn, New York and telephone number 718-643-6555, shall serve as Escrow Agent for Sponsor and the Purchaser. Escrow Agent has designated the following attorneys to serve as signatories: Guillermo Santiago, Jed S. Marcus and Philip Lavender. All designated signatories are admitted to practice law in the State of New York. Neither the Escrow Agent nor any authorized signatories on the account are the Sponsor, Selling Agent, Managing Agent, or any principal thereof, or have any beneficial interest in any of the foregoing.

(b) The Escrow Account: The Escrow Agent has established the escrow account at Bank of America, located at 76 Court Street, Brooklyn, New York 11201, a bank authorized to do business in the State of New York. The escrow account is entitled Marcus Attorneys PLLC 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. All such deposits made by Purchasers will be aggregated for the purpose of the maximum FDIC insured amount. Purchaser funds held with Bank of America may factor into such \$250,000 insurance limit.

All deposits made by Purchasers pursuant to a Purchase Agreement, whether in the form of checks, money orders, wire transfers, or other instruments that identify the payor, shall be

made payable to or endorsed by the Purchaser to the order of “Marcus Attorneys, as Escrow Agent.”

Any deposits made for upgrades, extras, or custom work shall be initially deposited into the Escrow Account, and released in accordance with the terms of the Purchase Agreement or, if the Purchase Agreement does not address such release terms, in accordance with the terms of a written agreement between Purchaser and Sponsor.

The main Escrow Account will be an IOLA account and interest will not be credited to any party. If, however, the Purchaser returns, along with executed Purchase Agreements and the Down Payment, an executed W-8 or W-9 form, as the case may be, and requests an interest bearing account in writing, then the Down Payment shall be deposited in an interest bearing sub-account and interest will be credited to the Purchaser. The interest would be at the rate of interest set by Bank of America. Failure by a Purchaser to comply with these terms shall result in the Down Payment being deposited in the main IOLA account without any interest being credited to any party. 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.

(c) Notification to Purchaser: Within five (5) business days after the Purchase Agreement has been tendered to Escrow Agent along with the Down Payment, the Escrow Agent shall sign the Purchase Agreement and place the Down Payment into the Escrow Account. Such deposit in the Escrow Account may be made even though the Sponsor has not accepted the Purchase Agreement of the Purchaser. Furthermore, Escrow Agent’s execution of the Purchase Agreement prior to Sponsor’s execution thereof and prior to delivery of a fully executed Purchase Agreement to the Purchaser shall not, in any way whatsoever, constitute acceptance of the Purchase Agreement by the Sponsor. With ten (10) business days of the placing the Down Payment in the Escrow Account, Escrow Agent shall provide written notice to Purchaser and Sponsor, conforming the deposit. The notice shall provide the account number and the initial interest rate to be earned on the Down Payment, if any. Any deposits made for upgrades, extras, or custom work shall be initially deposited into the Escrow Account, and released in accordance to the terms of a written agreement between Purchaser and Sponsor.

The Escrow Agent is obligated to send notice to the Purchaser once the Down Payment 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 Down Payment, he or she may cancel the Purchase Agreement within ninety (90) days after tender of the Purchase Agreement and Down Payment 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, N.Y. 10005. Rescission shall not be afforded where proof satisfactory to the Attorney General is submitted establishing that the Down Payment 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.

(d) 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 General Business Law § 352-h.

Under no circumstances shall Sponsor seek or accept release of the Down Payment 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 Down Payment if so directed:

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

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

(iii) by a final order or judgment of an arbitrator, as set forth herein. Any dispute regarding the disposition of Deposit funds must be submitted to "Expedited Arbitration". Expedited Arbitration means a binding arbitration proceeding held in Kings or New York County administered by JAMS, or if JAMS is no longer providing such service to another private alternative dispute resolution provider selected by Sponsor which is not affiliated with Sponsor (the "ADR Provider") and conducted, to the extent consistent with the Purchase Agreement, in accordance with the then prevailing rules and expedited procedures of the ADR Provider (the "ADR Rules"). Accordingly, by submitting to Expedited Arbitration, the parties to the Purchase Agreement waive the right to bring suit in court concerning disputes under the Purchase Agreement and agree to accept the Arbitrator's decision as final. There is generally no right to appeal. The right of the parties to be represented by counsel and to submit data, memoranda and similar material in support of their respective positions, and the ability of the parties to obtain documents, witness statements and other discovery may be more limited in Expedited Arbitration than in court proceedings. After hearing the dispute, the Arbitrator shall be obligated to render a determination (the "Award") within the applicable time period under the ADR Rules for the rendering thereof. The Award shall be final and binding upon the parties. Any motion to confirm or vacate the Award must be filed in a federal or state court located in the City of New York, County of New York or New York and State of New York. The parties shall bear the costs of their own expenses and witness preparation. The parties shall equally share the costs of the JAMS administrative fees, including the Arbitrator's compensation. At the conclusion of the hearing, the Arbitrator shall make his or her determination and shall award to the prevailing party, if any, the costs and attorneys' fees reasonably incurred by the prevailing party in connection with the Arbitration. The prevailing party shall be reimbursed for its share of the JAMS administrative expenses.

If the Escrow Agent is not directed to release the Down Payment pursuant to paragraphs

(1) through (iii) above, and the Escrow Agent receives a request by either party to release the Down Payment, then the Escrow Agent must give both the Purchaser and Sponsor prior written notice of not fewer than thirty (30) days before releasing the same. If the Escrow Agent has not received notice of objection to the release of the Down Payment prior to the expiration of the thirty (30) day period, the Down Payment 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 Down Payment within said thirty (30) day period, the Escrow Agent shall continue to hold the same until otherwise directed pursuant to any of paragraphs (i) through (ii) above. Notwithstanding the foregoing, the Escrow Agent shall have the right at any time to deposit the Down Payment 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 Down Payment 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.

(e) Waiver Void: Any provision of any Purchase Agreement or separate agreement, whether oral or in writing, by which a Purchaser purports to waive or indemnify any obligation of the Escrow Agent holding any deposit in trust is absolutely void. The provisions of the Attorney General's regulations and General Business Law §§ 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.

(f) Purchase Agreement: A copy of the Purchase Agreement is included in Part II of this Plan and the escrow provisions are included in Section 17 of the Purchase Agreement, which shall be executed by the Escrow Agent.

(g) Other Important Provisions:

(i) 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 the Purchase Agreement or the performance or non-performance of Escrow Agent's duties under the 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 the 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.

(ii) Before the Down Payment is transferred to another escrow account, or if Escrow Agent is replaced, this Plan must be amended to provide the same full disclosures contained herein with respect to the new account and/or new Escrow Agent.

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

3. Sponsor will comply with the provisions of Section 71-a (3) of the Lien Law of the State of New York.

4. In the event of an uncured default by a Purchaser in his, her or its obligations under the Purchase Agreement, no more than ten percent (10%) of the purchase price (or twenty percent (20%) in the event Purchaser contracts for more than one Unit), plus any interest earned thereon, may be retained as liquidated damages, plus the actual cost incurred by the Sponsor for any modifications or special work ordered by the Purchaser. The Sponsor agrees not to seek the remedy of specific performance in connection with the Purchaser Agreement as to which there has been a default by a Purchaser.

5. In the event of a default by a Purchaser, the Sponsor will make a written demand for payment after default thirty (30) days before forfeiture of the Down Payment shall be declared. If a Purchaser defaults under a Purchase Agreement, time is of the essence with respect to the thirty (30) day time-frame within which the Purchaser must cure the default, as provided in the Purchase Agreement. This means that time limits within which the Purchaser must cure the default will be strictly observed, and extensions will not be granted. See the Purchase Agreement, a copy of which is included in Part II of this Plan.

6. The balance of the purchase price is payable at the Closing, unless the Purchase Agreement provides for earlier payments with respect to special work ordered by a Purchaser. The balance shall be paid by wire transfer of immediately available funds or by certified or official bank or cashier's check drawn on a bank which is a member of the New York Clearing House Association to the order of "Loves Lane Owner LLC," or to such other party or parties as the Sponsor may designate, and delivered to the Sponsor at the Closing.

7. At any time after the Plan is declared effective, the Sponsor will fix dates for Closing for each Unit for which a Purchase Agreement has been executed by serving notice on

each Purchaser setting such Purchasers' Closing date. Such notice will be sent to the Purchaser at least thirty (30) days prior to the Closing date for his, her or its Unit and at least thirty (30) days prior to terminating a purchase agreement for failure by a Purchaser to close. Purchasers may waive this thirty (30) day closing notice provision by executing a written waiver.

8. The Sponsor anticipates that the first Closing of a Unit will occur by January 1, 2027. Except as otherwise set forth below, if the first Unit Closing does not occur within twelve months following January 1, 2027, Purchasers will be offered the right to rescind their Purchase Agreements. If this Plan is amended to provide for a later projected date for the first Unit closing, Purchasers will be offered the right to rescind their Purchase Agreements if the first Unit closing occurs more than twelve months following such amended, later date. Purchasers should note that even if the first Unit closing occurs on or before January 1, 2027 (or such other date projected as the date of commencement of Condominium operations at the time the Purchase Agreement was entered into) or within the twelve month period thereafter, not only may the closing of subsequent Units be substantially delayed beyond such dates if a TCO has not been issued for such units or for the floor on which such Units are located, but the Sponsor may also schedule the closings of title to other Units significantly later than such projected date. In such cases, provided the Sponsor is diligently pursuing completion of construction and the issuance of a certificate of occupancy and is otherwise in compliance with its obligations under the Plan, the Purchaser will not be entitled to terminate the Purchase Agreement (unless the Purchase Agreement contains an outside closing date and the Closing to the Unit does not occur by such outside closing date), or to a right of rescission or to make claims against the Sponsor for damages or losses as a result of such delays and will not be excused from paying the full purchase price for the Unit. Sponsor is not obligated to schedule any Purchaser's closing within any specified timeframe or to ensure that the closing of title to any particular Unit will occur by any date certain. Therefore, unless a Purchase Agreement contains an outside closing date, no Purchaser will get a right to rescind its Purchase Agreement if its Unit has not closed within twelve months after the date of the Purchase Agreement. PROSPECTIVE PURCHASERS SHOULD THEREFORE CONSIDER CAREFULLY THE POSSIBILITY OF SUCH DELAYS AND SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT.

9. In the event of a default by a Purchaser, the Sponsor will make a written demand for payment after default thirty (30) days before forfeiture of the Down Payment shall be declared. Time is of the essence to cure said default, meaning that time limits will be strictly observed and extensions will not be granted.

10. Each Purchaser shall execute and deliver to the Sponsor at the Closing the Power of Attorney included in Part II of this Plan at the Closing. Failure to do so will be a default under the Purchase Agreement.

11. Purchasers will be afforded not less than three (3) business days to review this Plan and all filed amendments to this Plan, prior to executing a Purchase Agreement.

12. The Building will be covered by a fire and casualty insurance policy in an amount expected to be adequate to rebuild the Building's structure (but not portions of the interior of Units that are the responsibility of Unit Owners to insure) if totally destroyed by fire or other insured peril. Purchasers are advised to obtain insurance against loss for fire or other casualty for items not covered by the insurance described above, effective upon his, her or its taking title to or possession of a Unit. Specifically, Unit Owners, as well as Purchasers who take possession prior to the Closing, are urged to obtain insurance for the contents of their Units, their personal possessions, replacements, additions, upgraded fixtures and improvements to the Units and liability coverage for occurrences within their Units. A Purchaser who occupies a Unit prior to the closing pursuant to an Interim Lease, or otherwise takes possession of Unit prior to closing, may not be able to obtain insurance for all risks of damage to the Unit and therefore assumes the risk of losses not covered by insurance.

13. Although a Purchaser may obtain financing from a lending institution or any other source, his, her or its obligation to purchase a Unit pursuant to his, her or its Purchase Agreement is not contingent on obtaining financing for such purchase. Any 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 necessary to pay the balance of the purchase price at the closing of title. Neither the Sponsor nor the Selling Agent, if any, makes any representation as to the terms or availability of any mortgage financing. Prospective Purchasers are, therefore, advised to finalize their financing arrangements before signing a Purchase Agreement. However, prospective Purchasers should be aware that even if a loan commitment is obtained, its term may be fixed and it could expire before the Closing Date.

14. Any conflict between any provisions of this Plan and the Purchase Agreement will be resolved in favor of such provisions in this Plan.

15. Within fifteen (15) days after delivery by a Purchaser of an executed Purchase Agreement together with the Down Payment, the Sponsor will either:

- o accept the Purchase Agreement and cause to be returned to Purchaser a fully executed counterpart thereof; or
- o reject the Purchase Agreement offer and, within ten (10) days following such rejection, refund the Down Payment tendered.

If the Sponsor fails to do either within fifteen (15) days, Purchaser's offer shall be deemed rejected and the Down Payment refunded, unless Purchaser agrees, in writing, to have his, her or its offer extended. The Purchaser will have ten (10) days to exercise the right to extend his, her or its offer. If the Sponsor accepts the extended offer and the Purchase Agreement, the Down Payment will be placed promptly in a segregated special attorney's

escrow account, as described in this Plan. If the Sponsor rejects the extended offer and Purchase Agreement, the Down Payment will be refunded within ten (10) days following such rejection.

16. Nothing contained in this Plan will be in derogation of the rights of a Purchaser under Article 23-A of the General Business Law, and neither this Plan nor the Purchase Agreement may contain, or be modified to contain, a provision waiving a Purchaser's rights or abrogating Sponsor's obligations under Article 23-A of the General Business Law.

17. The Sponsor agrees to convey to a Purchaser title in fee simple to the Unit free and clear of all liens, exceptions and encumbrances, other than those set forth in the sections of this Plan entitled "Terms of Sale," "Purchase Agreement" and "Unit Deed," and any mortgages obtained by the Purchaser.

18. Neither the Purchase Agreement nor any monies deposited thereunder shall constitute a lien against the Property, including the Unit.

19. The following occurrences, among others, constitute a default by a Purchaser under the Purchase Agreement:

- o Purchaser's failure to pay the balance on the Closing date designated by the Sponsor;
- o Purchaser's failure to duly sign, notarize and deliver at the Closing the Power of Attorney to the Board of Managers pursuant to the Purchase Agreement or to complete the New York City Real Property Transfer Tax Return and New York State Combined Real Estate Transfer Tax Return and Credit Line Mortgage Certificate or to pay the taxes shown as due on said forms;
- o If applicable, Purchaser's failure to duly sign, notarize, deliver or complete at the Closing any forms or returns necessary for the calculation or recording of the portion of the mortgage tax to be computed in accordance with Section 339-ee of the Condominium Act, or to pay such portion to the Sponsor in reimbursement of mortgage tax which the Sponsor previously paid if the Sponsor had previously placed a mortgage on the Property;
- o The failure to pay, perform or observe any of the Purchaser's other obligations under the Purchase Agreement; and
- o The failure of the Purchaser to observe all the terms, covenants and conditions of an Interim Lease, if any.

The provisions of the Purchase Agreement relating to defaults by a Purchaser, the thirty (30) day time-period to cure defaults, retention by the Sponsor of monies paid under the

Purchase Agreement, and the obligation of the Purchaser to pay a legal fee to the Sponsor's counsel if the thirty (30) day notice of default is sent, are of special importance and should be read carefully by each Purchaser.

20. The Purchase Agreement is contingent upon the effectiveness of this Plan. If this Plan is abandoned, all Purchase Agreements will be canceled. However, defaults by Purchasers shall not be waived as long as the Plan is not abandoned.

21. The Purchase Agreement contains important provisions regarding acceptance of the condition of the Unit and Common Elements by the Purchaser at the Closing, which provisions should be read carefully by each Purchaser. Among the provisions is the requirement that the Purchaser pay the balance of the purchase price at the closing scheduled by the Sponsor even if work remains to be done on the Unit or on Common Elements. Closing will not relieve the Sponsor of its obligation to complete the work described in this Plan. No escrow or other security will be provided to secure the obligation of the Sponsor to complete work in the Unit.

22. The Purchase Agreement provides that if the Sponsor is unable, as distinguished from unwilling, to deliver to Purchaser title to the Unit in accordance with the provisions of this Agreement, Sponsor will not be obligated to bring any action or proceeding or otherwise incur any cost or expense to render title marketable. If Sponsor notifies Purchaser of its inability to remedy the defect in title, Purchaser shall have the option (i) to take title subject to such title defect (without any abatement in, or credit against, the Total Purchase Price or claim or right of action against Sponsor for damages or otherwise), or (ii) to terminate the Purchase Agreement. If Purchaser elects to terminate, Sponsor shall instruct the Escrow Agent to return to Purchaser, within ten (10) days after receipt of Purchaser's termination notice, all monies deposited thereunder, with interest earned thereon, if any. Upon making such refund the Purchase Agreement shall be null and void and neither party shall have any further rights, obligations or liabilities with respect to the other thereunder or under the Plan. The foregoing option must be exercised by written notice given by Purchaser to Sponsor no later than ten (10) days after Sponsor's notice of inability to remedy the title defect. If Purchaser shall not give such notices within said ten (10) day period, it shall be conclusively deemed that Purchaser elected the first option above, to acquire title subject to the title defect.

23. The Sponsor may cancel a Purchase Agreement if any governmental bureau, department or subdivision thereto shall impose restrictions on the manufacture, sale, distribution and/or use of material necessary in the construction of improvements to the Building and such restrictions shall prevent the Sponsor from obtaining such materials from its regular suppliers or from using same in the construction and/or completion of the Unit; or the Sponsor is unable to obtain materials from its usual sources due to strikes, lockouts, war, military operations and requirements, national emergencies, acts of God; or if the installation of public utilities is restricted or curtailed.

24. The Purchase Agreement contains a representation by the Purchaser to the Sponsor that he, she or it has not dealt with any broker other than any broker specified in the Purchase Agreement in connection with the acquisition of his, her or its Unit and will indemnify the Sponsor against any costs and expenses in connection with claims by any other broker claiming to have dealt with the Purchaser or the Purchaser's representatives.

25. No provision of the Purchase Agreement shall survive the delivery of the deed, except those obligations expressly stated therein to so survive or to be performed subsequent to the Closing, and except that all representations under the Plan, all obligations pursuant to the General Business Law and such additional obligations under the Plan that are to be performed subsequent to the Closing will survive delivery of the deed. Each Purchaser of a Unit shall be given a reasonable opportunity to examine his, her or its Unit prior to Closing and is urged to make a careful inspection of the Unit. Purchaser shall examine the Unit with a representative of Seller or Selling Agent, if any, during ordinary business hours prior to the Closing and will sign and deliver to Seller after said examination a Final Inspection Sheet in the form attached as Exhibit C to the Purchase Agreement. Any work remaining to be done within the Unit pursuant to the Plan and/or the Purchase Agreement shall be itemized in reasonable detail on the Final Inspection Sheet. Seller shall complete the items on the Final Inspection Sheet either before or within a reasonable time after the Closing but, in no event other than those beyond Seller's control, later than ninety (90) days after the Closing. If the Seller completes any items on the Final Inspection Sheet prior to the Closing, Purchaser shall re-inspect the Unit on the day preceding the Closing and sign off on all items that the Seller completed within the Unit by said date. Purchaser's failure to inspect the Unit prior to the Closing and to re-inspect, if necessary, on the date preceding the Closing or to complete, sign and deliver the Final Inspection Sheet shall not excuse Purchaser from paying the Balance Due at Closing and shall constitute Purchaser's full and unconditional acceptance of the Unit.

26. The following fees to Sponsor's attorneys will be payable by a Purchaser at the Closing, unless the Closing does not occur because of a default by the Sponsor or the Sponsor's inability to close: \$3,000 for preparation of legal documents and coordinating the Closing; an additional \$300 attendance fee if, at Purchaser's request and Sponsor's consent, the Closing occurs outside of the Sponsor's attorney's office or other office designated by the Sponsor but in the City of New York or \$500 if in Westchester, Nassau or Suffolk Counties, or an amount determined by the Sponsor's attorney if elsewhere; an additional \$300 fee if the Closing is adjourned at the Purchaser's request on less than thirteen (13) hours notice (nothing herein shall give a Purchaser a right to adjourn a Closing); an additional \$500 if notice of default is issued, unless the Closing does not occur because of a default by the Sponsor or the Sponsor's inability to close; and an additional \$500 fee if the Purchaser assigns his, her or its Purchase Agreement.

27. In addition, a Purchaser will pay the items described in the section of this Plan entitled "Closing Costs and Adjustments," below.

28. At the Closing, the Sponsor will deliver to the Purchaser a bargain and sale deed with covenants against grantor's acts conveying title to the Unit to the Purchaser. Such deed will be in the form contained in Part II of this Plan, executed and acknowledged by the Sponsor and the Purchaser in the form for recording.

29. The Financial Crimes Enforcement Network ("FinCEN") has issued a Geographic Targeting Order ("GTO") requiring U.S. title insurance companies to identify and report to FinCEN the natural persons behind certain companies purchasing certain residential real property in New York City without lender financing. FinCEN has revised and extended the Order from time to time, which currently remains in effect until April 18, 2024 but may be subject to further extension. For as long as the GTO remains in effect, U.S. title insurance companies must report to FinCEN the personal identity of purchasers in residential real estate transactions occurring on or after November 17, 2018 in which:

- a. The purchaser is a corporation, partnership, limited liability company or other similar business entity, whether formed under the laws of a state, or of the United States, or a foreign jurisdiction, other than a business whose common stock or analogous equity interests are listed on a securities exchange regulated by the Security Exchange Commission ("SEC") or a self-regulated organization registered with the SEC, or an entity solely owned by such a business;
- b. The purchaser buys residential real property located in the Boroughs of Bronx, Brooklyn, Queens, Manhattan and Staten Island;
- c. The total purchase price is for \$300,000 or more;
- d. The purchase is made without a bank loan or other similar form of external financing; and
- e. The purchase is made, at least in part, using currency (including, without limitation, virtual currency) or a cashiers check, certified check, traveler's check, personal check, business check, money order in any form or a funds transfer.

If a Purchaser enters into a transaction that falls within the current scope of the GTO, the Purchaser shall be required to deliver to the title company at Closing all documents and information necessary in order for the title company to comply with the requirements set forth in the GTO.

30. Purchasers should note that any wood flooring in their Unit should be maintained in accordance with the manufacturer's and the National Wood Flooring Association's recommendations and specifications. For more information on proper care for

wood flooring, Purchasers can visit the website of the National Wood Flooring Association at <http://www.nwfa.org>. The Residential Units will be delivered with wood or engineered wood floors. Wood is subject to changes due to humidity and seasonal changes, and to cupping, curling, chipping, scratching and cracking. Any exposure to the sun will subject the floors to bleaching. Sponsor makes no representation or warranty that the wood floors will maintain their appearance after they are subject to use or about the color or cohesion of the floor, including, without limitation, bleaching due to sun exposure. In addition, Sponsor is not responsible for floor level variations, normal base and floor separations, normal shrinking or expansion of wood, variations in width, length or tone of wood floor strips or scratches and dents in flooring.

31. The kitchen countertops and certain bathroom tiles in the Residential Units may be natural stone. Natural stone varies in tone and color, can be porous and may absorb and react to liquids and other substances, resulting in stains, discoloration, etching and/or scratches. Sponsor's design intent is for the countertops and tiles to have a natural stone look and, therefore, Sponsor will seal but will not apply any protective film to any stone surfaces in a Residential Unit prior to the Unit's closing. After the Closing, a Unit Owner, at the Unit Owner's sole cost, expense and discretion, can arrange with a professional of its choosing to have a protective film applied to stone surfaces in its Unit. Purchasers are advised that the application of a sealer or protective film to stone does not guarantee that stain, discoloration, etching or scratching will not occur. Sponsor makes no representation or warranty that any natural stone in a Unit will maintain its appearance after they are subject to use or about the color or cohesion of the stone. In addition, Sponsor is not responsible for variations in tone or color of, or normal scratches, etching or discoloration on, of or to, any natural stone in a Unit.

32. At the request of a Purchaser, the Sponsor may, in its sole discretion, agree to perform modifications, upgrades or specialized work in a Unit, or to combine one or more Units into a single Unit, all subject to any Legal Requirements. Such work shall be performed upon terms and conditions determined by the Sponsor and the Purchaser. In connection with the combination of one or more Units into a single Unit, the Down Payment payable by the Purchaser shall equal twenty percent (20%) of the total Purchase Price of the combined Units; in all other cases, a sum equal to the cost of such modifications or special work shall be paid to the Sponsor prior to any obligation on the Sponsor's part to perform such work. Such sum will be placed in the Escrow Account initially together with the Down Payment. However, Purchasers should note that such funds may be released from the Escrow Account by the Escrow Agent so long as Sponsor uses the funds for such upgrades, modifications or special work. As a result, except as set forth below, in the event a Purchaser is entitled to rescind its Purchase Agreement or in the event the Sponsor is unable to close title to the Unit with Purchaser for any reason, and even if this Plan is not consummated, the Purchaser will not receive a refund of any funds used for such requested modifications or specialized work but shall receive a refund of any unused funds. Notwithstanding the foregoing, Purchasers will receive a full refund of funds for such modifications or special work in the event the Sponsor abandons the Plan prior to declaring the Plan effective.

Additional costs a Purchaser may incur are described in the section of this Plan entitled “Closing Costs and Adjustments,” below.

ASSIGNMENT OF PURCHASE AGREEMENTS

The Purchase Agreement is not assignable by the Purchaser without obtaining the express written consent of the Sponsor. In the event the Sponsor, in its sole discretion, consents to an assignment, the same shall be subject to the conditions that

- o the Purchaser wishing to assign a Purchase Agreement has executed the Purchase Agreement and tendered the Down Payment;
- o the assignment is in a form approved by Sponsor is executed and delivered by the prospective assignee to the Sponsor no later than thirty (30) days prior to the Closing date; and
- o the assignee pays to Sponsor's attorney the sum of \$500 to cover the fee for legal services rendered to Sponsor in connection with the assignment.

In no event will a Purchaser have the right to postpone the Closing as a result of an assignment. If Sponsor refuses to consent, Purchaser will not be excused from his, her or its obligations under the Purchase Agreement.

In accordance with the laws of the United States, the State of New York and The City of New York, the Sponsor and its agents will not discriminate against any person in connection with an assignment on the basis of race, creed, color, national origin, sex, sexual orientation, age, disability, marital status or other grounds prohibited by law.

EFFECTIVE DATE

The Sponsor's offer to sell Units is contingent upon this Plan being declared effective and upon the Purchaser's compliance with relevant conditions and time periods described in this Plan and in the Purchase Agreement. All Purchase Agreements are contingent upon such effectiveness and no Closing will occur before this Plan has been declared effective. This Plan will be declared effective upon the following conditions:

- o This Plan may be declared effective (i) by an amendment duly filed with the Department of Law or (ii) by personal service of a notice on every Purchaser or by commencement of service by mail in the manner required by the regulations of the Department of Law of a notice that this Plan has been declared effective and submitting an amendment to this Plan to the Department of Law within five (5) days confirming that this Plan was declared effective on a specified date. The

amendment shall conform to said regulations. The Closing of the first Unit shall not be fixed until the Plan is declared effective and the effectiveness amendment is accepted for filing by the Department of Law.

- o This Plan may not be declared effective unless bona fide Purchasers, including investors, have signed Purchase Agreements for at least fifteen percent (15%) of the Residential Units offered under this Plan (i.e., four Residential Units) and until executed Purchase Agreements have been accepted by Sponsor for not less than fifteen percent (15%) of the Residential Units offered under this Plan.
- o The Plan will not be declared effective based on Purchase Agreements:
 - (i) signed by Purchasers who or which have been granted a right of rescission that has not yet expired or been waived; or
 - (ii) if the Purchaser was not afforded at least three (3) business days to review the offering plan and all filed amendments prior to executing a Purchase Agreement; or
 - (iii) with any Purchaser who or which is the Sponsor, the Selling Agent, if any, 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 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 a bona fide tenant in occupancy or is a bona fide Purchaser who intends that he or she or one or more of his or her family intend to occupy the Unit.
- o This Plan must be declared effective when Purchase Agreements have been accepted by the Sponsor for eighty percent (80%) or more of the Residential Units (i.e., 18 Residential Units) offered under this Plan.
- o This Plan may be abandoned by the Sponsor, at its sole and unrestricted option, at any time before it is declared effective. This Plan will be abandoned by an amendment together with form RS-3 filed at the Department of Law. Within five (5) days of acceptance of the amendment for filing, all monies paid by Purchasers shall be refunded to them in full with interest, if any.
- o This Plan may not be abandoned once it has been declared effective for any reason other than:

- a defect in title which cannot be cured without litigation or cannot be cured for less than one-half of one percent of the total amount of the offering; or
- substantial damage or destruction of the Building by fire or other casualty which cannot be cured for less than one-half of one percent of the total amount of the offering; or
- the taking of any material portion of the Property by condemnation or eminent domain.

The stated dollar amounts relied upon as basis for abandonment after effectiveness of this Plan will exclude any attorneys' fees or any such title defects or determinations of any authority or regulatory association which exist on the date of presentation of this Plan and are either known to the Sponsor or are a matter of public record.

The Sponsor may abandon this Plan once it has been declared effective by an amendment or cancel Purchase Agreements for any of the foregoing reasons, acting in its sole discretion. If the Sponsor abandons this Plan by an amendment and/or cancels the Purchase Agreements, then within five (5) days of acceptance of such amendment or cancellation of the Purchase Agreement the Sponsor shall instruct the Escrow Agent to return to affected Purchasers all monies deposited with interest, if any. Upon making such refund, the parties shall be relieved of all further obligations and liabilities under the Purchase Agreements and this Plan.

The Sponsor is not obligated to engage in litigation to cure title defects, nor to incur any expense to cure any title defect if the cost to cure exceeds one-half of one percent of the total offering price. The Sponsor is not obligated to cure substantial damage or destruction of the Building, if the cure or performance of the foregoing would exceed one-half of one percent of the total amount of the offering.

The validity of the Plan's effectiveness shall not be impaired or affected if one or more Purchasers counted for purposes of declaring the Plan effective do not close title. However, in the event that all Purchase Agreements are rescinded or terminated prior to the date of the first Unit closing, the Sponsor shall re-declare the Plan effective, regardless of whether the Declaration has been recorded in the Office of the City Register.

The Sponsor agrees that copies of all Purchase Agreements (and any amendments or modifications) will be delivered to the Department of Law within five (5) business days of a request for inspection by the Department of Law.

TERMS OF SALE

A Purchaser will receive a bargain and sale deed with covenants against grantor's acts. The form of deed is included in Part II of this Plan.

Subject to the Sponsor's right to abandon this Plan due to damage to the Property, as described in the section of this Plan entitled "Effective Date," above, and unless the risk of loss with respect to a Unit has passed to a Purchaser that has taken possession of a Unit, in the event a Unit is damaged by a casualty or other cause between the date a Purchase Agreement is accepted by the Sponsor and the Closing, the Sponsor will repair the Unit if the cost of the repair is less than or equal to one-half of one percent of the purchase price. If the cost of the repair is more than one-half of one percent of the purchase price, the Sponsor may, but is not obligated to, repair the Unit. The Sponsor shall notify Purchaser in writing of its election to repair or not repair the Unit within fifteen (15) days of the damage to the Unit. The date for the Closing will be extended to give the Sponsor reasonable time to repair the Unit if the Sponsor is obligated to repair the Unit or elects to repair the Unit. If the Sponsor repairs the Unit, then the Purchase Agreement shall remain in full force and effect and the Closing shall occur as specified in a notice from the Sponsor to the Purchaser after the repair is completed. If the cost of the repair is more than one-half of one percent of the purchase price and the Sponsor does not elect to repair the Unit, then the Purchaser may either purchase the Unit with a credit of one-half of one percent of the purchase price or rescind the Purchase Agreement, in either case by giving the Sponsor written notice of the Purchaser's choice within thirty (30) days after the Sponsor gives notice of the Sponsor's election not to repair the Unit. If the Purchaser fails to give notice rescinding the Purchase Agreement within said thirty (30) day period, then the Purchaser will be deemed to have chosen to be bound by the Purchase Agreement and to receive the credit of one-half of one percent of the purchase price. Upon Closing, a Purchaser of a damaged Unit will be responsible for all repairs to the Unit and for complying with all Legal Requirements with respect to the condition of the Unit and repairs.

The Sponsor is not obligated to perform any work and is obligated to provide only the equipment, fixtures, and furnishings described in the "Description of Property and Specifications or Building Condition" in Part II of this Plan. If a Purchaser requests that the Sponsor perform other or additional work or provide other or additional equipment, fixtures or furnishings, and Sponsor, in the Sponsor's sole discretion, agrees to perform such work or to provide such equipment, fixtures or furnishings, then Sponsor may require the Purchaser to first deposit with the Escrow Agent the amount Sponsor determines to be the cost of such work or such equipment, fixtures or furnishings. The Sponsor shall not be bound to perform such work or provide such equipment, fixtures, or furnishings unless the special work and the cost thereof is memorialized in a writing executed by the Sponsor and the Purchaser. In no event shall the presence of any furniture, furnishings, equipment, material or other features in any model apartment imply or represent that any Unit will be other than as described in the "Description of Property and Specifications or Building Condition."

Risk of loss for fire or other casualty remains with the Sponsor until legal title to the Unit has been conveyed to the Purchaser, unless the Purchaser enters into an Interim Lease or otherwise takes possession of the Unit. The Building will be covered by a fire and casualty insurance policy in an amount expected to be adequate to rebuild the Building's structure (but not portions of the interior of Units that are the responsibility of Unit Owners to insure) if totally destroyed by fire or other insured peril. Purchasers are advised to obtain insurance against loss for fire or other casualty for items not covered by the insurance described above, effective upon his, her or its taking title to or possession of a Unit. Specifically, Unit Owners, as well as Purchasers who take possession prior to the Closing, are urged to obtain insurance for the contents of their Units, their personal possessions, replacements, additions, upgraded fixtures and improvements to the Units and liability coverage for occurrences within their Units. A Purchaser who occupies a Unit prior to the closing pursuant to an Interim Lease, or otherwise takes possession of a Unit prior to Closing, may not be able to obtain insurance for all risks of damage to the Unit and therefore assumes the risk of losses not covered by insurance.

The actual, as-built layout and dimensions of a Unit may, within reasonable tolerances, differ from the layout and dimensions on the Floor Plans in Part II of this Plan. Notwithstanding the foregoing, Sponsor is obligated to construction the Building and Units in accordance with the plans and specifications set forth in this Plan, and any material deviation therefrom shall be disclosed in a duly filed amendment to this Plan.

Each Purchaser of a Unit shall be given a reasonable opportunity to examine his, her or its Unit prior to Closing and is urged to make a careful inspection of the Unit. At the Closing, each Purchaser shall be required to sign and deliver to Sponsor a Final Inspection Sheet substantially in the form set forth as Exhibit C to the Purchase Agreement in Part II of this Plan wherein the Purchaser acknowledges the condition in which he, she or it has received his, her or its Unit. Under no circumstances shall any item included on a Final Inspection Sheet constitute grounds for a Purchaser to postpone or otherwise delay the date scheduled for Closing.

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 except for the provisions of the deed, a form of which is in Part II of this Plan, and the following:

- o The Declaration,
- o The Floor Plans,
- o The By-Laws,
- o The state of facts an accurate survey of the Property would show, provided title is not rendered unmarketable,

- o The Power of Attorney as required in the Purchase Agreement, a form of which Power of Attorney is included in Part II of this Plan,
- o Mortgages and UCC financing statements, if any, against the Property, or portions thereof other than the Unit (and its undivided interest in the Common Elements) which are subordinated to the Declaration,
- o Standard printed exceptions contained in the form of title insurance policy then issued by the title insurance company insuring the Purchaser's interest in the Unit,
- o Building restrictions and zoning regulations and ordinances and any amendments thereto now or hereafter adopted by any governmental or quasi-governmental authority having jurisdiction which are not violated by the Building and which do not prevent the use of the Building described in this Plan,
- o Existing violations against the Property (other than the Unit) of building, fire, electrical and similar codes, laws, rules and regulations, subject to the Sponsor's obligation to cure violations as described in the section of the Plan entitled "Rights and Obligations of Sponsor," or which are the obligation of the Board of Managers or another Unit Owner to correct,
- o Encroachments of retaining walls, fences, bay windows, fire escapes, stoops, banisters, areas, cellar steps, doors, railings, air conditioners, balconies, drain, vent and other pipes, electrical conduits, lights, trim, foundation, cornices, if any, and similar projections on, over and under the Property and encroachments on to streets, highways and adjoining premises by improvements on the Property, and the rights of governmental authorities to require the removal of any such projections and variations beyond record lines of the Property,
- o Consents by the Sponsor or the owner or any former owner of the Property for the erection of any structure or structures on, under, or above any street or streets on which the Property may abut,
- o Any other covenants, restrictions, easements or agreements of record, if any, which are not violated by the Building or its use described in this Plan,
- o Any state of facts a physical inspection of the Property would disclose,
- o The terms and conditions of this Plan and any amendments thereto,

- o The revocability of the right to maintain street vaults and other areas under or projections over any sidewalk, if any, and the lien of unpaid vault charges (which are to be paid by the Board of Managers),
- o Any easement or right of use created in favor of any public utility company and the right to install, use, maintain, repair and replace wires, lines, facilities, connections, equipment and the like upon, under and across the Property,
- o Service, maintenance, employment, management and license contracts and agreements, if any, described in this Plan,
- o The lien of unpaid water charges and sewer rents, which shall be paid by the Board of Managers,
- o The lien of unpaid Common Charges and real estate taxes, which shall be apportioned as of the Closing,
- o The lien of any unpaid assessments payable in installments, except the Sponsor will pay all such installments due and payable prior to the Closing date, and the Purchaser will be obligated to pay all installments due at or subsequent to the Closing Date (however, the then current installment shall be apportioned at the Closing),
- o Telephone Agreement recorded 10/10/1986 in Reel 1127, Page 1837,
- o Zoning Lot Certificate recorded 10/24/2022 in CRFN 2022000400714,
- o Zoning Lot Description and Ownership Statement recorded 10/24/2022 in CRFN 2022000400715,
- o Any other matter or encumbrance as to which TitleVest Agency LLC or any other reputable title insurance company licensed to do business in New York would be willing, in a fee title insurance policy issued by it to the Purchaser, to insure the Purchaser that such matter or encumbrance (a) will not be collected out of the Unit if it is a lien, and (b) will not prevent the use of the Unit for dwelling purposes,
- o Any other declaration or other instrument affecting the Property that the Sponsor deems necessary or appropriate to comply with any Legal Requirement.

A Closing will take place only concurrently with (i) the issuance of a temporary or permanent certificate of occupancy for the entire project or (ii) issuance of a partial, temporary

or permanent certificate of occupancy for the Unit closed or the Building in which the Unit is located.

The Purchase Agreement lists the personal property to be included in the sale of the Unit. All personal property to be used in connection with the use of the Unit, as described in this Plan, and located within the Unit on the date the Purchase Agreement is signed is included in the conveyance unless specifically excepted in this Plan or the Purchase Agreement. In addition, the Purchaser shall acquire an undivided interest in the personal property located within the Common Elements on the date the Declaration is filed and necessary for the operation of the Building and which is the property of the Sponsor unless specifically excepted in this Plan.

The Purchase Agreement provides that prior to the Closing, the Purchaser shall not offer the Unit or the Purchase Agreement for sale or rental, engage any selling agent or broker, list the Unit or the Purchase Agreement with any selling agent or broker, link or make reference to or otherwise use any marketing material used by the Sponsor or its representatives, for the purpose of offering the Unit or the Purchase Agreement for sale or rental without the prior, written consent of the Sponsor. Failure by Purchaser to abide by the restrictions contained in the Purchase Agreement shall constitute a default thereunder. In addition, after the Closing, the Unit Owner shall not link or make reference to or otherwise use any marketing material used by the Sponsor or its representatives, for the purpose of offering the Unit for sale or rental, without the prior, written consent of the Sponsor.

The Declaration, the By-Laws and the Floor Plans and such other documents as may be required by law will be recorded or filed prior to the first Closing in accordance with the Condominium Act in the Office of the City Register, Borough of Brooklyn.

A copy of plans for the construction work on the Building, approved in accordance with Section 300 of the Multiple Dwelling Law, has been submitted to the Department of Law. The "Description of the Property and Specifications or Building Condition" in Part II of this Plan describes construction work on the public portions and common areas of the Building and to the Units as may be necessary to obtain a permanent Certificate of Occupancy for permanent residential use of the Units. It is the obligation of the Sponsor to complete all alterations and improvements to the Units, the public portions and Common Areas of the Building in material compliance with such approved plans, and to obtain a temporary Certificate of Occupancy for a Unit prior to its Closing.

If any mortgage or construction loan will not be satisfied at or prior to the Closing of the first Unit, at the time of conveyance of the first Unit, each mortgagee will either: (i) consent to the formation of the Condominium and acknowledge that the mortgagee's lien will be limited to Unsold Units; (ii) subordinate the lien of its mortgage to the Declaration; or (iii) release its lien on the Unit being conveyed and its appurtenant interest in the Common Elements.

UNIT CLOSING COSTS AND ADJUSTMENTS

General

The estimated Closing costs and expenses to be borne by a Purchaser are described below. The estimates are based on current rates, costs and charges, which are subject to change without notice or amendment of this Plan. Changes in rates, costs or charges shall not be deemed an objection to title nor cause an offer of rescission.

Closing Adjustments

At each Closing, the Sponsor and the Purchaser shall apportion as of midnight of the day preceding the Closing:

- o Real estate taxes (including all prepaid real estate taxes), on the basis of the quarter or semi-annual installment (as the case may be) due with respect to the period including the Closing date.
- o Assessments, if any, payable in installments based on the due date of the installments, regardless of when the assessment became a lien.

In the event that the Unit has not been separately assessed for the then current fiscal tax year of a taxing or assessing authority at the time of the Closing, the apportionment of real estate taxes and assessments shall be apportioned based on the real estate taxes and assessment payable with respect to the Property multiplied by the percentage of Common Interest attributable to the Unit. Installments for real estates taxes and assessments assessed against the Unit due after delivery of the deed (if any) shall be paid by the Purchaser and shall not be considered a defect in title.

The By-Laws provide that if at the time of the Closing of the first Unit, Units have not been separately assessed for real estate tax and assessment purposes, Common Expenses shall include real estate taxes and assessments on the Property until the Units are separately assessed. After the Units are separately assessed, the Board of Managers will reimburse Unit Owners for any overpayment of taxes or assessments or assess Unit Owners for any underpayment of taxes or assessments.

- o If water charges and sewer rents are separately assessed against the Unit, such charges shall be apportioned on the basis of the usage per day based on the last meter reading and the number of days between the last meter reading and the Closing date.

- o The estimated Common Charges for each Unit, as shown in “Offering Prices and Related Information, Schedule A,” above, for the month in which title closes.

If any of the foregoing cannot be adjusted because they are not fully ascertainable, they shall be apportioned and adjusted at Closing to the extent reasonably possible, and final adjustments will be made as soon thereafter as the undetermined amounts are ascertained. Any errors or omissions in calculating adjustments at Closing shall be corrected after the Closing and payment shall be made to the proper party promptly after discovery of such error or omission.

If the assessed valuation of the Units for the tax year in which the first Closing occurs or in any subsequent tax year is reduced and the real estate taxes predicated thereon are reduced or a credit or refund is issued for the benefit of a Purchaser of a Unit as a result of tax certiorari applications or proceedings instituted by the Sponsor, whether by settlement or otherwise in the Sponsor’s sole discretion, the Board of Managers shall, upon request of the Sponsor, reimburse the Sponsor for the actual cost of any such tax certiorari applications or proceedings (including Sponsor’s reasonable attorneys’ fees) incurred by the Sponsor that are allocable to the time periods after the date of the first Closing. The Sponsor shall, upon request of the Board of Managers, furnish the Board with receipts or other proof of such costs. The Board of Managers shall assess against every Unit Owner who has received the benefit of such tax reduction, credit or refund, such costs, in proportion to (a) the time period each Unit Owner has been the owner of his, her or its Unit and (b) each Unit Owner’s Common Interest.

Closing Costs

In the following paragraphs, examples of fees and/or costs that Purchasers may incur are provided. The Sponsor, the Sponsor’s attorney and the Selling Agent, if any, make no warranty or representation that the following examples will accurately reflect Purchaser’s actual fees and/or costs. Purchasers should consult with their attorneys and financial advisors to determine the actual costs likely to be associated with the purchase of their individual Unit.

- o Owner's (Fee) Title Insurance: If a Purchaser obtains fee title insurance, the Purchaser will pay a premium to his, her or its title insurance company. The amount of the premium will depend upon the amount of insurance requested. Each Purchaser is free to obtain title insurance from a title insurance company of his, her or its choice without being subject to penalties for doing so. The Sponsor makes no representation or warranty as to the cost, terms or availability of such title insurance from any particular title insurance company. Example: The premium for Owner’s Title Insurance for a Residential Unit with a purchase price of \$6,095,000 would be approximately \$21,584.

For Residential Units with a purchase price above \$500,000, Owner’s Title Insurance premiums are based on the following cost rates:

Minimum Insurance*	<u>Owners Title Insurance</u>
	402
For each \$1,000 or part thereof, add	
35,000 – 50,000	6.67
50,001 – 100,000	5.43
100,001 – 500,000	4.36
500,001 – 1,000,000	3.98
1,000,001 – 5,000,000	3.66
5,000,001 – 10,000,000	3.25
10,000,001 – 15,000,000	3.07
Over 15,000,000	2.76

*First \$35,000 or under.

Purchaser shall be obligated to pay the following costs at Closing:

- o Recording Fees: Fees for recording the deed covering the Unit and the power of attorney in favor of the Board of Managers and Sponsor and mortgages, if any. Typical recording charges are \$125 for a deed, \$75 for a power of attorney and \$125 for a mortgage.
- o New York State and New York City Transfer Taxes: In New York, the seller of real property is statutorily obligated to pay and responsible for the payment of the New York State Real Estate Transfer Tax and the New York City Real Property Transfer Tax, and the buyer of real property is statutorily obligated to pay the Mansion Tax and Supplemental Tax, if applicable. However, in sales of condominium units by a sponsor, it is customary for buyers to pay these transfer taxes. Purchasers are advised that under this Plan, the Sponsor is imposing on Purchasers Sponsor's statutory obligation to pay these transfer taxes and, pursuant to the Purchase Agreement, Purchasers are obligated to pay these transfer taxes.

The Purchaser is responsible for (i) the payment of the New York State Real Estate Transfer Tax, which currently is 0.4% of the purchase price for Residential Units costing less than \$3,000,000 and 0.65% of the purchase price for Residential Units costing \$3,000,000 or more, and for (ii) an additional tax commonly known as "Mansion Tax," which is currently 1% of the purchase price for Residential Units costing \$1,000,000 or more, and (iii) for a "Supplemental Tax" for Residential Units, as follows:

<u>Residential Unit Price</u>	<u>Supplemental Tax (% of Price)</u>
\$2,000,000 – \$2,999,999	0.25%
\$3,000,000 - \$4,999,999	0.5%
\$5,000,000 – \$9,999,999	1.25%
\$10,000,000 - \$14,999,999	2.25%
\$15,000,000 - \$19,999,999	2.5%
\$20,000,000 - \$24,999,999	2.7%
\$25,000,000 or more	2.9%

The Purchaser is also responsible for the New York City Real Property Transfer Tax, which is currently equal to one percent (1%) of the purchase price for Residential Units costing \$500,000 or less, and one and four hundred twenty five one thousandths percent (1.425%) for Residential Units costing more than \$500,000. When calculating the taxes, taxes paid by Purchasers, except the Mansion Tax and Supplemental Tax, are added to the purchase price for recalculating the New York City Real Property Transfer Tax, but only the New York City Real Property Tax is added to the purchase price for recalculating the New York State Real Estate Tax and the Mansion and Supplemental Taxes.

In addition to transfer taxes and the Mansion Tax and Supplemental Tax, Purchasers will also be obligated to pay at Closing any new or supplement tax, or any increase to or modification of existing taxes or rates, on the transfer of condominium units enacted after the date of this Plan (any such tax, an “Additional Tax”), regardless of whether such Additional Tax is by law the primary obligation of the seller or purchaser. Sponsor will amend the Plan to disclose the enactment of any Additional Tax. However, Purchasers will be required to pay such Additional Tax at Closing regardless of whether the Plan amendment disclosing the Additional Tax has been accepted for filing by the date on which the Purchase Agreement is fully executed. Notwithstanding the foregoing, if the Department of Law considers the enactment of an Additional Tax resulting in an increase of 25% or more a material revision adversely affecting the rights, obligations or liabilities of then existing Purchasers, the Department of Law may require Sponsor to offer such Purchasers the right to rescind their Purchase Agreements, in which case such Purchasers will be given the right to rescind their Purchase Agreements and be refunded all monies paid thereunder (with interest earned thereon, if any) within thirty (30) days of presentation of the amendment offering such rescission. However, as to a Purchaser who first became an occupant of the Building after this Plan is filed with the Department of Law, such rescission will be conditioned on the cancellation of any Interim Lease and surrender of possession of his, her or its Unit within thirty (30) days after rescission.

Example: For a Residential Unit with a purchase price of \$6,095,000, the New York State transfer tax would be \$39,617.50 and the New York City transfer tax would be \$86,853.75. However: (a) the New York City and New York State transfer taxes must be added back into the purchase price to recalculate the New York City transfer tax, (b) the New York City transfer tax only must be added back into the purchase price to recalculate the New York State transfer tax, Mansion Tax and Supplemental Tax, and the taxes recalculated so that the taxes actually due would be \$40,182.05 for the State and \$88,655.97 for the New York City tax. The Mansion Tax would be \$61,818.54 and the Supplemental Tax would be \$77,273.17.

Purchasers are advised that in the event that any Additional Tax is enacted, the transfer taxes and Mansion Tax information and closing costs illustrations disclosed in the Plan, as amended, may be inaccurate because such are based on tax laws that existed prior to the enactment of such Additional Tax. Purchasers are further advised to consult with their attorney or a tax expert regarding the transfer or mansion taxes or other costs which may be payable in connection with the closing of title.

- o Mortgages: If a Purchaser obtains a mortgage loan, then he, she or it will be responsible for paying all closing costs and expenses in connection with the loan in amounts determined by the lender. Generally such costs include: points, a fee charged by the lender's attorney, an appraisal fee, mortgage insurance, fees for recording the mortgage, and an origination fee. The Sponsor makes no representation or warranty as to such Closing costs and expenses or as to availability of mortgage financing. In addition the lender is likely to require the Purchaser to obtain title insurance in the lender's favor and pay the premium for the insurance. Example: For a Residential Unit with a purchase price of \$6,095,000, the lender's fees would typically include the following: an origination fee ("points") of between 0% and 2.0% of the loan (between \$0 and \$97,520 on a \$4,876,000 loan); lender's attorney fees, typically between \$500 and \$1,000; an appraisal fee, typically between \$500 and \$1,000; plus various other fees totaling between \$500 and \$1,000.

The Mortgagee Title Insurance premium for a mortgage in the amount of \$4,876,000 would be approximately \$4,444.

Residential Units with a purchase price above \$500,000, Mortgagee's Title Insurance premiums are based on the following cost rates:

	<u>Mortgage Title Insurance</u>
Minimum Insurance*	344

For each \$1,000 or part thereof, add

35,000 – 50,000	5.55
50,001 – 100,000	4.54
100,001 – 500,000	3.64
500,001 – 1,000,000	3.31
1,000,001 – 5,000,000	3.05
5,000,001 – 10,000,000	2.71
10,000,001 – 15,000,000	2.55
Over 15,000,000	2.31

*First \$35,000 or under.

For mortgages on Units securing a principal debt or obligation of less than \$500,000, the mortgage tax is \$2.05 for each \$100.00 or major fraction thereof of the principal amount secured. For mortgages on Units securing a principal debt or obligation of \$500,000 or more, the mortgage tax is \$2.175 for each \$100.00 or major fraction thereof of principal amount secured. Example: For a Unit with a mortgage of \$4,876,000, the Mortgage Tax would be \$106,053, of which \$12, 190 would be paid by Purchaser's lender and \$93,833 would be paid by Purchaser.

A portion of the mortgage tax, to be computed in accordance with Section 339-ee of the Condominium Act, will be paid by the Purchaser to the Sponsor in reimbursement of mortgage tax which the Sponsor previously paid if the Sponsor had previously placed a mortgage on the Building. The portion to be paid is roughly equal to the Purchaser's Percentage Common Interest multiplied by the mortgage tax previously paid by the Sponsor, if any (the "MRT Credits"). The portion reimbursed to the Sponsor will be deducted from the mortgage tax due from the Purchaser to the taxing authorities at Closing. If the Sponsor is not eligible for any reason to claim MRT Credits, then Sponsor may require, in its sole discretion, that if a Purchaser obtains a mortgage loan to purchase a Residential Unit, Purchaser shall advise its lender of this provision and make a good faith effort to cause Purchaser's lender to accept from the Sponsor an assignment of a portion of any mortgage securing the Property in an amount up to that of Purchaser's mortgage, as determined by Sponsor, and to cause its title company to cooperate in effectuating and keeping record of the mortgage assignment. The mortgage assignment would have no adverse impact on the Purchaser's mortgage, mortgage payments or the Unit. Upon such assignment, Purchaser's mortgage will be exempt from mortgage recording tax under the Real Property Law, and Purchaser will pay to Sponsor at Closing an amount equal to the mortgage recording tax savings resulting from such mortgage tax

exemption. Such amount will not exceed the amount of mortgage tax that Purchaser would have paid to the taxing authority if such mortgage tax exemption had not been available

Mortgages from institutional lenders will generally require monthly deposits with the lender of monies applicable to the payment of casualty and mortgage insurance and real estate taxes, as well as a reserve which will be sufficient when included with anticipated monthly deposits to meet the taxes and insurance when due. This amount will vary depending on the institutional lender and the date of the Closing.

There will be no mortgage Closing costs on Units that are not covered by mortgages.

- o Attorney Fees: The fees of the Sponsor's attorney due at Closing are as follows: \$3,000 for preparation of legal documents and for coordinating the Closing; an additional \$300 attendance fee if, at Purchaser's request and Sponsor's consent, the Closing occurs outside of the Sponsor's attorney's office or other office designated by the Sponsor but in the City of New York or \$500 if in Westchester, Nassau or Suffolk Counties, or \$1,000 if elsewhere; an additional \$300 fee if the Closing is adjourned at the Purchaser's request on less than thirteen (13) hours notice (nothing herein shall give a Purchaser a right to adjourn a Closing); an additional \$500 fee if notice of default is issued, unless the Closing does not occur because of a default by the Sponsor or the Sponsor's inability to close; and an additional \$500 fee if the Purchaser assigns his, her or its Purchase Agreement.
- o Working Capital Fund Contribution: The Purchaser will be required to pay an amount equal to two month's Common Charges as shown in Schedule A, above, to provide the Condominium with a working capital fund. This amount will not be kept separate from the general funds of the Condominium and will not be refunded. It is not an advance payment of a Unit's monthly Common Charges. During the period in which the Sponsor is in control of the Board of Managers, these funds will not be used to reduce Common Charges without the permission of a majority of Unit Owners other than the Sponsor.
- o Purchaser's Professionals: The Purchaser shall have sole responsibility for payment of all professionals, including attorney(s), retained by the Purchaser.

Based on the information above, the closing costs for a Residential Unit with a purchase price of \$6,095,000 and a mortgage of \$4,876,000 would be:

Owner's Title Insurance	\$21,584
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Recording fees	\$200
New York City transfer tax	\$88,656
New York State transfer tax	\$40,182
Mansion Tax	\$61,819
Sponsor's attorney's fee	\$3,000
Working Capital contribution	\$6,080
TOTAL	\$221,521
Mortgage related costs	
Origination fee	\$0 – \$97,520
Lender's attorney's fee	\$500 - \$1,000
Appraisal fee	\$500 - \$1,000
Misc. fees	\$500 - \$1,000
Mortgage recording fee	\$125
Mortgage Title Insurance	\$4,444
Mortgage tax	\$93,833
TOTAL MORTGAGE RELATED FEES	\$99,902 - \$198,922

The entire contents of the foregoing part of this section of the Plan, "Closing Costs and Adjustments," as same may be revised or amended, shall be deemed to be incorporated in each Purchase Agreement.

RIGHTS AND OBLIGATIONS OF THE SPONSOR

(This section and subsequent sections of this Plan contain summaries of certain provisions of the By-Laws. No such summary shall modify any provision of the By-Laws. Potential Purchasers and their attorneys are encouraged to review the By-Laws and should note that if there is any inconsistency between the summary in this section and the By-Laws, the By-Laws shall govern.)

The rights and obligations of the Sponsor pursuant to this Plan include the following:

- 1 When acquired by Sponsor, the existing building on the Property was a vacant, two-story building used by the prior owner as a commercial garage. The Sponsor will gut renovate such existing portions of, and newly construct twelve floors and a bulkhead on top of such existing portions, so that the Building, when completed, will contain a cellar, thirteen floors, a bulkhead, twenty-two (22) Residential Units and two (2) Parking Units containings sixteen Parking Spaces for which Sponsor is offering for sale individual Parking Space Licenses. All Residential Units will be located within the newly construction portion of the

Buidling and, therefore, will not contain any lead-paint. The Sponsor intends to sell the Residential Units and Parking Space Licenses offered pursuant to this Plan and will endeavor in good faith to sell all Residential Units in a reasonably timely manner rather than rent. Sponsor reserves the unconditional right to rent the Residential Units offered pursuant to this Plan to Purchasers at any time and to others after consummation of this Plan. Because the Sponsor is not limiting the conditions under which it will rent rather than sell Residential Units, there is no commitment to sell more units than the fifteen percent (15%) necessary to declare the plan effective and owner-occupants may never gain voting control and management of the Condominium. If the Sponsor makes a bulk sale of all or some of its Unsold Units, meaning a sale in bulk to a transferee successor sponsor, then the transferee successor sponsor is bound by Sponsor's representations regarding its commitment to sell, and its reservation of the right to rent, the Units as specified herein. The validity of the Plan's effectiveness shall not be impaired or affected if one or more Purchasers counted for purposes of declaring the Plan effective do not close title. However, in the event that all Purchase Agreements are rescinded or terminated prior to the date of the first Unit closing, the Sponsor shall re-declare the Plan effective, regardless of whether the Declaration has been recorded in the Office of the City Register.

- 2 The Sponsor shall defend any suits or proceedings arising out of Sponsor's acts or omissions and indemnify the Board of Managers and Unit Owners with respect to liability due to the Sponsor's acts or omissions. Therefore, except in the case of claims arising out of the acts, omissions or representations of the Sponsor, the Sponsor has no obligation to defend any suits or proceedings, nor to indemnify the Board of Managers or the Unit Owners, except as otherwise stated in the Plan.
- 3 All representations of the Sponsor under this Offering Plan, all the obligations of the Sponsor under the General Business Law and all obligations of the Sponsor under this Plan which are to be performed after the Closing shall survive delivery of the deed to a Unit.
- 4 Except for costs and expenses to be apportioned as described in the section of this Plan entitled "Closing Costs and Adjustments," above, the Sponsor will pay all costs and expenses incurred prior to the establishment of the Condominium or in connection with the sale of all the Units held or owned by the Sponsor (except for costs and expenses specifically made payable by a Purchaser under this Plan), and will pay all selling expenses including, but not limited to, advertising and printing costs, the Sponsor's architect fees, and the costs of filing this Plan and amendments to this Plan. The Sponsor agrees to pay all Common Charges, assessments and real estate taxes with respect to Unsold Units. The Sponsor represents that it has the financial resources to meet its obligations with respect

to Unsold Units. It will fund its financial obligations to the Condominium from its resources and from the proceeds of the sales or rental of Unsold Units. No bond or other security has been posted to secure the Sponsor's obligations with respect to the aforementioned expenses.

- 5 Subject to the Sponsor's right to abandon this Plan due to damage to the Property, as described in the section of this Plan entitled "Effective Date," above, and unless the risk of loss with respect to a Unit has passed to a Purchaser that has taken possession of a Unit, in the event a Unit is damaged by a casualty or other cause between the date a Purchase Agreement is accepted by the Sponsor and the Closing, the Sponsor will repair the Unit if the cost of the repair is less than or equal to one-half of one percent of the purchase price. If the cost of the repair is more than one-half of one percent of the purchase price, the Sponsor may, but is not obligated to, repair the Unit. The Sponsor shall notify Purchaser in writing of its election to repair or not repair the Unit within fifteen (15) days of the damage to the Unit. The date for the Closing will be extended to give the Sponsor reasonable time to repair the Unit if the Sponsor is obligated to repair the Unit or elects to repair the Unit. If the Sponsor repairs the Unit, then the Purchase Agreement shall remain in full force and effect and the Closing shall occur as specified in a notice from the Sponsor to the Purchaser after the repair is completed. If the cost of the repair is more than one-half of one percent of the purchase price and the Sponsor does not elect to repair the Unit, then the Purchaser may either purchase the Unit with a credit of one-half of one percent of the purchase price or rescind the Purchase Agreement, in either case by giving the Sponsor written notice of the Purchaser's choice within thirty (30) days after the Sponsor gives notice of the Sponsor's election not to repair the Unit. If the Purchaser fails to give notice rescinding the Purchase Agreement within said thirty (30) day period, then the Purchaser will be deemed to have chosen to be bound by the Purchase Agreement and to receive the credit of one-half of one percent of the purchase price. Upon Closing, a Purchaser of a damaged Unit will be responsible for all repairs to the Unit and for complying with all Legal Requirements with respect to the condition of the Unit and repairs.
- 6 The Sponsor agrees to procure fire and casualty insurance pursuant to an agreed amount replacement value policy or in an amount sufficient to avoid co-insurance. No representation is made as to the amount of the premium for any insurance, as set forth in "Budget for First Year of Condominium Operation, Schedule B," or otherwise.
- 7 In the event of dissolution or liquidation of the Sponsor or the transfer of ten or more Units or twenty percent (20%) or more of the total number of Units, whichever is less, the principals of the Sponsor will provide financially responsible entities or individuals who will assume the status and all of the

obligations of the Sponsor for those Units under this Plan, applicable laws or regulations. In the event of dissolution or liquidation, the principals of the Sponsor shall guarantee the performance of such obligations.

- 8 The Sponsor will be funding the construction described in this Plan with funds from its construction lender. Such funding is anticipated and expected, but not guaranteed, to be sufficient to complete the construction described in this Plan. If unforeseen circumstances arise, however, the Sponsor may not be able to complete the construction described in this Plan. If Sponsor is unable to complete construction, the Sponsor may abandon this Plan or provide financially responsible entities or individuals who will assume the status and all of the obligations of the Sponsor under this Plan, in either case in accordance with applicable legal requirements and by amendment to this Plan. If this Plan is abandoned, all Purchase Agreements will be terminated and all Down Payments will be promptly returned to Purchasers. However, all Purchase Agreements will remain in full force and effect if a financially response successor sponsor is provided. To the extent not prohibited by applicable law, the construction lender may, on an occurrence of default by the Sponsor, exercise the Sponsor's rights under this Plan or other rights as the owner of the Units to the same extent as the Sponsor would have been entitled to exercise such rights, and superior rights under the mortgage, and may give all consents, waivers and ratifications in respect thereof and may otherwise act with respect thereto as though the lender or its designees were the outright holder of such rights. Promptly after any such event, this Plan will be amended to disclose the extent to which the construction lender will exercise the Sponsor's rights under this Plan and applicable law and the other rights as owner of the Units. The construction lender may require that the Sponsor rent Units in the Building in the event market conditions change and the Units cannot be sold at the offering prices and, further, the lender may do so itself in the occurrence of a default.
- 9 The Sponsor intends to complete the Condominium in accordance with the building plans and specifications identified in this Plan. The Sponsor will maintain each Unit, and the fixtures and personalty contained therein up to the transfer of title to the Unit in question. Sponsor-installed equipment and fixtures shall be in working order at the time of transfer of title. Purchaser shall examine the Unit with a representative of Seller or Selling Agent, if any, during ordinary business hours within twenty (20) days prior to the Closing and will sign and deliver to Seller within three days after said examination a Final Inspection Sheet in the form attached as Exhibit C to the Purchase Agreement. Any work remaining to be done within the Unit pursuant to the Plan and/or the Purchase Agreement shall be itemized in reasonable detail on the Final Inspection Sheet. Seller shall complete the items on the Final Inspection Sheet either before or within a reasonable time after the Closing but, in no event other than those

beyond Seller's control, later than ninety (90) days after the Closing. If the Seller completes any items on the Final Inspection Sheet prior to the Closing, Purchaser shall re-inspect the Unit on the day preceding the Closing and sign off on all items that the Seller completed within the Unit by said date. Purchaser's failure to inspect the Unit prior to the Closing and to re-inspect, if necessary, on the date preceding the Closing or to complete, sign and deliver the Final Inspection Sheet shall not excuse Purchaser from paying the Balance Due at Closing and shall constitute Purchaser's full and unconditional acceptance of the Unit.

- 10 The Sponsor will construct the Building and Units in accordance with the plans and specifications identified in this Plan. However, the fact that work on the Unit as detailed on a Final Inspection Sheet remains shall not permit a Purchaser to delay a Closing or to claim credit or to require any escrow or otherwise to fail to fully perform a Purchase Agreement. A Purchaser's sole right shall be to require the Sponsor to complete the incomplete work as provided in the preceding paragraph. The Sponsor shall complete all required construction work as promptly as reasonably possible.
- 11 In all events, the Sponsor shall have the right to substitute equipment or materials of Equal or Better quality or design, as recognized by industry standards for the respective equipment or material and subject to applicable Legal Requirements, without having to offer rescission to any Purchaser. The Sponsor shall not change the size or location of Units, Common Elements or other improvements if such changes affect the percentage of Common Interest or adversely affect the value of any Unit to which title has closed or for which a Purchase Agreement has been executed and is in effect, unless all affected Unit Owners consent in writing to such change and all affected Purchases are given a right of rescission. In addition, unless the affected Purchaser consents, no material change will be made in Unit size, layout, or percentage of Common Interest if a Purchase Agreement has been executed and accepted by the Sponsor for that Unit and the Purchaser is not in default.
- 12 Construction is a complicated process requiring the coordination of numerous tasks and the balancing of complex mechanical and architectural systems. No assurance can be given with regard to the accuracy of any projected completion dates set forth in this Plan. During the first year of Condominium operation, construction workers and related personnel may be at the Property from time to time to make adjustments and to perform various tasks related to the completion of construction. Various systems, including, but not limited to, water supply, electricity, elevators, air conditioning, heating and ventilation, may require up to a year after any Unit Closing to complete and may need to be shut down temporarily. Various other adjustments to windows, elevators and other

systems, and the decoration of the corridors in the Building, including, but not limited to, installing light fixtures, hanging wall coverings or laying carpeting until, may require up to eighteen (18) months after the first Closing to be completed. However, the Sponsor does not anticipate that any such incomplete items or amenities will have an impact on the budget for the Condominium, and during such period, the Building will not fall below the warranty of habitability or any other applicable housing or habitability standard.

- 13 Purchasers are advised that in New York City, newly constructed and newly renovated buildings are sometimes offered as condominium projects without a final certificate of occupancy ("FCO") covering the entire buildings but with only a temporary certificate of occupancy ("TCO"), and sometimes with several successive TCOs. Certificates of occupancy are generally governed by Section 301 of the New York Multiple Dwelling Law and local building codes and rules. Both TCOs and FCOs are issued by the New York City Department of Buildings ("DOB"). A TCO is intended to indicate that the Property is safe for occupancy, and that it 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, but means that not all of the construction or renovation work and/or inspections have been performed, or that not all of the required documents for an FCO have been submitted to DOB. No change of use or occupancy shall be made unless a new certificate of occupancy is issued. All TCOs have an expiration date. A TCO typically expires ninety (90) days after the date of issuance. When a TCO expires and is not renewed, it may be difficult or impossible to buy insurance or sell or refinance the Unit. In New York City, it is common for sponsors to commence unit closings when one, some or all units are covered by a TCO rather than a FCO. The Sponsor anticipates this scenario may occur. Sponsor and its principals will undertake the responsibility for obtaining and extending each TCO received for the Building prior to expiration thereof and ultimately for obtaining a FCO covering the Building within two years from the date of the issuance of the first TCO for the Building. However, the Sponsor and its principals make no representation or guarantee that DOB will issue the FCO within such two-year periods. Furthermore, because Sponsor and the Condominium's By Laws may permit Unit Owners to undertake renovations to individual Units prior to the procurement of a FCO, such renovations may cause additional delays in the issuance of a FCO, including a delay beyond two (2) years from the date of issuance of the first TCO. NOTWITHSTANDING THE FOREGOING, SPONSOR AND ITS PRINCIPALS ARE OBLIGATED TO PROCURE THE FCO FOR THE BUILDING AND SHALL EXERCISE THEIR BEST EFFORTS TO OBTAIN THE SAME WITHIN SUCH TWO-YEAR PERIOD WHILE KEEPING THE TCO CURRENT. Unit Owners and the Board of Managers shall be obligated to cooperate with and refrain from obstructing the

Sponsor in these undertakings. Purchasers are advised to visit the DOB website for further recommendations when purchasing a Unit without an FCO having been issued. A Factsheet on certificates of occupancy is available on the DOB website at: <https://www1.nyc.gov/site/buildings/business/certificate-of-occupancy.page> Additionally, Purchasers are advised that because open building permits for Unit Owner alterations may impact the ability to obtain the FCO, Sponsor or the Board may, in order to obtain the FCO or any other reason, impose temporary restrictions or prohibitions on Unit alterations by Unit Owners.

As described in greater detail in this Plan, Sponsor will maintain sufficient funds in escrow to cover the anticipated costs of obtaining the FCO. However, the TCO may lapse for reasons outside Sponsor's control. In the absence of a FCO or TCO, it is unlawful to reside in or rent a unit and will be difficult to owners to sell or refinance their Units.

- 14 If the first Closing will take place prior to the issuance of an FCO, the Sponsor will maintain all deposits and funds in the Escrow Account described in the section of this Plan entitled "Procedure to Purchase," above, unless the Sponsor's architect certifies that a lesser amount will be reasonably necessary to complete the work needed to obtain the FCO. In such cases, the sum exceeding the amount so certified by the Sponsor's architect may be released from the Escrow Account and paid to the Sponsor. Alternatively, the Sponsor may deposit with the Escrow Agent an unconditional, irrevocable letter of credit, or post a surety bond, or provide other collateral, in all three cases in the amount so certified, acceptable to the Department of Law and disclosed in advance in an amendment to this Plan.
- 15 At the first Unit Closing, Sponsor will deliver, assign, or otherwise grant to the Board, on behalf of all Unit Owners, the right to proceed under any assignable warranties and other assignable undertakings received by Sponsor from contractors, suppliers and/or others in connection with the construction and equipping of the Building, including the assignable warranties and assignable undertakings received by Sponsor relating to appliances, equipment and/or fixtures located in the Units and the Common Elements, except that assignable warranties and assignable undertakings received by Sponsor relating to appliances, equipment or fixtures located in any Unit shall be assigned to the Purchaser on the Closing Date. Sponsor does not make any representation as to which, if any, of the warranties and other assignable undertakings will continue to remain in force upon the Closing of any particular Unit. Sponsor shall have no liability or responsibility in the event a warrantor is unable, unwilling or for any reason, fails to perform under its warranty.

- 16 The Sponsor agrees to pay for all authorized and proper work involved in the Sponsor's construction of the Building, establishment of the Condominium to the extent provided in this Plan, and sale of the Units, and to cause all mechanics' liens with respect to such renovation and construction to be discharged or bonded.
- 17 The Sponsor agrees to keep copies of this Plan, the Exhibits and documents referred to in this Plan on file at its office or at the office of its attorney for six (6) years from the date of the first Closing.
- 18 No bond or other security has been furnished to secure any of the Sponsor's obligations, including Sponsor's obligations to complete any construction or renovation after Closing title to the first Unit.
- 19 The Sponsor agrees to repair damage resulting from exercise of the Sponsor's rights of access and to exercise such rights so as to limit, to the extent practicable, unnecessary interference with use of the Property by Unit Owners, without, however, incurring overtime for labor or other extraordinary charges.
- 20 Sponsor has a fiduciary obligation to enforce its obligations under this Plan, even during the period that the Sponsor controls the Board. All the Sponsor's 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. However, nothing herein shall prevent an individual Unit Owner from bringing an action in his, her or its own capacity against the Sponsor if the Board of Managers has failed to take reasonable action to enforce such obligations within ninety (90) days after an individual Unit Owner gives the Board of Managers notice of a claim.
- 21 Before the first Unit Closing, all liens and mortgages affecting the Property shall be paid and satisfied or each mortgagee shall either: (a) consent to the formation of the Condominium and acknowledge that its lien will be limited to Unsold Units; (b) subordinate the lien of its mortgage to the Declaration; or (c) release its lien on the Unit being conveyed and its interest in the Common Elements.
- 22 The Sponsor will pay all contractors, subcontractors and materialmen and all others involved in the renovation and construction of the Condominium for work properly performed on behalf of the Sponsor and for fixtures, material and equipment properly supplied or installed in the renovation and construction of the Condominium on behalf of the Sponsor and will cause all mechanic's liens arising out of the renovation and construction of the Condominium on behalf of the Sponsor or the furnishing or installation of fixtures or equipment properly on behalf of the Sponsor to be discharged or bonded after the liens are filed.

- 23 In accordance with Section 339-p of the Condominium Act, 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 Building as filed with and approved by the municipal or other governmental subdivision having jurisdiction over the issuance of permits for the construction of buildings.
- 24 The Sponsor has the right to use Unsold Units or common spaces within the Building as a sales or construction office and/or model apartment until there are no Unsold Units. It is not expected that this would prevent any Unit Owner from using Common Elements for their intended purposes.
- 25 The Sponsor has the right to change prices set forth in Schedule A of this Offering Plan and subject to the provisions set forth in the Changes in Prices and Units section of this Plan.
- 26 The Sponsor reserves the right to rent or lease Residential Units to Purchasers as described in the section of this Plan entitled “Interim Leases,” above, and to rent or lease Unsold Residential Units at any time after consummation of this Plan to anyone it may choose without approval of the Board.
- 27 If the Building is occupied by tenants and/or Unit owners prior to issuance of the Final Certificate of Occupancy, a tenant protection plan will be distributed to each occupant who will be occupying any Unit during construction, in accordance with the New York City Building Code, Section 28-104.8.4.
- 28 Sponsor reserves the right to delay and waive the collection of Common Charges from Purchasers for a period of time prior to full occupancy of the Building (the “Waiver Period”). During the Waiver Period, Sponsor shall be solely responsible for the timely payment of, and will timely pay, all expenses to operate the Building based on the actual costs of operating the Building, including, without limitation, insurance premiums and reserve fund payments, instead of on the estimates set forth in Schedule B. Such expenses, however, shall not include individual Unit Owner expenses such as, but not limited to, real estate taxes and utility charges consumed within the Units. Therefore, during the Waiver Period, Schedule B will not be in effect and the level of services to the Building described in the Notes to Schedule B will not be fully in effect. In all instances, however, including during the Waiver Period, Unit Owners will remain responsible for the payment of real estate taxes applicable to and utility charges consumed within their Units, regardless of whether the Units have been separately assessed. Sponsor will terminate the Waiver Period upon thirty (3) days’ prior written notice to Unit Owners, after which the Schedule B and all

Building services disclosed in the Notes to Schedule B will be in effect and the collection and payment of Common Charges will commence. 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 Waiver Period, Sponsor shall remain obligated to update the Condominium's budget as required by the Department of Law's governing regulations. If Sponsor elects to delay and waive the collection of Common Charges Sponsor will disclose the implementation of the Waiver Period in a closing notice to Purchasers and in the post closing amendment to this Plan, and will file a subsequent amendment to the Plan disclosing the expiration of the Waiver Period.

29. Article 36-B of the New York General Business Law (the Housing Merchant Implied Warranty Law) does not apply to this offering because the Building contains more than five stories. Sponsor makes no warranties, express or implied, in connection with this offering and all such warranties are excluded, except as expressly set forth in this Plan. Regardless of any limitations in this Plan, Sponsor is obligated to construct the Building in accordance with all applicable codes, filed plans and specifications, and locally accepted building practices for items which are not covered by codes, and any conflict between the disclaimers and Sponsor's obligations to construct the Building in accordance with all applicable codes, filed plans and specifications shall be resolved in favor of the latter.
30. Sponsor shall give each Purchaser of a Unit a reasonable opportunity to examine his, her or its Unit prior to Closing and is urged to make a careful inspection of the Unit. At the Closing, each Purchaser shall be required to sign and deliver to Sponsor a Final Inspection Sheet substantially in the form set forth as Exhibit C to the Purchase Agreement in Part II of this Plan wherein the Purchaser acknowledges the condition in which he, she or it has received his, her or its Unit. Under no circumstances shall any item included on a Final Inspection Sheet constitute grounds for a Purchaser to postpone or otherwise delay the date scheduled for Closing.

The obligations of the Sponsor hereunder shall be enforceable by the Board of Managers on behalf of Unit Owners. Except as expressly provided herein to the contrary, the obligations of the Sponsor shall be enforceable by individual Unit Owners only if either (i) the Board fails to take reasonable action to enforce such obligations within ninety (90) days following the giving of notice of a claim by a Unit Owner to the Board or (ii) the applicable statute of limitations with respect to any claim by a Unit Owner which would otherwise be enforceable by the Board will expire during the aforesaid ninety (90) day period (in either of which events the Unit Owner may bring an action in the nature of a derivative action against the Board of Managers). However, with regard to the Sponsor's obligations pertaining to the Common

Elements, nothing herein shall prevent an individual Unit Owner from bringing an action in his, her or its own capacity against the Sponsor after the aforesaid ninety (90) day period has expired and the Board of Managers has failed to take reasonable action to enforce such obligations within the aforesaid ninety (90) day period. Purchasers should note that during the period that the Sponsor controls the Board, as a result of such control the Board may not enforce the obligations of the Sponsor under the Plan or as otherwise required by law and, in such case, the Unit Owners may have to undertake at their expense enforcement of such Sponsor's obligation. During the period that the Sponsor controls the Board, the Sponsor agrees it will enforce such obligations pursuant to a resolution passed by a majority of the Unit Owners, excluding the Sponsor, at a special meeting called for such purpose.

o Sponsor's Rights of Access; Alterations

- (a) Rights of Access. The Sponsor reserves to itself, its successors, assigns, designees, employees, agents and contractors, easements and rights of access in, and to, Units and Common Elements, consistent with the purposes of this Plan and the Sponsor's rights and obligations hereunder. Except in the case of emergencies, Sponsor shall provide a Unit Owner with reasonable notice of at least 48 hours prior to accessing a Unit. The rights of the Sponsor and its successors, assigns, designees, employees, agents and contractors include, among other rights:

- 1) Right of access in, and to, Units and Common Elements for purposes of construction, repair, refurbishment, correction, alterations, finishing, servicing (including but not limited to garbage collection) and similar work anywhere in the Building or at the Property;
- 2) Right to show vacant or leased Units; and
- 3) Right to create and use utility and other easements created for the benefit of Unit Owners and the Board of Managers.

If reasonable care, under the circumstances, is exercised to safeguard the Unit Owner's property, such entry shall not render the Sponsor or its authorized agents liable for any damage to the Unit or personalty, equipment, fixtures or furnishings contained therein.

- (b) Alterations. The Sponsor (and its successors, assigns, designees, employees, agents and contractors) have the right to alter any Unit or Common Element, subject to the rights of Purchasers under binding Purchase Agreements.

- (c) Repairs, Interference. Subject to Unit Owner's responsibility for improvements to Limited Common Elements, the Sponsor agrees to repair damage resulting from the exercise of the above rights of access and to exercise such rights so as to limit, to the extent practicable, unnecessary interference with use of the Property by Unit Owners.

The obligations of the Sponsor set forth in this Plan and the Purchase Agreement together set forth the entire obligations of Sponsor and no others shall be implied. The Sponsor makes no representation or warranty as to the work, materials, appliances, equipment, or fixtures other than as set forth in this Plan. However, regardless of any limitations in this Plan, Sponsor is obligated to construct the Property in accordance with all applicable codes, filed plans and specifications, and locally accepted building practices for items that are not covered by codes. Any conflict between any disclaimers in this Plan and Sponsor's obligation to construct the Property in accordance with all applicable codes, filed plans and specifications shall be resolved in favor of the latter.

CONTROL BY THE SPONSOR

The affairs of the Condominium will be governed by the Board of Managers.

Under the By-Laws, as set forth in Part II of this Plan, until the first meeting of Unit Owners, the Board of Managers will consist of three (3) members designated by the Sponsor. Within twelve (12) months after the first Closing of title to a Unit, the Sponsor will call the first meeting of Unit Owners, at which meeting the Unit Owners shall elect three (3) members, subject to Sponsor's right to designate members. The Sponsor shall have the right to designate two members of the Board until the later of (the "Initial Control Period"): (1) five years after the Closing of the first Unit or (2) the closing of title to Residential Units representing more than ninety percent (90%) of the Residential Units, both in number and in aggregate Common Interests. At elections of members to the Board of Managers held after expiration of the Initial Control Period but while Sponsor and/or its designee still owns at least one Unit, Sponsor and/or its designee shall have the right to designate one (1) of the three (3) members of the Board of Managers, who may be a person or entity related to or affiliated with Sponsor, Sponsor's designee or other owner of an Unsold Unit. After the Initial Control Period, there is no requirement that a majority of the Board of Managers be composed of owner-occupants or members of an owner-occupant's household who are unrelated to the Sponsor and its principals. Therefore, owner-occupants and non-resident owners, including Sponsor, may have inherent conflicts on how the Condominium should be managed.

The number of members of the Board may not be increased without the consent of the Sponsor for so long as Sponsor owns one Unit. The Sponsor may not exercise veto power over expenses described in "Schedule B – Projected Budget for First Year of Condominium Operations," or over expenses required to comply with applicable laws or regulations, or to remedy any notice of violation, or to remedy any work order by an insurer, or over conditions

adversely affecting the health and safety of Building occupants. The Sponsor may exercise veto power over expenses other than those described in the preceding sentence until five (5) years after the Closing of the first Unit or until the Unsold Units constitute less than twenty five (25%) percent of the Common Interest, whichever is sooner.

Because the Sponsor will hold Units as investments, it may have different priorities in operating the Building, such as regarding when and how much to invest in repairs, maintenance or capital improvements. Therefore, during the period that the Sponsor controls the Board, the Board may make decisions for the Condominium, consistent with the terms of this Plan and the Declaration and By Laws, that other Unit Owners may not view favorably.

The obligations of the Sponsor hereunder shall be enforceable by the Board of Managers on behalf of Unit Owners. Except as expressly provided herein to the contrary, the obligations of the Sponsor shall be enforceable by individual Unit Owners only if either (i) the Board fails to take reasonable action to enforce such obligations within ninety (90) days following the giving of notice of a claim by a Unit Owner to the Board or (ii) the applicable statute of limitations with respect to any claim by a Unit Owner which would otherwise be enforceable by the Board will expire during the aforesaid ninety (90) day period (in either of which events the Unit Owner may bring an action in the nature of a derivative action against the Board of Managers). However, with regard to the Sponsor's obligations pertaining to the Common Elements, nothing herein shall prevent an individual Unit Owner from bringing an action in his, her or its own capacity against the Sponsor after the aforesaid ninety (90) day period has expired and the Board of Managers has failed to take reasonable action to enforce such obligations within the aforesaid ninety (90) day period.

BOARD OF MANAGERS

The Board of Managers will be responsible for management and maintenance of the Condominium. It shall have the powers and duties necessary for the administration of the affairs of the Condominium and may perform any acts necessary therefor, consistent with the Declaration, By-Laws and applicable law. Such acts include: determination and collection of Common Charges and enforcement of the obligation of Unit Owners to pay Common Charges; employment and dismissal of personnel and a managing agent; providing for insurance as to Common Elements; and adoption of Rules and Regulations relating to use and operation of Condominium property. A detailed list of the powers and duties of the Board is contained in Article II, Section 2 of the By-Laws in Part II of this Plan.

Under the By-Laws, as set forth in Part II of this Plan, until the first meeting of Unit Owners, the Board of Managers will consist of three (3) members designated by the Sponsor. Within twelve (12) months after the first Closing of title to a Unit, the Sponsor will call the first meeting of Unit Owners, at which meeting the Unit Owners shall elect three (3) members, subject to Sponsor's right to designate members. The Sponsor shall have the right to designate two members of the Board until the later of (the "Initial Control Period"): (1) five years after the

Closing of the first Unit or (2) the closing of title to Residential Units representing more than ninety percent (90%) of the Residential Units, both in number and in aggregate Common Interests. At elections of members to the Board of Managers held after expiration of the Initial Control Period but while Sponsor and/or its designee still owns at least one Unit, Sponsor and/or its designee shall have the right to designate one (1) of the three (3) members of the Board of Managers, who may be a person or entity related to or affiliated with Sponsor, Sponsor's designee or other owner of an Unsold Unit.

Except for designees of the Sponsor, all members of the Board of Managers shall be Unit Owners, mortgagees of Units, partners or employees of a partnership owning a Unit or a mortgage covering a Unit, shareholders, officers, directors or employees of a corporate Unit Owner or corporate mortgagee of Units, fiduciaries or officers or employees of fiduciaries who are Owners or mortgagees of Units, or persons with similar authority over, or interest in, another entity owning or holding a mortgage on a Unit.

After Sponsor's initial voting control period, there is no requirement that a majority of the Board of Managers be composed of owner-occupants or members of an owner-occupant's household who are unrelated to the Sponsor and its principals.

The Board of Managers shall elect its officers.

Article II, Section 9 of the By-Laws provide for the calling of special meetings of the Board of Managers. Special meetings may be called by the President of the Board of Managers and shall be called by the President or the Secretary upon the written request of one member of the Board of Managers. Pursuant to Article III, Section 3 of the By-Laws, it shall be the duty of the President to call a special meeting if so directed by resolution of the Board of Managers or upon a petition signed and presented to the Secretary by Unit Owners holding twenty five (25%) percent of the Common Interest.

The initial Board of Managers will consist of three individuals designated by the Sponsor. The Sponsor anticipates such three individuals will be Yiannes Einhorn, Raman Gardner and Philip Sun. Mr. Einhorn is a principal of the Sponsor's and Mr. Gardner and Mr. Sun are employees of affiliates of Sponsor.

Article II, Section 14 of the By-Laws discusses indemnification of Board members and liability, and provides that the Unit Owners will severally indemnify the members of the Board of Managers against any claims except those arising out of bad faith or willful misconduct. The members of the Board of Managers may have personal liability for actions taken in bad faith or for willful misconduct. The members of the Board of Managers shall not be liable to the Unit Owners for any mistake or judgment or negligence or otherwise except for their own individual willful misconduct or bad faith.

All members of the Board of Managers shall serve without compensation.

The term of office of members of the Board of Managers shall be one (1) year. The second meeting of Unit Owners will occur on the first anniversary of the first meeting of the Unit Owners.

The By-Laws provide that a Unit Owner may remove a Board member appointed by the Unit Owner with or without cause. The Board of Managers may remove a Board member, including a member appointed by the Sponsor, with cause at a meeting of the Board. Officers, including officers appointed by the Sponsor, may be removed by a vote of the Board with or without cause. In the event of removal, the Unit Owner who appointed the removed member may appoint another person as Board member. In the event of removal for cause of a Sponsor-appointed member, the Sponsor only shall appoint the new member (provided the new appointment takes place within Sponsor's special right to designate two of the three members). The provision for removal of members of the Board of Managers is contained in Article II, Section 5 of the By-Laws.

The voting rights of Unit Owners are described in Article III, Section 8 of the By-Laws. Specifically, each Unit Owner (as determined by the Board of Managers) or some person designated by a Unit Owner to act as proxy on his, her or its behalf and who need not be a Unit Owner shall be entitled to cast the votes appurtenant to such Unit at all meetings of Unit Owners. The designation of any such proxy shall be made in writing to the Secretary by the Unit Owner so designating. Any or all of such Unit Owners may be present at any meeting of the Unit Owners and (those constituting a group acting unanimously) may vote or take any other action as a Unit Owner either in person or by proxy. The total number of votes of all Unit Owners shall be one hundred and each Unit Owner (including the Sponsor or Sponsor-affiliates if the Sponsor or a Sponsor-affiliate shall then own or shall then hold title to one or more Units) shall be entitled to cast the number of votes at all meetings of the Unit Owners equal to his, her or its percent of interest in the Common Elements applicable to his, her or its Unit. A fiduciary shall be the voting party with respect to any Unit owned in a fiduciary capacity.

The obligations of the Sponsor hereunder shall be enforceable by the Board of Managers on behalf of Unit Owners. Except as expressly provided herein to the contrary, the obligations of the Sponsor shall be enforceable by individual Unit Owners only if either (i) the Board fails to take reasonable action to enforce such obligations within ninety (90) days following the giving of notice of a claim by a Unit Owner to the Board or (ii) the applicable statute of limitations with respect to any claim by a Unit Owner which would otherwise be enforceable by the Board will expire during the aforesaid ninety (90) day period (in either of which events the Unit Owner may bring an action in the nature of a derivative action against the Board of Managers). However, with regard to the Sponsor's obligations pertaining to the Common Elements, nothing herein shall prevent an individual Unit Owner from bringing an action in his, her or its own capacity against the Sponsor after the aforesaid ninety (90) day period has expired and the Board of Managers has failed to take reasonable action to enforce such obligations within the aforesaid ninety (90) day period.

Amending the Declaration and the By-Laws

Except with respect to amendments required to implement the rights of owners of Unsold Units to make alterations to their Units, the Declaration may be amended with the approval of at least sixty-six and two-thirds percent (66 2/3%) in number and in Common Interest of all Unit Owners, in accordance with the provisions of the Declaration, provided, however, that the Common Interest appurtenant to each Unit as expressed in the Declaration shall not be altered without the consent of all Unit Owners affected.

The By-Laws may be amended with the approval of at least sixty-six and two-thirds percent (66 2/3 %) in number and in Common Interest of all the Unit Owners, as provided in Article X of By-Laws included in Part II of this Plan.

RIGHTS AND OBLIGATIONS OF UNIT OWNERS AND THE BOARD OF MANAGERS

Below is a summary of various provisions of the Declaration and By-Laws, as well as certain provisions of the Condominium Act, respecting rights and obligations of Unit Owners and the Board of Managers. This is intended as an illustrative summary only, and the Declaration, the By-Laws, and the Rules and Regulations should be carefully reviewed by potential Purchasers and their attorneys. They are fully set forth in Part II of this Plan. The terms of the Declaration, the By-Laws and the Rules and Regulations should not be deemed varied in any way by this section or any other provision of this Plan.

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

Generally, Unit Owners must comply with the Declaration, the By-Laws and the Rules and Regulations of the Condominium and other requirements of the Condominium. Failure to comply may result in liability on the part of a Unit Owner. For example, in the event of default by any Unit Owner in paying Common Charges or any other money due to the Board of Managers, such Unit Owner shall be obligated to pay the maximum legal interest rate on such Common Charges and money from the due date thereof, together with all expenses, including attorney fees, incurred by the Board. Among its remedies, the Board may bring an action for foreclosure of the lien for Common Charges and other money due on the Unit with the potential result that the Unit would be sold and the amounts realized used to satisfy the Unit Owner's obligation to the Board of Managers.

In addition, the violation of any rule or regulation adopted by the Board of Managers, or the breach of any By-Law, or the breach of any provision of the Declaration shall give the Board the right, among other rights, (a) to enter the Unit which, or as to which, such violation or breach exists and to abate and remove, at the expense of the defaulting Unit Owner, any

structure, thing or condition that may exist therein which presents the violation or breach; and/or (b) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such violation or breach; and/or (c) to seek compensation for damages caused by the violation or breach.

Local Law 147 ("LL 147") was signed into law on August 28, 2017 and went into effect on August 28, 2018. Pursuant to LL 147, the Condominium must contain a written smoking policy for the Property that addresses smoking in Units, Common Elements and Limited Common Elements and that applies to all Unit Owners, occupants of the Units and persons on the Property.

In accordance with LL 147, the Condominium's smoking policy, set forth as a Rule and Regulation of the Condominium and which shall be included in all Purchase Agreements and Interim Leases, is the following:

"The Property is a smoke-free property. Smoking is not allowed in (a) any indoor Common Element or Limited Common Element, including, but not limited to, indoor corridors, rooms, hallways, stairs, stairways, storage areas and lobbies, (b) in any outdoor Common Elements or Limited Common Elements, including, but not limited to, any rooftops, patios, yards, terraces, decks, balconies, parking areas, pool areas, porches and courtyards, and (c) in any Unit. For purposes of this Rule and Regulation, (i) "smoking" shall mean inhaling, exhaling, burning or carrying any lighted or heated cigar, cigarette, electronic cigarette, little cigar, pipe, water pipe or hookah, herbal cigarette, non-tobacco smoking product (e.g., marijuana or non-tobacco shisha), or any similar form of lighted object or device designed for people to use to inhale smoke, and (ii) "electronic cigarette (e-cigarette)" shall mean a device that heats a liquid, gel, herb or other substance and produces vapor for the user or people to inhale."

The Condominium's smoking policy is contained in the By Laws, Purchase Agreement and Interim Lease forms included in Part II of this Plan.

Sale or Lease of Unit by Unit Owners
Rights of First Refusal of Board of Managers

Each Unit Owner other than the Sponsor and other owner of an Unsold Unit has the right to sell or lease his, her or its Unit (subject to the consent, if required, of his, her or its mortgagee, if any) provided the Board of Managers waives its right of first refusal. The selling Unit Owner must give the Board of Managers thirty (30) days prior written notice of terms of any bona fide sale or lease which he, she or it desires to make. The failure of the Board of Managers to act however, within the thirty (30) day period shall be deemed to constitute waiver of the Board's right of first refusal. If the Board of Managers disapproves the transaction, it shall, within the thirty (30) day period, either (a) produce a purchaser or lessee who will purchase or lease the Unit upon the same terms as stated in the Unit Owner's notice to the Board

of Managers or (b) agree to purchase or lease the Unit on behalf of all other Unit Owners upon the same terms as stated in the Unit Owner's notice to the Board of Managers. If the Board of Managers elects to purchase the Unit title shall close at the office of the attorneys for the Condominium in accordance with the terms of the offer but not more than sixty (60) days after the giving of notice by the Board of Managers of its election to accept such offer. The Board of Managers, however, may not purchase or lease a Unit without the approval of the Owners of Units constituting sixty-six and two-thirds percent (66 2/3%) of the Common Interest, excluding the Common Interest of the selling/leasing Unit Owner. If the Board of Managers does not have sufficient funds on hand for the acquisition and maintenance of a Unit which has been approved by the Unit Owners, the Board of Managers may either borrow such funds or assess the Unit Owners therefor in proportion to their respective Common Interests, excluding the Common Interest of the selling/leasing Unit Owner. If the Board of Managers does not either produce a purchaser or lessee for the Unit or agree to purchase or lease the Unit on behalf of all other Unit Owners as set forth above within the aforesaid thirty (30) day period, the Unit Owner shall have the right to consummate the sale or lease on the terms submitted to the Board of Managers. The rights of first refusal described above are governed by more specific terms set forth in the By-Laws.

There are no limitations on the price or rent that a Unit Owner may negotiate with a prospective purchaser or tenant.

Any lease of a Residential Unit shall be in the form recommended for apartments by the Real Estate Board of New York, Inc., except as otherwise provided in the By-Laws or as otherwise approved by the Board of Managers.

The restrictions upon the sale and lease of Units set forth in this section and the rights of the Board of Managers with respect thereto shall not apply to the Sponsor or its designee or other owner of Unsold Units, or to acquisition by an institutional mortgagee acquiring title in foreclosure or by deed in lieu of foreclosure; the Sponsor, its designee, an owner of an Unsold Unit and any such mortgagee shall be free to sell or lease without first notifying or obtaining the consent or waiver of the Board of Managers and not subject to any right of first refusal. The Board of Managers shall cooperate in providing appropriate physical access to any Unit being so sold or leased and related Common Elements, as well as all financial information regarding the Condominium and the Unit in question.

Units acquired or leased by the Board of Managers pursuant to the rights of first refusal described above may be sold, leased, mortgaged or otherwise dealt with in the discretion of the Board of Managers. Such Units may be used in any manner in compliance with the Legal Requirements. Such Units held by the Board of Managers shall not carry any voting rights. Proceeds of such disposition will be received by the Board of Managers on behalf of all Unit Owners in proportion to their respective Common Interest. See the subsection of this section of this Plan entitled "Units Acquired or Leased by Board of Managers," below.

The Board of Managers may not discriminate against any person on the basis of race, creed, color, national origin, sex, sexual orientation, age, disability, marital status or other ground prohibited by law.

Subject to the rights of the Board of Managers, Units may be sold or leased by a Unit Owner provided that he, she or it is not in arrears on payment of Common Charges and satisfies other liens against the Unit other than permitted mortgages.

Notwithstanding the rights of the Board of Managers described above, any Unit Owner who is a natural person may sell or lease his or her Unit to his or her spouse, domestic partner registered as such with the City of New York, adult child, parent, grandparent, parent-in-law or adult sibling, or may convey his or her Unit by gift, devise by will or have it pass by intestacy without complying with the restrictions described above, provided, however, that each succeeding Unit Owner shall be bound by, and his, her or its Unit shall be subject to, the restrictions described above and as more particularly set forth in the By-Laws. In addition, any Unit Owner that is not a natural person may sell, lease or convey its Unit to a controlled or related entity or person as more particularly set forth in the By-Laws.

Each conveyance of a Unit by a Unit Owner shall include, as part of the property to be conveyed, such Unit Owner's: Common Interest; undivided interest in any Unit or Units acquired by the Board from Unit Owners (or the proceeds received at a foreclosure or other judicial sale of a Unit); and undivided interest in any other assets of the Condominium. In addition, title to a Unit may not be conveyed unless all unpaid Common Charges and liens against such Unit (other than permitted mortgages) are paid and satisfied at, or prior to, Closing. At the time of acquisition of a Unit and as a condition thereof, the new Unit Owner shall be required to execute, acknowledge and deliver to the Board of Managers a Unit Owner's Power of Attorney in favor of the Board (and the Sponsor, if applicable), in the form set forth in Part II of this Plan or such other form as the Board of Managers may approve from time to time, in accordance with the Declaration. The new Unit Owner shall be responsible for having said Power of Attorney recorded and returned to the Board of Managers, and paying the fees therefor.

The Board of Managers may establish a reasonable fee for the processing of Unit sales and leases and notices relating to the Board of Manager's rights of first refusal. Such fee shall be payable by the selling or leasing Unit Owner, as the case may be, but not by the Sponsor or an owner of an Unsold Unit.

Further restrictions on, or conditions to, the sale or lease of Units may be made in the future, consistent with the Declaration, the By-Laws and applicable law.

Mortgaging of Units by Unit Owners

Each Unit Owner shall have the right to mortgage his, her or its Unit without restriction, provided that (a) any such mortgage shall be substantially in the form of a New York statutory form mortgage, except for such changes or addition as may be necessary in order to permit a particular bank, trust company, savings and loan association or other institutional lender to make the mortgage loan; (b) the Board is notified in writing in advance of the making of such mortgage and is given a copy thereof promptly; and (c) the Unit Owner making such mortgage is not in arrears for Common Charges and first satisfies all other unpaid liens against his, her or its Unit, other than mortgages placed on his, her or its Unit in compliance with the By-Laws and cures any default under any such mortgage. The Sponsor or its designee, as the owner of Unsold Units, and any other owner of Unsold Units, shall have the right to mortgage the Unsold Units without any restriction or limitation except that the Board shall be notified in writing of the making of such mortgage and shall be given a copy thereof.

Common Charges and Assessments

Each Unit Owner shall have the obligation to pay Common Charges and assessments, proportionate to his, her or its Common Interest, for the operation and maintenance of the Property as determined by the Board of Managers. For the purpose of making such determination, the Board, pursuant to the By-Laws, is required to prepare from time to time (and at least annually) a budget of Common Expenses. Common Expenses include expenses for maintenance and operation of the Common Elements, such as those listed in "Budget for First Year of Condominium Operations, Schedule B," above, and other items enumerated in the By-Laws. The Common Expenses are multiplied by each Unit Owner's Common Interest to determine each Unit Owner's Common Charges. Common Charges (aside from adjustments made at Closing) will initially be billed monthly. For details see Article V, Section 1 of the By-Laws.

The Board shall have the right to charge any Unit Owner the difference in the cost of any higher insurance premium incurred by the Board if the use of such Unit Owner's Unit has caused such the higher premium.

The Board of Managers may increase Common Charges or collect assessments for the accumulation of reserves for capital expenditures, subject to provisions of applicable tax laws and subject to Sponsor's right, for a limited period, to withhold consent to such action.

No Unit Owner shall be liable for the payment of any part of the Common Charges or assessments assessed against his, her or its Unit subsequent to a sale, transfer or other conveyance of the Unit (with the appurtenant Common Interest) made in accordance with the Declaration and By-Laws.

Under the provisions of Section 339-z of the Condominium Act, the Board of Managers on behalf of the Unit Owners will have a lien on each Unit for unpaid Common Charges, together with the interest thereon. Such lien will be subordinate only to liens for real estate

taxes on the Unit and to any sums unpaid on certain first mortgages of record thereon. Any lien for unpaid Common Charges against a Unit may be filed in the Office of the City Register, Borough of Brooklyn and shall be effective until all sums secured thereby with the interest thereon shall have been fully paid or until six (6) years from the date of filing (unless foreclosure of such lien is started within such six-year period), whichever may be earlier. The By-Laws also impose upon a Unit Owner a responsibility to pay the Condominium's attorney fees incurred in connection with unpaid Common Charges and liens with respect thereto. A lien may be foreclosed by a suit brought in the name of the Board of Managers acting on behalf of the Unit Owners in like manner as the foreclosure of a mortgage on real property and/or an action may be brought by the Board of Managers to recover the unpaid Common Charges without foreclosing the lien. Upon the sale or conveyance of a Unit, unpaid Common Charges shall be paid out of the sales proceeds or by the seller, lessor, or transferor, as the case may be. Any seller, lessor or transferor or purchaser, lessee, or transferee, as the case may be, is entitled to a statement from the Board setting forth the accrued amount of unpaid Common Charges against the Unit as of the date of conveyance and such amount shall be the limit of liability of the seller, lessor or transferor or purchaser, lessee, or transferee, as the case may be, as well as the limit of the lien subject to which the Unit may be conveyed.

The Sponsor will cause the Board of Managers to file a lien as provided in Section 339-aa of the Condominium Act on Units in which the Sponsor is more than thirty (30) days in arrears of Common Charges while it is in control of the Board of Managers.

Under the provisions of section 339-kk of the Condominium Act, if a non-occupying Unit Owner rents his, her or its Residential Unit to a tenant and then fails to make payments due for Common Charges, assessments or late fees for such Unit within sixty (60) days of the expiration of any grace period after they are due, upon written notice by the Board of Managers to the non-occupying Unit Owner and tenant, all rental payments from the tenant shall be directed to the Board of Managers and made payable to the Condominium until such time as all payments for Common Charges, assessments or late fees are made current, at which time the Board of Managers shall provide written notice to the non-occupying Unit Owner and tenant within three (3) business days. Thereafter, all rental payments shall be directed and made payable to the non-occupying Unit Owner or his, her or its designated agent. A non-occupying Unit Owner who or that disputes the Condominium's claim to rental payments pursuant to section 339-kk of the Condominium Act shall be entitled to present facts supporting his, her or its position at the next scheduled meeting of the Board of Managers, which must be held within thirty (30) days of the date that the Board of Managers receives notice that the non-occupying Unit Owner seeks to dispute such claim. Payment by a tenant to the Condominium made pursuant to section 339-kk of the Condominium Act shall relieve that tenant from the obligation to pay such rent to the non-occupying Unit Owner and shall be an absolute defense in any non-payment proceeding commenced by the non-occupying Unit Owner against the tenant for such rent.

Pursuant to the By-Laws, the Board has the right to revise its projection of Common Expenses at any time and from time to time during any fiscal year of the Condominium. Any such revision may result in an increase or decrease in the amount of Common Charges payable by Unit Owners during such fiscal year. However, no such revision shall have a retroactive effect on the amount of Common Charges payable by Unit Owners prior to the date of such revision. So long as there are Unsold Units, the Sponsor shall disclose any such revisions to the Common Expenses in an amendment to this Plan.

Each Unit Owner shall comply with the By-Laws and any Rules and Regulations and pay Common Charges and assessments to the Board of Managers. In addition to the lien for Common Charges described above, the Board of Managers will have the right to take additional actions to abate and enjoin violations of the By-Laws and Rules and Regulations by Unit Owners, as provided, for example, in Article V, Section 8 of the By-Laws.

Repairs

All maintenance, repairs and replacements to the Common Elements, including Limited Common Elements and whether located inside or outside the Units, will be made by the Board of Managers and the cost thereof will be a Common Expense, except for repairs to Limited Common Elements that are expressly made the responsibility of the Unit Owner of the benefited Unit. All maintenance, repairs and replacements to the Units, whether structural or non-structural, ordinary or extraordinary, other than to the Common Elements contained therein, will be made by each respective Unit Owner at his, her or its expense and shall be completed within a reasonable period of time. All maintenance, repairs and replacements to the Common Elements of the Condominium, including Limited Common Elements and whether located inside or outside the Units, if necessitated by the negligence, misuse or neglect of a Unit Owner or an occupant of a Unit or a Unit Owner's employees, invitees, agents or contractors shall be made at the election of the Board of Managers either by the Board, at the expense of the Unit Owner, or by the Unit Owner.

Each Residential Unit shall have as a Limited Common Element a storage area, as shown on the Floor Plans. The owners of such Units may use their storage areas only in compliance with all Legal Requirements and shall be responsible for maintenance, repair and replacement of their storage areas. The Board of Managers and its agents, employees and contractors may have access to all storage areas in order to inspect the Common Elements and for any action the Board of Managers is required or permitted to take. In the event that any such Board action requires removal or disruption of all or any elements of the storage areas, it shall be the responsibility of the Board of Managers to replace such elements.

Each Residential Unit shall have as a Limited Common Element at least one condenser unit. A condenser unit is a part of the the Unit's HVAC system that maintains a comfortable indoor environment by removing heat from the indoor air to cool the Unit. The Unit Owners shall have the right to place, inspect, maintain, repair and replace their condenser and other

condenser equipment serving their respective Units. A Unit Owner, and his, her or its agents and contractors shall have a right of access over and through any areas where the condenser units are located for such purposes. A Unit Owner shall be responsible for the maintenance, repair and replacement of the condenser and condenser equipment servicing his, her or its Unit (including equipment located outside the Unit and all piping and wiring associated with the Condenser), as required. Purchaser's should expect the average cost of repairing a condenser unit in New York City to be approximately \$1,000 per repair, though the actual costs will depend on the issue to be repaired, the contractor selected and other matters that may result in substantially lower or higher costs per repair. The Board of Managers shall be responsible for maintenance, repair and replacement of all common areas, and all elements thereof, except that in all events a Unit Owner shall be responsible for the cost and expense of any maintenance, repair and replacement of any portion of common areas or elements thereof if necessitated by the negligence, misuse or neglect of a Unit Owner or an occupant of a Unit or a Unit Owner's employees, invitees, agents, guests or contractors. In the event repairs by the Board of Managers require removal or disruption of any elements of the condensers, it shall be the responsibility of the Board of Managers to replace such elements. In any event, the Board of Managers and its agents, employees and contractors may have access to all common areas of the Building in order to inspect the Common Elements and for any action the Board of Managers is required or permitted to take.

Units 2A, 2B, 3A, 3B, PH10, PH11, PH12 and PH14 shall each have at least one terrace as a Limited Common Element, as shown on the Floor Plans. The owners of such Units and their successors and assigns shall be responsible for maintenance, repair and replacement of their terrace, including the terrace's surface, but the Board of Managers shall make any structural repairs to the terraces, including the railings, if any, that are required, except that in all events the Unit Owner shall be responsible for any maintenance, repair and replacement of any portion of their terrace if necessitated by damage caused by the Unit Owner or the Unit Owner's invitees, tenants, employees, agents or contractors. The Board of Managers and its agents, employees and contractors may have access to the terraces in order to inspect the Common Elements and for any action the Board of Managers is required or permitted to take. In the event Board repairs require removal or disruption of any elements of the terraces, it shall be the responsibility of the Board of Managers to replace such elements. The owners of such Units may not perform construction in, on or to their terraces unless the owners comply with all Legal Requirements and obtain the written approval of the Board of Managers.

Units 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, PH10, PH11, PH12 and PH14 shall each have at least one balcony as a Limited Common Element, as shown on the Floor Plans. The owners of such Units and their successors and assigns shall be responsible for maintenance, repair and replacement of their balcony, including the balcony's surface, but the Board of Managers shall make any structural repairs to the balconies, including the railings, if any, that are required, except that in all events the Unit Owner shall be responsible for any maintenance, repair and replacement of any portion of their balcony if necessitated by damage caused by the Unit Owner or the Unit Owner's invitees, tenants, employees, agents or

contractors. The Board of Managers and its agents, employees and contractors may have access to the balconies in order to inspect the Common Elements and for any action the Board of Managers is required or permitted to take. In the event Board repairs require removal or disruption of any elements of the balconies, it shall be the responsibility of the Board of Managers to replace such elements. The owners of such Units may not perform construction in, on or to their balconies unless the owners comply with all Legal Requirements and obtain the written approval of the Board of Managers.

Those public or other areas of the Building exposed to public view that are required to be maintained by a Unit Owner or the Board shall be kept by each in good appearance in conformity with the dignity and character of the Building as determined by the Board of Managers.

The Board of Managers shall have the right of access to any Unit and Limited Common Element upon prior reasonable notice of at least 48 hours, except in the case of emergencies, for the purposes of inspecting and making any repairs or replacements to any of the Common Elements or to remedy any condition which would result in damage to any Unit or the Common Elements or which would violate the provisions of any mortgage covering another Unit or for the purpose of complying with, and determining the Unit Owner's compliance with, Legal Requirements. The Board's right of access shall be exercised so as not to 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 property of the Condominium 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.

Work in the nature of decorating, which does not involve any structural alterations or any electrical or plumbing work, may be done without a building permit. Most construction, such as a deck or gazebo, the addition of rooms or interior stairs, electrical work and alterations to plumbing, requires a permit from the Department of Buildings and is subject to the requirements of zoning. Certain roof structures and enclosure of a balcony or terrace, if permitted by the Declaration, the By-Laws and Board of Managers, and which may involve the addition of more enclosed space than is permitted by zoning or which are obstructions in required yards, cannot be built as-of-right and require a variance from the Board of Standards and Appeals. The application for a variance may be opposed by the Board of Managers, and for this reason, among others, may be denied.

The budget for the first year of Condominium operation does not provide for the maintenance, repair and replacement of the Building's windows. In accordance with the By-Laws, maintenance, repair and replacement of the same shall be the responsibility of the Board of Managers and the costs thereof shall be a Common Expense. Unit Owners, however, shall be responsible for the cost of cleaning the inside face of windows at their Units. The Board of Managers may require that all Unit Owners grant access to their Units and terraces or balconies

to persons retained by the Board of Managers to clean the exterior surfaces of the windows and to maintain, repair and/or replace the windows.

Additions, Alterations and Improvements by Board of Managers

Additions, alterations, or improvements may be made by the Board of Managers without approval of Unit Owners, except that (a) no addition, alteration or improvement costing more than \$5,000 shall be made without the approval of the Sponsor and all other owners of Unsold Units as long as there are any Unsold Units (unless such addition, alteration or improvement is necessary in order to comply with Legal Requirements or is necessary to protect the Property from deterioration), and (b) no additions, alterations or improvements costing more than \$5,000 shall be made unless approved by sixty-six and two-thirds percent (66 2/3%) in number and in Common Interest of the Unit Owners, including the Sponsor or its designee. The Board of Managers shall proceed with duly authorized additions, alterations or improvements and shall assess each Unit Owner his, her or its proportionate share of the cost as part of the Common Expenses or as a special assessment, or shall pay for the addition, alteration or improvement from reserves accumulated for purposes of same or shall borrow funds to pay therefore as described below. Additions, alterations or improvements costing \$5,000 or less may be made by the Board of Managers without approval of Unit Owners and the cost thereof shall constitute part of the Common Expenses.

Whenever in the judgment of the Board of Managers, in connection with the operation, care, upkeep and maintenance of the Common Elements, money must be borrowed on behalf of the Condominium, no lien to secure repayment of any sum borrowed may be created on any Unit or its appurtenant interests or on the Common Elements without the consent of all of the Unit Owners. The Board of Managers may only borrow money on behalf of the Condominium when required in connection with the payment, collection, and disbursement of funds, including reserves, to provide for major and minor maintenance, repairs, additions, improvements, replacements, working capital, bad debts and unpaid common expenses, depreciation, obsolescence and similar purposes, provided, however, that (i) such debt is incurred no earlier than the fifth anniversary of the first Closing of a Unit and (ii) the incurrence of such debt shall require the consent of majority of all Unit Owners in Common Interest and the Sponsor and any other owner of an Unsold Unit as long as there is an Unsold Unit. If any sum borrowed by the Board of Managers is not repaid by the Board, a Unit Owner who pays to the creditor the proportion of the loan equal to the proportion that the Unit Owner's Common Interest bears to the Common Interest of all Units shall be entitled to a release of any judgment or other lien which the creditor shall have filed or shall have the right to file against the Unit Owner's Unit.

Additions, Alterations and Improvements by Unit Owners

Except as provided below with respect to the Sponsor and Unsold Units, (a) no Unit Owner may make any structural addition, alteration or improvement in his, her or its Unit without the prior written approval of the Board of Managers (and, if required, of his, her, or its

mortgagee), and (b) no application or other document shall be filed with any governmental authority for a permit covering an addition, alteration or improvement to be made in a Unit unless approved and, if necessary, executed by the Board of Managers, without, however, incurring any liability on the part of the Board of Managers, or any of them, to any contractor, subcontractor, material supplier, architect or engineer, or other professional by reason of such addition, alteration or improvement or to any person having any claim for injury to any person or damage to property arising therefrom. The Board may, at its option, require the Unit Owner to execute an agreement satisfactory to the Board of Managers setting forth the terms and conditions under which such addition, alteration or improvement may be made.

The Sponsor (or its designee) shall have the right without the approval of the Board, the Selling Agent, if any, the Managing Agent, if any, other Unit Owners or holders of mortgages on Units (a) to make alterations, additions, improvements or repairs in, or to, any Unsold Unit, whether structural or non-structural, interior or exterior, ordinary or extraordinary and (b) to subdivide, to combine and to change the boundary walls of Unsold Units. At the request of the Sponsor, the Board of Managers will execute any application or other document required to be filed with any governmental authority having or asserting jurisdiction in connection with any structural addition, alteration or improvement, subdivision, continuation, or change made by the Sponsor or its designee to any Unit, provided, however, that the Board of Managers shall not be subjected to any expense or liability by virtue of the execution of the application or such other document.

Non-structural alterations and improvements to a Residential Unit that do not affect the exterior of the Building or the value of other Units may be made by a Unit Owner without the prior approval of the Board of Managers.

In the event that, with the approval of the Board of Managers, a Unit Owner, other than an owner of an Unsold Unit, wishes to construct, either structural or non-structural additions, alterations, improvements in or to his, her, or its Unit or the Limited Common Element associated with his, her or its Unit, the Board of Managers may regulate one or more of the aspects of construction including, without limitation, the following: (a) the time periods during which work is permitted; (b) the manner in which deliveries and construction debris will be handled; (c) the measures which must be taken to prevent compromising the security of the Building during construction; (d) the interruption of services during construction; (e) liability insurance for contractors during construction; and (f) such other matters as are necessary for the safety and continued enjoyment of the Building by all Unit Owners. The Board of Managers may, at its sole discretion, require that such terms be memorialized in a written agreement with the Unit Owner.

No Unit Owner, other than the Sponsor, may make any changes in, or to, the Common Elements without the prior written approval of the Board of Managers.

Insurance

The Board of Managers will obtain and maintain, to the extent obtainable at commercially reasonable premiums: (a) fire insurance, with extended coverage, vandalism and malicious mischief endorsements normal for condominiums similar to the Condominium, insuring the Building, including all of the Units, partitions, floors and ceilings within the Units (but not including any equipment, any wall, ceiling or floor decorations or coverings, or furniture, furnishings, fixtures or other personal property within the Unit), together with all Building's service machinery, 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 an agreed replacement value of the Building (exclusive of the cost of excavations and foundations) without deduction for depreciation; (b) water damage legal liability insurance; and (c) such other insurance as the Board of Managers may determine.

The amount of fire insurance to be maintained on the Building until the first meeting of the Board of Managers elected by the Unit Owners will be \$40,000,000.

The proceeds of all policies of physical damage insurance will be payable to the Board of Managers in accordance with the terms of the By-Laws, to be applied for the purpose of repairing, restoring or rebuilding the Building unless otherwise determined by the Unit Owners as described in the By-Laws. No portion of the insurance proceeds shall be applied to the payment of the mortgage indebtedness of any Unit Owner unless the Unit Owners determine not to repair, restore or rebuild the Building as set forth in Section 339-cc of the Condominium Act.

The Board of Managers will obtain (if available at commercially reasonable rates) policies of physical damage insurance which contain waivers of subrogation and of any defense based on co-insurance or of pro-rata reduction of liability or invalidity arising from any acts of the insured, and shall provide that such policies may not be canceled by the insurance carrier or substantially modified without at least ten (10) days' prior written notice to all of the insureds, including all mortgagees of Units. Duplicate original certificates 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 whom the Board of Managers has notice and who have requested policies, at least ten (10) days prior to expiration of the then current policies and each Unit Owner shall receive a certificate of such insurance.

The Board of Managers shall also obtain to the extent obtainable for commercially reasonable premiums public liability insurance covering the Condominium and each member of the Board of Managers in such amount as the Board of Managers may deem proper and covering all claims for bodily injury or property damage arising out of any occurrence in the Common Elements or the Units, except that such policy will not cover liability of a Unit Owner arising from occurrences within his, her or its own Unit or due to the acts or omissions of Unit Owners, occupants of Units, or invitees, employees, agents or contractors of Unit Owners; and public liability insurance also shall cover cross-liability claims of one insured against another.

Until the first meeting of the Board of Managers elected by the Unit Owners the public liability insurance will be in a limit of \$2,000,000 in the aggregate or \$1,000,000 per occurrence, covering all claims for bodily injury and property damage with respect to any one occurrence. For details regarding initial insurance coverage see the footnote to “Budget for First Year of Condominium Operations, Schedule B,” above.

The cost of all the insurance obtained by the Board of Managers, including that described in this section of this Plan shall be paid by the Board of Managers and shall constitute a Common Expense. The Board may charge a Unit Owner the cost of any increase in an insurance premium if due to any act, omission or activity of the Unit Owner, the occupants of the Unit or the Unit Owner's contractors, employees or invitees or if due to the condition of the Unit.

Unit Owners may carry other insurance at their own expense (covering items not included or included only to a limited extent in the policy of the Board of Managers), provided that such policies contain waivers of subrogation for the benefit of the Board of Managers and other Unit Owners and further provided that the liability of the carriers issuing insurance procured by the Board of Managers shall not be affected or diminished by reason of any Unit Owner's other insurance. Examples of items not included in the policy of the Board of Managers are fire and casualty losses to Unit contents, furnishings, replacements, additions, upgraded fixtures and improvements, as well as liability coverage for Unit Owners for occurrences within Units or due to the acts or omissions of Unit Owners, occupants of Units or invitees, employees, agents or contractors of Unit Owners. Insurance policies for such losses within a Unit are generally available. Unit Owners are strongly urged to consider the advisability of obtaining insurance to cover items not included in the policy of the Board of Managers.

Restrictions on Occupancy and Use

In order to provide for the congenial occupancy of the Building and Units and for the protection of the values of the Units, the By-Laws provide that the use of the Units shall be restricted to, and be in accordance with, the following provisions:

The Rules and Regulations provide that the Board of Managers may restrict or prohibit pets and that a subsequent prohibition would apply to all Unit Owners whether or not pets were previously permitted. No animal of any kind shall be raised, bred, or kept in any Unit or in the Common Elements or Limited Common Elements, except subject to the rules and regulations adopted by the Board of Managers from time to time. Such rules and regulations may prohibit animals. In any event no animal shall be kept, bred or maintained for any commercial purposes and any bird, animal or reptile causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed by the owner of such animal(s) from the Property upon three (3) days' written notice from the Board of Managers.

In no event shall any dog be permitted in any portion of the Common Elements unless carried or on a leash, or in any grass or garden plot under any circumstances.

Purchasers should note the restrictions contained in the Rules and Regulations regarding television antennas and other objects visible from the exterior of the Building, the use of vestibules, and related matters. If air conditioners and similar objects are permitted to be inserted in windows of the Building, the Board of Managers may prescribe a uniform color for them. The Board of Managers may make such other aesthetic restrictions as it deems advisable.

As more fully set forth in the Declaration, By-Laws and the Rules and Regulations each Residential Unit shall be used only as a residence and for legally permitted uses accessory to residential use and for professional or business use of a permitted residential occupant, provided that such use is in accordance with Legal Requirements. As defined in the Rules and Regulations, a family includes domestic partners registered as such with The City of New York. In addition the Sponsor may, without obtaining the consent of the Board or the other Unit Owners: (a) allow Unsold Units to be used as a professional or business office or for any other purpose, provided that such use is permitted by law and does not violate Legal Requirements and (b) use Unsold Units as a model Unit and sales and/or promotion offices in connection with the sale or rental of the Unsold Units or for any other purpose, subject only to compliance with law. The current zoning law permits the use of up to five hundred (500) square feet, but no more than twenty-five percent (25%) of the Residential Unit, for a home occupation. The term "home occupation" is defined to include certain artistic, professional and teaching activities.

A Unit owned or leased by an individual, corporation, partnership, fiduciary or other entity may be occupied only by said individual, or by a designated officer, director, stockholder or employee of such corporation, or by a designated partner or employee of such partnership or by said fiduciary (including designated officers, directors, stockholders or employees of corporate fiduciaries), or by the beneficiary of said fiduciary, or by a principal or designated employee of such other entity, respectively, or by members of the family or guests of any of the foregoing. Within thirty (30) days after a Unit is acquired by an owner other than an individual, such non-individual owner shall notify the Board of Managers of the name of the officer, director, stockholder, partner, employee, principal, fiduciary, or beneficiary designated by such owner to occupy its Unit. The person so designated may be changed from time to time by the non-individual owner by similar written notice to the Board of Managers. However, all designees must be bona fide officers, directors, stockholders, partners, employees, principals, fiduciaries or beneficiaries of the non-individual owner and, under no circumstances, may more than one family occupy a Unit at one time. Guests are permitted only when Unit Owners (or, in the case of Units owned by corporations, partnerships, fiduciaries or other entities, the designees of such Unit Owners) or a family member is present. All of the foregoing restrictions on occupancy shall not apply to Unsold Units.

The Rules and Regulations contain restrictions against illegal or offensive uses. Specifically, the Rules and Regulations provide that no noxious or offensive activity (including

without limitation the production or release of offensive odors or excessive noise) shall be carried on by any Unit Owner in any Unit or in or on the Common Elements or Limited Common Elements, nor shall anything be done therein or thereon, either willfully or negligently, which may be or become an annoyance or nuisance to any other Unit Owner or occupant.

The Sponsor has been actively engaged with the NYC Office of Environmental Remediation (OER) to satisfy the requirements for redevelopment. A Remedial Investigation Report was prepared by Castleton Environmental Geologic Services DPC in March 2022 presenting the results of an investigation consisting of chemical testing of soil and water samples. Samples were compared to NYSDEC Part 375-6.8 (a and b) Unrestricted Use Soil, Cleanup Objectives (UUSCOs), Residential Soil Cleanup Objectives (RSCOs), and Restricted- Residential Soil Cleanup Objectives (RRSCOs).

Based on these environmental reports, Envirotrac Engineering PE PC prepared a Remedial Action Work Plan, which has been approved by OER. The plan includes the removal of the USTs and the installation of vapor barrier products. OER has issued a Notice to Proceed for this work, and Envirotrac will monitor and test the soils for contamination levels throughout the remediation process. Remediation will continue until all objectives are met and final samples comply with environmental regulatory standards. Envirotrac will then issue a final NYC OER Remedial Action Report for OER's signoff, leading to a Letter of Approval.

The final Remedial Action Report was furnished by Envirotrac to OER on July 2, 2025 for OER's final review and approval, which approval is expected in 2025. OER will make a final determination on the appropriate level of soil cleanup based on one of four "Track" options upon their approval of the Remedial Action Report. Envirotrack has advised the Sponsor that it expects OER to determine a Track 2 Cleanup for the Property. Track 2 Cleanup is for sites where the soil remaining in-place (either not excavated during redevelopment or excavated and end point soil samples did not meet the higher criteria) is at concentrations above the NYSDEC UUSCOs. If Track 2 is determined, as anticipated, there would be no engineering controls for the Property, no future inspections of the Property would be required and the E-Designation would be removed from the Property. Promptly after OER issues the Letter of Approval of the final Remedial Action Report, the Sponsor will amend this Plan to disclose OER's final determination for the Property.

Although not expected, it is possible for OER to determine a Track 4 Cleanup for the Property. A Track 4 Cleanup is for sites where the soil remaining in-place (either not excavated during redevelopment or excavated and end point soil samples did not meet the higher criteria) is at concentrations above the NYSDEC RRSCOs. If Track 4 is determined, the Property will continue to have E-designation and OER should be notified for any future soil related work by the Condominium's Board of Managers or a Unit Owner. Periodic inspection every 10 years of the Property's lowest concrete slab and sidewalls would be required by a third-party environmental engineer during building operations. The Condominium's Board of Managers

will be responsible for hiring such environmental engineer and for scheduling such periodic inspections. There would not be any dedicated on-site person responsible for such inspections and for coordinating with the environmental engineer and OER in connection therewith.

The costs, expenses, fees, inspections and filings in connection with the Remedial Action Work Plan and the final Remedial Action Report shall be the responsibility of the Sponsor until issuance of the Letter of Approval. If a Track 4 determination is made for the Property, the costs, expenses, fees, inspections and filings associated with the 10-year periodic inspections shall be the responsibility of the Board of Managers and the Unit Owners, not the Sponsor. The Board would have to obtain quotes for such costs, expenses and fees, which are not included in Schedule B, but are estimated to be approximately \$3,000 per inspection.

Self-Help

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

Mechanic's Liens and Judgement Liens

Under the provisions of Section 339-l of the Condominium Act, no lien of any nature may arise or be created against the Common Elements except with the unanimous consent of all Unit Owners. Liens may arise or be created only against the several Units and their respective Common Interest. A lien for labor performed in, or materials supplied to, a Unit may be filed against the Unit of an Owner who has expressly requested or consented to the same, but in the case of emergency repairs the Owner shall be deemed to have consented thereto. No labor performed in, or materials furnished to, the Common Elements shall be the basis for a lien on the Common Elements, but all Common Charges received and to be received by the Board, and the right to receive such funds, shall constitute trust funds for the purpose of paying the such cost of labor performed or materials furnished at the express request of, or with the consent of, the Board or the managing agent and same shall be expended first for such purpose before expending any part of same for any other purpose.

A lien resulting from a judgment for personal injury and/or property damage arising out of, taking place in, or caused by, the Common Elements may be filed against all the Units.

Easements

As specifically described in the Declaration, each Unit shall have, in common with all other Units: (a) an easement to use, maintain, repair, alter and replace all pipes, wires, flues, ducts, vents, cables, conduits, public utility lines, equipment and facilities and other Common

Elements located in other Units or elsewhere on the Property and servicing such Unit; and (b) an easement for the continuance of any encroachment by such Unit on any other Unit or on any Common Elements existing, or that may come into existence, as a result of (i) the settling or shifting of the Building; (ii) any alteration or repair to the Common Elements made by, or with the consent of, the Board of Managers; or (iii) any repair or restoration of the Building (or any portion thereof) or of any Unit after damage by fire or other casualty or any taking by condemnation or eminent domain proceedings of all or any portion of any Unit or the Common Elements, so that any such encroachment may remain so long as the Building shall stand. Each Unit shall be subject to the aforesaid easements in favor of all other Units. In addition, each Unit shall have, and shall be subject to, easements of subjacent support and necessity in favor of such Unit or in favor of other Units and the Common Elements.

The Sponsor reserves the right, for itself and its designees (so long as the Sponsor or its designee owns a Unit), and for the Board of Managers to grant such additional electric, transformer, amplifier, gas, television, telephone, communications, sprinkler, fire protection, fire alarm, security, air conditioning, water, storm drainage, sewer or other utility easements or to relocate any existing utility easements as the Sponsor, any of its designees or the Board shall deem necessary or desirable for the proper operation and maintenance of the Building, or any portion thereof, or for the general health or welfare of the Unit Owners, provided that such additional utilities or the relocation of existing utilities will not prevent, or unreasonably interfere with, the use of the Units for their permitted purposes. Access to any Unit or to the Common Elements in furtherance of such additional or relocated easements shall be exercised in such a manner as shall not unreasonably interfere with the use of the affected Units for their permitted purposes.

The Sponsor and other owners of Unsold Units and prospective Purchasers and tenants of Unsold Units shall have an easement on and through the Common Elements for all purposes relating to the use, sale and rental of such Units, without being subject to any charge or fee. An owner of an Unsold Unit may use its Unit and the Common Elements (at any one or more places designated by the Sponsor) for sales, renting or display purposes, including placing "for sale" or "for rent" signs and other promotional items of such size and content as such owner shall determine. It is not expected that this would prevent any Unit Owner from using Common Elements for their intended purposes.

Termination

Once the Property has been subjected to the provisions of the Condominium Act, the Property shall not be withdrawn therefrom unless at least eighty percent (80%) of the Unit Owners in number and in Common Interest (and if required by the respective mortgages, their first mortgagees, if any, of such Units) agree to the withdrawal of the Property from the provisions in the Condominium Act. The Sponsor or its nominee will not cast any of its votes for withdrawal, unless eighty percent (80%) of the Unit Owners other than the Sponsor so vote, in which event the Sponsor will be free to cast its votes either for or against withdrawal.

Relative to termination of the Condominium by withdrawal from the provisions of the Condominium Act, Section 339-t of such law provides as follows:

If withdrawal of the Property from this article is authorized... then the Property shall be subject to an action for partition by any Unit Owner or lienor as if owned in common, in which event the net proceeds of sale shall be divided among all the Unit Owners in proportion to their respective Common Interests, provided, however, that no payment shall be made to any Unit Owner until there has first been paid off out of his share of such net proceeds all liens on his Unit. Such withdrawal of the Property from this article shall not bar the subsequent submission to the provisions of this article in accordance with the terms of this article.

Amendments of By-Laws

The By-Laws may be amended with the approval of at least sixty-six and two-thirds percent (66 2/3%) in number and in Common Interest of all Unit Owners. Consent of the Sponsor is required for certain changes in the By-Laws. See Article X of the By-Laws included in Part II of this Plan.

Units Acquired or Leased by Board of Managers

The Board of Managers, with the approval of owners of Units constituting sixty-six and two-thirds percent (66 2/3%) of the Common Interest, may purchase or lease a Unit from a Unit Owner desiring to sell or lease it, or at a foreclosure or other judicial sale. In the event the Board of Managers does not have sufficient funds on hand for the purchase or lease of a Unit which has been so approved by the Unit Owners, the Board of Managers either may borrow such funds or may assess the Unit Owners therefor in proportion to their respective Common Interest.

Any Unit acquired or leased by the Board of Managers or its designee shall be held on behalf of all Unit Owners in proportion to their respective Common Interest. The votes appurtenant to the Units so acquired may not be voted by the Board of Managers or its designee.

Power of Attorney in Favor of Board of Managers

Each Unit Owner, on the closing of title to his, her or its Unit, will be required to execute an instrument in the form set forth in Part II of this Plan or such other form as the Board of Managers may from time to time approve, irrevocably constituting the Board of Managers and its successors his, her or its attorneys-in-fact, coupled with an interest, for the purpose, among others, of selling, conveying, mortgaging, leasing or otherwise dealing with any Unit

acquired by, or leasing any Unit leased by, the Board of Managers or its designee on behalf of all Unit Owners.

Severance of Ownership Prohibited

The Declaration and the By-Laws prohibit a Unit Owner from attempting to convey his, her or its Unit separate from its appurtenant interests, the intent of such provision being to prevent any severance of such combined ownership.

Unit Owners of Unsold Units

Each owner of an Unsold Unit shall have the rights and obligations with respect to his, her or its Unit that the Sponsor would have if the Sponsor owned the Unit, provided such owner of an Unsold Unit owns fifty percent (50%) or more of the total number of Units.

The foregoing sections of this Plan are not intended as a complete summary of the Declaration, the By-Laws and the Rules and Regulations or the Condominium Act, but only as reference to some of their important provisions. The Rules and Regulations, By-Laws, the Declaration and other important documents affecting the fundamental nature and operation of the Condominium are reproduced in Part II. Prospective purchasers and their attorneys are urged to review them carefully. In the case of inconsistency between the provisions of Part I of this Plan and the Declaration, the By-Laws or the Condominium Act, the provisions of the Declaration, the By-Laws and the Condominium Act shall govern.

REAL ESTATE TAXES AND TAXES ON THE CONDOMINIUM

As provided in Section 339-y of the Real Property Law and Section 581 of the New York Real Property Tax Law, each Unit and its Common Interest shall be deemed to be a separate tax parcel and shall be subject to separate assessment and taxation by each applicable assessing authority. Under law, the aggregate of the assessment of the Units and their appurtenant interests shall not exceed the total valuation of the Property were it assessed as a single parcel.

After the Units are separately assessed by The City of New York, each Unit will be taxed as a separate tax lot for real estate tax purposes. A Unit Owner will not be responsible for the payment of, nor will the Unit be subjected to, any lien arising from the non-payment of taxes on other Units.

It is possible that separate assessments for each Unit will not be obtained from the tax assessor's office prior to the Unit's Closing. In such event, each Unit Owner will pay to the Board of Managers as a part of Common Charges the proportion of taxes assessed against the Property equal to the Unit's Common Interest, apportioned at the time of the Closing of each Unit and thereafter promptly upon request therefor by the managing agent or the Board of

Managers. At the election of the Board of Managers or the managing agent, payments for real estate taxes may be required to be made in advance in monthly installments.

After the Condominium is divided into individual tax lots, each Unit will be taxed as a separate tax lot for real estate tax purposes. A Unit Owner will not be responsible for, nor will the Unit be subject to, any lien arising from the non-payment of, taxes on other Units.

The opinion of the Sponsor's attorney, included in this Plan, describes circumstances under which real estate taxes may be deductible for income tax purposes. On December 22, 2017 the Tax Cuts and Jobs Act (the "2017 Act") was signed into law. The 2017 Act made changes to the Internal Revenue Code of 1986, as amended (the "Code") that are generally effective for individual taxpayers for the period January 1, 2018 through December 31, 2025, at which point the relevant Code provisions in effect prior to 2018 become effective again. The 2017 Act made changes to the pre-2018 Code provisions relating to tax and interest deduction for home ownership. In general, under the new Tax Cuts and Jobs Act, up to \$10,000 in real estate taxes paid on a Unit used as the taxpayer's primary residence and in state and local taxes paid to authorities may be deductible in the aggregate. Deductibility in other circumstances is discussed in the attorney's opinion. As a result of changes in real estate taxes, tax laws, assessed values and/or tax rates, the amount of income tax deductions with respect to real estate taxes will vary. See the section of this Plan entitled "Real Estate Taxes," below.

The opinion of the Sponsor's attorney included in this Plan also describes circumstances under which interest paid by a Unit Owner on his or her mortgage indebtedness may be deductible for income tax purposes. As a result of changes in interest rate on the Unit Owner's mortgage and allocation of constant debt service payments to interest and principal on the Unit Owner's mortgage, the amount of income tax deductions with respect to mortgage interest paid will vary.

It is estimated that construction of the Building will be substantially completed by January 1, 2027.

Upon completion of construction, the estimated taxable assessed value for the Building is \$10,000,000, with estimated applicable tax rates of 12.6% for the Residential Units and 10.65% for the Parking Units. The Department of Finance of the City of New York will allocate the assessed value among the Units. It is anticipated that the allocation will be based on each Unit's Common Interest but no warranty as to the method of allocation is made to any Purchaser or Unit Owner. Pursuant to Real Property Law Section 581, the assessed value of the Property must be determined without regard for whether the Property is owned on a condominium basis or not. The estimated real estate taxes for the first year of Condominium operations are \$1,031,830 for the Residential Units, \$32,438 for Parking Unit PC and \$11,795 for Parking Unit P1. Due to the date in January every year in which New York City conducts assessments and because the real estate tax year commences in July, not January, the estimated real estate taxes shown in Schedule A for the estimated first year of Condominium operations

are not based on an assessment of a fully complete Building. The estimated real estate taxes for the second year of Condominium operations are \$1,203,300 for the Residential Units, \$35,145 for Parking Unit PC and \$12,780 for Parking Unit P1.

The Sponsor will not apply for real property tax benefits for the Building or Units, and no representation is made as to the Building's or a Unit's eligibility to receive any such real property tax benefits.

Projected real estate taxes for the property were assigned to the Units based on Common Interests.

Real estate taxes for an individual Unit will increase in proportion to any increase in real estate taxes for the Condominium as a whole.

The foregoing estimate of real estate taxes is made based upon assumptions about taxation practices and policies of the City of New York made by The Mazursky Group, Inc., 60 East 42nd Street, Suite 1260, New York, NY 10165. No assurance can be given that the practices and policies will be applied as assumed or that the practices and policies will not change. The Sponsor has relied on these letters in the projection of real estate taxes. No assurance can be given that the practices and policies will be applied as assumed or that the practices and policies will not change.

An estimate of the real estate taxes which will be due on the Property at the time of the creation of the Condominium and during the first year of Condominium operations and of relevant assessment and tax policies is included in notes to "Offering Prices and Related Information, Schedule A," above.

No tax certiorari proceedings challenging the Property's assessed value are pending. The By-Laws provide that the Board of Managers may act as an agent of each Unit Owner who has given his, her or its written authorization to complain or apply to the Board of Assessment Review of the assessing agency by filing a single complaint on behalf of all such Unit Owners pursuant to Section 512 of the Real Property Tax Law and to commence and prosecute a special proceeding for the review of assessment of real property as an aggrieved person pursuant to Section 704 of the Real Property Tax Law of the State of New York. The Board of Managers may retain legal counsel on behalf of all Unit Owners for which it is acting as agent and charge all such Unit Owner a pro rata share of expenses, disbursements and legal fees, for which charges the Board of Managers shall have a lien pursuant to Section 339 of the Condominium Act.

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

The Sponsor has been advised by its counsel that each Unit Owner who is a person may be entitled under present law to deduct from his or her gross income for federal, New York State and New York City income tax purposes up to \$10,000 in the aggregate of the real estate taxes assessed against his or her Residential Unit and the state and local taxes and paid to the taxing authorities, as well as the amount paid by him or her on any mortgage indebtedness of \$750,000 or less in connection with the purchase of his or her Residential Unit if the Residential Unit is a household's primary residence.

In addition, the Sponsor has been advised by counsel that some Unit Owners, such as veterans of the United States armed forces, may be entitled to exemptions covering part of the real estate taxes otherwise assessed against their Units.

The Condominium is expected to be a taxable entity and will file tax returns. Certain condominiums that satisfy the requirements of Section 528 (c) (i) of the Code, however, may elect to be treated as "homeowners associations" for federal tax purposes. In order for the Condominium to qualify as a homeowners association, Section 528 would require, among other things, that substantially all of the Units in the Condominium be used by individuals for residences. The Treasury Regulations promulgated under Section 528 state that substantially all of the condominium units will be considered used by individuals for residences if at least eighty-five percent (85%) of the total square footage of all the units within the project is used by individuals for residential purposes. In addition, in order for the Condominium to qualify, at least sixty percent (60%) of the Condominium's gross income for the tax year must consist of membership dues, fees or assessments from Unit Owners and at least ninety percent (90%) of the Condominium's expenses for the tax year must consist of expenses to acquire, build, manage, maintain or care for the Property. The Sponsor has been advised by counsel that the Board of Managers will be eligible to elect, on an annual basis, tax-exempt status for the Condominium under Section 528.

A copy of the opinion of counsel concerning the deductibility of real estate taxes and interest on mortgage indebtedness for the purpose of determining taxable income appears below.

Neither the Sponsor nor counsel for the Sponsor makes any warranty or guaranty that the United States Internal Revenue Service or the New York State Department of Taxation and Finance or the New York City Department of Finance will allow the deductions described above, or any representation or warranty that the tax laws or the regulations or rulings issued thereunder, or any judicial interpretation thereof may not change so as to disallow the deductions in whole or in part. Neither the Sponsor nor counsel to the Sponsor shall be liable if, for any such reason, it is held that the Unit Owners are not entitled to such income tax deductions or to real estate tax benefits or other exemptions or abatements as aforesaid.

Real Estate Tax Estimate

for

**142 West 21st Street
New York, New York**

**Prepared for:
Loves Lane Owner LLC
c/o Grid Group
246 West 16th Street, #1R
New York, N.Y. 10011**

August 30, 2024

August 30, 2024

Loves Lane Owner LLC
c/o Grid Group
246 West 16th Street, #1R
New York, N.Y. 10011

Re: 142 West 21st Street
New York, New York

I, JEROME MAZURSKY, CERTIFY:

THAT I am a real estate appraiser and have many years of experience in the assessment of real estate for tax purposes both as an Assessor in the Borough of Manhattan and as the Department of Finance's Assistant Commissioner of the Real Property Assessment Division;

THAT I have been retained by the sponsor to estimate for inclusion in an Offering Plan to be submitted to the Attorney General, the assessed valuation of the above-captioned property after completion of construction of a 13-story building and the establishment of a mixed-use condominium;

THAT in estimating the assessed valuation of the property, I am aware of the construction costs, rental values and offering prices of the units;

THAT I have consulted with personnel in the Property Division of the Department of Finance regarding the current practice in assessing alterations of existing buildings and newly constructed additions. Specifically, discussions centered around appropriate land and building factors and income projections for properties similar to the subject in type and location. .

I have discovered the following:

- 1) The subject property is located at 142 West 21st Street in the Chelsea neighborhood of the borough Manhattan. On January 5th, 2024, the city's taxable value day, the property was improved with a 2-story and cellar garage containing 16,376 square feet that was constructed in 1925.

The sponsor plans to substantially renovate the existing building and add 11 new floors. After completion of construction, scheduled for October 2026, and the establishment of a mixed-use condominium, the building will contain twenty-two (22) residential units and two (2) parking units. The cellar parking unit will contain eleven (11) parking spaces that can be licensed to anyone, and the first floor parking unit will contain five (5) parking spaces. All of the parking spaces will be licensed.

The property has 89' frontage on the southerly side of West 21st Street and extends 92' in depth. It is rectangularly-shaped and contains 8,188 square feet of ground area. The property is identified on the city's tax records as Block 796 Lot 63.

- 2) After completion of construction, the building will contain the following approximate square foot areas and uses:

<u>FLOOR</u>	<u>AREA</u>	<u>USE</u>
Cellar	8,188	Mechanical Rms, 1 Parking Unit with 11 parking spaces, Storage
1	8,150	Lobby, Ramp to Cellar, 1 Parking Unit with 5 parking spaces, Exercise Room, Storage
2	6,806	4 Residential Units
3-9	38,442	14 Residential Units
10	4,707	1 Residential Unit
11	4,539	1 Residential Unit
12	4,412	1 Residential Unit
13	4,406	1 Residential Unit

- 3) The property is assessed in Tax Class 4. After completion of construction and the establishment of a condominium, the parking units will be assessed in Tax Class 4 and the residential units will be assessed in Tax Class 2 under the classification system adopted by the State Legislature in its revision of the Real Property Tax Law (Section 305, Article 1802, and Section 581, applicable to the assessment of cooperative apartments and condominiums.)

Tax Class 2 is comprised of primarily residential rental, cooperatives or condominiums with ten or more units. Tax Class 4 includes most properties other than residential. The City's assessment policy for properties in Tax Classes 2 and 4 is to value them as income-producing at an assessment ratio of 45% of market value. Increases in assessed value to properties assessed in Tax Classes 2 and 4 are unlimited, but except for increases resulting from physical changes, are required to be phased-in over a five-year period. The taxable value is the lower of the actual or transitional values

The Class 2 real estate tax rate in the 2023/24 tax period is \$12.502 per \$100. The Class 4 rate is \$10.592 per \$100. Based upon current factors and trends, I estimate the tax rates for tax years 2026/27, 2027/28 and 2028/29 at \$12.60 per \$100 for Class 2 and \$10.65 per \$100 for Class 4.

- 4) The recent history of assessed valuation for 142 West 21st Street is as follows:

<u>2023/24</u>	<u>Land</u>	<u>Total</u>
Actual:	\$ 450,000	\$ 1,420,650
Transitional:	\$ 450,000	\$ 1,452,240
Market Value	\$1,000,000	\$ 3,157,000

<u>2024/25</u>	<u>Land</u>	<u>Total</u>
Actual:	\$ 450,000	\$ 1,530,000
Transitional:	\$ 450,000	\$ 1,441,350
Market Value:	\$1,000,000	\$ 3,400,000

- 5) It is my judgment that during and after completion of construction, the assessed valuation of the property will be as follows:

<u>2025/26</u>	<u>Land</u>	<u>Total</u>
Actual	\$ 450,000	\$ 1,650,000
Transitional:	\$ 450,000	\$ 1,650,000
Market Value	\$ 1,000,000	\$ 3,667,000

5) continued

<u>2026/27</u>	<u>Land</u>	<u>Total</u>
Actual	\$ 450,000	\$ 7,150,000
Transitional:	\$ 450,000	\$ 7,150,000
Market Value	\$ 1,000,000	\$15,889,000

<u>2027/28</u>	<u>Land</u>	<u>Total</u>
Actual	\$ 450,000	\$ 10,000,000
Transitional:	\$ 450,000	\$ 10,000,000
Market Value	\$ 1,000,000	\$22,222,000

<u>2028/29</u>	<u>Land</u>	<u>Total</u>
Actual	\$ 450,000	\$ 10,000,000
Transitional:	\$ 450,000	\$ 10,000,000
Market Value	\$ 1,000,000	\$22,222,000

- 6) The estimated tax in the first year of operation will not be based on a full value because construction will not be fully completed on January 5, 2026, the city's taxable status date (see Footnote 1)

Using relative values as a rental building as the criterion, I have estimated that the residential units will be assessed at 95.5%, the cellar parking unit at 3.3%, and the 1st floor parking unit at 1.2% of the total assessed valuation. The tax liability for the residential, cellar parking unit and 1st floor parking unit during the first year of operation, based on a partial value, is estimated at \$1,031,830, \$32,438 and \$11,795, respectively. In the second year of operation, based on a completed building, I estimate the tax for the residential, cellar parking unit and 1st floor parking unit at \$ 1,203,300, \$35,145 and \$12,780, respectively

First Year of the Operation of the Condominium

Residential Units

1/01/27 - 6/30/27

$$\text{\$ 7,150,000}^1 \times .955^2 \times .126^3 \times .5^4 = \text{\$ 430,180}$$

7/01/27 - 12/31/27

$$\text{\$ 10,000,000}^5 \times .955^2 \times .126^3 \times .5^4 = \text{\underline{601,650}}$$

Total: \\$ 1,031,830

1. Estimated 2026/27 Total Taxable Assessed Value, before completion
2. Percentage of value attributable to this type of space.
3. Estimated Class 2 Tax Rate
4. Half-year
5. Estimated 2027/28 Total Taxable Assessed Value, after completion
6. Estimated Class 4 Tax Rate
7. Estimated 2028/29 Total Taxable Assessed Value.

6) continued

Cellar Parking Unit

1/01/27 - 6/30/27

$$\text{\$ } 7,150,000^1 \times .033^2 \times .126^3 \times .5^4 = \text{\$ } 14,865$$

7/01/27 - 12/31/27

$$\text{\$ } 10,000,000^5 \times .033^2 \times .1065^6 \times .5^4 = \underline{17,573}$$

Total: \\$ 32,438

1st Floor Parking Unit

1/01/27 - 6/30/27

$$\text{\$ } 7,150,000^1 \times .012^2 \times .126^3 \times .5^4 = \text{\$ } 5,405$$

7/01/27 - 12/31/27

$$\text{\$ } 10,000,000^5 \times .012^2 \times .1065^6 \times .5^4 = \underline{6,390}$$

Total: \\$ 11,795

Second Year of the Operation of the Condominium

Residential Units

1/01/28 - 6/30/28

$$\text{\$ } 10,000,000^5 \times .955^2 \times .126^3 \times .5^4 = \text{\$ } 601,650$$

7/01/28 - 12/31/28

$$\text{\$ } 10,000,000^7 \times .955^2 \times .126^3 \times .5^4 = \underline{601,650}$$

Total: \\$ 1,203,300

Cellar Parking Unit

1/01/28 - 6/30/28

$$\text{\$ } 10,000,000^5 \times .033^2 \times .1065^6 \times .5^4 = \text{\$ } 17,573$$

7/01/28 - 12/31/28

$$\text{\$ } 10,000,000^7 \times .033^2 \times .1065^6 \times .5^4 = \underline{17,573}$$

Total: \\$ 35,145

1st Floor Parking Unit

1/01/28 - 6/30/28

$$\text{\$ } 10,000,000^5 \times .012^2 \times .1065^6 \times .5^4 = \text{\$ } 6,390$$

7/01/28 - 12/31/28

$$\text{\$ } 10,000,000^7 \times .012^2 \times .1065^6 \times .5^4 = \underline{6,390}$$

Total: \\$ 12,780

6) continued

Each unit will be given a separate tax lot number. Individual residential tax liability may be estimated by apportioning the total residential tax among the unit owners in accordance with the unit's percentage of common interest, as shown in Schedule A of the Offering Plan.

- 7) The co-op/condominium real estate tax abatement law has had a favorable effect on the real estate tax burden of residential co-op and condominium unit owners. The Legislature indicated its intention in passing this law was to address the disparity between the tax burden of one to three family homeowners and that of residential co-op and condominium unit owners. Effective July 1, 2022 only "qualified properties" will be eligible for the abatement. A "qualified property" is defined in Section 467-a of the RPTL as (i) a property with an average unit AV of less than or equal to \$60,000; or (ii) a property with an average unit assessed value of more than \$60,000 and less than or equal to \$100,000, and less than 30 dwelling units; or (iii) a property in which all building service employees employed or to be employed at the property receive the applicable prevailing wage for the duration of the tax abatement. If a property qualifies and the abatement is granted, the law may allow up to a 17.5% abatement of the real estate tax bill of a unit owner for whom the unit is his or her primary residence on the city's taxable status date of January 5, 2027. Excluded from receiving the abatement benefits are co-ops and condominiums that receive tax exemption benefits.
- 8) This estimate of the assessed valuation has been prepared for inclusion in the Offering Plan, and I consent to its use for this purpose. Although the aforesaid estimate of the Actual Assessed Valuation is a good-faith estimate, it is not possible to estimate same with any degree of certainty. Assessed valuations, when actually made, may be lesser or greater based on our interpretation of the administrative code and the applicable rules and regulations of the City of New York. Although I believe my opinions are well-founded, they are not intended, and should not be construed as warranties as to future assessed valuations of the property under discussion. 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 that estimated above, or if the administrative code and the applicable rules and regulations of the City of New York are changed in the future, or if the facts as represented prove to be untrue.



Jerome Mazursky, MAI, CAE

JEROME MAZURSKY, MAI, CAE
President

QUALIFICATIONS

EDUCATION

N.Y.U. School of Commerce - B.S.

Real Estate Courses

Appraising I, II

Advanced Assessing

Appraising Problems

Computerized Mass Assessing

Various Appraisal Courses

CUNY

Cornell University

University of Connecticut

I.A.A.O.

Appraisal Institute

PROFESSIONAL DESIGNATIONS EARNED

MAI (Member of the Appraisal Institute)

CAE (Certified Assessment Evaluator, IAAO)

IAO (Institute of Assessing Officers, NYSAA)

EMPLOYMENT

Assessor - Manhattan

Interim Acting Tax Commissioner for Staten Island

Assistant Commissioner (in charge of the Real Property Assessment Division
of the Department of Finance)

Real Estate Tax Consultant/Fee Appraiser

MEMBERSHIPS HELD IN PROFESSIONAL ORGANIZATIONS

International Association of Assessing Officers

N.Y.S. Association of Assessors

Appraisal Institute

American Arbitration Association

ARTICLES PUBLISHED

"The Future of Assessed Valuations in New York City"
Assessment Digest
The Valuer's Line

Book Review of "You Can Get Your Real Estate Reduced"
Real Estate Review

"Reflections of an Acting Tax Commissioner"
Real Values

"Real Estate Taxes and the Review Process"
C.P.A. Journal

"The New Real Estate Tax in New York City"
C.P.A. Journal

"Battling Taxes From a Different Vantage Point"
Real Estate Weekly

"Forecast of Real Estate Taxes in NYC"
Real Estate Weekly

"Real Estate Tax Burden Shifting in New York"
REW - Review & Forecast

SCOPE OF APPRAISAL EXPERIENCE

Over a period of twenty-five years, I have valued thousands of properties of almost every conceivable type in New York City. Some of the more notable properties for which I have performed tax projections for offering plans are:

The Plaza Hotel Condominium
500 West End Avenue
350 West 42nd Street
The Corinthian Condominium
Trump Parc Condominium
The Stanhope Condominium
330 East 72nd Street
823 Park Avenue
123 West 44th Street

MARCUS ATTORNEYS PLLC
13 Greene Avenue
Brooklyn, NY 11238
(718) 643-6555

August 23, 2024

Loves Lane Owner LLC
246 West 16th Street, Suite 1R
New York, NY 10011

Re: Condominium Offering Plan
142 West 21st Street Condominium
142 West 21st Street, New York, New York

Gentlemen and Ladies:

You have requested our opinion concerning the deductibility for federal, New York State, and New York City income tax purposes of mortgage interest and real estate taxes paid by individual residents of New York who purchase residential Units (“Residential Units”) offered pursuant to the referenced Offering Plan (the “Plan”). You have also requested our opinion concerning whether the allocation of the Common Interest for each Unit of the Condominium complies with Section 339-i of the Real Property Law.

In addition, you have requested us to provide a general description of the federal income tax treatment to 142 West 21st Street Condominium (the “Condominium”) of assessments payable by unit owners to meet common expenses of the Condominium (“Common Charges”).

In this connection, we have reviewed the Plan (including the exhibits thereto) and relevant sections of the Internal Revenue Code of 1986, as amended, including the Tax Cuts and Jobs Act (the “Code”), the New York State Tax Law (the “State Tax Law”), the New York City Administrative Code (the “City Code”), the Regulations promulgated under the foregoing laws and such other material as we deemed relevant.

The opinions expressed herein are based upon the assumptions that (1) the Plan becomes effective and is consummated in accordance with its terms, (2) condominium ownership of the Residential Units located in the Condominium is established under applicable law and (3) the legal consequences of the Plan are as described therein. Except where otherwise indicated, the terms used in this opinion have the same meaning as in the Plan.

The Plan provides for the establishment of condominium ownership of the land and building and appurtenances thereto, comprising the Condominium, situated at 142 West 21st

Street, New York, New York. The Condominium will be comprised of twenty-two (22) “Residential Units,” two (2) parking units and the common elements (“Common Elements”). This opinion addresses the tax consequences that would result from the ownership of a Residential Unit by an individual taxpayer for use as his or her own primary or secondary residence. It does not address the tax consequences of ownership of Residential Units by corporations, other entities or foreign persons.

I. Deductibility of Mortgage Interest and Real Estate Taxes.

We understand that each Residential Unit Owner will hold title to his or her Residential Unit and an undivided interest in the Common Elements in fee simple and that each Residential Unit Owner may individually place a mortgage on his or her Residential Unit incurring direct liability for the interest or finance charges attributable thereto. Under New York State law, each Residential Unit and its interest in the Common Elements will be taxed as a separate parcel for real estate tax purposes (Section 339-y, N.Y. Real Property Law). Under the new Tax Cuts and Jobs Act, the owner of a residential condominium unit may deduct interest paid on his or her mortgage indebtedness on a mortgage of \$750,000 or less, as well as up to \$10,000 in the aggregate of the real estate taxes assessed and paid on his or her interest in the property and the state and local taxes paid to the taxing authorities.

Based on the foregoing, it is our opinion that each individual taxpayer will be entitled under current law to deduct from his or her gross income, subject to limitations on deductions as set forth in the Code, for federal, New York State and New York City income tax purposes, up to \$10,000 in the aggregate of real estate taxes assessed against his or her Residential Unit and state and local taxes and paid to the local authorities. However, no deduction for real estate taxes is permitted for purposes of the federal alternative minimum tax. Residential Unit Owners should consult their tax advisers regarding the applicability of the overall limitation on deductions to the deductibility of real estate taxes, and the effect of the alternative minimum tax.

A taxpayer generally is entitled to a deduction for federal income tax purposes for interest paid during the taxable year on “acquisition indebtedness” with respect to a “qualified residence” of the taxpayer. A “qualified residence” means the principal residence of the taxpayer and one other residence of the taxpayer selected by the taxpayer for the taxable year. “Acquisition indebtedness” means any indebtedness which is secured by any qualified residence of the taxpayer and which is incurred in acquiring, constructing or substantially improving the qualified residence (or which constitutes a refinancing thereof, to the extent that such indebtedness does not exceed the amount of the refinanced debt). The aggregate amount treated as acquisition indebtedness for any period cannot exceed \$750,000 (\$375,000 in the case of a married individual filing a separate return). Accordingly, an owner of a Residential Unit who itemizes deductions and who uses such Unit as a qualified residence will be entitled, under current law, to deduct from his or her gross income, subject to an overall limitation on deductions as set forth in the Code, for federal income tax purposes, interest paid by him or her on acquisition indebtedness incurred with respect to such Unit to the extent that such

indebtedness, when added to the amount of acquisition indebtedness incurred with the respect to a second qualified residence (if any), does not exceed \$750,000 (\$375,000 in the case of a married individual filing a separate return). Since the rules and limitations regarding deductibility of home mortgage interest are complex, purchasers are urged to consult their tax advisers regarding the application of such rules to them, as well as regarding the deductibility of interest with respect to their Residential Units for alternative minimum tax purposes (which at present is subject to rules different from those described above for regular tax purposes). In addition, owners of Residential Units should consult their tax advisers regarding potential limitations on the deductibility of points and prepaid interest, if any, on their mortgage loans and on the overall limitation on the allowance of itemized deductions.

Each owner of a Residential Unit who uses such Unit as a residence will generally be entitled to the same deduction for interest and real estate taxes paid or accrued with respect to such Unit for New York State and New York City income tax purposes as is allowed for federal (regular) income tax purposes. However, although the overall deductions limitation set forth in the Code does not apply, under New York State and New York City income tax law, itemized deductions, such as interest and real estate tax deductions, are subject to reduction by as much as 50% in the case of individuals having income exceeding certain prescribed levels. Furthermore, purchasers should consult their tax advisers to determine the application, if any, of the New York State and New York City minimum tax to the deduction for interest and real estate taxes with respect to their Units.

II. General Description of the Tax Status of the Condominium.

The following discussion is a general description of the federal income tax treatment of the Condominium under present law. It is for informational purposes only and we express no opinion with respect to the method of taxation of the Condominium.

We have reviewed various documents included as exhibits in the Plan relating to the organization of the Board of Managers of the Condominium, including the Declaration of Condominium and By-Laws of the Condominium.

Under the Plan, the Board will, from time to time, assess Common Charges against the Unit Owners generally in proportion to their respective Common Interest in order to pay the costs and expenses of operating, repairing and maintaining the Common Elements.

The Internal Revenue Service may assert that a condominium association such as the Condominium should be treated for federal tax purposes as a separate taxable entity apart from the Unit Owners. In such case the Service may assert that the Condominium is taxable as a corporation and that the assessments paid by the Unit Owners must be treated as income to the Condominium.

Certain condominiums that satisfy the requirements of Section 528 (c) (i) of the Code may elect to be treated as “homeowners associations” for federal tax purposes. In order for the Condominium to qualify as a homeowners association, Section 528 would require, among other things, that substantially all of the Units in the Condominium be used by individuals for residences. The Treasury Regulations promulgated under Section 528 state that substantially all of the condominium units will be considered used by individuals for residences if at least eighty-five percent (85%) of the total square footage of all the units within the project is used by individuals for residential purposes. In addition, in order for the Condominium to qualify, at least sixty percent (60%) of the Condominium’s gross income for the tax year must consist of membership dues, fees or assessments from Unit Owners and at least ninety percent (90%) of the Condominium’s expenses for the tax year must consist of expenses to acquire, build, manage, maintain or care for the Property. An analysis of the finances of the Condominium would be necessary to determine if it is desirable to elect to be treated as a “home-owners association.”

An effective election will exempt from federal income taxation all amounts received by the Condominium as exempt function income. This consists of amounts received as membership dues, fees, or assessments from owners of Residential Units. However, the Condominium will be subject to tax on income that is not exempt function income to the extent that such income exceeds expenses properly allocable to such income. Examples of the latter include interest earned on reserve funds, amounts received from persons who are not members of the Condominium, amounts received from work done on privately owned property that is not Condominium property and amounts received from Condominium members for special use of the Condominium’s facilities, the use of which is not available to all members as a result of having paid the dues, fees or assessments required to be paid by all members.

You have advised us that at least 85% of the Building’s total square footage will be used by individuals for residential purposes and that no person may rent his/her Residential Unit for a period of less than thirty (30) days. Accordingly, the “substantially all” should initially be met.

Our review of the documents referred to above indicates that the Board of Managers meets the organizational tests described above for qualification for exemption. Assuming the Plan is consummated in accordance with its provisions and the Board of Managers, in its actual operation, meets the other tests set forth above, it is our opinion that the Board of Managers will be eligible to elect, on an annual basis, tax-exempt status under Section 528. If such exempt status is properly elected, it is our opinion that the Condominium will not be subject to federal income tax for the taxable years in which such election is in effect, except as noted in the following paragraph.

An effective election will exempt from federal income taxation all amounts received by the Condominium as exempt function income. This consists of amounts received as membership dues, fees, or assessments from owners of Residential Units. However, the Condominium will be subject to tax on income that is not exempt function income to the extent

that such income exceeds expenses properly allocable to such income. Examples of the latter include interest earned on reserve funds, amounts received from persons who are not members of the Condominium, amounts received from work done on privately owned property that is not Condominium property and amounts received from Condominium members for special use of the Condominium's facilities, the use of which is not available to all members as a result of having paid the dues, fees or assessments required to be paid by all members.

In the event that the Condominium does not qualify for, or chooses not to make, the election under Code Section 528, the present state of the law is uncertain as to the proper reporting and tax treatment of the income of the Condominium derived from Unit Owners ("membership income") and others ("nonmembership income") in excess of appropriate deductions and credits. It is possible that the Condominium could be viewed as an agent or conduit for Unit Owners, in which case each Unit Owner would be required to report his or her proportionate share of nonmembership and possibly membership income (and deductions attributable thereto) directly on his or her own tax return. Alternatively, the Internal Revenue Service may take the position that the Condominium should be treated as a separate entity taxable as a corporation. If the Condominium is so treated, it would be subject to tax on its taxable income. In determining its taxable income, the Condominium's deductions attributable to furnishing services to Unit Owners may be limited to its membership income. Certain earnings and profits expended for the benefit of Unit Owners, and possibly rebates, if any, to Unit Owners of excess membership dues, fees or assessments may be treated as dividends to them. In addition, the Condominium would be subject to New York City and New York State franchise taxes.

We express no opinion concerning (a) any federal, New York State, or New York City tax consequences not explicitly discussed in this opinion, (b) any other aspects of the Plan other than those consequences and aspects explicitly discussed in this opinion, or (c) the tax status and tax consequences of the Plan under the laws of any other local or foreign jurisdiction. Except as explicitly provided, this opinion does not address (i) tax consequences which may result with respect to any Units held in connection with a trade or business, or any Units held for purposes of investment or for the production of income, or (ii) tax consequences which may result to a foreign Unit Owner by reason of his or her foreign status. This opinion also does not discuss the tax consequences which may arise if Units or Common Elements are acquired and/or leased by the Board or the issue of whether a Residential Unit Owner may be deemed to be a resident of the United States, New York State, or New York City as a result of the ownership of a Residential Unit and the attendant income, estate or other tax consequences. We therefore advise each person contemplating the purchase of a Unit to consult his or her own tax adviser concerning all such tax matters as well as with respect to the matters discussed in this opinion.

It should be noted that this opinion is based solely on the facts and documents referred to above and is not binding on the Internal Revenue Service, the New York State Department of Taxation and Finance, or the New York City Department of Finance. Moreover, the federal, New York State and New York City tax laws and regulations and the rulings and decisions

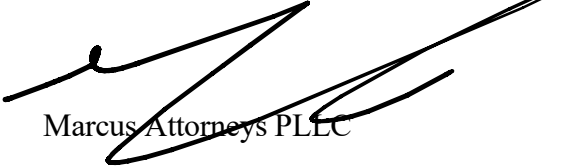
thereunder may change, possibly with retroactive effect, and thereby affect the opinions stated above in whole or in part. We undertake no obligation to update, modify or supplement this opinion in the event of any such change in applicable law, although we have advised you that you are obligated to do so.

This opinion is not a guarantee; it is based on existing rules of law applied to the facts and documents referred to above. No assurances can be given that the tax laws upon which counsel base this opinion will not change. In no event will the sponsor, the sponsor's counsel, the board of managers of the condominium, the selling agent, if any, or any other person be liable if there are changes in the facts on which counsel relied in issuing this opinion or if there are changes in the applicable statutes, regulations, decisional law or Internal Revenue Service rulings on which counsel relied which cause the condominium to cease to meet the requirements of Section 528 of the Internal Revenue Code of 1986, as amended or the New York State tax law, as amended and unit owners not to be entitled to income tax deductions (or which cause unit owners not to be or to cease to be entitled to the benefits or the level or duration of benefits described above).

III. Compliance with Real Property Law Section 339-i

We understand that, pursuant to Section 339-i (1)(iv) of the Real Property Law, a Unit's percentage of Common Interest is calculated based on a Unit's floor space subject to the location of such space and additional factors of relative value to other space in the Condominium, the uniqueness of the Unit, the availability of Common Elements for exclusive or shared used, and the overall dimensions of the particular Unit. Based on the factual determinations made by the licensed real estate broker who provided the 339-i compliance letter included in this Plan, it is our opinion that the allocation of the Common Interest for each Unit of the Condominium complies with Section 339-i of the Real Property Law.

Very truly yours,



Marcus Attorneys PLLC

RESERVE FUND

The Sponsor has budgeted for a yearly contribution to a reserve fund, as set forth in Schedule B, to be funded out of Common Charges. It is anticipated, but not guaranteed, that the budgeted yearly reserve fund will be sufficient to pay for major capital repairs or replacement items that may be needed within the first five years of Condominium operations. However, no warranty or representation as to the need for, or timing of, future capital improvements is made to Unit Owners or the Board of Managers.

WORKING CAPITAL FUND AND CLOSING ADJUSTMENTS WITH THE CONDOMINIUM BOARD

Working Capital Fund

A Purchaser shall contribute three months' Common Charges at the time of Closing on his, her or its Unit.

The Sponsor will not contribute to the working capital fund for the Units held as Unsold Units.

The working capital fund may be held or used for working capital, to make repairs or for such other appropriate purposes permitted under the By-Laws as will be determined by the Board, in its sole discretion. For so long as the Sponsor is in control of the Board, the working capital fund will not be used to reduce Common Charges.

No representation is made that the working capital fund will be, or is intended to be, adequate to cover expenses for the first or any subsequent year of Condominium operations, including, without limitation, the cost of any necessary repairs or replacements. If additional funds are required over and above the working capital fund, it may be necessary to increase the Common Charges or to assess Unit Owners. Neither the Department of Law nor any other governmental agency has passed upon the adequacy of the working capital fund.

Closing Adjustments with the Condominium Board

Immediately prior to the first Unit Closing or as soon thereafter as necessary information is available, the Sponsor shall apportion the following items with the Board of Managers as of midnight of the day immediately preceding such Closing:

- o charges for electricity for the Common Elements;
- o water charges and sewer rents on the basis of the fiscal or calendar year for which assessed;

- o vault charges, if any;
- o any prepaid service contract fees or premiums on transferable insurance policies;
- o salaries, wages and benefits for any employees of the Sponsor who will become employees of the Board of Managers;
- o cost of fuel, if any;
- o the costs of any renewable permits, licenses, authorization and inspection fees which cover a period running from prior to, to after, such Closing; and
- o any other costs or expenses pertaining to the Property, concerning both a period before and a period after the date of such Closing.

If the result of the closing adjustments is a net credit in favor of the Condominium, the Sponsor shall make a contribution to the working capital fund in the amount of such net credit. If, however, the result of the closing adjustments is a net credit in favor of the Sponsor, same will be paid to the Sponsor by the Board in twelve (12) equal consecutive monthly installments pursuant to the terms of twelve (12) negotiable serial promissory notes to be executed by the Board at the first Closing. The first of these serial promissory notes will mature two (2) months after the date upon which the first Closing takes place and the balance will mature monthly thereafter. Each serial promissory note will contain a provision allowing the Sponsor to accelerate the note's maturity date in the event of a default under any other serial promissory note, in which case interest shall be due and payable on the compound sum of the lesser of 16% per annum or the highest rate permitted by law, such interest to accrue from the date payment was initially due until payment of said sum plus all such interest is made in full.. The Board of Managers will be entitled to prepay each serial promissory note, in full only, at any time and without penalty. Payments of the serial promissory notes may be withdrawn from the Working Capital Fund. In the event the Working Capital Fund is insufficient to fully pay off the serial promissory notes, payment of the balance of the same shall be a Common Expense that will increase the Common Charges.

The Sponsor will disclose any such closing adjustments made as of and in the post-closing amendment to this Plan.

The Sponsor makes no guarantee or representation of any minimum working capital fund after adjustments, if any, are made with the Condominium.

MANAGEMENT AGREEMENT, CONTRACTS AND LEASES

First Class Management, Inc., with an address at 102-10 Metropolitan Avenue, Forest Hills, NY 11375, will manage the Building for the first year of Condominium operations under

an agreement with a term of one year, which shall automatically renew on a yearly basis on the same terms and conditions unless terminated by the Board at least thirty (30) days prior to expiration. A majority vote of the Board would be required for the Board to terminate the management agreement, whether the Board is controlled by the Sponsor or Unit Owners. Therefore, during the period that the Sponsor controls the Board, the Sponsor would have to agree to terminate the management agreement. During the period the Sponsor controls the Board, unless the Sponsor is not satisfied with the Managing Agent's performance or otherwise has cause to do so, it is highly unlikely that the Sponsor would agree to terminate the management agreement. The management fee for the first year of Condominium operations will be \$36,000. After termination, the Board of Managers, whether or not controlled by the Sponsor, may select another managing agent or may self-manage the Building. The Managing Agent is not affiliated with the Sponsor or Sponsor's principals.

The Managing Agent, or if the Building are self-managed, the Board of Managers will perform the following duties, among others:

- (a) cause the Common Elements to be operated and maintained as required by the Board of Managers;
- (b) cause to be hired, paid and supervised, all persons or firms needed for the proper operation and maintenance of the Common Elements;
- (c) take actions to comply with laws, rules and orders applicable to the Common Elements;
- (d) enter into contracts for maintenance services and the purchase of supplies;
- (e) effect insurance coverage required by the Board of Managers;
- (f) cause payment by the Condominium of accounts payable, real estate and other taxes and mortgage debt service applicable to any property owned by the Condominium;
- (g) maintain an operating bank account for the Board of Managers;
- (h) upon request by the Board of Managers, sell and lease Units, lease space in the Building and renew leases;
- (i) supervise the collection of Common Charges and assessments from Unit Owners;
- (j) consider and, when reasonable, attend to complaints of Unit Owners, tenants and subtenants, provided that if the managing agent shall deem any complaint

unreasonable it shall so advise the Board of Managers and give reason for its opinion;

- (k) set up and keep in good order the minute books, records and files of the Condominium;
- (l) prepare and file employee reports, forms, etc.;
- (m) cooperate with the accountants and auditors engaged by the Board of Managers in regard to the preparation of all tax returns and annual statements;
- (n) prepare, for consideration of the Board of Managers, proposed annual operating budgets;
- (o) send all notices, reports, etc. to the Board of Managers and Unit Owners;
- (p) supervise the moving in and out of Unit Owners, tenants and subtenants;
- (q) submit monthly statements to the designated officers of the Board of Managers showing collections, disbursements and amounts necessary to reserve or withhold, if any, to meet the obligations of the Board of Managers;
- (r) send to each Unit Owner each year a statement, furnished by the accountants of the Condominium, showing tax data relevant to the Unit Owners;
- (s) make all arrangements necessary for the holding of the meetings of the Unit Owners and the Board of Managers;
- (t) at the direction for the Board of Managers carry out required procedures and give required notifications as set forth in the By-Laws, in connection with exercise of right of first refusal on the proposed sale or lease of Units; and
- (u) generally, do all things reasonably deemed necessary or desirable by the Board of Managers for the proper management of the Property.

The annual certified financial statement of the Condominium will not be prepared by the Managing Agent. Such statement will be prepared by an independent certified public accountant engaged by the Board of Managers. The accountant's fees are to be paid by the Board and charged to the Unit Owners as a Common Expense.

The Board is obligated to reimburse the Managing Agent for all expenses it incurs in the course of its duties and to indemnify the Managing Agent for all acts properly performed by it pursuant to the management agreement.

The management agreement may not be assigned by the Managing Agent. The management agreement provides that it may be cancelled by either the Managing Agent or the Condominium at any time with one calendar month prior notice.

The notes to “Budget for First Year of Condominium Operations, Schedule B” describe the service contracts that will be binding on the Condominium and the fees and compensation for the services provided by the Managing Agent.

IDENTITY OF THE PARTIES

Sponsor

The Sponsor is Loves Lane Owner LLC, a New York limited liability company with an office at 246 West 16th Street, Suite 1R, New York, NY 10011. The principal of the Sponsor is Yiannes Einhorn, with a business address at c/o Sponsor, 246 West 16th Street, Suite 1R, New York, NY 10011.

Yiannes Einhorn has been engaged in the real estate business in New York City for many years. For the past five (5) years, Yiannes Einhorn has also been a principal of the sponsors of the following condominium offering plans: (a) 246 West 16th Street Condominium, 246 West 16th Street, New York, NY, CD17-0141; (b) 124-126 West 16th Street Condominium, 124-126 West 16th Street, New York, NY, CD19-0165; (c) 132-134 West 83rd Street Condominium, 132-134 West 83rd Street, New York, NY, CD17-0298; and 601 Baltic Condominium, 601 Baltic Street, Brooklyn, NY CD23-0128. The Sponsor is current in its financial obligations to such condominiums and with respect to any unsold units therein. Neither the Sponsor nor its principal owns ten percent (10%) or more of the unsold units or unsold shares in any building other than 601 Baltic Condominium.

Neither the Sponsor nor any principal of the Sponsor has any prior felony conviction. Neither the Sponsor nor any principal or any person owning or controlling ten (10%) percent or more of the equity interest of the Sponsor nor any entity in which the principals of the Sponsor were principals has any prior conviction, bankruptcy, injunction or judgement that may be material to this Plan or an offering of securities generally during the fifteen (15) years prior to the submission of this Plan. Except as stated above, neither the Sponsor nor any of its principals has offered for sale any properties as cooperatives, condominiums, planned unit development homes or time shares that were first offered in the five (5) years prior to the date of this Plan.

Attorney for Sponsor

Marcus Attorneys PLLC, with an office at 13 Greene Avenue, Brooklyn, New York, represents the Sponsor in connection with this Plan and will represent the Sponsor in connection

with Unit Closings. Guillermo Santiago prepared this Plan with information provided by the Sponsor.

Marcus Attorneys has prepared this Plan, including the Exhibits, based on information from the Sponsor. The Sponsor is paying the fees of the law firm for the aforementioned services. Marcus Attorneys has no financial interest in the Property, the Sponsor or any other party in interest in the offering described in this Plan, except that Marcus Attorneys has been paid a fee for its services. Marcus Attorneys PLLC is not affiliated with the Sponsor or Sponsor's principal.

Selling Agent

The selling agent is Corcoran, 220 West 19th Street, 5th Floor, New York, NY 10011. It is an active residential brokerage firm in New York City and frequently represents sponsors of condominium developments. The Selling Agent is not affiliated with the Sponsor or Sponsor's principal.

To the best of the Sponsor's knowledge, after inquiry, neither Selling Agent nor any principal of Selling Agent has any prior felony conviction. To the best of the Sponsor's knowledge, after inquiry, neither Selling Agent nor any principal of Selling Agent has any prior bankruptcy, injunction or judgment that may be material to this Plan or an offering of securities generally during the fifteen (15) years prior to the date of this Plan.

Architect

The Sponsor's certifying architect is David Kubik of BSKS Architects, LLP, 230 West 38th Street, New York, NY 10018, which have been providing architectural services for many years and have acted as architects for several buildings, including, without limitation, 405-409 West 13th Street, 601 Washington Street and 25 Bond Street, all in Manhattan. Neither Mr. Kubik nor BSKS Architects, PLLC has any financial interest in the Property, the Sponsor or any other party in interest in the offering described in this Plan, except that they have been paid a fee for their services. David Kubik and BSKS Architects, LLP are not affiliated with the Sponsor or Sponsor's principal.

Managing Agent

First Class Management, Inc., with an address at 102-10 Metropolitan Avenue, Forest Hills, NY 11375, will manage the Building for the first year of Condominium operations. The Managing Agent's experience in this field includes managing the following buildings, among others: Stanton on Sixth Condominium, 696 6th Avenue, Brooklyn, NY; 438 Humboldt Street Condominium, 438 Humboldt Street, Brooklyn, NY; 488 Sterling Place, Brooklyn, NY; and 137 4th Avenue, Brooklyn, NY. The Managing Agent is not affiliated with the Sponsor or Sponsor's principal.

To the best of the Sponsor's knowledge neither Managing Agent nor any principal of Managing Agent has any prior felony conviction or any prior bankruptcy, conviction, injunction or judgement that may be material to this Plan or an offering of securities generally during the fifteen (15) years prior to the date of this Plan.

REPORTS TO UNIT OWNERS

Annually, the Board of Managers is obligated to give all Unit Owners:

- o a financial statement of the Condominium prepared by an certified public accountant by a date specified in the agreement between the Board of Managers and the accountant but not later than six (6) months after the end of the Condominium year; such statement shall be certified while the Sponsor is in control of the Board of Managers.
- o prior written notice of the annual Unit Owner's meeting not less than ten (10) days before the meeting.
- o a copy of the proposed annual budget of the Condominium at least fifteen (15) days prior to the date set for adoption thereof by the Board of Managers; while the Sponsor is in control of the Board of Managers such budget shall be certified in the manner in which the budget included in "Budget for First Year of Condominium Operations, Schedule B," in this Plan, above, is certified.

DOCUMENTS ON FILE

The Sponsor shall keep copies of this Plan, all documents referred to in this Plan and all Exhibits submitted to the Department of Law in connection with the filing of this Plan on file and available for inspection without charge and copying at a reasonable charge at the office of the Sponsor's attorney or such other office as the Sponsor may designate for six (6) years from the date of the first Closing. The Sponsor shall deliver to the Board of Managers a copy of all documents filed with the Office of the City Register, Borough of Brooklyn pertaining to the formation of the Condominium at the time of the first Closing.

GENERAL

There are no lawsuits or administrative or other proceedings pending, the outcome of which may materially affect this offering, the Property, the rights of existing tenants, the Condominium, the operation of the Condominium or the Sponsor's capacity to perform its obligations under this Plan.

The Property has not been the subject of any prior cooperative or condominium offering. Prior to the acceptance of this Plan, no preliminary binding agreements have been entered into with, and no money has been collected from, prospective purchasers.

In accordance with the laws of the United States, the State of New York and the City of New York, the Sponsor and its agents will not discriminate against any person on the basis of race, creed, color, national origin, sex, sexual orientation, age, disability, marital status or other grounds prohibited by law.

The Sponsor reserves the right to revise, from time to time, the terms and conditions upon which Units are to be sold and to otherwise revise this Plan, including revisions affecting the rights, obligations and liabilities of the Sponsor, Purchasers or prospective Purchasers, without obtaining the consent of Purchasers or others. However, the Sponsor may neither unilaterally cancel a Purchase Agreement that has been executed and delivered by the Sponsor, except as therein or herein provided (such as in case of an uncured default), nor unilaterally change the purchase price or the payment terms contained in such a Purchase Agreement. All substantive or material revisions will be contained in a duly filed amendment of this Plan. In the case of material revision adversely affecting the rights, obligations or liabilities of then existing Purchasers or reducing the undertakings or obligations of the Sponsor, such Purchasers will be given the right to rescind their Purchase Agreements and be refunded all monies paid thereunder (with interest earned thereon, if any) within thirty (30) days of presentation of the amendment offering such rescission. However, as to a Purchaser who first became an occupant of the Building after this Plan is filed with the Department of Law, such rescission will be conditioned on the cancellation of any Interim Lease and surrender of possession of his, her or its Unit within thirty (30) days after rescission.

Interests under this Plan are offered only to persons, who, if natural persons, must be over eighteen (18) years of age. Under no circumstances is this offering being made in any state or jurisdiction where unlawful.

This Plan does not knowingly omit any material fact or knowingly contain any untrue statement of a material fact. This Plan does not contain a full summary of all the provisions of the various documents referred to herein. Statements as to the provisions of such documents are qualified in all respects by the contents of such documents and, in the case of any such documents executed by or with the written consent of a Purchaser pursuant to this Plan, by any rider or separate agreement changing or adding provisions to such documents.

Unless the context otherwise requires, words used in the singular in Part I of this Plan include the plural and vice versa, and a reference herein to any gender, masculine, feminine or neuter, includes the other two.

No person has been authorized on behalf of the Sponsor to make any statement or representation or to furnish any information not expressly contained in this Plan. Any information, data or representations not contained herein or in the documents and exhibits referred to herein must not be relied upon. This Plan may not be changed or modified orally.

Neither the Sponsor nor any of its principals has entered into any contracts or agreements, oral or written, for the sale or transfer of any of the Units offered in the Plan prior to submission of the Plan to the Department of Law. No deposits or advances of funds have been taken by, or on behalf of, the Sponsor or its principals in connection with the reservation, sale, or transfer of such Units prior to submission of the Plan to the Department of Law. Neither the Sponsor nor any of its principals will enter into any such contracts or agreements, or accept any such deposits or advances, prior to the date the Plan is accepted for filing by the Department of Law.

As of the date of submission of the offering plan to the New York State Department of Law, none of the Units is occupied by tenants. All Units offered for sale under this Plan are vacant.

RESERVATION OF DEVELOPMENT RIGHTS

In the event there is any “floor area” (as defined in the Zoning Resolution of the City of New York (the “Zoning Resolution”)) pertaining to the Property and not used in the Building as the Building exists on the date it is completed or as a result of a future rezoning of the area on which the Property is located (the “Excess Floor Area”), the Sponsor or its designee, on behalf of itself, and acting as attorney-in-fact for the Board of Managers and each of the Unit Owners, may execute and deliver such documents and take such other actions as are appropriate to transfer, sell or permit the use of the Excess Floor Area, at any adjoining lot where the use of the Excess Floor Area is permitted pursuant to the Zoning Resolution, including, without limitation, executing and delivering on behalf of itself, the Board of Managers and each of the Unit Owners one or more declarations of zoning restrictions, zoning lot development agreements, and waiver of parties in interest. If the Excess Floor Area is used on adjoining properties, it may result in the vertical or horizontal expansion of such adjoining properties and, therefore, it may alter the views from and light into the Building. The Sponsor will not use the Excess Floor Area to expand the Building. Solely the Sponsor, and not the Board of Managers or any of the Unit Owners, has any interest in the Excess Floor Area or any proceeds from the transfer or sale or use thereof. Therefore, unless development rights are separately acquired on behalf of the Condominium or a Unit Owner, any future expansion of the Building by the Board of Managers or of a Unit by a Unit Owner as may otherwise be permitted pursuant to applicable Legal Requirements may not be possible or may be limited. The power of attorney granted to the Sponsor or its designee in this paragraph is irrevocable and coupled with an interest.

SPONSOR'S STATEMENT OF SPECIFICATIONS OR BUILDING CONDITION

The Sponsor adopts the “Description of Property and Specifications or Building Condition” included in Part II of this Plan. The Sponsor has no knowledge of any material defects or need for major repairs to the Property except as set forth in, and to be addressed by the construction described in, the “Description of Property and Specifications or Building Conditions.”

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142 West 21st Street Condominium

OFFERING PLAN

Part II

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SECTION A

PURCHASE AGREEMENT

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PURCHASE AGREEMENT

Purchaser(s) Name:

Address:

Telephone:

Social Security No.(s):

Unit No.:

Percentage of Common Interest: ___%

Total Purchase Price: \$0.00

Down Payment: \$0.00

Balance Due at Closing: \$0.00

As defined herein, "Plan" includes ___ amendments as of the date of this Agreement.

Statements of Seller and Purchaser

1. Statement of Seller: Loves Lane Owner LLC, with an address of 246 West 16th Street, Suite 1R, New York, New York 10011 ("Seller" or "Sponsor") has promulgated a Plan (the "Plan") of Condominium Ownership of 142 West 21st Street Condominium pursuant to which the land with appurtenances and the units (the "Units") located at 142 West 21st Street, New York, New York (the "Property") will be declared to be a condominium under the provisions of Article 9-B of the Real Property Law of the State of New York on the terms and conditions more particularly set forth in the Plan.

2. Statement of Purchaser: Purchaser acknowledges as follows: At least three (3) days prior to the execution of this Purchase Agreement, Purchaser has received a copy of the Plan (which includes the Declaration to be made by Seller and to be recorded in the Office of the City Register, Borough of Manhattan, the Schedules, By-Laws and Rules and Regulations attached thereto, all of which are incorporated herein by reference and made part of this Agreement with the same force and effect as if fully set forth herein), including any amendments to the Plan filed with the New York State Department of Law.

Purchaser acknowledges having had a full opportunity to examine the Plan and all amendments thereto for at least three (3) business days prior to signing this Agreement and to

investigate all statements therein, to examine all documents referred to herein, to investigate all statements made herein, and to consult such experts as Purchaser feels are appropriate.

Purchaser has been given an opportunity to examine the architectural plans and specifications for the referenced Unit and for the building in which it is located ("the Building").

Purchaser is desirous of purchasing the above-numbered Unit, as designated in the Declaration and on the floor plans filed or to be filed in the Office of the City Register, Borough of Manhattan, together with an undivided interest in the Common Elements appurtenant thereto (the above-numbered Unit and the undivided interest being hereinafter collectively called the "Unit"). Purchaser hereby adopts, accepts and approves of the Plan (including the proposed Condominium documents contained in Part II of the Plan) and agrees to abide and be bound by the terms and conditions thereof, as well as all amendments to the Plan duly filed by Seller (including amendments involving any changes, modifications or updating of the estimated Common Charges, the estimated real estate taxes to be paid by Purchaser or the "Budget for First Year of Condominium Operation, Schedule B"). Any such amendments shall neither excuse Purchaser from performing Purchaser's obligations hereunder nor entitle Purchaser to any offset of credit against the total Purchase Price and may be made by Seller without Purchaser's consent or approval, except that in certain circumstances described in the Plan Purchaser may have a right to rescind this Agreement upon the filing of certain amendments to the Plan. The Plan is hereby incorporated in this Agreement as if set forth at length. In the event of any inconsistency or conflict between the provisions of this Agreement and those contained in the Plan, the provisions of the Plan shall govern and be binding, except for conflicts expressly set forth in this Agreement and resulting from negotiations between the parties hereto, which shall govern and be binding.

Agreements Between Seller and Purchaser

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

3. Payment for Unit: Seller hereby agrees to sell and Purchaser hereby agrees to purchase the Unit for the Total Purchase Price stated above. The Down Payment stated above has been made on the signing of this Agreement, receipt of which by wire transfer or check subject to collection is acknowledged by Seller. The balance due at Closing shall be payable at the Closing of title, as hereinafter provided in Paragraph 4, by wire transfer or by unendorsed certified or cashier's check of Purchaser payable to the order of Seller.

TIME IS OF THE ESSENCE CONCERNING PURCHASER'S OBLIGATIONS. This means the time for payment of the balance of the Purchase Price hereunder is of the essence of this Agreement; Purchaser's failure to pay the balance on the Closing Date shall constitute a default and result in cancellation of this Agreement and such other consequences as are specified in Paragraph 10.

4. Closing of Title: The Closing of title shall take place on no less than thirty (30) days' prior written notice to Purchaser (the "Closing Notice") at such place as Seller may designate, at an hour and on a date (hereinafter called the "Closing Date") to be specified by Seller. Such date shall be no earlier than thirty (30) days after the date on which written notice is given to Purchaser that the Plan has been declared effective (unless Purchaser and Seller shall agree on an earlier Closing Date). The Closing of title may be adjourned to such later date as the parties may agree upon in writing, or as otherwise set forth in the following paragraph, and such adjourned date shall then be deemed the Closing Date hereunder.

Seller shall be entitled to reasonable adjournments of the Closing of title for any reason.

Purchaser shall have the one time right to adjourn the Closing Date for up to fifteen (15) days after the scheduled Closing Date (to a date that shall be acceptable to Sponsor) on five (5) days written notice to Seller, provided however, that Purchaser shall pay to Sponsor at Closing an adjournment fee equal to 0.04% of the Total Purchase Price for each day starting from (and including) the originally scheduled Closing Date to (and including) the day before the actual Closing Date as a reimbursement of Seller's higher carrying costs for the Unit by virtue of the delay. In addition, the Closing apportionments described in the Plan will be made as of midnight of the day preceding the originally scheduled Closing Date, regardless of when the actual Closing occurs. The fees described in this paragraph shall also apply during any default-curing period.

All monies payable by or on behalf of Purchaser in connection with the Closing shall be paid by wire transfer to Escrow Agent or as Seller directs, directly from Purchaser or Purchaser's lender or Purchaser's lender's attorney, or Purchaser's title insurance company or, if Purchaser's title insurance company is unwilling to serve in such capacity, the Title Company, with funds provided by Purchaser or Purchaser's lender. The Closing may be accomplished through an escrow type closing through the office of Purchaser's title insurance company (or the Title Company, as applicable) and Purchaser shall make commercially reasonable efforts to cause its title insurance company (or Seller shall make commercially reasonable efforts to cause the Title Company, as applicable) and its lender to cooperate and participate with same using a reasonably acceptable and customary form of escrow agreement prepared by Seller and Purchaser or their counsel. An escrow agreement shall be deemed in reasonably acceptable and customary form if substantially in a form used within the preceding 30 days by any NYS licensed title insurer or agency and/or institutional lender. If Purchaser's lender refuses to pay by wire transfer, Seller agrees to accept the official bank or certified check(s) of Purchaser, Purchaser's lender and Purchaser's lender's attorneys.

At the Closing of title Seller shall deliver to Purchaser a bargain and sale deed with covenants against grantor's acts, conveying the Unit to Purchaser, such deed to be substantially

in the form contained in Part II of the Plan, executed and acknowledged by Seller in form for recording.

Simultaneously with the delivery of the deed, Purchaser shall cause the balance of the purchase price to be paid to Seller, if applicable, by payment to Seller of the proceeds of any mortgage loan obtained by Purchaser, and shall execute and deliver to the mortgagee the note and mortgage and any other documents required by the mortgagee, as well as any documents required by Seller.

5. Power of Attorney to Board of Managers: At the Closing of title and simultaneously with the delivery to Purchaser of the deed conveying the Unit, Purchaser shall execute and acknowledge a power of attorney for each Board of Managers, as applicable to the Unit, in the form prepared by the attorney for Seller and substantially in the form contained in Part II of the Plan. Purchaser agrees to deliver such power of attorney(s) to Seller at the Closing of title.

6. Binding Effect of Declaration, By-Laws, Plan, Rules and Regulations: Purchaser hereby agrees to be bound by the Declaration, the By-Laws, the Rules and Regulations as contained in the Plan, and the Plan, as such documents may be amended from time to time, including, but not limited to, the Condominium's smoking policy set forth in the Rules and Regulations, which states as follows:

“The Property is a smoke-free property. Smoking is not allowed in (a) any indoor Common Element or Limited Common Element, including, but not limited to, indoor corridors, rooms, hallways, stairs, stairways, storage areas and lobbies, (b) in any outdoor Common Elements or Limited Common Elements, including, but not limited to, any rooftops, patios, yards, terraces, decks, balconies, parking areas, pool areas, porches and courtyards, and (c) in any Unit. For purposes of this Rule and Regulation, (i) “smoking” shall mean inhaling, exhaling, burning or carrying any lighted or heated cigar, cigarette, electronic cigarette, little cigar, pipe, water pipe or hookah, herbal cigarette, non-tobacco smoking product (e.g., marijuana or non-tobacco shisha), or any similar form of lighted object or device designed for people to use to inhale smoke, and (ii) “electronic cigarette (e-cigarette) shall mean a device that heats a liquid, gel, herb or other substance and produces vapor for the user or people to inhale.”

7. Condition of Title: Seller agrees to convey to Purchaser title in fee simple to the Unit free and clear of all liens and encumbrances other than those set forth in the Plan (as well as mortgages, if any, obtained by Purchaser) and as set forth in Exhibit E attached hereto.

The title conveyed by Seller to Purchaser shall be subject only to the liens, encumbrances and title conditions set forth in Exhibit E annexed hereto and made a part hereof. Any lien, encumbrance or condition to which title is not to be subject shall not be an objection to title if: (a) the instrument required to remove it of record is delivered at or prior to the closing of title to the proper party or to TitleVest (the "Title Company"), together with the recording or filing fee; or (b) Purchaser's title insurance company will omit or insure Purchaser, at the company's regular rates and without additional premium, that it will not be collected out of, or enforced against, the Unit; or Purchaser's title insurance company is unwilling to omit or issue the affirmative insurance described in subsection (b) at its regular rates and without additional premium, and the Title Company would be willing to do so at its regular rates and without additional premium.

Purchaser's payment of the balance of the Total Purchase Price and acceptance of a deed to the Unit shall constitute Purchaser's recognition that Seller has satisfactorily performed all its obligations under and stated in the Plan and this Agreement, except those expressly provided to survive the Closing or to be performed after the Closing. However, nothing herein contained shall excuse Seller from performing those obligations (if any) expressly stated herein or in the Plan to be performed subsequent to the Closing of title.

Purchaser shall deliver to Seller, at least fifteen (15) days prior to Closing, a statement of any objections to the state of title to the Unit. Delivery to Seller or Seller's attorneys of the title report and amendments or updates thereto shall constitute such statement of objections to the Unit's state of title. In the event that Seller is unable to deliver to Purchaser title to the Unit in accordance with the provisions of this Agreement, Seller will not be obligated to bring any action or proceeding or otherwise incur any cost or expense to render title marketable. If Seller notifies Purchaser of Seller's inability to remedy the defect in title, Purchaser shall have the option (i) to take title subject to such title defect (without any abatement in, or credit against, the Total Purchase Price or claim or right of action against Seller for damages or otherwise), or (ii) to terminate this Agreement. If Purchaser elects to terminate, Seller shall instruct the Escrow Agent (defined below) to return to Purchaser, within ten (10) days after receipt of Purchaser's termination notice, all monies deposited hereunder, with interest earned thereon, if any. Upon making such refund this Agreement shall be null and void and neither party shall have any further rights, obligations or liabilities with respect to the other hereunder or under the Plan. The foregoing option must be exercised by written notice given by Purchaser to Seller no later than ten (10) days after Seller's notice of inability to remedy the title defect. If Purchaser shall not give such notices within said ten (10) day period, it shall be conclusively deemed that Purchaser elected the first option above, to acquire title subject to the title defect.

8. Expenses of Closing and Closing Adjustments: Purchaser will pay the Closing costs and expenses referred to herein or in the Section of the Plan (as same may be amended to date) entitled "Closing Costs and Adjustments," including, if applicable, the amount of any credit for mortgage tax as set forth in said Section. Purchaser shall make the contribution to the working capital of the Condominium referred to in said Section. Real estate taxes and Common Charges

and expenses shall be adjusted between Seller and Purchaser as of midnight preceding the Closing Date in accordance with the provisions of the Plan. In the event real estate taxes shall not have been levied against the Unit, then real estate taxes shall be apportioned based on the real estate taxes payable with respect to the Property multiplied by the percentage of Common Interest attributable to the Unit. Purchaser will pay the New York City Real Property Transfer Tax and New York State Real Estate Transfer Tax attributable to the delivery of the deed hereunder, as well as the Mansion Tax and/or Supplemental Tax, if applicable. ANY SUCH EXPENSES OR ADJUSTMENTS PAYABLE TO SELLER IN EXCESS OF \$500 WILL BE PAID BY WIRE TRANSFER, CERTIFIED CHECK OR BANK CHECK.

The "Customs in Respect to Title Closing" recommended by the Real Estate Board of New York, Inc., as amended to date, shall apply to the adjustments and other matters therein mentioned, except as otherwise provided herein. A copy of such publication may be purchased on REBNY's website at www.rebny.com

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

9. Agreement Subject to Mortgages: Purchaser agrees that all terms and provisions of this Agreement are and shall be subject and subordinate to the lien of any mortgage, building loan mortgage or construction loan mortgage heretofore or hereafter made and any advances heretofore or hereafter made thereon and any payments or expenses already made or incurred or which may hereafter be made or incurred, pursuant to the terms thereof, or incidental thereto, or to protect the security thereof, to the full extent thereof without the execution of any further legal documents by Purchaser. This subordination shall apply whether such advances are voluntary or involuntary and whether made in accordance with the building loan schedule of payments or accelerated thereunder by virtue of lender's right to make advances before they become due in accordance with the schedule of payments. Notwithstanding anything to the contrary contained in this Paragraph 9, however, on the Closing Date the Unit will not be subject to any such mortgage, building loan mortgage or construction loan mortgage, but may be subject to any mortgage(s) obtained by Purchaser.

10. Default by Purchaser: TIME IS OF THE ESSENCE CONCERNING PURCHASER'S PERFORMING HIS, HER OR ITS RESPECTIVE OBLIGATIONS UNDER THIS AGREEMENT WITHIN THE TIME PERIOD PROVIDED FOR HEREIN. If Purchaser shall (i) fail to pay any portion of the purchase price when due, or (ii) fail to close title on the Closing Date, or (iii) become a tenant of the Unit or the Building and fail to pay rent or otherwise to comply with Purchaser's lease or tenancy obligations, or (iv) fail to perform any of Purchaser's other obligations hereunder, Seller may send notice to Purchaser of Seller's intention to cancel this Agreement. If Seller elects to cancel, Seller shall send such notice of default to Purchaser and Purchaser shall have thirty (30) days to cure the default, time being of the essence. Seller's attorney shall impose a fee of \$500 for such notice of default, which will be

paid by Purchaser. If within said thirty (30) day period Purchaser shall fail to cure such default, then this Agreement shall be deemed cancelled and of no further force and effect. In the event that Seller shall elect so to cancel this Agreement, Seller shall certify to the Escrow Agent that title has not closed because of Purchaser's default and that Seller has elected to cancel this Agreement by reason thereof, and the Escrow Agent shall thereupon pay over to Seller as liquidated damages the Down Payment (plus all sums held by the Escrow Agent with respect to special work in the Unit ordered by Purchaser, which sums, whether paid to the Escrow Agent or paid directly to Seller by Purchaser, Seller may also retain as liquidated damages to the extent of actual costs incurred for such special work) and any interest earned thereon, and upon such payment being made, each of the parties hereto shall be relieved of any further liabilities or obligations hereunder. If the Agreement shall be canceled by Seller pursuant to this Paragraph 10, Seller may sell the Unit to any third party or otherwise exercise its rights as owner of the Unit in any manner it may choose and shall be under no obligation to account to Purchaser for any part of the proceeds of such sale or such exercise of its rights. The Escrow Agent may rely upon the truth and accuracy of the facts contained in Seller's certification and the authority of the person or persons executing the same and shall have no liability as a result of such reliance.

11. Agreement May Not be Assigned; Marketing Representations: Purchaser shall have no right to assign this Agreement without the prior consent in writing of Seller and any purported assignment of this Agreement in violation hereof shall be voidable at the option of Seller. Seller's refusal to consent to an assignment shall not entitle Purchaser to cancel this Agreement or give rise to any claim for damages against Seller. In the event Seller, in its sole discretion, shall consent to an assignment, the same shall be subject to the conditions that (a) Purchaser wishing to assign his, her or its Purchase Agreement has executed the Purchase Agreement and tendered the required Down Payment; (b) the assignment in a form approved by Seller is executed and delivered by the respective assignee no later than thirty (30) days prior to the Closing Date; and (c) the assignee pays Seller's attorney a fee for legal services in connection with the assignment.

Prior to the Closing, Purchaser shall not offer this Agreement or the Unit for sale or rental, engage any selling agent or broker, list this Agreement or the Unit with any selling agent or broker, link or make reference to or otherwise use any marketing material used by the Seller or its representatives, for the purpose of offering this Agreement or the Unit for sale or rental without the prior, written consent of the Seller. Failure by Purchaser to abide by the restrictions contained in this paragraph shall constitute a default under this Agreement.

12. Notices: Except as otherwise stated herein, any notice to be given hereunder shall be in writing and sent to Purchaser at the address given above, and to Seller at c/o Marcus Attorneys PLLC, Attention: Guillermo Santiago, Esq., 13 Greene Avenue, Brooklyn, New York 11238, santiago@marcusattorneys.com, or such other address as either party may hereafter designate to the other in writing. Notices shall be given by certified mail, return receipt requested, or by overnight delivery or e-mail. The date of mailing shall be deemed to be the date of the giving of notice, except that the date of actual receipt shall be deemed to be the

date of the giving of any notice of change of address. Notwithstanding anything to the contrary contained in this Agreement or in the Plan, the attorneys for the parties hereto are authorized to give and receive notices on behalf of the parties without having to copy the parties.

13. No Representation: Except as herein or in the Plan specifically set forth, Purchaser acknowledges that Purchaser has not relied upon any plans or specifications, sales plans, selling brochures, advertisements, representations, warranties or statements of any nature, whether made by Seller, Seller's counsel or anyone acting or purporting to act on behalf of Seller, with respect to any matter, including, without limitation, the description or physical condition of the Building or the Unit, the size or the dimensions of the Unit or the rooms therein contained or any other physical characteristics thereof, the Building services, the estimated Common Charges and Expenses and real estate taxes allocable to the Unit and any abatement thereof or exemption therefrom, or the right to any income tax deduction on account of any real estate taxes and/or mortgage interest paid by Purchaser. Purchaser agrees that Seller shall have no liability or responsibility to Purchaser if the layout or dimensions of the Unit or any part thereof or of the Common Elements as shown on the floor plans or on the architectural plans and specifications for the Building or site plan are not completely accurate or correct provided such layout or dimensions conform substantially to the floor plans and the architectural plans and specifications for the Building and the site as modified or supplemented in accordance with the Plan and that Purchaser will not be relieved from his, her or its obligations hereunder by reason of any minor variation, inaccuracy or error.

14. Recording of Deed and Power of Attorney: At the Closing of title, Purchaser shall also execute the deed thereby accepting and ratifying the provisions of the Condominium Declaration, By-Laws and Residential By-Laws, and Purchaser will deliver the executed deed received from Seller and the executed and acknowledged power of attorney(s) to the representative of the title company, if any, or to Seller for recording in the Office of the City Register, Borough of Manhattan. Such deed and power of attorney(s) will be substantially in the form set forth in the Plan. Purchaser shall pay the cost of such recording to said representative or Seller, as the case may be, at the Closing of title.

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

16. Agreement Subject to Plan Becoming Effective; Seller's Right to Cancel: This Purchase Agreement is contingent upon the Plan being declared effective. The Plan may be abandoned by Seller at any time prior to its being declared effective and shall be abandoned and deemed abandoned if it has not been declared effective within the time prescribed in the Plan. If the Plan is abandoned or does not become effective, this Purchase Agreement shall be deemed canceled. If, after the Plan is declared effective, title to the Unit shall not close within the time set forth herein or in the Plan for the Closing, as such time may be extended as provided herein

or in the Plan, for any reason other than Purchaser's default, then, Purchaser may elect to terminate this Agreement upon ten (10) days prior notice. If Seller offers to close within said ten (10) day period, then this Agreement shall remain fully binding. If Seller shall fail to tender a deed and otherwise perform within said ten (10) day period this Purchase Agreement shall be canceled at the conclusion of said ten (10) day period. If this Purchase Agreement is canceled pursuant to the provisions of this paragraph, then not later than fifteen (15) days thereafter, Purchaser shall receive a refund in full of all monies paid by Purchaser hereunder, with the interest earned thereon, if any, and upon such repayment, neither party shall have any claim against the other and both shall be released from all obligations hereunder.

In addition to Seller's rights pursuant to Paragraph 10 of this Agreement relating to default by Purchaser, Seller may cancel this Agreement by forwarding its check in the full amount paid by Purchaser, together with a notice to Purchaser for any of the reasons set forth in the Plan, including, prior to the Plan's being declared effective, without limitation, in the event of the occurrence of any of the following: (a) that any governmental bureau, department or subdivision thereto shall impose restrictions on the manufacture, sale, distribution and/or use of material necessary in the construction of improvements to the Building and such restrictions shall prevent Seller from obtaining such materials from its regular suppliers or from using same in the construction and/or completion of the Unit; or (b) that Seller is unable to obtain materials from its usual sources due to strikes, lockouts, war, military operations and requirements, national emergencies, acts of God; or (c) if the installation of public utilities is restricted or curtailed.

17. Monies to be Held in Trust; Payment of Purchase Price; Notice of Closing:

(a) The Down Payment pursuant to this Agreement will be ten percent (10%) of the Total Purchase Price for the Unit, which Down Payment shall be increased by the cost of special work or materials, if any, offered by Seller and ordered by Purchaser as itemized in this Agreement. Seller agrees that Seller and its agents, including any selling agents, shall deliver the Down Payment and any W-8 or W-9 form received by them prior to the Closing to a designated attorney who is a member of or employed by Escrow Agent, within two (2) business days of tender of the Down Payment by Purchaser. All monies received by Seller directly or through its agents (including any selling agents) or employees pursuant to this Agreement will be deposited with Bank of America, in an escrow account entitled "Marcus Attorneys PLLC Escrow Account" at its branch located at 76 Court Street, Brooklyn, NY 11201. Such funds will be held in trust in accordance with the escrow and trust provisions of Section 352(h) and 352-e 2(b) of the New York General Business Law, and regulations, if any, promulgated pursuant to said Section 352-e 2(b). Such funds will be disbursed only upon written instructions of a member of the law firm of Seller's attorney, as set forth in subsection (b), below. Down payments, with accumulated interest, if any, shall remain the property of Purchaser except as provided by law.

(b) All deposits, Down Payments, or advances made by Purchaser prior to Closing of each individual transaction, whether received before or after the date of consummation of the Plan, will be placed, within five (5) business days after receipt of fully executed purchase agreements by the Seller's attorney, in a segregated special escrow account of Marcus Attorneys PLLC, the "Escrow Agent", whose address is 13 Greene Avenue, Brooklyn, New York 11238 and whose telephone number is (718) 643-6555. The signatories on this account authorized to withdraw funds are: Guillermo Santiago, Jed S. Marcus and Philip Lavender. This bank is covered by federal bank deposit insurance to the allowed maximum (\$250,000) per individual deposit. All such deposits made by Purchasers will be aggregated for the purpose of the maximum FDIC insured amount. Purchaser funds held with Bank of America may factor into such \$250,000 insurance limit. Within such five (5) business days, Escrow Agent shall also execute this Agreement. Escrow Agent's execution of this Agreement prior to Sponsor's execution thereof and prior to delivery of a fully executed Agreement to the Purchaser shall not, in any way whatsoever, constitute acceptance of this Agreement by the Sponsor.

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 General Business Law §§ 352-e (2-b) and 352(h). Seller agrees that it shall not interfere with Escrow Agent's performance of its fiduciary duties and statutory obligations as set forth in General Business Law §§ 352-e (2-b) and 352-(h) and the New York State Department of Law's regulations.

The Escrow Account will be an IOLA account and interest will not be credited to any party.

All checks shall be made payable to or endorsed to the order of "Marcus Attorneys PLLC, as Escrow Agent".

Within ten (10) business days after tender of the Down Payment submitted with this Purchase Agreement, the Escrow Agent will notify Purchaser that such funds have been deposited into the escrow account. The notice shall provide the account number and the initial interest rate, if any, to be earned on the Down Payment. If the Purchaser does not receive notice of such deposit within fifteen (15) business days after tender of the Down Payment, the Purchaser may cancel the purchase and rescind so long as the right to rescind is exercised 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 may not be afforded where proof satisfactory to the Attorney General is submitted establishing that the escrowed funds were timely deposited and requisite notice was timely mailed to Purchaser in conformity with the Attorney General's regulations.

The Escrow Agent will hold funds in escrow until otherwise directed:

- (i) pursuant to the terms and conditions set forth in this Agreement upon closing of title to the Unit; or
- (ii) in a subsequent writing signed by both Seller and Purchaser; or
- (iii) by a final order or judgment of an arbitrator, as set forth herein. Any dispute regarding the disposition of Deposit funds must be submitted to “Expedited Arbitration”. Expedited Arbitration means a binding arbitration proceeding held in Kings or New York County administered by JAMS, or if JAMS is no longer providing such service to another private alternative dispute resolution provider selected by Sponsor which is not affiliated with Sponsor (the “ADR Provider”) and conducted, to the extent consistent with the Purchase Agreement, in accordance with the then prevailing rules and expedited procedures of the ADR Provider (the “ADR Rules”). Accordingly, by submitting to Expedited Arbitration, the parties to the Purchase Agreement waive the right to bring suit in court concerning disputes under the Purchase Agreement and agree to accept the Arbitrator’s decision as final. There is generally no right to appeal. The right of the parties to be represented by counsel and to submit data, memoranda and similar material in support of their respective positions, and the ability of the parties to obtain documents, witness statements and other discovery may be more limited in Expedited Arbitration than in court proceedings. After hearing the dispute, the Arbitrator shall be obligated to render a determination (the “Award”) within the applicable time period under the ADR Rules for the rendering thereof. The Award shall be final and binding upon the parties. Any motion to confirm or vacate the Award must be filed in a federal or state court located in the City, County or Kings or New York and State of New York. The parties shall bear the costs of their own expenses and witness preparation. The parties shall equally share the costs of the JAMS administrative fees, including the Arbitrator’s compensation. At the conclusion of the hearing, the Arbitrator shall make his or her determination and shall award to the prevailing party, if any, the costs and attorneys’ fees reasonably incurred by the prevailing party in connection with the Arbitration. The prevailing party shall be reimbursed for its share of the JAMS administrative expenses.

If the Escrow Agent is not directed to release the Down Payment pursuant to the provisions set forth above, and the Escrow Agent receives a request by either party to release the Down Payment, then the Escrow Agent must give both the Purchaser and Seller prior written notice of not fewer than thirty (30) days before releasing the Down Payment. If the Escrow Agent has not received notice of objection to the release of the Down Payment prior

to the expiration of the thirty (30) day period, the Down Payment 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 Down Payment within said thirty (30) day period, the Escrow Agent shall continue to hold the Down Payment until otherwise directed pursuant to the provisions set forth above. Notwithstanding the foregoing, the Escrow Agent shall have the right at any time to deposit the Down Payment 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.

Seller shall not object to the release of the Down Payment 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.

Prior to release of the Down Payment, Escrow Agent's fees and disbursements shall neither be paid by Seller from the Down Payment nor deducted from the Down Payment by any financial institution under any circumstance.

Under no circumstances shall Seller seek or accept release of the Down Payment 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 Seller of its obligations pursuant to GBL §§ 352-3(2-b) and 352-h.

Escrow Agent may rely upon any paper or document that 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.

Seller 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 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 the obligations set forth in 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.

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 this Agreement or any separate agreement, whether oral or in writing, by which the 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 General Business Law §§ 352-e (2-b) and 352-h concerning escrow trust funds shall prevail over any conflicting or inconsistent provisions in this Agreement, the Plan or any amendment thereto.

(c) In the event of an uncured default by Purchaser in his, her or its obligations under this Purchase Agreement, no more than ten percent (10%) of the purchase price (or twenty percent (20%) in the event this Purchase Agreement covers more than one Unit) plus any interest earned thereon, may be retained as liquidated damages. Notwithstanding the above, the actual cost incurred by Seller for any special work, materials, labor, machinery or equipment ordered by Purchaser also may be retained as liquidated damages. Seller agrees not to seek the remedy of specific performance in connection with this Agreement if there has been a default by Purchaser.

(d) The balance of the purchase price will not be payable until Closing of title to the Unit. The balance shall be paid by wire transfer, certified or official bank or cashier's check drawn to the order of Seller or to such other party or parties as the Seller may designate, and delivered to the Seller at the Closing.

(e) Purchaser will be given notice of the declaration of effectiveness of the Plan, at least thirty (30) days prior to the Closing date for his, her or its Unit, which notice will also remind Purchaser of the obligation to pay the balance of the purchase price at that time and will state when Common Charges will be due and payable. The Purchaser may waive this thirty (30) day provision by executing a written waiver.

18. Equipment and Furnishings: Seller will provide Purchaser only with the fixtures, equipment, hardware, appliances and furnishings referred to in the Plan, including the "Description of Property and Specifications or Building Condition," which are included in the purchase price of the Unit. Fixtures, equipment, hardware, appliances, furnishings and decorations in any model unit or sales office not referred to in the Plan are excluded from this sale. Optional items, if any, offered by Seller which Purchaser desires to purchase as "extras," and the cost thereof, are listed in Exhibit B attached hereto. Such costs will be added to the purchase price of the Unit. All sums or deposits paid for the optional items shall be deemed to be part of the Down Payment. Purchaser shall select other applicable items for the Unit from Seller's samples within five (5) days after request is made thereof by Seller, and if Purchaser fails to do so Seller shall have the right to make the selection for Purchaser.

19. Acceptance of Condition of Unit; Risk of Loss:

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

have not been completed. Purchaser shall be given a reasonable opportunity to examine the Unit prior to Closing and if work remaining to be done pursuant to the Plan or this Purchase Agreement is found to be incomplete by Seller and Purchaser, then such work (and only such work) shall be itemized in reasonable detail on the Final Inspection Sheet in the form attached hereto as Exhibit C. Sponsor shall furnish Purchaser its written undertaking to the items on the Final Inspection Sheet prior to or within a reasonable time following the Closing, subject to delays caused by weather, strikes, lockouts, acts of God, shortages of, or inability to obtain materials, equipment or labor, governmental restrictions, approvals or preemption, damages by fire or the elements or any other cause over which the Sponsor has no control.

(b) Risk of loss for fire or other casualty remains with Seller until the earlier of the following events:

(i) Legal title to the Unit has been conveyed to Purchaser; or

(ii) Purchaser has taken actual possession of the Unit pursuant to a written agreement with Seller.

20. Possession of Unit prior to Closing: It is expressly understood and agreed that Purchaser shall in no event take possession of the Unit prior to the Closing and full compliance by a Purchaser with the terms of this Agreement except pursuant to an Interim Lease, as described in the Plan, and should Purchaser violate this provision, Seller shall have the right to remove him, her or it from the Unit as a squatter and intruder. Upon Purchaser's unauthorized possession, Purchaser shall be deemed in default hereunder at the option of Seller, and if Seller so elects, Seller may cancel this Agreement and all amounts deposited hereunder shall belong to Seller as liquidated damages deemed earned hereunder. It is further understood and agreed that upon Purchaser's taking possession of the Unit, Seller will not be responsible for damage or loss to any property of Purchaser or to the Unit before, on, or after the Closing of title. If, in Seller's sole discretion, Seller shall permit Purchaser to take possession of the Unit prior to the Closing, then and in such event, Purchaser's failure to pay rent or otherwise to comply with Purchaser's lease or tenancy obligations shall be deemed a default by Purchaser under this Agreement.

21. Damage to the Unit: Subject to the Sponsor's right to abandon the Plan due to damage to the Building and for other reasons, as described in the Plan, in the event the Unit is damaged by a casualty or other cause prior to the Closing, the Sponsor will repair the Unit if the cost of the repair is less than or equal to one-half of one percent of the purchase price. If the cost of the repair is more than one-half of one percent of the purchase price, the Sponsor may, but is not obligated to, repair the Unit. The Sponsor shall notify Purchaser in writing of its election to repair or not repair the Unit within fifteen (15) days of the damage to the Unit. The date for the Closing will be extended to give the Sponsor reasonable time to repair the Unit if the Sponsor is obligated to repair the Unit or elects to repair the Unit. If the Sponsor repairs the Unit, then this Agreement shall remain in full force and effect and the Closing shall occur as specified in a notice from the Sponsor to the Purchaser after the repair is completed. If the cost of the repair is more than one-half of one percent of the purchase price, and the Sponsor does

not elect to repair the Unit, then the Purchaser may either purchase the Unit with a credit of one-half of one percent of the purchase price or rescind this Agreement, in either case by giving the Sponsor notice of the Purchaser's choice within thirty (30) days after the Sponsor gives notice of the Sponsor's election not to repair the Unit. If the Purchaser fails to give notice rescinding this Agreement within said thirty (30) day period, then the Purchaser will be deemed to have chosen to be bound by this Agreement and receive the credit described above. A Purchaser of a damaged Unit will be responsible for all repairs to the Unit and for complying with all laws, rules and regulations with respect to the condition of the Unit and repairs. As set forth in the Plan, however, the Sponsor will obtain a certificate of occupancy covering the Unit prior to the Unit's Closing.

22. Definitions: The term "Purchaser" shall be read as "Purchasers" if more than one person or entity are purchasers, in which case their obligations shall be joint and several. The capitalized terms used herein shall have the same meanings as in the Plan.

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

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

25. Brokerage: Purchaser represents and warrants to Seller that Purchaser did not negotiate with any broker for the purchase of the Unit other than the broker(s) identified in Exhibit D hereto (collectively, the "Brokers"), if any. Seller agrees to pay the commissions earned by the Broker pursuant to separate agreement. Purchaser agrees that should any claim be made against Seller for commissions by any other broker on account of any acts of Purchaser or of Purchaser's representatives, Purchaser will indemnify and hold Seller free and harmless from any and all liabilities and expenses in connection therewith, including (without limitation) reasonable legal fees and disbursements. The provisions of this Paragraph shall survive the Closing.

26. Governing Law: This Purchase Agreement shall be governed by and construed in accordance with the laws of the State of New York.

27. Arbitration: Disputes involving any matter arising out of, or connected with, this Purchase Agreement, including, without limitation, disputes regarding the disposition of Down Payments or Deposits must be submitted to "Expedited Arbitration". Expedited Arbitration means a binding arbitration proceeding held in New York County administered by JAMS, or if JAMS is no longer providing such service to another private alternative dispute resolution provider selected by Sponsor which is not affiliated with Sponsor (the "ADR Provider") and conducted, to the extent consistent with the Purchase Agreement, in accordance with the then

prevailing rules and expedited procedures of the ADR Provider (the “ADR Rules”). Accordingly, by submitting to Expedited Arbitration, the parties to this Purchase Agreement waive the right to a trial by jury and to bring suit in court concerning disputes under this Purchase Agreement and agree to accept the Arbitrator’s decision as final. New York law does not authorize the filing of a notice of pendency based on ongoing arbitration proceedings, unlike litigation. There is generally no right to appeal. The right of the parties to be represented by counsel and to submit data, memoranda and similar material in support of their respective positions, and the ability of the parties to obtain documents, witness statements and other discovery may be more limited in Expedited Arbitration than in court proceedings. After hearing the dispute, the Arbitrator shall be obligated to render a determination (the “Award”) within the applicable time period under the ADR Rules for the rendering thereof. The Arbitrator may not have to explain the reason(s) for the Award. The Award shall be final and binding upon the parties. A party’s ability to have a court reverse or modify an arbitration award is very limited (see New York Civil Practice Law and Rules § 7511). Any motion to confirm or vacate the Award must be filed in a federal or state court located in the City, County and State of New York. Escrow Agent shall continue holding the Down Payment or Deposit in escrow until the later of (a) ninety (90) days following the Award or (b) final adjudication of any motion filed to confirm or vacate the Award. The parties shall bear the costs of their own expenses and witness preparation. The parties shall equally share the costs of the JAMS administrative fees, including the Arbitrator’s compensation. At the conclusion of the hearing, the Arbitrator shall make his or her determination and shall award to the prevailing party, if any, the costs and attorneys’ fees reasonably incurred by the prevailing party in connection with the Arbitration. The prevailing party shall be reimbursed for its share of the JAMS administrative expenses

28. Acceptance by Seller: Within fifteen (15) days after delivery to the Seller or Selling Agent, if any, by Purchaser of this Purchase Agreement with the required Down Payment, executed by Purchaser, Seller will either:

- (i) accept this Agreement and cause to be returned to Purchaser a fully executed counterpart thereof, or
- (ii) reject this Agreement and refund the Down Payment tendered by Purchaser.

29. Survival: The Closing of title to the Unit and the delivery of the deed thereto shall be deemed full compliance with each and every term of this Purchase Agreement, except as to any item expressly stated to survive Closing.

30. Conflict with Plan: Any conflict between the Plan and this Purchase Agreement will be resolved in favor of the Plan, except for conflicts expressly set forth in this Agreement and resulting from negotiations between the parties hereto, which shall govern and be binding.

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

32. Closing Fees to Seller's Counsel: All legal costs, fees and expenses charged by the Purchaser's attorney shall be the sole responsibility of each Purchaser. In addition, Purchaser shall be responsible for payment of the following fees to Sponsor's attorneys, Marcus Attorneys, in connection with the closing of title to Purchaser's Unit: \$3,000 for preparation of legal documents and for coordinating the Closing; an additional \$300 attendance fee if, at Purchaser's request and Sponsor's consent, the Closing occurs outside of the Sponsor's attorney's office or other office designated by the Sponsor but in the City of New York or \$500 if in Westchester, Nassau or Suffolk Counties, or \$1,000 if elsewhere; an additional \$300 fee if the Closing is adjourned at the Purchaser's request on less than forty-eight (48) hours' notice (nothing herein shall give a Purchaser a right to adjourn a Closing); an additional \$500 fee if notice of default is issued, unless the Closing does not occur because of a default by the Sponsor or the Sponsor's inability to close; and an additional \$500 fee if the Purchaser assigns his, her or its Purchase Agreement.

33. Transfer Tax Return: At Closing, Seller and Purchaser shall each duly complete and sign before a Notary Public the transfer tax return required to be filed by the state and any local government and any affidavits and certificates required in connection with the recording of the deed. The transfer tax return shall be delivered at Closing to the representative of Purchaser's title insurance company (or, if none, to Seller's attorney) for filing with the proper governmental officer.

34. Contract Not Subject to Loan: This Agreement is not contingent upon the Purchaser obtaining a loan commitment. If the Purchaser does not obtain financing to purchase the Unit, the Purchaser may lose the Down Payment if it is unable to otherwise raise sufficient funds to pay for the Balance Due at Closing. Purchaser, therefore, is advised to finalize its financing arrangements before signing this Purchase Agreement. If Purchaser obtains financing, and if Seller is eligible to claim mortgage recording tax credits ("MRT Credits") pursuant to Section 339-ee(2) of the Condominium Act, then Purchaser must pay the Seller at Closing a sum equal to the MRT Credit that may be available pursuant to Section 339-ee(2) of the Condominium Act in order to reimburse Seller for the mortgage tax previously paid in connection with any existing mortgage(s). If Seller is not eligible for any reason to claim MRT Credits, then Seller may require, in its sole discretion, that if Purchaser obtains a mortgage loan to purchase the Unit, Purchaser shall advise its lender of this provision and make a good faith effort to cause Purchaser's lender to accept from Seller an assignment of a portion of any mortgage securing the Property in an amount up to that of Purchaser's mortgage, as determined by Seller, and to cause its title company to cooperate in effectuating and keeping record of the mortgage assignment. The mortgage assignment would have no adverse impact on the Purchaser's mortgage, mortgage payments or the Unit. Upon such assignment, Purchaser's mortgage will be exempt from mortgage recording tax under the

Real Property Law, and Purchaser will pay to Seller at Closing an amount equal to the mortgage recording tax savings resulting from such mortgage tax exemption. Such amount will not exceed the amount of mortgage tax that Purchaser would have paid to the taxing authority if such mortgage tax exemption had not been available. Purchaser shall give Seller a copy of any loan commitment promptly after Purchaser's receipt.

35. W-8 or W-9 Forms. Purchaser shall execute and deliver to Seller a completed W-8 or W-9 Internal Revenue Service form, as applicable, in the form attached hereto as Exhibit A.

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

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

38. Strict Compliance: Any failure by Seller to insist upon strict performance by Purchaser of any of the provisions of this Agreement shall not be deemed a waiver of any of the provisions hereof, irrespective of the number of violations or breaches that may occur, and Seller, notwithstanding any such failure, shall have the right thereafter to insist upon strict performance by Purchaser of any and all of the provisions of this Agreement to be performed by Purchaser.

39. No Lien: No lien or encumbrance shall arise against the Property or the Unit as a result of this Agreement or any monies deposited hereunder. This Agreement shall not be recorded.

40. Costs of Enforcing and Defending Agreement. Purchaser shall reimburse Seller for any legal fees and disbursements incurred by Seller in defending Seller's rights under this Agreement or, in the event Purchaser defaults under this Agreement beyond any applicable grace period, in canceling this Agreement or otherwise enforcing Purchaser's obligations hereunder. In the event of litigation to enforce or defend Seller's rights under this Agreement, Purchaser shall reimburse Seller for any legal fees and disbursements incurred by Seller for such litigation if Seller is the prevailing party. The provisions of this Article shall survive closing of title or the termination of this Agreement.

41. Waiver of Diplomatic or Sovereign Immunity. (a) Purchaser hereby waives any and all immunity from suit or other actions or proceedings and agrees that, should Seller or any of its successors or assigns bring any suit, action or proceeding in New York or any other jurisdiction to enforce any obligation or liability of Purchaser arising, directly or indirectly, out of or relating to this Agreement, no immunity from such suit, action or proceeding will be claimed by or on behalf of Purchaser. (b) If Purchaser is a foreign government, a resident representative of a foreign government or such other person or entity otherwise entitled to the immunities from suit enjoyed by a foreign government (i.e., diplomatic or sovereign immunity), such Purchaser shall hereby be deemed to have designated and hereby designates C.T. Corporation System, having its offices, at the date hereof, at 111 Eighth Avenue, New York, New York 10011 as its duly authorized and lawful agent to receive process for and on behalf of Purchaser in any state or Federal suit, action or proceeding in the State of New York based on, arising out of or connected with this Agreement. (c) If Purchaser is a foreign mission, as such term is defined under the Foreign Missions Act, 22 U.S.C. 4305, Purchaser shall notify the United States Department of State prior to purchasing a Unit and provide a copy of such notice to Seller. Seller shall not be bound under this Agreement unless and until the earlier to occur of: (i) a notification of approval is received from the Department of State; or (ii) sixty (60) days after Purchaser's notice is received by the Department of State.

42. Mold Prevention. Purchasers are advised that the prevention of the growth of mold in a Unit is the responsibility of each Unit Owner. Unit Owners will need to take actions to prevent conditions that cause mold or mildew, and it is the responsibility of each Unit Owner to ensure that he/she has taken the necessary precautions to prevent mold from becoming a problem in such Unit Owner's Unit. Seller will not be liable for and Purchaser hereby waives any claim for any actual, special, incidental or consequential damages based on any legal theory whatsoever, including, but not limited to, strict liability, breach of express or implied warranty, negligence or any other legal theory with respect to the presence and/or existence of mold, mildew and/or microscopic spores unless caused by the gross negligence or willful misconduct of Seller. The provisions of this paragraph shall survive the Closing.

43. Purchaser Representation. Purchaser is not now, nor shall at any time prior to or at the Closing, be a Person with whom a United States citizen, entity organized under the laws of the United States or its territories or entity having its principal place of business within the United States or any of its territories (collectively, a "U.S. Person"), is prohibited from transacting business of the type contemplated by this Agreement, whether such prohibition arises under United States law, regulation, executive orders and lists published by the Office of Foreign Assets Control, Department of the Treasury ("OFAC") or otherwise. Neither Purchaser nor any Person who owns an interest in Purchaser, is now nor shall be at any time prior to or at the Closing of Title, be a Person with whom a U.S. Person, including a "financial institution" as defined in 31 U.S.C. 5312 (a)(z), as periodically amended, (i) is prohibited from transacting business; or (ii) with whom U.S. Persons may only, subject to the imposition of significant fines and/or penalties, transact business of the type contemplated by

this Agreement, whether such prohibition arises under United States law, regulation, executive orders and lists published by OFAC or otherwise.

44. In accordance with Board of Managers of 184 Thompson Street Condominium v. 184 Thompson Street Owner LLC, et al, 106 A.D. 3d542 (1st Dept. 2013), the principals of Sponsor expressly disclaims the existence of any private right of action for contract claims by individual unit owners (or a board on their behalf) in connection with or arising solely from the principals' execution of the Certification of Sponsor and Principal, absent liability under another statute or under an alter-ego or other veil-piercing theory.

45. Purchaser's Certification of Intent. Purchaser hereby certifies to Seller that Purchaser intends to use the Unit as follows (please check one box):

- ☐ Purchaser intends to use and occupy the Unit as Purchaser's principal residence (that is, to use same as Purchaser's residence for a majority of each calendar year).
- ☐ Purchaser intends to use and reside in the Unit as Purchaser's secondary residence (that is, to occupy same as Purchaser's residence for less than a majority of the year).
- ☐ Purchaser is purchasing the Unit as an investment property and does not intend to occupy the Unit as principal or secondary residence.

46. 1031 Exchange. Seller may utilize this transaction as part of a tax deferred exchange as provided in Internal Revenue Code § 1031, as amended, and the Treasury Regulations promulgated thereunder. Purchaser agrees to cooperate with Seller in a manner reasonably necessary to complete the exchange, at no cost, expense or liability to Purchaser.

47. Electronic and Counterpart Execution. The Purchase Agreement and each Rider thereto may be executed and delivered in counterparts and by digital/electronic/.pdf signatures, each of which shall be deemed an original and all of which shall be deemed to constitute a single instrument.

48. Rider(s). This Agreement is continued on the Rider(s) annexed hereto and made a part hereof. If there is any conflict between the terms of the main body of this Agreement and the terms of the Rider(s), the terms of the Rider(s) shall in all events prevail.

IN WITNESS WHEREOF, the parties have executed this Agreement this ____ day of _____, 202__.

Purchaser: _____

Purchaser: _____

Seller:

Loves Lane Owner LLC

By: _____

Escrow Agent (as to Section 17 only):

Marcus Attorneys PLLC

By: _____

EXHIBIT A

FORMS W-8 AND W-9

EXHIBIT B

PURCHASE AGREEMENT
OPTIONAL EXTRAS

Re: Unit # _____

Date: _____

I request that you supply and install the following optional extras:

Purchaser's Signature

Purchaser's Signature

Accepted:

Loves Lane Owner LLC

By: _____

EXHIBIT C
FINAL INSPECTION SHEET

Unit: _____

Date of Inspection: _____

Time of Inspection: _____

Present: _____

Defects or Flaws:

Purchaser(s) hereby state that he, she or it accept the Unit "as is" with the exception of the above listed items and that upon reasonable completion of the above listed items the Seller shall have no further obligations to the Purchaser(s) hereunder. Seller shall complete the above listed items as promptly as reasonably possible.

Purchaser:_____

Seller: Loves Lane Owner LLC

By: _____

Purchaser:_____

EXHIBIT D

BROKERS

Name of Broker: _____

Address of Broker: _____

Telephone Number of Broker: _____

Name of Co-Broker: _____

Address of Co-Broker: _____

Telephone Number of Co-Broker: _____

EXHIBIT E

Permitted Exceptions to Title

- o The Declaration,
- o The Floor Plans,
- o The By-Laws,
- o The state of facts an accurate survey of the Property would show, provided such state of facts would not render title unmarketable,
- o The Power of Attorney as required in the Purchase Agreement, a form of which Power of Attorney is included in Part II of the Plan,
- o Mortgages and UCC financing statements, if any, against the Property, or portions thereof other than the Unit (and its undivided interest in the Common Elements) which are subordinated to the Declaration,
- o Standard printed exceptions contained in the form of title insurance policy then issued by the title insurance company insuring the Purchaser's interest in the Unit,
- o Building restrictions and zoning regulations and ordinances and any amendments thereto now or hereafter adopted by any governmental or quasi-governmental authority having jurisdiction which are not violated by the Buildings and which do not prevent the use of the Buildings described in the Plan,
- o Existing violations against the Property (other than the Unit) of building, fire, electrical and similar codes, laws, rules and regulations, subject to the Sponsor's obligation to cure violations as described in the section of the Plan entitled "Rights and Obligations of Sponsor," or which are the obligation of the Board of Managers or another Unit Owner to correct,
- o Encroachments of retaining walls, fences, bay windows, fire escapes, stoops, banisters, areas, cellar steps, doors, railings, air conditioners, balconies, drain, vent and other pipes, electrical conduits, lights, trim, foundation, cornices, if any, and similar projections on, over and under the Property and encroachments on to streets, highways and adjoining premises by improvements on the Property, and the rights of governmental authorities to

require the removal of any such projections and variations beyond record lines of the Property,

- o Consents by the Sponsor or the owner or any former owner of the Property for the erection of any structure or structures on, under, or above any street or streets on which the Property may abut,
- o Any other covenants, restrictions, easements and/or agreements of record that are not violated by the Buildings or their use described in the Plan,
- o Any state of facts a physical inspection of the Property would disclose,
- o The terms and conditions of this Plan and any amendments thereto,
- o The revocability of the right to maintain street vaults and other areas under or projections over any sidewalk, if any, and the lien of unpaid vault charges (which are to be paid by the Board of Managers),
- o Any easement or right of use created in favor of any public utility company and the right to install, use, maintain, repair and replace wires, lines, facilities, connections, equipment and the like upon, under and across the Property,
- o Service, maintenance, employment, management and license contracts and agreements, if any, described in the Plan,
- o The lien of unpaid water charges and sewer rents, which shall be paid by the Board of Managers,
- o The lien of unpaid Common Charges and real estate taxes, which shall be apportioned as of the Closing,
- o The lien of any unpaid assessments payable in installments, except the Sponsor will pay all such installments due and payable prior to the Closing date, and the Purchaser will be obligated to pay all installments due at or subsequent to the Closing Date (however, the then current installment shall be apportioned at the Closing),
- o Telephone Agreement recorded 10/10/1986 in Reel 1127, Page 1837,
- o Zoning Lot Certificate recorded 10/24/2022 in CRFN 2022000400714,
- o Zoning Lot Description and Ownership Statement recorded 10/24/2022 in CRFN 2022000400715,

- o Any other matter or encumbrance as to which the Title Company or any other reputable title insurance company licensed to do business in New York would be willing, in a fee title insurance policy issued by it to the Purchaser, to insure the Purchaser that such matter or encumbrance (a) will not be collected out of the Unit if it is a lien, and (b) will not prevent the use of the Unit for dwelling purposes,
- o Any other declaration or other instrument affecting the Property that the Sponsor deems necessary or appropriate to comply with any Legal Requirement.

**RIDER TO AGREEMENT
RE: PARKING SPACE LICENSE**

This Rider is made between Sponsor and Purchaser.

Re: Unit ____ (“Unit”)
142 West 21st Street Condominium

1. LICENSE

- (a) Sponsor agrees to sell and grant, and Purchaser agrees to purchase the right to use a Parking Space for a purchase price of \$ _____. The license to use the Parking Space (Parking Space License ____) (the “License”) shall be prepared by Sponsor substantially in the form set forth in the Plan.
- (b) Upon execution of this Rider, Purchaser has delivered a check to Sponsor (subject to collection) in the amount of \$ _____ representing the down payment due in connection with the purchase of the License (the “License Deposit”).
- (c) Upon issuance of the License, Purchaser shall pay to Sponsor the balance of the purchase price allocable to the License in the amount of \$ _____.
- (d) Purchaser shall be responsible for the payment of transfer taxes or other taxes, if any, that are payable in connection with the issuance of the License and shall indemnify Sponsor and the Licensor under such License in connection therewith. Such indemnity shall survive closing.

2. TEMPORARY CERTIFICATE OF OCCUPANCY

Purchaser may be required to consummate its purchase of use rights with respect to the License even though a Temporary Certificate of Occupancy covering the Parking Space has not been issued and access may not be available for the area of the Building designated for such use.

3. DAMAGE TO THE LICENSED AREA

If there is a fire or other casualty to the area of the Building where the Parking Spaces are located and Sponsor does not elect to repair or restore such area following such fire or casualty, then the Agreement shall be deemed modified to provide for the closing of title with respect to the Unit only. In such event, any deposit theretofore paid hereunder in respect of the License shall be refunded to Purchaser.

4. RESCISSION

If Purchaser is entitled to a right of rescission pursuant to the terms of the Plan due to any material and adverse change with respect to the License or the Parking Space, any such right of rescission shall be limited solely to this rider to purchase such affected License or Parking Space, and if Purchaser elects rescission with respect thereto, the remainder of the Purchase Agreement and all other Riders thereto shall continue in full force and effect, in which event any deposit theretofore paid hereunder in respect of the License shall be refunded to Purchaser in accordance with the terms of the Plan.

5. CROSS DEFAULT

A default by Purchaser under this Rider shall constitute a default under the Purchase Agreement for the Unit and any other default by Purchaser under the Purchase Agreement for the Unit shall constitute a default under this Rider entitling Sponsor to those default remedies as more fully described in the Agreement and the Plan. Notwithstanding an earlier closing of title with respect to the Unit, the provisions of the Purchase Agreement with respect to the delivery of the License shall survive. If for any reason the closing of title with respect to the Unit does not occur, there shall be no issuance of the License to Purchaser and this Rider shall have no further force or effect except that to the extent Purchaser is entitled to have its Deposit refunded, then Purchaser shall also be refunded the License Deposit.

6. DEFINITIONS AND CONFLICTS

All capitalized terms used in this Rider not defined herein shall have the same meanings ascribed to them in the Purchase Agreement or in the Plan. In the event of any inconsistency between the provisions of this Rider and those contained in the Purchase Agreement, the provisions of this Rider shall govern and be binding.

Purchaser: _____

Sponsor:

Loves Lane Owner LLC

By: _____

Name:

Title: Authorized Representative

SECTION B

POWER OF ATTORNEY

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UNIT OWNER'S POWER OF ATTORNEY

All terms used in this Unit Owner's Power of Attorney that are used (a) in the Declaration establishing a Plan for condominium ownership of the premises known both as 142 West 21st Street Condominium and by the street number 142 West 21st Street, New York, New York (the "Condominium") under Article 9-B of the Real Property Law of the State of New York, dated _____ and recorded in the Office of the City Register, Borough of Manhattan on _____ as CRFN _____ (hereinafter referred to as the "Declaration"), or (b) in the By-Laws of the Condominium and the By-Laws of the residential portion of the Condominium (hereinafter referred to together as the "By-Laws") attached to, and recorded together with, the Declaration shall have the same meanings in this Unit Owner's Power of Attorney as in the Declaration or the By-Laws.

The undersigned _____, with an address at _____, the owner of the Condominium Unit (hereinafter referred to as the "Undersigned's Unit") designated and described as Unit No. _____ in the Declaration and also designated as Tax Lot _____ in Block _____ of the Borough of Manhattan on the Tax Map of the City of New York, (does) (do)* hereby irrevocably nominate, constitute and appoint the persons who may from time to time constitute the Board of Managers (the "Board"), true and lawful attorneys-in-fact for the undersigned, coupled with an interest, with the power of substitution, in their own names, as members of the Board or in the name of their designee (corporate or otherwise), on behalf of (me) (us)* and all Unit Owners, in accordance with the Unit Owners' respective Common Interest, subject to the provisions of the By-Laws and the Declaration then in effect, (1) (a) to acquire or lease any Unit, together with the Appurtenant Interests in connection with any Right of First Refusal, (b) to acquire any Unit, together with its Appurtenant Interests, whose Owner elects to abandon or surrender the same pursuant to the terms of the By-Laws, (c) to acquire any Unit, together with its Appurtenant Interests, that becomes the subject of a foreclosure or other similar sale, on such terms and (with respect to any transfer pursuant to the terms of subdivision (a) or (c) of this Paragraph) at such price or at such rental, as the case may be, as said attorneys-in-fact shall deem proper, and (2) thereafter to convey, sell, lease, mortgage or otherwise deal with (but not vote the interest appurtenant to) any such Unit so acquired by them, or to sublease any Unit so leased by them, on such terms as said attorneys-in-fact may determine, granting to said attorneys-in-fact the power to do all things in respect to any such Unit that the undersigned could do if the undersigned were personally present and (3) to execute, acknowledge and deliver any (a) consent, covenant, restriction, easement, application, certification, declaration or other instrument affecting the Condominium and the Property necessary or appropriate to comply with any law, ordinance, regulation, zoning resolution, guideline or requirement of the City or State of New York or of the federal government or any public department, agency or authority thereof, applicable to the maintenance, demolition, construction, alteration, repair or restoration of the Property or any use thereof permitted pursuant to the Declaration or the By-Laws, or (b)

any consent, covenant, restriction, easement or declaration, or any amendment thereto, affecting the Condominium or the Common Elements that the Board deems necessary or appropriate.

The acts of majority of such persons constituting the Board shall constitute the acts of said attorneys-in-fact.

The undersigned (does) (do)* hereby irrevocably nominate, constitute, and appoint Loves Lane Owner LLC (hereinafter referred to as the "Sponsor"), as attorney-in-fact for the undersigned, coupled with an interest, with power of substitution, (1) to amend from time to time said Declaration, By-Laws and the Rules and Regulations, or any of said documents, when such amendment (a) shall be required to reflect any changes in Unsold Units and/or re-apportionment of the Common Interest of the affected Unsold Units resulting therefrom made by the Sponsor or its designee in accordance with the Declaration or (b) shall be required by (i) any governmental agency having regulatory jurisdiction over the Condominium, or (ii) any title insurance company selected by the Sponsor to insure title to any Unit, provided, however, that any amendment made pursuant to the terms of subdivision (a) or (b) of this Paragraph shall not (x) change the Common Interest of the Undersigned's Unit, (y) require material physical modification to the Undersigned's Unit or (z) adversely affect the priority or validity of the lien of any purchase money mortgage or any mortgage held by a bank, savings bank, insurance company, government agency, investment bank with a net worth in excess of \$100,000,000, or a mortgage company affiliated with any of the foregoing covering the Undersigned's Unit unless the undersigned (in the event described in subdivision (x) or (y) of this Paragraph) or the holder of such mortgage (in the event described in subdivision (z) of this Paragraph) shall consent thereto in writing and (2) to execute, acknowledge and deliver (a) any consent, covenant, restriction, easement, application, certification, declaration or other instrument affecting the Condominium and the Property that the Sponsor deems necessary or appropriate to comply with any law, ordinance, regulation, zoning resolution, guideline or requirement of the City or State of New York or of the federal government or any public department, agency or authority thereof, applicable to the maintenance, demolition, construction, alteration, repair or restoration of the Unsold Units or any use thereof permitted pursuant to the Declaration or the By-Laws, or (b) any consent, covenant, restriction, easement or declaration, or any amendment thereto, affecting the Unsold Units or any of them, as shall be permitted by the Declaration and the By-Laws. The terms, covenants and conditions contained in, and the powers granted pursuant to, this Paragraph shall remain in full force and effect until such time as the Sponsor or its designees shall cease to own any of the Units in the Condominium.

On the _____ day of _____, 201____, before me, the undersigned personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

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SECTION C

FORM OF UNIT DEED

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UNIT DEED

THIS INDENTURE, made the _____ day of _____, 202__, between Loves Lane Owner LLC having an address at 246 West 16th Street, Suite 1R, New York, New York 10011 ("Grantor"), and _____, having an address at _____ ("Grantee"),

WITNESSETH:

That the Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, receipt of which is hereby acknowledged, does hereby grant and release unto the grantee, the heirs or successors and assigns of the Grantee, forever:

The Unit known as Unit No. _____ (hereinafter called "the Unit") in the building (hereinafter referred to as the "Building") known as 142 West 21st Street Condominium, 142 West 21st Street, New York, New York, referred to in the declaration establishing 142 West 21st Street Condominium (which Building together with the land hereinafter described is hereinafter called the "Condominium Property"), made by the Grantor under the Article 9-B of the Real Property Law of the State of New York), dated _____, recorded in the Office of the City Register, Borough of Manhattan on _____ as CRFN _____ and designated as Tax Lot _ in Block _____ of the Borough of Manhattan on the Tax Map of the City of New York.

The land area (the "Land") of the Condominium Property is described on Schedule A attached hereto and made a part hereof.

TOGETHER with the benefits, rights, privileges, easements and subject to the burdens, covenants, restrictions, by-laws, rules, regulations and easements all set forth in the Declaration and documents attached thereto and recorded therewith as the same may be amended from time-to-time;

TOGETHER with the appurtenant interests as described in the Declaration and by-laws of the Condominium and the by-laws of the residential portion of the Condominium (together the "By-Laws") as the same may be amended from time-to-time;

TOGETHER with an undivided _____% interest appurtenant to the Unit in the Common Elements of the Condominium Property (hereinafter called the "Common Elements");

TOGETHER with an easement for the continuance of all encroachments by the Unit on any adjoining Units or Common Elements or Limited Common Elements now existing as a

result of construction of the Building or which may come into existence hereafter as a result of settling or shifting of the Building, or as a result of repair or restoration of the Building, the Common Elements or the Unit after damage or destruction by fire or other casualty, or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Elements, so that any such encroachments may remain, so long as the Building shall stand;

TOGETHER with an easement in common with the owners of other Units to use any pipes, wires, ducts, cables, conduits, utility lines, equipment and facilities, flues and other Common Elements located in any of the other Units or elsewhere on the Condominium Property, and serving the Unit;

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to the Unit;

TOGETHER with a right of way through the Common Elements to the public streets;

TOGETHER with the right, if any, of the use of the Limited Common Elements as is set forth in the Declaration and subject to the rights of other Unit Owners to use the Limited Common Elements appurtenant to their Units, if any, as set forth in the Declaration, as the same may be amended from time-to-time;

TOGETHER with the easements created by the Declaration, which are incorporated herein by references as though fully set forth herein, as the same may be amended from time-to-time;

TOGETHER with and SUBJECT to all easements of necessity in favor of the Unit or in favor of other Units or the Common Elements;

SUBJECT to: (1) any state of facts an accurate survey would show; and (2) any other covenants, restrictions, easements, liens, agreements, documents and instruments that Grantor or the Board of Managers of the Condominium (the "Board of Managers") may record against the Condominium Property for the construction of improvements and the use, maintenance and operation thereof;

SUBJECT also to easements in favor of adjoining Units and in favor of the Common Elements and Limited Common Elements for the continuance of all encroachments of such Units or Common Elements or Limited Common Elements on the Unit now existing as a result of construction of the Building, or which may come into existence hereafter as a result of settling or shifting of the Building, or as a result of repair or restoration of the Building or any Unit or the Common Elements or Limited Common Elements after damage or destruction by fire or other casualty or after a taking in condemnation or eminent domain proceedings, or by

reason of an alteration or repair to the Common Elements, so that any such encroachments may remain so long as the Building shall stand;

SUBJECT also to an easement in favor of the owners of other Units and the Board of Managers to use, maintain, repair, remove, replace and relocate the pipes, wires, ducts, conduits, cables, utility lines, equipment and facilities, flues and other Common Elements now or hereafter located in the Unit or elsewhere on or in the Condominium Property and serving such other Units;

SUBJECT also to the terms, conditions, covenants and provisions of the Declaration and of the By-Laws, as the same may be amended from time-to-time, which terms, conditions, covenants and provisions shall run with the land and shall bind any person having at any time any interest or estate in the Unit as though such provisions were recited herein;

SUBJECT also to the Power of Attorney(s) from Grantee to the Board of Managers relating, among other things, to disposition of Units acquired or leased by the Board of Managers;

SUBJECT also to the rights reserved in the Declaration, as the same may be amended from time-to-time, to establish, grant and create additional utility easements in, under and through the Condominium Property including the Unit, to relocate existing utility easements in any portion of the Condominium Property including the Unit and to dedicate any or all of such easements and/or facilities or equipment therein to any governmental body, public benefit corporation or utility company;

SUBJECT also to easements for ingress and egress for construction, installation, operation and maintenance of municipal service facilities and utilities;

SUBJECT also to rights of owners of other Units and the Board of Managers through the Common Elements to the public streets;

TO HAVE AND TO HOLD the same unto the Grantee, and the heirs or successors and assigns of the Grantee forever.

The use for which the Unit is intended is that permitted by the By-Laws and the Declaration, as the same may be amended from time-to-time.

The Grantor covenants that it has not done or suffered anything whereby said premises have been encumbered in any way, except as aforesaid.

The Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such

consideration as a trust fund for the purpose of paying the cost of the improvement before using any part of the same for any other purpose.

The Grantee accepts and ratifies the provisions of the Declaration and the By-Laws and the Rules and Regulations of the Condominium recorded simultaneously with and as part of the Declaration and agrees to comply with all the terms and provisions thereof as the same may be amended from time to time.

This conveyance is made in the regular course of business actually conducted by the Grantor herein.

The terms "Grantor" and "Grantee" shall be read as "Grantors" and "Grantees" whenever the sense of this deed so requires.

The term "Board of Managers" shall mean the Board of Managers.

IN WITNESS WHEREOF, the Grantor and the Grantee have duly executed this deed the day and year first above written.

Loves Lane Owner LLC

By: _____

Grantee:

Grantee:

STATE OF NEW YORK)
)ss.:
COUNTY OF)

On the day of , 201__, before me, the undersigned personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
)ss.:
COUNTY OF)

On the day of , 201__, before me, the undersigned personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
)ss.:
COUNTY OF)

On the day of , 201__, before me, the undersigned personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Notary Public

SCHEDULE A
142 West 21st Street
New York, New York

The Unit known as Unit No. _____ in the building known as and by the street number 142 West 21st Street, New York, New York, designated and described as Unit No. ____ in _____ the Declaration establishing a plan for condominium ownership of said building and the land on which it is erected made by Loves Lane Owner LLC under the Condominium Act of the State of New York (Article 9-B of the Real Property Law of the State of New York) dated _____ recorded in the office of the Register of the City of New York in the County of New York on _____ as CRFN _____ and designated as Tax Lot No. _____ in Block ____ of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans for the Building filed in the office of the Register of the City of New York, County of New York on _____ as Condominium Plan No. _____.

TOGETHER with an undivided _____% interest in the Common Elements.

THE Land on which the Building lies is described as follows:

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SECTION D

**DESCRIPTION OF PROPERTY AND SPECIFICATIONS
OR BUILDING CONDITION**

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DESCRIPTION OF PROPERTY AND SPECIFICATIONS

142 West 21st Street NEW YORK, NEW YORK

Dated May 5, 2025

(a) Location and Use of Property

1) ADDRESS

142 West 21st Street, New York, NY 10011

2) BLOCK AND LOT

Block: 796

Lot: 63

3) ZONING

The site is located in a C6-3A zoning district which permits Residential, Commercial, and Community Facility uses as of right. The property and proposed uses will comply with all zoning and use requirements at closing. This is a quality housing project under Article 2, Chapter 8 of the NYC Zoning Resolution.

The project complies with the applicable requirements of Chapter 8 of the Zoning Resolution for Quality Housing, including:

- Refuse Storage & Disposal ZR 28-12
- Laundry Facilities ZR 28-13
- Daylight in Corridors ZR 28-14
- Required Recreation Space ZR 28-21
- Standard for Recreation Space ZR 28-22
- Density per Corridor ZR 28-31

Bike storage is provided on the Cellar floor per NYC Zoning requirements, accommodating up to 14 bicycles.

As of the date of this report, there are no restrictive declarations affecting the property.

4) PERMISSIBLE USE

The proposed uses for the project are Residential Use Group 2 and cellar level parking which is Commercial Use Group 8, both of which are permitted.

5) ENERGY CONSERVATION CODE

To the best of my knowledge, belief and professional judgement, these plans and specifications are in compliance with the 2020 NYCECC by application of the ASHRAE 90.1-2016 as modified by APPENDIX CA.

(b) Status of Construction

1) YEAR BUILT

The project commenced in March of 2024 and the expected substantial completion date is October of 2026 unless delayed by weather, strikes, lockouts, acts of God, shortages of, or inability to obtain materials, equipment or labor, governmental restrictions, approvals or

preemption, damages by fire or the elements or any other cause over which the Sponsor has no control. The project is currently under construction with the partial demolition completed, the structure completed and building topped out, the façade work beginning and the framing and mechanical, electrical, and plumbing rough-in has begun.

2) CLASS OF CONSTRUCTION

The class of construction will be 1B (non-combustible), as described under the 2014 Administrative Building Code and more specifically described in Tables 601 and 602. The structural frame, floors, load bearing and non-load bearing exterior walls, load bearing interior walls, and stair enclosures shall be two (2) hour rated, Unit separation walls shall be one (1) hour rated, and interior non-load bearing partitions shall have no fire rating. Per Section 508.4 of the same code, fire rating for the exterior walls within 30 feet of the property line shall be two (2) hour. The trash compactor room shall be on the first floor and shall be constructed of a three (3) hour enclosure. The completed building will conform to all applicable regulations of the Building Code of the City of New York, effective October 1, 2014 ("2014 Building Code", or "the Code") providing Handicapped Accessibility to the buildings' common elements and an accessible path to all units. The intervening public hall between the stairs and the elevator on floors 10 (Unit PH-10), 11 (Unit PH-11), 12 (Unit PH-12), and 13 (Unit PH-14) are included as part of the aforementioned units square footage respectively. However, the hallways will be open to the public from both stairs for emergency egress. This intervening public hall between the stairs and the elevator must remain as designed and no modifications to the access to or between the egress stair doors may be made by future owners including but not limited to, any changes to door transitions or saddles, floor finish elevations, partitions, ceiling heights, and lighting fixtures and configuration. Repair and maintenance of the life-safety systems (emergency lighting, fire alarm devices, and any other system related to the emergency use of the intervening public hall) shall be the responsibility of the Condominium. It will be the responsibility of the Unit owner to maintain a clear pathway between the doors. Failure to comply with these requirements may result in violations issued against the Units and/or the Building, and the costs of dealing with and clearing violations will be a Common Expense and the Condominium's responsibility, unless the violation is caused by a Unit Owner, in which case the costs of dealing with and clearing violations shall be borne solely by such Unit Owner.

3) CERTIFICATE OF OCCUPANCY, TYPE AND NUMBER

A Certificate of Occupancy will be issued when the work is completed to the satisfaction of the Department of Buildings. Prior to the first Condominium Unit closing, Sponsor will obtain either a Temporary Certificate of Occupancy for the Condominium Units which are to be closed or a Final Certificate of Occupancy covering the Building and all Units. In the event a Temporary Certificate of Occupancy is obtained, Sponsor will continue to extend the same until a Final Certificate of Occupancy is issued unless prevented from doing so by violations that are the responsibility of the Condominium's Board of Managers or the Unit Owners and that are noted or issued for any reason not having to do with the Sponsor, in which case the Sponsor shall extend the Temporary Certificate of Occupancy or obtain the Final Certificate of Occupancy, as the case may be, within a commercially reasonable time after all such violations are cured and cleared by the party responsible for doing so.

4) ALTERATION PERMIT NUMBERS AND DESCRIPTION OF WORK

The New York City Department of Buildings Application ALT CO application number is: M00766992-I1

5) The plans have been filed and approved by the New York City Department of Buildings. The project is subject to a full plan examination and all associated filings will be subject to the Department of Buildings review and approval process.

Where materials, appliances, equipment, fixtures, finishes and other construction and design details are specified in this report, Sponsor has reserved the right to substitute in their place similar materials, appliances, equipment, fixtures and/or finish of substantially equal or better quality as recognized by industry standards for performance, efficiency, longevity and/or classifications, as applicable.

(c) Site

1) SIZE

The approximate Lot Area is approximately 8,188 square feet with approximately 89' of frontage on West 21st Street.

2) NUMBER OF BUILDINGS AND USE

The project will consist of a single mixed use condominium building containing 22 residential units and 16 parking spaces. The building will have a single, below grade level (Cellar) with thirteen (13) above grade stories, plus bulkheads. There will be a commercial parking use on the cellar level along with residential accessory uses to include various mechanical rooms and residential storage. The ground floor includes a residential lobby, accessory parking facilities, gym, package and mail rooms, and residential storage. Floors two (2) through thirteen (13) will be residential use; and the bulkhead levels will include residential accessory uses including elevator machine, and mechanical rooms.

3) STREETS OWNED OR MAINTAINED BY THE PROJECT

There are no streets owned or maintained by the project. West 21st Street is a public, sixty (60) foot wide, one-way street owned and maintained by the City of New York.

(i) PAVING

The existing roadway fronting the property is asphalt paved. A portion of the roadway, fronting the property, will be repaired as required when construction is near completion, as directed by the New York City Department of Transportation.

(ii) CURBING

The existing curbs fronting the property will be repaired per ADA/DOT requirements when construction is near completion as directed by the New York City Department of Transportation.

(iii) CATCH BASINS

Catch basins are located along the roadway to drain the storm water run-off into the existing New York City Sewer System. Existing catch basins are located along 21st Street and are not part of the scope of work on this project, nor are they the responsibility of this property.

(iv) STREET LIGHTING

Street lighting is provided by the City of New York, and consists of vertical stanchions surmounted with LED lamps. Existing street lights are not part of the scope of work of this project, nor are they the responsibility of this property.

(v) CONFORMITY WITH LOCAL CODES

Upon completion of the project, items 3(i) and 3(ii) which front the property will conform to local codes.

4) DRIVES, SIDEWALKS AND RAMPS

(i) PAVING

There will be two areas serving the cellar and first floor parking entrances which will be paved as part of a newly constructed sidewalk. The paved area of the sidewalk over which vehicles will pass shall be constructed per the standards of the New York City Department of Transportation.

(ii) CURBING

There will be two curb cuts providing access across the sidewalk area to the parking entrances from the street. All of the curbing will be supplied and installed per the standards of the New York City Department of Transportation

(iii) CATCH BASINS, DRAINAGE, VAULTS

The sidewalk area fronting the project, will be replaced when construction is near completion and shall be pitched away from the building face and drain to the public street per the

standards of the New York City Department of Transportation. The sidewalk shall be constructed such that there will be no ponding, pooling, or tripping hazards. There is a single sidewalk vault that shall be covered with grating and drained to the storm drainage system for the building. The vault grating shall be constructed such that there will be no ponding, pooling, or tripping hazards.

(iv) STREET LIGHTING

There will be an awning over the residential entrance that extends from the face of the building over the public sidewalk which will supplement the existing Street Lighting provided by the City of New York.

(v) CONFORMITY WITH LOCAL CODES

Upon completion of the project, items 4(i) through 4(iv) will conform to local codes.

(d) Utilities

- 1) Domestic water will be provided by the Department of Environmental Protection (DEP) of the City of New York. Fire/Sprinkler water service will be provided by the DEP and is not metered or billed. Sanitary waste and storm water collected on the property will be carried from the building into the New York City sewer system. Water and sewer will be centrally metered and billed as a common expense to each Unit owner.
- 2) Natural gas will be provided by the Consolidated Edison Company (ConEd). Gas will be used for cooking, fireplaces, domestic hot water, the emergency generator, and the rooftop heating unit for the common spaces, and will be a common expense shared by each Unit owner.
- 3) Electricity shall be provided by ConEd. The electricity consumed by each Unit and in the Common Areas shall be separately metered. Each Unit owner shall be responsible for their own electric account and all billing associated with electrical use within their individual unit. The electricity consumed in the Common areas and for common equipment (elevators, fans, cooling, lighting, etc.) will be a common expense shared by each Unit owner.
- 4) Local telephone, cable television, and internet services to the Units will be provided by Verizon, Spectrum/Charter Communications or other cable TV and internet service companies. All charges for telephone, cable television and internet service (including installation within the units and subscription charges) will be paid by each Unit Owner who subscribes directly to the service.

(e) Subsoil Conditions

- 1) A geotechnical report dated March 1st, 2023 has been prepared by GTA Engineering, presenting the results of an investigation consisting of test borings and test pits. The structural engineer has designed footings and foundations that take into account the recommendations of these evaluations.
- 2) The soils report mentioned above indicates the presence of groundwater at a depth of approximately 14'-0" below sidewalk grade.
- 3) The building is located in a FEMA Zone X district. Zone X is determined to be outside the 0.2% annual chance floodplain.

4) The property is subject to an E-Designation under NYC Zoning Resolution §11-15 due to historical use, requiring investigation and remediation of potential environmental conditions (e.g., hazardous materials, air quality, or noise) prior to redevelopment. The site was used as a garage for vehicle repairs in the early 1900's and formerly housed five 550 Gallon Underground Storage Tanks (UST) containing gasoline. The USTs have since been decommissioned and removed.

The Sponsor has been actively engaged with the NYC Office of Environmental Remediation (OER) to satisfy these requirements for redevelopment. A Remedial Investigation Report has been prepared by Castleton Environmental Geologic Services DPC in March of 2022 presenting the results of an investigation consisting of chemical testing of soil and water samples. Samples were compared to NYSDEC Part 375-6.8 (a and b) Unrestricted Use Soil, Cleanup Objectives (UUSCOs), Residential Soil Cleanup Objectives (RSCOs), and Restricted- Residential Soil Cleanup Objectives (RRSCOs). Based on these environmental reports, Envirotrac Engineering PE PC prepared a Remedial Action Work Plan, which has been approved by the Office of Environmental Remediation (OER). The plan includes the removal of the USTs and the installation of vapor barrier products. OER has issued a Notice to Proceed for this work, and Envirotrac will monitor and test the soils for contamination levels throughout the remediation process. Remediation will continue until all objectives are met and final samples comply with environmental regulatory standards. Envirotrac will then issue a final NYC OER Remedial Action Report for OER's signoff, leading to a Letter of Approval.

A final Remedial Action Report is expected to be furnished to OER for final approval in 2025. OER will make final determination on the track level upon their approval of the Remedial Action Report. A minimum of Track 4 Site-Specific Objectives with Long-Term Controls is expected. If Track 4 SCOs is achieved, the property will continue to have E-designation and OER should be notified for any future soil related work. Periodic inspection every 10 years would be required by a third-party environmental engineer during building operations.

(f) Landscaping and Enclosures

1) GRASS COVER

There shall be no grass-covered areas in the project.

2) PLANTINGS

Localized, raised, planters shall be located on the roof terraces of the 2nd floor, 3rd floor, and main roof (both on the shared area on the east side of the bulkhead and the private PH-14 on the west side of the bulkhead, as shown on the attached set of plans). The 2nd floor planters shall be the responsibility of Units 2A and 2B to plant and maintain as part of their roof terrace area. The 3rd floor planters shall be the responsibility of Units 3A and 3B to plant and maintain as part of their roof terrace area. The PH-14 roof terrace planters shall be the responsibility of Unit PH-14 to plant and maintain as part of their roof terrace area. The planters on the shared terrace on the main roof level shall be the responsibility of the Condominium to plant and maintain.

3) TREES

Per the approved New York City Parks Plan, one new street tree shall be planted in a 5'x10' tree pit within the sidewalk area as shown on the DOB approved Builder's Pavement Plan drawings.

4) FENCING

There shall be fencing installed at the 2nd floor private terrace along the eastern parapet wall and the eastern half of the south parapet wall as well as at Roof level shared terrace enclosing mechanical areas. The fencing shall be constructed of powder coated steel stanchions with wooden or composite slatting. There shall be metal fencing around the mechanical units on the bulkhead which shall be constructed of powder coated steel stanchions with perforated aluminum panels.

5) GATES

The fencing on the Roof levels described above will have hinged gates. There is also a hinged gate separating the private roof terrace on the roof level of Unit PH-14 from the Unit PH-14 private spa area.

6) GARDEN WALLS

There are no garden walls included in the project.

7) RETAINING WALLS

There are no retaining walls included in the project.

8) DISPLAY POOLS AND FOUNTAINS

There shall be a private spa pool on the PH-14 roof terrace. The spa shall be approximately 3' deep and have a water surface area of approximately 72 SF with stepped benches beneath the water surface. As indicated above, there shall be a gate separating the private PH-14 rooftop terrace area from the spa pool area. The maintenance of the spa pool area including winterization and annual startup, will be the responsibility of the PH-14 unit owner.

(g) Building Size

1) TOTAL HEIGHT

The height of the condominium building will be approximately 135'-0" above the NYC building code defined Grade Plane near sidewalk level.

2) CRAWL SPACES

None

3) NUMBER OF SUB-CELLARS AND CELLARS

There is one cellar level. There are no sub-cellar levels.

4) NUMBER OF FLOORS

The building will be 13 stories plus a cellar and bulkhead. Floors 10, 11, 12, and 13 shall be referred to as PH-10, PH-11, PH-12, and PH-14 respectively for marketing purposes.

5) EQUIPMENT ROOMS

Mechanical equipment rooms will be located at the cellar, first floor, and roof levels. The cellar level includes a water service/fire pump room, gas room and electric room, The first floor includes the trash compactor room and IT room. The roof includes an automatic transfer switch room, a hot water heater room, and electrical and mechanical closets. The elevator equipment room is located at the uppermost bulkhead level.

6) PARAPET

All parapets and railings at terraces and balconies shall be a minimum of 3'-6" above roof pavers.

(h) Structural System

The building will rest atop a structural pile and concrete footing foundation system which shall bear directly on rock, with the exception of the single-story portion of the first floor which shall inhabit approximately 15'x88'-6" of the rearmost portion of the site, and shall be supported by the existing masonry structure. The primary structural system will consist of cast in place reinforced concrete columns, sheer walls, and slabs. Floor slabs and roof slabs shall be cast-in-place reinforced concrete. No underpinning shall be required at neighboring foundation walls, however, being that the project will keep

the entirety of the existing foundation walls in place, a small portion of underpinning of the project's existing foundation walls shall be required at the north (street) side of the building. No sub-grade drainage is required at the foundation. A waterproofing coating will be installed against the interior side of the existing-to-remain perimeter foundation walls.

A typical concrete flat plate concrete slab system is used for all the above-grade floors. The minimum thickness of the concrete slab is 8", which provides a rating of approximately 55, which is greater than the prescribed code-minimum STC and IIC ratings. In addition, the wood floor finish at the residences will have a 5mm-10mm acoustical underlayment.

1) EXTERIOR OF BUILDING:

(i) WALLS

The exterior walls of the building shall have a continuous R-value of 16 (achieved via 2 3/8" Kingspan exterior insulation board), with the exception of the western wall from the 1st to the 6th floor which shall have a continuous R-value of 20 (achieved via 4" of the Sto Essence Ci EIFS system) and shall be comprised as follows for the various elevations.

The north facing exterior wall of the building will be comprised of:

- metal stud and 5/8" thick gypsum board
- 6" concrete masonry unit backup wall
- waterproofing
- 2 3/8" Kingspan insulation
- 1" air gap
- FROM 3rd FLOOR TO THE ROOF
- 3-5/8" face brick,
- metal panel, and terracotta accents
- aluminum and glass windows and exterior doors (punched openings)
- FROM 1st-2nd FLOORS
- 2-3" thick stone veneer

The south facing exterior wall of the building shall be comprised of:

- metal stud and 5/8" thick gypsum board
- 6" and 8" concrete masonry unit backup wall
- waterproofing
- 2 3/8" Kingspan insulation
- 1" air gap
- 3-5/8" face brick,
- aluminum and glass windows and exterior doors (punched openings)

The west facing exterior wall of the building from the 6th floor will be comprised of:

- metal stud and 5/8" thick gypsum board
- 6" concrete masonry unit backup wall
- Waterproofing
- FROM 6th FLOOR TO ROOF
- 2 3/8" Kingspan insulation
- 1" air gap
- 3-5/8" face brick,
- aluminum and glass windows and exterior doors (punched openings)
- FROM 1st FLOOR THROUGH 5TH FLOOR
- 4" Sto Essence Ci Exterior Insulation System
- aluminum and glass windows and exterior doors (punched openings)

- The east facing exterior wall of the building will be comprised of:
- metal stud and 5/8" thick gypsum board
 - 6" concrete masonry unit backup wall
 - Waterproofing
 - 2 3/8" Cavity wall insulation

Local Law 11/ 98 FISP) requires the periodic inspection of exterior walls of buildings that are greater than six stories in height. Assuming condominium TCO is received on or about October 1 May 1, 2025, the current requirements of Local Law 11/98, and New York City's projected 10th Cycle deadline of February 21, 2028, the first Local Law 11/98 inspection would take place during Cycle 10 starting in 2028. This is subject to change based on published 10th Cycle deadline.

Exterior wall conditions concealed from view and not exposed to the elements will be cast in place concrete and concrete masonry unit walls.

Exterior lot line non-bearing walls at the west and east will have a 2-hour fire rating.

The roof bulkhead will be clad in brick.

The aluminum and glass architectural windows will include operable sections such as casement windows, terrace swing, and terrace sliding doors within the facade. New York City Building Code mandated structural performance and Light and Air requirements have been met. All casement windows can be cleaned from the interior in an OSHA compliant manner.

Lot line windows shall exist on the west façade as indicated in the west building elevation and each of relevant floorplans and unit plans in the attached drawing set. A narrative list of units that include lot line windows is as follows:

- 2B, 1 window with a frame size of approximately 3'2"x6'3"
- 2D, 1 window with a frame size of approximately 2'10"x6'3"
- 3B – 7B, respectively, 1 window with a frame size of approximately 3'2"x6'3"
- 8B and 9B, respectively, 2 windows with frame sizes of approximately 2'5"x6'3" and 3'2"x6'3"
- PH10 – PH14, respectively, 3 windows with frame sizes of approximately 2'10"x6'3", 2'10"x6'3" and 2'10"x4'6"

Lot line windows will be protected by an automatic sprinkler system.

Ground floor storefront system to be thermally broken aluminum and glass (double glazed), manufactured by Reynaers or equal, with operable aluminum and glass doors at entry points as shown on the plan. Thermal break shall be an extruded strut type break designed to debridge the front and rear aluminum half scale extrusions.

The emergency egress door on the North facade is to be made of thermally broken hollow metal door with metal panel cladding. Egress hardware to be by Corbin Ruswin or equal. The egress door is to have self-closing hardware.

The doors at the residential lobby are to be made of frameless glass panels and hardware. Stainless steel door pulls are to be Assa Abloy Rockwood or equal. All doors to have self-closing hardware.

The garage doors to the commercial garage and residential accessory garage are to be insulated, painted aluminum overhead paneled doors by Clopay or equal.

The windows shall be professionally installed and caulked per the manufacturer's specifications.

A façade inspection is required every 5 years per Local Law 11.

(ii) **WINDOWS**

Ground floor glazing and entry system shall also be thermally broken aluminum and glass (double glazed), manufactured by Reynaers or equal, with operable aluminum and glass doors at entry points as shown on the plan.

The emergency egress door on the North facade is to be thermally broken with metal panel cladding. Egress hardware to be by Corbin Ruswin or equal. The egress door is to have self-closing hardware.

The doors at the residential lobby are to be made of glass panels and hardware. Stainless steel door pulls are to be CRL or equal. All doors shall have self-closing hardware.

The garage doors are to be insulated painted aluminum overhead paneled doors by CHI or equal.

The windows shall be professionally installed and caulked per the manufacturer's specifications.

The lot line windows may have to be sealed if a building or structure is built on the property next to the lot line windows and such building or structure blocks the lot line windows. If the lot line windows are to be blocked in such circumstance, the Board of Managers will seal the lot line windows and the costs thereof shall be a Common Expense, but any repairs (and the costs thereof) to the inside surface of the walls of the Units where the windows were located shall be the responsibility of each Unit Owner affected. Sealing of the lot line windows shall not affect the legal use of the Units because they will meet the light and air requirements of local codes without such sealed windows.

(iii) LANDMARK STATUS

The property is not in a Landmark District, nor does the building have Landmark status.

2) PARAPETS AND COPINGS

All roofs and terraces will have either a solid 42" parapet or a partial height solid parapet with a metal or glass railing atop, with a minimum of 3'-6" in height above the adjoining finished floor surface. Parapet walls shall be constructed of poured in place concrete and finished on the interior face with metal panels, and/or hard stucco and topped with metal coping covers. Copings shall be Aluminum Composite Material (ACM) or painted aluminum. Railings shall be powder coated galvanized steel or glass. Flashing at the base of all parapet walls shall be a part of the liquid applied roofing system.

3) CHIMNEYS AND CAPS

The building will have a refuse chute adjacent to the elevator shaft serving all residential units, which will be enclosed by 2-hour fire rated wall construction. The refuse shaft will extend from the ground floor to the bulkhead roof and will terminate on the ground floor in a trash storage room enclosed by 3-hour construction. The chute will have an explosion vent and metal flashing collar terminating in accordance with the New York City Building Code at the Bulkhead Roof. The chute will be approximately 16-gauge aluminum coated cold rolled commercial quality steel with factory applied damping material manufactured by U.S. Chutes or equal enclosed in a concrete and/or concrete block and/or gypsum wallboard shaft with 1 1/2 hour rated doors at every opening and an explosion proof cap at the termination point. There will be two types of fireplaces in the project (double wall vented natural gas by Ortol, and ventless gel fuel cartridge by Hearth Cabinet, as depicted on the plans). There will be no wood burning fireplaces in the project.

Each residential unit electric dryer shall be vented via an individual exhaust duct branch that will be connected to a common duct riser which terminates above the main roof. Cleanouts will be provided at the base of the riser and at any offsets on central exhaust systems.

The (4) domestic hot water heaters, located in the roof mechanical room, are provided with individual double wall insulated special gas vent, terminating at the bulkhead level minimum 3'-0" above the highest construction within 10'-0". Back draft protection is not provided since it is not required for condensing water heaters.

Domestic Hot Water Heater Flue Construction Details:

Manufacturer: Enervex EPS1 or Equal

Material: Stainless Steel 316L

Dimension: 4"Ø for low zone water heaters, 3" Ø for high zone water heaters.

Double Wall w/ 1" insulation

4) BALCONIES AND TERRACES

Balconies shall occur on the rear (south) façade and Units 4A-9A and 4B-9B shall have one balcony per unit and Units PH-10 – PH-14 shall have two balconies per unit. Terraces will occur on the 2nd, 3rd, 10th-12th, and roof levels.

(i) DECK FINISH

All balconies and terraces shall be finished with porcelain pavers atop a pedestal system which is capable of withstanding daily foot traffic, including the finish. This deck finish system is accepted by the roof manufacturer to retain the roof warranty.

(ii) BALUSTRADES There are no balustrades proposed for the project.

(iii) RAILINGS

Balcony railings shall be constructed of laminated glass (bird glass where required) and

shall be a minimum of 42" above the finished floor level. The 2nd, 3rd, and roof level

terraces will have a solid parapet wall constructed of cast in place concrete and finished on the interior with metal panels and EIFS. . The terraces on the 10th-12th floors will have a partial solid wall with a painted steel open railing upper portion. The terrace parapets and/or railings shall rise to a height of 42" above finished floor. Railing design does not create a "ladder effect level.

(iv) COPINGS

Copings shall be capped with a combination of Aluminum Composite Material (ACM) and painted aluminum break metal. All fasteners shall be non-corrosive.

(v) SOFFITS

Soffits shall occur on the underside of all balconies, the ceiling of the roofed terrace on the 11th Floor, and the underside of the awning at the entrance to the building. All soffits shall be finished with a drainage style EIFS.

(vi) DOORS TO BALCONIES AND TERRACES

All balcony and terrace doors shall be thermally broken aluminum and glass as described above in the Window section.

5) EXTERIOR ENTRANCES

(i) EXTERIOR DOORS

The building will have one primary entry on West 21st Street. This entry single door and sidelight will be aluminum and glass. The residential entry door shall be furnished with magnetic locks controlled by an intercom device at the front desk. In addition to the primary entry, there shall be two emergency egress doors opening on West 21st Street, and two garage doors opening on West 21st Street.

(ii) VESTIBULE DOORS

Vestibule doors: The building will have one vestibule off the primary residential entry, with a single frameless glass door. Entry door hardware: The residential entry door will be furnished with magnetic locks controlled by an intercom device at the front desk.

(iii) EXTERIOR STAIRS

None

(iv) RAILINGS

See section 5 above.

(v) MAIL BOXES

Mail is to be placed in government-approved individual mailboxes located in the lobby of the building. The mailbox type shall be Florence (2) 4C07D-12 and (1) 4C07S-05, USPS approved or equal.

(vi) LIGHTING

The underside of the projecting awning over the building entry will have internal lighting to provide lighting at the residential entry in conformance with the New York State Multiple Dwelling Law. Exterior wall Sconces will be provided at all terraces and balconies.

6) SERVICE ENTRANCES

There are no Service Entrances planned for the project.

7) ROOF AND ROOF STRUCTURES

(i) TYPE OF ROOFS FOR ALL AREAS

The roof system for all roof areas, including terraces, will be a PMMA system applied to the concrete slab with insulation and pavers above.

a. MATERIAL

The PMMA system consists of a multilayer reinforced liquid applied membrane.

b. INSULATION

All roof insulation to meet or exceed code minimums and shall be a minimum R-value of 33.

c. SURFACE FINISH

The roof membranes will be protected by pavers on pedestals or utility pavers on shims in mechanical areas.

d. BOND OR GUARANTEE

The manufacturer of the roofing system will provide a 25 year roof membrane/system guarantee covering material and labor commencing upon completion of the installation of the roof membrane system.

e. FLASHING MATERIALS

This roof system shall be by Siplast or equal, with a reinforced liquid flashing system by the same manufacturer.

(ii) DRAINS

- a. All storm drainage from roof drains and overflow drains shall be internally drained through the building to the storm detention tank in the cellar and ultimately to the New York City Sewer system. Scuppers are utilized as overflow devices and when needed, will drain to the rooftops below.

All roof and balcony drains shall be made of cast iron, heavy duty exterior type, and shall be located as follows: There will be one roof drain on the awning that extends over the primary entrance to the building on the ground level. There will be 2 roof drains serving the second-floor terraces (both of which have accompanying overflow drains). There will be 3 drains serving the third-floor terraces (all with accompanying scuppers for overflow). There shall be 1 roof drain and 1 overflow drain on each of the roof terraces on the 10th floor. There will be 1 roof drain and 1 scupper for each of the terraces on the 11th and 12th floors. There will be 5 drains at the main roof level, 4 of which have accompanying overflow drains. There will be 2 roof drains and 2 scuppers with downspouts at the bulkhead level, draining to the main roof level. There will be 1 scupper with a downspout at the elevator bulkhead roof draining down to the main bulkhead roof level. Each balcony will have 1 roof drain with secondary scuppers for overflow. Secondary roof drainage (emergency overflow) drains and scuppers are described above and shall be provided as required by the NYC building code.

- b. The scuppers and downspouts shall be made of painted aluminum.

(iii) SKYLIGHTS

There shall be one skylight in the project as follows:

- It shall be located on the 2nd floor roof terrace
- It shall be rectangular and approximately 90"x199" in size
- It shall be fixed type
- It shall be manufactured by Velux, model VMS Longlite one row 5
- The frame and support shall be made of steel and aluminum separated by a pultruded composite material (fiberglass and polyurethane) frame which shall serve as a thermal break
- There shall be 5 glazing panes which shall be designed to withstand 50PSF positive and 60PSF negative loading.
- It shall have a U-factor energy rating of .38

(iv) BULKHEADS

- a. The stair bulkhead shall be constructed of cast in place concrete and concrete block walls clad with brick.
- b. The elevator bulkhead shall be constructed of cast in place concrete and concrete block walls clad with brick.

(v) METAL WORK AT ROOF LEVELS

- a. EXTERIOR METAL STAIRS
There are two bulkhead stairs, one accessing the emergency generator and HVAC equipment on the bulkhead, and the other accessing the elevator machine room. The stairs, railings, and platforms shall be made of painted galvanized steel.
- b. VERTICAL LADDERS, INCLUDING GOOSENECK
A vertical galvanized metal ladder will be provided for maintenance access to the roof of the elevator bulkhead.
- c. RAILINGS
All railings shall be made of painted galvanized steel.
- d. HATCHES TO ROOF
One galvanized metal automatic smoke vent hatch and one aluminum wall louver will be provided at the roof level to serve the egress stairs.
- e. OTHER
The main bulkhead level will have an equipment fence (as described above in the fences section) along the entire perimeter also serving as a roof guard rail for that area. Steel dunnage, sheet metal equipment curbs or acoustic curbs will be provided for mechanical equipment.

(vi) ROOFTOP FACILITIES

- a. The main roof level will have a common roof terrace for all residents on the east side and one private terrace serving Unit PH-14 on the west side, both of which shall be finished with roof pavers, the material and finish of which are appropriate for daily foot traffic and the installation of which is acceptable to the roof manufacturer to retain the roof warranty.
- b. The mechanical equipment rooms and building core separate the common areas of the roof from the private terrace serving unit PH-14. There are no rooftop antennae, cell phone towers, satellite dishes, or lighting protection equipment on the roof.
- c. No solar panels or green roof areas have been provided since all roof areas are used for either mechanical or recreation purposes which is in compliance with Local Law 92/94 2019.
- d. Roof top access at the main roof terraces shall be in compliance with Section FC 504.4 (Rooftop Access) of the 2014 NYC Fire Code.

8) FIRE ESCAPES
Not applicable.

9) YARDS AND COURTS

There are no yards or courts.

10) INTERIOR STAIRS

(i) NUMBER OF STAIRS OF EACH TYPE

There shall be two Egress Stairs (scissor stairs) at the core of the building that extend from the Cellar to the main Roof level and will provide fire egress from the building at the ground level. There is one private stair that connects the PH-14 level with the Roof level internally within the PH-14 Unit.

- (ii) **ENCLOSURE**
The egress stair enclosures will consist of cast in place concrete, CMU, and, gypsum drywall with a painted finish. The private stair enclosure at PH-14 shall be metal stud and gypsum drywall with a painted finish.
- (iii) **STAIR CONSTRUCTION**
The egress stairs shall be constructed of cast in place concrete. The private stair at Unit PH-14 shall be constructed of steel.
- (iv) **STRINGERS**
The egress stair stringers shall be constructed of cast in place concrete. The PH-14 private stair stringers shall be constructed of steel.
- (v) **TREADS**
The egress stair treads shall be constructed of cast in place concrete. The PH-14 private stair treads shall be constructed of finished wood.
- (vi) **RISERS**
The egress stair risers shall be constructed of cast in place concrete. The PH-14 private stair risers shall be constructed of finished wood.
- (vii) **GUARD RAILS**
The egress stair railings shall be constructed of painted steel. The PH-14 private stair railings shall be constructed of metal and wood.
- (viii) **BALUSTRADE**
There are no balustrades planned for the project.

11) INTERIOR DOORS AND FRAMES

- (i) **UNIT ENTRANCE AND INTERIOR DOORS AND FRAMES**
Unit entry doors shall be fire-rated wood or hollow metal doors in wood clad fire-rated hollow metal frames and will be labeled and meet the New York City Building Code requirements for a 90-minute rating.
- (ii) **CORRIDOR DOORS AND FRAMES**
The interior doors shall be MDF with solid core wood reinforcement, flat panel with wood frames.
- (iii) **STAIR HALL DOORS AND FRAMES**
All doors and frames leading to fire stairs or refuse chute compartment shall be painted hollow metal and will meet the New York City Building Code requirements. These doors shall be fire-rated 90 minute and self-closing.
- (iv) **ROOF DOORS, BASEMENT DOORS AND FRAMES**
These doors and frames shall be painted hollow metal and will meet the New York City Building Code requirements. Roof doors that access exterior spaces shall be painted, thermally broken aluminum and glass doors.

12) ELEVATORS

- (i) NUMBER OF PASSENGER AND SERVICE ELEVATORS
There will be two passenger elevators in the building. There is no dedicated service elevator.
- (ii) MANUFACTURER, AGE OF EACH AND CAPACITY
The manufacturer shall be Rotovele and the equipment shall be new and custom installed for this project. The capacity in pounds shall be 3,000 for PE-1 and 3,500 for PE-2.
- (iii) TYPE OF OPERATION FOR EACH ELEVATOR
Both elevators will be for passengers. There is no dedicated service elevator.
- (iv) AUTOMATIC
The elevators shall be automatic.
- (v) FLOORS SERVED
Both elevators shall serve floors Cellar, 1-13, and Roof. A fob or card will be required for access to levels 10,11,12,and 13 which must be presented to a reader on the elevator panel in order for the buttons for the abovementioned floors to be activated.
- (vi) TYPE
Both elevators shall be gearless, overhead traction type.
- (vii) DOORS
The doors in both elevators shall be automatic and sliding.
- (viii) LOCATION OF MACHINE ROOM
A single machine room shall sit atop the elevator shaft at the uppermost part of the bulkhead.
- (ix) MOTOR MANUFACTURER
Both elevator machines shall be AC and manufactured by Imperial model number 525.

13) ELEVATOR CABS

- (i) MANUFACTURER
The cab manufacturer is Rotovele Elevator, Inc..
- (ii) FLOOR
The floors shall be stone tiles.
- (iii) WALLS
The walls shall be metal and wood finish.
- (iv) CEILING
The ceilings shall be metal panels.

(v) LIGHTING

There shall be integrated lighting within the ceiling panels.

(vi) ALARM, SAFETY SYSTEM

Each cab shall have an elevator control panel which shall have an alarm button.

(i) Auxiliary Facilities

1) LAUNDRY ROOMS

(i) LOCATION AND NUMBER OF ROOMS

A private laundry closet is provided within each residential unit. An accessible communal laundry facility with one washer and one dryer is provided in the Cellar.

(ii) CLOTHES WASHERS

Each residential unit will be provided with one electric powered clothes washer manufactured by General Electric for their private use. One, electric powered, clothes washer, manufactured by General Electric will be provided for the communal laundry room at the Cellar level.

(iii) CLOTHES DRYERS

Each residential unit will be provided with one electric powered clothes dryer manufactured by General Electric for their private use. One, electric powered, clothes dryer, manufactured by General Electric will be provided for the communal laundry room at the Cellar level.

(iv) DRYER VENTILATION

All dryers shall be vented to the roof level of the building terminating with a rooftop fan for the final exhaust.

2) REFUSE DISPOSAL

(i) INCINERATOR

None

(ii) COMPACTOR

There will be one compactor, PCS KIK20 "Bagging" type located in the ground floor trash room servicing the units.

(iii) CHUTE

There shall be one 24" diameter steel refuse chute to which access is provided on each residential floor. Chute access doors will be 90-minute rated access hatch.

(iv) INITIAL STORAGE LOCATION

The compacted garbage bags will be stored in the compactor / recycling room at the ground floor level until they are transferred to street level on scheduled days for pickup by the New York City Department of Sanitation. Recycling will be stored initially in bins in the trash closets of each floor before being collected and brought to

the compactor room on the first floor in preparation for being placed on the street for pickup. Per NYC Building Code 1213.1 the compactor /recycling room on the first floor where the storage occurs shall be housed in a 3 hour rated enclosure and shall be served by self closing 3 hour rated fire doors.

(v) PICK UP SCHEDULE

Pick-up is public and provided by the New York City Department of Sanitation. Pickup days are Monday and Wednesday for trash and Friday for recycling. These days are subject to change.

3) BIKE ROOM

There shall be a bicycle room of approximately 175 Square Feet on the first floor that can accommodate up to 14 bicycles. Bicycles shall be hung from the wall on metal, folding type, "Steadyrack" bike racks. The room will remain locked and will have a keyed and fob/card reader for access. It will be the responsibility of bike owners to provide locking mechanisms and lock their bikes to the racks.

4) STORAGE ROOMS

There are storage rooms on the first and cellar floors which shall be designated as limited common elements of the residential units per the attached plans. First floor storage rooms shall be 8' and cellar storage rooms shall be 8'6" in height measured from the finished floor to the finished ceiling, exclusive of any soffiting required to enclose any Structural, HVAC, Plumbing, Electrical, or Sprinkler elements or any of the aforementioned elements themselves.

5) Package Room

The package room shall be finished in painted sheetrock, millwork shelves, and tiled floors. The door shall be metal and access to the room shall be keyed or fob/card reader access. For individual security and protection of Unit Owner's property, security cameras shall capture access to and from the room on a 24/7 basis. Individual mailboxes shall be within the public lobby corridor and shall be individually keyed and locked per the individual units within the building.

(i) Plumbing and drainage

1) WATER SUPPLY

Water services - There will be two NYC DEP approved water services supplying this building for domestic water (3" service) and fire protection (6" service) purposes from 21st street. Both water services are made of ductile iron and are insulated with 1" fiberglass insulation. The main shutoff valves are located at the point of entry in the water meter room. The 3" residential domestic water line will be equipped with a DEP approved water meter and a RPZ in the cellar of 142 W 21st street. RPZ relief ports will drain to 3" floor drain, which will tie into the building sewer via pump. The 6" fire service will be equipped with a 6" DEP approved double check detector assembly in the cellar of 142 W 21st street.

Booster Pumps - Downstream of the meter and backflow assembly, the domestic water shall feed two (2) duplex booster pump provided for each of the building's two domestic water pressure zones to increase the building's water pressure to all building equipment and residential units. Low zone domestic booster pumps shall be FEDERAL VSPS-3A-6060-2- 3B-2 with 12-month limited warranty. High zone domestic booster pumps shall be FEDERAL VSPS-3A-40100-2-3B-2 with 12-month limited warranty.

Water heaters- The domestic cold water will connect to gas-fired water heaters on the roof level to serve the building. The low zone water heaters are (2) Lochinvar Shield SWA285N, capacity 110 gallons each, recovery of 328 GPH each at 100 degree rise. The high zone water heaters are (2)

Lochinvar Shield SWA150N, capacity 90 gallons each, recovery of 175 GPH each at 100 degree rise. All heaters have a 3-year limited warranty. All heaters have an efficiency of 96%.

Domestic water distribution - The domestic cold water will connect to gas-fired water heaters on the roof level to serve the building. The building water heaters shall be Lochinvar Shield SWA285N & SWA150N with 3-year limited warranty. For low zone cold water and hot water, distribution piping will be installed on the cellar ceiling where it will distribute to the residential units in a "up-feed" design and hot water recirculation will be installed on the ceiling of 9th floor. For high zone cold water and hot water distribution piping will be installed on the 9th floor ceiling where it will distribute to the residential units in a "up-feed" design and hot water recirculation will be installed on the ceiling of 12th floor. The cellar and first floor shall be served by street pressure.

Domestic water piping- All domestic cold water piping up to and including 1 ¼" in size is insulated with 1/2" fiberglass insulation (R-2). All domestic cold water piping greater than 1 ¼" in size is insulated with 1" fiberglass insulation (R-4). All domestic hot water & recirculation piping up to and including 1 ¼" in size is insulated with 1" fiberglass insulation (R-4). All domestic hot water & recirculation piping greater than 1 ¼" in size is insulated with 1 1/2" fiberglass insulation (R-6). All piping insulation R-values and thicknesses are in accordance with NYCECC 2020.

2) FIRE PROTECTION SYSTEM

The fire protection system shall be supplied by a 6" fire water service and backflow prevention assembly. The building shall be fully-sprinklered and designed in accordance with NYC Building Code and NFPA Standards. A fire pump (AC Fire Series 1580 Size 4x4x9.5F) and jockey pump (Grundfos Model CR3-12) will be provided in the cellar to meet the hydraulic demand of the system. The sprinkler risers shall be located within the stair and trash chute as required by code. Floor control valve assemblies shall be provided for every floor and shall be located within the stairs.

(i) STANDPIPES

A 6" ductile iron standpipe shall be provided in Stair B and a 6" ductile iron combination sprinkler/standpipe riser shall be provided in Stair A

(ii) HOSE RACKS, HOSES AND NOZZLES

Fire hose valves shall be provided at the standpipe on each floor. A lobby box shall be provided on the 1st floor and 10th floor.

(iii) SPRINKLER HEADS

Various types of UL Listed, quick response (165°F rating) sprinklers shall be provided throughout the building. Sprinkler head types include Concealed Pendent, Upright, Concealed Horizontal Sidewall, Concealed Horizontal Sidewall (standard) and concealed pendent (standard). The entire building shall be protected by sprinkler heads, except in areas not required by code.

(iv) SIAMESE CONNECTION

There shall be a 3"x3"x6" Siamese connection on the 21st Street façade. A check valve with auto-ball drip will be located in the cellar to ensure backflow through the Siamese connection does not occur. The height of Siamese connection is to be 18" above the ground.

3) WATER STORAGE TANKS AND ENCLOSURES

Water supply for domestic and fire protection uses within the building shall be supplied from the New York City water mains that run below West 21st Street. There are no provisions for the storage of domestic or fire protection water.

4) WATER PRESSURE AND HOW MAINTAINED

Water pressure within the building shall be maintained via a two (2) duplex pressure booster system located in the cellar water meter room provided for each of the building's two domestic water pressure zones to provide adequate water pressure to all building equipment and residential units. Domestic water pressure within the apartments will range from 80 PSI maximum on the second floor, and 30 PSI minimum at the roof. The cellar and first floor will be served by street pressure. The minimum water pressure requirement for all plumbing fixtures within the building shall be met. Maximum pressure at any fixture as required by NYC Plumbing Code will not be exceeded.

5) SANITARY SEWAGE SYSTEM

(i) SEWAGE PIPING

An 8" NYC DEP approved combined sewer service will discharge building waste to the combined city sewer main on 21st Street. All above ground sewer piping shall be cast-iron no-hub piping, while below ground sewer piping shall be cast-iron hub and spigot. The building shall have multiple waste and vent stacks to drain building waste from residential apartments and commons building areas from the roof to the ground floor. All building waste will drain via gravity to the city sewer main with the exception of the cellar level waste noted in the next paragraph.

(ii) SEWAGE PUMPS

A duplex sewage pump shall be provided for the cellar level plumbing fixtures to collect and discharge waste since gravity drainage cannot be utilized. Sewage ejector pumps are Crane Barnes or equal capable of 50 GPM @ 22' TDH.

(iii) SEWAGE DISPOSAL

The building sewage will leave the property via an 8" combined sewer, and discharge to the combined city sewer main on 21st Street.

6) PERMITS REQUIRED

NYC DEP approval is required for site sewer connection proposal. DEP approval is also required for cross connection control for the domestic water and fire protection water services. To date, the DEP permits for site connection and cross connection have not yet been issued.

7) STORM DRAINAGE SYSTEM

(i) CATCH BASINS

There are no catch basins proposed for the project.

(ii) ROOF DRAINS

Roof drains shall be provided for all roof areas as required by NYC DEP storm water regulations. Roof areas will be equipped with primary roof drains, as well as emergency overflow drains in the event the primary drain cannot be used.

(iii) PIPING

All storm water piping shall be of cast-iron material and shall be of no-hub type.

(iv) EJECT OR SUMP PUMPS

Storm drainage for the building shall be achieved using a detention tank to temporarily detain storm water as required by NYC DEP storm water regulations. The storm water will be collected through a network of storm water piping in the building and stored in detention tank located in cellar. Storm water with the help of pumps located inside the tank will ultimately leave the property through an 8" combined sewer. Storm tank pumps shall be Federal S-1-1/2R-1/2-2 capable of 24 GPM @ 19' TDH and 18-month limited warranty.

(k) Heating

1) HEATING SYSTEM

The heating system within the units will be forced air heat pump/recovery systems and will be designed to maintain an indoor temperature of 70 deg. F. when the outdoor temperature is 13 deg. F.DB within the normal conditions as per ASHRAE standards (99 %).

2) BOILERS

There are no boilers planned for the project.

3) MANUFACTURER OF HEATING SYSTEM

The specified air conditioning system will be VRF heat pump/heat recovery system as manufactured by Mitsubishi. Condensing unit capacities, areas that are served by each system (i.e. – Residential, Common areas, Amenity Spaces) are scheduled in Section M below. VRF condensing units are provided with a 1 year parts warranty and 7 year compressor warranty.

4) Air handlers within residential units will be ducted ceiling mounted horizontal type and will be equipped with wall mounted room thermostats.

5) Heating will be created through the heat pump refrigeration cycle by extracting heat from the refrigeration lines. Dedicated Variable Refrigerant Volume heat pump/heat recovery systems are provided for each residential unit.

- 6) Air duct insulation –Supply-and return air ducts and plenum insulation shall be one of the following:
- (i) Glass-Fiber Blanket: Minimum R-1.9.
 - (ii) Glass-Fiber Board: Minimum R-1.9.
 - (iii) Flexible Elastomeric: Minimum R-1.9.
- 7) Pipe insulation –Refrigerant piping insulation shall be one of the following:
- (i) Foamed Cellulose: Minimum 1" thickness.
 - (ii) Flexible Elastomeric: Minimum 1" thickness.
- 8) Domestic hot water heating shall be provided by four (4) central hot water heaters direct gas-fired: 2*110 gal & 2*90 gal, 96% Thermal Efficiency. Hot water heaters shall be located in the Water Heater Room on the Roof level. All water heaters are individually vented with double wall insulated special gas vents terminating above the roof (3'-0" above nearest obstruction within 10'-0"). WH R-1 & R-2 will have a recovery of approximately 175 GPH @100 Degree F (per heater). WH R-3 & R-4 will have a recovery of approximately 328 GPH @100 Degree F (per heater). Heaters shall be manufactured by Lochinvar. The system will have circulation pumps and hot water return piping to maintain the temperature of the hot water circulated to fixtures as per NYC code.
- 9) Heating of Public Space:
- (i) Public and Amenity spaces shall be served by a dedicated/common VRF heat recovery condensing unit, which feeds the individual air handlers in each zone
 - (ii) The building lobby will be provided with a ceiling concealed ducted air handler that will provide forced hot air.
 - (iii) The Amenity Exercise Room will be provided with floor mounted ducted air handlers that will provide forced hot air.
 - (iv) The ground floor Corridors, Package room and Staff Room will be provided with a ceiling concealed ducted air handler that will provide forced hot air.
- 10) Electric unit heaters shall be provided for the Back of House cellar spaces, secondary entrances, and mechanical spaces.

(I) Gas Supply

- 1) TYPE
Natural gas will be supplied to the building by the Consolidated Edison Company.
- 2) METERS
Two (2) gas services shall be provided by Consolidated Edison Company ("Con Edison"). One (1) gas service shall be used for consumption of the following: DOAS and water heaters, cooking, BBQ and fireplaces. The second gas service (2) shall supply the emergency generator which has its own gas meter.
- 3) PIPING

Gas pipes shall be Schedule 40 as per New York City Building Code. All Gas piping up to 4" in size shall be Schedule 40 ASTM, A53A black steel with screwed malleable iron fittings.

(m) Air Conditioning

1) TYPE OF SYSTEM

The cooling system for the Unit interiors will be forced air heat pump/recovery systems and will be designed to maintain an indoor temperature of 75 deg. F. when the outdoor temperature is 92 deg. F.DB within the normal conditions as per ASHRAE standards (0.4 %).

2) MANUFACTURER OF COOLING SYSTEM

The specified air conditioning system will be VRF heat pump/heat recovery system as manufactured by Mitsubishi. Condensing unit capacities, areas that are served by each system (i.e. – Residential, Base Building, Amenity Spaces) are scheduled in Section M below. VRF condensing units are provided with a 1 year parts warranty and 7 year compressor warranty.

Condensing Unit						Efficiency					
Unit	Area Served	Tons	Cooling Capacity (MBH)	Heating Capacity (MBH)	Model Number	IEER	EER	SEER	COP	HSPF	SCHE
ACCU-1-1	COMMON	8	96	108	TURYE0963AN40AN	26.5	13.7	-	3.94	-	23.5
ACCU-A	APT 2A	3	36	42	NTXMSM36A142AA	-	12.6	18.3	3.70	11.2	-
ACCU-B	APT 2B	4	48	54	NTXMSM48A182AA	-	11.3	16.5	3.30	11.0	-
ACCU-A	APT 2C	3	36	42	NTXMSM36A142AA	-	12.6	18.3	3.70	11.2	-
ACCU-B	APT 2D	4	48	54	NTXMSM48A182AA	-	11.3	16.5	3.30	11.0	-
ACCU-C	APT 3A	6	72	80	TUHYE0723AN40AN	25.3	13.5	-	4.05	-	-
ACCU-C	APT 3B	6	72	80	TUHYE0723AN40AN	25.3	13.5	-	4.05	-	-
ACCU-C	APT 4A	6	72	80	TUHYE0723AN40AN	25.3	13.5	-	4.05	-	-
ACCU-C	APT 4B	6	72	80	TUHYE0723AN40AN	25.3	13.5	-	4.05	-	-
ACCU-C	APT 5A	6	72	80	TUHYE0723AN40AN	25.3	13.5	-	4.05	-	-
ACCU-C	APT 5B	6	72	80	TUHYE0723AN40AN	25.3	13.5	-	4.05	-	-
ACCU-C	APT 6A	6	72	80	TUHYE0723AN40AN	25.3	13.5	-	4.05	-	-
ACCU-C	APT 6B	6	72	80	TUHYE0723AN40AN	25.3	13.5	-	4.05	-	-
ACCU-C	APT 7A	6	72	80	TUHYE0723AN40AN	25.3	13.5	-	4.05	-	-
ACCU-C	APT 7B	6	72	80	TUHYE0723AN40AN	25.3	13.5	-	4.05	-	-
ACCU-C	APT 8A	6	72	80	TUHYE0723AN40AN	25.3	13.5	-	4.05	-	-
ACCU-C	APT 8B	6	72	80	TUHYE0723AN40AN	25.3	13.5	-	4.05	-	-
ACCU-C	APT 9A	6	72	80	TUHYE0723AN40AN	25.3	13.5	-	4.05	-	-
ACCU-C	APT 9B	6	72	80	TUHYE0723AN40AN	25.3	13.5	-	4.05	-	-
ACCU-D	APT 10	10	120	135	TURYE1203AN40AN	25.0	12.6	-	3.71	-	25.3
ACCU-D	APT 11	10	120	135	TURYE1203AN40AN	25.0	12.6	-	3.71	-	25.3
ACCU-D	APT 12	10	120	135	TURYE1203AN40AN	25.0	12.6	-	3.71	-	25.3
ACCU-D	APT 13	10	120	135	TURYE1203AN40AN	25.0	12.6	-	3.71	-	25.3

3) CONDENSERS

The building will be provided with twenty-three (23) condensing units as noted in the table above (one dedicated condensing unit for each of the twenty-two (22) residential units, and one (1) for common areas, all of which shall be located on the bulkhead roof. The electricity consumed for Heating and Cooling of the residential units will be allocated directly to each condo owner, as

condensers shall be wired to their respective apartment electrical panels which shall be direct metered by ConEd.

4) **AIR HANDLERS**

All apartment units, the building lobby, the ground floor corridors, package room and staff room will be provided with ceiling mounted, concealed, ducted VRF air handlers manufactured by Mitsubishi that will provide cooling. The exercise room will be provided with floor mounted ducted air handlers that will provide cooling. The apartment unit air handlers shall be paired with the corresponding outdoor condenser for that unit, and the common area air handlers shall be paired with the common area condenser.

Air Handler								
Unit	Area Served	Type	Supply Fan		Cooling Capacity (BTU/Hr)	Heating Capacity (BTU/Hr)	Nominal Tonnage	Model Number
			Air Flow Rate	E.S.P.				
AC-A	Apartments	Ceiling Concealed Ducted	300	0.6"	8,000	9,000	0.7	TPEFYP08MA144A
AC-B	Apartments	Ceiling Concealed Ducted	371	0.6"	12,000	13,500	1.0	TPEFYP012MA144A
AC-C	Apartments	Ceiling Concealed Ducted	600	0.6"	18,000	20,000	1.5	TPEFYP018MA144A
AC-D	Apartments	Ceiling Concealed Ducted	883	0.6"	24,000	27,000	2.0	TPEFYP024MA144A
AC-E	Apartments	Ceiling Concealed Ducted	883	0.6"	30,000	34,000	2.5	TPEFYP030MA144A
AC-F	Apartments	Ceiling Concealed Ducted	1,271	0.6"	36,000	40,000	3.0	TPEFYP036MA144A
AC-1-1	Lobby	Ceiling Concealed Ducted	883	0.6"	24,000	27,000	2.0	TPEFYP024MA144A
AC-1-2	Ground Floor	Ceiling Concealed Ducted	883	0.6"	24,000	27,000	2.0	TPEFYP024MA144A
AC-1-3	Amenity Gym	Vertical Floor Mounted	735	0.5"	24,000	27,000	2.0	TPVFYP024AM141A
AC-1-4	Amenity Gym	Vertical Floor Mounted	735	0.5"	24,000	27,000	2.0	TPVFYP024AM141A
AC-R-1	Bulkhead	Vertical Floor Mounted	400	0.5"	12,000	13,500	1.0	TPVFYP012AM141A

- 5) The Elevator Machine Room located at the bulkhead roof level shall be provided with heating and cooling via a through wall Freidrich system.
- 6) The dedicated outside air unit shall be provided to condition and supply outside air entering the building (serving common areas, corridors, apartments etc).
- 7) All rooftop equipment will be provided with vibration isolation required as per specification and coordinated with the acoustical consultant.
- 8) All exterior metals, including fasteners shall be corrosion resistant.
- 9) All rooftop piping will be insulated as required by the specification and NYC Energy Code (by application of Appendix CA Modified ASHRAE 90.1-2016). 1" insulation provided on all refrigerant piping, similar to Armacell Armaflex.

(n) Ventilation

- 1) Mechanical ventilation shall be provided for all residential units, common spaces, public corridors including those in the cellar and amenity spaces via a dedicated outside air unit (DOAS) on the roof, to comply with the 2014 New York City Building Code. The Rupp Air DOAS unit (model: RARTU3-I.400-20-20T-DOAS) has an emission sound power level of 82.2 L_{WA}. Apartment mechanical ventilation airflow rate in accordance with Table 403.3 of 2014 NYC mechanical code (sized for 0.35 air changes per hour, but not less than 15 CFM/person).
- 2) A continuously operated general exhaust fan (roof mounted) shall be provided for Utility Spaces (including those in the cellar), Trash Rooms and the Trash Compactor Room. Exhaust ventilation rates in accordance with Chapter 4 of the 2014 NYC Mechanical Code.

- 3) Intermittent toilet exhaust fans from the Residential Units will be connected to central exhaust risers routed to modulating exhaust fans, located on the roof and exhausted directly outdoors.

The modulating fans shall operate continuously with variable speed (pressure controlled) and extract the code required CFM for intermittent operation (per Chapter 4 of the 2014 NYC Mechanical Code).

- 4) Clothes dryers in all units will be electric vented dryers. Each dryer will be vented through a 4" vent, constructed in accordance with the requirements of Chapter 5 of the 2014 NYC Mechanical Code) connecting to a central exhaust system with variable speed fan (pressure controlled), located on the roof.
- 5) Kitchens in all units will be provided with a vented hood, with integral fan, connecting to a central exhaust system with variable speed fan (pressure controlled), located on the roof.
- 6) Parking Area ventilation is described in the Parking Areas section below.

(o) Electrical System

- 1) The electric power distribution system shall include all the elements necessary to conduct electricity in an approved, safe manner to all lighting fixtures, air conditioning equipment, sanitary equipment, kitchen equipment, elevators, garage equipment, appliance outlets, and signal and communication equipment. The electric power distribution system shall:
 - (i) Be suitable for receiving low tension power at 120/208 volt, 3-phase, 4-wire directly from Con Edison. In the Main Electrical Room from the Service End Box, power is distributed to a 208Y/120V, 3-phase, 4-wire, 5,000A, Service End Box with Copper Detail, and then to the following systems: Fire Alarm System, Fire Pump Controller, House Loads, Garage Loads, normal side of Emergency Loads, and Residential Loads. All loads are directly metered individually by Con Edison meters.
 - (ii) The Fire Alarm System will be fed by a 120/208 volt, 1-phase, 3-wire, 30 Amp fused disconnect switch fused at 30 Amps.
 - (iii) The Fire Pump will be fed by a 120/208Y volt, 3-phase, 4-wire, 600 Amp fused disconnect switch fused at 600 Amps.
 - (iv) The House Loads will be fed by a 120/208 volt, 3-phase, 4-wire, 3000 Amp Fused Service disconnect Switch.
 - a. The 3000 Amp Fused Disconnect Switch feeds a 120/208 volt, 3-phase, 4-wire, 3000 Amp Distribution Switchboard Section.
 - b. The 3000 Amp Distribution Switchboard Section feeds local house panels throughout the building. The house panels provide power for all common area receptacles, elevators, lighting, garage loads, normal side of emergency panels, HVAC equipment and plumbing equipment.
 - (v) There will be two Residential Meter Banks. One is fed by an 800A Fused Service Disconnect Switch, fused at 700 Amps. The other is fed by an 800A Fused Service Disconnect Switch, fused at 800 Amps. Apartments Units are each directly metered by a Con Edison meter, and each will be fed by a 120/208Y volt, 3-phase, 4-wire, 80, 100, 150, or 225 Amp, 3-pole, Branch Circuit Breakers within the Residential Meter Banks.

(vi) There will be a 100kW/125kVA Natural Gas Emergency Generator on the Bulkhead. The Generator shall be capable of providing emergency backup power within 10 seconds of normal power outage via Automatic Transfer Switches (ATS). The Generator shall supply power to the following loads in case of normal power failure:

- a. Exit signs and means of egress illumination
- b. Fire alarm system
- c. One elevator serving all floors
- d. Misc. generator equipment/devices
- e. Gas booster pump
- f. Fire/smoke dampers
- g. Dryer exhaust fans
- h. Elevator Machine Room (EMR) AC unit

(vii) Adequacy:

- a. Service: Each Residential Unit shall be provided with a 120/208Y volt, 3-phase, 4-wire, 80 or 100 Amp service except for the Penthouse Units (Floors 10-13), which shall be provided with a 120/208Y volt, 150 or 225 Amp, service. Service is in accordance with New York City Electrical Code ("NYCEC") and will be adequate to meet normal apartment appliance, lighting, and air conditioning loads. There shall be a single forty-two (42) circuit panel for each unit on floors 2-9, one (1) forty-two (42) and one (1) thirty (30) circuit panel for each unit on floors 10-12, and one (1) forty-two (42) and two (2) thirty (30) circuit panels in unit PH-14.
- b. Lighting and Fixtures: Shall be in accordance with Architectural reflected ceiling plan and lighting fixture schedule. Switches for lighting fixtures will be provided in bedrooms, bathrooms, living/dining rooms, walk-in closets, foyers, and kitchens or as specified by the Architect.
- c. Convenience and Appliance Outlets:
 - 1) All Residential Units shall be provided with wall receptacles, appliance receptacles, etc. as required per NYCEC.
 - 2) 20 Amps, 120V circuit shall be provided to handle lighting and general-purpose receptacles.
 - 3) 15 Amp and 20 Amp, 120V circuit shall be provided in the kitchen area for 120V kitchen appliances.
 - 4) All 15 Amp and 20 Amp outlets in bathroom and kitchen shall be Ground Fault Interrupter ("GFI") type.
 - 5) 30 Amp, 208V single phase circuits shall be provided for single electric ovens and electric dryers. 50 Amp, 208V single phase circuits for double electric ovens.
 - 6) 20 Amp, 120V circuits shall be provided for electric washers.

- 7) 15 Amp, 208V single phase circuits shall be provided for mechanical equipment in the units.
- 8) 40 Amp, 208V single phase circuits shall be provided for condensing units on the roof for the two-bedroom units. 35 Amp or 60 Amp, 208V three phase circuits provided for condensing units on the roof for four-bedroom or Penthouse units.
- 9) A 110Amp, 208V single phase circuit shall be provided for the spa equipment on the Penthouse unit roof.
- 10) All 120V, 15 Amp and 20 Amp branch circuits supplying outlets in dwelling unit bedrooms, study rooms, hallways, closets or similar rooms or areas will be provided and protected by a listed Arc-Fault Circuit Interrupter.
- 11) All receptacle outlets in Residential Units will be provided with listed tamper-resistant type receptacles.
- 12) All exterior receptacles will be weatherproof type and will be provided with Ground Fault Interrupter protection.

- d. Provisions for Power Outages: A 100kW/125kVA natural gas emergency generator will be provided to provide backup power to the egress lighting in the building, exit signs, at least one elevator serving all floors, fire alarm system, miscellaneous generator equipment, gas booster pump, fire/smoke dampers, dryer exhaust fans, and the EMR AC unit.

(p) Intercommunication and / door signal systems, security, closed circuit TV

The building shall be equipped with a video intercom system, with a video interface device in each residential unit, and an apartment intercom entrance station at the lobby level. The manufacturer of which is Akuvox, model X915s and it carries a one year warranty from the completion of installation.

- 1) The building shall be equipped with a camera system with cameras located in the common areas, including lobby, and elevator cab. The manufacturer for the CCTV system shall be Hikvision or similar. The model for the cameras shall be Hikvision's value series or equivalent. The warranty for the system shall be one year from the completion of installation.

CCTV system shall be one year from the completion of installation.

- 2) The building shall be equipped with a door monitoring system on select back of house doors. The system consists of door contacts and magnetic door locks.

(q) Public area lighting

- Lighting fixtures are provided in the building's residential entry lobby, common corridors, fire stairs, and utility rooms, with power density that conforms with the energy code. The manufacturer of which shall be: Green Beam LED GBVL48- PS
- Green Beam LED GBVL48-EMP
- Green Beam LED GBVL36-PS
- Exit Light Co. NYCELRT-R-RM
- Exit Light C. NYCELRT-R
- ENCORE UNO
- ELEMENT LIGHTING ENCL2SR-L-L
- GOOD LITE G-48543
- Maxlight ML2LA

- Lotus LED lights LL6RR
- Visual Comfort Co BBL 4105BZ
- XAL Lighting Mino 60 Surface
- RICHEE LIGHTING 6464
- RAB SMSLES

(r) Garages and parking areas

1) LOCATION OF GARAGES

There shall be two parking Units (C) and (1) on the Cellar and First floor the spaces for which shall be licensed. A total of sixteen (16) parking spots (including two (2) ADA spots) shall be provided across the first and cellar levels.

2) LOCATION OF PARKING AREAS

There shall be five (5) parking spots on the first floor and eleven (11) parking spots on the cellar floor.

3) SURFACES

The parking surface shall be Auto-Guard FC vehicular traffic coating system, a flexible, pigmented, traffic deck system atop concrete slabs pitched to heavy duty, cast iron, floor drains within the drive lanes and with striping delineating the individual parking spaces.

4) PARKING ATTENDENT

The parking areas shall be unattended.

5) VENTILATION

The parking areas shall be provided with ventilation systems that are sized and controlled in accordance with Section 404 of the 2014 NYC Mechanical Code. Dedicated fan provided for code minimum continuous ventilation for garage (0.05 CFM/SF). Separate variable speed exhaust fan provided for maximum airflow rate (0.75 CFM/SF), modulated by CO/NO2 detection systems, programmed to operate automatically upon detection of a CO concentration of 25 parts per million (ppm). Garage areas shall be heated.

6) FIRE PROTECTION

The parking areas are to be protected by the building's automatic wet sprinkler system.

7) DRAINAGE

The parking areas will be pitched to adequately drain the parking surface to cast iron floor drains located approximately every 30 feet throughout the parking area.

8) ELECTRICAL PROVISIONS

The parking area shall be submetered for the electricity consumed for heating, cooling, ventilating and lighting the two spaces. Each space will be equipped with electric vehicle (EV) charging stations at each parking spot. The EV charging stations at each spot shall be sub-metered via a third party vendor to be able to bill the applicable tenant/user.

(s) Swimming Pools

1) TYPE

As noted above, there shall be a prefabricated, stainless steel, private spa on the PH-14 Roof terrace.

2) SIZE

The water surface area is approximately 9'x8' and the deepest portion of the spa is approximately 2'8".

3) ENCLOSURE

The private spa will be accessed by a platform approximately 3'x12'.

4) PUMPING AND FILTER SYSTEM

The private spa shall utilize a skimmer system for pumping and filtration.

5) WATER HEATING

The private spa shall utilize an electric water heater which shall be metered and billed to the Unit PH-14 owner.

6) STRUCTURAL SUPPORT

The private spa shall be supported by an integrated stainless steel frame that shall be designed to be supported by the underlying building structure. The private spa shall be supported such that it does not rest upon the surface of the roofed area below it.

(t) Tennis Court, playgrounds, recreational facilities

1) TENNIS COURTS

There are no tennis courts planned for the project.

2) PLAYGROUNDS

There are no playgrounds planned for the project.

3) OTHER RECREATIONAL FACILITIES

There is an Exercise Room on the south west corner of the ground floor, with fitness equipment leased by condominium, to include cardio and strength equipment. Maximum 25 occupants. There shall be mirrors on the walls, a rubberized flooring material on the floor and an area with wood flooring, and a water fountain/bottle filler. There will not be wall pads, televisions, cable, or music provided by Sponsor. There is an outdoor common residential terrace on the main roof level with a maximum of 8 occupants. There will not be any furnishing or equipment provided in the outdoor recreational space on the roof terrace other than an electric barbeque grill made by Kenyon, model B70400WH.

(u) Permits and certificates

- 1) Demolition means and methods
- 2) Support of Excavation
- 3) Foundations
- 4) Underpinning
- 5) General Construction, Structural, HVAC and Plumbing Permits.
- 6) HVAC Equipment Use Permit
- 7) Sprinkler and Standpipe
- 8) FDNY Letter of Recommendation for the Fire Alarm system.
- 9) Elevator Certification and Inspections
- 10) Certificate of completion from the Bureau of Electrical Control.
- 11) Temporary Certificate of Occupancy
- 12) NYC Fire Department: Fire Protection Plans will be filed with the Fire Department
- 13) NYC DEP: Site Connection
- 14) NYC DOT: Builders Paving Plan

Periodic inspections of certain building systems and components will be required during the ongoing operation of the building, such as elevators, sprinklers, and fire alarms. These inspections will be coordinated by the Condominium's managing agent, in accordance with the requirements of the applicable municipal agencies.

(v) Violations

The Sponsor will cure any outstanding violation(s) prior to the issuance of the final certificate of occupancy.

(w) Unit Information

This is an Alteration 1 application reviewed as a New Building application, so there are no existing elements that exist in any of the Unit areas. All 22 residential units will be fully new construction and therefore there were no

existing units to inspect.

There will be 22 residential units as follows:

- 2 bedroom unit 2A (2nd Floor)
- 2 bedroom unit 2B (2nd Floor)
- 2 bedroom unit 2C (2nd Floor)
- 1 bedroom unit 2D (2nd Floor)
- 4 bedroom unit 3A-9A (3rd to 9th Floors)

- 4 bedroom unit 3B-9B (3rd to 9th Floors)
- 5 bedroom unit 10PH-13PH (10th to 13th Floors)

The measurement of each residential unit and associated limited common areas will consist of the area measured horizontally from the exterior face of the exterior walls of the building at 4'-0" above slab level to the centerline of the partitions separating one unit from another unit, and to the corridor side of the partitions separating units from corridors, and to the public side of the partitions separating one unit from stairs, elevators, and other mechanical spaces or any common elements (as herein after defined). Structural elements such as columns, and mechanical elements such as pipes, shaft ways, chases, chase ways, and conduits are not deducted from the measurement of each unit. Each residential unit will consist of the area measured vertically from the top of the structural slab of the floor to the underside (of any fire protection) of the structural members above.

Exclusive of dropped ceiling areas at kitchens, bathrooms, halls, soffits, mechanical equipment including ducts and plumbing elements, structural offsets and boxed out structural beams, ceiling heights in units located in the building are as follows:

2nd Floor: approximately 9'-0" in living, dining areas, and bedrooms; approximately 8'-0" in the kitchen, bathrooms, and closets.

3rd-9th Floors: approximately 9'-2" in living, dining areas, and bedrooms; approximately 8'-2" for the kitchen, bathrooms, and closets.

10th- 13th Floors: approximately 9'-2" in living, dining areas, and bedrooms; approximately 8'-2" for the kitchen, bathrooms, and closets. Bedrooms on the 13th floor only shall be approximately 9'-0".

Each Residential Unit will be provided with, and each Residential Unit's purchase price includes, the equipment, appliances and fixtures described in this section (w).

1) UNIT FINISHES

All finishes are subject to Sponsor's right to substitute finishes of equal or better quality as recognized by industry standards for performance, efficiency, longevity and/or other classifications as applicable).

- (i) The partitions within the units will be painted, 5/8", gypsum wallboard on metal studs. Partitions between residential units, utility rooms, and egress passageways, will be 2-hour Fire Rated construction consisting of either two layers of 5/8" gypsum wallboard (each side) over metal studs, or 2 hour rated CMU. The perimeter walls of the units will be finished with painted gypsum wallboard. Dropped Ceilings, where they occur, shall be painted, 5/8", GWB on furring channels on cross channels hung with black iron as per New York City Department of Buildings. All gypsum board walls and ceilings within units shall be taped and skim coated with joint compound, primed with a single primer coat of Kilz 2 all-purpose primer, and finished with two coats of Benjamin Moore Regal paint.
- (ii) All bathrooms, kitchen areas, and mechanical rooms will be painted with at least two coats of washable semi-gloss latex paint over a primer coat. All other areas will be painted with at least two finish coats of flat latex paint over a primer coat. The flooring within the units shall be glued down 6" wide, 5/8" thick, pre-finished, oak, engineered wood flooring with a 4mm wear layer atop a glue down 10mm rubber underlayment, the Warranty for which is one year from installation.
- (iii) Bathroom and powder room floors and base will be finished with stone or porcelain tile or equal. Laundry rooms will have wood floors.

2) Bathroom fixtures:

i. Units: Throughout

1. Master Baths:

a. Toilet

Toto or equal

b. Sink

Kohler or equal

- | | |
|-----------------------------|---|
| c. Fittings | Kohler or equal |
| d. Tub | Zuma, Apaier, or equal |
| e. Tub Filler | Kohler or equal |
| f. Shower drain | Kohler or equal |
| g. Shower Fittings | Kohler or equal |
| 2. Secondary baths: | |
| a. Toilet | Toto or equal |
| b. Sink | Duravit or equal |
| c. Fittings | Kohler or equal |
| d. Tub | Zuma or equal |
| e. Tub Filler | Kohler or equal |
| f. Shower drain | Kohler or equal |
| g. Shower Fittings | Kohler or equal |
| 3. Powder rooms: | |
| a. Toilet | Toto or equal |
| b. Sink | Kohler or equal |
| c. Fittings | Kohler or equal |
| 3) Appliances and cabinets: | |
| ii. Units 2A, 2B, 2C, 2D: | |
| 1. Refrigerator/ freezer: | Subzero 36" or equal |
| 2. Cooktop: | Wolf 30" or equal |
| 3. Range hood: | Faber or equal. |
| 4. Oven: | Wolf 30" or equal |
| 5. Dishwasher: | Miele or equal |
| 6. Sink: | Kohler SS or equal Undermount |
| 7. Faucet: | Kohler or equal |
| 8. Cabinets: | Wood veneer base cabinets, wood veneer upper cabinets |
| 9. Countertops: | Natural stone |
| iii. Units 3A-9A, 3B-9B: | |
| 1. Refrigerator/ freezer: | Subzero 36" or equal |
| 2. Cooktop: | Wolf 36" or equal |
| 3. Range hood: | Faber or equal. |
| 4. Oven: | Wolf 30" Double wall oven or equal |
| 5. Warming drawer | Wolf 30" or equal |
| 6. Wine storage | Subzero 24" or equal |
| 7. UC drawer frig/freezer | Subzero 36" or equal |
| 8. Dishwasher: | Miele or equal |
| 9. Sink: | Kohler SS or equal Undermount |
| 10. Faucet: | Kohler or equal |
| 11. Cabinets: | Wood veneer base cabinets, glass upper cabinets |
| 12. Countertops: | Natural stone |
| iv. Units 10PH-14PH: | |
| 1. Refrigerator/ freezer: | (2) Subzero 36" or equal |
| 2. Cooktop: | Wolf 36" or equal |
| 3. Range hood: | Faber or equal. |
| 4. Oven: | Wolf 30" Double wall oven or equal |
| 5. 24" column wine storage | Subzero or equal |

- | | |
|---------------------------------|---|
| 6. Dishwasher: | (2) Miele or equal |
| 7. Sink: | (2) Kohler SS or equal Undermount |
| 8. Faucet: | (2) Kohler or equal |
| 9. Cabinets: | Wood veneer base cabinets, glass upper cabinets |
| 10. Countertops: | Natural stone |
| 11. (1) Wolf 30" warming drawer | |
- v. Laundry appliances:
Stackable washer and dryer – GE or equal.
Non-stacked washer and dryer at PH units – GE or equal.
GE or equal washers
GE or equal vented dryers

(x) Finish Schedule of spaces other than units

- 1) Lobby:
- 2) Floor- Stone Tile
- 3) Walls- Wood panels, Plaster, stone, Painted Gypsum Board
- 4) Base- Stone and wood
- 5) Ceilings – Painted Sheetrock
- 6) Additional - Custom stone and wood concierge desk

- 7) Public corridors
- 8) Floor- tile and carpet (wood flooring and carpet on floors 10-13)
- 9) Walls- wall covering and paint
- 10) Base- Stone
- 11) Ceilings - Painted Sheetrock

- 12) Gym
- 13) Floor- Resilient Flooring
- 14) Walls- wall covering, wood, and paint
- 15) Base- Resilient Flooring and/or wood base
- 16) Ceilings - Exposed underside of floor slab with Kadex finish & wood ceiling

- 17) Stairs
- 18) Floor- Concrete
- 19) Walls- Concrete, Painted Sheetrock, Concrete Block
- 20) Base- none
- 21) Ceilings - underside of concrete slab/ stairs

- 22) Mechanical spaces-
- 23) Floor- painted Concrete or traffic coating
- 24) Walls- painted Concrete Block or Gypsum Wall Board
- 25) Base- none, wood, or traffic coating
- 26) Ceilings - Underside of Floor Slab or gypsum

(y) Safety and warning devices

- 1) Fire Alarm Systems: An Automatic Smoke/Heat/CO Detection and Sprinkler Fire Alarm System with One-Way Voice Communication is provided in accordance with NYC Department of Buildings Code. System includes speakers in each dwelling unit and in the stairwells on every other floor, monitoring of water flow and tamper switches as required for the Fire Protection/Sprinkler system, smoke/heat/CO detection within utility

(mechanical/electrical) rooms, elevator recall, and mechanical fire smoke dampers and duct detectors.

- 2) Combination smoke/carbon monoxide alarms that are 120V, hard-wired with battery backup are provided in each Residential Units in accordance with NYC Department of Buildings Code. Maintenance of safety and warning device is the responsibility of the unit owner.

(z) Additional information Required

- 1) See attached drawings for site plans, elevations and unit plans.

(aa) Attorney General ordered testing

- 1) None required.

(bb) Further Development

- 1) No additional development is planned.

(cc) Asbestos

- 1) No asbestos containing material will be used in the construction of the building and an ACP-5 form shall be submitted indicating that there are no asbestos containing materials in the portions of the building that remain.

(dd) Lead-based Paint

- 1) No lead paint will be used in the construction of any of the building.

(ee) Document Transfer:

- 1) At the first Unit Closing, the Sponsor shall, without any representation or warranty by, or recourse against, the Sponsor, assign to the Board of Managers any assignable manufacturers' warranties with respect to the Sponsor-installed equipment in or serving the Building. At the Closing of a Unit, the Sponsor shall, without any representation or warranty by, or recourse against, the Sponsor, assign to the Purchaser any assignable manufacturers' warranties with respect to the equipment and appliances in the Unit. Upon transfer of control of the Board of Managers from the Sponsor to the Unit Owners, the Sponsor shall also provide the Board with copies of any manuals in Sponsor's possession for the operation and maintenance of the Building's equipment and systems, as well as any Building's "as-built" drawings maintained during construction.

David Kubik, AIA – Partner
BKS Architects, LLP

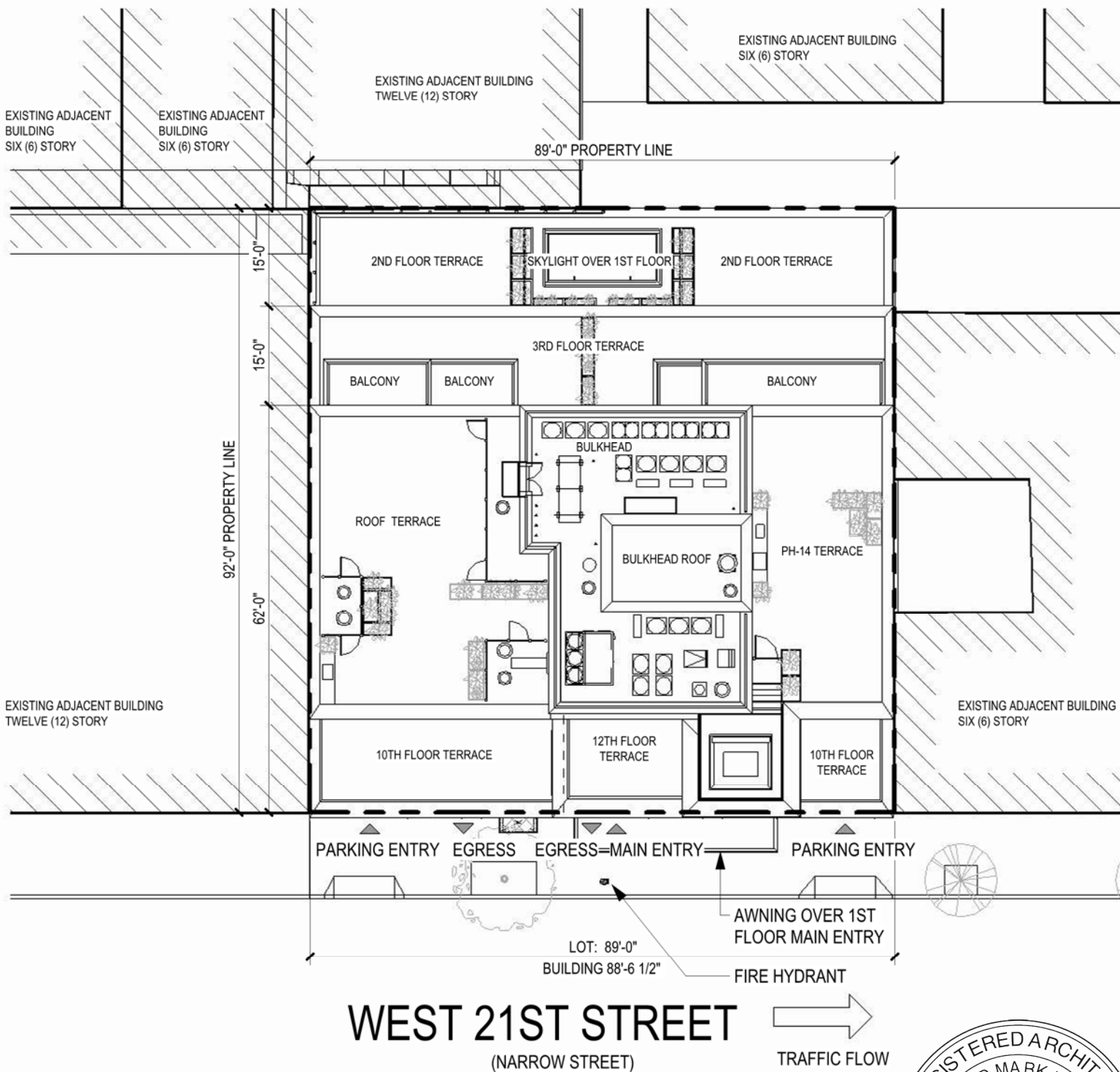
- End of Report -



SECTION E

FLOOR PLANS

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1 SITE PLAN
3/64" = 1'-0"



04/23/2025

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SITE PLAN

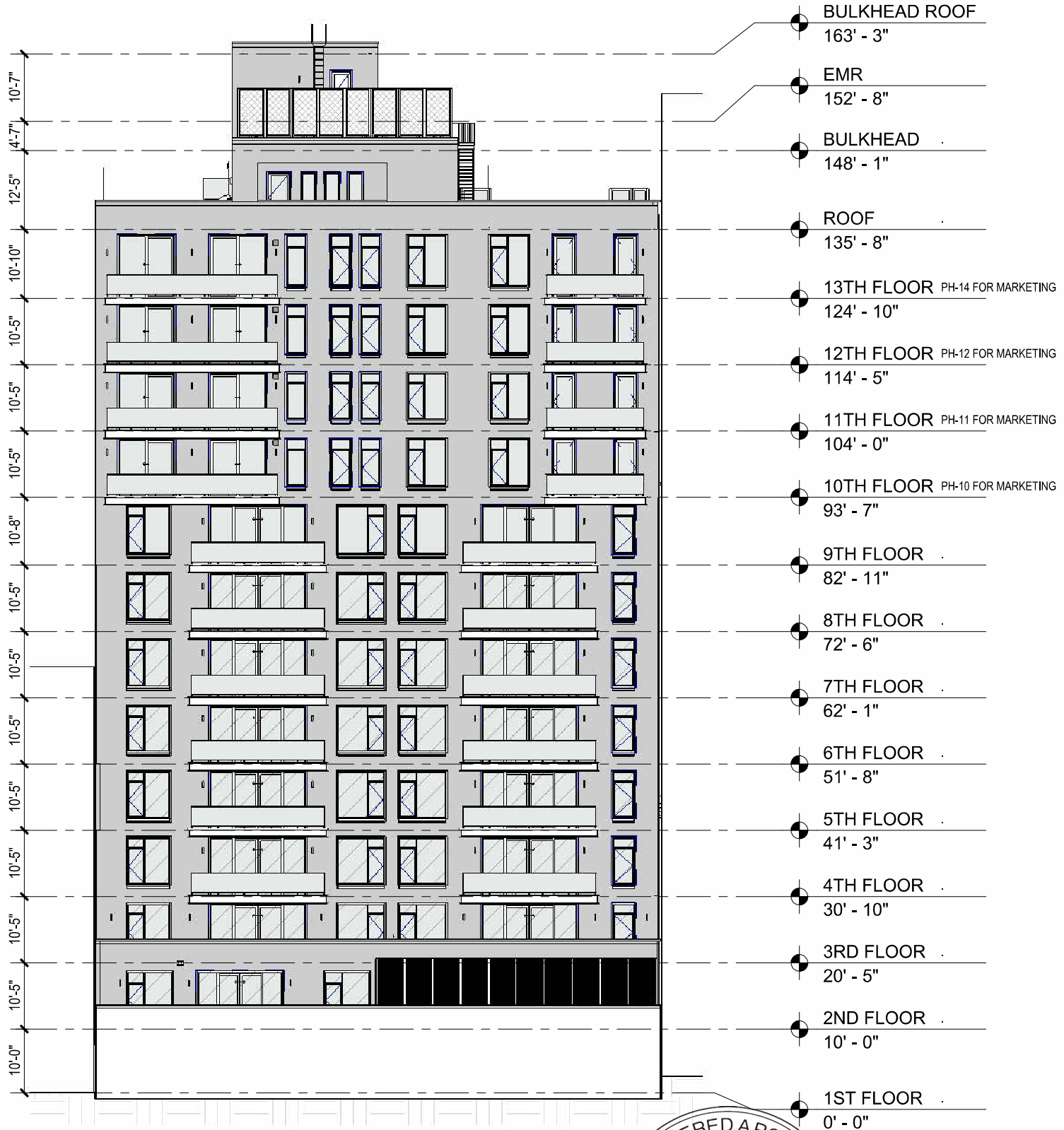
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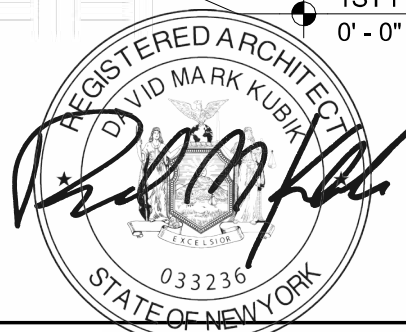
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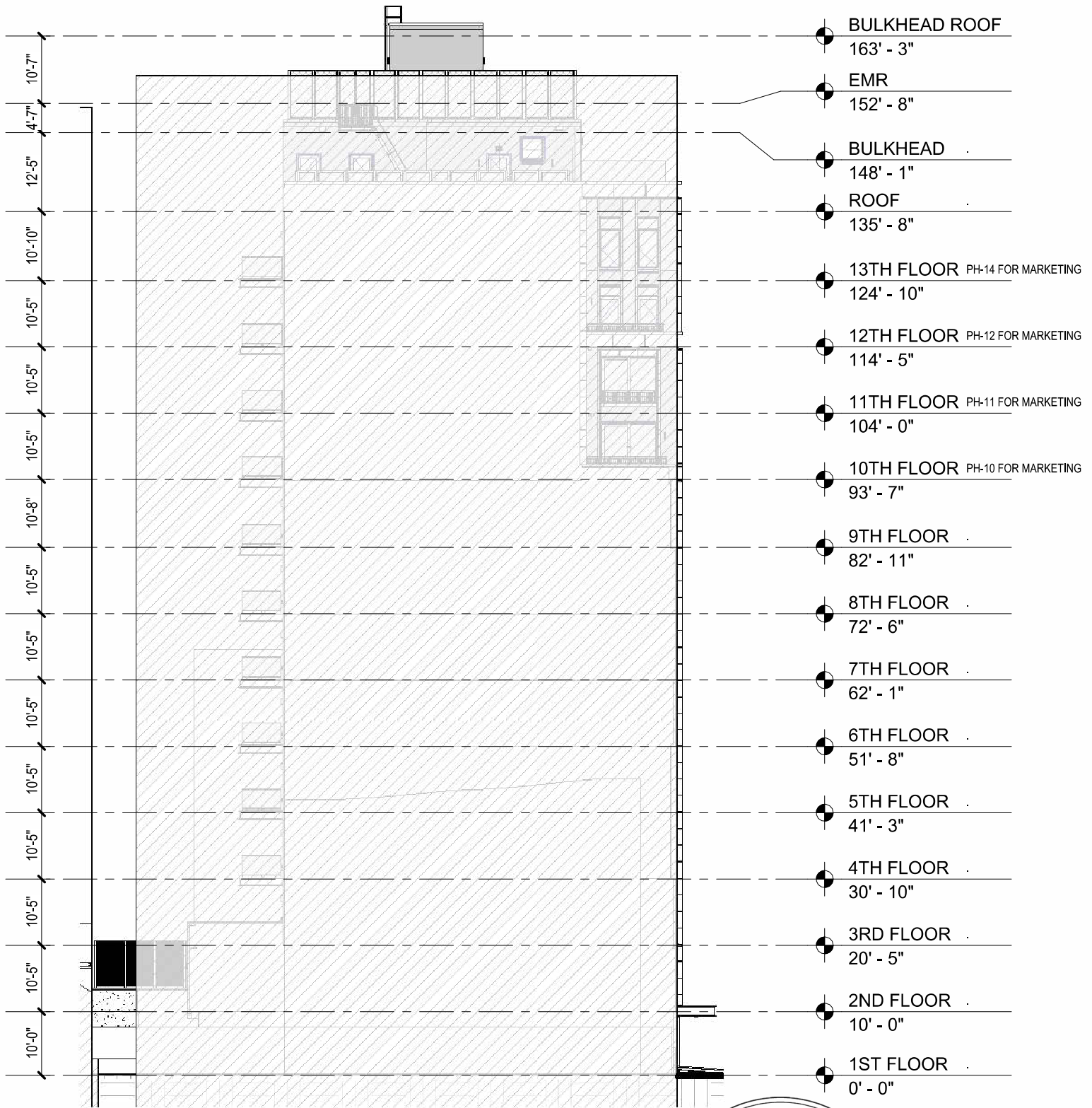
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1 SOUTH BUILDING ELEVATION
3/64" = 1'-0"



04/23/2025



1 EAST BUILDING ELEVATION
3/64" = 1'-0"



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EAST ELEVATION

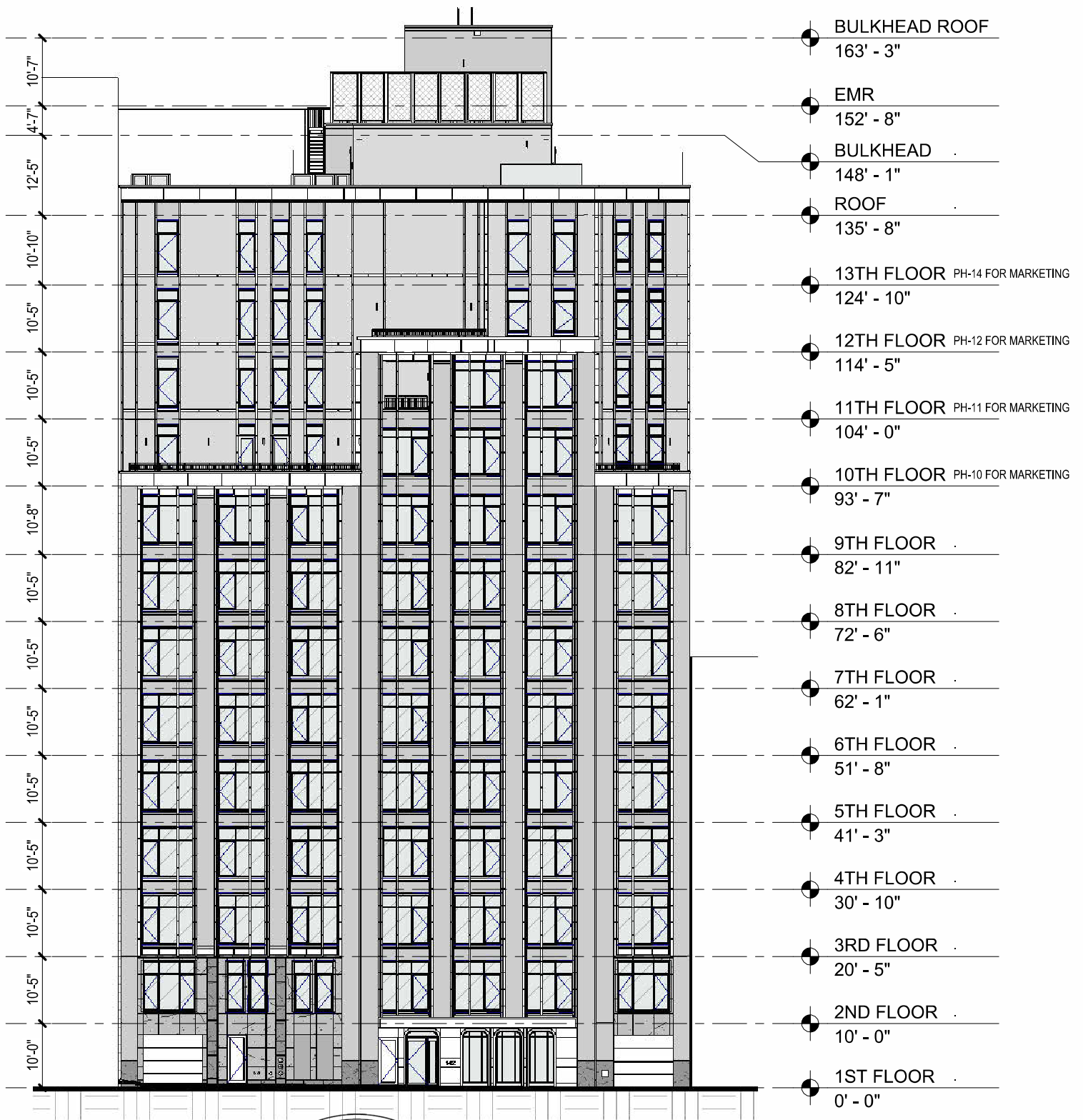
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SHEET NUMBER:

AG 0.2



1 NORTH BUILDING ELEVATION
3/64" = 1'-0"



- 2ND FLOOR: APPROXIMATELY 9'-0" IN LIVING, DINING AREAS, AND BEDROOMS; APPROXIMATELY 8'-0" IN THE KITCHEN, BATHROOMS, AND CLOSETS.
- 3RD-9TH FLOORS: APPROXIMATELY 9'-2" IN LIVING, DINING AREAS, AND BEDROOMS; APPROXIMATELY 8'-2" FOR THE KITCHEN, BATHROOMS, AND CLOSETS.
- 10TH- 13TH FLOORS: APPROXIMATELY 9'-2" IN LIVING, DINING AREAS, AND BEDROOMS; APPROXIMATELY 8'-2" FOR THE KITCHEN, BATHROOMS, AND CLOSETS. BEDROOMS ON THE 13TH FLOOR ONLY SHALL BE APPROXIMATELY 9'-0".

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SCALE AS NOTED

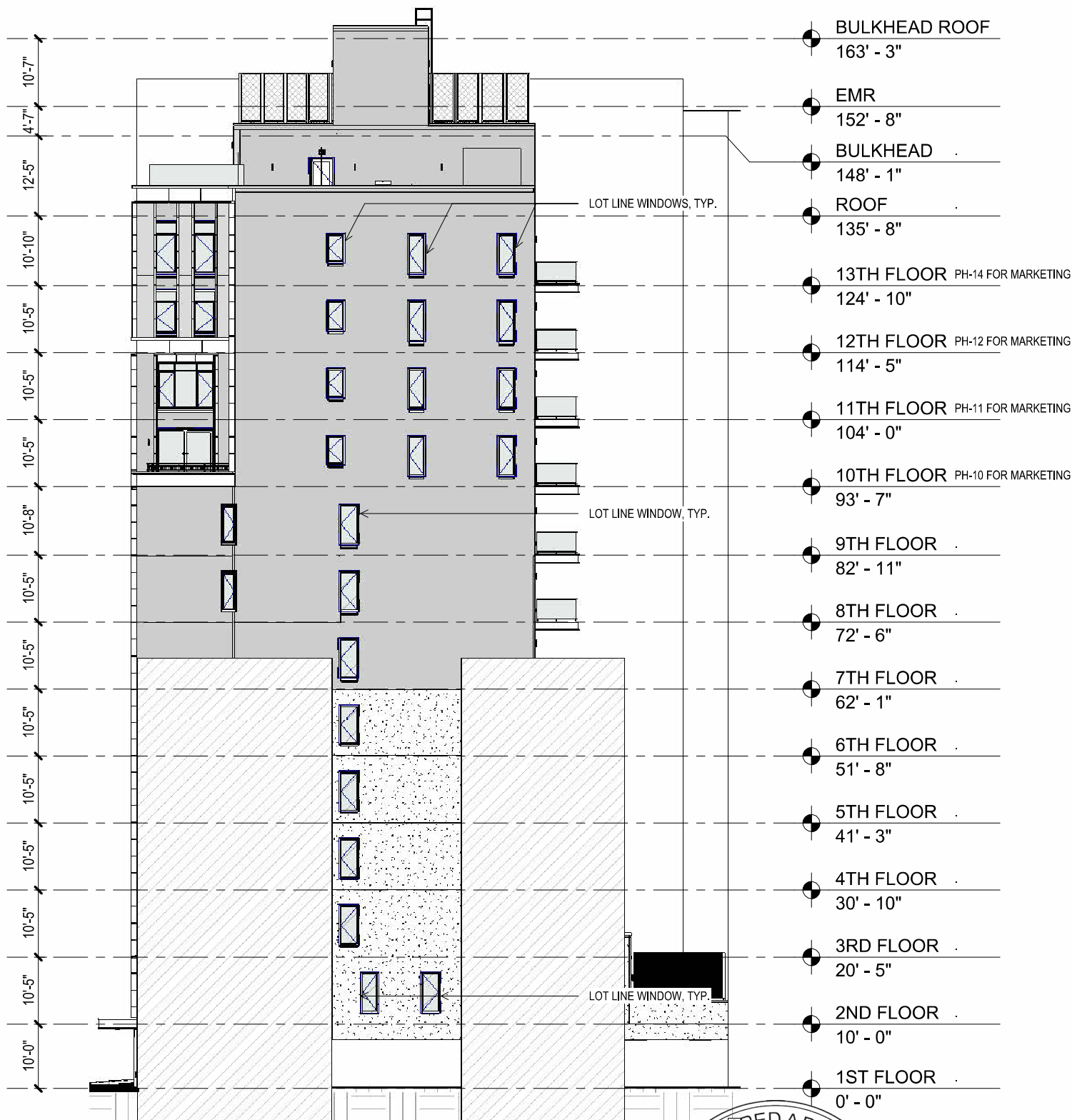
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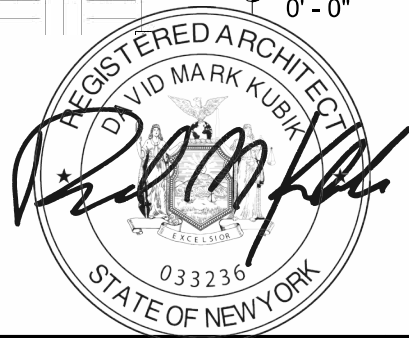
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BKSK NORTH ELEVATION

142 W. 21ST ST. NEW YORK, NY 10011



1 WEST BUILDING ELEVATION
3/64" = 1'-0"



04/23/2025

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WEST ELEVATION

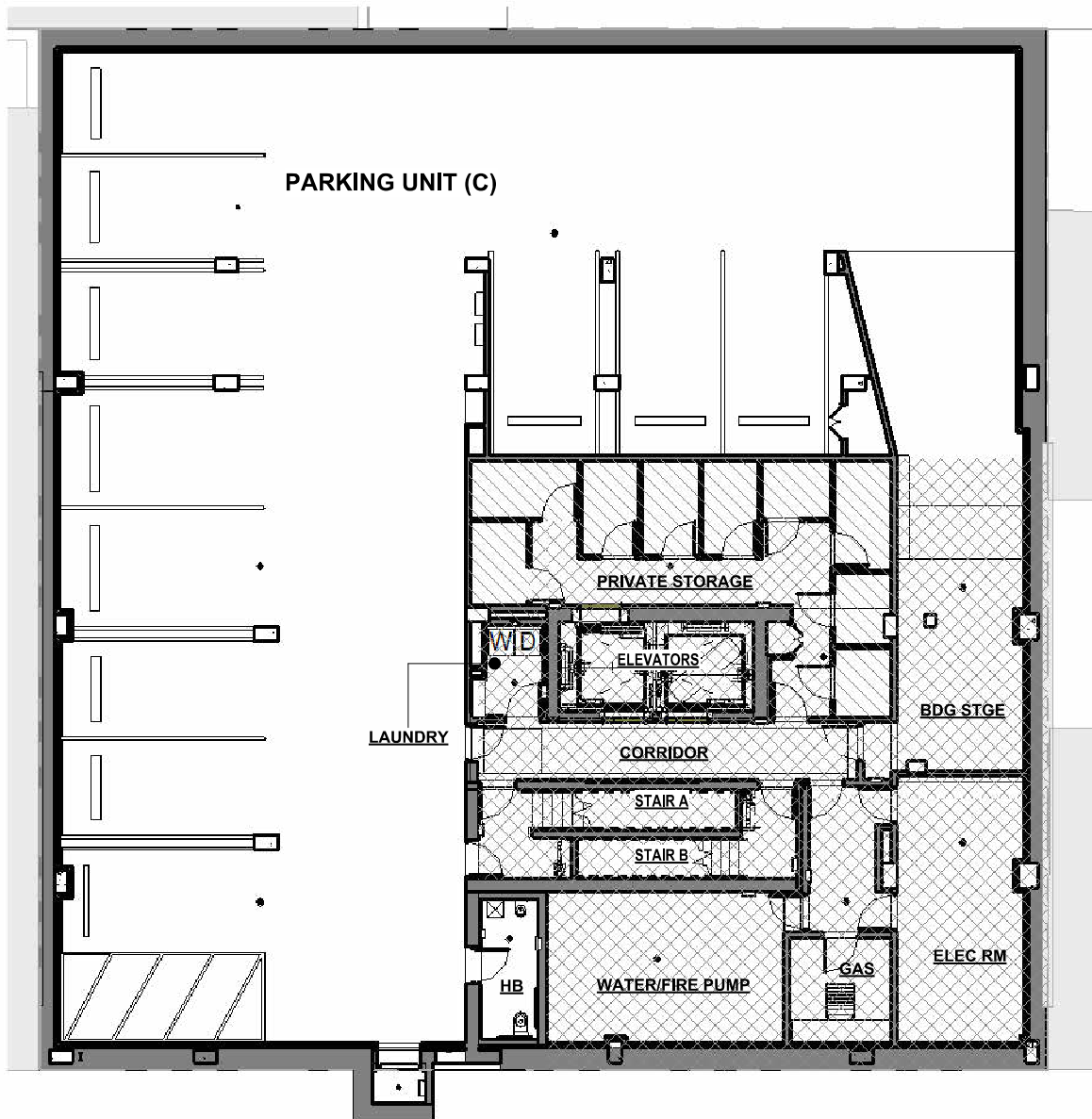
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SHEET NUMBER:

AG 0.4



1 CELLAR
1/16" = 1'-0"



LEGEND 1:

	PARKING UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE



04/23/2025

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CELLAR FLOOR PLAN

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

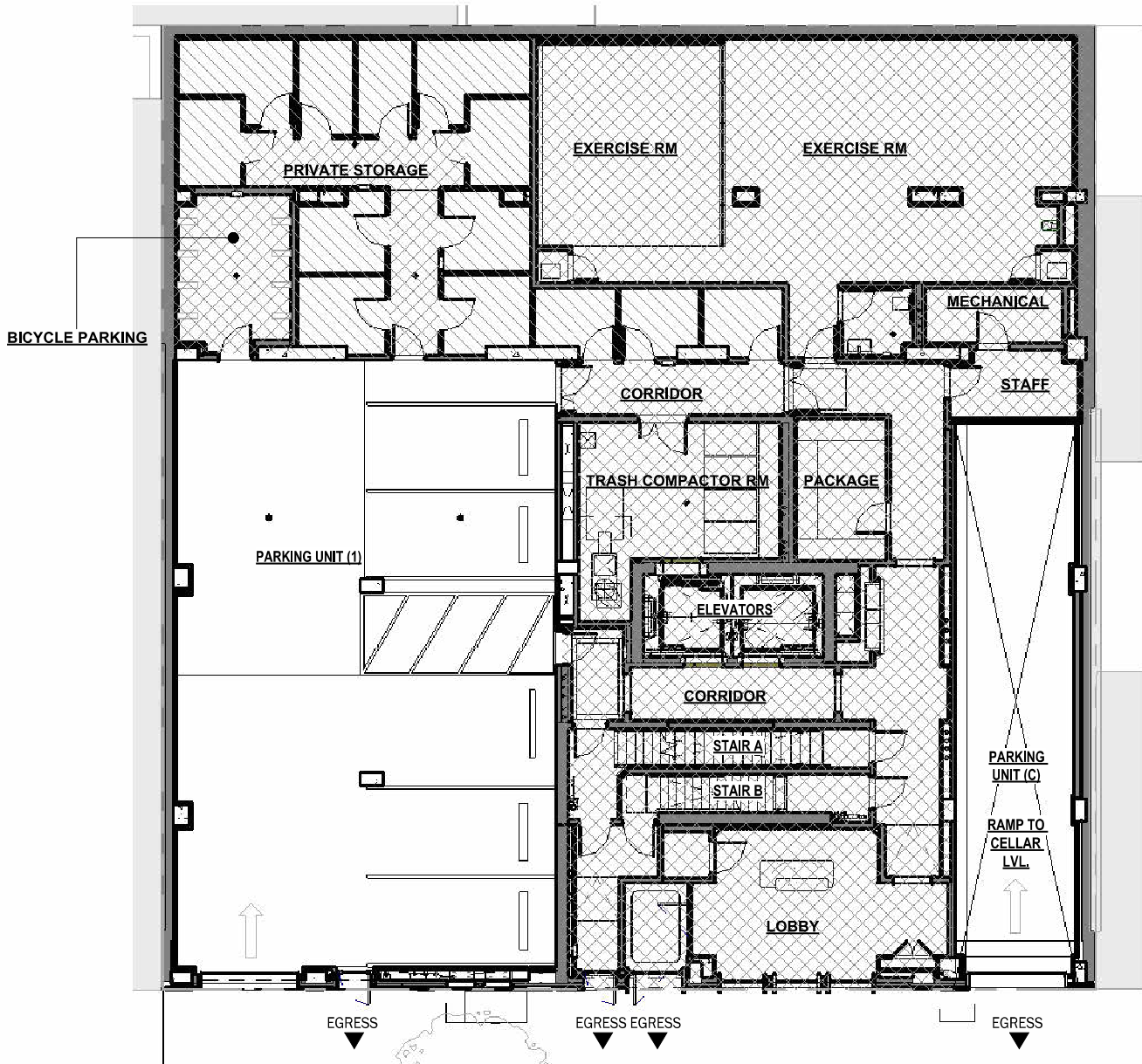
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SHEET NUMBER:

AG 1.0

LEGEND 1:

	PARKING UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE



① 1ST FLOOR
1/16" = 1'-0"



04/23/2025

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1ST FLOOR PLAN

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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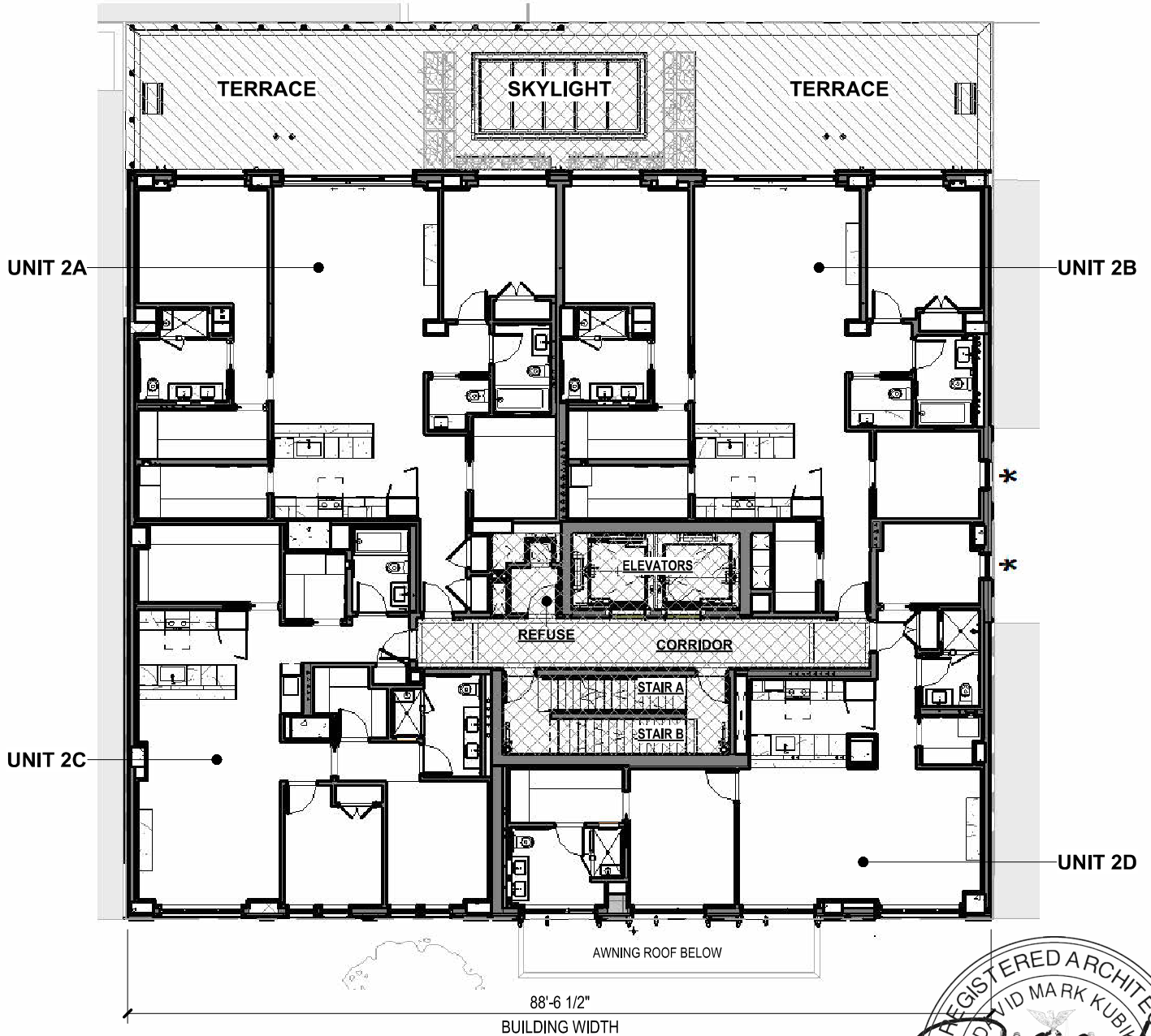
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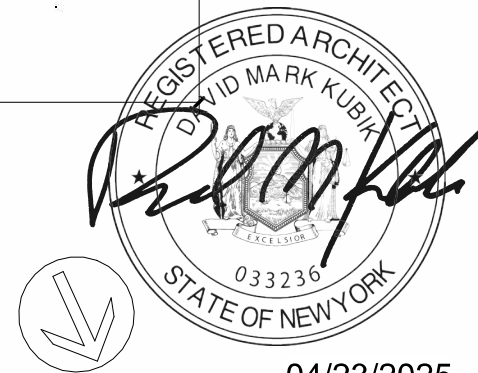
2A	
1,691 SF	RESIDENTIAL UNIT
485 SF	LIMITED COMMON ELEMENT
2B	
1,753 SF	RESIDENTIAL UNIT
485 SF	LIMITED COMMON ELEMENT
2C	
1,426 SF	RESIDENTIAL UNIT
2D	
1,281 SF	RESIDENTIAL UNIT

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE



1 2ND FLOOR
1/16" = 1'-0"



04/23/2025

SCALE AS NOTED

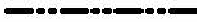
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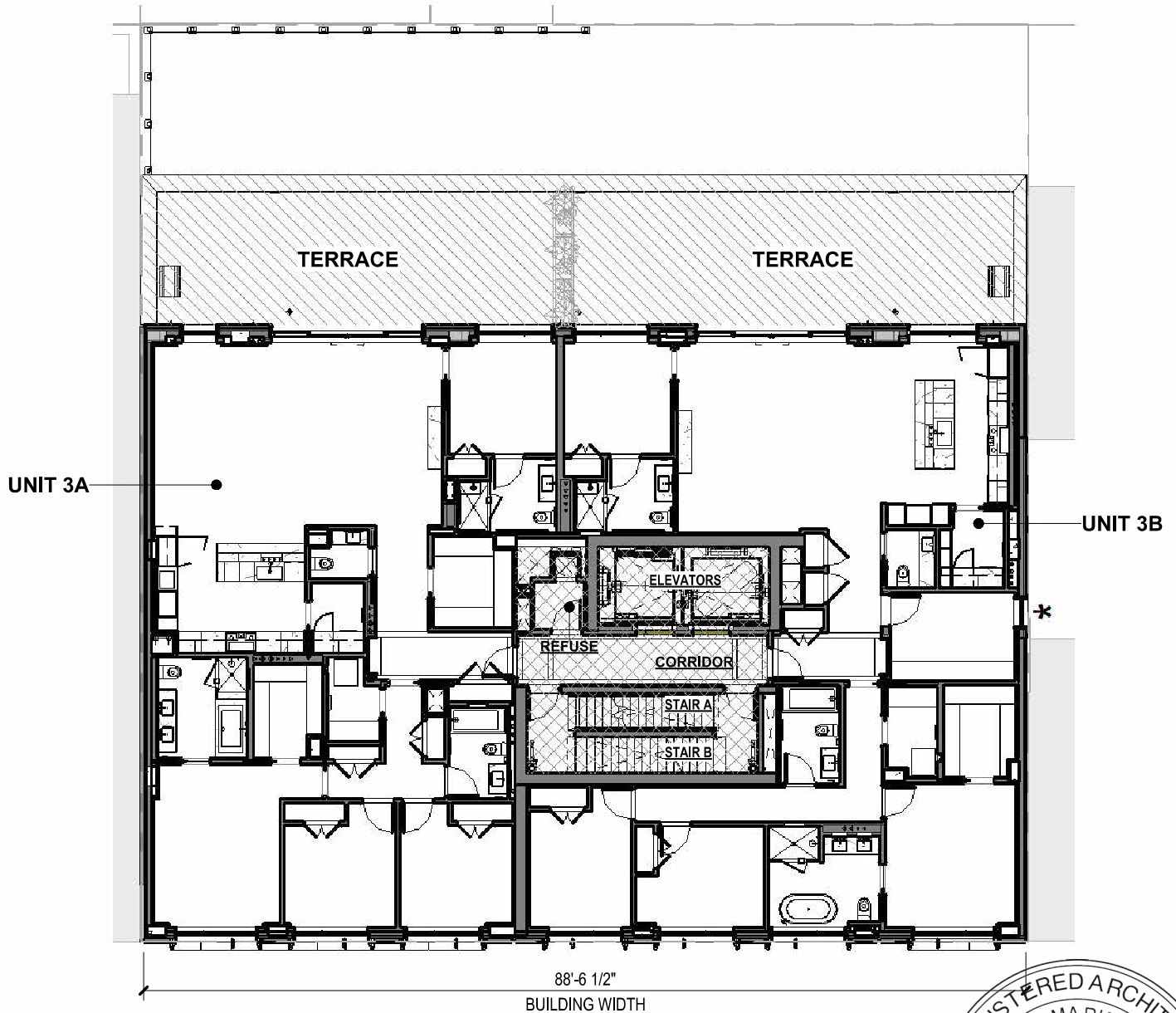
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AG 2.0

3A	
2,433 SF	RESIDENTIAL UNIT
632 SF	LIMITED COMMON ELEMENT
3B	
2,498 SF	RESIDENTIAL UNIT
700 SF	LIMITED COMMON ELEMENT

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE



1 3RD FLOOR
1/16" = 1'-0"



04/23/2025

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3RD FLOOR PLAN

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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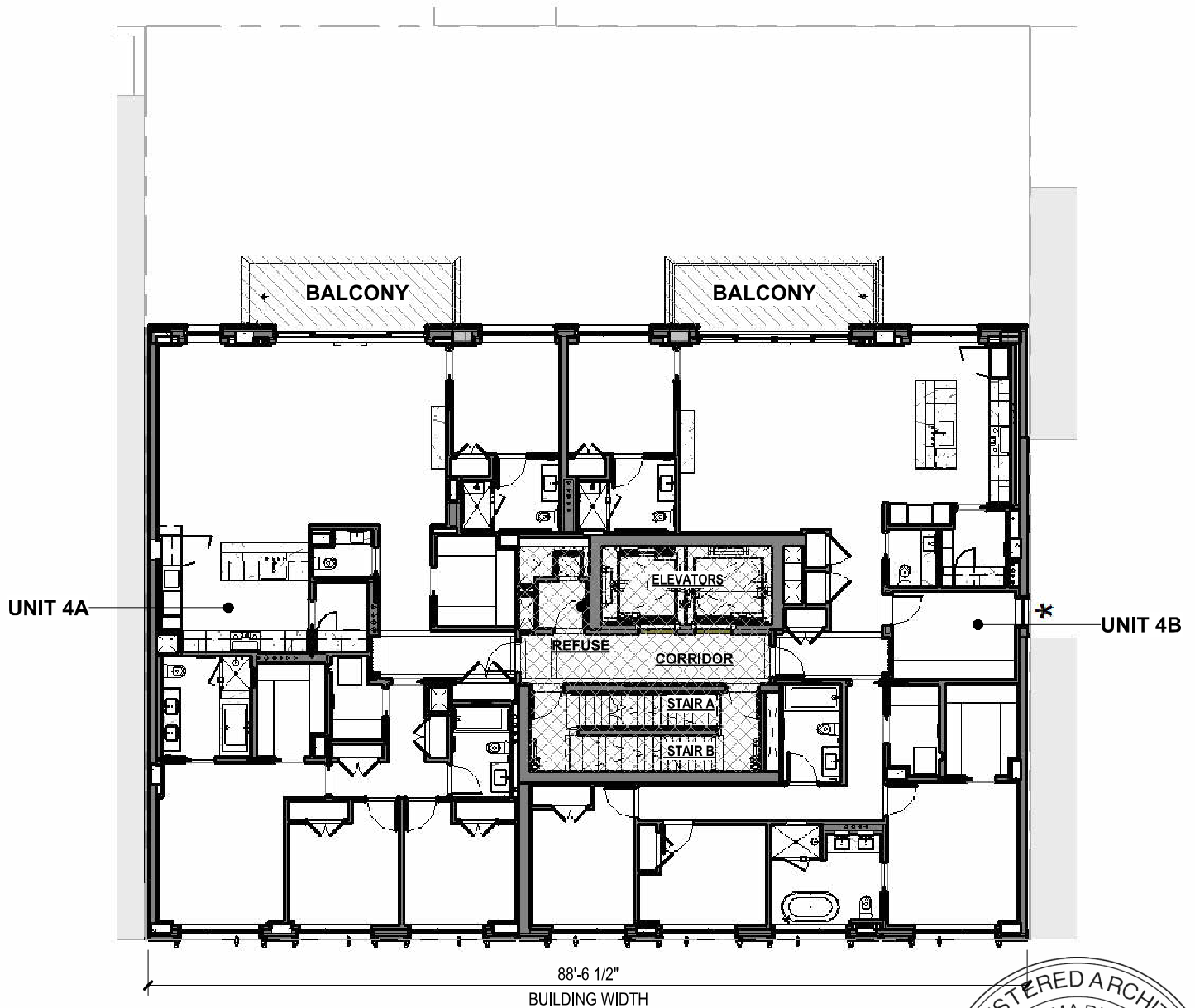
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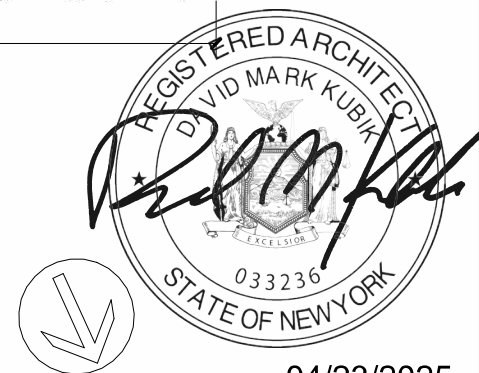
4A	
2,433 SF	RESIDENTIAL UNIT
154 SF	LIMITED COMMON ELEMENT
4B	
2,498 SF	RESIDENTIAL UNIT
154 SF	LIMITED COMMON ELEMENT

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE



① AG-4TH FLOOR
1/16" = 1'-0"



04/23/2025

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4TH FLOOR PLAN

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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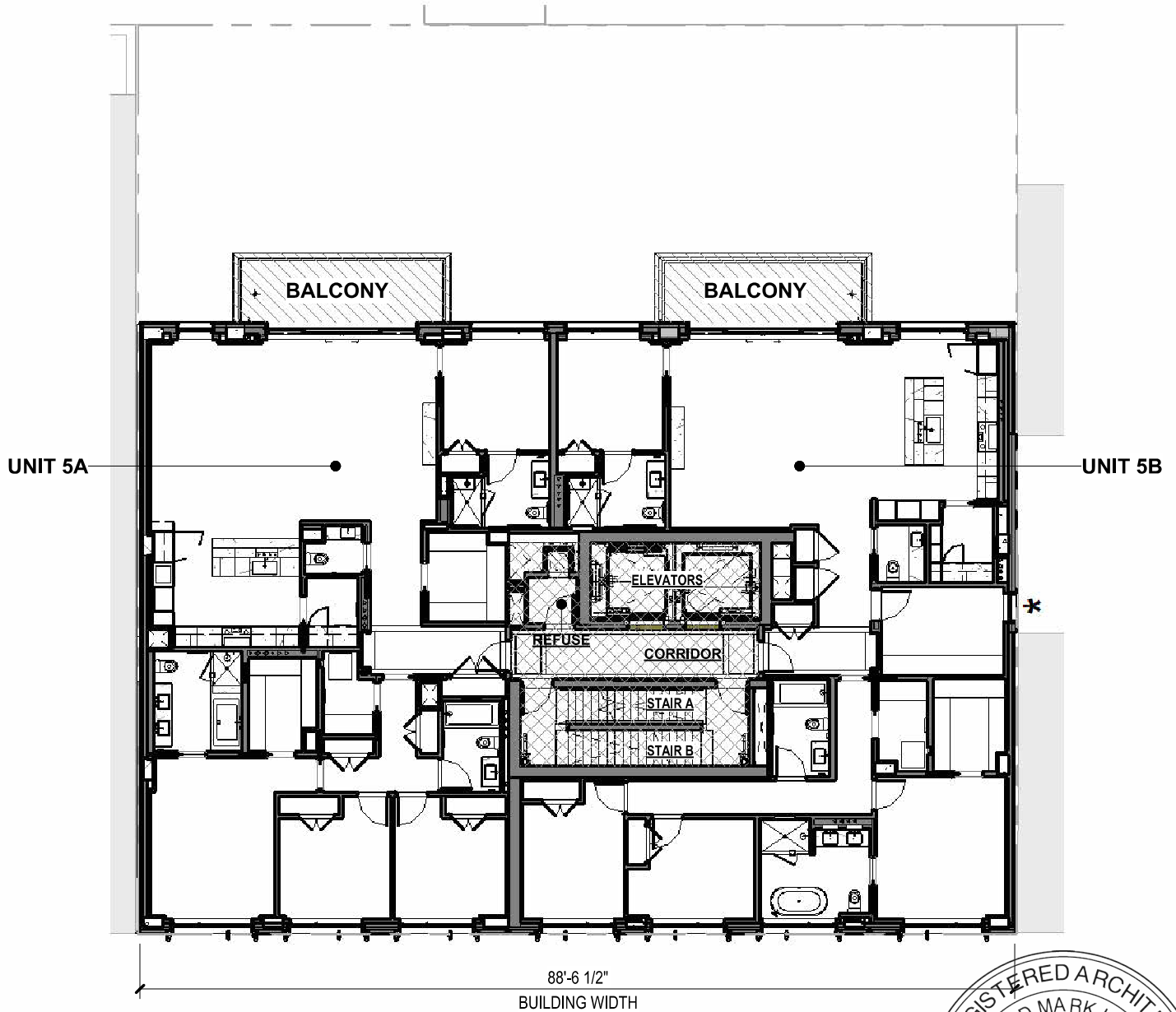
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5A	
2,433 SF	RESIDENTIAL UNIT
154 SF	LIMITED COMMON ELEMENT
5B	
2,498 SF	RESIDENTIAL UNIT
154 SF	LIMITED COMMON ELEMENT

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE



① 5TH FLOOR
1/16" = 1'-0"



04/23/2025

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5TH FLOOR PLAN

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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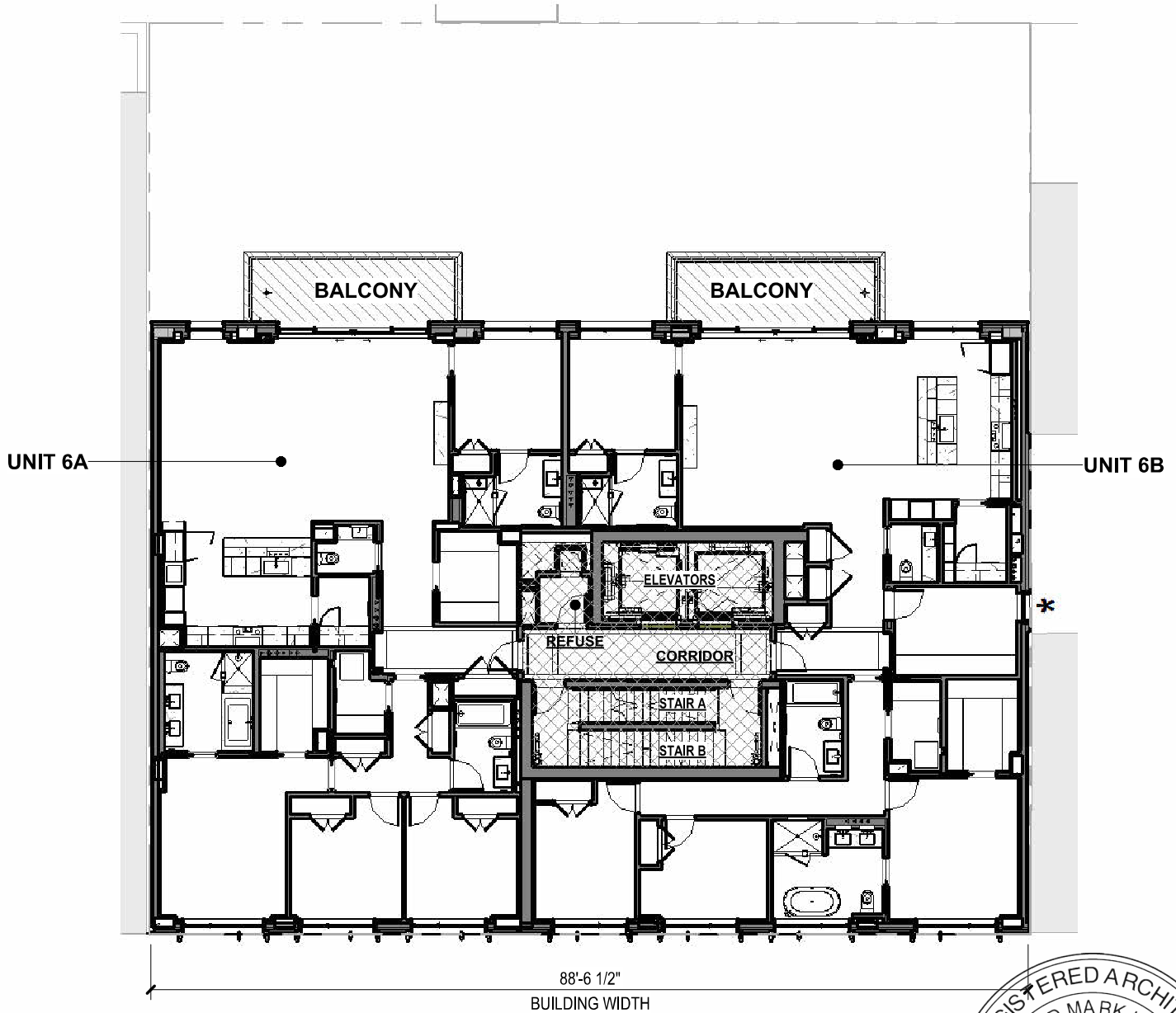
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6B	
2,498 SF	RESIDENTIAL UNIT
154 SF	LIMITED COMMON ELEMENT

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE



1 6TH FLOOR
1/16" = 1'-0"



04/23/2025

BKSK

6TH FLOOR PLAN

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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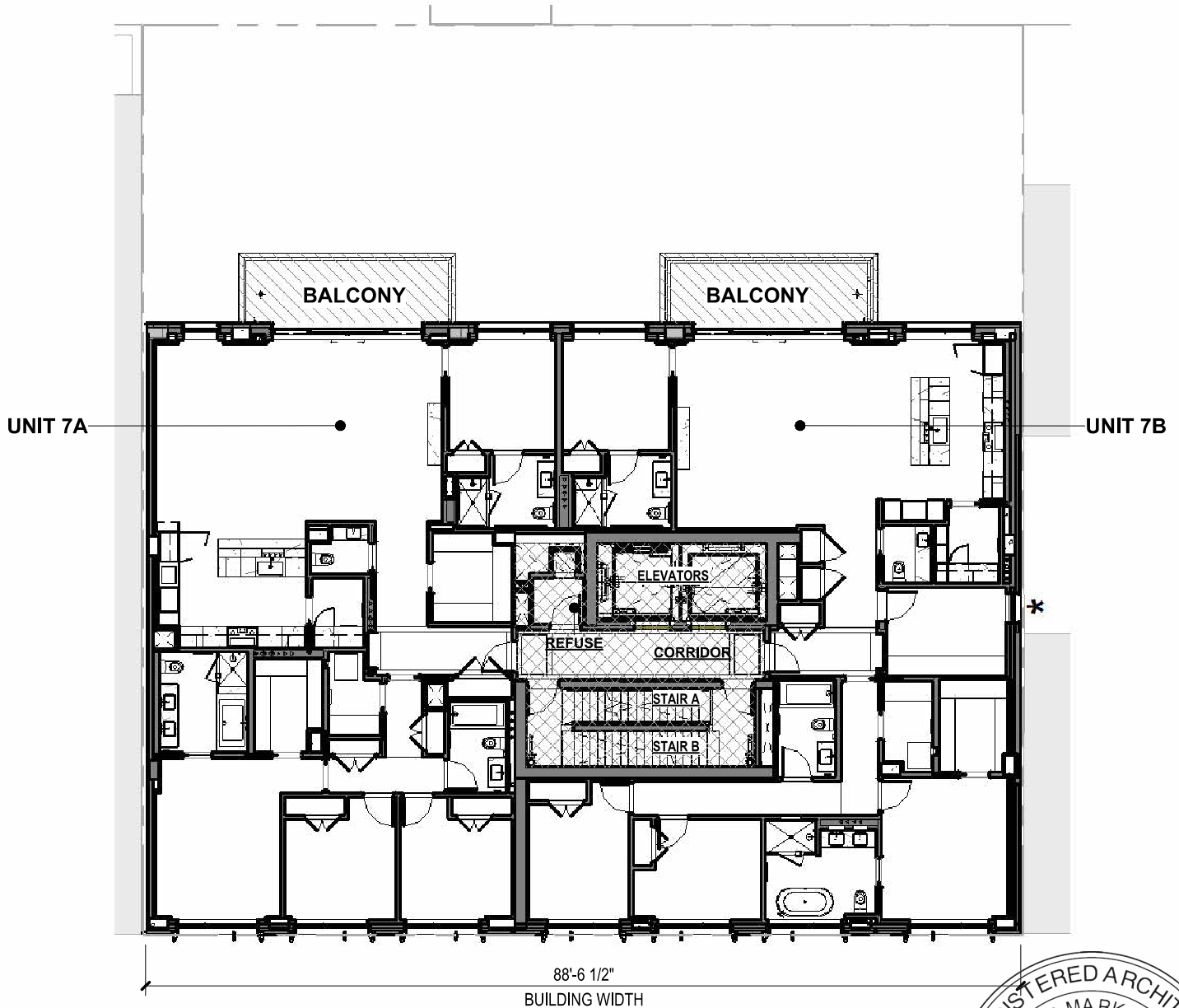
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AG 6.0

7A	
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154 SF	LIMITED COMMON ELEMENT
7B	
2,498 SF	RESIDENTIAL UNIT
154 SF	LIMITED COMMON ELEMENT

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE



① 7TH FLOOR
1/16" = 1'-0"



04/23/2025

BKSK

7TH FLOOR PLAN

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. THE SQUARE FOOTAGE ON THIS FLOOR PLAN EXCEED THE USABLE FLOOR AREA. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE OFFERING PLAN.

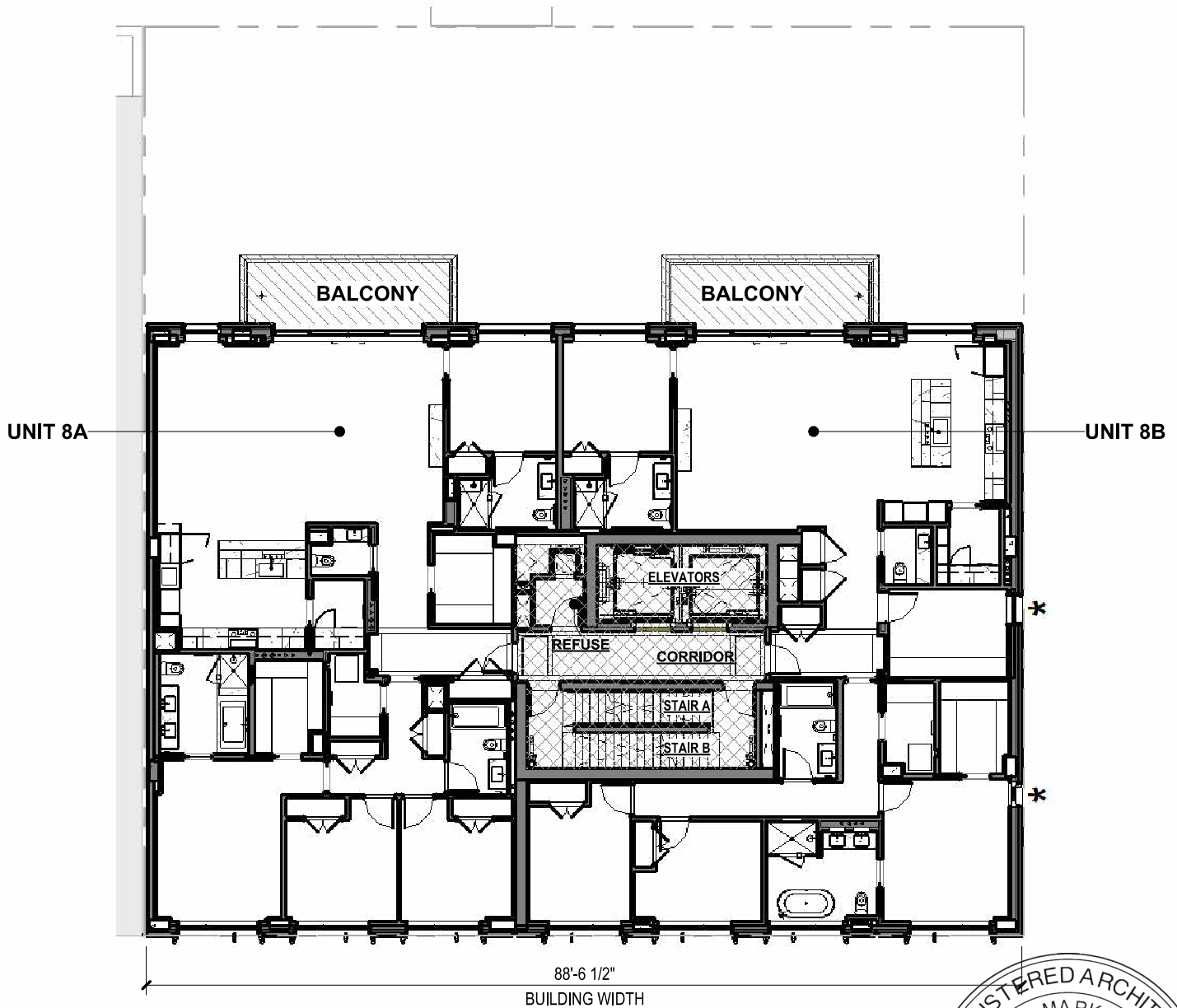
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AG 7.0

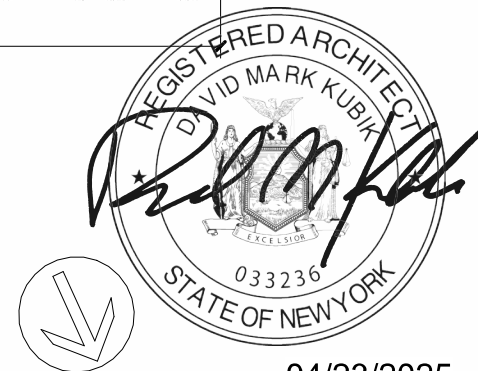
8A	
2,433 SF	RESIDENTIAL UNIT
154 SF	LIMITED COMMON ELEMENT
8B	
2,498 SF	RESIDENTIAL UNIT
154 SF	LIMITED COMMON ELEMENT

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE



① 8TH FLOOR
1/16" = 1'-0"



04/23/2025

BKSK

8TH FLOOR PLAN

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. THE SQUARE FOOTAGE ON THIS FLOOR PLAN EXCEED THE USABLE FLOOR AREA. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE OFFERING PLAN.

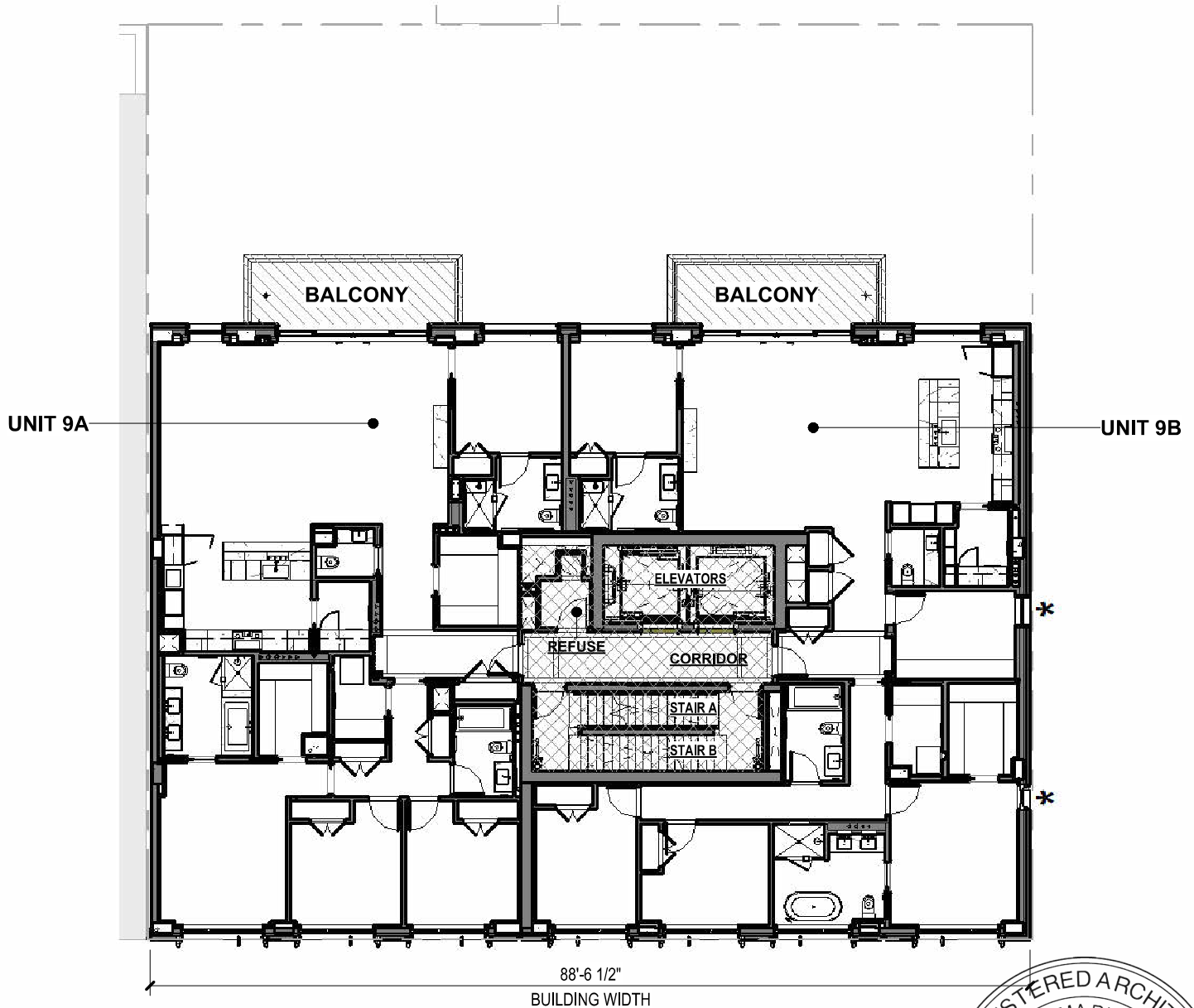
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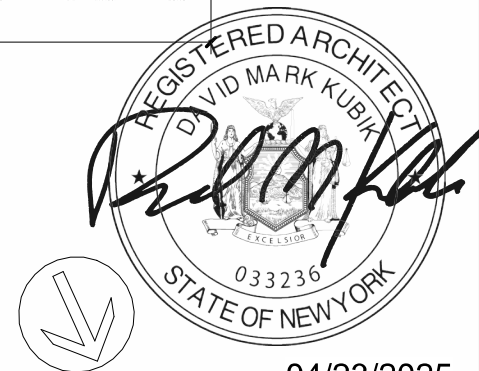
9A	
2,433 SF	RESIDENTIAL UNIT
154 SF	LIMITED COMMON ELEMENT
9B	
2,498 SF	RESIDENTIAL UNIT
154 SF	LIMITED COMMON ELEMENT

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE



① 9TH FLOOR
1/16" = 1'-0"



04/23/2025

BKSK

9TH FLOOR PLAN

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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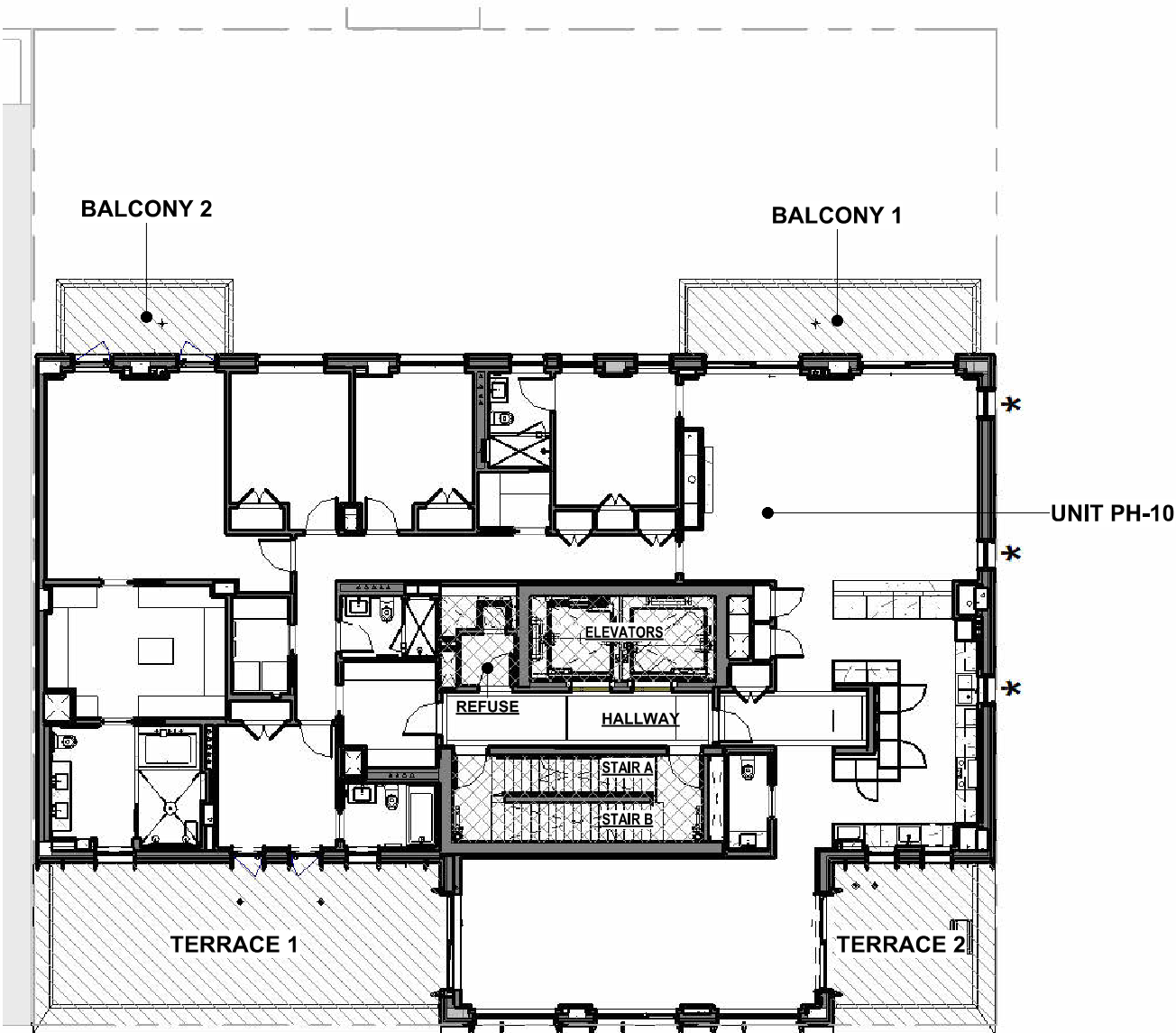
SHEET NUMBER:

AG 9.0

PH-10	
4,314 SF	RESIDENTIAL UNIT
114 SF	LIMITED COMMON ELEMENT
195 SF	LIMITED COMMON ELEMENT
224 SF	LIMITED COMMON ELEMENT
560 SF	LIMITED COMMON ELEMENT

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE



① 10TH FLOOR
1/16" = 1'-0"



KEY PLAN

04/23/2025

BKSK

10TH FLOOR PLAN

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. THE SQUARE FOOTAGE ON THIS FLOOR PLAN EXCEED THE USABLE FLOOR AREA. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE OFFERING PLAN.

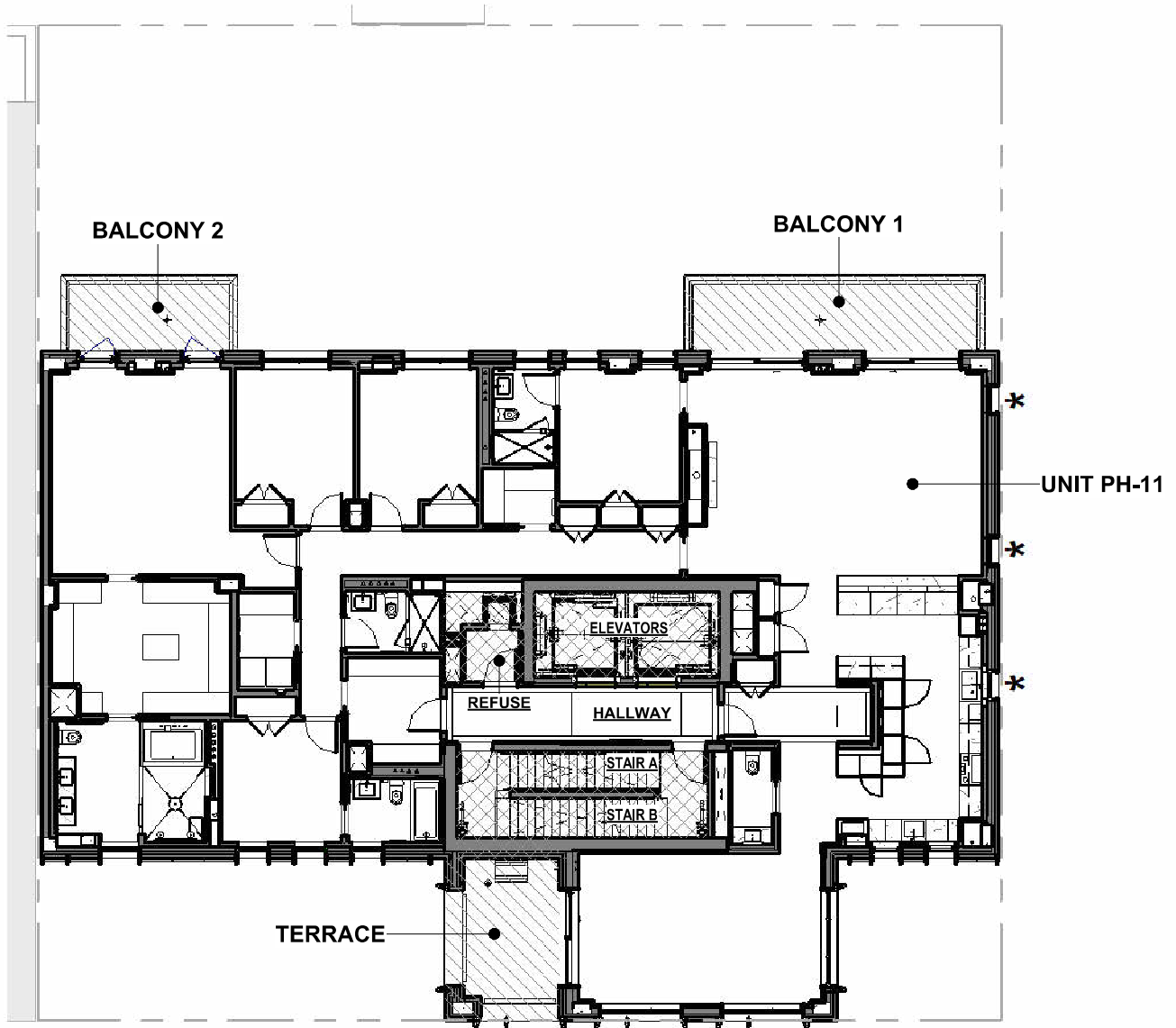
SHEET NUMBER:

AG 10.0

PH-11	
4,138 SF	RESIDENTIAL UNIT
114 SF	LIMITED COMMON ELEMENT
195 SF	LIMITED COMMON ELEMENT
158 SF	LIMITED COMMON ELEMENT

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE



① 11TH FLOOR
1/16" = 1'-0"



KEY PLAN

04/23/2025

BKSK

11TH FLOOR PLAN

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. THE SQUARE FOOTAGE ON THIS FLOOR PLAN EXCEED THE USABLE FLOOR AREA. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE OFFERING PLAN.

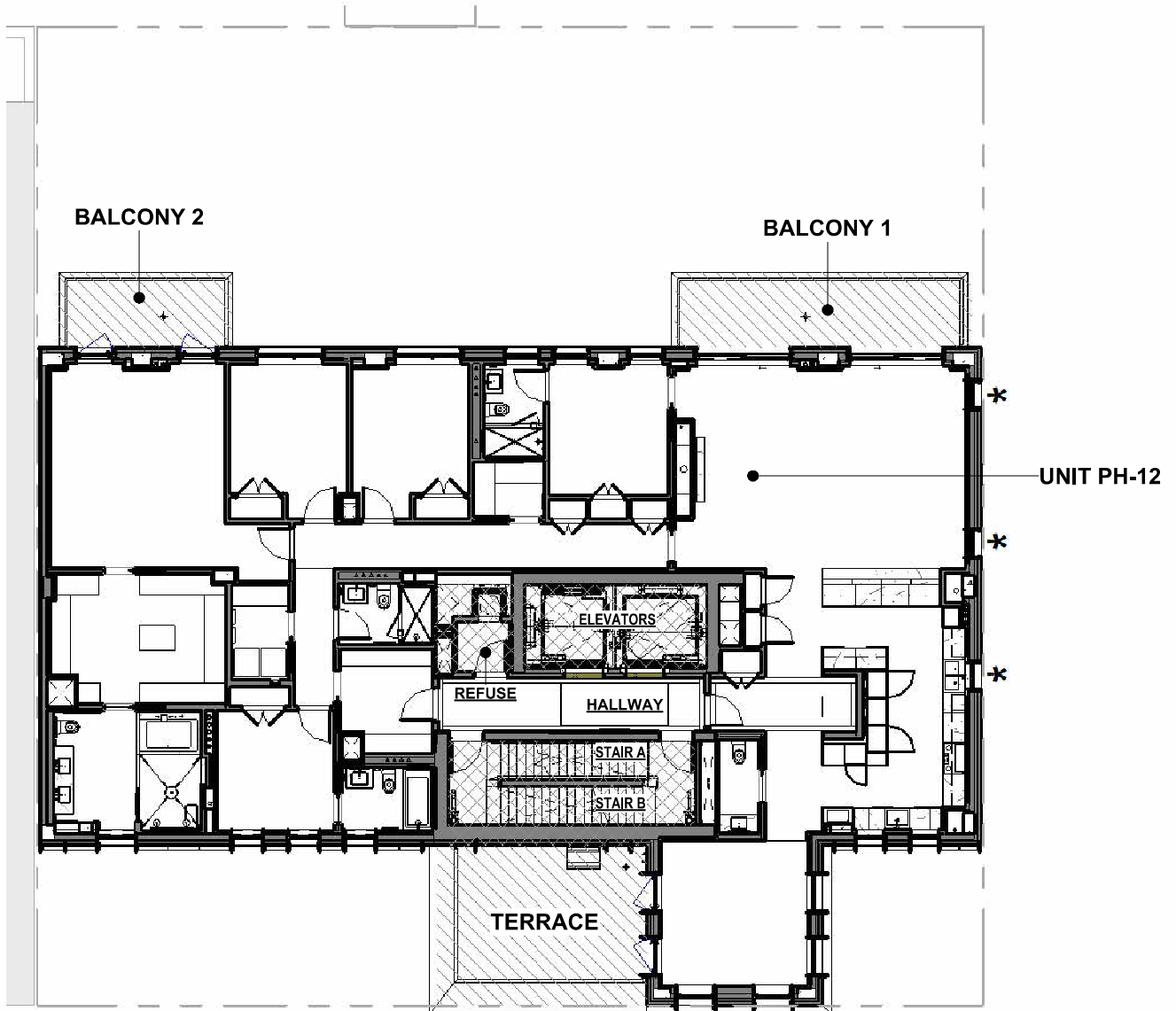
SHEET NUMBER:

AG 11.0

PH-12	
3,982 SF	RESIDENTIAL UNIT
195 SF	LIMITED COMMON ELEMENT
114 SF	LIMITED COMMON ELEMENT
296 SF	LIMITED COMMON ELEMENT

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE



1 12TH FLOOR
1/16" = 1'-0"



04/23/2025

BKSK

12TH FLOOR PLAN

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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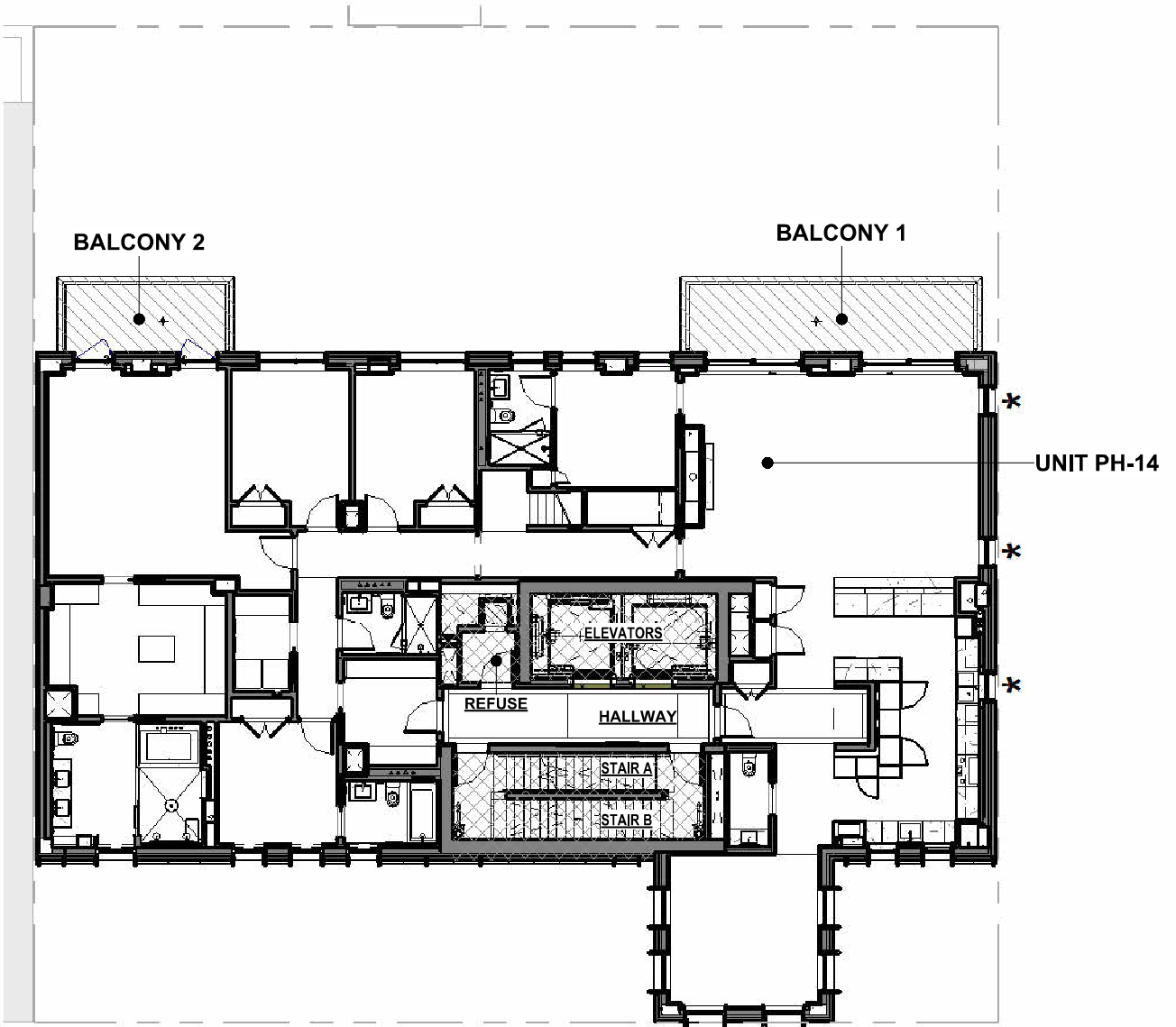
SHEET NUMBER:

AG 12.0

PH-14		
3,982 SF	PH-14	RESIDENTIAL UNIT
114 SF	PH-14	LIMITED COMMON ELEMENT
195 SF	PH-14	LIMITED COMMON ELEMENT

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE



1 13TH FLOOR
1/16" = 1'-0"



04/23/2025

SCALE AS NOTED

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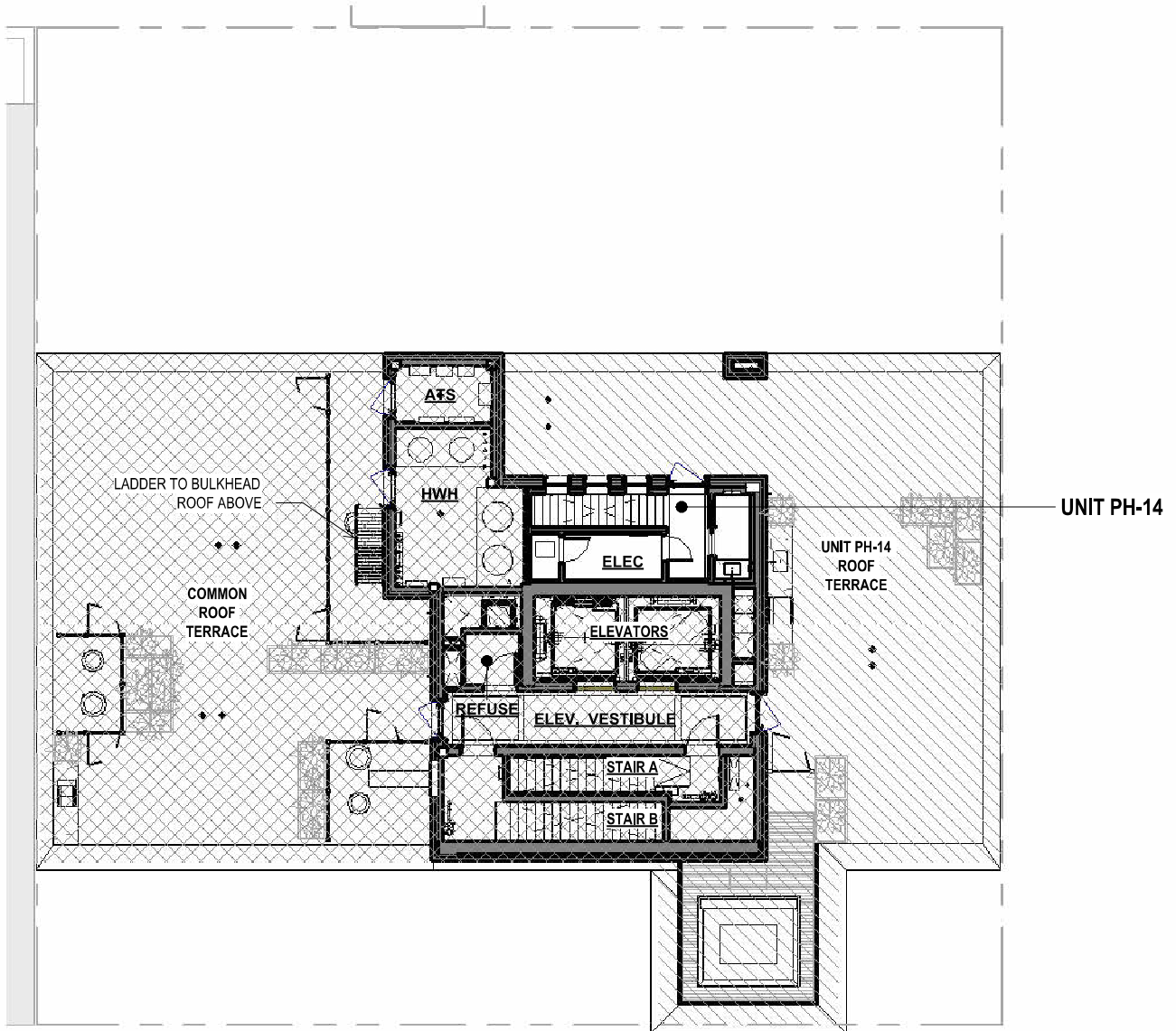
SHEET NUMBER:

AG 13.0

PH-14		
1,532 SF	PH-14	LIMITED COMMON ELEMENT
248 SF	PH-14	RESIDENTIAL UNIT

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE



1 ROOF PLAN
1/16" = 1'-0"



04/23/2025

BKSK

ROOF PLAN

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

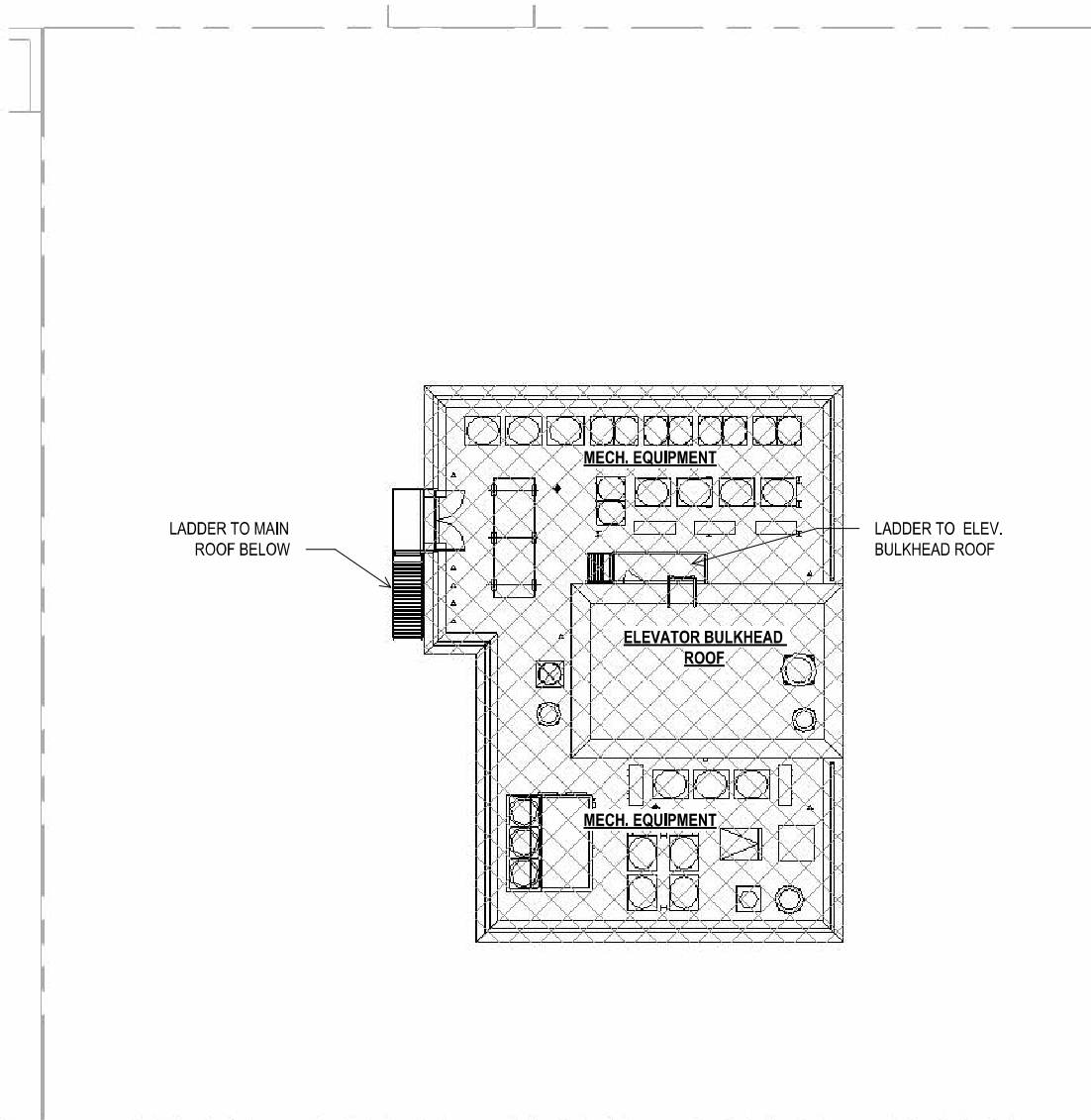
ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. THE SQUARE FOOTAGE ON THIS FLOOR PLAN EXCEED THE USABLE FLOOR AREA. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE OFFERING PLAN.

SHEET NUMBER:

AG 14.0

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE



① **BULKHEAD ROOF**
1/16" = 1'-0"



04/23/2025

BKSK

BULKHEAD ROOF

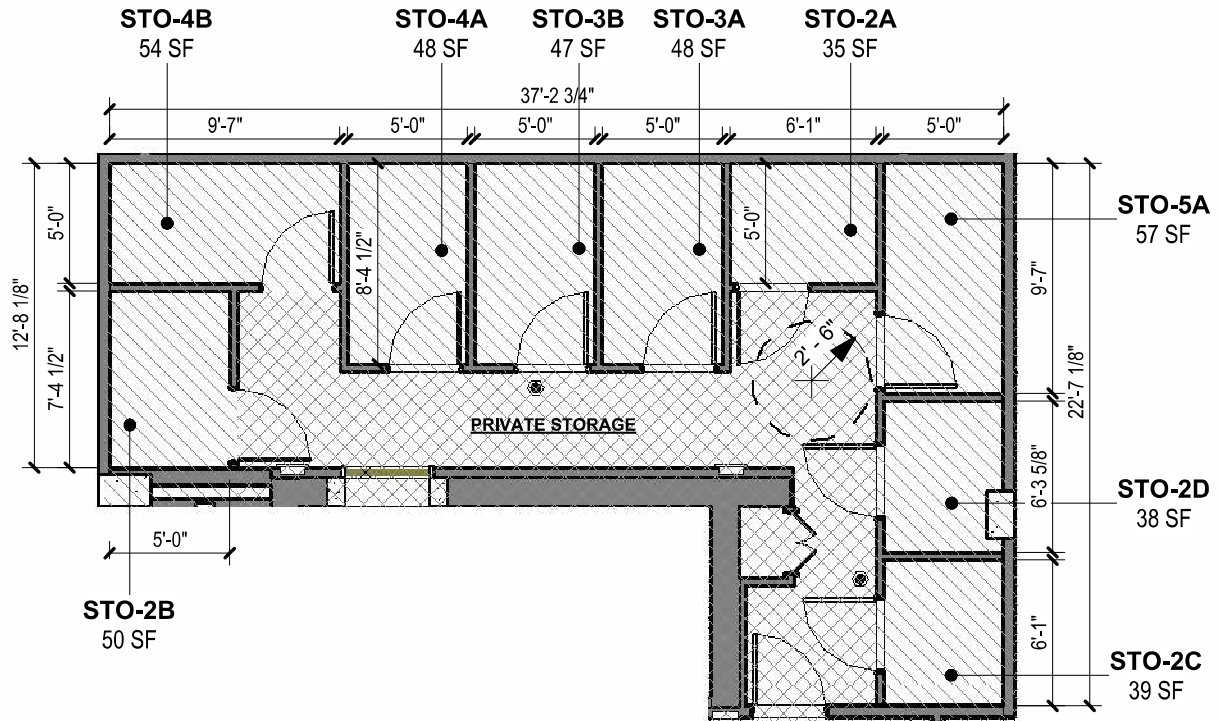
142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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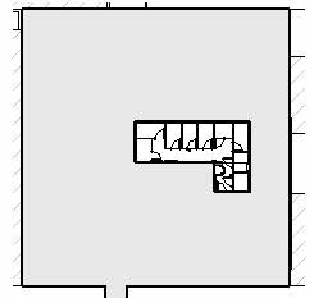
AG 15.0



 GENERAL COMMON ELEMENT
 LIMITED COMMON ELEMENT

3 **CELLAR - PRIVATE STORAGE**
 1/8" = 1'-0"

STORAGE-UNIT	STORAGE AREA
STO-2A	35 SF
STO-2B	50 SF
STO-2C	39 SF
STO-2D	38 SF
STO-3A	48 SF
STO-3B	47 SF
STO-4A	48 SF
STO-4B	54 SF
STO-5A	57 SF



KEY PLAN



04/23/2025

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**CELLAR RESIDENTIAL
STORAGE**

142 W. 21ST ST. NEW YORK, NY 10011

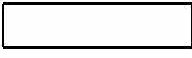
SCALE AS NOTED

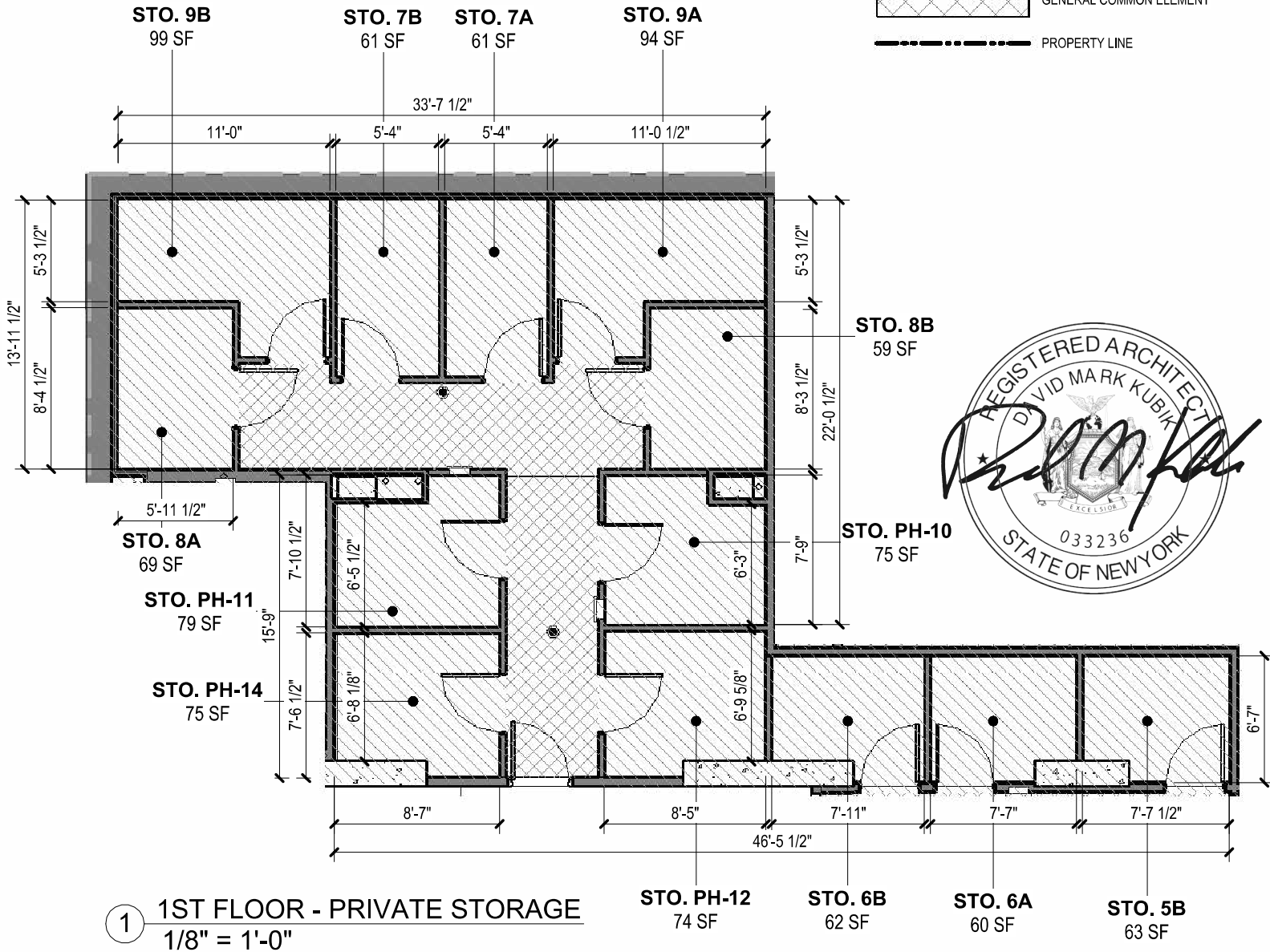
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SHEET NUMBER:

AG 1.1

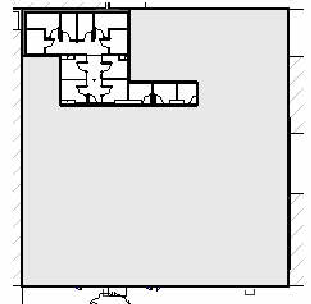
LEGEND 1:

	PARKING UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE



STORAGE-UNIT	STORAGE AREA
STO. 5B	63 SF
STO. 6A	60 SF
STO. 6B	62 SF
STO. 7A	61 SF
STO. 7B	61 SF
STO. 8A	69 SF
STO. 8B	59 SF

STORAGE-UNIT	STORAGE AREA
STO. 9A	94 SF
STO. 9B	99 SF
STO. PH-10	75 SF
STO. PH-11	79 SF
STO. PH-12	74 SF
STO. PH-14	75 SF



KEY PLAN



04/23/2025

BKSK

1ST FLR RESIDENTIAL STORAGE

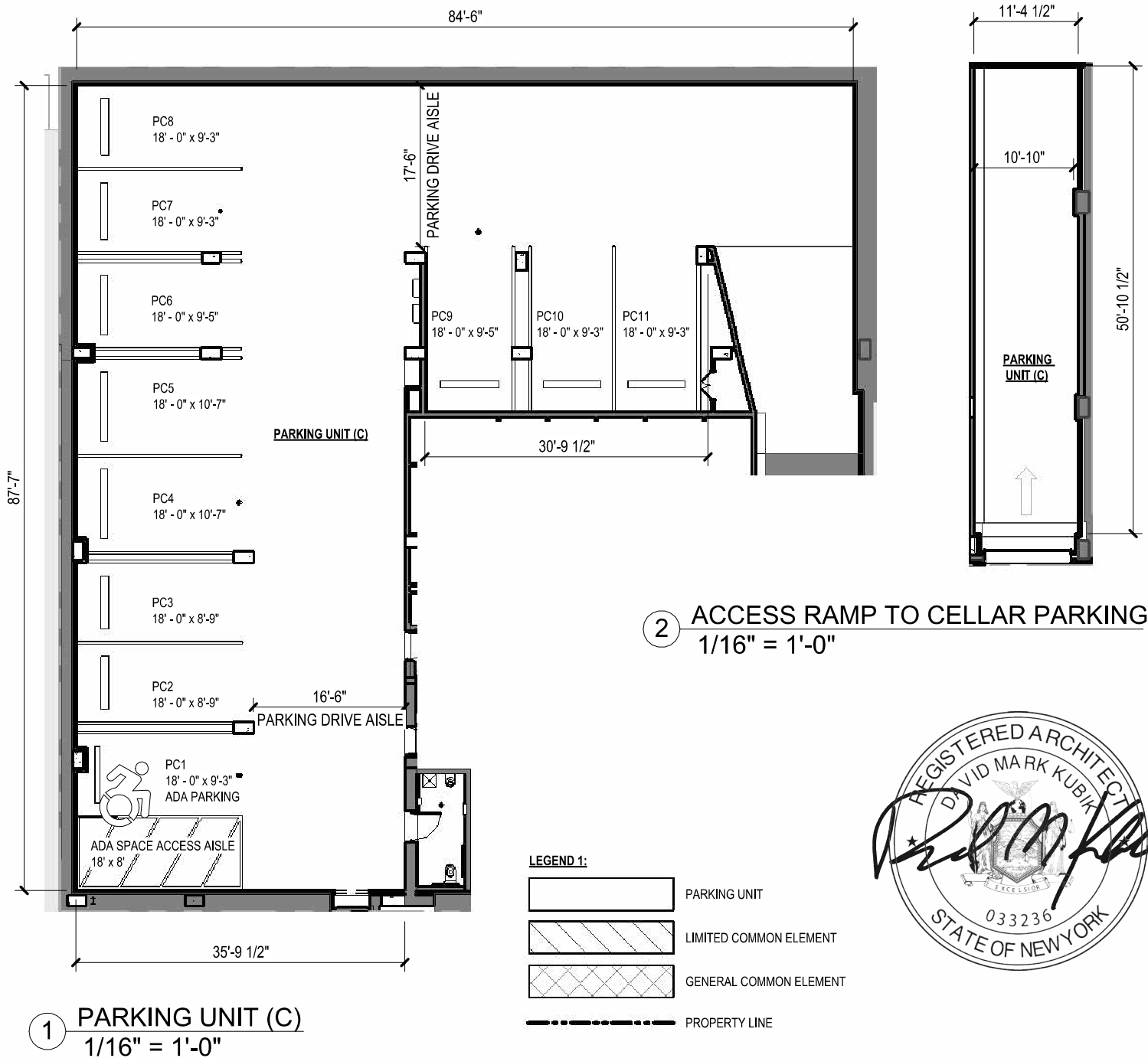
142 W. 21ST ST. NEW YORK, NY 10011

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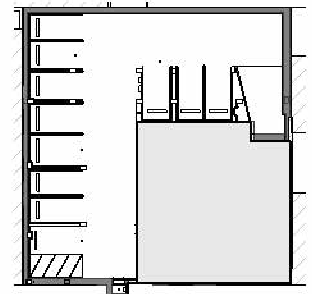
SHEET NUMBER:

AG 1A.1



5,565 SF	CELLAR PARKING
746 SF	ACCESS RAMP TO CELLAR PARKING

ALL PARKING SPACE DIMENSIONS SHOWN ARE APPROXIMATE AND ARE MEASURED FROM EITHER THE INSIDE FACE OF THE WALL FINISH OR THE CENTERLINE OF SPACE STRIPING TO THE OPPOSING CENTERLINE OF STRIPING OR WALL FINISH AS APPLICABLE, AND ARE TAKEN APPROXIMATELY THROUGH THE CENTER OF EACH SPACE. DIMENSIONS MAY INCLUDE PROTRUSIONS FROM COLUMNS, SILLS, AND FURRED OUT MECHANICAL SYSTEMS AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. CEILING HEIGHTS ARE APPROXIMATE. PORTIONS OF THE PARKING GARAGE CEILING MAY BE LOWER DUE TO OBSTRUCTIONS SUCH AS BEAMS, DUCT WORK, PIPES, OR CONDUIT. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE OFFERING PLAN.



KEY PLAN

04/23/2025



BKSK

CELLAR PARKING

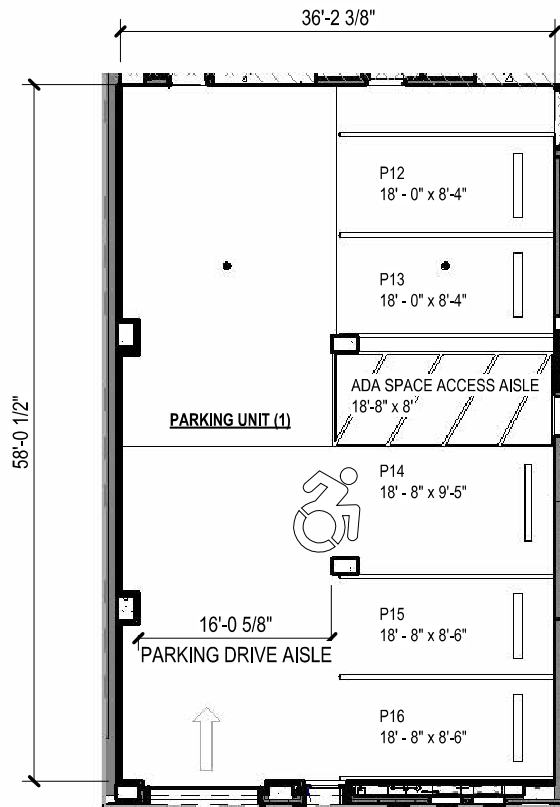
142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

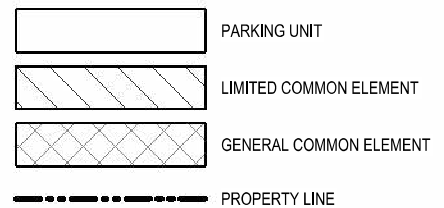
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SHEET NUMBER:

AG 1.0P



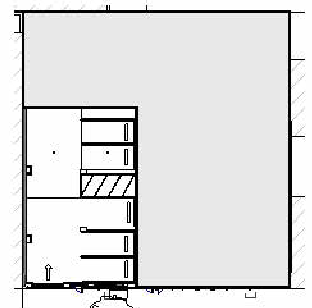
LEGEND 1:



1 1ST FLOOR PARKING
1/16" = 1'-0"

2,320 SF	PARKING UNIT (1)
----------	------------------

ALL PARKING SPACE DIMENSIONS SHOWN ARE APPROXIMATE AND ARE MEASURED FROM EITHER THE INSIDE FACE OF THE WALL FINISH OR THE CENTERLINE OF SPACE STRIPING TO THE OPPOSING CENTERLINE OF STRIPING OR WALL FINISH AS APPLICABLE, AND ARE TAKEN APPROXIMATELY THROUGH THE CENTER OF EACH SPACE. DIMENSIONS MAY INCLUDE PROTRUSIONS FROM COLUMNS, SILLS, AND FURRED OUT MECHANICAL SYSTEMS AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. CEILING HEIGHTS ARE APPROXIMATE. PORTIONS OF THE PARKING GARAGE CEILING MAY BE LOWER DUE TO OBSTRUCTIONS SUCH AS BEAMS, DUCT WORK, PIPES, OR CONDUIT. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE OFFERING PLAN.



KEY PLAN



04/23/2025



SCALE AS NOTED

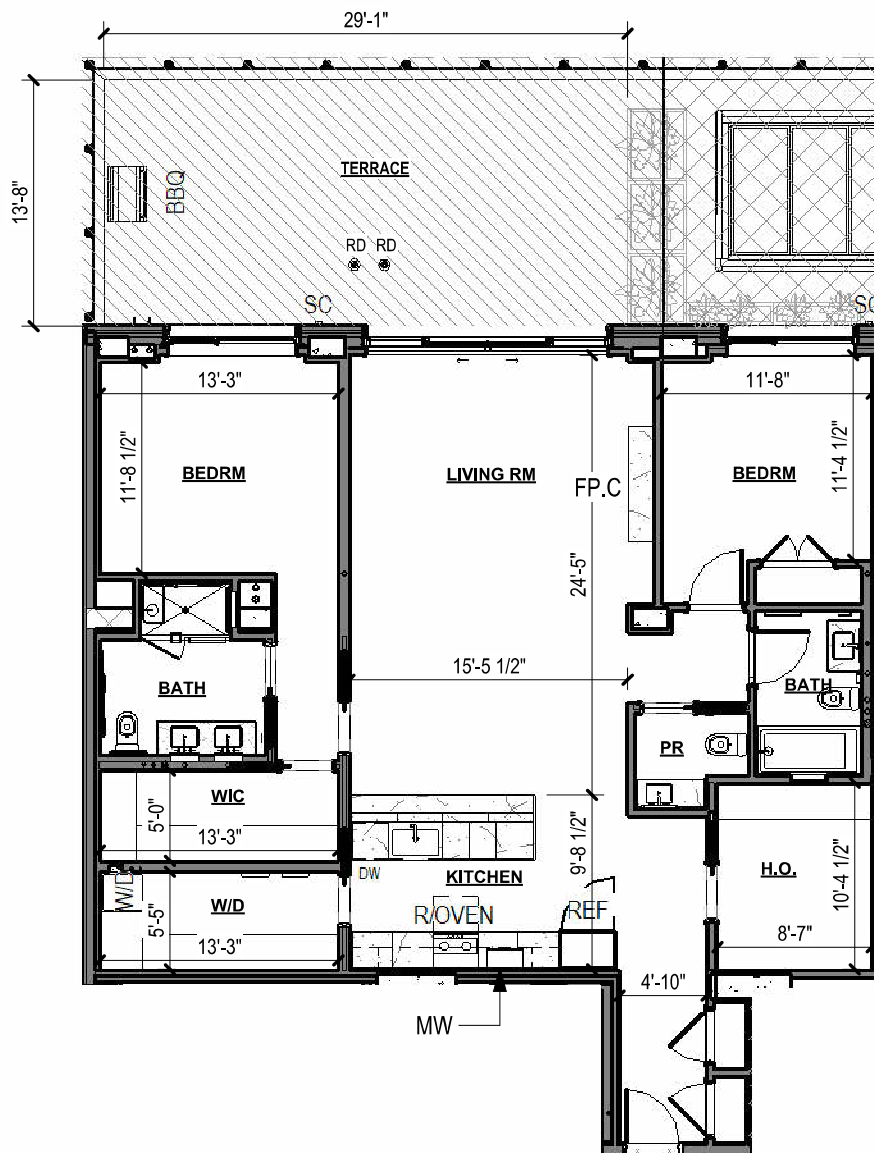
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SHEET NUMBER:

AG 1A.0P

BKSK 1ST FLOOR PARKING

142 W. 21ST ST. NEW YORK, NY 10011



LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE

LEGEND 2:

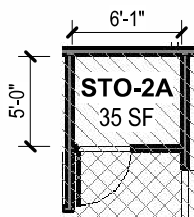
DW	DISHWASHER
OVEN	OVEN
PR	POWDER ROOM
R	RANGE
WIC	WALK IN CLOSET
WD	WASHER/DRYER
*	LOT LINE WINDOW
RD	ROOF/TERRACE DRAIN
BD	BALCONY DRAIN
SC	SCUPPER
BBQ	BARBEQUE
E.BBQ	ELECTRIC BARBEQUE
REF	REFRIGERATOR / FREEZER
W.REF	WINE REFRIGERATOR
U.REF	UNDERCOUNTER REFRIGERATOR
MW	MICROWAVE
FP.G	FIRE PLACE, GAS VENTED
FP.C	FIRE PLACE, CANISTER NON-VENTED.

1691 SF	UNIT 2A
485 SF	2A TERRACE

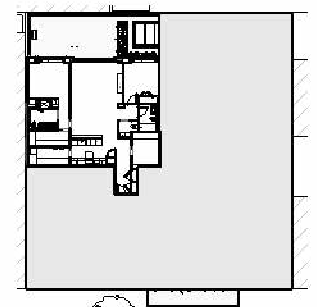
NOTE:

HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.

- ① UNIT 2A - 2ND FL
3/32" = 1'-0"



- ③ UNIT 2A PRIVATE STORAGE - CELLAR
3/32" = 1'-0"



KEY PLAN



04/23/2025

BKSK

UNIT 2A

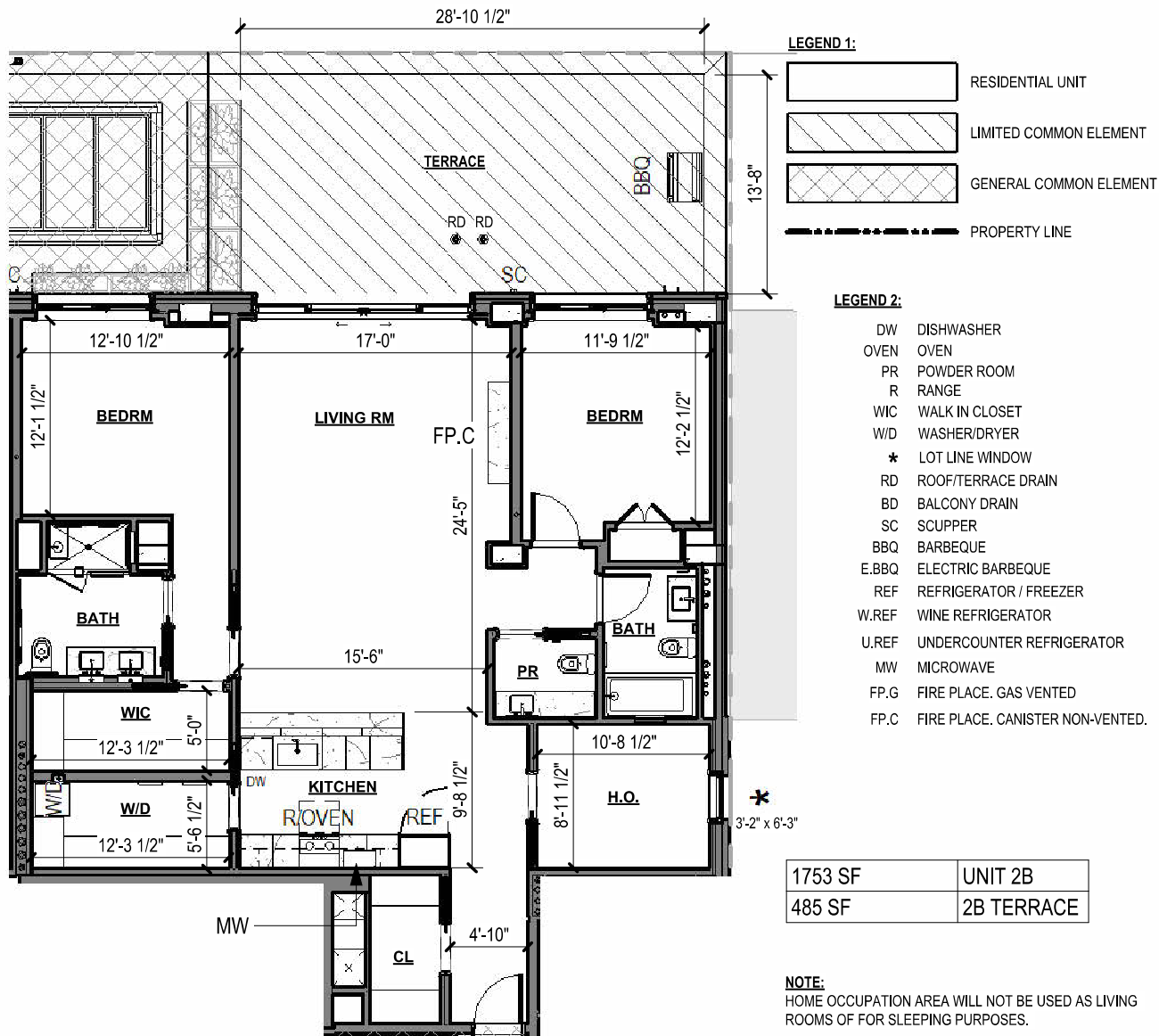
142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

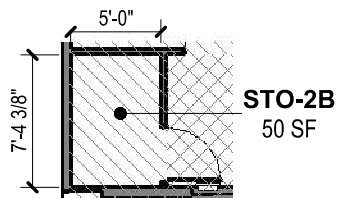
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SHEET NUMBER:

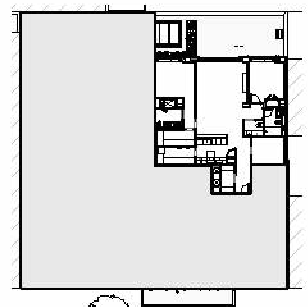
AG 2.2A



② **UNIT 2B - 2ND FL**
3/32" = 1'-0"



③ **UNIT 2B PRIVATE STORAGE - CELLAR**
3/32" = 1'-0"



KEY PLAN

04/23/2025

BKSK UNIT 2B

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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SHEET NUMBER:

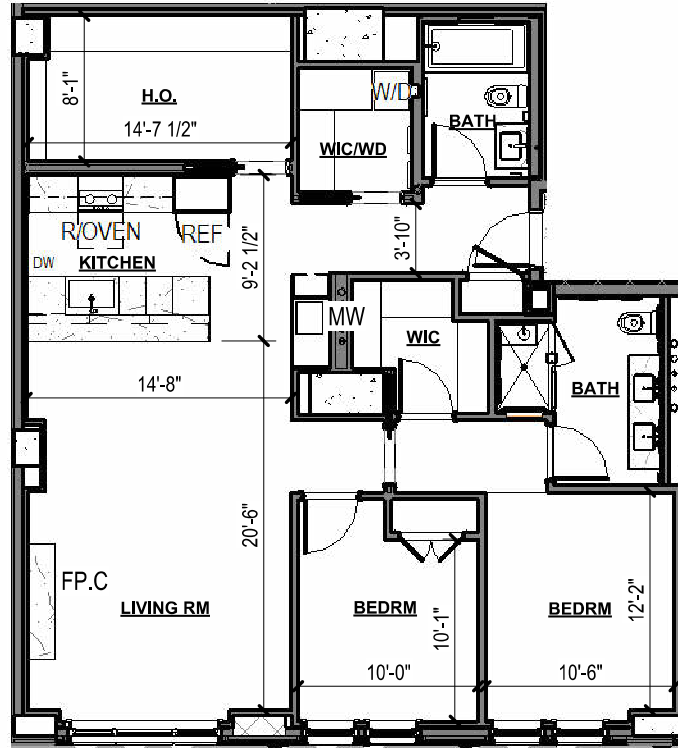
AG 2.2B

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE

LEGEND 2:

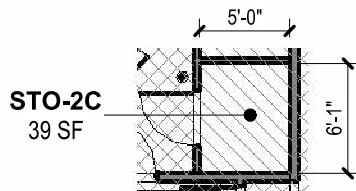
DW	DISHWASHER
OVEN	OVEN
PR	POWDER ROOM
R	RANGE
WIC	WALK IN CLOSET
WD	WASHER/DRYER
*	LOT LINE WINDOW
RD	ROOF/TERRACE DRAIN
BD	BALCONY DRAIN
SC	SCUPPER
BBQ	BARBEQUE
E.BBQ	ELECTRIC BARBEQUE
REF	REFRIGERATOR / FREEZER
W.REF	WINE REFRIGERATOR
U.REF	UNDERCOUNTER REFRIGERATOR
MW	MICROWAVE
FP.G	FIRE PLACE, GAS VENTED
FP.C	FIRE PLACE, CANISTER NON-VENTED.



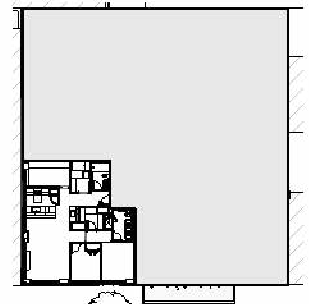
① UNIT 2C - 2ND FL
3/32" = 1'-0"

1426 SF UNIT 2C

NOTE:
HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.



③ UNIT 2C PRIVATE STORAGE - CELLAR
3/32" = 1'-0"



KEY PLAN



04/23/2025

BKSK

UNIT 2C

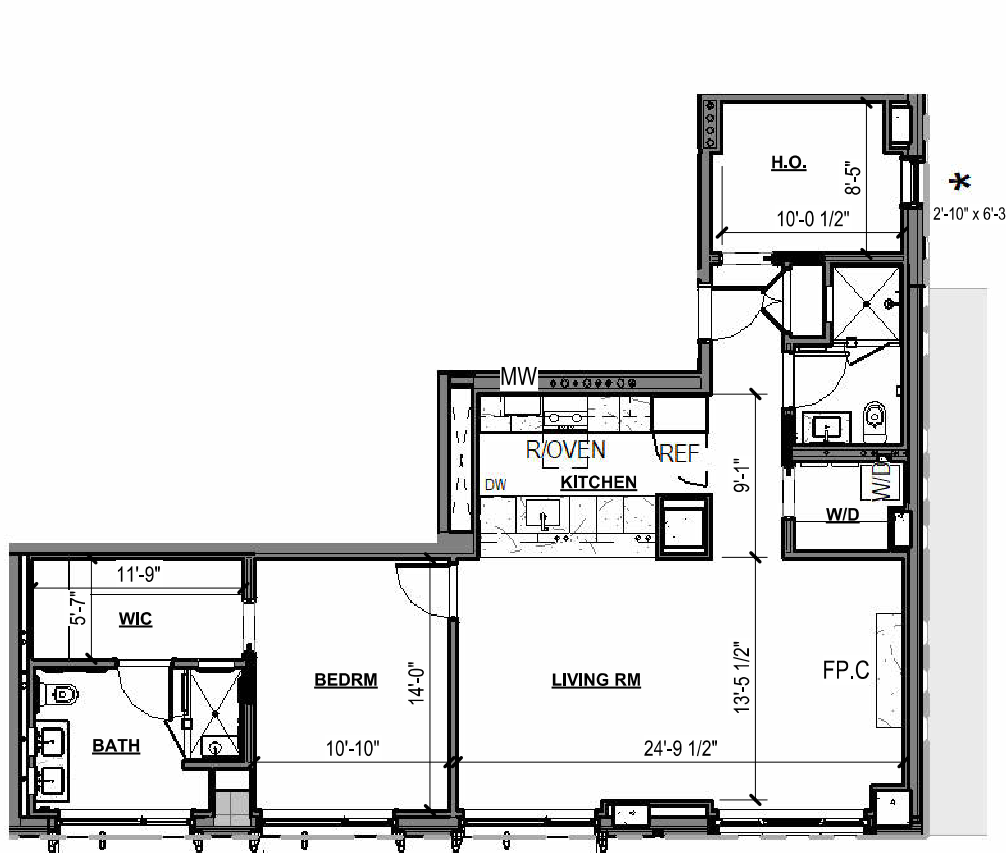
142 W. 21ST ST. NEW YORK, NY 10011

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SHEET NUMBER:

AG 2.2C



LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE

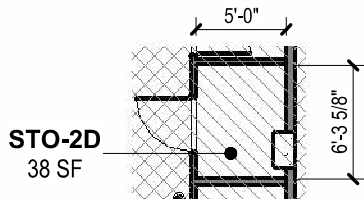
LEGEND 2:

DW	DISHWASHER
OVEN	OVEN
PR	POWDER ROOM
R	RANGE
WIC	WALK IN CLOSET
W/D	WASHER/DRYER
*	LOT LINE WINDOW
RD	ROOF/TERRACE DRAIN
BD	BALCONY DRAIN
SC	SCUPPER
BBQ	BARBEQUE
E.BBQ	ELECTRIC BARBEQUE
REF	REFRIGERATOR / FREEZER
W.REF	WINE REFRIGERATOR
U.REF	UNDERCOUNTER REFRIGERATOR
MW	MICROWAVE
FP.G	FIRE PLACE, GAS VENTED
FP.C	FIRE PLACE, CANISTER NON-VENTED.

1281 SF

UNIT 2D

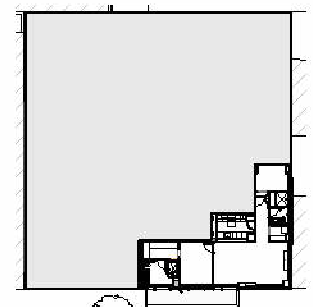
① UNIT 2D - 2ND FL
3/32" = 1'-0"



③ UNIT 2D PRIVATE STORAGE - CELLAR
3/32" = 1'-0"

NOTE:

HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.



KEY PLAN



04/23/2025

BKSK UNIT 2D

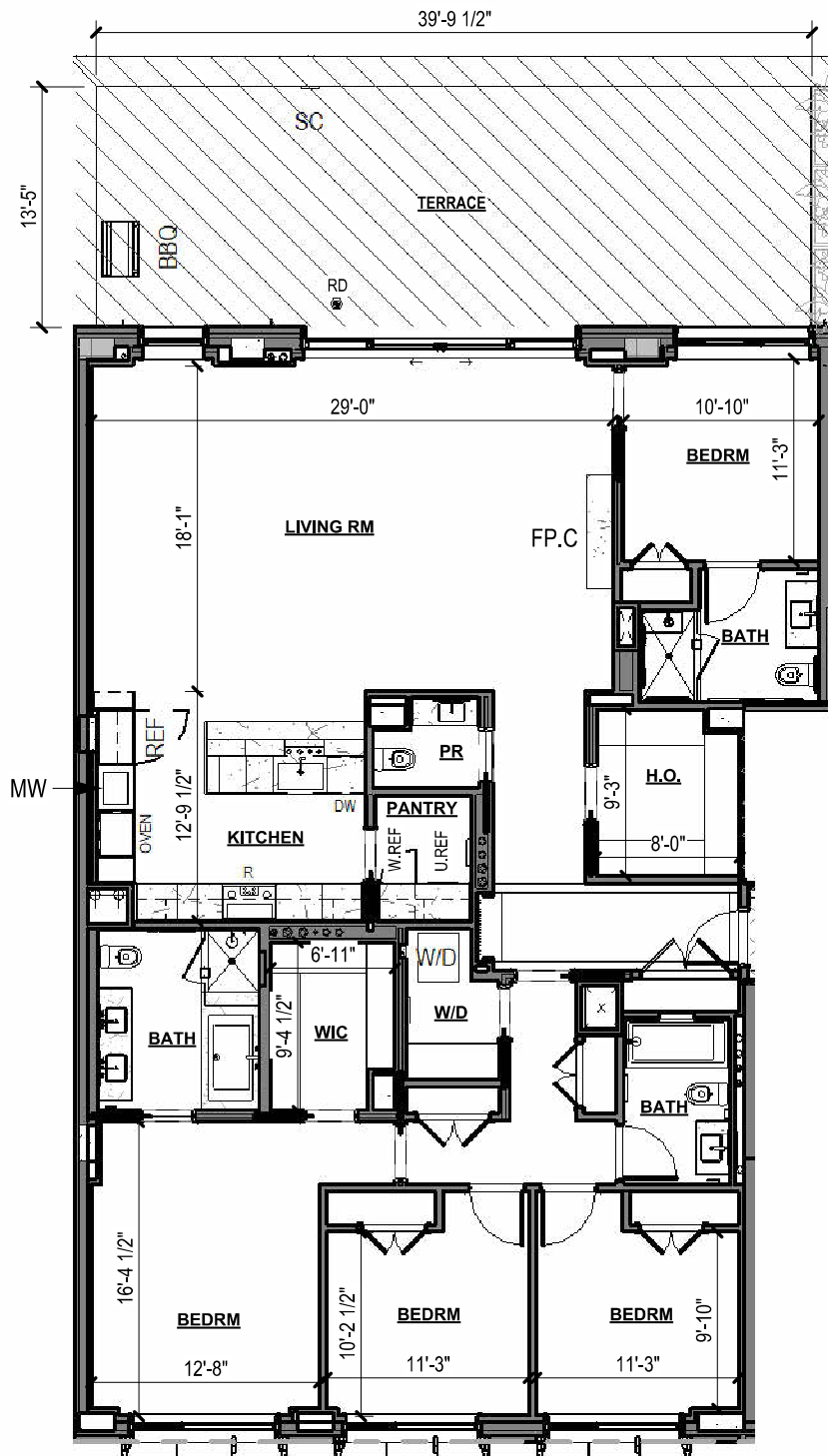
142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. THE SQUARE FOOTAGE ON THIS FLOOR PLAN EXCEED THE USABLE FLOOR AREA. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE OFFERING PLAN.

SHEET NUMBER:

AG 2.2D



LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE

LEGEND 2:

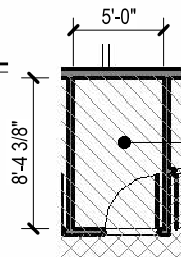
DW	DISHWASHER
OVEN	OVEN
PR	POWDER ROOM
R	RANGE
WIC	WALK IN CLOSET
W/D	WASHER/DRYER
*	LOT LINE WINDOW
RD	ROOF/TERRACE DRAIN
BD	BALCONY DRAIN
SC	SCUPPER
BBQ	BARBEQUE
E.BBQ	ELECTRIC BARBEQUE
REF	REFRIGERATOR / FREEZER
W.REF	WINE REFRIGERATOR
U.REF	UNDERCOUNTER REFRIGERATOR
MW	MICROWAVE
FP.G	FIRE PLACE, GAS VENTED
FP.C	FIRE PLACE, CANISTER NON-VENTED.

2433 SF	UNIT 3A
632 SF	3A TERRACE

NOTE:

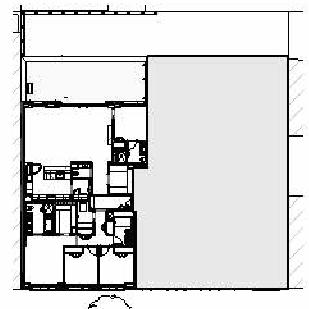
HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.

1 UNIT 3A - 3RD FL
3/32" = 1'-0"



STO-3A
48 SF

3 UNIT 3A PRIVATE STORAGE - CELLAR
3/32" = 1'-0"



KEY PLAN



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BKSK UNIT 3A

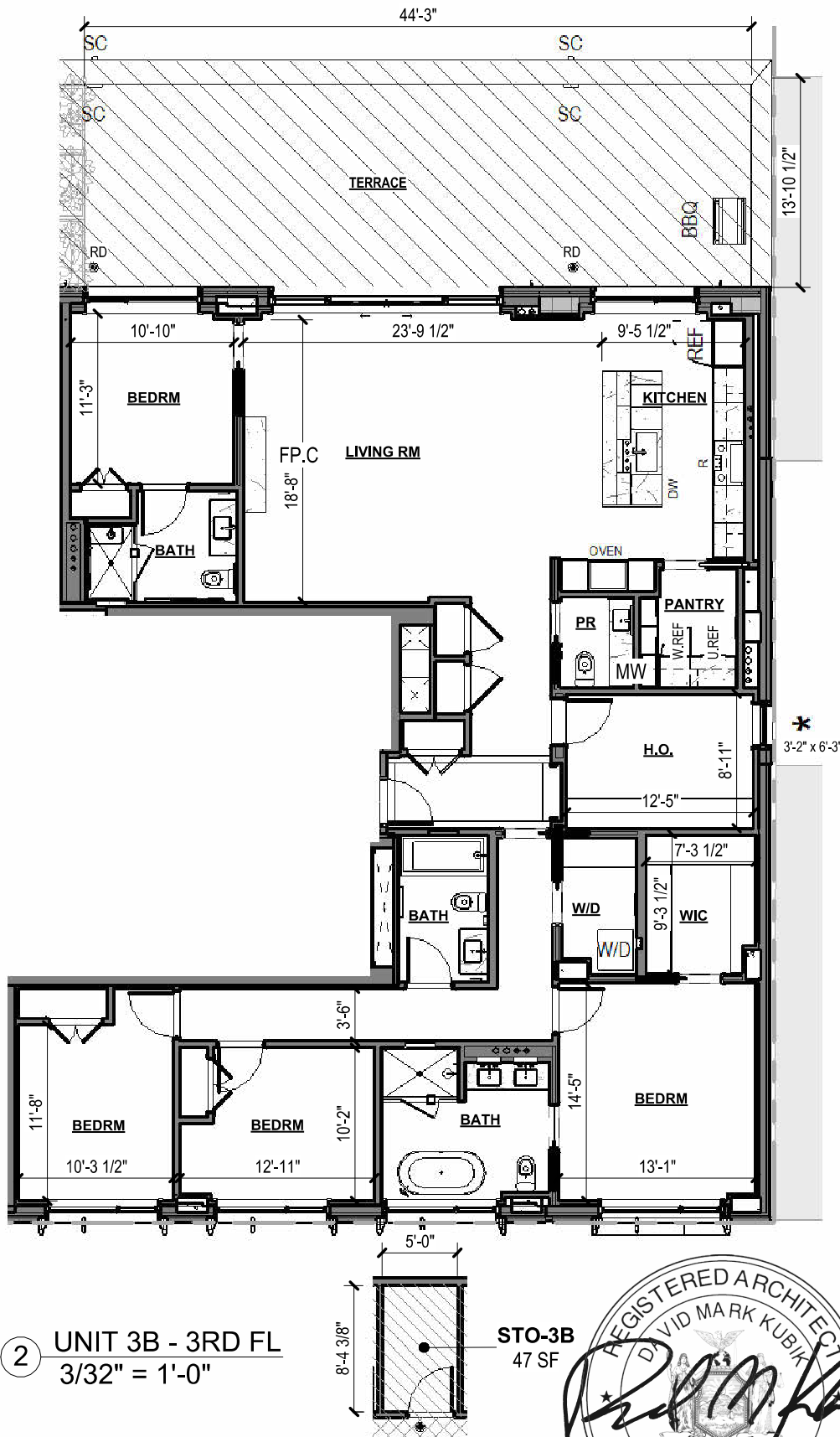
142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. THE SQUARE FOOTAGE ON THIS FLOOR PLAN EXCEED THE USABLE FLOOR AREA. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE OFFERING PLAN.

SHEET NUMBER:

AG 3.3A



LEGEND 1:

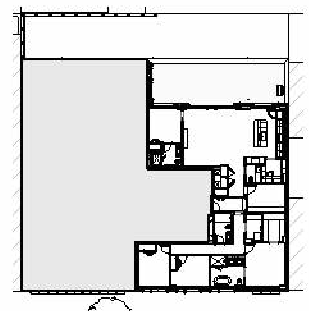
	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE

LEGEND 2:

DW	DISHWASHER
OVEN	OVEN
PR	POWDER ROOM
R	RANGE
WIC	WALK IN CLOSET
W/D	WASHER/DRYER
*	LOT LINE WINDOW
RD	ROOF/TERRACE DRAIN
BD	BALCONY DRAIN
SC	SCUPPER
BBQ	BARBEQUE
E.BBQ	ELECTRIC BARBEQUE
REF	REFRIGERATOR / FREEZER
W.REF	WINE REFRIGERATOR
U.REF	UNDERCOUNTER REFRIGERATOR
MW	MICROWAVE
FP.G	FIRE PLACE. GAS VENTED
FP.C	FIRE PLACE. CANISTER NON-VENTED.

2498 SF	UNIT 3B
700 SF	3B TERRACE

NOTE:
HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.



KEY PLAN

② **UNIT 3B - 3RD FL**
3/32" = 1'-0"

③ **UNIT 3B PRIVATE STORAGE - CEDAR**
3/32" = 1'-0"



04/23/2025

BKSK

UNIT 3B

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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SHEET NUMBER:

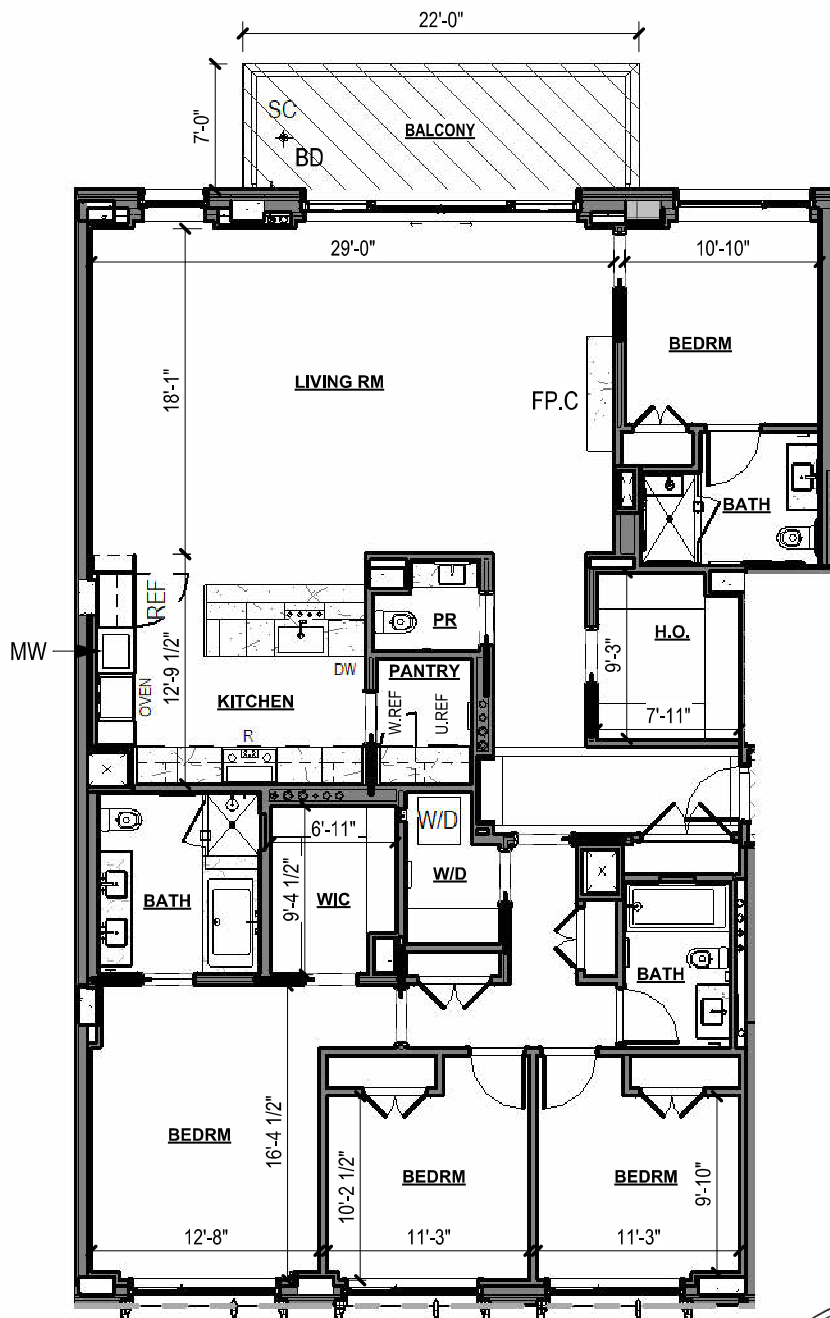
AG 3.3B

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE

LEGEND 2:

DW	DISHWASHER
OVEN	OVEN
PR	POWDER ROOM
R	RANGE
WIC	WALK IN CLOSET
W/D	WASHER/DRYER
*	LOT LINE WINDOW
RD	ROOF/TERRACE DRAIN
BD	BALCONY DRAIN
SC	SCUPPER
BBQ	BARBEQUE
E.BBQ	ELECTRIC BARBEQUE
REF	REFRIGERATOR / FREEZER
W.REF	WINE REFRIGERATOR
U.REF	UNDERCOUNTER REFRIGERATOR
MW	MICROWAVE
FP.G	FIRE PLACE. GAS VENTED
FP.C	FIRE PLACE. CANISTER NON-VENTED.

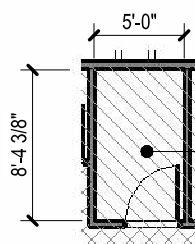


2433 SF	UNIT 4A
154 SF	4A BALCONY

NOTE:

HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.

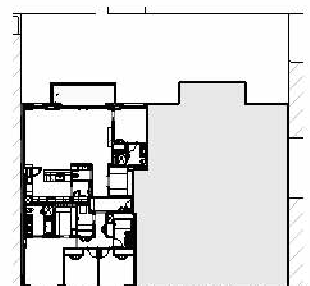
① UNIT 4A - 4TH FL
3/32" = 1'-0"



STO 4A
48 SF



③ UNIT 4A PRIVATE STORAGE - CELLAR
3/32" = 1'-0"



KEY PLAN



04/23/2025

BKSK

UNIT 4A

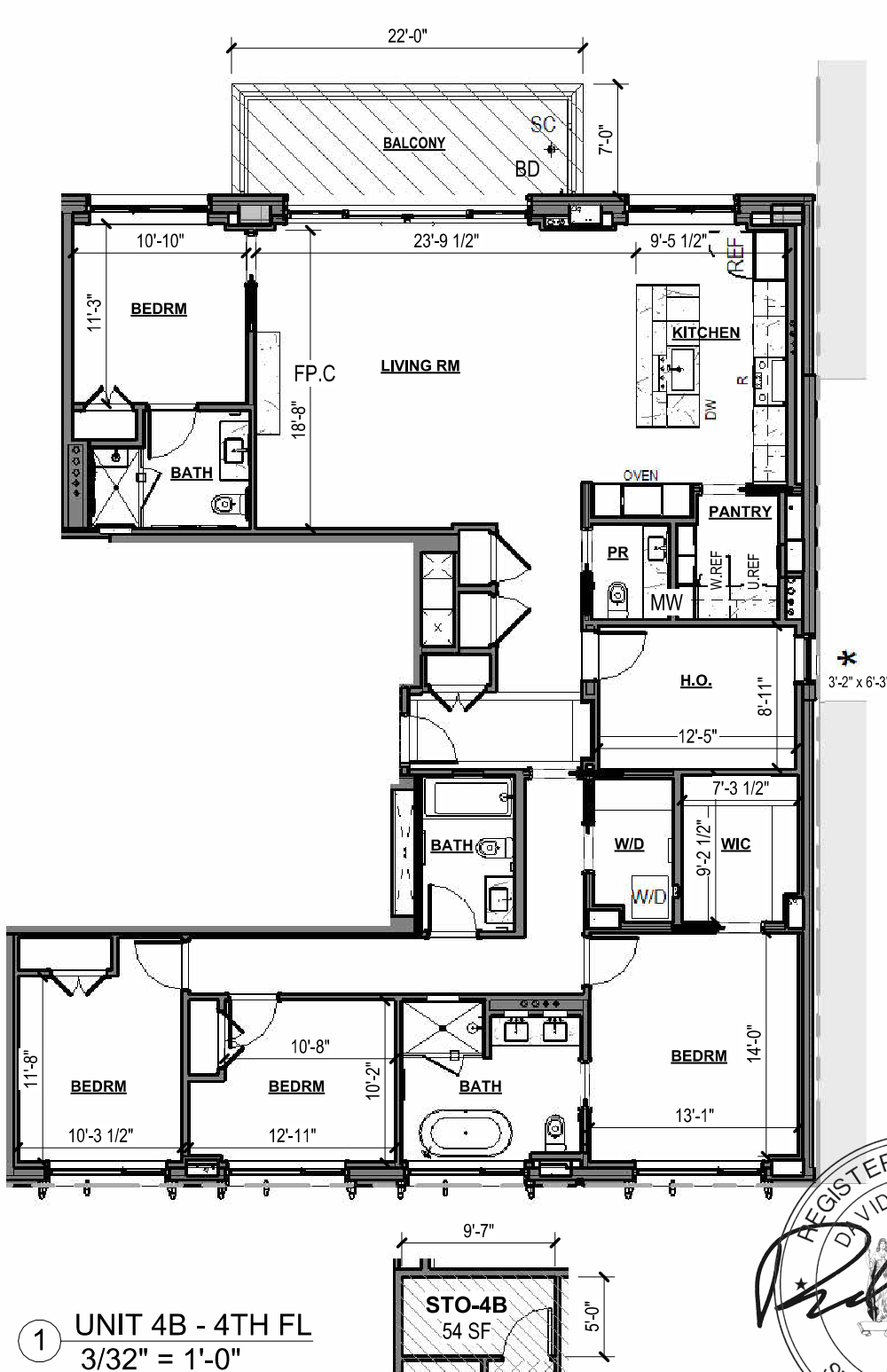
142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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SHEET NUMBER:

AG 4.4A



LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE

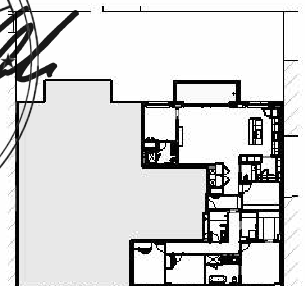
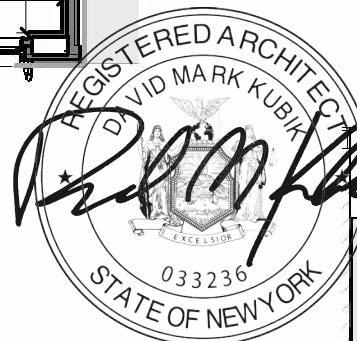
LEGEND 2:

DW	DISHWASHER
OVEN	OVEN
PR	POWDER ROOM
R	RANGE
WIC	WALK IN CLOSET
WD	WASHER/DRYER
*	LOT LINE WINDOW
RD	ROOF/TERRACE DRAIN
BD	BALCONY DRAIN
SC	SCUPPER
BBQ	BARBEQUE
E.BBQ	ELECTRIC BARBEQUE
REF	REFRIGERATOR / FREEZER
W.REF	WINE REFRIGERATOR
U.REF	UNDERCOUNTER REFRIGERATOR
MW	MICROWAVE
FP.G	FIRE PLACE. GAS VENTED
FP.C	FIRE PLACE. CANISTER NON-VENTED.

2498 SF	UNIT 4B
154 SF	4B BALCONY

NOTE:

HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.



KEY PLAN

04/23/2025

SCALE AS NOTED

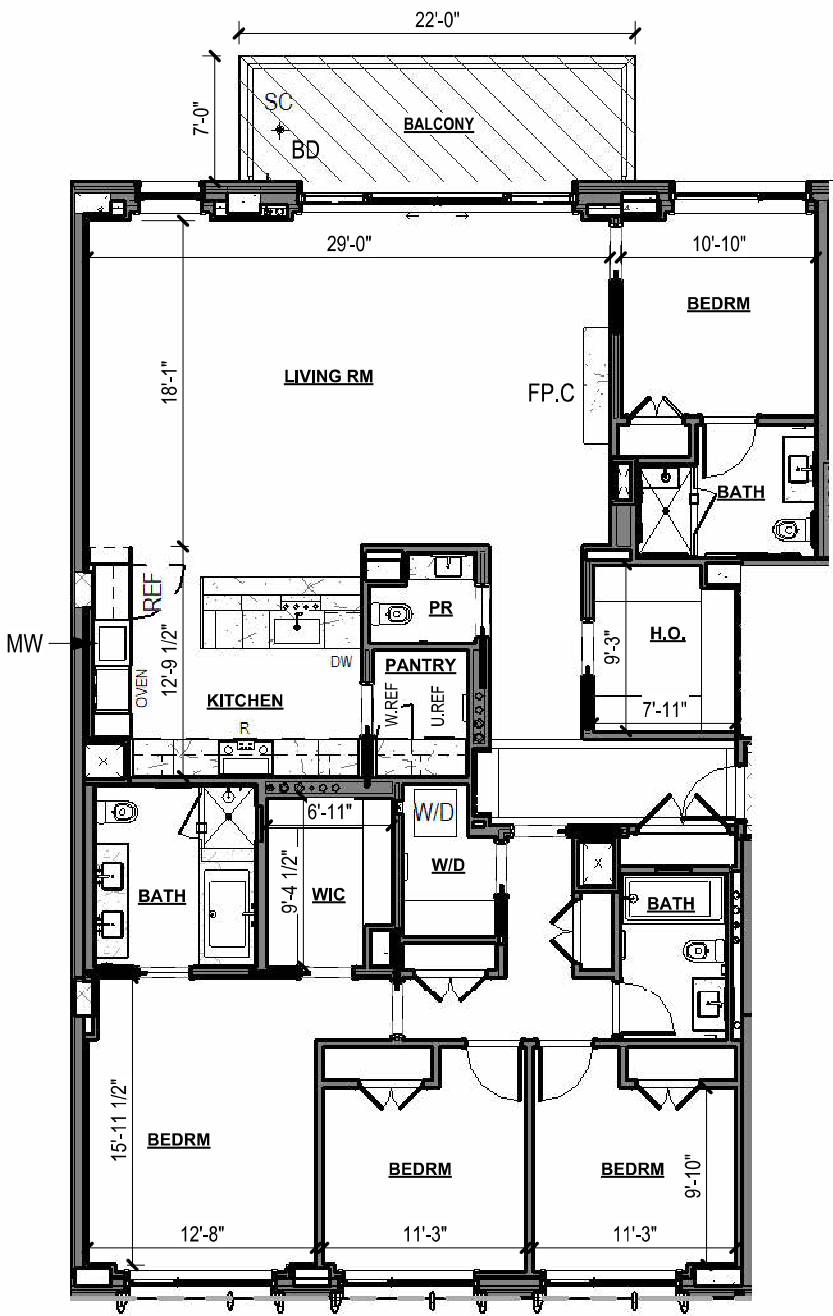
ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. THE SQUARE FOOTAGE ON THIS FLOOR PLAN EXCEED THE USABLE FLOOR AREA. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE OFFERING PLAN.

SHEET NUMBER:

AG 4.4B

BKSK UNIT 4B

142 W. 21ST ST. NEW YORK, NY 10011



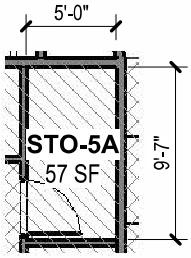
- LEGEND 1:**
- RESIDENTIAL UNIT
 - LIMITED COMMON ELEMENT
 - GENERAL COMMON ELEMENT
 - PROPERTY LINE

- LEGEND 2:**
- DW DISHWASHER
 - OVEN OVEN
 - PR POWDER ROOM
 - R RANGE
 - WIC WALK IN CLOSET
 - W/D WASHER/DRYER
 - * LOT LINE WINDOW
 - RD ROOF/TERRACE DRAIN
 - BD BALCONY DRAIN
 - SC SCUPPER
 - BBQ BARBEQUE
 - E.BBQ ELECTRIC BARBEQUE
 - REF REFRIGERATOR / FREEZER
 - W.REF WINE REFRIGERATOR
 - U.REF UNDERCOUNTER REFRIGERATOR
 - MW MICROWAVE
 - FP.G FIRE PLACE. GAS VENTED
 - FP.C FIRE PLACE. CANISTER NON-VENTED.

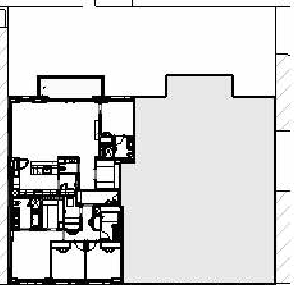
2433 SF	UNIT 5A
154 SF	5A BALCONY

NOTE:
HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.

① UNIT 5A - 5TH FL
3/32" = 1'-0"



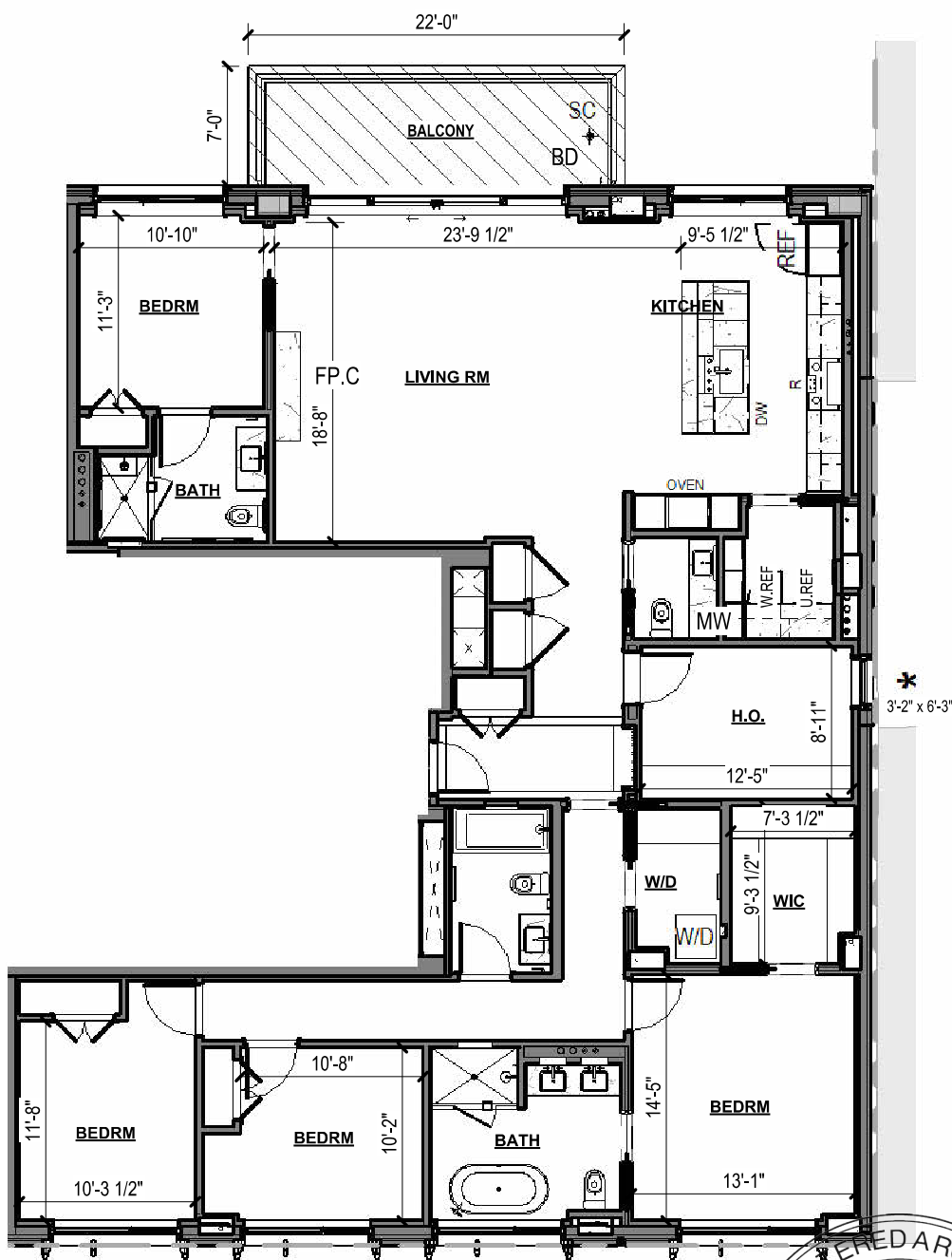
③ UNIT 5A PRIVATE STORAGE - CELLAR
3/32" = 1'-0"



KEY PLAN



04/23/2025



LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE

LEGEND 2:

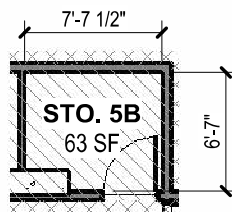
DW	DISHWASHER
OVEN	OVEN
PR	POWDER ROOM
R	RANGE
WIC	WALK IN CLOSET
W/D	WASHER/DRYER
*	LOT LINE WINDOW
RD	ROOF/TERRACE DRAIN
BD	BALCONY DRAIN
SC	SCUPPER
BBQ	BARBEQUE
E.BBQ	ELECTRIC BARBEQUE
REF	REFRIGERATOR / FREEZER
W.REF	WINE REFRIGERATOR
U.REF	UNDERCOUNTER REFRIGERATOR
MW	MICROWAVE
FP.G	FIRE PLACE. GAS VENTED
FP.C	FIRE PLACE. CANISTER NON-VENTED.

2498 SF	UNIT 5B
154 SF	5B BALCONY

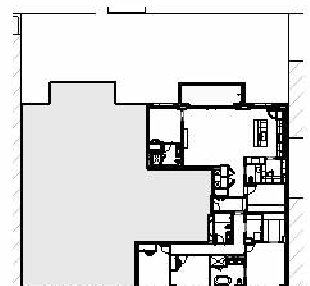
NOTE:

HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.

1 UNIT 5B - 5TH FL
3/32" = 1'-0"



3 UNIT 5B PRIVATE STORAGE - 1ST FL
3/32" = 1'-0"



KEY PLAN



04/23/2025

BKSK UNIT 5B

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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SHEET NUMBER:

AG 5.5B

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE

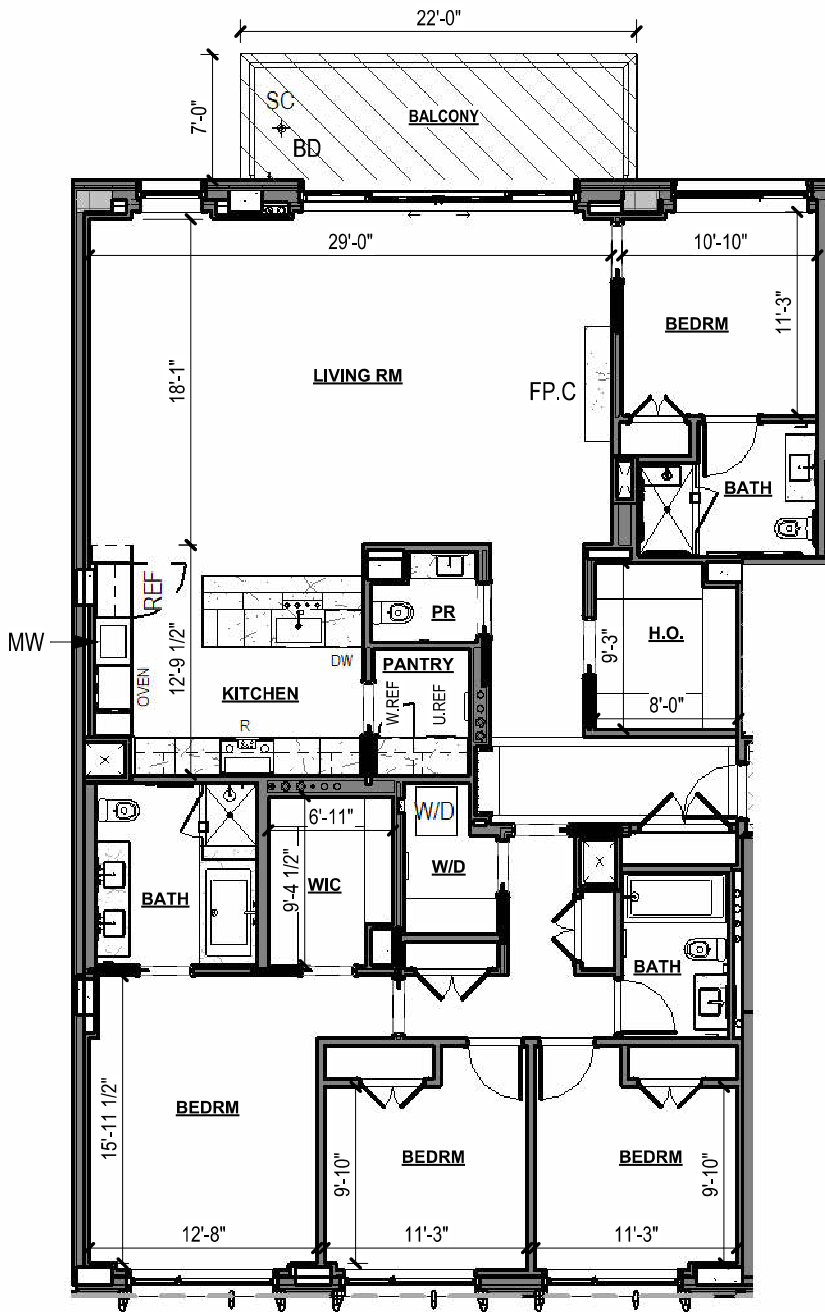
LEGEND 2:

DW	DISHWASHER
OVEN	OVEN
PR	POWDER ROOM
R	RANGE
WIC	WALK IN CLOSET
W/D	WASHER/DRYER
*	LOT LINE WINDOW
RD	ROOF/TERRACE DRAIN
BD	BALCONY DRAIN
SC	SCUPPER
BBQ	BARBEQUE
E.BBQ	ELECTRIC BARBEQUE
REF	REFRIGERATOR / FREEZER
W.REF	WINE REFRIGERATOR
U.REF	UNDERCOUNTER REFRIGERATOR
MW	MICROWAVE
FP.G	FIRE PLACE. GAS VENTED
FP.C	FIRE PLACE. CANISTER NON-VENTED.

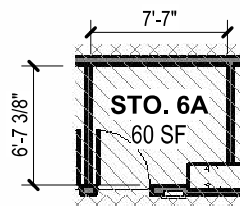
2433 SF	UNIT 6A
154 SF	6A BALCONY

NOTE:

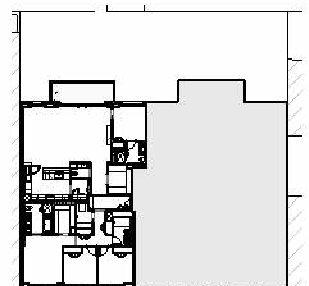
HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.



① UNIT 6A - 6TH FL
3/32" = 1'-0"



③ UNIT 6A PRIVATE STORAGE - 1ST FL
3/32" = 1'-0"



KEY PLAN



04/23/2025

BKSK

UNIT 6A

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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SHEET NUMBER:

AG 6.6A

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE

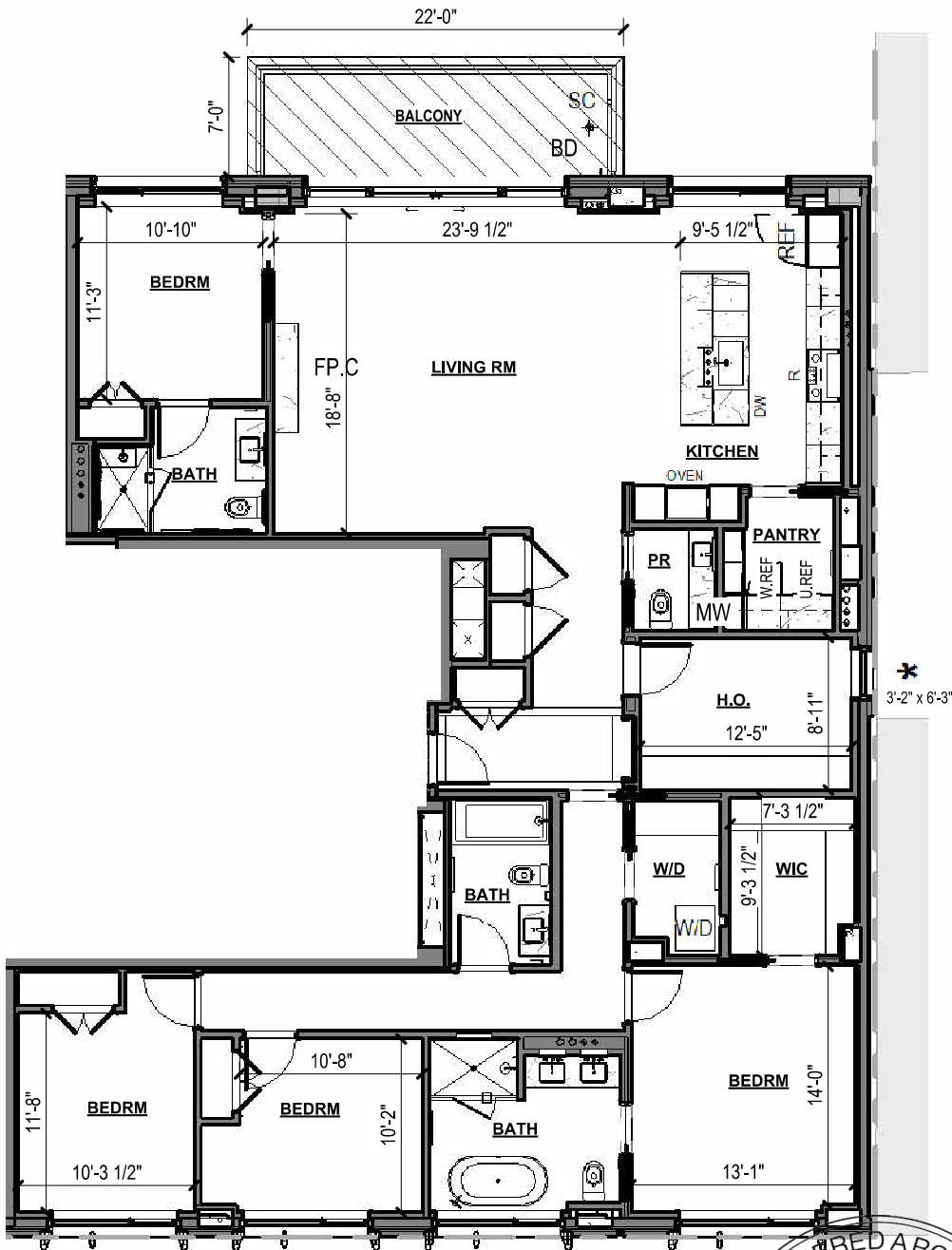
LEGEND 2:

DW	DISHWASHER
OVEN	OVEN
PR	POWDER ROOM
R	RANGE
WIC	WALK IN CLOSET
W/D	WASHER/DRYER
*	LOT LINE WINDOW
RD	ROOF/TERRACE DRAIN
BD	BALCONY DRAIN
SC	SCUPPER
BBQ	BARBEQUE
E.BBQ	ELECTRIC BARBEQUE
REF	REFRIGERATOR / FREEZER
W.REF	WINE REFRIGERATOR
U.REF	UNDERCOUNTER REFRIGERATOR
MW	MICROWAVE
FP.G	FIRE PLACE. GAS VENTED
FP.C	FIRE PLACE. CANISTER NON-VENTED.

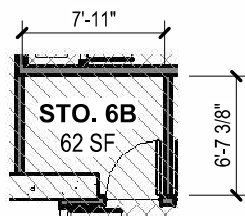
2498 SF	UNIT 6B
154 SF	6B BALCONY

NOTE:

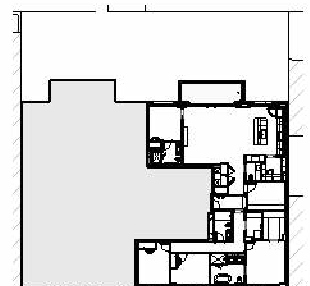
HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.



① UNIT 6B - 6TH FL
3/32" = 1'-0"



③ UNIT 6B PRIVATE STORAGE - 1ST FL
3/32" = 1'-0"



KEY PLAN



04/23/2025

BKSK

UNIT 6B

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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SHEET NUMBER:

AG 6.6B



04/23/2025

BKSK

UNIT 7B

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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SHEET NUMBER:

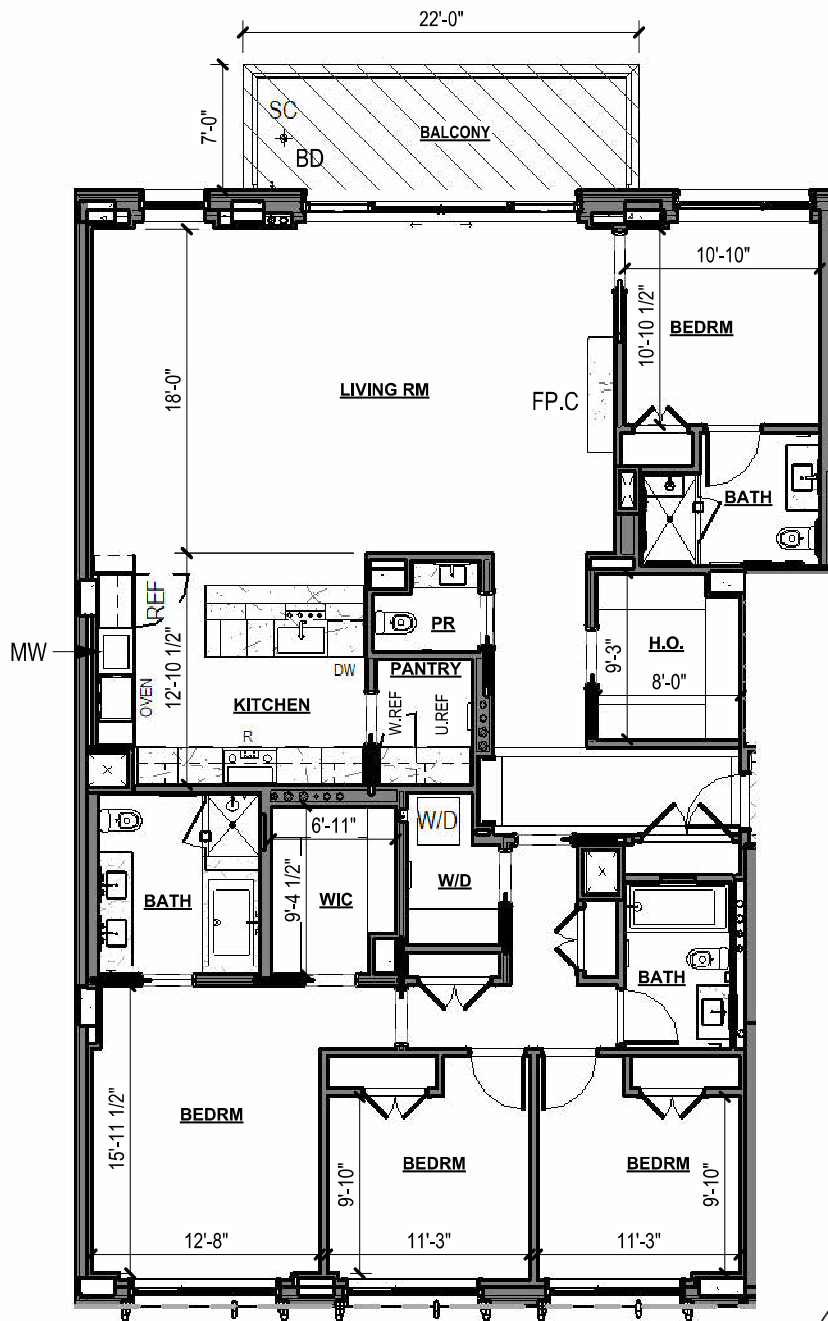
AG 7.7B

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE

LEGEND 2:

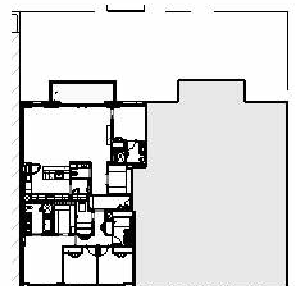
DW	DISHWASHER
OVEN	OVEN
PR	POWDER ROOM
R	RANGE
WIC	WALK IN CLOSET
W/D	WASHER/DRYER
*	LOT LINE WINDOW
RD	ROOF/TERRACE DRAIN
BD	BALCONY DRAIN
SC	SCUPPER
BBQ	BARBEQUE
E.BBQ	ELECTRIC BARBEQUE
REF	REFRIGERATOR / FREEZER
W.REF	WINE REFRIGERATOR
U.REF	UNDERCOUNTER REFRIGERATOR
MW	MICROWAVE
FP.G	FIRE PLACE. GAS VENTED
FP.C	FIRE PLACE. CANISTER NON-VENTED.



2433 SF	UNIT 8A
154 SF	8A BALCONY

NOTE:

HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.



KEY PLAN



04/23/2025

BKSK

UNIT 8A

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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SHEET NUMBER:

AG 8.8A

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE

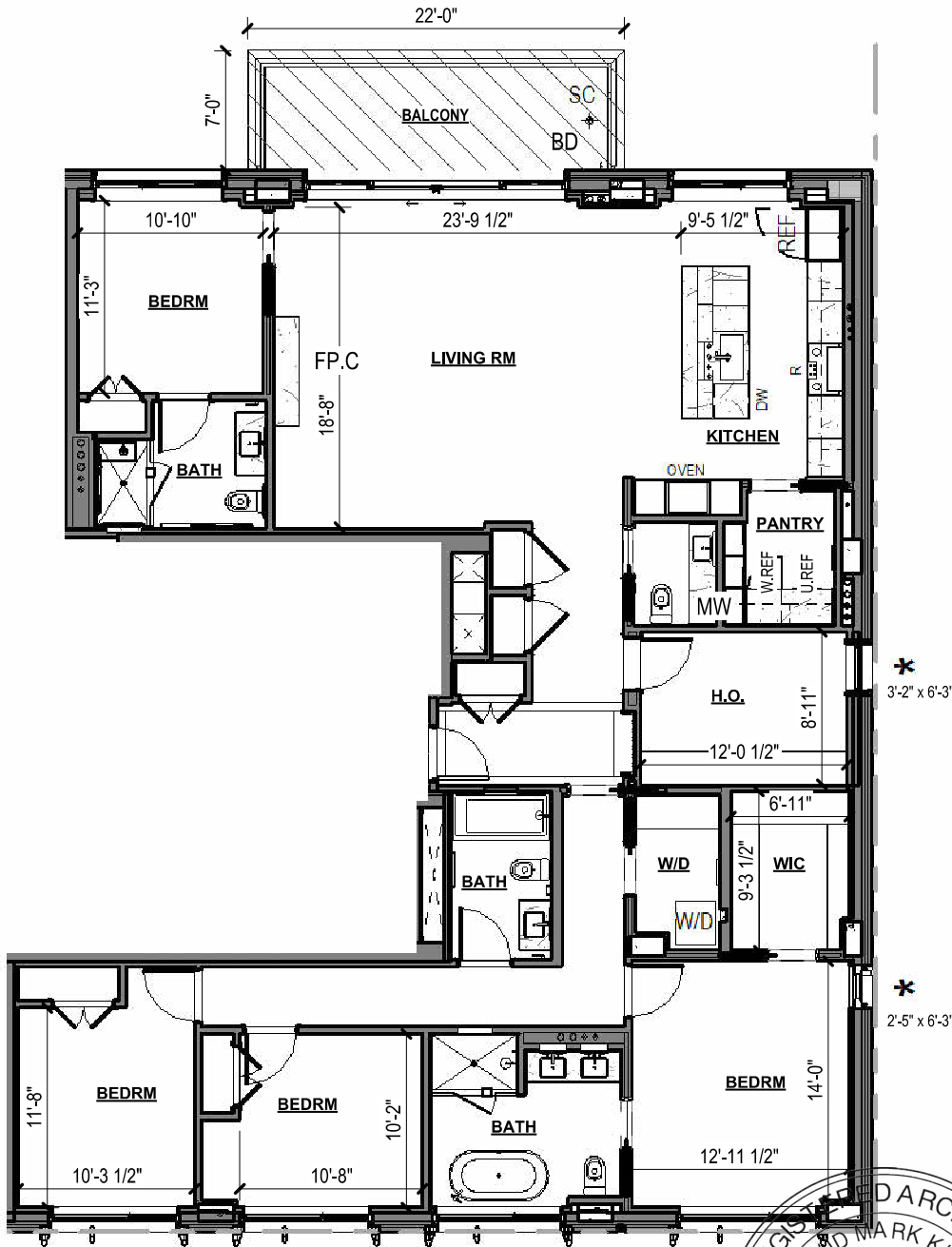
LEGEND 2:

DW	DISHWASHER
OVEN	OVEN
PR	POWDER ROOM
R	RANGE
WIC	WALK IN CLOSET
WD	WASHER/DRYER
*	LOT LINE WINDOW
RD	ROOF/TERRACE DRAIN
BD	BALCONY DRAIN
SC	SCUPPER
BBQ	BARBEQUE
E.BBQ	ELECTRIC BARBEQUE
REF	REFRIGERATOR / FREEZER
W.REF	WINE REFRIGERATOR
U.REF	UNDERCOUNTER REFRIGERATOR
MW	MICROWAVE
FP.G	FIRE PLACE. GAS VENTED
FP.C	FIRE PLACE. CANISTER NON-VENTED.

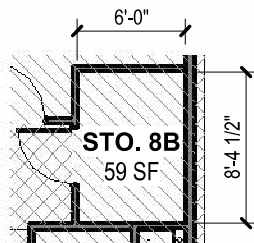
2498 SF	UNIT 8B
154 SF	8B BALCONY

NOTE:

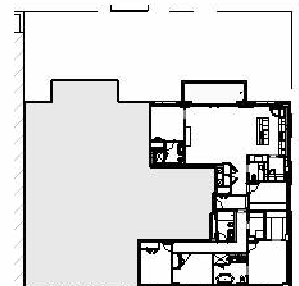
HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.



① UNIT 8B - 8TH FL
3/32" = 1'-0"



③ UNIT 8B PRIVATE STORAGE - 1ST FL
3/32" = 1'-0"



KEY PLAN



04/23/2025

BKSK UNIT 8B

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

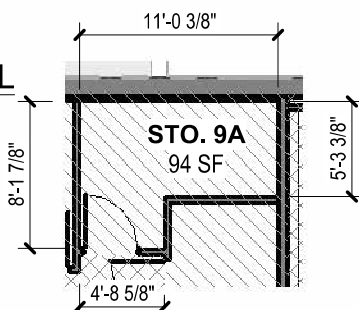
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SHEET NUMBER:

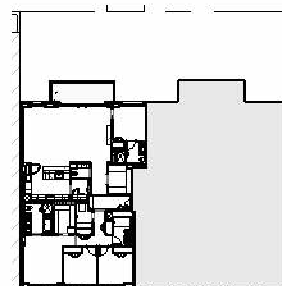
AG 8.8B



1 UNIT 9A - 9TH FL
 3/32" = 1'-0"



3 UNIT 9A PRIVATE STORAGE - 1ST FL
 3/32" = 1'-0"



KEY PLAN



04/23/2025

BKSK

UNIT 9A

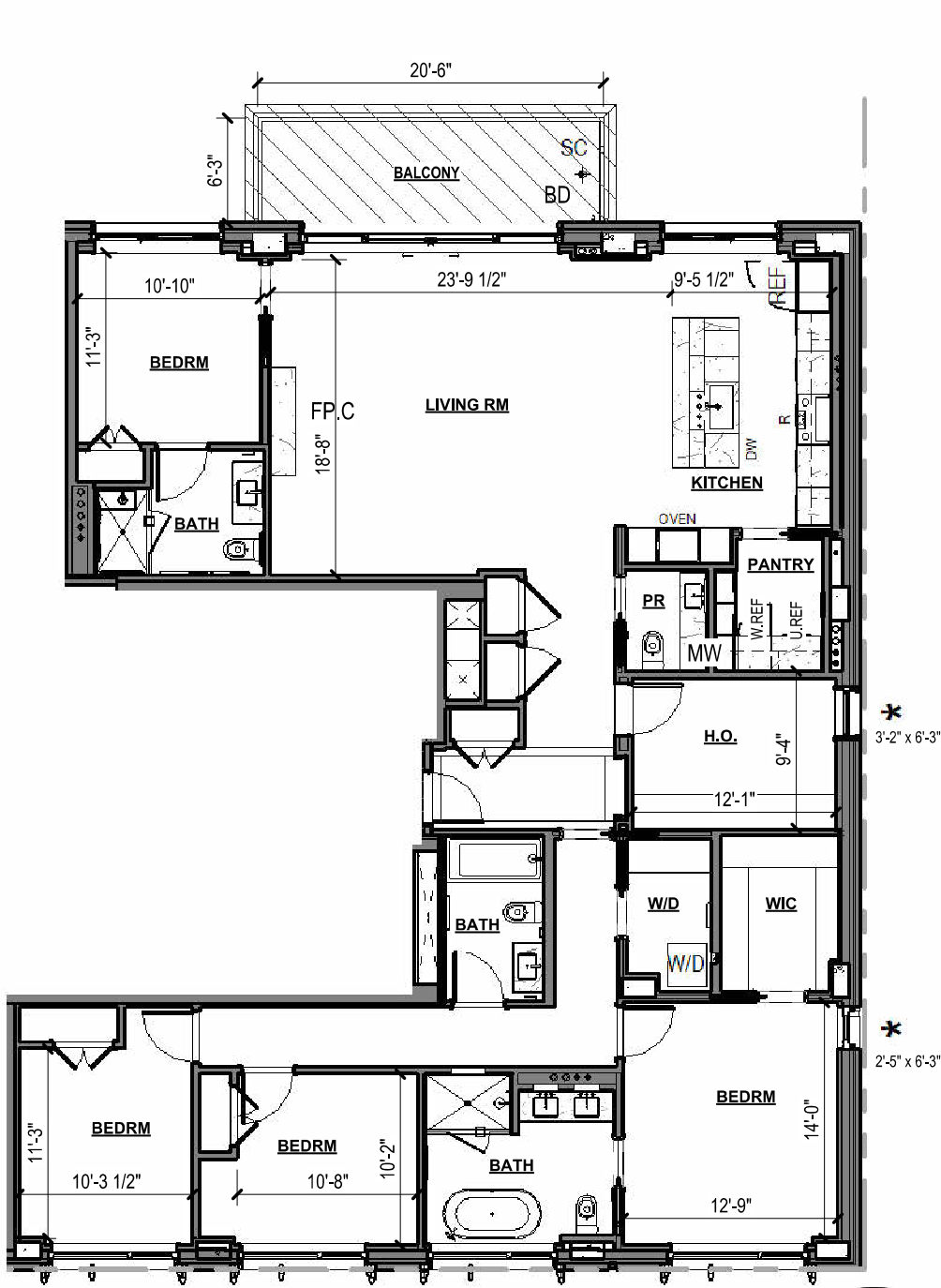
142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. THE SQUARE FOOTAGE ON THIS FLOOR PLAN EXCEED THE USABLE FLOOR AREA. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE OFFERING PLAN.

SHEET NUMBER:

AG 9.9A



LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE

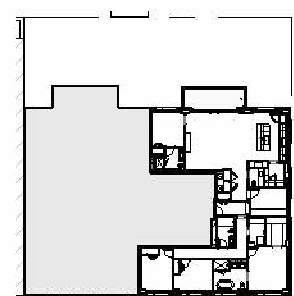
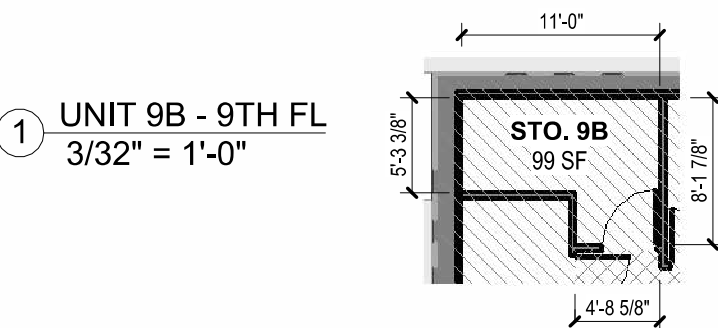
LEGEND 2:

DW	DISHWASHER
OVEN	OVEN
PR	POWDER ROOM
R	RANGE
WIC	WALK IN CLOSET
W/D	WASHER/DRYER
*	LOT LINE WINDOW
RD	ROOF/TERRACE DRAIN
BD	BALCONY DRAIN
SC	SCUPPER
BBQ	BARBEQUE
E.BBQ	ELECTRIC BARBEQUE
REF	REFRIGERATOR / FREEZER
W.REF	WINE REFRIGERATOR
U.REF	UNDERCOUNTER REFRIGERATOR
MW	MICROWAVE
FP.G	FIRE PLACE. GAS VENTED
FP.C	FIRE PLACE. CANISTER NON-VENTED.

2498 SF	UNIT 9B
154 SF	9B BALCONY

NOTE:

HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.



KEY PLAN

① UNIT 9B - 9TH FL
3/32" = 1'-0"

③ UNIT 9B PRIVATE STORAGE - 1ST FL
3/32" = 1'-0"



04/23/2025

BKSK UNIT 9B

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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SHEET NUMBER:

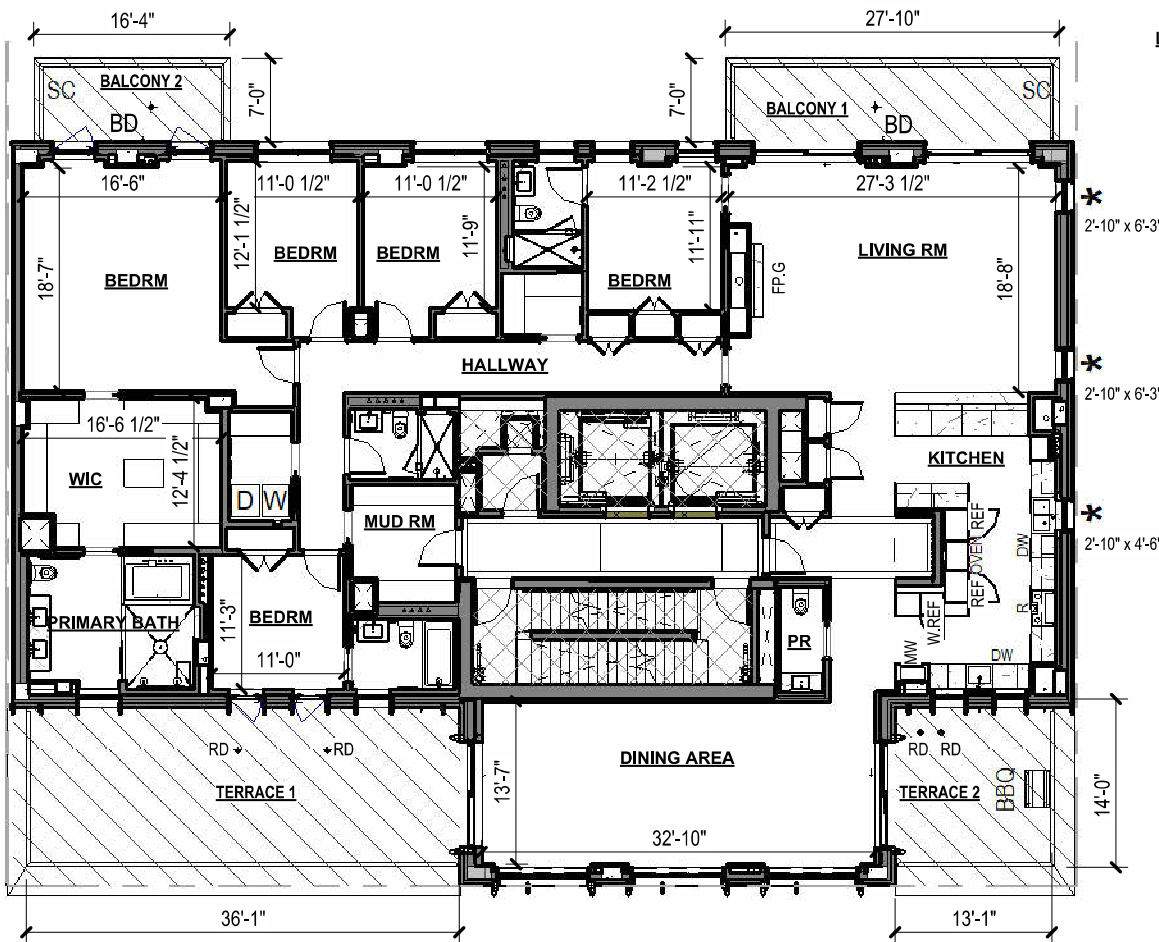
AG 9.9B

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE

LEGEND 2:

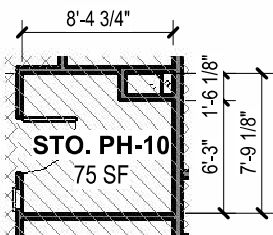
DW	DISHWASHER
OVEN	OVEN
PR	POWDER ROOM
R	RANGE
WIC	WALK IN CLOSET
WD	WASHER/DRYER
*	LOT LINE WINDOW
RD	ROOF/TERRACE DRAIN
BD	BALCONY DRAIN
SC	SCUPPER
BBQ	BARBEQUE
E.BBQ	ELECTRIC BARBEQUE
REF	REFRIGERATOR / FREEZER
W.REF	WINE REFRIGERATOR
U.REF	UNDERCOUNTER REFRIGERATOR
MW	MICROWAVE
FP.G	FIRE PLACE. GAS VENTED
FP.C	FIRE PLACE. CANISTER NON-VENTED.



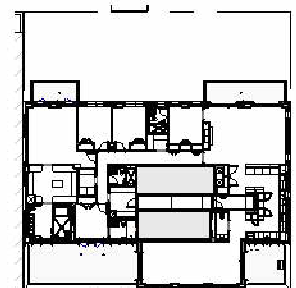
4314 SF	UNIT PH-10
114 SF	PH-10 BALCONY 2
195 SF	PH-10 BALCONY 1
224 SF	PH-10 TERRACE 2
560 SF	PH-10 TERRACE 1

NOTE:
HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.

① UNIT PH-10 - 10TH FL
1/16" = 1'-0"



③ UNIT PH-10 PRIVATE STORAGE - 1ST FL
3/32" = 1'-0"



KEY PLAN



04/23/2025

BKSK

UNIT PH-10

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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SHEET NUMBER:

AG PH10

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE

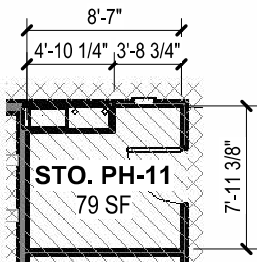
LEGEND 2:

DW	DISHWASHER
OVEN	OVEN
PR	POWDER ROOM
R	RANGE
WIC	WALK IN CLOSET
WD	WASHER/DRYER
*	LOT LINE WINDOW
RD	ROOF/TERRACE DRAIN
BD	BALCONY DRAIN
SC	SCUPPER
BBQ	BARBEQUE
E.BBQ	ELECTRIC BARBEQUE
REF	REFRIGERATOR / FREEZER
W.REF	WINE REFRIGERATOR
U.REF	UNDERCOUNTER REFRIGERATOR
MW	MICROWAVE
FP.G	FIRE PLACE. GAS VENTED
FP.C	FIRE PLACE. CANISTER NON-VENTED.

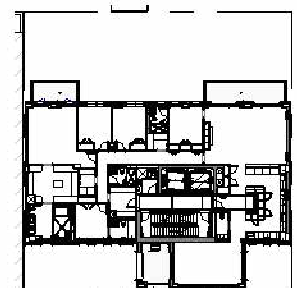
4138 SF	UNIT PH-11
114 SF	PH-11 BALCONY 2
195 SF	PH-11 BALCONY 1
158 SF	PH-11 TERRACE 1

NOTE:
HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.

1 UNIT PH-11 - 11TH FL 1/16" = 1'-0"



3 UNIT PH-11 PRIVATE STORAGE - 1ST FL 3/32" = 1'-0"



KEY PLAN

04/23/2025

BKSK

UNIT PH-11

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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SHEET NUMBER:

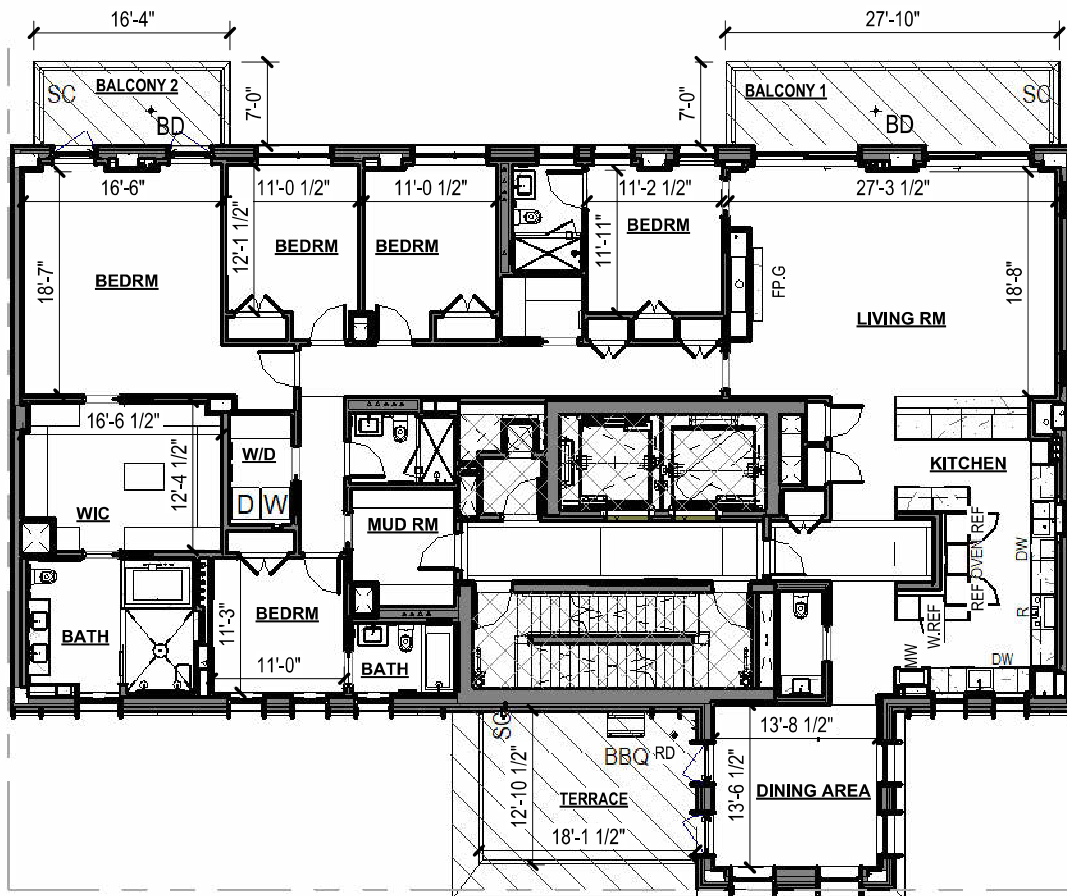
AG PH11

LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE

LEGEND 2:

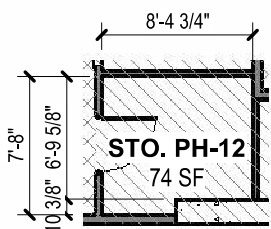
DW	DISHWASHER
OVEN	OVEN
PR	POWDER ROOM
R	RANGE
WIC	WALK IN CLOSET
WD	WASHER/DRYER
*	LOT LINE WINDOW
RD	ROOF/TERRACE DRAIN
BD	BALCONY DRAIN
SC	SCUPPER
BBQ	BARBEQUE
E.BBQ	ELECTRIC BARBEQUE
REF	REFRIGERATOR / FREEZER
W.REF	WINE REFRIGERATOR
U.REF	UNDERCOUNTER REFRIGERATOR
MW	MICROWAVE
FP.G	FIRE PLACE. GAS VENTED
FP.C	FIRE PLACE. CANISTER NON-VENTED.



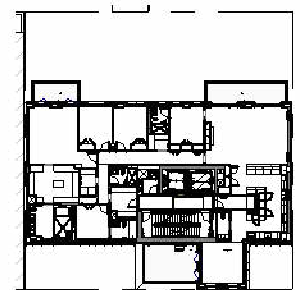
3982 SF	UNIT PH-12
195 SF	PH-12 BALCONY 1
114 SF	PH-12 BALCONY 2
296 SF	PH-12 TERRACE

NOTE:
HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.

① UNIT PH-12 - 12TH FL
1/16" = 1'-0"



③ UNIT PH-12 PRIVATE STORAGE - 1ST FL
3/32" = 1'-0"



KEY PLAN



04/23/2025

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UNIT PH-12

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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SHEET NUMBER:

AG PH12

LEGEND 1:

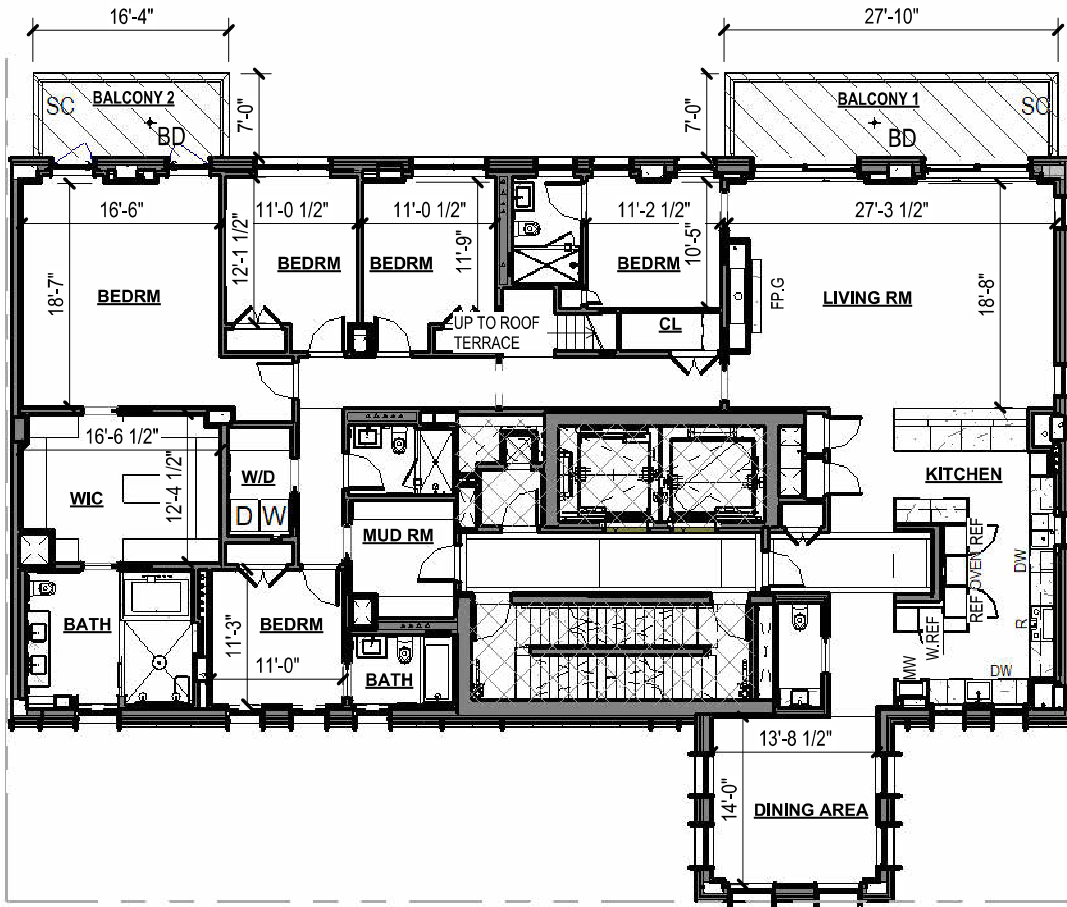
	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE

LEGEND 2:

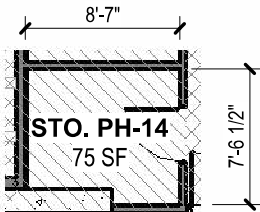
DW	DISHWASHER
OVEN	OVEN
PR	POWDER ROOM
R	RANGE
WIC	WALK IN CLOSET
W/D	WASHER/DRYER
*	LOT LINE WINDOW
RD	ROOF/TERRACE DRAIN
BD	BALCONY DRAIN
SC	SCUPPER
BBQ	BARBEQUE
E.BBQ	ELECTRIC BARBEQUE
REF	REFRIGERATOR / FREEZER
W.REF	WINE REFRIGERATOR
U.REF	UNDERCOUNTER REFRIGERATOR
MW	MICROWAVE
FP.G	FIRE PLACE. GAS VENTED
FP.C	FIRE PLACE. CANISTER NON-VENTED.

3982 SF	UNIT PH-14 - 13TH FL (INT)
114 SF	UNIT PH-14 - 13TH FL (EXT) - BALCONY 2
195 SF	UNIT PH-14 - 13TH FL (EXT) - BALCONY 1
1532 SF	UNIT PH-14 - ROOF (EXT) TERRACE
248 SF	UNIT PH-14 - ROOF (INT)

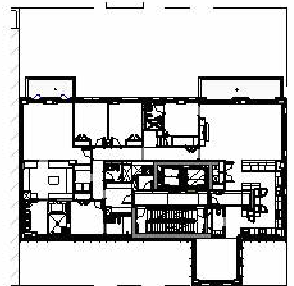
NOTE:
HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.



① UNIT PH-14 - 13TH FL
1/16" = 1'-0"



③ UNIT PH-14 PRIVATE STORAGE- 1ST FL
3/32" = 1'-0"



KEY PLAN



04/23/2025

SHEET NUMBER:

AG PH14

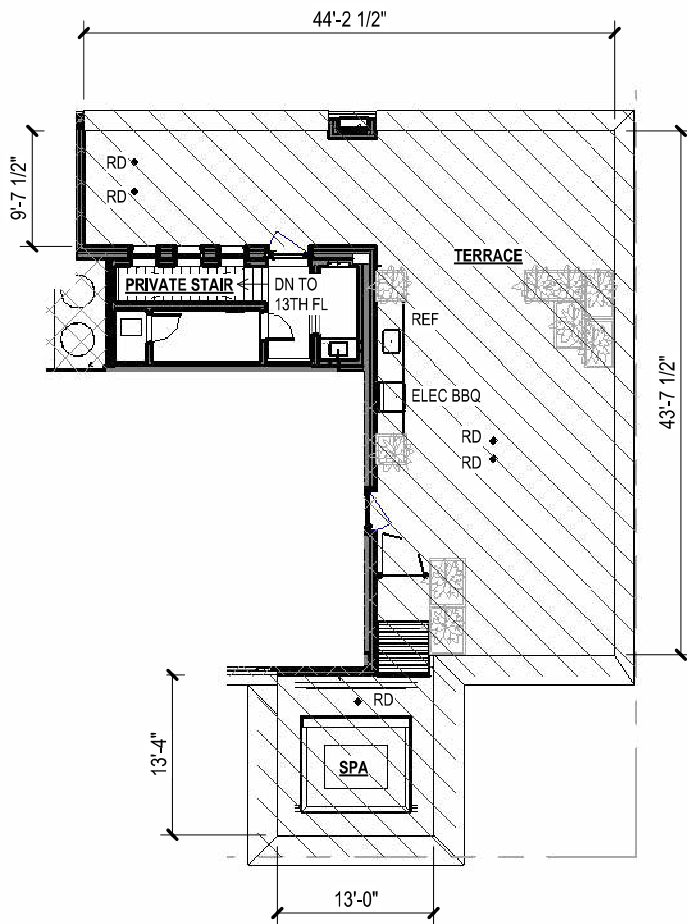
SCALE AS NOTED

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UNIT PH-14

142 W. 21ST ST. NEW YORK, NY 10011

BKSK



LEGEND 1:

	RESIDENTIAL UNIT
	LIMITED COMMON ELEMENT
	GENERAL COMMON ELEMENT
	PROPERTY LINE

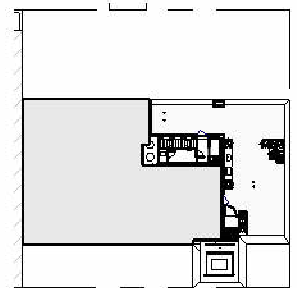
LEGEND 2:

DW	DISHWASHER
OVEN	OVEN
PR	POWDER ROOM
R	RANGE
WIC	WALK IN CLOSET
W/D	WASHER/DRYER
*	LOT LINE WINDOW
RD	ROOF/TERRACE DRAIN
BD	BALCONY DRAIN
SC	SCUPPER
BBQ	BARBEQUE
E.BBQ	ELECTRIC BARBEQUE
REF	REFRIGERATOR / FREEZER
W.REF	WINE REFRIGERATOR
U.REF	UNDERCOUNTER REFRIGERATOR
MW	MICROWAVE
FP.G	FIRE PLACE. GAS VENTED
FP.C	FIRE PLACE. CANISTER NON-VENTED.

3982 SF	UNIT PH-14 - 13TH FL (INT)
114 SF	UNIT PH-14 - 13TH FL (EXT) - BALCONY 2
195 SF	UNIT PH-14 - 13TH FL (EXT) - BALCONY 1
1532 SF	UNIT PH-14 - ROOF (EXT) TERRACE
248 SF	UNIT PH-14 - ROOF (INT)

NOTE:
HOME OCCUPATION AREA WILL NOT BE USED AS LIVING ROOMS OF FOR SLEEPING PURPOSES.

① **ROOF**
1/16" = 1'-0"



KEY PLAN

04/23/2025

BKSK

UNIT PH-14 ROOF

142 W. 21ST ST. NEW YORK, NY 10011

SCALE AS NOTED

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SHEET NUMBER:

AG PH14R

SECTION F

DECLARATION OF CONDOMINIUM

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DECLARATION OF CONDOMINIUM

Establishing a Plan of Condominium Ownership
of Premises Located at 142 West 21st Street,
County of New York, City and State of New York,
Pursuant to Article 9-B of the Real Property Law
of the State of New York

Name: 142 West 21st Street Condominium, 142 West 21st Street, New York, New York 10011

Sponsor: Loves Lane Owner LLC, 246 West 16th Street, Suite 1R, New York, New York
10011

Date of Declaration: _____

Block No.: _____

Lot FKA: _____

Lots NKA: _____

Record and Return:

Marcus Attorneys PLLC
13 Greene Avenue
Brooklyn, New York 11238
(718) 643-6555

Declaration Establishing a Plan for Condominium Ownership of Premises to be known as 142 West 21st Street Condominium, at 142 West 21st Street, in the County of New York, City and State of New York, pursuant to Article 9-B of the Real Property Law of the State of New York.

Loves Lane Owner LLC, having an address at 246 West 16th Street, Suite 1R, New York, New York 10011, hereinafter referred to as the "Sponsor," does hereby declare:

1. Submission of Property: The Sponsor hereby submits the land described in Exhibit A, attached hereto and made a part hereof (the "Land"), together with the buildings and improvements thereon erected (collectively, the "Building"), owned by the Sponsor in fee simple absolute (the Land and Building together referred to as the "Property") to the provisions of Article 9-B of the Real Property Law of the State of New York (the "Condominium Act").

2. Area and Location of Land: The Land has an area of approximately _____ square feet and is located in the County of New York, City and State of New York.

3. Description of the Building: The Property will contain one Building, which will contain a cellar, thirteen floors, bulkhead, roof, twenty-two (22) Residential Units and two (2) Parking Units.

4. Name of Condominium: The condominium shall be known as "142 West 21st Street Condominium".

5. Units:

(a) List and Description: Annexed hereto and made a part hereof as Exhibit B is a list of all Units containing their designations and tax lot numbers, locations and approximate areas of the Units, number of rooms in each Unit, the Common Elements and Limited Common Elements to which each has immediate access (all as shown on the floor plans of the Building certified by _____ (the "Floor Plans") intended to be filed in the Office of the Register of the City of New York, Borough of Manhattan simultaneously with the recording of this Declaration), and the percentage of interest of each Unit in the Common Elements (the "Common Interest"). The location of the Building is shown on the site plan intended to be filed in the said Office of the Register of the City of New York, Borough of Manhattan, as part of the Floor Plans. Any heating, hot-water and/or air-conditioning systems located inside or outside the Unit together with any piping and/or ductwork attached thereto, and/or any equipment which only serves the individual Unit shall be deemed a fixture and part of the individual Unit.

(b) Dimensions: A Unit's square footage is calculated horizontally from the exterior face of exterior walls or windows to the approximate midpoint of the demising partition between Units, and the outside face of the demising partition between a Unit and

any Common Element, and vertically from finished floor to finished ceiling. However, any Common Elements located within a Unit shall not be considered a part of the Unit. No Unit shall include any Common Element. The provisions of this subdivision (b) may not be amended without the approval of the Unit Owner (defined below) of every Unit affected.

(c) Modifying the Parking Area. Sponsor reserves the right to reconfigure, change, combine, relocate and/or modify the Parking Area or any portions thereof, and the number and size of the Parking Spaces, by among other things, reconfiguring the Parking Area and, in connection therewith, re-designating in an amendment to the Declaration, a portion of any Common Element space (other than such Common Element spaces which are used for ingress or egress to the Building or otherwise similarly used at the time for Building operations), as part of the Parking Area. Sponsor expressly reserves the right to effect such changes and to amend the Plan so as to reflect the same. Sponsor will obtain necessary permits and approvals required by DOB in connection with any of the foregoing work.

6. Certain Definitions:

(a) The owner of each Unit is herein referred to as the "Unit Owner," which term shall have the meaning ascribed to it in the Condominium Act. Every Unit Owner shall be treated for all purposes as a single owner, irrespective of whether such ownership is joint, in common, or tenancy by the entirety. The number of Unit Owners shall be equal to the number of Units, regardless of whether an owner owns more than one Unit, except as expressly provided herein, when a Unit is owned by the Board of Managers.

(b) "Board of Managers" shall mean the Board of Managers of 142 West 21st Street Condominium.

(c) "By-Laws" shall mean the By-Laws of 142 West 21st Street Condominium as from time to time amended pursuant thereto.

(d) "Cellar Parking Spaces" shall mean Parking Spaces 1 through 11 located in Parking Unit PC.

(e) "Cellar Parking Space Licenses" shall mean the Parking Space Licenses for use of the Cellar Parking Spaces.

(f) "Cellar Parking Space Licensees" shall mean the Parking Space Licensees under the Cellar Parking Space Licenses .

(g) "Condominium" shall mean 142 West 21st Street Condominium, which is composed of the Units and the Common Elements (hereinafter defined).

(h) "First Floor Parking Spaces" shall mean Parking Spaces 12 through 16 located in Parking Unit P1.

(i) "First Floor Parking Space Licenses" shall mean the Parking Space Licenses for use of the First Floor Parking Spaces.

(j) "First Floor Parking Space Licensees" shall mean the Parking Space Licensees under the First Floor Parking Space Licenses.

(k) "Legal Requirements" shall mean all requirements and limitations of all laws, ordinances, rules, regulations, guidelines and determinations of any government, governmental authority or quasi-governmental authorities and agencies, case law and all judicial rulings, judgments and orders, the requirements of insurers, insurance underwriting agencies, agreements, instruments and insurance policies, and of mortgages and the holders of mortgages on the Property or any part thereof binding on the Board of Managers or affecting the Condominium this Declaration, the By-Laws and the Rules and Regulations and of the By-Laws, this Declaration and the Rules and Regulations.

(l) "Parking Area" shall mean the unattended parking area located at the cellar and first floor levels of the Building that includes the parking ramp, Parking Units and Parking Spaces.

(m) "Parking Space Licenses" shall mean the agreements pursuant to which Parking Spaces are licensed to Unit Owners or others.

(n) "Parking Space Licensee" shall mean the licensee under a Parking License.

(o) "Parking Spaces" shall mean the parking spaces located in the Parking Units and that are made available to the exclusive use of certain Unit Owners or others pursuant to Parking Licenses. Parking Spaces 1 through 11 are located in Parking Unit PC at the cellar and are referred to as the "Cellar Parking Spaces." Parking Spaces 12 through 16 are located in Parking Unit P1 at the first floor and are referred to as the "First Floor Parking Spaces."

(p) "Parking Units" shall mean Unit PC and Unit P1, as described on the Floor Plans.

(q) "Party Wall" shall mean a wall which is common to, and separates, two Units or a Unit and a Common Element.

(r) "Plan" or "Offering Plan" shall mean the Offering Plan for 142 West 21st Street Condominium dated _____, as the same may be amended.

(s) "Residential Units" shall mean Units 2A, 2B, 2C, 2D, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, PH10, PH11, PH12 and PH14, as described on the Floor Plans.

(t) "Rules and Regulations" shall mean the rules and regulations included in the Plan as amended from time to time by the Board of Managers.

(u) "Sponsor-affiliates" shall mean (i) an entity in which the Sponsor possesses a legal or beneficial interest or a person or entity which possesses a legal or beneficial interest in the Sponsor or an entity which controls or is controlled by an entity which is otherwise a Sponsor-affiliate or (ii) a person or entity succeeding to the rights of Sponsor as an owner of one or more Unsold Units, as defined in the Offering Plan.

7. Use: (a) The Residential Units may be used only for residential use and for legally permitted uses accessory to residential use and for legally permitted professional or business offices subject to the provisions of the certificate of occupancy for the Building, except that the Sponsor or its designee(s) shall have the right to maintain a general and sales office in any Unit owned by it and to use such Unit as a model and for other promotional purposes.

(b) The Building shall be used solely for the purposes for which the Units contained therein may be used.

(c) The Parking Spaces may only be used for the parking of motor vehicles. Sponsor shall have the right to use Parking Spaces not licensed pursuant to a Parking Space License for any purposed permitted by applicable laws.

8. Common Elements: The "Common Elements" shall mean the entire Property, including all parts of the Building other than the Units and including, without limitation, the following:

(a) General Common Elements

(i) The Land described in Exhibit A to this Declaration;

(ii) All roofs and all other elements thereof down to but not the unexposed side of the plaster or sheetrock, if any, of the ceiling of a Unit immediately below the roof, if any, foundations and concrete floors;

(iii) All foundations;

(iv) All columns, girders, joists, beams, load bearing walls and supports but not any plaster, sheetrock or similar covering within a Unit;

(v) All portions of the exterior walls, beyond the hidden face of the interior plaster, sheetrock or similar material walls, if any; all portions of Party Walls located beyond the unexposed sides of the plaster, sheetrock or similar material walls within Units; the space between the top of the concrete or other decking or lowest wood decking where there is wood decking, and the unexposed upper surface of the plaster, sheetrock or similar material ceiling below or, if the ceiling below is not finished with plaster, sheetrock or similar material, the exposed surface of the structural members and decking of the ceiling of each floor between Units or within a Unit;

(vi) All central and appurtenant installations for services such as electricity, light, gas, heating, air conditioning, trash collection, storage and disposal, sprinklers, fire alarms and protection, telephone, television, communications, water, waste, piping and roof drains, including all pipes, flues, ducts, wires, cables and conduits used in connection therewith, whether located in or outside of the Units and not installed by, or on behalf of, any Unit Owner;

(vii) The corridors, hallways, lobby, bicycle storage rooms, package room, exercise rooms, stairs, stairways, elevator(s), roofs, and all chases, shafts and chutes;

(viii) All others parts of the Property and all machinery, equipment, apparatus and installations now or hereafter existing in the Building or at the Property for common use or necessary or convenient to the existence, maintenance or safety of the Property.

(b) "Limited Common Elements" are Common Elements which are available for the use, for certain purposes, solely by the Owners of Units to which such Limited Common Elements are appurtenant and by the occupants of such Units and invitees of such Owner and occupants, and such Limited Common Elements include any pavers, planters, decking, drains, hose bibs, electrical outlets, lighting and light fixtures, enclosures and dividers installed or located thereon. The Limited Common Elements are as follows.

(i) Units 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, PH10, PH11, PH12 and PH14 shall each have at least one balcony as a Limited Common Element, as shown on the Floor Plans. The owners of such Units and their successors and assigns shall be responsible for maintenance, repair and replacement of their balcony, including the balcony's surface, but the Board of Managers shall make any structural repairs to the balconies, including the railings, if any, that are required, except that in all events the Unit Owner shall be responsible for any maintenance, repair and replacement of any portion of their balcony if necessitated by damage caused by the Unit Owner or the Unit Owner's invitees, tenants, employees, agents or contractors. The Board of Managers and its agents, employees and contractors may have access to the balconies in order to inspect the Common Elements and for any action the Board of Managers is required or permitted to take. In the event Board repairs require removal or disruption of any elements of the balconies, it shall be the responsibility of the Board of Managers to replace such elements. The owners of such

Units may not perform construction in, on or to their balconies unless the owners comply with all Legal Requirements and obtain the written approval of the Board of Managers.

(ii) Units 2A, 2B, 3A, 3B, PH10, PH11, PH12 and PH14 shall each have at least one terrace as a Limited Common Element, as shown on the Floor Plans. The owners of such Units and their successors and assigns shall be responsible for maintenance, repair and replacement of their terrace, including the terrace's surface, but the Board of Managers shall make any structural repairs to the terraces, including the railings, if any, that are required, except that in all events the Unit Owner shall be responsible for any maintenance, repair and replacement of any portion of their terrace if necessitated by damage caused by the Unit Owner or the Unit Owner's invitees, tenants, employees, agents or contractors. The Board of Managers and its agents, employees and contractors may have access to the terraces in order to inspect the Common Elements and for any action the Board of Managers is required or permitted to take. In the event Board repairs require removal or disruption of any elements of the terraces, it shall be the responsibility of the Board of Managers to replace such elements. The owners of such Units may not perform construction in, on or to their terraces unless the owners comply with all Legal Requirements and obtain the written approval of the Board of Managers.

(iii) Each Residential Unit shall have as a Limited Common Element a storage area, as shown on the Floor Plans. The owners of such Units may use their storage areas only in compliance with all Legal Requirements and shall be responsible for maintenance, repair and replacement of their storage areas. The Board of Managers and its agents, employees and contractors may have access to all storage areas in order to inspect the Common Elements and for any action the Board of Managers is required or permitted to take. In the event that any such Board action requires removal or disruption of all or any elements of the storage areas, it shall be the responsibility of the Board of Managers to replace such elements.

(iv) Each Residential Unit shall have as a Limited Common Element at least one condenser unit. The Unit Owners shall have the right to place, inspect, maintain, repair and replace their condenser and other condenser equipment serving their respective Units. A Unit Owner, and his, her or its agents and contractors shall have a right of access over and through any areas where the condenser units are located for such purposes. A Unit Owner shall be responsible for the maintenance, repair and replacement of the condenser and condenser equipment servicing his, her or its Unit (including equipment located outside the Unit and all piping and wiring associated with the Condenser), as required. The Board of Managers shall be responsible for maintenance, repair and replacement of all common areas, and all elements thereof, except that in all events a Unit Owner shall be responsible for the cost and expense of any maintenance, repair and replacement of any portion of common areas or elements thereof if necessitated by the negligence, misuse or neglect of a Unit Owner or an occupant of a Unit or a Unit Owner's employees, invitees, agents, guests or contractors. In the event repairs by the Board of Managers require removal or disruption of any elements of the condensers, it shall be

the responsibility of the Board of Managers to replace such elements. In any event, the Board of Managers and its agents, employees and contractors may have access to all common areas of the Building in order to inspect the Common Elements and for any action the Board of Managers is required or permitted to take.

9. Determination of Percentages in Common Elements: The percentages of interest of the Units in the Common Elements are based on a Unit's floor space subject to the location of such space and additional factors of relative value to other space in the Condominium, the uniqueness of the Unit, the availability of Common Elements for exclusive or shared used, and the overall dimensions of the particular Unit, pursuant to Section 339-i (1) (iv) of the Condominium Act, and shall be as set forth in Exhibit B, a part hereof. A Unit Owner may not convey his, her or its Unit separate from its appurtenant interest in the Common Elements. No change will be made to the Units' percentages of Common Interest without the consent of all owners of Units directly affected, without the consent of Sponsor's construction lender (so long as the construction lender holds a lien on the Property), and without the consent of a Purchaser's lender, if any and if required by the same.

10. Encroachments: If any portion of the Common Elements now encroaches upon any Unit, or if any Unit now or upon completion of construction by the Sponsor substantially in accordance with the Floor Plans encroaches upon any other Unit or upon any portion of the Common Elements, as a result of the construction of the Building, or if any such encroachment shall occur hereafter as a result of settling or shifting of the Building, or as a result of repair or restoration of the Building (or any portion thereof), any Unit or the Common Elements after damage or destruction by fire or other casualty or after a taking in condemnation or eminent domain proceedings of all or any portion of a Unit or the Common Elements or by reason of alteration or repair to the Common Elements made by, or with the consent of, the Board of Managers, a valid easement for the encroachment and for the maintenance of the encroachment so long as the Building stands shall exist.

11. Condemnation: In the event of taking in condemnation or by eminent domain of part or all of the Common Elements, the award made for such taking shall be payable to the Board of Managers. If the Unit Owners duly and promptly approve the repair and restoration of such Common Elements, the Board of Managers shall arrange for such repair and restoration, and the Board of Managers shall disburse the proceeds of such award to the contractors engaged in such repair and restoration in appropriate progress payments. If the Unit Owners do not duly and promptly approve the repair and restoration of such Common Elements, the Board of Managers shall disburse the net proceeds of such award in the same manner as they are required to distribute insurance proceeds where there is no repair or restoration of the damage, as provided in Section 3 of Article V of the By-Laws.

12. Easements:

(a) Each Unit Owner shall have an easement in common with the owners of other Units to use, maintain, repair, alter and replace all pipes, wires, flues, ducts, vents, cables, conduits, public utility lines, equipment and facilities and other Common Elements located in any of the Units or elsewhere on the Property and serving his, her or its Unit. Each Unit shall be subject to an easement in favor of the owners of all other Units and the Board of Managers (i) to use the pipes, flues, ducts, cables, wires, conduits, utility lines, equipment and facilities and other Common Elements serving other Units and located in such Unit, and (ii) for the Board of Managers and its agents, employees and contractors to have access to each Unit to inspect the Unit, to remove violations of Legal Requirements, and (iii) to maintain, repair, replace or modify Common Elements contained therein or elsewhere in the Building.

(b) Each Unit shall have, and shall be subject to, easements of subjacent support and necessity in favor of such Unit and in favor of other Units and the Common Elements.

(c) The Sponsor, Sponsor-affiliates and their successors, assigns, invitees, licensees, contractors, employees, and tenants (i) shall have an easement to erect, maintain, repair and replace from time to time one or more signs on the Property for the purposes of advertising the sale of Units and the leasing of space in any Unit as well as an easement in, and access to, Units and Common Elements consistent with the purposes of the Offering Plan and Sponsor's rights and obligations thereunder, including, without limitation, the right to develop, renovate, alter, maintain, repair, replace, refurbish, offer, sell and lease Units and appurtenant interests and Common Elements; and (ii) reserve the right to establish, grant and create easements for any additional electric, transformer, amplifier, gas, television, telephone, communications, sprinkler, fire protection, fire alarm, security, air conditioning, water, storm drainage, sewer or other utility or service lines and appurtenances in, under and through the Property including, without limitation, an easement or easements for the benefit of any property adjacent to the Property, to relocate any existing utility easements in any portion of the Property and to dedicate any or all of such facilities to any governmental body, public benefit corporation or utility company if the Sponsor or designee shall deem it necessary or desirable for the proper operation and maintenance of the Property or any portion thereof, for the general health or welfare of any Unit Owner, or the residents of any property adjacent to the Property, provided that such additional utilities or the relocation of existing utilities will not prevent or unreasonably interfere with the use of the Units for their permitted purposes. Any governmental agency, utility company or public benefit corporation furnishing services to the Property, and the employees and agents of any such agency, company or corporation, shall have the right of access to any Unit, to the Common Elements, and to the Limited Common Elements included in the exercise of the rights to which such easements pertain, provided such right of access is exercised in such a manner as not unreasonably to interfere with the use of the affected Units for their permitted purposes.

(d) The user of any easement granted by subparagraph (b) or (c) of this Article 12 shall have the responsibility of repairing any damage to Common Elements resulting

from such use. A Unit Owner shall have the responsibility of repairing any damage to his, her or its Unit resulting from such use.

(e) Each Unit Owner whose Unit has one or more appurtenant Limited Common Elements shall have an exclusive easement for use thereof.

(f) In addition to the specific easements set forth in this Article 12, the Property and every portion thereof shall be subject to all easements and the rights of access prescribed in the Condominium Act.

(g) Notwithstanding the foregoing, no person shall use or enjoy the Common Elements or Limited Common Elements except in accordance with the reasonable purposes for which they are intended and, subject to such purposes, without encroaching unreasonably upon the rights of other persons to do so in accordance with this Declaration.

13. Power of Attorney to Board of Managers: Each Unit Owner shall grant to the persons who shall from time to time constitute the Board of Managers, an irrevocable power of attorney, coupled with an interest, in such form as the Board of Managers may from time to time approve, to, among other things, acquire title to or lease any Unit whose Owner desires to surrender, sell or lease the same, or which may be the subject of a foreclosure or other judicial sale, in the name of the Board of Managers or its designee, corporate or otherwise, and to convey, sell, lease, mortgage or otherwise deal with any such Unit so acquired or to sublease any Unit so leased by the Board of Managers.

14. Acquisition of Units by Board of Managers: In the event any Unit Owner shall surrender his Unit together with: (i) the undivided interest in the Common Elements appurtenant thereto; (ii) the interest of such Unit Owner in any other Units acquired by the Board of Managers or its designee on behalf of all Unit Owners, or the proceeds of the sale or lease thereof, if any; and (iii) the interest of such Unit Owner in any other assets of the Condominium (hereinafter collectively called the "Appurtenant Interest") pursuant to the provisions of Section 339-x of the Condominium Act, or in the event the Board of Managers shall purchase at a foreclosure or other judicial sale a Unit together with its Appurtenant Interests, title to any such Unit, together with its Appurtenant Interests, shall be held by the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners, in proportion to their respective Common Interests. The lease covering any Unit leased by the Board of Managers, or its designee, corporate or otherwise, shall be held by the Board of Managers, or its designee, on behalf of all Unit Owners, in proportion to their respective Common Interest.

15. Person to Receive Service of Process: The Secretary of State of the State of New York is hereby designated as agent of the Board of Managers upon whom process against it may be served, and the post office address to which the Secretary of State shall mail a copy of any process against it served upon him or her is Board of Managers, 142 West 21st Street, New York, New York 10011. As required by law, the Board of Managers shall

notify the Secretary of State of any change in the managing agent or person authorized to receive a copy of any process served against the Secretary of State. Until the first meeting of Unit Owners, Yiannes Einhorn, having an address at c/o Loves Lane Owner LLC, 246 West 16th Street, Suite 1R, New York, New York 10011, is hereby designated to receive service of process in any action which may be brought against the Condominium. Following said meeting any member of the Board of Managers is hereby designated to receive service of process in any such action.

16. Units Subject to Declaration, By-Laws and Rules and Regulations: All present and future Unit Owners, tenants, sub-tenants and occupants of Units and invitees, employees, agents, and contractors of Unit Owners shall be subject to, and shall comply with, the provisions of this Declaration, the By-Laws and the Rules and Regulations, as they may be amended from time to time. The acceptance of a deed or conveyance for, or the entering into a lease for, or the entering into occupancy of, any Unit shall constitute an agreement that the provisions of this Declaration, the By-Laws and the Rules and Regulations, as they may be amended from time to time, are accepted and ratified by such Owner, tenant or occupant and shall be binding on all sub-tenants, invitees, employees, agents and contractors, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit as though such provisions were recited and stipulated at length in each and every deed or conveyance or lease thereof.

17. Amendment of Declaration:

(a) This Declaration may be amended with the approval of owners of sixty-six and two-thirds percent (66 2/3%) in number and in Common Interest of all Unit Owners, in accordance with the provisions of the By-Laws, provided, however, that the Common Interest appurtenant to each Unit as expressed in this Declaration shall not be altered without the consent of all Unit Owners affected, and provided further that no right granted herein to the Sponsor or a Sponsor-affiliate shall be modified without the written consent of the Sponsor so long as the Sponsor or a Sponsor-affiliate shall own a Unit.

(b) The Sponsor or a Sponsor-affiliate shall have the right without vote or consent of other 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 City Register, Borough of Manhattan and elsewhere if required by law, an amendment or amendments to this Declaration (together with such other documents, plans and maps as may be required to effectuate the same) to reflect (i) any changes in Units and the reapportionments of the Common Interests resulting therefrom, made by the Sponsor pursuant to Article 19 hereof; or (ii) any construction of the Building which shall not have been completed on the date of recording of this Declaration, including, without being limited to, the final location, dimensions or size of the Building and the Units therein.

(c) Notwithstanding the provisions of Section 17(a), above, no amendment to this Declaration that would have a materially adverse impact on the holders of Unit mortgages may be made without the approval of at least fifty-one percent (51%) of such holders of Unit mortgages. The Board shall serve on all holders of Unit mortgages a copy of such a proposed amendment by certified mail, return receipt requested to such addresses as designated by the mortgagees from time to time, in writing, to the Board of Managers. In the event any holder of Unit mortgages shall fail to respond in writing to the Board within sixty (60) calendar days after being served with such a proposed amendment, then said holder of Unit mortgages shall be deemed to have consented to such proposed amendment. For purposes of this paragraph, the date of mailing shall be deemed to be the date of the giving of notice.

18. Termination: If withdrawal of the Property from application of the Condominium Act is authorized by at least eighty percent (80%) of the Unit Owners in number and in Common Interest (and if required by the respective mortgages, their first mortgagees, if any, of such Unit), then the Property shall be subject to an action or partition by any Unit Owner or lienor as if owned in common, in which event the net proceeds of sale shall be divided among all the Unit Owners in proportion to their respective Common Interests, provided, however, that no payment shall be made to a Unit Owner until there has first been paid off out of his, her or its share of such net proceeds all liens on his, her or its Units. The Sponsor or its nominee will not cast any of its votes for withdrawal, unless eighty percent (80%) of the Unit Owners other than the Sponsor so vote, in which event the Sponsor will be free to cast its votes either for or against withdrawal.

In addition to the termination requirements set forth herein, at least fifty one percent (51%) of the mortgagees of Units must consent to termination before the Property may be withdrawn from application of the Condominium Act.

19. Changes in Sponsor-Owned Units: For any Units owned by the Sponsor or its designee(s) or a Sponsor-affiliate, if not prohibited by the Condominium Act (as the same may be amended from time to time), the Sponsor or a Sponsor-affiliate shall have the right, without the vote or consent of the Board of Managers, other Unit Owners or the holders of Unit mortgages, to (i) make alterations, additions, or improvements in, to, and upon, the Unit; (ii) change the layout or number of rooms in the Unit; (iii) change the size and/or number of such Units by subdividing a Unit, combining separate Units (including those resulting from any subdivision or otherwise) into one or more Units, altering the boundary walls between any Units or otherwise (including, without limitation, the use of any portion(s) of the Common Elements adjacent to such Units to the extent that such portion(s) are not required to be maintained as Common Elements); and (iv) reapportion among such Units affected by such changes in size or number, subdivision, combination or alteration, their appurtenant interests in the Common Elements; provided, however, that the Sponsor or its designee(s) shall comply with all rules, ordinances and regulations of all governmental authorities having jurisdiction and shall agree to hold the Board of Managers and all other Unit Owners harmless from any liability arising therefrom. In accordance with law, the Common Elements appurtenant to each Unit as

expressed in this Declaration shall have a permanent character and shall not be altered without the consent of all Unit Owners affected. Written consents will be obtained from Unit Owners, if any, who are adversely affected as a result of the above changes. The provision of this Article 19 may not be added to, amended or deleted without the prior written consent of the Sponsor or its designee(s).

20. Specially Allocated Expenses: The Board of Managers shall not allocate specific expense items to a Unit if the owner of said Unit pays such items directly. An expense from which a Unit is exempt shall be specially allocated to the Units which are not exempt. A specially allocated expense is charged to a Unit based on the proportion that the Common Interest of said Unit bears to the total Common Interest of all Units not exempt from said expense. The Board of Managers, acting reasonably, shall determine which items of expense shall be specially allocated as aforesaid, and inform the owners of the Units thereof and the owners of the Units shall determine the amounts thereof. Disputes as to expenses that a Unit Owner pays directly and that are to be specially allocated pursuant to this paragraph shall be settled by arbitration pursuant to the commercial arbitration rules of the American Arbitration Association or, if such association shall not exist, such other closest analogous organization as the Board and the owners of Units in dispute may agree upon. Water charges and sewer rents will be Common Expenses of all Units unless either (i) any Unit Owner is directly billed for water charges and sewer rents by the municipal authority or (ii) the Board of Managers finds that a Unit Owner uses water in excess of normal domestic, sanitary and lavatory purposes and requires such Owner to install a water meter and bills such Owner for water used, in which event the owner of such Unit shall not be charged water charges and sewer rents as part of the Common Charges and the owners of Units not so directly billed shall be specially allocated the Condominium's water charges and sewer rents. The Board of Managers shall have all the rights with respect to the collection of such specially allocated expenses and the creation of liens therefor and the enforcement of such collection and liens and the foreclosure of such liens, as the Board of Managers has with respect to Common Charges.

21. Invalidity: The invalidity of any provision of this Declaration shall not be deemed to impair or affect in any manner the validity, enforceability or affect of the remainder of this Declaration and the remainder of this Declaration shall continue in full force and affect as if such invalid provision had never been included herein.

22. Waiver: No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations of any provision hereof.

23. Gender and Number: The use of the masculine gender in this Declaration shall be deemed to refer to the feminine gender and neuter and the use of the singular shall be deemed to refer to the plural, and vice versa, whenever the context so requires.

24. Further Assurances: (a) Any person who is subject to the terms of this Declaration, whether such a person is a Unit Owner, a lessee or a sublessee of a Unit Owner, an occupant of a Unit member of the Board of Managers, an officer of the Condominium, or otherwise, shall, at the expense of such other person requesting the same, execute, acknowledge and deliver to such other person such instrument, in addition to those specifically provided for herein, and take such other action as such other persons may reasonably request to effectuate the provisions of this Declaration or of any transaction contemplated herein or to perfect any right to be created or transferred hereunder or pursuant to any such transaction.

(b) If any Unit Owner or any other person who is subject to the terms of this Declaration fails or refuses to execute, acknowledge, or deliver any instrument, or fails or refuses, within ten days after request therefor, to take any action that such Unit Owner or person is required to take pursuant to this Declaration, the Board of Managers is hereby authorized as attorney-in-fact for such Unit Owner or other person, which power shall be deemed to be coupled with an interest, to execute, acknowledge and deliver such instrument, or to take such action, in the name of such Unit Owner or other person, and such document or action shall be binding on such Unit Owner or other person.

(c) If any Unit Owner, the Board of managers or any other person who is subject to the terms of this Declaration fails to execute, acknowledge or deliver any instrument, or fails or refuses, within ten days after request therefor, to take any action which the Board of Managers, Unit Owner or person is required to execute, acknowledge and deliver or to take pursuant to this Declaration at the request of Sponsor or the Sponsor's affiliate, then the Sponsor or the Sponsor's affiliate is hereby authorized as attorney- in-fact for such Unit Owner, the Board of Managers or other person, coupled with an interest, to execute, acknowledge and deliver such instrument or to take such action, in the name of such Unit Owner, the Board of Managers or other person and such document or action shall be binding on such Unit Owner, the Board of Managers or other person.

25. Covenants to Run With the Land: (a) All provisions of this Declaration, the By-Laws and the Rules and Regulations, including, without limitation, the provisions of this Article 25, shall, to the extent applicable and unless otherwise expressly herein or therein provided to the contrary, be perpetual and be construed to be covenants running with the land and with every part thereof and interest therein, and all of the provisions shall be binding upon, and shall inure executors, administrators, legal representatives, successors and assigns, but the same are not intended to create, nor shall they be construed as creating, any rights in or for the benefit of the general public. All present and future Unit Owners, tenants and occupants of Units shall be subject to, Regulations, as the may be amended from time to time. The acceptance of a deed or conveyance, the entering into a lease, or the entering into an occupancy of any Unit shall constitute an agreement that the provisions of this Declaration, the By-Laws and the Rules and Regulations, as they may be amended from time to time, are accepted and ratified by such Unit Owner, tenant, or occupant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having, at any time, any interest or

estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed, conveyance or lease.

(b) If any provision of this Declaration or of the By-Laws is invalid under, or would cause this Declaration or the By-Laws to be insufficient to submit the Property to, the provisions of the Condominium Act, such provision shall be deemed deleted from this Declaration or the By-Laws, as the case may be, for the purpose of submitting the Property to the provisions of the Condominium Act, but shall nevertheless be valid and binding upon, and shall inure to the benefit of, the owners of the Property and their heirs, executors, administrators, legal representatives, successors and assigns, as covenants running with the land and with every part thereof and interest therein under other applicable law to the extent permitted under such applicable law with the same force and effect as if, immediately after the recording of this Declaration or the By-Laws, all Unit Owners had signed and recorded an instrument agreeing to each such provision as a covenant running with the land. If any provision that is necessary to cause this Declaration or the By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from this Declaration or the By-Laws, then such provision shall be deemed included as a part of this Declaration or the By-Laws, as the case may be, for the purpose of submitting the Property to the provisions of the Condominium Act.

(c) Subject to the terms of paragraph (b) of this Article, if this Declaration or the By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the provisions of this Declaration or the By-Laws shall nevertheless be valid and binding upon, and shall inure to the benefit of, the owners of the Property and their heirs, executors, administrators, legal representatives, successors and assigns, as covenants running with the land and with every part thereof and interest therein under other applicable law to the extent permitted under such applicable law with the same force and effect as if, immediately after the recording of this Declaration or the By-Laws, all Unit Owners had signed and recorded an instrument agreeing to each such provision as a covenant running with the land.

26. Successors and Assign: The rights and/or obligations of the Sponsor or its designee as set forth herein shall inure to the benefit of, and shall be binding upon, any successor or assignee of Sponsor or, with consent of the Sponsor or its designee, any transferee of all of the then Unsold Units. Subject to the foregoing, the Sponsor or its designee shall have the right, at any time, in its sole discretion, to assign or otherwise, transfer its interest herein, whether by merger, consolidation, lease, assignment or otherwise, without the consent of the Board of Managers or any other person.

27. Captions. The captions are included only as a matter of convenience and for reference and in no way define, limit or describe the scope of this Declaration or the intent of any provision hereof.

28. Development Rights. If there is any “floor area” (as defined in the Zoning Resolution of the City of New York (the “Zoning Resolution”)) pertaining to the Property

and not used in the Building as constructed or as a result of a future rezoning of the area on which the Property is located (the “Excess Floor Area”), the Sponsor or its designee, on behalf of itself, and acting as attorney-in-fact for the Board of Managers and each of the Unit Owners, may execute and deliver such documents and take such other actions as are appropriate to transfer, sell or permit the use of the Excess Floor Area, at any adjoining lot where the use of the Excess Floor Area is permitted pursuant to the Zoning Resolution, including, without limitation, executing and delivering on behalf of itself, the Board of Managers and each of the Unit Owners one or more declarations of zoning restrictions, zoning lot development agreements, and waiver of parties in interest. If the Excess Floor Area is used on adjoining properties, it may result in the vertical or horizontal expansion of such adjoining properties and, therefore, it may alter the views from and light into the Building. The Sponsor will not use the Excess Floor Area to expand the Building. Solely the Sponsor, and not the Board of Managers or any of the Unit Owners, has any interest in the Excess Floor Area or any proceeds from the transfer or sale or use thereof. The power of attorney granted to the Sponsor or its designee in this paragraph is irrevocable and coupled with an interest.

29. Handicapped Parking Spaces. Two Parking Spaces have been designated as handicapped spaces in the Floor Plans (the “Handicapped Parking Spaces” and each a “Handicapped Parking Space”). The sale, assignment or transfer of Handicapped Parking Spaces are subject to the following provisions:

(a) A “Handicapped Residential Unit Owner” for purposes of this Article 30 shall mean any Residential Unit Owner who has a Handicapped Vehicle (or has a family member who resides in such Residential Unit Owner’s Residential Unit who has a Handicapped Vehicle), which such Residential Unit Owner or family member intends to park in a Handicapped Parking Space. A “Handicapped Vehicle” shall mean any vehicle that has government-issued handicapped plates.

(b) Ownership of a Handicapped Parking License by a Residential Unit Owner or, if applicable, a non-occupant of the Building who is not a Handicapped Residential Unit Owner, is subject to the right of any other present or future Residential Unit Owner who is a Handicapped Residential Unit Owner or who becomes a Handicapped Residential Unit Owner to, at any time, demand upon thirty (30) days prior written notice to the owner of a Handicapped Parking License who is not a Handicapped Residential Unit Owner or non-occupant of the Building, that such owner either: (a) in the event the Handicapped Residential Unit Owner already owns a Parking License, that is not a Handicapped Parking Space License, trade Parking Licenses with the Handicapped Residential Unit Owner with no additional consideration to either party; or (b) in the event the Handicapped Residential Unit Owner does not already own a Parking License, sell its Handicapped Parking License to the Handicapped Residential Unit Owner at the then current, fair market value of such Handicapped Parking License (but, in the event that the then current, fair market value of such Handicapped Parking License cannot be agreed upon

between the parties within fifteen (15) days of the Handicapped Residential Unit Owner's written demand to purchase the Handicapped Parking License, the same shall be resolved by expedited "baseball"-style arbitration). If, at the time a Handicapped Residential Unit Owner desires to make such demand, both of the Handicapped Parking Licenses are owned by owners who are not handicapped, then the Parking Licensee of the Handicapped Parking License that was most recently issued or assigned shall be the Parking Licensee required to satisfy said demand. Any Handicapped Residential Unit Owner making a demand for a Handicapped Parking License hereunder shall make such demand in writing to the owner of the Handicapped Parking License upon whom the demand is being made with a copy of the same sent simultaneously to the Board. The owner of the Handicapped Parking License upon whom said demand is being made must comply with the aforementioned demand within thirty (30) days from receipt of written notice thereof. If the owner of the Handicapped Parking License upon whom the demand is being made fails to comply with said demand within thirty (30) days from receipt of written notice thereof, the Board reserves the right to immediately terminate such owner's Handicapped Parking License and to re-issue the Handicapped Parking License to the Handicapped Residential Unit Owner demanding the same at the then, current, fair market value of such Handicapped Parking License determined as aforesaid, which amount shall be payable to the owner of the Handicapped Parking License whose Handicapped Parking License was terminated by the Board. All costs and expenses of either party and the Board entailed in the issuance or assignment of a Handicapped Parking License to a Handicapped Residential Unit Owner demanding the same, including, but not limited, reasonable attorney and arbitration fees, if applicable, shall be borne by the Handicapped Residential Unit Owner making said demand.

30. Intervening Public Halls. Units PH10, PH11, PH12 and PH14 should note that each such Unit includes as part of the Unit and the Unit's square footage the area designated in the Floor Plans as "Hallway" and that is located between the elevators and the common "Egress Stairs" labeled in the Floor Plans as Stair A and Stair B. Such Hallways are considered intervening public halls under the New York City Building Code. Intervening public halls are corridors that act as fire and other emergency safety measures, and are meant to provide a clear path for evacuation from the Units in the event of a Building fire or other emergency. Therefore, the Hallways must at all times provide unrestricted access to the Egress Stairs for emergency egress. This unrestricted emergency egress access is accomplished and maintained by the doors of the Egress Stairs not having any locks.

The Hallways must remain as intervening public halls, and the intervening public halls' design and status must remain, for as long as the Building shall stand. The Owners of Units PH10, PH11, PH12 and PH14 must at all times maintain a clear pathway in the Hallway to and from the doors of the Egress Stairs. No modifications may be made to (a) the Hallways, including, without limitation, to the floor finish elevations, partitions, ceiling heights and lighting fixtures and configuration, or (b) the access to, from or between the Egress Stairs, including, without limitation, the door transitions or saddles, the emergency lighting, fire alarm devices and all other system parts related to the emergency use of the intervening public halls.

The failure to comply with these requirements may result in violations issued against the Units and/or the Building, and the costs of dealing with and clearing violations shall be a Common Expense and the Condominium's responsibility, unless the violation is caused by a Unit Owner, in which case the costs of dealing with and clearing violations shall be borne solely by such Unit Owner.

The Condominium shall be responsible for the maintenance, repair and replacement of the Egress Stairs, including its doors and the door transitions and saddles, and of the intervening public halls' emergency lighting, fire alarm devices and all other system parts related to the emergency use of the intervening public halls, and the cost thereof shall be a Common Expense. The Owners of Units PH10, PH11, PH12 and PH14 shall be responsible, at their sole cost and expense, for the maintenance and repair of their Hallway.

[Signature page follows.]

EXHIBIT A

142 West 21st Street Condominium
142 West 21st Street
New York, New York 10011
Block ____
Lot FKA ____ and NKA ____

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, and being more particularly bounded and described as follows:

[To be Inserted]

EXHIBIT B

142 West 21st Street Condominium
142 West 21st Street
New York, New York 10011
Block ____
Lot FKA ____ and NKA _____

Unit No.	Tax Lot No.	Location	Approx. Area (sq. ft.)	Beds/Baths	Common Interest	Residential Common Interest	Limited Common Elements	Immediately Accessible Common Elements
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SECTION G
BY LAWS OF CONDOMINIUM

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BY-LAWS
of
142 West 21st Street Condominium
County of New York
City and State of New York

Record and Return To:
Marcus Attorneys PLLC
13 Greene Avenue
Brooklyn, New York 11238

By-Laws
of
142 West 21st Street Condominium

ARTICLE I
Plan of Unit Ownership

Section 1. Unit Ownership. The property located in the County of New York, City and State of New York at 142 West 21st Street has been submitted to the provisions of Article 9-B of the Real Property Law of the State of New York (the "Condominium Act") by the Declaration (the "Declaration") recorded in the Office of the Register of the City of New York, Borough of Manhattan simultaneously herewith and shall hereinafter be known as 142 West 21st Street Condominium (hereinafter called the "Condominium"). The Residential Units are herein sometimes called the "Units". The owner of a Unit is herein referred to as a "Unit Owner". All capitalized terms not defined herein shall have the meaning set forth in the Condominium Act.

Section 2. Applicability of By-Laws.

(a) The provisions of these By-Laws are applicable to the Property of the Condominium and to the use, operation and occupancy thereof. The term "Property" as used herein shall include the land, the buildings and all other improvements thereon (including the Units, the Common Elements and the Limited Common Elements) known as 142 West 21st Street, New York, New York, and all easements, rights and appurtenances belonging thereto, and all other property, real, personal or mixed, intended for use in connection therewith. The provisions of these By-Laws are applicable to the Property of the Condominium and to the use, operation and occupancy thereof.

(b) All present and future owners, mortgagees, lessees, sublessees and occupants of Units and their employees, invitees, agents and contractors and any other persons who may use the facilities of the Property in any manner are subject to these By-Laws, the Declaration and the rules and regulations (the "Rules and Regulations") attached hereto as Schedule A, each as amended from time to time.

The acceptance of a deed or conveyance or the entering into of a lease or the occupancy of a Unit shall constitute an agreement that these By-Laws, the Rules and Regulation and the Declaration, as they may be amended from time to time, are accepted, ratified, and will be complied with.

Section 3. Office. The office of the Condominium and of the Board of Managers of the Condominium (the "Board of Managers") shall be located at the Property, unless another office in the County of New York or New York and State of New York is designated by the Board of Managers.

ARTICLE II Board of Managers

Section 1. Number and Qualification. The affairs of the Condominium shall be governed by a Board of Managers which shall consist of three persons. Until the first meeting of Unit Owners held pursuant to Section 1 (a) of Article III of these By-Laws, the Board of Managers shall consist of three (3) persons designated by the sponsor of the Condominium, Loves Lane Owner LLC (the "Sponsor"). As used in these By-Laws "Unsold Units" shall mean a Unit owned, at the time in question, by the Sponsor or its designee or successor who or which does not occupy the Unit for his, her, its or their own use. Within twelve (12) months after the first Closing of title to a Unit, the Sponsor will call the first meeting of Unit Owners, at which meeting the Unit Owners shall elect three (3) members, subject to Sponsor's right to designate members. The Sponsor shall have the right to designate two members of the Board until the later of (the "Initial Control Period"): (1) five years after the Closing of the first Unit or (2) the closing of title to Residential Units representing more than ninety percent (90%) of the Residential Units, both in number and in aggregate Common Interests. A meeting will be held to elect new members of the Board within thirty (30) days of the termination of the Initial Control Period. During the Initial Control Period, Unit Owners, other than the Sponsor, will vote for the remaining Board member. At elections of members to the Board of Managers held after expiration of the Initial Control Period but while Sponsor and/or its designee still owns at least one Unit, Sponsor and/or its designee shall have the right to designate one (1) of the three (3) members of the Board of Managers, who may be a person or entity related to or affiliated with Sponsor, Sponsor's designee or other owner of an Unsold Unit. Each member of the Board of Managers shall be an owner of a Unit, a mortgagee of a Unit, general partner, partner or designated employee of a partnership owning a Unit or holding a mortgage covering a Unit, a shareholder, officer, director or designated employee of a corporate Unit Owner or corporate mortgagee of a Unit, a fiduciary or officer or designated employee of a fiduciary who is the owner or mortgagee of a Unit, or a person with similar authority over, and interest in, another entity owning or holding a mortgage on a Unit, or in the case of the Sponsor or a Sponsor-affiliate, shall be a designee of the Sponsor. A person designated by the Sponsor or a Sponsor-affiliate under this Article need not be a Unit Owner or holder of an office or interest in a Unit Owner. As used in these By-Laws, the term "Sponsor-affiliate" shall mean (i) any person or entity which the Sponsor may designate to acquire title to a Unit or exercise other rights of the Sponsor hereunder or under the Declaration or the Offering Plan for the Property (the "Plan"), (ii) an

entity in which the Sponsor possesses a legal or beneficial interest or a person or entity which possesses a legal or beneficial interest in the Sponsor or an entity which controls or is controlled by an entity which is otherwise a Sponsor-affiliate or (iii) a person or entity succeeding to the rights of Sponsor as an owner of one or more Unsold Units, as defined in the Offering Plan. A Sponsor-affiliate shall have the right to designate a person or entity to succeed to its rights. The term Sponsor-affiliate is also used to refer to any such designee.

Section 2. Power and Duties. The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the Condominium and may do all acts and things except such acts or things which by law or by the Declaration or by these By-Laws may not be delegated to the Board of Managers by the Unit Owners. Such powers and duties of the Board of Managers shall include, but shall not be limited to, the following:

(a) Operation, care, upkeep and maintenance of the Common Elements and Limited Common Elements.

(b) Determination of the Common Expenses required for the affairs of the Condominium, including, without limitation, the operation and maintenance of the Property, and specially allocated expenses as described in Section 1 (d) of Article V hereof.

(c) Collection from the Unit Owners of the Common Charges, assessments and other sums due under these By-Laws or the Declaration.

(d) Employment and dismissal of the personnel necessary for the maintenance and operation of the Common Elements.

(e) Adoption and amendment of Rules and Regulations covering the details of the occupancy, operation and use of the Property.

(f) Opening and maintaining of bank and investment accounts on behalf of the Condominium and designating the signatories therefor.

(g) Purchasing or leasing or otherwise acquiring in the name of the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners, Units offered for sale or lease or surrendered by their owners to the Board of Managers, and acquiring in the name of the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners, and Parking Licenses terminated or surrendered to the Condominium.

(h) Purchasing of Units at foreclosure or other judicial sales in the name of the Board of Managers, or its designee, corporate or otherwise, on behalf of all Unit Owners.

(i) Acquiring in the name of the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners, rights and interests in real and personal property for

use in connection with the ownership and operation of the Property as a condominium, as described in the Declaration and these By-Laws.

(j) Selling, leasing, mortgaging, borrowing money with respect to, or otherwise dealing with Units and Parking Licenses acquired by, and subleasing Units leased by, the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners.

(k) Organizing corporations and other entities to act as designees of the Board of Managers in acquiring title to, or leasing of, Units or rights and interests in real and personal property for use in connection with the ownership and operation of the Property as a condominium, on behalf of all Unit Owners.

(l) Obtaining insurance for the Property, the Condominium and the Board of Managers pursuant to the provisions of Article V, Section 2 hereof.

(m) Making of repairs, additions and improvements to, or alterations of, the Property subject to the provisions of Section 13 of Article V hereof and making of repairs to, and restoration of, the Property in accordance with the other provisions of these By-Laws after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings.

(n) Borrowing money on behalf of the Condominium when required in connection with the payment, collection and disbursement of funds, including reserves, to provide for major and minor maintenance, repairs, additions, improvements, replacements, working capital, bad debts and unpaid Common Expenses, depreciation, obsolescence and similar purposes, provided, however, that (i) such debt is incurred no earlier than the fifth anniversary of the first conveyance of a Unit and (ii) the incurrence of such debt shall require the consent of a majority of all Unit Owners in Common Interest; and in connection with such borrowing, to give such security interest as may be permitted by law.

(o) Borrowing money on behalf of the Condominium when required in connection with any matter not included in the preceding paragraph, provided, however, that no lien to secure repayment of any sum borrowed may be created on any Unit or its Appurtenant Interests (as defined in Article VII, Section 1(a) of these By-Laws) or on the Common Elements without the consent of all of the Unit Owners. If any sum borrowed by the Board of Managers on behalf of the Condominium pursuant to the authority contained in this paragraph (o) is not repaid by the Board of Managers, a Unit Owner who pays to the creditor such proportion thereof as his interest in the Common Elements bears to the interest of all the Unit Owners in the Common Elements shall be entitled to obtain from the creditor a release of any judgment or other lien which said creditor shall have filed or shall have the right to file against the Unit Owner's Unit.

(p) Levying fines against Unit Owners for violations of the Rules and

Regulations.

(q) Adjusting and settling claims under insurance policies obtained pursuant to Article V, Section 2 and executing and delivering releases upon settlement of such claims on behalf of all Unit Owners.

(r) Notwithstanding anything to the contrary contained in these By-Laws, so long as the Sponsor or any Sponsor-affiliate shall continue to own a Unit or Units constituting twenty five percent (25%) or more of the Common Interest, but in no event for a period in excess of five (5) years from the Closing of title to the first Unit, the Board of Managers may not, without the Sponsor's or Sponsor-affiliate's prior written consent, (i) make any addition, alteration or improvement to the Common Elements or to any Unit or (ii) assess any Common Charge for the creation or addition to or replacement of all or part of a reserve, contingency or surplus fund except that Sponsor will consent to replacements to the contingency fund provided for in the Budget for First Year of Condominium Operation, Schedule B of the Offering Plan for the Property (the "Plan") to the extent that the aggregate amount of such fund does not exceed ten percent (10%) of the budgeted expenses of the Condominium or (iii) borrow money on behalf of the Condominium (except where necessary to perform work required by law to the extent that existing reserves are insufficient). The Sponsor and Sponsor-affiliates shall have the right to withhold its or their consent to any of the foregoing actions. However, notwithstanding the provisions of this paragraph (r), the Sponsor and Sponsor-affiliates may not exercise veto power over expenses described in said Schedule B or over expenses required to comply with applicable law or regulations, to remedy any notice of violation, or to remedy any work order by an insurer.

(s) Notwithstanding anything to the contrary contained in there By-Laws, so long as there shall be an Unsold Unit, the Board of Managers may not, without the consent of the Unit Owner of each Unsold Unit (i) amend the Declaration or these By-Laws so as to in any way adversely affect the Sponsor or any Sponsor-affiliate or any Unit owned thereby; or (ii) interfere with: the offer and sale or leasing of Units; operation of general or sales and leasing offices of the Sponsor or any Sponsor-affiliate at the Property; actions necessary for construction, renovation, repair alteration, maintenance, operation and replacement of the Property or any parts thereof by, or on behalf of, the Sponsor or any Sponsor-affiliate and permitted pursuant to the Plan and/or the Declaration.

(t) The Board of Managers may act as an agent of each Unit Owner who has given his written authorization to complain or apply to the Board of Assessment Review of the assessing agency by filing a single complaint on behalf of all such Unit Owners pursuant to Section 512 of the Real Property Tax Law and to commence and prosecute a special proceeding for the review of assessment of real property as an aggrieved person pursuant to Section 704 of the Real Property Tax Law of the State of New York. The Board of Managers may retain legal counsel on behalf of all Unit Owners for which it is acting as agent and to charge all such Unit Owner a pro rata share of its expenses, disbursements and

legal fees in connection with the review of assessments, for which charges the Board of Managers shall have a lien pursuant to Section 339 of the Condominium Act.

(u) Preparing, executing and administering Parking Licenses and assignments thereof and to impose license fees and/or assessments in connection therewith, which shall constitute additional Common Charges.

Section 3. Managing Agent and Manager. The Board of Managers may employ a managing agent and/or manager (including the Sponsor or a corporation or other entity organized or controlled by the Sponsor) for the Condominium at a compensation established by the Board of Managers to perform such duties and services as the Board of Managers shall authorize. The Board of Managers may delegate to any manager or managing agent all of the powers granted to the Board of Managers by these By-Laws other than the powers set forth in subdivisions (b), (c), (g), (h), (i), (j), (k), (n) and (o) of Section 2 of this Article II.

Section 4. Election and Term of Office. The term of office of the members of the Board of Managers elected by Unit Owners at the first meeting of Unit Owners held pursuant to Section 1(a) of Article III of these By-Laws shall expire on the date of the second meeting of the Unit Owners held pursuant to Section 1(b) of Article III of these By-Laws. At the second meeting and all subsequent meetings of the Unit Owners held for the purpose of electing members of the Board of Managers, the term of office of the three (3) members of the Board of Managers shall be fixed at one year.

Section 5. Removal of Members of the Board of Managers. At any regular or special meeting of Unit Owners, any one or more of the members of the Board of Managers, other than a member designated by the Sponsor or a Sponsor-affiliate (who may be removed by the Unit Owners at such a meeting only for cause) may be removed with or without cause by a majority of the Unit Owners and a successor may then and there or thereafter be elected to fill the vacancy thus created. Any member of the Board of Managers whose removal has been proposed by the Unit Owners shall be given an opportunity to be heard at the meeting. A member of the Board of Managers designated by the Sponsor or a Sponsor-affiliate may be removed by the Sponsor for any reason. If a member of the Board of Managers ceases to be a Unit Owner or Unit mortgagee (or a designee of an entity which owns a Unit or holds a mortgage on a Unit), unless such member is a designee of the Sponsor or a Sponsor-affiliate, he or she shall be deemed to have resigned effective as of the date such ownership or mortgage interest ceases.

Section 6. Vacancies. Vacancies in the Board of Managers caused by any reason other than the removal of a member thereof by a vote of the Unit Owners, shall be filled by vote of a majority of the remaining members at a special meeting of the Board of Managers held for that purpose promptly after the occurrence of any such vacancy, even though the members present at such meeting may constitute less than a quorum, and each person selected shall be a member of the Board of Managers until the next annual meeting of the Unit Owners, at

which meeting a successor shall be elected for such member. Notwithstanding any other provisions of these By-Laws, vacancies for any reason of members designated by the Sponsor or Sponsor-affiliate shall be filled only by the Sponsor or a Sponsor-affiliate.

Section 7. Organization Meeting. The first meeting of the members of the Board of Managers following the first meeting of the Unit Owners shall be held within ten (10) days after the first meeting of the Unit Owners at such time and place as shall be fixed by the members of the Board of Managers and no notice shall be necessary to the newly elected members of the Board of Managers in order legally to constitute such meeting, provided a majority of the whole Board of Managers shall be present thereat.

Section 8. Regular Meetings. Regular meetings of the Board of Managers may be held at such time and place as shall be determined from time to time by the members of the Board of Managers, but at least four (4) such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Managers shall be given to each member of the Board of Managers by mail or fax at least three (3) business days prior to the day of such meeting.

Section 9. Special Meetings. Special meetings of the Board of Managers may be called by the President on three (3) business days' notice to each member of the Board of Managers given by mail or fax, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Managers shall be called by the President or Secretary in like manner and on like notice on the written request of at least one (1) member of the Board of Managers.

Section 10. Waiver of Notice. Any member of the Board of Managers may at any time waive notice of any meeting of the Board of Managers in writing, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a member of the Board of Managers at any meeting of the Board shall constitute a waiver of notice by him or her of the time and place thereof. Any one or more members of the Board of Managers or any committee thereof may participate in a meeting of the Board by means of a conference telephone or similar communications equipment allowing all persons participating in the meeting to hear each other at the same time. Participation by such means shall constitute presence in person at a meeting. If all the members of the Board of Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 11. Quorum of the Board of Managers. At all meetings of the Board of Managers, a majority of the members thereof shall constitute a quorum for the transaction of business, and the votes of the members of the Board of Managers present at a meeting at which a quorum is present shall constitute the decision of the Board of Managers. If at any meeting of the Board of Managers there shall be less than a quorum present, the meeting must be adjourned. At any such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called, may be transacted without further notice.

Any action required or permitted to be taken by the Board of Managers may be taken without a meeting if all members of the Board consent in writing to the adoption of a resolution authorizing such action, and the writing or writings are filed with the minutes of the proceedings of the Board.

Section 12. Fidelity Bonds. The Board of Managers may obtain a fidelity bond in the amount of \$25,000 or more for all officers and employees of the Condominium and of the managing agent handling or responsible for Condominium funds. The Board of Managers may obtain such other fidelity bonds as it deems proper. The premiums on such bonds shall constitute a Common Expense.

Section 13. Compensation. No member of the Board of Managers shall receive any compensation from the Condominium for acting as such.

Section 14. Liability of the Board of Managers. The members of the Board of Managers shall not be liable to any Unit Owner for any mistake of judgment, negligence or otherwise, except for their own individual willful misconduct or bad faith. The Unit Owners shall indemnify and hold harmless each of the members of the Board of Managers against all liability to others arising from their acts as, or by reason of the fact that such person was, a member of the Board of Managers. It is intended that the members of the Board of Managers shall have no personal liability with respect to any contract made by them on behalf of the Condominium within the scope of their authority. It is also intended that the liability of any Unit Owner arising out of any contract made by the Board of Managers or out of the aforesaid indemnity in favor of the members of the Board of Managers shall be limited to such proportion of the total liability thereunder as his, her or its interest in the Common Elements bears to the interests of all the Unit Owners in the Common Elements. Every agreement made by the Board of Managers or by the managing agent on behalf of the Board of Managers shall be deemed made on behalf of the Unit Owners, and the Board of Managers and the managing agent, as the case may be, are acting only as agents for the Unit Owners and shall have no personal liability thereunder (except as Unit Owners) and any liability of a Unit Owner thereunder shall be limited to such proportion of the total liability thereunder as his, her or its interest in the Common Elements bears to the interests of all Unit Owners in the Common Elements. Members of the Board of Managers designated by the Sponsor or a Sponsor-affiliate shall not incur any liability for self-dealing in connection with any contract made by the Board of Managers on behalf of the Unit Owners with the Sponsor or Sponsor-affiliate provided that any compensation paid under such contract shall be no more than at then competitive rates for similar goods and services in New York County.

ARTICLE III
Unit Owners

Section 1. Annual Meetings.

(a) First Meeting. Within twelve (12) months after the first Closing of title to a Unit, the Sponsor shall call the first meeting of Unit Owners for the election by Unit Owners of the members of the Board of Managers, subject to the Sponsor's right to designate members. The full Board of Managers shall then be composed of three (3) members. Persons designated by the Sponsor or a Sponsor-affiliate need not be Unit Owners.

(b) Annual Meetings. Annual meetings of Unit Owners shall be held at the first anniversary of the first meeting of the Unit Owners held pursuant to Section 1(a) of this Article III and annually thereafter unless such day shall fall on a Saturday, Sunday or legal holiday, in which event, the meeting for that year shall be held on the succeeding Monday or day which is not a legal holiday.

Section 2. Place of Meetings. Meetings of the Unit Owners shall be held at the principal office of the Condominium or at such other suitable place convenient to the Unit Owners as may be designated by the Board of Managers.

Section 3. Special Meetings. It shall be the duty of the President to call a special meeting of the Unit Owners if so directed by resolution of the Board of Managers or upon a petition signed and presented to the Secretary by Unit Owners holding twenty percent (20%) of the Common Interest of all Unit Owners in the Common Elements. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 4. Notice of Meetings. It shall be the duty of the Secretary to mail a notice of each annual or special meeting of the Unit Owners, at least ten (10) but not more than forty (40) days prior to such 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 the building or at such other address as such Unit Owner shall have designated by notice in writing to the Board of Managers. If the purpose of any meeting shall be to act upon a proposed amendment to the Declaration or to these By-Laws, the notice of meeting shall be mailed at least thirty (30) days prior to such meeting.

Section 5. Adjournment of Meetings. If any meeting of Unit Owners cannot be held because a quorum has not attended, the Unit Owners who are present at such meeting, either in person or by proxy, may adjourn the meeting to a time not less than forty-eight (48) hours from the time the original meeting was called.

Section 6. Order of Business. The order of business at all meetings of the Unit Owners shall be as follows:

- (a) Roll Call.
- (b) Proof of notice of meeting.
- (c) Reading of minutes of preceding meeting.
- (d) Reports of officers.
- (e) Report of Board of Managers and/or managing agent.
- (f) Reports of committees.
- (g) Election of inspectors of election (when so required).
- (h) Election of members of the Board of Managers (when so required).
- (i) Unfinished business.
- (j) New Business.

Section 7. Title to Units; Status of Holder of Title as Unit Owner. Title to Units may be taken in the name of an individual or in the names of two or more persons, as tenants in common or as joint tenants or as tenants by the entirety, or in the name of a corporation, partnership, limited liability company, a fiduciary, non-profit organization or governmental entity (upon waiver of diplomatic immunity, as, if and when required by the Board of Managers), or other entity provided such entity is empowered to own real property and otherwise comply with the obligations of a Unit Owner and be sued in the courts of the State of New York. The term "Unit Owner" as used in these By-Laws shall include any person, group of persons, association or entity taking title as set forth in this Section. This section shall not constitute consent or the condoning of any activity not permitted by laws, ordinances, rules, regulations, guidelines and determinations of any government, governmental authority or quasi-governmental authorities and agencies, case law and all judicial rulings, judgments and orders, the requirements of insurers, insurance underwriting agencies, agreements, instruments and insurance policies and of mortgages and the holders of mortgages on the Property or any part thereof binding on the Board of Managers or affecting the Condominium this Declaration, the By-Laws and the Rules and Regulations and of the By-Laws, this Declaration and the Rules and Regulations (hereinafter called the "Legal Requirements").

Section 8. Voting. Each Unit Owner (as determined by the Board of Managers) or some

person designated by a Unit Owner to act as proxy on his, her or its behalf and who need not be a Unit Owner shall be entitled to cast the votes appurtenant to such Unit at all meetings of Unit Owners. The designation of any such proxy shall be made in writing to the Secretary by the Unit Owner so designating. Any or all of such Unit Owners may be present at any meeting of the Unit Owners and (those constituting a group acting unanimously) may vote or take any other action as a Unit Owner either in person or by proxy. The total number of votes of all Unit Owners shall be one hundred and each Unit Owner (including the Sponsor or Sponsor-affiliates if the Sponsor or a Sponsor-affiliate shall then own or shall then hold title to one or more Units) shall be entitled to cast the number of votes at all meetings of the Unit Owners equal to his, her or its percent of interest in the Common Elements applicable to his, her or its Unit. A fiduciary shall be the voting party with respect to any Unit owned in a fiduciary capacity.

Section 9. Quorum. Except as otherwise provided in these By-Laws or the Declaration, the presence in person or by proxy of Unit Owners representing a majority of the Common Interest shall constitute a quorum at all meetings of the Unit Owners.

Section 10. Majority Vote. The vote of Unit Owners constituting a majority of the percentage of Common Interest present at a meeting at which a quorum shall be present shall be binding upon all Unit Owners for all purposes unless a provision of these By-Laws or the Declaration shall expressly require approval by a higher or different number of votes or Unit Owners. Members of the Board of Managers shall be elected by a plurality of the percentage of Common Interest present except as provided in these By-Laws with respect to members designated by the Sponsor.

Section 11. Action Without Meeting. Any action required or permitted to be taken by the Unit Owners may be taken without a meeting if the number of Unit Owners required by the Declaration, these By-Laws or applicable law consents in writing to the adoption of a resolution authorizing such action and the writing or writings are filed with records of the Condominium.

ARTICLE IV Officers

Section 1. Designation. The principal officers of the Condominium shall be the President, the Secretary, and the Treasurer, all of whom shall be elected by the Board of Managers. The Board of Managers may appoint a vice president, an assistant treasurer, an assistant secretary, and such other officers as in its judgment may be necessary. The President and any vice president, if any but no other officers, need be members of the Board of Managers.

Section 2. Election of Officers. The officers of the Condominium shall be elected annually

by the Board of Managers at the organization meeting of each new Board of Managers and shall hold office at the pleasure of the Board of Managers.

Section 3. Removal of Officers. Upon the affirmative vote of all other members of the Board of Managers, any officer may be removed, either with or without cause, and his or her successor may be elected at any regular meeting of the Board of Managers, or at any special meeting of the Board of Managers called for such purpose.

Section 4. President. The President shall be the chief executive officer of the Condominium and must be a member of the Board of Managers. He or she shall have all of the general powers and duties which are incident to the office of president of a stock corporation organized under the Business Corporation Law of the State of New York, including but not limited to the power to appoint members of committees created by the Board of Managers from among the Unit Owners or otherwise from time to time as he or she may in his or her discretion decide are appropriate to assist in the conduct of the affairs of the Condominium.

Section 5. Vice President. If a Vice President is elected, the Vice President shall take the place of the President and perform his or her duties whenever the President shall be absent or unable to act. If the President is absent or not able to act and if there is no Vice President or the Vice President is also absent or not able to act, the Board of Managers shall appoint some other member of the Board of Managers to act in the place of the President on an interim basis. The Vice President also shall perform such other duties as shall from time to time be imposed upon him or her by the Board of Managers or by the President.

Section 6. Secretary. The Secretary shall keep the minutes of all meetings of the Unit Owners and of the Board of Managers; he or she shall have charge of such books and papers as the Board of Managers may direct; and he or she shall, in general, perform all the duties incident to the office of secretary of a stock corporation organized under the Business Corporation Law of the State of New York.

Section 7. Treasurer. The Treasurer shall have the responsibility for Condominium funds and securities and shall be responsible for causing full and accurate financial records and books of account showing all receipts and disbursements to be kept, and for the preparation of all required financial data. He or she shall be responsible for directing the deposit of all moneys and other valuable effects in the name of the Board of Managers or the managing agent, in such depositories as may from time to time be designated by the Board of Managers, and he or she shall, in general, perform all the duties incident to the office of treasurer of a stock corporation organized under the Business Corporation Law of the State of New York.

Section 8. Agreements, Contracts, Deeds, Checks, etc. All agreements, contracts, deeds, leases, checks and other instruments of the Condominium shall be executed by any two (2) persons who shall be officers of the Condominium or by such other person or persons as may

be designated by the Board of Managers.

Section 9. Liability of Officers. The officers of the Condominium shall not be liable to the Unit Owners for any mistake of judgment, negligence, or otherwise, except for their own individual willful misconduct or bad faith. The Unit Owners shall indemnify and hold harmless each of the officers of the Condominium against all liability to others arising from his or her acts as, or by reason of the fact that such person was, an officer. It is intended that the officers shall have no personal liability with respect to any contract made by them on behalf of the Condominium within the scope of their authority. It is also intended that the liability of any Unit Owner arising out of any contract made by an officer or out of the aforesaid indemnity in favor of the officers shall be limited to such proportion of the total liability thereunder as his, her or its interest in the Common Elements bears to the interest of all the Unit Owners in the Common Elements.

ARTICLE V Operation of the Property

Section 1. Determination of Common Expenses and Fixing of Common Charges; License Fees.

(a) The Board of Managers shall, from time to time and at least annually, prepare a budget for the Common Expenses of the Condominium and fix the Common Charges payable by the Unit Owners. The Common Charges payable by a Unit Owner shall be the same portion of the Common Expenses as his, her or its interest in the Common Elements bears to the interests of all the Unit Owners in the Common Elements, except as provided in (d) of this Section. Common Charges shall be payable in such installments and at such times as the Board of Managers may determine. The Common Expenses shall include the cost of all insurance premiums on all policies of insurance required to be or which the Board of Managers has obtained pursuant to the provisions of Section 2 of this Article V. The Common Expenses may also include (i) such amounts as the Board of Managers may deem proper for the operation and maintenance of the Property, including, without limitation, an amount for working capital of the Condominium, for a general operating reserve, for a reserve fund for replacements, and to make up any deficit in the Common Expenses for any prior year, (ii) such amounts as may be required for the purchase or lease by the Board of Manager or its designee, corporate or otherwise, on behalf of all Unit Owners, of any Unit which the Board of Managers decides to acquire and lease pursuant to these By-Laws, (iii) such assessments as are necessary to provide funds for other Condominium purposes including, without limitation, capital improvements to, and repairs and replacements of Condominium real or personal property, the acquisition of real or personal property on behalf of the Unit Owners, and expenses which were not anticipated at the last time Common Expenses were determined, and (iv) if Units have not been separately assessed for real estate

tax and assessment purposes, such proportion of real estate taxes and assessments assessed against the Property equal to the Unit's Common Interest. After the Units are separately assessed, the Board of Managers shall reimburse Unit Owners for any overpayment of taxes or assessments or assess Unit Owners for any underpayment of taxes or assessments. Notwithstanding any other provision of these By-Laws, any Common Expense of the nature described in (iii) above and which is in excess of \$15,000 shall require the approval of sixty-six and two thirds percent (66 2/3%) in number and Common Interest of the Unit Owners. The Board of Managers shall advise all Unit Owners, promptly, in writing, of the amount of Common Expenses and the amount of Common Charges 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 Expenses and Charges are based to all Unit Owners (and their respective mortgagees, if required). The Board of Managers may from time to time increase or decrease its prior determination of Common Expenses for a year or portion thereof. No determination of Common Expenses shall have any effect on the amount of Common Charges payable by any Unit Owner for any period prior to the date of such determination.

(b) Section 2 of Article II of these By-Laws contains additional limitations on the Board of Managers powers to set Common Expenses.

(c) The Sponsor or a Sponsor-affiliate shall be responsible for the Common Charges assessed against a Unit owned by it from the date of the first conveyance of title to a Unit in the Building in which such Sponsor-owned Unit is located until such Unit is sold to a bona fide purchaser.

(d) Specially Allocated Expenses. The Board of Managers shall not allocate specific expense items to a Unit if the owner of said Unit pays such items directly. An expense from which a Unit is exempt shall be specially allocated to the Units which are not exempt. A specially allocated expense is charged to a Unit based on the proportion that the Common Interest of said Unit bears to the total Common Interest of all Units not exempt from said expense. The Board of Managers, acting reasonably, shall determine which items of expense shall be specially allocated as aforesaid, and inform the owners of the Units thereof and the owners of the Units shall determine the amounts thereof, except that the cost of obtaining insurance for the Building shall always be a Common Expense and shall not be specially allocated. Subject to the terms of this Article V, the Common Expenses shall initially be allocated among the Residential Units as set forth in Schedule B and the Notes to Schedule in the Plan. Disputes as to expenses that a Unit Owner pays directly and that are to be specially allocated pursuant to this paragraph shall be settled by arbitration pursuant to the commercial arbitration rules of the American Arbitration Association or, if such association shall not exist, such other closest analogous organization as the Board and the owners of Units in dispute may agree upon. Water charges and sewer rents will be Common Expenses of all Units unless either (i) any Unit Owner is directly billed for water charges and sewer rents by the municipal authority or (ii) the Board of Managers finds that a Unit Owner uses water in

excess of normal domestic, sanitary and lavatory purposes and requires such Owner to install a water meter and bills such Owner for water used, in which event the owner of such Unit shall not be charged water charges and sewer rents as part of the Common Charges and the owners of Units not so directly billed shall be specially allocated the Condominium's water charges and sewer rents. The Board of Managers shall have all the rights with respect to the collection of such specially allocated expenses and the creation of liens therefor and the enforcement of such collection and liens and the foreclosure of such liens, as the Board of Managers has with respect to Common Charges.

(e) The omission or failure of the Board of Managers to determine the Common Expenses for any year or portion thereof shall not affect the obligation of a Unit Owner to pay Common Charges, but Common Charges on the basis of the Common Expenses as last determined for a year or portion thereof shall continue to be the Common Charges due from each Unit Owner until a new determination of Common Expenses shall be made.

(f) Each Parking Licensee will be required to pay an initial license fee to the Condominium in the amount set forth in the Schedule A-1 of the Plan. Following the first anniversary of the first Unit Closing, the monthly license fee for Parking Spaces shall be subject to annual increases based on budgets approved by the Board of Managers, as the Board of Managers deems necessary in its discretion. The Board of Managers will have, without limitation, the same rights and remedies with respect to the collection of license fees as it does with respect to the collection of Common Charges, including, if license fees are not paid, the right to make assessments to provide funds to the Condominium for paying the expenses applicable to the Parking Units to the extent necessary, in which case the owners of the Residential Units shall be responsible for paying any such assessments based on the Residential Common Interests allocated to the Residential Units. The Sponsor shall be responsible for paying the monthly license fees applicable to unlicensed Parking Spaces that are subject to Parking Space Licenses owned by Sponsor.

Section 2. Insurance.

(a) The Board of Managers shall obtain and maintain, to the extent obtainable at commercially reasonable premiums, the following insurance: (1) fire insurance with extended coverage, including provision for "additional living expense" of Unit Owners, vandalism and malicious mischief endorsements normal for a condominium of this type, insuring the Building, (including all of the Units and partitions, floors and ceilings within the Units and installed by the Sponsor or the Board of Managers but not including any equipment, any wall, ceiling or floor decorations or coverings or other furniture, furnishings, fixtures or other personal property within the Units) together with all property real, personal or mixed part of, or used in connection with, the Common Elements and covering the interests of the Condominium (collectively, the "Insured Property"), 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 the cost of excavation and

foundations) and all other Insured Property, without deduction for depreciation; each of said 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; (2) water damage legal liability insurance; and (3) 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 and that the net proceeds thereof shall be payable to the Board of Managers.

The amount of fire insurance to be maintained until the first meeting of the Board of Managers following the first meeting of the Unit Owners shall be in at least the sum of \$40,000,000.

(b) The Board of Managers shall also be required to obtain and maintain, to the extent obtainable at a cost deemed reasonable by the Board of Managers, public liability insurance in such limits as the Board of Managers may from time to time determine, covering each member of the Board of Managers, the officers, the managing agent, the manager, and each Unit Owner and covering all claims for bodily injury or property damage arising out of any occurrence in the Common Elements or the Units, except such policy shall not cover liability of a Unit Owner arising from an occurrence from within his, her or its own Unit. Such public liability coverage shall also cover cross liability claims of one insured against another. The Board of Managers shall review such limits once each year or prior to renewal of a policy if a policy covers a multi-year period. Until the first meeting of the Board of Managers following the second meeting of the Unit Owners, such public liability insurance shall be a single limit of not less than \$2,000,000 in the aggregate and \$1,000,000 per occurrence, covering all claims for bodily injury and property damage with respect to any one occurrence.

(c) To the extent obtainable at a cost deemed reasonable by the Board of Managers, all policies of physical and liability insurance shall contain waivers of subrogation and waivers of any defense based on co-insurance or of pro-rata reduction of liability or of invalidity arising from any acts of the insured, and shall provide that such policies may not be canceled or substantially modified without at least ten (10) days' a prior written notice to all of the insured, including all mortgagees of Units of which the insurer has notice. Duplicate originals of all physical damage insurance and of all renewals thereof, together with proof of payment of premiums, shall be delivered to all mortgagees of Units of which the Board of Managers has notice and who has requested copies at least ten (10) days prior to the expiration of the then current policies. Each Unit Owner shall receive a certification of such insurance. 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 Building (exclusive of the cost of excavation and foundations), including all of the Units, and all of the Common Elements therein including such property, without deduction for depreciation, for the purpose of determining the amount of fire insurance to be effected

pursuant to this Section.

(d) If the Property is within a federally designated flood plain the Board of Managers shall insure the Insured Property against flood damage in such amounts as the Board of Managers determines.

(e) Unit Owners shall not be prohibited from carrying other insurance for their own benefit provided that all such policies shall contain waivers of subrogation in favor of the Board of Managers and other Unit Owners and further provided that the liability of the carriers issuing insurance obtained by the Board of Managers shall not be affected or diminished by reason of any such additional insurance carried by any Unit Owner.

(f) The Board of Managers shall have the right to charge any Unit Owner the cost of any increase in an insurance premium if due to any act, omission or activity of the Unit Owner, the occupants of the Unit or invitees, employees, agents or contractors of the Unit Owner, or if due to the condition of the Unit.

Section 3. Repair 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 a Unit Owner or lienor exercises a right of partition as provided in the Condominium Act, the Board of Managers shall arrange for prompt repair and restoration of the Building (including all of the Units and the equipment installed by the Sponsor or the Board of Managers and partitions, floors and ceilings within the Units and installed by the Sponsor or the Board of Managers but not including any equipment, any wall, ceiling or floor decorations or coverings or other furniture, furnishings, fixtures or other personal property within the Unit) and the Board of Managers shall disburse the proceeds of all insurance policies and such additional sums, if any, as may be required, 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. No portion of the insurance proceeds shall be applied to the payment of the mortgage indebtedness of any Unit Owner except pursuant to applicable provisions of the Condominium Act.

If, as a result of damage or destruction of the Building by fire or casualty, the Property becomes subject to an action for partition by any Unit Owner or lienor, in accordance with the provisions of the Condominium Act, the Building will not be repaired and the net proceeds of sale, together with the net proceeds of insurance policies (or if there shall have been a repair or restoration pursuant to 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 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, her or its Unit, in the order of the priority of such liens.

Section 4. Payment of Common Charges. All Unit Owners shall be obligated to pay the Common Charges and assessments assessed by the Board of Managers pursuant to the provisions of Section 1 of this Article V at such time or times as the Board of Managers shall determine.

No Unit Owner shall be liable for the payment of any part of the Common Charges or assessments assessed against his, her or its Unit subsequent to a sale, transfer or other conveyance by him, her or it (made in accordance with the provisions of Section 1 of Article VII of these By-Laws) of such Unit, together with the Appurtenant Interests (as defined in Section 1 of Article VII hereof.) In addition, any Unit Owner may, subject to the terms and conditions specified in these By-Laws, provided that his, her or its Unit is free and clear of liens and encumbrances (other than a first mortgage from an institutional lender) and the statutory lien for unpaid Common Charges, convey his, her or its Unit, together with the Appurtenant Interests, to the Board of Managers, or its designee, corporate or otherwise, on behalf of all other Unit Owners, without any compensation and in such event be exempt from Common Charges thereafter assessed. A purchaser of a Unit shall be liable for the payment of Common Charges assessed against such Unit prior to the acquisition by him, her or it of such Unit, except that a mortgagee or other purchaser of a Unit at a foreclosure sale of such Unit shall not be liable for, and such Unit shall not be subject to a lien for the payment of, Common Charges assessed prior to the foreclosure sale.

Each Parking Licensee will be required to pay an initial license fee to the Condominium in the amount set forth in the Schedule A-1 of the Plan. Following the first anniversary of the first Unit Closing, the monthly license fee for Parking Spaces shall be subject to annual increases based on budgets approved by the Board of Managers, as the Board of Managers deems necessary in its discretion. The Board of Managers will have, without limitation, the same rights and remedies with respect to the collection of license fees as it does with respect to the collection of Common Charges.

Section 5. Default in Payment of Common Charges or Assessments. In the event of a default by any Unit Owner other than the Sponsor in paying any installment of the Common Charges or any assessment as determined by the Board of Managers, such Unit Owner shall be obligated to pay a charge thereon at the lower of eighteen percent (18%) per year or the highest lawful rate on such Common Charges or assessments from the due date thereof, together with all expenses, including attorneys' fees, incurred by the Board of Managers in, and prior to, any action or proceeding brought to collect such unpaid Common Charges or assessments. The Board of Managers shall have the right and duty to attempt to recover such Common Charges or assessments together with interest thereon, and such expenses, in an action or proceeding to recover the same brought against such Unit Owner, or by foreclosure of the lien on such Unit granted by the Condominium Act, in the manner provided by the Condominium Act or otherwise as permitted by law.

Pursuant to Real Property Law Section 339-kk, if a non-occupying Unit Owner rents his, her or its 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 per the By-laws, all rental payments from the tenant shall be directly payable to the condominium association. Payment by a rental tenant to the condominium association made in connection with Section 339-kk shall relieve that rental tenant from the obligation to pay such rent to the non-occupying Unit Owner and shall be an absolute defense in any non-payment proceeding commenced by such non-occupying Unit Owner against such tenant for such rent. If the common charges, assessments or late fees due for any Unit have not been paid in full, within sixty (60) days after the expiration of any grace period of the earliest due date, the Board shall provide written notice to the tenant and the non-occupying Unit Owner providing that, commencing immediately and until such time as all payments for 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 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 Unit Owner are once again current, notice of such fact shall be given within three (3) business days to the rental tenant and non-occupying Unit Owner. Thereafter all rental payments shall be made payable to the non-occupying Unit Owner or a designated agent. A non-occupying Unit Owner who disputes the association's claim to rental payments pursuant to Real Property Law Section 339-kk shall be entitled to present facts supporting such Unit Owner's position at the next scheduled meeting of the Board, which must be held within thirty (30) days of the date that such Board receives notice that such Unit Owner seeks to dispute such claim.

The Sponsor will cause the Board of Managers to file a lien as provided in Section 339-aa of the Condominium Act on Units in which the Sponsor is more than thirty (30) days in arrears of Common Charges while it is in control of the Board of Managers.

Section 6. Foreclosure of Liens for Unpaid Common Charges. If any action or proceeding is brought by the Board of Managers to foreclose a lien on a Unit because of unpaid Common Charges, the Unit Owner shall be required to pay a reasonable rental for the use of his, her or its Unit for any period of such use from the time of failure to pay Common Charges, until judgment and the plaintiff in such foreclosure action shall be entitled to the appointment of a receiver to collect the same. The Board of Managers, acting on behalf of all Unit Owners, shall have the power to purchase such Unit at the foreclosure sale and to acquire, hold, lease, mortgage, convey or otherwise deal with the same. A suit to recover a money judgment for unpaid Common Charges, interest thereon as specified in Section 5 of this Article and expenses of the Board of Managers in connection with the collection thereof (including attorneys' fees and disbursement) shall be maintainable without foreclosing or waiving the lien securing the same.

Section 7. Statement of Common Charges and Assessments. The Board of Managers (or a managing agent on its behalf) shall promptly provide to any Unit Owner so requesting the same in writing, a written statement of all unpaid Common Charges, assessments and other sums due from such Unit Owner.

Section 8. Abatement and Enjoinment of Violation by Unit Owners. The violation of any rule or regulation adopted by the Board of Managers, or the breach of any provision of these By-Laws, or the breach of any provision of the Declaration, shall give the Board of Managers the right, in addition to any other right by law or as set forth in these By-Laws: (a) upon reasonable notice to the Unit Owner, to enter the Unit in which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Unit Owner, any structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions hereof or thereof (provided, however, that no prior notice shall be required in the event the Board of Managers shall determine that action is immediately necessary for the preservation or safety of the Property of the Condominium or otherwise for the safety of occupants of the Condominium or other persons or required to avoid the suspension of any necessary service to the Condominium or any Unit); and/or (b) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such violation or breach; and/or (c) to seek compensation for damages caused by the violation or breach.

Section 9. Maintenance and Repair. (a) All maintenance, repairs and replacements to a Unit, whether structural or non-structural, ordinary or extraordinary (other than maintenance of, and repairs to, any Common Element contained therein and not necessitated by the negligence, misuse or neglect of the owner of such Unit or his, her or its tenants, invitees, employees, agents or contractors), shall be made by the owner of such Unit at his, her or its expense. Each Unit Owner shall be responsible for all damages to any and all other Units and/or to the Common Elements, that result from his, her or its failure to perform such maintenance, repair or replacements.

(b) All maintenance, repairs and replacements to the Common Elements (except Parking Space), whether located inside or outside of the Units (unless necessitated by the negligence, misuse or neglect of a Unit Owner or his, her or its tenants, invitees, agents, employees or contractors, in which case such expense shall be charged to such Unit Owner) shall be made by the Board of Managers and be charged to all Unit Owners as a Common Expense except as provided in these By-Laws with respect to specially allocated expenses and assessments.

(c) Maintenance, repair and replacement of the windows shall be the responsibility of the Board of Managers and the costs thereof shall be a Common Expense, except that Unit Owners shall be responsible for the cost of cleaning the inside face of windows at their Units. The Board of Managers may choose to require that all Unit Owners grant access to their

Units to persons retained by the Board of Managers to clean the exterior surfaces of the windows and to maintain, repair and/or replace the windows. The Home Office rooms in Units 2B, 2D, 3B, 4B, 5B, 6B, 7B, 8B, 9B, as well as the kitchen and living rooms of Units PH10, PH11, PH12 and PH14, contain lot line windows that are not counted towards legal light and ventilation requirements. Such lot line windows may have to be sealed if a building or structure is built on the property next to the lot line windows and such building or structure blocks the lot line windows. If the lot line windows are blocked, the Board of Managers will seal the lot line windows and the costs thereof shall be a Common Expense, but any repairs (and the costs thereof) to the inside surface of the walls of the Units where the windows were located shall be the responsibility of each Unit Owner affected.

(d) Notwithstanding the above, the Board of Managers shall have the responsibility (which shall constitute its only responsibility regarding those items) of painting or refinishing the exterior of doors opening out of Units (should same ever become necessary) in compliance with all applicable laws.

Section 10. Limited Common Elements. The Limited Common Elements shall be as described in the Declaration.

Section 11. Heating, Hot Water and Air-Conditioning Systems. All maintenance, repairs and replacements to the heating, hot water, and air-conditioning system solely serving a Unit, if any, shall be made by the Unit Owner at the Unit Owner's expense. Maintenance, repairs and replacements to any heating, hot water, or air-conditioning system serving the common areas and/or all Units in common shall be made by the Board of Managers and the costs thereof included in the Common Charges.

Section 12. Restrictions on Use of Units and Parking Spaces. In order to provide for congenial occupancy of the Property and for the protection of the values of the Units, the use of the Property shall be restricted to and shall be in accordance with the following provisions:

(a) All Units shall be used only in the manner and for the uses permitted in the Declaration and in conformity with all Legal Requirements.

(b) The Common Elements shall be used by Unit Owners and their invitees, employees, agents, and contractors and occupants of Units only for the furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of Units.

(c) No nuisances shall be allowed on the Property nor shall any use or practice be allowed which unreasonably interferes with the peaceful possession or proper use of the Property by other Unit Owners and other occupants.

(d) No immoral, improper, offensive, or unlawful use shall be made of the Property

or any part thereof by Unit Owners and their invitees, employees, agents, and contractors and occupants of Units, and all Legal Requirements relating to any portion of the Property or the use or condition thereof, shall be complied with, by and at the sole expense of each Unit Owner or the Board of Managers, whichever shall have the obligation to maintain or repair such portion of the Property except such expense shall be borne by a Unit Owner if the Unit Owner or other occupant of the Unit or any of the Unit Owners' invitees, employees, agents, or contractors caused the condition which must be remedied. The provisions of this paragraph shall not limit the rights of the Sponsor and Sponsor-affiliate to change the use and alter Units and Parking Spaces they own.

(e) No portion of a Residential Unit (other than the entire Unit and its appurtenant interests) may be rented, and no transient tenants may be accommodated therein.

(f) No Unit Owner shall keep or do anything in a Unit or the Common Elements 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. Without affecting the obligation of the Owner of a Unit to remove or abate anything which increases the rate of such insurance, the Unit Owner shall pay to the Board of Managers the amount of such increase within three (3) days of written demand.

(g) Those public or other areas of the Building exposed to public view that are required to be maintained by a Unit Owner or the Board of Managers shall be kept by each in good appearance in conformity with the dignity and character of the Building, as determined by the Board of Managers.

(h) The Parking Spaces may only be used for the parking of motor vehicles. The Sponsor reserves the right, in its sole discretion, to decline an offer from anyone to purchase a Parking License, and to rent Parking Spaces instead of to sell the Parking Space Licenses. The First Floor Parking Licenses are accessory to the Residential Units and may only be purchased by a Unit Owner or a Purchaser of a Residential Unit. The First Floor Parking Licenses may be assigned and the First Floor Parking Spaces may be leased by a Unit Owner separately from his Residential Unit, but only to another Unit Owner (or, in the case of a lease, to another Unit occupant) and subject to a right of first refusal in favor of the Board of Managers. The Cellar Parking Spaces are not accessory to the Residential Units and may be purchased by any person or entity. A Cellar Parking Space Licensee does not have to be the owner of a Residential Unit or an occupant of the Building and may assign its Cellar Parking Space License to any person or entity, whether that person or entity is a Unit Owner or not, subject to a right of first refusal in favor of the Board of Managers. The sale or lease of any Units or Licenses by the Sponsor or other owner(s) of Unsold Units is not subject to such right of first refusal.

(i) The Board of Managers has the authority to promulgate additional rules regarding the use of, insurance coverage for, and access to the Parking Spaces and the

procedures for assigning Parking Licenses including the restrictions on the hours of access and use. Any First Floor Parking Space Licensee must also at all times be the owner of a Residential Unit. If at any time the First Floor Parking Space Licensee sells its Residential Unit and no longer owns any Residential Units in the Building, it shall simultaneously assign its First Floor Parking Space License to another owner of a Residential Unit, and if it fails to do so, the First Floor Parking License will automatically terminate without any action or notice required by the Board of Managers at such time as a First floor Parking Space Licensee no longer owns a Residential Unit. If a First Floor Parking Space License is terminated pursuant to the immediately preceding sentence or otherwise by the Board of Managers pursuant to the terms of the First Floor Parking Space License, or if a Unit Owner surrenders its First Floor Parking Space License without assigning it to another Unit Owner, the Board of Managers shall have the right to take possession of the same and/or issue a new First Floor Parking Space License for such First Floor Parking Space, upon terms and conditions determined in its sole discretion and without compensation to such First Floor Parking Space Licensee. A Cellar Parking Space Licensee does not have to be the owner of a Residential Unit or an occupant of the Building and may assign its Cellar Parking Space License to any person or entity, whether that person or entity is a Unit Owner or not. If a Cellar Parking Space License is terminated pursuant to the terms of the Cellar Parking Space License, or if a Cellar Parking Space Licensee surrenders its Cellar Parking Space License without assigning it to another, the Board of Managers shall have the right to take possession of the same and/or issue a new Cellar Parking Space License for such Cellar Parking Space, upon terms and conditions determined in its sole discretion and without compensation to such Cellar Parking Space Licensee. Additionally, as more particularly set forth in the form of Parking Space License, if a Parking Space Licensee defaults in any of its obligations under the terms of the Parking License or under the Condominium's governing documents, the Board of Managers may, in addition to any rights and remedies under the Condominium's governing documents, deny access to and use of any Parking Space which is licensed by such Parking Space Licensee, cause any automobile or other vehicle located in the Parking Space to be removed and relocated at the Parking Space Licensee's expense and/or terminate the Parking Space License upon thirty (30) days written notice to the Parking Licensee.

Section 13. Additions, Alterations or Improvements by Board of Managers. Additions, alterations, or improvements may be made by the Board of Managers without approval of Unit Owners, except that (a) no addition, alteration or improvement costing more than \$5,000 shall be made without the approval of the Sponsor and all other owners of Unsold Units as long as there are any Unsold Units (unless such addition, alteration or improvement is necessary in order to comply with Legal Requirements or is necessary to protect the Property from deterioration), and (b) no additions, alterations or improvements costing more than \$5,000 shall be made unless approved by sixty-six and two-thirds percent (66 23/%) in number and in Common Interest of the Unit Owners, including the Sponsor or its designee. The Board of Managers shall proceed with duly authorized additions, alterations or improvements and shall assess each Unit Owner his, her or its proportionate share of the cost as part of the Common Expenses or as a special assessment, or shall pay for the addition,

alteration or improvement from reserves accumulated for purposes of same or shall borrow funds to pay therefore as described below. Additions, alterations or improvements costing \$5,000 or less may be made by the Board of Managers without approval of Unit Owners and the cost thereof shall constitute part of the Common Expenses.

Section 14. Additions, Alterations or Improvements by Unit Owners. No Unit Owners shall make any addition, alteration or improvement in or to his, her or its Unit which is structural or which affects the value of other Units or which affects the exterior of the Building, without the prior written consent thereto of the Board of Managers (and if required, of his, her or its mortgagee). The Board of Managers shall answer any written request by a Unit Owner for approval of a proposed addition, alteration or improvement in or to a Unit, within thirty (30) days after such request; and failure to do so within such time shall constitute a consent by the Board of Managers to the proposed addition, alteration or improvement. The Board of Managers may condition its approval in any way it deems appropriate. Any application to any governmental authority having or asserting jurisdiction, for a permit to make an addition, alteration or improvement in or to any Unit shall be executed by the Board of Managers only, without, however, incurring any liability on the part of the Board of Managers or any of them to any Unit Owner, contractor, subcontractor, materialman, architect or engineer 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. This Section 14 shall not apply to a Unit owned by the Sponsor or Sponsor-affiliate.

The Board of Managers will execute any application or other document required to be filed with any governmental authority having or asserting jurisdiction in connection with any addition, alteration, improvement or repair or any subdivision, combination or change in the boundary walls made by the Sponsor or a Sponsor-affiliate to any Unit held by it, provided, however, that neither the Board of Managers nor any of them nor any Unit Owner other than the Sponsor or Sponsor-affiliate shall be subjected to any expense or liability by virtue of the execution of the application or such other document.

Non-structural alterations and improvements to Units that do not affect the exterior of the Building or the value of other Units may be made without the prior approval of the Board of Managers, except any alterations and/or improvements to an appurtenant Limited Common Element shall require the prior approval of the Board of Managers, which approval may be withheld or conditioned at the sole discretion of the Board of Managers.

In the event that a Unit Owner wishes to make either structural or non-structural additions, alterations, improvements in or to his, her, its Unit or the Limited Common Element associated with his, her or its Unit, the Board of Managers may regulate:

- (a) the time periods during which work is permitted;
- (b) the manner in which construction debris will be handled;

- (c) the measures which must be taken to prevent compromising the security of the Building during construction;
- (d) the interruption of services during construction;
- (e) liability insurance for contractors during construction; and
- (f) such other matters as are necessary for the safety and continued enjoyment of the Building by all Unit Owners.

The Board of Managers may, at its option, require the Unit Owner to execute an agreement in form and substance satisfactory to the Board setting forth the terms and conditions under which the addition, alteration or improvement may be made.

Section 15. Use of Common Elements and Facilities.

(a) A Unit Owner shall not store any furniture, packages or objects or any kind in any part of the Common Elements other than a Limited Common Element appurtenant to his, her or its Unit.

(b) The Common Elements and facilities shall be used only for those purposes for which they are reasonably suited and capable. No Unit Owner shall make any addition, alteration, improvement or change in, or to, any Common Element (including, without limitation, the exterior of the Building) without the prior written consent of the Board of Managers (and the holders of Unit first mortgages, if required), except as permitted with respect to Limited Common Elements. The Sponsor and any Sponsor-affiliate shall have the right to alter and use the Common Elements, without charge, for the purposes and in the manner permitted herein and in the Declaration.

Section 16. Right of Access. A Unit Owner shall grant a right of access to his, her or its Unit, including any appurtenant Limited Common Element and any Parking Space, to the manager and/or the managing agent and/or any other person authorized by the Board of Managers, the manager or the managing agent, for the purpose of making inspections or for the purpose of correcting any condition originating in his, her or its Unit and threatening another Unit or a Common Element, or for the purpose of performing installations, alterations, additions or repairs to the mechanical or electrical services or other Common Elements in his, her or its Unit or elsewhere in the Building or to correct any condition which violates any Legal Requirement, provided that request for entry is made in advance and that any such entry is at a time reasonably convenient to the Unit Owner and further provided that such right shall be exercised in such a manner as will not unreasonably interfere with the proper use of the Units. In case of any emergency, such right of entry shall be immediate, whether the Unit Owner is present at the time or not.

Section 17. Water, Gas and Electricity. Electricity to Units will be supplied by the public utility companies serving the area through individual meters and billed by such companies to each Unit Owner. The cost of electricity and gas, if any, for common areas, as measured by one or more building meters, will be borne by the Unit Owners and will be included in the Common Charges, subject to special allocation, if any, as described in Section 1 of Article V of these By-Laws. Water will be supplied to all Units by the City of New York or other public utility and the cost thereof will be included in the Common Charges, except as otherwise provided in these By-Laws.

Section 18. Rules and Regulations.

(a) The rules and regulations adopted by the Board of Managers may be promulgated and amended from time to time by the Board of Managers provided that copies of such Rules and Regulations are furnished to each Unit Owner not less than five (5) days prior to the time that they become effective. Any rule or regulation may be rescinded by a vote of owners of two-thirds (2/3rds) of the Units at a meeting duly called for such purpose.

(b) The Condominium's initial rules and regulations are attached hereto as Schedule A.

Section 19. Default by Unit Owners and Expenses of Board of Managers.

(a) In the event a Unit Owner fails to make any payment due to the Board of Managers by the due date thereof, then a charge shall accrue on the unpaid sum at the lower of eighteen percent (18%) per annum and the highest rate permitted by law from the due date thereof until payment is made.

(b) In the event the Board of Managers incurs any expense (including attorneys' fees) in connection with the failure of any Unit Owner to abide by the provisions of these By-Laws or the Declaration, then the defaulting Unit Owner shall pay to the Board of Managers the amount of such expense no later than three (3) days after notice of the amount thereof from the Board of Managers or its designee to the defaulting Unit Owner.

(c) If a Unit Owner shall fail to pay any sum due to the Board of Managers pursuant to this Section 19, the Board of Managers shall have all of the rights with respect to such sum and such failure which the Board of Managers would have with respect to a failure to pay Common Charges to the extent permitted by the Condominium Act.

ARTICLE VI

Mortgages

Section 1. Mortgage of Units. Each Unit Owner shall have the right to mortgage his, her or its Unit without restriction provided that any such mortgage shall be granted to a bank or insurance company or a savings and loan association or a mortgage company affiliated with any of the foregoing or a governmental agency, or unless such mortgage shall be substantially in the form available from the Board of Managers, and provided further that a copy of each mortgage and the note secured thereby shall be delivered to the Board of Managers promptly after execution and delivery thereof together with a written notice of the name and address of the mortgagee for the purposes of notices to the mortgagee.

Section 2. Notice of Unpaid Common Charges or Other Default. The Board of Managers, whenever so requested in writing by a mortgagee of a Unit, shall promptly report any then unpaid Common Charges or assessments levied by the Board of Managers due from, or any default by, the owner of the mortgaged Unit.

Section 3. Notice of Default. The Board of Managers, when giving notice to a Unit Owner of a default in paying Common Charges or assessments or other default, shall send a copy of such notice to each holder of a mortgage covering such Unit whose name and address had theretofore been furnished to the Board of Managers and which requested such notice.

Section 4. Examination of Books. Each Unit Owner and each mortgagee of a Unit shall be permitted to examine the books of account of the Condominium at reasonable times, on business days.

ARTICLE VII

Sales and Leases of Units and Assignment of Licenses

Section 1. Sales and Leases. The Board of Managers shall have the rights set forth in this Section ("Right of First Refusal") with respect to the sale and lease of Units.

(a) No Unit Owner may sell his, her or its Unit or any interest therein except by complying with the following provisions:

Any Unit Owner who receives a bona fide offer (hereinafter called an "Outside Offer") for the purchase of his, her or its Unit, which offer shall be deemed to include, for the purposes of this Article VII, the purchase of (i) the Unit Owner's undivided interest in the Common Elements; (ii) the interest of such Unit Owner in any Units theretofore acquired by

the Board of Managers, or its designee, on behalf of all Unit Owners, and the proceeds of the sale or lease thereof, if any; and (iii) the interest of such Unit Owner in any other assets of the Condominium (which interests are collectively referred to as "Appurtenant Interests") which the Unit Owner intends to accept, shall give notice to the Board of Managers of such offer and of such intention, the name and address of the proposed purchaser, the terms of the proposed transaction and such other information as the Board of Managers may reasonably require, and shall offer to sell such Unit, together with the Appurtenant Interests, to the Board of Managers, or its designee, corporate or otherwise, on behalf of the owners of all other Units, on the same terms and conditions as contained in such Outside Offer. The giving of such notice shall constitute a warranty and representation by the Unit Owner who received the Outside Offer to the Board of Managers on behalf of the other Unit Owners that such Unit Owner believes the Outside Offer to be bona fide in all respects. Within thirty (30) days after receipt of such notice, the Board of Managers may elect by notice to such Unit Owner either (iv) to purchase such Unit, together with the Appurtenant Interests (or to cause the same to be purchased by its designee (corporate or otherwise) on behalf of all other Unit Owners) on the same terms and conditions as contained in the Outside Offer and as stated in the notice from the offering Unit Owner, on the same terms and conditions contained in the Outside Offer and as stated in the notice from the offering Unit Owner, or (v) to produce a purchaser who will purchase such Unit, together with the Appurtenant Interests, on the same terms and conditions contained in the Outside Offer and as stated in the notice from the offering Unit Owner. In the event the Board of Managers shall elect to purchase such Unit, together with the Appurtenant Interests, or to cause the same to be purchased by its designee, corporate or otherwise, title shall close at the office of the attorneys for the Condominium in accordance with the terms of the offer but not more than sixty (60) days after the giving of notice by the Board of Managers of its election to accept such offer. At the Closing, the Unit Owner shall convey the Unit (and Appurtenant Interests) to the Board of Managers or to its designee, on behalf of all other Unit Owners by deed in the form required by Section 339-o of the Real Property Law of the State of New York, with all transfer stamps affixed, and shall pay all transfer and other taxes arising out of such sale, unless the Outside Offer permits otherwise. Real estate taxes, mortgage interest on any mortgage assumed by the Board of Managers or other purchaser and Common Charges and Expenses shall be apportioned between the Unit Owner and the Board of Managers, or its designee, as of midnight of the day immediately preceding such Closing date. In the event the Board of Managers or its designee shall fail to accept such offer or to produce a purchaser within thirty (30) days as aforesaid or fails to act within said thirty (30) days, the offering Unit Owner shall be free to contract to sell such Unit, together with the Appurtenant Interest, within ninety (90) days after the expiration of the period in which the Board of Managers or its designee might have elected to purchase or cause the purchase of such Unit with Appurtenant Interests on the terms and conditions set forth in the notice from the Unit Owner to the Board of Managers of the Outside Offer. Any deed to an outside purchaser shall provide that the acceptance thereof by the grantee shall constitute an assumption of the provisions of the Declaration, the By-Laws and the Rules and Regulations, as the same may be amended from time to time. In the event the offering Unit Owner shall not, within said ninety (90) days, contract to sell such

Unit, together with the Appurtenant Interests, to the outside purchaser on the terms and conditions contained in the Outside Offer, or if the Unit Owner shall so contract to sell such Unit, together with the Appurtenant Interests, to such outside purchaser on the terms and conditions in the Outside Offer, but such sale shall not be consummated pursuant to the terms of such contract, then should the offering Unit Owner thereafter elect to sell such Unit (any such sale being deemed to include the Appurtenant Interests) to the same or another outside purchaser on the same or other terms or conditions, the offering Unit Owner shall be required to again comply with all of the terms and provisions of this Section 1 of this Article VII.

(b) No Unit Owner may lease his, her or its Unit except by complying with the following provisions:

Any Unit Owner who receives a bona fide offer for a lease (the "Lease Offer") of his, her or its Unit, which he, she or it intends to accept, shall give notice to the Board of Managers of such offer and of such intention, the name and address of the proposed lessee, the terms of the proposed lease, references for the proposed lessee, and such other information as the Board of Managers may reasonably require and shall offer to lease such Unit to the Board of Managers, or its designee, corporate or otherwise, on the same terms and conditions as the Lease Offer. The Board of Managers shall have the same right of election to lease the Unit on behalf of all Unit Owners or to produce a lessee for the Unit as contained in subsection (a) above relating to the purchase of Units. In the event the Board of Managers or its designee shall fail to accept the Lease Offer or to produce a lessee to accept the Lease Offer or fails to act within the time period set forth in subsection (a) the Unit Owner shall be free to lease such Unit to the proposed lessee of the Lease Offer on the terms and conditions contained in the Lease Offer, provided such lease shall be executed within sixty (60) days after the expiration of the period in which the Board of Managers or its designee might have elected to lease or produce a lessee on the terms and conditions of the Lease Offer.

Any such lease shall be consistent with these By-Laws and shall provide that it may not be modified, amended, extended or assigned, without the prior consent in writing of the Board of Managers, that the lessee shall not sublet the demised premises or any part thereof without the prior consent in writing of the Board of Managers, that the Board of Managers shall have power to terminate such lease and/or to bring summary proceedings to evict the lessee in the name of the landlord thereunder in the event of default by the lessee under the provisions of such lease, and the Board of Managers shall have the right to terminate the lease on not less than thirty (30) days prior written notice upon foreclosure of the lien for Common Charges granted herein and pursuant to the Condominium Act. Except as hereinbefore set forth, the form of any such lease shall be the then current form of apartment lease recommended by The Real Estate Board of New York, Inc., except as may be otherwise provided herein or by the Board of Managers.

(c) Any purported sale or lease of a Unit in violation of this Section shall be voidable at the election of the Board of Managers.

(d) The Board of Managers may establish a reasonable fee for the processing of Unit sales and leases and notices relating to the Board of Manager's rights of first refusal. Such fee shall be payable by the selling or leasing Unit Owner, as the case may be.

Section 2. Consent of Unit Owners to Purchase of Units by Board of Managers. The Board of Managers shall not exercise any option to acquire or lease a unit as set forth in Section 1 of this article set forth to purchase or lease any Unit without the prior approval of owners of Units constituting sixty six and two-thirds percent (66 2/3%) of the Common Interest, not including the Unit Owner who or which wishes to sell or lease. If the Board of Managers does not have sufficient funds on hand for the acquisition and maintenance of a Unit which has been approved by the Unit Owners, the Board of Managers may either borrow such funds or may assess the Unit Owners therefor in proportion to their respective Common Interest, not including the Unit Owner of the sold or leased Unit.

Section 3. No Severance of Ownership. No Unit Owner shall execute any deed, mortgage, or other instrument transferring, conveying or mortgaging title to his, her or its Unit without simultaneously transferring conveying or mortgaging the Appurtenant Interests. Any deed, mortgage or other instrument purporting to affect the transfer, conveyance or mortgage of a Unit without including all such Appurtenant Interests shall be deemed and taken to include the interest or interests so omitted even though the latter shall not be expressly mentioned or described therein. No part of the Appurtenant Interests of any Unit may be transferred, conveyed, mortgaged, or otherwise disposed of, except as part of a transfer, conveyance, mortgage or other disposition of the Unit to which such interests are appurtenant, or as part of a transfer, conveyance or mortgage or other disposition of such part of the Appurtenant Interests of all Units.

Section 4. Release by Board of Managers of Right of First Refusal. The Right of First Refusal may be released or waived by the Board of Managers, in which event the Unit, together with the Appurtenant Interests, may be leased, sold or conveyed free and clear of the provisions of Section 1 of this Article VII.

Section 5. Certificate of Termination of Right of First Refusal. A certificate, executed and acknowledged and in recordable form by the Secretary of the Condominium, stating that the provisions of Section 1 of this Article VII have been met by a Unit Owner, or have been duly waived by the Board of Managers, and that the rights of the Board of Managers thereunder have terminated, shall conclusively bind the Board of Managers and the Unit Owners in favor of all persons who rely thereon in good faith. Such certificate shall be furnished to any Unit Owner who has in fact complied with the provisions of Section 1 of this Article VII or with respect to whom the provisions of such Section have been waived, upon request.

Section 6. Financing of Purchase and Lease of Units by Board of Managers. Acquisition and lease of Units by the Board of Managers, or its designee, on behalf of all Unit Owners

and payment of the costs and expenses associated therewith may be made from the working capital and Common Charges in the hands of the Board of Managers, or if such fund are insufficient, the Board of Managers may levy an assessment against each Unit Owner, excepting the Unit Owner of the sold or leased Unit, in proportion to such owner's interest in the Common Elements, as a Common Charge, which assessment shall be enforceable in the same manner as provided in Sections 5 and 6 of Article V, or the Board of Managers, in its discretion, may borrow money to finance the acquisition or lease of such Unit (together with associated costs and expenses), provided, however, that no financing may be secured by an encumbrance or hypothecation of any property other than the Unit, together with its Appurtenant Interests, so to be acquired by the Board of Managers.

Section 7. Gifts and Devises, etc. Any Unit Owner shall be free to convey or transfer his, her or its Unit and Appurtenant Interests by gift, or to devise his, her or its Unit and Appurtenant Interests by will or to pass the same by intestacy without restriction.

Section 8. Waiver or Right of Partition with Respect to Such Units As Are Acquired by the Board of Managers, or Its Designee, on Behalf of All Unit Owners As Tenants in Common. In the event that a Unit shall be acquired by the Board of Managers, or its designee, on behalf of all Unit Owners as tenants in common, all Unit Owners shall be deemed to have waived all rights of partition with respect to such Unit.

Section 9. Payment of Common Charges and Assessments. No Unit Owner shall be permitted to convey, mortgage, pledge, hypothecate, sell or lease his, her or its Unit unless and until the Unit Owner shall have paid in full to the Board of Managers all unpaid Common Charges and assessments and expenses theretofore assessed by the Board of Managers against the Unit and until he, she or it shall have satisfied all unpaid liens against such Unit, except permitted mortgages or except in the case of a foreclosing mortgagee.

Section 10. Exceptions. The provisions of Section 1 of this Article VII shall not apply with respect to (a) any sale, conveyance or lease of a Unit and Appurtenant Interests to a Unit Owner's spouse, including domestic partners registered as such with the City of New York, or child or children over the age of eighteen (18) years or parent or parents or brother or sister, or any more than one of them, or (b) any sale, conveyance or lease of a Unit and Appurtenant Interests to a trust for the benefit of the Unit Owner or for the benefit of one or any more than one of the persons stated in (a) of this Section 11, or (c) the acquisition, conveyance, sale or lease of a Unit and Appurtenant Interests by the Sponsor, a Sponsor-affiliate or another owner of an Unsold Unit, or (d) the acquisition, sale or lease of a Unit, together with its Appurtenant Interests, by a mortgagee who shall acquire title to such Unit by foreclosure or by deed in lieu of foreclosure. The Board of Managers shall be required to cooperate in providing appropriate physical access to any Unit (and related Common Elements) described in Subdivision (c) and (d) of this Section 10, as well as all financial information regarding same.

Section 11. Mortgage of Units. Each Unit Owner shall have the right to mortgage his, her or its Unit without restriction provided that any such mortgage shall be granted to a bank or insurance company or a savings and loan association or a mortgage company affiliated with any of the foregoing or a governmental agency, provided that such mortgage shall be substantially in the form available from the Board of Managers, and provided further that a conformed copy of each note and mortgage shall be delivered to the Board of Managers promptly after execution and delivery thereof.

Section 12. Voting Rights and Proceeds. Units held by the Board of Managers shall not carry any voting rights. Proceeds from the disposition of a Unit held by the Board of Managers shall be received by the Board on behalf of all Unit Owners in proportion to their respective Common Interest.

Section 13. Power of Attorney to Board of Managers. At the time of acquisition of a Unit and as a condition thereof, the new Unit Owner shall be required to execute, acknowledge and deliver to the Board of Managers a Unit Owner's Power of Attorney in favor of the Board (and the Sponsor, if applicable), in the form required by the Board, in accordance with the Declaration. The new Unit Owner shall be responsible for having said Power of Attorney recorded, returnable to the Board, and paying the fees therefor.

Section 14. Abandonment. No Unit Owner may exempt himself from liability for his common charges by waiver of the use or enjoyment of any of the common elements or by abandonment of his Unit. Subject to such terms and conditions as may be specified in the By-Laws, any Unit Owner may, by conveying his Unit and his Common Interest to the Board of Managers on behalf of all other Unit Owners, exempt himself from common charges thereafter accruing.

Section 15. Assignment of Licenses. Any First Floor Parking Space Licensee must also at all times be the owner of a Residential Unit. If at any time the First Floor Parking Space Licensee sells its Residential Unit and no longer owns any Residential Units in the Building, it shall simultaneously assign its First Floor Parking Space License to another owner of a Residential Unit, and if it fails to do so, the First Floor Parking License will automatically terminate without any action or notice required by the Board of Managers at such time as a First floor Parking Space Licensee no longer owns a Residential Unit. If a First Floor Parking Space License is terminated pursuant to the immediately preceding sentence or otherwise by the Board of Managers pursuant to the terms of the First Floor Parking Space License, or if a Unit Owner surrenders its First Floor Parking Space License without assigning it to another Unit Owner, the Board of Managers shall have the right to take possession of the same and/or issue a new First Floor Parking Space License for such First Floor Parking Space, upon terms and conditions determined in its sole discretion and without compensation to such First Floor Parking Space Licensee. A Cellar Parking Space Licensee does not have to be the owner of a Residential Unit or an occupant of the Building and may assign its Cellar Parking Space License to any person or entity, whether that person or entity

is a Unit Owner or not. If a Cellar Parking Space License is terminated pursuant to the terms of the Cellar Parking Space License, or if a Cellar Parking Space Licensee surrenders its Cellar Parking Space License without assigning it to another, the Board of Managers shall have the right to take possession of the same and/or issue a new Cellar Parking Space License for such Cellar Parking Space, upon terms and conditions determined in its sole discretion and without compensation to such Cellar Parking Space Licensee. Additionally, as more particularly set forth in the form of Parking Space License, if a Parking Space Licensee defaults in any of its obligations under the terms of the Parking Space License or under the Condominium's governing documents, the Board of Managers may, in addition to any rights and remedies under the Condominium's governing documents, deny access to and use of any Parking Space which is licensed by such Parking Space Licensee, cause any automobile or other vehicle located in the Parking Space to be removed and relocated at the Parking Space Licensee's expense and/or terminate the Parking Space License upon thirty (30) days written notice to the Parking Licensee.

ARTICLE VIII Records

The Board of Managers shall keep detailed records of the actions of the Board of Managers, minutes of the meetings of the Board of Managers, minutes of the meetings of the Unit Owners, and financial records and books of account of the Condominium, including a chronological listing of receipts and expenditures, as well as 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.

An annual report of the receipts and expenditures of the Condominium, certified or audited, as the Board of Managers may choose, by an independent certified public accountant, shall be given by the Board of Managers to all Unit Owners and to all mortgagees of Units who have requested the same promptly after the end of each fiscal year but not later than six (6) months after the end of the Condominium year. The cost of such report shall be paid by the Board of Managers as a Common Expense.

ARTICLE IX Miscellaneous

Section 1. Notices. All notices hereunder shall be sent by registered or certified mail to the Board of Managers at the office of the Board of Managers or to such other address as the Board of Managers may designate from time to time by notice in writing to all Unit Owners and to all mortgagees of Units. All notices to any Unit Owner shall be sent by registered or

certified mail to the Unit Owner at the Building or to such other address as may have been designated by the Unit Owner from time to time by notice in writing to the Board of Managers. All notices to mortgagees of Units shall be sent by registered or certified mail to their respective addresses, as designated by the respective mortgagee from time to time, in writing, to the Board of Managers. All notices shall be deemed to have been given when mailed, except notices of change of address which shall be deemed to have been given when received. Where these By-Laws permit the use of notice by facsimile, such notice shall be deemed effective on the date faxed.

The Board shall notify by first-class mail holders of Unit mortgages and, to the extent known by the Board, guarantors of a Unit mortgage, of (a) any condemnation or casualty loss affecting either a material portion of the Property or the Unit securing a mortgage, (b) a lapse, cancellation or materially adverse modification of the insurance policy maintained by the Board and (c) any proposed action by the Board that requires the consent of holders of Unit mortgages. For purposes of this paragraph, the date of mailing shall be deemed to be the date of the giving of notice.

Section 2. Invalidity. The invalidity of any part of these By-Laws shall not impair or affect in any manner the validity, enforceability or effect of the balance of these By-Laws.

Section 3. Captions. Captions are inserted in these By-Laws only as a matter of convenience and for reference, and in no way define, limit or describe the scope of these By-Laws, or the intent of any provision hereof.

Section 4. Gender and Number. The use of the masculine gender in these By-Laws shall be deemed to include the feminine gender and the neuter. The singular shall be deemed to include the plural and vice-versa whenever the context so requires.

Section 5. Waiver. No restriction, condition, obligation, or provisions contained in these By-Laws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

Section 6. Definition of "Mortgagee." As used in these By-Laws, the term "mortgagee" or "holder of a first mortgage" shall include the holder of any construction loan mortgage which shall be a lien on a Unit.

Section 7. Application of Payments. The Board of Managers, and the managing agent on its behalf, may apply any funds received on or on behalf of any Unit Owner to any sum due from such Unit Owner to the Condominium which the Board of Managers or the managing agent may elect, notwithstanding any direction from the Unit Owner as to how any payment shall be applied or any notation on any check or any condition attached to such payment.

Section 8. No Discrimination. The Board of Managers shall not discriminate against any person on the basis of race, creed, color, national origin, sex, sexual orientation, age, disability, marital status or other grounds prohibited by law.

Section 9. Termination. If withdrawal of the Property from application of the Condominium Act is authorized by at least eighty percent (80%) of the Unit Owners in number and in Common Interest (and if required by the respective mortgages, their first mortgagees, if any, of such Unit), then the Property shall be subject to an action or partition by any Unit Owner or lienor as if owned in common, in which event the net proceeds of sale shall be divided among all the Unit Owners in proportion to their respective Common Interests, provided, however, that no payment shall be made to a Unit Owner until there has first been paid off out of his, her or its share of such net proceeds all liens on his, her or its Units. The Sponsor or its nominee will not cast any of its votes for withdrawal, unless eighty percent (80%) of the Unit Owners other than the Sponsor so vote, in which event the Sponsor will be free to cast its votes either for or against withdrawal.

Section 10. Arbitration. Any controversy between Unit Owners or any claim by a Unit Owner against the Condominium or another Unit Owner arising out of or in relation to the Declaration, By-Laws or Rules and Regulations of the Condominium shall be settled by arbitration in accordance with the Rules of the American Arbitration Association, and judgment upon the award rendered by the Arbitration may be entered in any court having jurisdiction thereof.

ARTICLE X Amendments to By-Laws

Except as hereinafter provided otherwise, these By-Laws may be modified or amended with the approval of at least sixty-six and two-thirds percent (66 2/3%) in number and in Common Interest of all the Unit Owners, upon notice as provided in Section 4 of Article III of these By-Laws.

The following provisions of these By-Laws may not be amended without the consent in writing of the Sponsor or Sponsor-affiliate so long as it shall be the owner of one or more Units:

(a) Section 2 of Article II - Insofar as it provides that the Board of Managers may not exercise certain powers without the Sponsor's or Sponsor-affiliate's consent for a period specified therein or so long as the Sponsor or a Sponsor-affiliate shall continue to own one or more Units.

(b) Section 1 of Article III - Insofar as it provides that the Sponsor or Sponsor-

affiliate, so long as it is the owner of a Unit, shall be entitled to elect members of the Board of Managers, which members need not be Unit Owners.

(c) Section 8 of Article III - Insofar as it provides that the Sponsor or Sponsor-affiliate, so long as it is the owner of one or more Units, may cast the votes appurtenant thereto.

(d) Section 14 of Article V - Insofar as it provides that the provisions of such Section shall not apply to any Units owned by the Sponsor, Sponsor-affiliate, or any designee of same.

(e) Section 15 of Article V - Insofar as it provides for rights of the Sponsor and Sponsor-affiliate with respect to the use and alteration of the Common Elements so long as the Sponsor or a Sponsor-affiliate owns one or more Units.

(f) Section 11 of Article VII - Insofar as it applies to the Sponsor or a Sponsor-affiliate.

(g) This Article X.

(h) Any other provision of these By-Laws granting the Sponsor or a Sponsor-affiliate rights as such, or the amendment of which would adversely affect the Sponsor or any Sponsor-affiliate.

ARTICLE XI Conflicts

These By-Laws are intended to comply with the requirements of Article 9-B of the Real Property Law of the State of New York. In case any of these By-Laws conflict with the provisions of said statute or of the Declaration, the provisions of said statute or of the Declaration, as the case may be, shall control.

ARTICLE XII Certain Remedies

Section 1 Self Help. If any Unit Owner shall violate or breach any provision of the Declaration, these By-Laws or the Rules and Regulations and shall fail to cure such violation or breach within five days after receipt of written notice of the same from the Board of Managers (or, with respect to any violation or breach of the same not reasonably susceptible to cure within such period, to commence such cure within such five day period and, thereafter, to prosecute such cure diligently to completion) or immediately in the case of an emergency, the managing agent if any, and the Board of Managers shall have the right to

enter such Unit Owner's Unit and summarily to abate, remove, or cure such violation or breach without thereby being deemed guilty or liable in any manner of trespass. In the event that the Board of Managers shall determine that the abatement, removal, or cure of any such violation or breach is immediately necessary for the preservation or safety of the Building or for the safety of the occupants of the Building or other individuals or is required to avoid the suspension of any necessary service in the Building the Board of Managers may take such action immediately, without prior notice and without allowing the said Unit Owner any period of time within which to cure or to commence to cure such violation or breach.

Section 2 Abatement and Enjoinment.

(a) If any Unit Owner shall violate or breach any provision of the Declaration, these By-Laws or the Rules and Regulations, the Board of Managers shall have the right to enjoin, abate, or remedy the continuance or repetition of any such violation or breach by appropriate proceedings either at law or in equity.

(b) Any violation or breach of any provision of the Declaration, these By-Laws or the Rules and Regulations with respect to any of the rights, easements, privileges or licenses granted to the Sponsor or other owner of an Unsold Unit shall give to Sponsor or such owner, the right to enjoin, abate, or remedy the continuation or repetition of any such violation or breach by appropriate proceedings either at law or in equity.

Section 3 Remedies Cumulative; Non-Waiver. The remedies specifically granted to the Board of Managers, to the Sponsor or other owner of an Unsold Unit in this Article or elsewhere in the Declaration, these By-Laws or the Rules and Regulations shall be cumulative, shall be in addition to all other remedies obtainable at law or in equity and may be exercised at one time or at different times, concurrently or in any order, all in the sole discretion of the Board of Managers, the Sponsor or other owner of an Unsold Unit, as the case may be. The exercise of any remedy or failure to exercise any remedy shall not operate as a waiver, or preclude the exercise, of the remedy at any time or any number of times or the exercise of any other remedy.

Section 4 Costs and Expenses. All sums of money expended, and all costs and expenses (including reasonable attorneys fees and disbursements) incurred, in connection with any breach or violation of the Declaration, these By-Laws or the Rules and Regulations and any cure, abatement, remedy, enjoinment, proceeding or other action in connection with such breach or violation, (a) by the Board of Managers or (b) by the Sponsor or other owner of an Unsold Unit shall be paid immediately upon demand (y) by the Unit Owner committing the breach or violation to the Board of Managers (if expended or incurred by the Board of Managers) or (z) by the offending party (i.e., the Board of Managers or a Unit Owner or Unit Owners) to the Sponsor or other owner of an Unsold Unit (if expended or incurred by the Sponsor or such owner). All sums due pursuant to the preceding sentence shall bear interest from the date of the demand until paid at the lower of 18% per year or the maximum rate of

interest permitted by law. The Board of Mangers shall have a lien for all sums payable by a Unit Owner to the Board of Managers pursuant to this Section 4 in the same manner as a lien for Common Charges.

SCHEDULE A

Rules and Regulations

1. The Residential Units shall be used only for residential use and for legally permitted uses accessory to residential use and for a "home occupation" (as defined and limited by the New York City Zoning Resolution) subject to the provisions of the certificate of occupancy for the Building, except that the Sponsor or its designee(s) may, without obtaining the consent of the Board or the other Unit Owners: (a) allow Unsold Units to be used as a professional or business office or for any other purpose, provided that such use is permitted by law and does not violate the then existing Certificate of Occupancy covering such Unit and (b) use Unsold Units as a model Unit and sales and/or promotion offices in connection with the sale or rental of the Unsold Units or for any other purpose, subject only to compliance with law. The Building shall be used solely for the purposes for which the Units contained therein may be used. The Terrace Spaces may be used only for legally permitted uses, and in no event shall any items that would impose a health or safety threat or create a nuisance be stored therein. The Parking Spaces may only be used for the parking of motor vehicles.

2. Except as provided in Rule 1 above, no industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise designed for profit, altruism, or otherwise, shall be conducted, maintained or permitted on any part of the Property, nor shall any "For Sale," "For Rent" or "For Lease" signs or other window displays or advertising be maintained or permitted on any part of the Property or in any Unit therein nor shall any Unit be used or rented for transient, hotel or motel purposes. Notwithstanding the above, the right is reserved by the Sponsor, Sponsor-affiliates and the Board of Managers, and their agent, (a) to place "For Sale," "For Rent" or "For Lease" signs on any Units owned by any of them, and (b) to erect, lease, manage and maintain commercial and recreational facilities on various portions of the Property as permitted by applicable law or regulation, and as contemplated by the Offering Plan, as amended. The right is hereby given to any mortgagee, who may become the owner of any Unit, to place the above described signs on any Unit owned by such mortgagee, but in no event will any such sign be larger than one foot by two feet.

3. Nothing shall be done or kept in the Units or the Common Elements or the 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 shall permit anything to be done or kept in his Unit or in the Common Elements or Limited Common Elements which will result in the cancellation of insurance of the building, or contents thereof, or which would be in violation of any Legal Requirement. No Unit Owner or occupant or any agents, servants, employees, licensees or visitors or contractors of

a Unit Owner shall at any time bring into or keep in his, her or its Unit, any Limited Common Element appurtenant thereto, or vestibule, any flammable, combustible or explosive fluid, material, chemical or substance (except gasoline in automobile tanks), in any case in compliance with all Legal Requirements. No waste shall be committed in the Common Elements or Limited Common Elements.

4. All radio, television or other electrical or communications equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements or recommendations of the New York Board of Fire Underwriters and the public authorities having jurisdiction thereof, and the Unit Owner alone shall be liable for any damage or injury or interference caused by any radio, television or other electrical or communications equipment in such Unit. No such installation shall interfere with reception of the master television antenna, if any.

5. Nothing shall be done in any Unit or in, on or to the Common Elements or Limited Common Elements which will impair the structural integrity of any building or which would structurally change the Building without the written consent of the Board of Managers.

6. Nothing shall be altered or constructed in, or removed from, the Common Elements, except upon the written consent of the Board of Managers.

7. No animal of any kind shall be raised, bred, or kept in any Unit or in the Common Elements or Limited Common Elements, except subject to the rules and regulations adopted by the Board of Managers from time to time. Such rules and regulations may prohibit animals. In any event no animal shall be kept, bred or maintained for any commercial purposes and any bird, animal or reptile causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed by the owner of such animal(s) from the Property upon three (3) days' written notice from the Board of Managers. In no event shall any dog be permitted in any portion of the Common Elements unless carried or on a leash, or in any grass or garden plot under any circumstances. A Unit Owner will be bound by any rule or regulation concerning pets adopted by the Board of Managers even if such rule or regulation is more restrictive than the rules in affect at the time the pet was first brought in to the Unit.

8. No noxious or offensive activity (including without limitation the production or release of offensive odors or excessive noise) shall be carried on by any Unit Owner in any Unit or in or on the Common Elements or Limited Common Elements, nor shall anything be done therein or thereon, either willfully or negligently, which may be or become an annoyance or nuisance to any other Unit Owner or occupant.

9. There shall be no obstruction of the Common Elements nor shall anything be stored in the Common Elements without the prior consent of the Board of Managers except

that the Limited Common Elements may be used for any purpose not prohibited by any Legal Requirement.

10. Except in recreational or other areas designated as such by the Board of Managers or in the Declaration, there shall be no playing, lounging, or parking of baby carriages or playpens, bicycles, wagons, toys, vehicles, benches or chairs, on any part of the Common Elements (except that Limited Common Elements may be used for any purpose not prohibited by any Legal Requirement). Storage by Unit Owners in areas designated by the Board of Managers or in the Declaration shall be at their own risk.

11. No clothes, sheets, blankets, laundry or other articles of any kind shall be hung out of a Unit or exposed to any part of the Common Elements. The Common Elements and Limited Common Elements shall be kept free and clear of rubbish, debris and other unsightly materials, nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, railings, or vestibules, nor shall be a Unit Owner sweep or throw or permit to be swept or thrown therefrom any dirt or other substance.

12. Each Unit Owner shall keep his, her or its Unit in a good state of preservation and cleanliness and each Unit Owner shall be obligated to maintain and keep in good order and repair his, her or its own Unit in accordance with the provisions of the By-Laws and these Rules and Regulations.

13. No lobby or landing shall be decorated or otherwise altered without the consent in writing of the Board of Managers.

14. The agents of the Board of Managers and the managing agent, and any contractor or workman authorized by the Board of Managers or the managing agent, may enter any room or Unit in the Building at any reasonable hour of the day upon reasonable advanced notice for the purpose of inspecting such Unit for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests.

15. The Board of Managers, or its designated agent, may retain a pass key to each Unit and any other area under the control of the Unit Owner. No Unit Owner shall alter any lock or install a new lock on any door of the Unit or other area without the written consent of the Board of Managers. In case such consent is given, the Unit Owner shall provide the Board of Managers, or its agent, with an additional key to afford access to the Unit and other area. If entry is required in an emergency and the key has not been furnished as required by these Rules, an agent of the Board of Managers or the managing agent (with authorization from an officer of the Board of Managers) may forcibly enter the Unit or other area without liability for damages or trespass, provided that reasonable care is exercised.

16. If any key or keys are entrusted by a Unit Owner or occupant or by his, her or

its agent, servant, employee, licensee or visitor to an employee of the Board of Managers, whether for such Unit or for an automobile, trunk or other item 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.

17. Any consent or approval given under these rules and regulations may be added to, amended or repealed at any time by resolution of the Board of Managers.

18. In order to retain the structural integrity and aesthetic appearance of the Building, no additional window or through-the-wall air-conditioning appliances may be installed in any Unit and no radio or television or other aerial or similar device shall be attached to or hung from the exterior of the Building by a Unit Owner without the written consent of the Board of Managers. If air conditioners and similar objects are permitted to be inserted in windows of the Building, the Board of Managers may prescribe a uniform color for them.

19. Not more than one family may occupy a Residential Unit at any one time. A family member includes spouse, domestic partner registered as such with the City of New York, child, parent, grandparent, parent-in-law and sibling.

20. A Unit owned or leased by an individual, corporation, partnership, fiduciary or other entity may be occupied only by said individual, or by a designated officer, director, stockholder or employee of such corporation, or by a designated partner or employee of such partnership or by said fiduciary (including designated officers, directors, stockholders or employees of corporate fiduciaries), or by the beneficiary of said fiduciary, or by a principal or designated employee of such other entity, respectively, or by members of the family or guests of any of the foregoing. Within thirty (30) days after a Unit is acquired by an owner other than an individual, such non-individual owner shall notify the Board of Managers of the name of the officer, director, stockholder, partner, employee, principal, fiduciary, or beneficiary designated by such owner to occupy its Unit. The person so designated may be changed from time to time by the non-individual owner by similar written notice to the Board of Managers. However, all designees must be bona fide officers, directors, stockholders, partners, employees, principals, fiduciaries or beneficiaries of the non-individual owner. Guests are permitted only when a Unit Owner (or, in the case of Units owned by corporations, partnerships, fiduciaries or other entities, the designee of such Unit Owners) or a family member is present.

21. A Unit Owner shall ensure that seventy-five (75%) percent of exposed flooring in the Residential Unit, except for kitchens or bathrooms, is carpeted or similarly covered

22. In the event that any Unit shall be used for home occupation or professional purposes in conformance with the Declaration and By-Laws, no patients, clients, or other

invitees shall be permitted to wait in any lobby or landing. This Rule shall not confer any right to use any Unit in a manner not otherwise permitted.

23. Water-closets and other water apparatus shall not be used for any purpose other than those for which they were designed, and no sweepings, rubbish, rags or any other article shall be thrown in to the same. Any damage resulting from misuse of any water-closets or other apparatus in a Unit shall be repaired and paid for by the owner of such Unit.

24. These Rules and Regulations may be altered or amended by vote of the Board of Managers, as set forth in the By-Laws and Rules and Regulations may be rescinded as set forth in the By-Laws.

25. Each Unit Owner must notify the Board of Managers (and the Managing Agent, if any) in writing when a child or children under the age of eleven (11) years lives or resides (even temporarily) in the Unit. Each Unit Owner shall install, at such Unit Owner's expense, the required window guards in all windows of the Unit. The Unit Owner must maintain all window guards installed in the Unit and shall not remove the same until permitted by applicable law and in any event, without full knowledge of the Board of Managers (and the Managing Agent, if applicable).

26. The Property is a smoke-free property. Smoking is not allowed in (a) any indoor Common Element or Limited Common Element, including, but not limited to, indoor corridors, rooms, hallways, stairs, stairways, storage areas and lobbies, (b) in any outdoor Common Elements or Limited Common Elements, including, but not limited to, any rooftops, patios, yards, terraces, decks, balconies, parking areas, pool areas, porches and courtyards, and (c) in any Unit. For purposes of this Rule and Regulation, (i) "smoking" shall mean inhaling, exhaling, burning or carrying any lighted or heated cigar, cigarette, electronic cigarette, little cigar, pipe, water pipe or hookah, herbal cigarette, non-tobacco smoking product (e.g., marijuana or non-tobacco shisha), or any similar form of lighted object or device designed for people to use to inhale smoke, and (ii) "electronic cigarette (e-cigarette)" shall mean a device that heats a liquid, gel, herb or other substance and produces vapor for the user or people to inhale.

SECTION H
FORM OF INTERIM LEASE

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Interim Lease

This Interim Lease (the "Agreement") is made as of the _____ day of _____, 202__ between Loves Lane Owner LLC ("Seller") and [Purchaser] ("Purchaser").

WHEREAS Purchaser under a "Purchase Agreement" dated _____ and as amended to date, has agreed to purchase Unit _____ ("Unit") of the 142 West 21st Street Condominium (the "Condominium"), located at 142 West 21st Street, New York, New York (the "Property");

WHEREAS Purchaser has placed \$ _____ (the "Down Payment") in escrow with Marcus Attorneys (the "Escrow Agent") under the terms of the Purchase Agreement and the Condominium offering plan (the "Plan"); and

WHEREAS Purchaser wishes to enter upon the Property and to occupy the Unit prior to the closing of title under the terms hereinafter stated.

NOW, THEREFORE, in consideration of the granting of the right to Purchaser to take possession of the Unit on _____ without first having paid the Total Purchase Price under the Purchase Agreement, Purchaser and Seller jointly agree to the following:

1. Seller leases to Purchaser the Unit at the fee and for the term hereinafter provided. Purchaser shall have the right to use and occupy the Unit as provided in this Agreement. There is no landlord-tenant relationship between Seller and Purchaser. This Agreement is not subject to any lease or lease regulatory laws, rules or regulations.
2. Purchaser will, at Purchaser's expense, promptly comply with all laws, orders, rules, requests and directions of all governmental authorities, Seller's insurers, Board of Fire Underwriters, or similar groups, pertaining to the Unit and the Property and Purchaser's use thereof. Purchaser, Purchaser's agents, guests or invitees and the "Occupants" of the Unit shall not perform any action that may increase the Property's insurance premiums. In the event that any action of Purchaser or Purchaser's agents, guests or invitees shall cause an increase in the Property's insurance premiums, Purchaser shall pay the increase as an additional fee.
3. Subject to the terms of paragraph 17 of this Agreement and to the terms of the Limited Warranty (as set forth in the Plan) to be given to Purchaser at the Closing, Purchaser hereby assumes responsibility for all damages to the Unit and accepts the Unit in its "as is" condition.

4. Purchaser and the Occupants hereby indemnify and hold Seller, Seller's members, managers, agents, employees, successors, assigns and contractors harmless, to the fullest extent permitted by law, from and against any and all claims, liabilities, obligations, damages, penalties, claims, costs, charges and expenses, including reasonable attorney's fees, that may be imposed upon, or incurred by, or asserted against, Seller by Purchaser or Occupants, their agents, employees, successors, assigns, independent contractors, guests or invitees, by reason of any damage arising from the negligent acts of Seller or Seller's members, managers, agents, employees, successors, assigns or contractors during Purchaser's and/or Occupant's occupancy of the Unit and Property.
5. Purchaser will assume all obligations for maintenance and repair of the Unit during the term of this Agreement, except for those obligations that are the responsibility of the Condominium to maintain or repair pursuant to the Plan and any obligations of Seller under this Agreement. If the Purchase Agreement is cancelled, Purchaser will be responsible for delivery of the Unit at the conclusion of the Agreement in a physical condition equal to that which existed at the time of execution of this Agreement.
6. To secure Purchaser's compliance with all terms of this Agreement, the Down Payment shall also serve as Purchaser's security deposit for this Agreement. If Seller incurs any expenses in connection with a breach of this Agreement by Purchaser, Seller may deduct any fees, additional fees, or any of Seller's reasonable expenses in connection with such breach, including legal fees, from Purchaser's security, without waiving Purchaser's default. Seller and Purchaser, as parties to the Purchase Agreement, hereby direct Escrow Agent to make payment to Seller of any sums due to Seller under this paragraph. If the Seller draws down Purchaser's security pursuant to this Agreement, it shall be an additional breach hereunder if Purchaser shall fail to replenish the amount drawn down within five (5) business days after notice from Seller to Purchaser.
7. Except as otherwise set forth in this Agreement, any mortgage contingency provision contained in, and any other provisions of, the Purchase Agreement that permit the Purchaser to terminate the Purchase Agreement are hereby void and no longer in effect.
8. The term of this Agreement shall commence on _____ and shall end at the earliest to occur of (a) the closing of title to the Unit, (b) _____ or (c) termination of this Agreement pursuant to its terms (the "Term").
9. Purchaser agrees to pay to Seller \$ _____ per month (the "Fee") on or before the first day of each month, in advance, for use and occupancy of the Unit during the Term (or pro rata per day for each day of a partial month of occupancy). The first month's Fee shall be by check or money order made to Seller simultaneously with the execution of this Agreement and this Agreement is subject to the collection of such funds. At the Closing, the amount of the Fee paid covering days following the Closing Date shall be credited (pro rata per day) against the balance of the Unit's Total Purchase Price. If the

Purchaser holds over beyond the end of the Term (unless the Term ends because title to the Unit has passed to the Purchaser), Purchaser acknowledges and agrees that a fee shall then be due at the rate of \$_____ per day for each day past the end of the Term that Purchaser remains in possession of the Unit. Notwithstanding the foregoing, Purchaser (a) acknowledges that Purchaser shall not be entitled to remain in possession of the Unit beyond the end of the Term for any reason whatsoever (unless the Term ends because title to the Unit has passed to the Purchaser) and (b) agrees that Seller shall be entitled to the use of self-help and change the locks to obtain possession of the Unit in the event Purchaser remains in possession of the Unit past the end of the Term in violation of this Agreement.

10. Purchaser has provided proof that he/she has the ability to close title to the Unit and represents that it will continue to maintain the ability until the date of Closing. Purchaser shall maintain all of Purchaser's representations under this Agreement and the Purchase Agreement. Failure to by Purchaser to maintain its representations hereunder and thereunder shall be a material breach of this Agreement and the Purchase Agreement.
11. Purchaser agrees that any default under the Purchase Agreement shall be a default under this Agreement that will permit Seller to cancel this Agreement and any default under this Agreement shall be a default under the Purchase Agreement that will permit Seller to cancel the Purchase Agreement. Purchaser shall be required to vacate the Unit within thirty (30) days after notice from Seller of cancellation of this Agreement or the Purchase Agreement, or within thirty (30) days after rescission or termination of the Purchase Agreement by Purchaser in the event rescission or termination is permitted. If the right to rescind the Purchase Agreement is offered to Purchaser, or if Purchaser has the right to terminate the Purchase Agreement under its terms, then Purchaser's right to rescind or terminate shall be conditioned upon his, her or its surrendering possession of the Unit within thirty (30) days of the service of Purchaser's notice of rescission or termination to Seller, leaving the Unit broom swept, clean, empty of Purchaser's possessions and restored to its condition prior to Purchaser's occupancy and paying any fees due under this Agreement. Nothing contained in this Agreement shall relieve Purchaser of liability for damage caused to the Unit by Purchaser or Purchaser's agents, guests or invitees. Purchaser shall be responsible for payment of the Seller's reasonable costs and attorney's fees if it is necessary for the Seller to bring an action or proceeding to remove Purchaser or anyone claiming under Purchaser from the Unit or if the Seller commences an action against Purchaser for damage caused to the Unit by Purchaser or Purchaser's agents, guests or invitees. Any default under either the Purchase Agreement, beyond the applicable notice and grace periods contained therein, or this Agreement shall terminate this Agreement.
12. Seller and Purchaser waive trial by a jury in any matter that may come up between the parties under or because of this Agreement. In any action or proceeding seeking possession of the Unit, Purchaser shall not have the right to make a counterclaim or set off.

13. Any bill, statement or notice under this agreement must be in writing in accordance with the notice provisions contained in the Purchase Agreement.
14. Seller's acceptance of the Fee or failure to enforce any term in this Agreement is not a waiver of any of Seller's rights. If a term in this Agreement is illegal or unenforceable, the rest of this Agreement remains in full force.
15. If Purchaser requires Seller's consent to any act and such consent is not given, Purchaser's only right is to ask a court to force Seller to give consent. Purchaser agrees not to make any claim against Seller for money or subtract any sum from the fee due hereunder because such consent was not given.
16. Seller is not liable for loss, expense or damage to any person or property unless due to Seller's gross negligence. Purchaser must pay for damages suffered and money spent by Seller relating to any claim arising from any act or neglect of Purchaser or Purchaser's family, employees, agents, guests or invitees.
17. Execution of this Agreement shall constitute acceptance of the Unit and the Property and all fixtures, machinery, equipment, furnishings, appliances, in good present condition free of all defects and damage on the date of this Agreement and in the condition requested pursuant to the Purchase Agreement as of the date of Closing thereunder, unless Purchaser conducts a final walk through and the parties enter into the Final Inspection Sheet (as defined in the Purchase Agreement) prior to Purchaser's taking possession of the Unit, in which case Seller shall complete, repair or replace, as the case may be, the items in the Final Inspection Sheet in accordance with and pursuant to the Purchase Agreement.
18. This Agreement is subject and subordinate to the following (the "Documents"): (a) the By-Laws, Rules and Regulations and Provisions of the Declaration of Condominium, (b) Powers of Attorney granted to the Board of Managers, Leases, agreements, building loan mortgages, renewals, modifications, consolidations, replacements and extensions to which the Declaration or the Unit are presently or may in the future be subject, and (c) insurance policies covering the Property and/or the Unit. Purchaser and Occupants shall not perform any act or fail to perform an act if the performance or failure to perform would be or if done or not done would be, a violation of or default under any of the Documents. Purchaser shall not exercise any right or privilege under this Agreement the performance of which would be a default under or violation of any of the Documents. Purchaser acknowledges it had the opportunity to read the Documents. Purchaser and Occupants agree to observe and be bound by all the terms contained in the Documents that apply to the occupant or user of a Condominium unit or a user of Condominium common areas and facilities, including, but not limited to, the Condominium's smoking policy set forth in Rule and Regulation 27, which states as follows:

“The Property is a smoke-free property. Smoking is not allowed in (a) any indoor Common Element or Limited Common Element, including, but not limited to, indoor corridors, rooms, hallways, stairs, stairways, storage areas and lobbies, (b) in any outdoor Common Elements or Limited Common Elements, including, but not limited to, any rooftops, patios, yards, terraces, decks, balconies, parking areas, pool areas, porches and courtyards, and (c) in any Unit. For purposes of this Rule and Regulation, (i) “smoking” shall mean inhaling, exhaling, burning or carrying any lighted or heated cigar, cigarette, electronic cigarette, little cigar, pipe, water pipe or hookah, herbal cigarette, non-tobacco smoking product (e.g., marijuana or non-tobacco shisha), or any similar form of lighted object or device designed for people to use to inhale smoke, and (ii) “electronic cigarette (e-cigarette) shall mean a device that heats a liquid, gel, herb or other substance and produces vapor for the user or people to inhale.”

19. Purchaser shall not assign this Agreement or sublease its right of possession to the Unit under any circumstances without Seller’s prior written consent, which consent may be withheld for any reason whatsoever.
20. Purchaser shall arrange for and pay for any service for which the Unit is separately metered or monitored, such as, but not limited to, gas, electric, telephone, internet and cable service, if applicable.
21. In the case of any inconsistency between the terms of this Agreement and the Purchase Agreement, the terms of this Agreement shall control, except that nothing herein shall limit the right of Seller to declare Purchaser in default under the Purchase Agreement according to its terms.
22. Until the end of the Term, Seller may, at reasonable times and upon prior notice to Purchaser, enter the Unit to examine or to make repairs or alterations to it or to show it to lenders or mortgage or real estate brokers or prospective buyers.
23. If all of the Unit or Property is taken or condemned by a legal authority, the term of this Agreement and Purchaser’s rights shall end as of the date the authority takes title to the Unit or Property. If any part of the Unit or Property is taken, Seller may cancel this Agreement on notice to Purchaser. The notice shall set a cancellation date not less than 30 days from the date of the notice. If the Agreement is canceled, Purchaser must deliver the Unit to Seller on the cancellation date together with any fees due to that date. The entire award for any taking belongs to Seller. Purchaser gives Seller any interest

Purchaser may have to any part of the award. Purchaser shall make no claim for the value of the remaining part of the term.

24. This Agreement is binding on Seller and Purchaser and those that lawfully succeed to their rights or take their place.
25. Purchaser shall not alter the Unit in anyway without Seller's prior written consent.
26. The liability of the persons constituting Purchaser shall be joint and several.
27. This Agreement may be changed only by an agreement in writing signed by and delivered to both parties. Terms used but not defined herein shall have the meaning given to them in the Purchase Agreement.
28. This Agreement is effective when Seller delivers to Purchaser a copy signed by all parties.
29. This Agreement may be executed in counterparts and by facsimile or e-mail/pdf signatures, each of which shall be deemed an original and all of which shall be deemed to constitute a single instrument.

IN WITNESS WHEREOF, the parties herewith have signed this Agreement as of the date above written.

Loves Lane Owner LLC

By: _____
Name:
Title:

[Purchaser]

SECTION I
CERTIFICATIONS

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CERTIFICATION OF SPONSOR AND SPONSOR'S PRINCIPALS PURSUANT TO SECTIONS
20.2 (c) AND 20.4 (b) OF THE REGULATIONS GOVERNING THE CONVERSION OF
NEWLY CONSTRUCTED, VACANT OR NON-RESIDENTIAL CONDOMINIUMS, ISSUED
PURSUANT TO GENERAL BUSINESS LAW ARTICLE 23-A, AS AMENDED

Re: 142 West 21st Street
New York, New York

We are the sponsor and the principals of the sponsor of the condominium offering plan for the captioned property. We understand that we have primary responsibility for compliance with the provisions of Article 23-A of the General Business Law, the regulations promulgated by the Department of Law in Part 20 and such other laws and regulations as may be applicable.

We have read the entire offering plan. We have investigated the facts set forth in the offering plan and the underlying facts. We have exercised due diligence to form a basis for this certification. We jointly and severally certify that the offering plan does, and that documents submitted 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 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, or 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 representations or statement made;

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

[Signature page for Certification of Sponsor and Sponsor's Principals]

Loves Lane Owner LLC

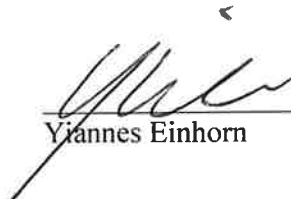
By:



Name: Yiannes Einhorn

Title: Authorized Signatory

Sworn to before me this
29th day of October, 2024


Notary Public
Yiannes Einhorn

Philip Sun
Notary Public, State of New York
Reg. No. 01SU0024301
Qualified in New York County
Commission Expires 05/03/2028

CERTIFICATE OF SPONSOR'S ARCHITECT PURSUANT TO PART 20
OF THE REGULATIONS OF THE DEPARTMENT OF LAW PURSUANT
TO GENERAL BUSINESS LAW ARTICLE 23-A AS AMENDED

Re: 142 West 21st Street
New York, NY 10011

The sponsor of the offering plan to convert the captioned property to condominium ownership retained us to prepare a report describing the construction of the property (the "Report"). We examined the building plans and specifications prepared by BSKS Architects, LLP and dated May 3, 2023, and prepared the Report dated May 5, 2025, a copy of which is intended to be incorporated into the Offering Plan so that prospective Purchasers may rely on the Report.

I am a 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 Office of the Attorney General in Part 20 insofar as they are applicable to this Report.

We have read the entire Report and investigated the facts set forth in the Report and the facts underlying it with due diligence in order to form a basis for this certification. This certification is made for the benefit of all persons to whom this offer is made.

We certify that the Report:

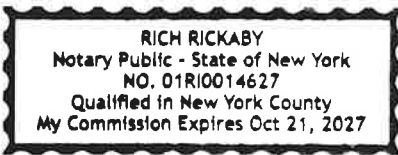
- (i) sets forth in narrative form the description and/or physical condition of the entire property as it will exist upon completion of construction, provided that construction is in accordance with the plans and specifications that we examined;
- (ii) in our professional opinion affords potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the description and/or physical condition of the property as it will exist upon completion of construction, provided that construction is in accordance with the plans and specifications that we examined;
- (iii) does not omit any material facts;
- (iv) does not contain any untrue statement of 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.

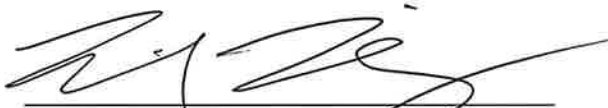
We further certify that we are not owned or controlled by and have no beneficial interest in the sponsor and that our compensation for preparing this Report is not contingent on the conversion of the property to a condominium or on the profitability or price of the offering. This statement is not intended as a guarantee or warranty of the physical condition of the property.

BKSK Architects, LLP



By: 
David Kubik, R.A.

Sworn to before me this
6th day of October, 2025


Notary Public

CERTIFICATION BY EXPERT ON ADEQUACY OF BUDGET PURSUANT TO PART 20 OF
THE REGULATIONS OF THE DEPARTMENT OF LAW PURSUANT TO GENERAL
BUSINESS LAW ARTICLE 23-A, AS AMENDED

Re: 142 West 21st Street
New York, NY 10011

The sponsor of the condominium offering plan for the captioned property retained my firm to review Schedule B and Schedule B-1, containing projections of income and expenses for the first year of condominium operation and of utility costs for individual units. First Class Management, Inc. and I have been in business for over 15 years and our experience in this field includes managing the following buildings:

Stanton on Sixth Condominium, 696 6th Avenue, Brooklyn, NY (*Managed since 12/2018*)
438 Humboldt Street Condominium, 438 Humboldt Street, Brooklyn, NY (*Managed since 11/2019*)
102 Huron Street Condominium, 102 Huron Street, Brooklyn, NY (*Managed since 10/2020*)
84 Oak Street Condominium, 84 Oak Street, Brooklyn, NY (*Managed since 12/2018*)
488 Sterling Place Condominium, 488 Sterling Place, Brooklyn, NY (*Managed since 6/2022*)
Milana Condominium, 106-20 70th Avenue, Forest Hills, NY (*Managed since 8/2015*)
102-10 Metropolitan Avenue, Forest Hills, NY 11375 (*Managed since 8/2010*)

I understand that I am responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to Schedule B and Schedule B-1.

I have reviewed the Schedules and investigated the facts set forth in the Schedules and the facts underlying them with due diligence in order to form a basis for this certification. I also have relied on our experience in managing residential buildings.

I certify that the projections in Schedule B and Schedule B-1 appear reasonable and adequate under existing circumstances, and the projected income appears to be sufficient to meet the anticipated operating expenses for the projected first year of condominium operation.

I certify that the Schedules:

- (i) set forth in detail the projected income and expenses for the first year of condominium operation;
- (ii) afford potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the first year of condominium operation;

- (iii) do not omit any material fact;
- (iv) do not contain any untrue statement of a material fact;
- (v) do not contain any fraud, deception, concealment, or suppression;
- (vi) do not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;
- (vii) do not contain any representation or statement which is false, where I:
 - (a) knew the truth;
 - (b) with reasonable effort could have known the truth;
 - (c) made no reasonable effort to ascertain the truth; or
 - (d) did not have knowledge concerning the representation or statement made.

I further certify that my firm is not owned or controlled by the sponsor. I understand that a copy of this certification is intended to be incorporated into the offering plan. This statement is not intended as a guarantee or warranty of the income and expenses for the first year of condominium operation.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. I understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law."

First Class Management, Inc.

By: 

Name: Albert Aranbaev

Title: President

Sworn to before me this
29th day of Oct, 2024



Notary Public

MILANA SHIMANOVA
NOTARY PUBLIC, State of New York
No. 02SH6218367
Qualified in Queens County
Commission Expires March 01, 2027

SECTION J

FORM OF PARKING SPACE LICENSE

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PARKING SPACE LICENSE

THIS PARKING SPACE LICENSE made this ____ day of _____ 20__ by and between Loves Lane Owner LLC, having an address at 246 West 16th Street, Suite 1R, New York, NY 10011 (“Sponsor”), and the Board of Managers of 142 West 21st Street Condominium on behalf of all Unit Owners, having an address at 142 West 21st Street, New York, New York (“Board of Managers”) (Sponsor and the Board of Managers are sometimes collectively referred to as “Licensor”) and _____ having an address at _____ (“Licensee”).

WITNESSETH;

WHEREAS, 142 WEST 21ST STREET CONDOMINIUM (“Condominium”) is governed by a certain Declaration of Condominium recorded in the Office of the Register of the City of New York, County of New York as the same has been or may be amended from time to time (“Declaration”), the by-laws of the Condominium, as the same has been or may be amended from time to time (“By-Laws”) and the Rules and Regulations of the Condominium, as the same have been or may be amended from time to time (“Rules and Regulations”) (“Declaration,” the “By-Laws” and the “Rules and Regulations” are collectively, referred to as the “Condominium Documents”);

WHEREAS, the Condominium is located at 142 West 21st Street, New York, New York (“Property”);

WHEREAS, Parking Spaces have been installed in a portion of the Property (the “Parking Area”);

WHEREAS, Licensee, owns or simultaneously herewith is acquiring Unit No. _____ in the Condominium;

WHEREAS, the Board of Managers granted Sponsor the exclusive right to sell, without charge, the Parking Space pursuant to a Parking Space License and the Condominium will not be entitled to any of the proceeds from such sale; and

WHEREAS, Licensee desires the right to the exclusive use of a Parking Space for so long as Licensee owns a Unit in the Condominium.

NOW THEREFORE, in consideration of the sum of ten (\$10.00) dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1 Licensors hereby grants to Licensee, its successors and assigns, a license for the exclusive use of Parking Space ____ (“Parking Space License”) and Licensee hereby accepts such Parking Space License from Licensors for a term commencing on the date hereof.

2 Licensee shall pay a monthly fee to Licensors in the amount of \$ _____. Any fee and/or special assessment due hereunder or imposed by the Board of Managers in the future, shall constitute “additional Common Charges” under the terms of the Condominium Documents. Licensee’s failure to pay the fee and/or special assessment due hereunder or imposed by the Board of Managers in the future shall constitute a material default under the terms of the Condominium Documents.

3 The Parking Space may be used only for parking of Licensee’s vehicle, and in no event shall any food or other perishable item, or any flammable or explosive item or any item that would impose a health or safety threat or create a nuisance, be stored therein (a “Prohibited Use”). The use of a Parking Space for a Prohibited Use can result in violations being posted against the Building. Licensee shall at all times use the Parking Space only in a manner that is in full compliance with all present and future applicable legal requirements. Any and all costs or expenses incurred by the Condominium or other Unit Owners as a result of such Prohibited Use shall be borne by the Owner of the Unit to which the Parking Space is appurtenant. Sponsor shall have the right to use any Parking Space for any purpose permitted by applicable laws subject to the provisions of the By-Laws.

4 Licensee shall not interfere with another licensee of Licensors in connection with the access or use of its Parking Space, allow any other person or entity to use the Parking Space except in accordance with the terms hereof or store a vehicle in its Parking Space that exceeds the maximum car dimensions for the Parking Space.

5 Except for Sponsor and the Board of Managers, a Unit Owner may not own the Parking License without also owning a Unit.

6 This Parking Space License may be assigned by Licensee at any time provided that (i) the assignee is a Unit Owner at the Condominium, (ii) the assignee assumes the obligations hereunder in the form annexed hereto, (iii) notification of the assignment is delivered in writing to the Board of Managers in compliance with its requirements as the same may be modified from time to time, and (iv) the assignee and the Licensee do not owe any outstanding monies to the Condominium. This Parking Space License shall automatically terminate at such time as Licensee no longer owns a Unit in the Condominium unless this Parking Space License is assigned to and assumed by another Unit Owner. If this Parking Space License is terminated pursuant to this paragraph or otherwise by the Board of Managers pursuant to the terms of this Parking Space License, or if Licensee surrenders its Parking Space License without assigning it to another Unit Owner, the Board of Managers shall have the right to take possession of the same and/or issue a new Parking Space License

for the Parking Space, upon terms and conditions determined in its sole discretion and without compensation to Licensee.

7 Licensee represents that Licensee has made a thorough inspection of the Parking Space and the Parking Area and agrees to take same in its “as is” condition as of the date of this Parking Space License.

8 Licensee represents that Licensee shall, throughout the term of this Parking Space License, maintain the Parking Space with a proper manner of care.

9 Neither Licensor nor Licensor’s agents or employees shall be liable for any theft or damage to any vehicles or property stored in the Parking Area or Parking Space, or for any malfunction of any parking or related equipment in the Parking Area, including, without limitation, car lifts.

10 The terms of this Parking Space License are subject to the terms of the Condominium Documents. Nothing contained herein shall be construed as limiting the rights and obligations of the parties under the Condominium Documents. Any conflict between the provisions of this Parking Space License and the Condominium Documents shall be resolved in favor of the Condominium Documents.

11 If Licensee defaults in Licensee’s obligations under this Parking Space License or under the Condominium Documents, the Board of Managers may, in its sole discretion, elect by notice to Licensee to cancel this License, in addition to the other rights and remedies that the Board of Managers has under the Condominium Documents. If the Board of Managers so elects, Licensee shall have a thirty (30) day period, from the giving of notice of cancellation, to cure the specified default. If the default is not cured within such thirty (30) days, TIME BEING OF THE ESSENCE, then this License shall be deemed terminated and Licensee shall remove its vehicle from the Parking Area and surrender possession of the Parking Space, failing which such vehicle and any items therein shall be deemed abandoned. Upon the termination of this License, the Board of Managers will be released and discharged of all further liability and obligations under this License, and the Parking Space may be licensed to another as though this License had never been made, and without any obligation to account to Licensee for any of the proceeds.

12 If Licensee defaults in its obligations hereunder or under the Condominium Documents, the Board of Managers may, in addition to the rights and remedies set forth in the Condominium Documents, (i) deny access to and use of the Parking Space and cause any vehicle parked in the Parking Space to be removed at Licensee’s sole expense until Licensee cures such default or (ii) if Licensee fails to cure such default within thirty (30) days of written notice by the Board of Managers of such default, terminate this Parking Space License upon written notice to Licensee.

13 All repairs and replacements to the Parking Space and the Parking Area shall be performed by the Board of Managers and the cost thereof shall be a Common Expense, unless such repair or replacement is necessitated by Licensee's moving or its vehicle or acts or negligence, in which such costs shall be borne by Licensee. The Board of Managers or its agents shall have the right to enter the Parking Space in an emergency at any time, and, at other reasonable times upon prior notice to Licensee, to inspect and examine the Parking Area and to make such repairs, replacements and improvements as the Board of Managers shall deem necessary.

14 This Parking Space License shall constitute a license only and shall not be construed under any circumstances to be a sale of the Parking Space or conveyance of title thereto. In no event shall a landlord/tenant relationship exist between Licensor and Licensee with respect to this Parking Space License.

15 Licensee shall indemnify and hold Licensor and their respective officers, directors, shareholders, unit owners, members, agents and employees, harmless from and against any and all liabilities, claims, penalties and judgments, together with any related costs and expenses, including legal fees and expenses, asserted against or sustained by any of them in connection with any act, omission, or negligence of Licensee or Licensee's family members, servants, employees, agents, guests and invitees in connection with this Parking Space License.

16 Licensee shall be obligated to reimburse Licensor for any legal fees and disbursements incurred by Licensor in defending the rights of Licensor under this Parking Space License or, in the event Licensee defaults under this Parking Space License beyond any applicable grace period, enforcing Licensee's obligations hereunder.

17 Neither this Parking Space License nor any provision hereof may be waived, amended, discharged or terminated except by an instrument in writing signed by the party against which the enforcement of such waiver, amendment, discharge or termination is sought and then only to the extent set forth in such instrument.

18 It is understood and agreed that all understandings and agreements heretofore had between the parties hereto are merged in this Parking Space License, which alone fully and completely express their agreement and that this Parking Space License supersedes any and all such understandings and agreements with respect to the subject matter hereof.

19 If any provision of this Parking Space License is invalid or unenforceable as against any party or under certain circumstances, the remainder of this Parking Space License and the applicability of such provision to other parties or circumstances shall not be affected thereby. Each provision of this Parking Space License, except as otherwise herein or therein provided, shall be valid and enforced to the fullest extent permitted by Law.

20 Either party shall execute, acknowledge and deliver to the other party such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as such other party may reasonably request in order to effectuate the provisions of this Parking Space License 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.

21 Any failure by Licensor to insist upon strict performance by Licensee of any of the provisions of this Parking Space License shall not be deemed a waiver of any of the provisions hereof, irrespective of the number of violations or breaches which may occur, and Licensor, notwithstanding any such failure, shall have the right thereafter to insist upon strict performance by Licensee of any and all of the provisions of this Parking Space License to be performed by Licensee.

22 Licensee accepts and ratifies the provisions of the Declaration and the By-Laws (and any Residential Rules and Regulations adopted under the By-Laws) and agrees to comply with all the terms and provisions thereof.

23 Licensee shall at all times maintain, in full force and effect, insurance covering any vehicle parked in the Parking Space and any property contained therein, as well as coverage for Licensee's liability, with minimum limits of \$250,000/\$500,000/\$100,000 (individual/accident/property). Licensee hereby waives its insurer's right of subrogation against Licensor.

IN WITNESS WHEREOF, the undersigned have executed this Parking Space License as of the day and year first above written.

LICENSOR:

142 WEST 21ST STREET CONDOMINIUM

By: _____
Name:
Title:

LICENSEE(S):

By: _____
Name:
Title:

SPONSOR:

Loves Lane Owner LLC

By: _____

Name:

Title:

ASSIGNMENT AND ASSUMPTION OF PARKING SPACE LICENSE

THIS ASSIGNMENT AND ASSUMPTION OF PARKING SPACE LICENSE made as of the ____ day of _____ 20__ by and between _____ (“Assignor”), having an address at _____, and _____ (“Assignee”), having an address at _____.

W I T N E S S E T H ;

WHEREAS, Assignor executed a certain Parking Space License dated _____ (“Parking Space License”) to have the exclusive right to use Parking Space ____ (“Parking Space”) located in the Building known as 142 WEST 21ST STREET CONDOMINIUM, located at 142 West 21st Street, New York, New York, in accordance with the terms of the Condominium Offering Plan for the Building (“Plan”), as amended;

WHEREAS, Assignor desires to assign to Assignee all of Assignor’s right, title and interest in and to the Parking Space License; and

WHEREAS, Assignee desires to assume all of the obligations and responsibilities of Assignor in and to the Parking Space License; and

WHEREAS, the parties hereto wish to set forth their agreements with respect to this Assignment and Assumption of the Parking Space License.

NOW, THEREFORE, in consideration of the mutual promises herein contained, and other good and valuable consideration, the parties hereto agree as follows:

1 Assignor hereby assigns to Assignee, from and after the date hereof, all of Assignor’s right, title and interest in and to the Parking Space License, a copy of which is attached hereto and made a part hereof, for a Purchase Price of \$ _____.

2 Assignee hereby assumes all of the obligations, promises, covenants and responsibilities of Assignor in and to the Parking Space License as if Assignee had signed the Parking Space License originally as “Licensee.”

3 Assignor and Assignee hereby authorize and direct the Condominium to have the books and records of the Condominium reflect that Assignee has the exclusive right to use the Parking Space.

5 All terms not defined herein shall have the meanings ascribed thereto in the Plan.

IN WITNESS WHEREOF, Assignor and Assignee have duly executed this Assignment and Assumption of Parking Space License on the day and year first above written.

ASSIGNOR:

Name:

ASSIGNEE:

Name:

APPROVED BY:

142 WEST 21ST STREET CONDOMINIUM

By: _____
Name:
Title: